



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING AGENDA

Wednesday, December 10, 2025
7:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Recognitions

1. PlanFirst Community Recognition by the Department of Community Affairs

Approval of Prior Meeting Minutes

2. November 19, 2025 - Work Session, Executive Session & Regular Meeting

Announcements

Public Comment

To participate in the Public Comment part of the Agenda, you must register with the City Clerk prior to the beginning of the meeting. Presentations will be limited to 2 minutes per person and Council will not respond to the comment.

Consent Agenda

These are items on which the Mayor and Council are in agreement to approve and are placed on the agenda to be approved in one vote.

- [3.](#) Contract Award – On-Demand Installation of New Gas Mains & Gas Services
- [4.](#) Resolution to Rename US Auto Sales Boulevard to Hosea Road

- [5.](#) Georgia Gwinnett College MOU
- [6.](#) Change Order No. 1 to contract SB015-22 with Over and Under General Contractors, Inc., Lawrenceville, Georgia, in the amount of \$400,000.00

Public Hearing New Business

Discussion will be limited to 7 minutes per side including rebuttal. Discussions on Zoning issues will be limited to 10 minutes per side including rebuttal. Questions and answers from Council Members will not infringe on the time limit.

- [7.](#) RZC2025-00072; Zaidh Cuellar; 320 & 326 Scenic Highway
- [8.](#) ANNX2025-00014 & RZC2025-00073; RaceTrac Inc. c/o Dillard Sellers; 1011 & 1025 Buford Drive and 508 & 518 Braselton Highway
- [9.](#) RZM2025-00021; Hayley Todd - Planners & Engineers Collaborative; Belmont Drive Parcel Assemblage
- [10.](#) SUP2025-00116; Atlantis Industrial Properties; 742 Winer Industrial Way

Council Business Old Business

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

- [11.](#) Tax Allocation District (TAD) Funding for the North DTL Project

Council Business New Business

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

- [12.](#) Board Appointments for 2026
- [13.](#) City Manager Employment Agreement

Final Adjournment



LAWRENCEVILLE

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AGENDA REPORT

MEETING: REGULAR MEETING, DECEMBER 10, 2025

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Contract Award – On-Demand Installation of New Gas Mains & Gas Services
- Department:** Natural Gas
- Date of Meeting:** Wednesday, December 10, 2025
- Fiscal Impact:** \$1,423,270
- Presented By:** Todd Hardegree, Director of Natural Gas
- Action Requested:** Approve the award of the On-Demand Installation of New Gas Mains & Gas Services contract to W.L. Griffin in the amount of \$1,423,270, with the final contract to follow award and to be prepared by staff and submitted to the City Clerk for the City Attorney review and approval prior to execution.

Summary: The City issued an Invitation to Bid (ITB) for *On-Demand Installation of New Gas Mains and New Gas Services* to support continued system expansion, service connections, and the timely execution of small- to mid-scale construction tasks that require rapid vendor deployment. The scope of work includes installation of new gas mains, service lines, associated appurtenances, and all labor, equipment, traffic control, and restoration required to deliver work in full compliance with applicable codes, safety standards, and City specifications.

The solicitation was publicly advertised through the City’s procurement portal in accordance with the Purchasing Ordinance. Bidders were required to demonstrate competency, licensing, safety practices, equipment readiness, and capacity to perform work on an as-needed basis.

Based on the evaluation, W.L. Griffin Company, LLC is the lowest responsive and responsible bidder and demonstrated the capability to deliver the required work to City standards. The Purchasing Division and Gas Department jointly recommend award of the contract to W.L. Griffin Company, LLC.

The contract will establish a one-year term, with four (4) optional one-year renewals, subject to mutual agreement and annual price adjustments based on changes in the Atlanta Consumer Price Index (CPI).

Background: Three bids were received by the deadline:

- W.L. Griffin Company, LLC – \$1,423,270
- Gunter Construction Company, Inc. – \$2,115,150
- Primoris Distribution – \$2,559,436.21

Staff has reviewed all submissions for responsiveness, responsibility, compliance with bid specifications, and alignment with the City’s performance and safety expectations.

Fiscal Impact: Funding is approved and available in the Natural Gas Fund

Concurrences: Other departments, agencies, personnel, who agree and have formally supported.

Attachments/Exhibits:

- SB008-26 Bid Results.pdf
- SB008-26 Bid Certification.pdf



LAWRENCEVILLE

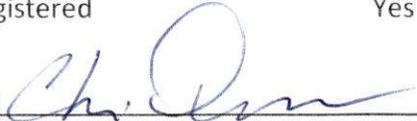
GEORGIA

Solicitation Award Checklist

Solicitation Name: SB008-26 New Gas Mains/Services WL Griffin

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Bid Bond	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Bid Schedule	Received	<input checked="" type="checkbox"/>	N/A	<input 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 

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 



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, DECEMBER 10, 2025

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Resolution to Rename US Auto Sales Boulevard to Hosea Road
- Department:** Public Works
- Date of Meeting:** Wednesday, December 10, 2025
- Fiscal Impact:** \$10,000.00 for roadway signage replacement; Funding 08-015 Undefined Large Road S/W Improvement
- Presented By:** Reginald Anderson, Public Works Director
- Action Requested:** Approve the Resolution to rename US Auto Sales Boulevard to Hosea Road

Summary: On May 6, 2013, at the request of US Auto Sales, the City Council passed a resolution to change the name of the portion of Hosea Road from SR 316/ University Parkway to Hurricane Shoals Road to US Auto Sales Boulevard. Since US Auto Sales is no longer in business at this location, the City Council has decided that it would be in the best interest of the city to rename US Auto Sales Boulevard back to its original name, Hosea Road.

Fiscal Impact: \$10,000.00 for roadway signage replacement; Funding 08-015 Undefined Large Road S/W Improvement

Concurrences: Since this is a county-maintained roadway, the City of Lawrenceville has submitted a name change application to Gwinnett County for their approval. Once the name change application is approved, the road name signage on State Route 316 / University Parkway (SR 316) will need to be updated to reflect the name change. The Georgia Department of Transportation (GDOT), which maintains SR 316, requires an approved resolution from the City requesting the name change. Upon approval of the name change application and this resolution, GDOT will provide the city with a cost estimate for the replacement of the signage on SR 316 to reflect the name change.

Attachments/Exhibits:

- Resolution Renaming US Auto Sales Boulevard.docx

RESOLUTION _____

RESOLUTION TO RENAME US AUTO SALES BOULEVARD TO HOSEA ROAD

WHEREAS, the City Council of the City of Lawrenceville changed the name of the portion of Hosea Road from SR 316 / University Parkway to Hurricane Shoals Road on May 6, 2013, at the request of US Auto Sales; and

WHEREAS, US Auto Sales is no longer in business at that location; and

WHEREAS, the City Council of the City of Lawrenceville has determined that it would be in the best interest of the city to rename US Auto Sales Boulevard back to the original name of Hosea Road.

NOW THEREFORE, the City Council of the City of Lawrenceville hereby resolves that the City Street currently known as US Auto Sales Boulevard from its starting point at SR 316 / University Parkway to Hurricane Shoals Road, is hereby renamed to Hosea Road.

IT IS FURTHER RESOLVED, that the City Clerk, City Attorney, and Public Works Director are hereby authorized and directed to take all action necessary to notify the proper parties of the change of the street names as set forth in this Resolution, and to have proper signage placed at the necessary and appropriate locations along or near the affected area and streets.

IT IS SO RESOLVED this _____ day of December, 2025.

David R. Still, Mayor

ATTEST:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, DECEMBER 10, 2025

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Georgia Gwinnett College MOU
- Department:** Police
- Date of Meeting:** Wednesday, December 10, 2025
- Fiscal Impact:** \$0.00
- Presented By:** John Mullin, Chief of Police
- Action Requested:** Approval to accept Memorandum of Understanding between the City of Lawrenceville and Georgia Gwinnett College

Summary: Responses to emergency or special circumstances may exceed the immediate resources, skill and equipment capacities of either Party’s law enforcement agency, the City of Lawrenceville and Georgia Gwinnett College may request that the other Party provide certified police officers to assist in providing law enforcement services.

Background: The purpose of this MOU is to permit each Party to assign law enforcement officers to the other Party for law enforcement services within the City of Lawrenceville or on the Georgia Gwinnett College campus as requested by the law enforcement agencies of the Parties.

Fiscal Impact: \$0.00

Concurrences: Georgia Gwinnett College and the Board of Regents concur

Attachments/Exhibits:

- GGC MOU.pdf

Memorandum of Understanding

This Memorandum of Understanding ("MOU") is entered into on the 1st of November, 2025, by and between the City of Lawrenceville and Georgia Gwinnett College, an institution within the University System of Georgia and the Board of Regents for the University System of Georgia. The City of Lawrenceville and Georgia Gwinnett College are hereinafter collectively referred to as "Party" or "Parties." This agreement incorporates by reference standards contained in O.C.G.A. § 36-69-1 et seq., including subsequent amendments thereto.

Purpose

WHEREAS, responses to emergency or special circumstances may exceed the immediate resources, skill, and equipment capacities of either Party's law enforcement agency, the City of Lawrenceville and Georgia Gwinnett College may request that the other Party provide certified police officers to assist in providing law enforcement services.

WHEREAS, pursuant to O.C.G.A. § 36-69-1 et seq., Georgia Gwinnett College is authorized to furnish assistance extra territorially to the City of Lawrenceville upon the approval of the Board of Regents for the University System of Georgia and the President of Georgia Gwinnett College with this MOU.

WHEREAS, pursuant to O.C.G.A. § 36-69-1 et seq., the City of Lawrenceville is authorized to furnish assistance extra territorially to Georgia Gwinnett College with the approval of the President of Georgia Gwinnett College, as well as the governing body for the local political subdivision or county sheriff, as applicable.

NOW, THEREFORE, the Parties agree as follows:

I. Purpose

The purpose of this MOU is to permit each Party to assign law enforcement officers to the other Party for law enforcement services within the City of Lawrenceville or on the Georgia Gwinnett College campus as requested by the law enforcement agencies of the Parties. In accordance with O.C.G.A. § 36-69-8, nothing in this MOU shall be construed as creating a duty on the part of the Parties to respond to a request for assistance, or to stay at the scene of a local emergency for any length of time.

II. Requests

Requests for assistance may be made by the Chief of Police of the City of Lawrenceville or the Chief of Police of Georgia Gwinnett College in a local emergency, in the

prevention or detection of violations of any law, in the apprehension or arrest of any person who violates a criminal law of this state, or in any criminal case.

III. Authorities

The senior officer of the requesting Party shall be in command of the local emergency as to strategy, tactics, and overall direction of the operations.

IV. Powers and Duties of Responding Personnel

In accordance with O.C.G.A. § 36-69-4, responding employees of either Party shall have the same powers, duties, rights, privileges, and immunities as if they were performing their duties in the political subdivision or on the campus of the institution in which they are normally employed.

V. Responsibility for Expenses and Compensation of Employees

Parties responding to requests in conformance with this MOU shall pay any expense for furnishing of their own equipment, loss or damage to such equipment, and costs incurred in operation and maintenance of their equipment. The responding Party shall compensate responding employees during the time they are rendering aid and defray actual travel expenses of employees. Compensation shall include compensation due to personal injury or death while employees are rendering aid. (O.C.G.A. § 36-69-5.)

VI. Effective Date and Term

This agreement shall take effect upon execution and approval by the officials named below, including presentation to and approval by the Board of Regents for the University System of Georgia, and shall continue in full force and effect unless terminated by any or all of the Parties in writing.

IN WITNESS WHEREOF, the Parties hereto execute this Memorandum of Understanding.

City of Lawrenceville

Georgia Gwinnett College

**Jann L.
Joseph**

Digitally signed by Jann L.
Joseph
Date: 2025.10.13
16:03:03 -04'00'

David Still

Dr. Jann L. Joseph

Mayor, City of Lawrenceville

President, Georgia Gwinnett College

Date: _____

Date: **10.13.2025**

Terrance Schneider

John Mullin

Terrance Schneider

Chief of Police, City of Lawrenceville

**Chief of Police, Georgia Gwinnett
College**

Date: _____

Date: 10/9/2025

Presented to and approved by the Board of Regents:

Secretary to the Board (Printed Name)

Date: _____



LAWRENCEVILLE

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AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 10, 2025

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Change Order No. 1 to contract SB015-22 with Over and Under General Contractors, Inc., Lawrenceville, Georgia, in the amount of \$400,000.00
- Department:** Electric
- Date of Meeting:** Wednesday, December 10, 2025
- Fiscal Impact:** \$1,423,270
- Presented By:** Keith Lee, Chief Financial Officer
- Action Requested:** Approve Change Order No. 1 to contract SB015-22 with Over and Under General Contractors, Inc., Lawrenceville, Georgia, in the amount of \$400,000.00, and to authorize the execution of all necessary documents after review and approval by the City Attorney.

Summary: The City of Lawrenceville awarded Invitation to Bid SB015-22 to Over and Under General Contractors, Inc. in 2022 for Power Pole Replacement Services on an Annual Contract SB015-22 TabR2. The contract provides for installation and removal of wood, concrete, ductile-iron, and composite poles, along with associated equipment such as lights, cross-arms, transformers, switches, and other appurtenances needed to maintain and upgrade the City’s electric distribution system.

The contract includes renewal and change-order provisions, with each renewal incorporating a 3 percent price escalation. The City is currently in the third renewal term.

As part of ongoing reliability improvements, the Electric Department has identified the need for additional pole replacement and system upgrades in the vicinity of the Gwinnett County Airport (Briscoe Field) and Northside Hospital Gwinnett. These projects are necessary to support recent and anticipated load growth, enhance system redundancy, and improve power quality to critical facilities.

Change Order Summary:

This Change Order No. 1 authorizes additional work under the existing SB015-22 contract in the amount of \$400,000.00, to cover expanded pole replacement, conductor upgrades, and associated materials and labor in the airport and hospital service areas. All work will be performed under the terms, unit pricing, and insurance requirements of the original contract, as escalated in accordance with the approved renewal schedule.

Staff recommends that the Mayor and Council approve Change Order No. 1 to the Power Pole Replacement Services contract (SB015-22) with Over and Under General Contractors, Inc., in the amount of \$400,000.00, for additional pole replacement and system improvements around the airport and hospital areas.

Fiscal Impact: Funding for this change order is available in the Electric Department’s FY 2025 capital improvement program, under system reliability and distribution upgrade accounts.

Attachments/Exhibits:

- Contract Change Order SB015-22 Power Pole Replacement.pdf



CITY OF LAWRENCEVILLE CONTRACT/PO CHANGE ORDER

Department: Electric Department Change Order #: 1

Project/PO: PO#260424 Power Pole Replacement Contract#291 Change Order Date: 11/03/2025

Contractor/Vendor: Over and Under General Contractors

Reason Codes: **A**-New Requirement, **B**- Unforeseen Condition, **C**- Professional Errors & Omissions, **D**- City Request, **E**- Project Close-out and/or Progress Adjustments not included in Change Order

It is agreed to modify the Contract referred to above as follows:

Item	Reason Code	Item and Description of Change	Change in Contract Amount (Increase/Decrease)
1	D	Funds for Power Pole Replacement	\$400,000.00
		Net Amount	\$400,000.00

A completed Change Order Detail Listing must be attached. If applicable, attach justification memo, proposal, etc.

Original Contract/PO Amount: \$135,980.69

Previous Change Order Amount: \$

Amount of Change Order Requested (Increase/Decrease) \$400,000.00

New Contract/PO Amount (Including this Change Order) \$535,980.69

This contract period provided for completion will be increased/decreased by _____ calendar days. Adjusted completion date is _____, 20_____.

This document will become a supplement to the contract and all provisions of the contract will apply hereto.

Michael Tatum

Requestor

Department Director

Authorized Approval



LAWRENCEVILLE

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AGENDA REPORT

MEETING: REGULAR MEETING, DECEMBER 10, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

- Item:** RZC2025-00072; Zaidh Cuellar; 320 & 326 Scenic Highway
- Department:** Planning and Development
- Date of Meeting:** Wednesday, December 10, 2025
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Rezone the Subject Property from RS-180 (Single Family Residential District) to OI (Office/Institutional District) for a Medical Office
- Planning & Development Recommendation:** Denial
- Planning Commission Recommendation:** Approval with Staff Recommendations

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

Attachments/Exhibits:

- RZC2025-00072_FULL ATTCHMNTS_11212025
- RZC2025-00072_ATTCHMNT 2_11212025
- RZC2025-00072_MC REC CNDS_12042025



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S): RZC2025-00072

APPLICANT(S): ZAIDH CUELLAR

PROPERTY OWNER(S): HECTOR MALDONADO CASTIBLANCO

LOCATION(S): 320 SCENIC HIGHWAY & 326 SCENIC HIGHWAY

PARCEL IDENTIFICATION NUMBER(S): 5141 027 & 5141 028

APPROXIMATE ACREAGE: 0.74 ACRES

CURRENT ZONING: RS-180 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

PROPOSED ZONING: OI (OFFICE INSTITUTIONAL DISTRICT)

PROPOSED DEVELOPMENT: MEDICAL OFFICES

DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP



ZONING AND DEVELOPMENT STANDARDS

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

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

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

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

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

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

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

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

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

Article 4 Buffers, Section 403 Buffers Table

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

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

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

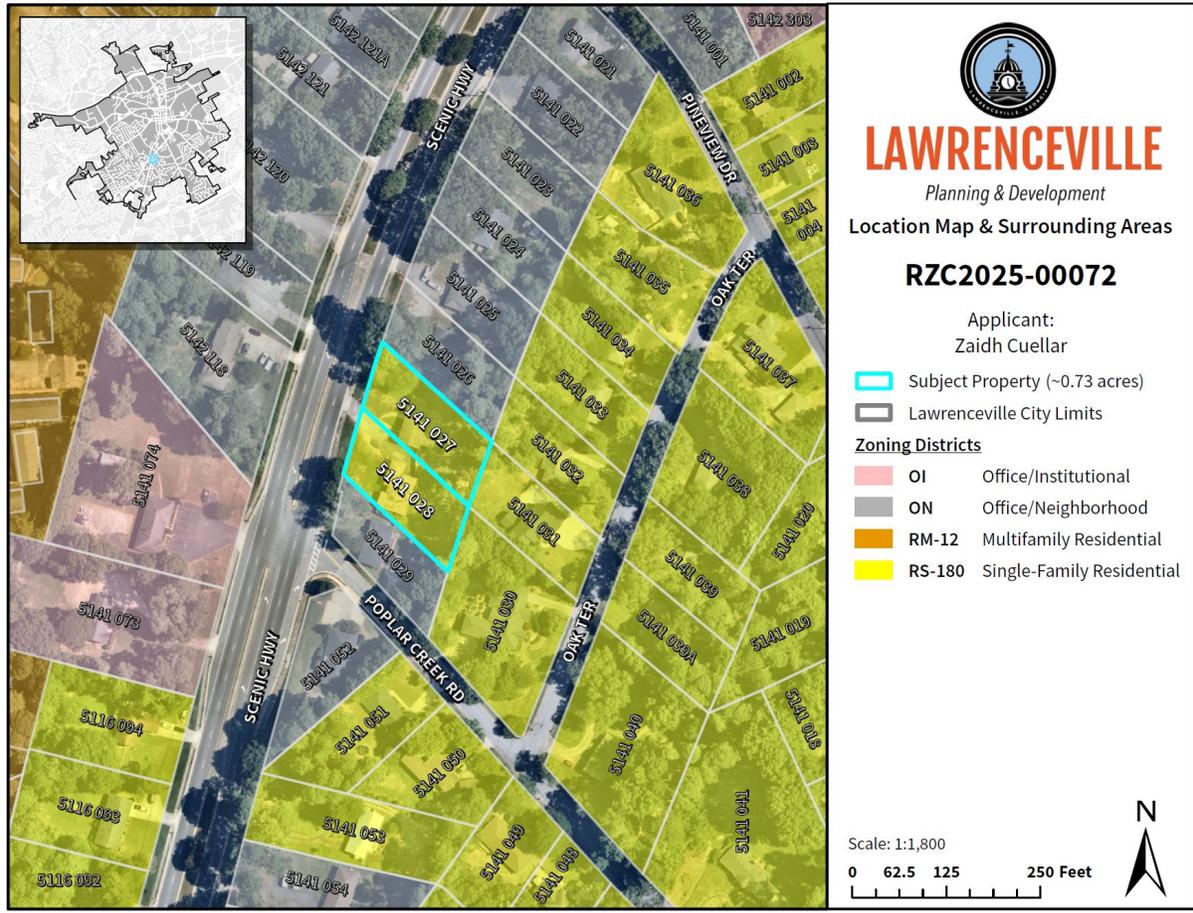
Based on current conditions, the specific variance required is as follows:

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

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

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

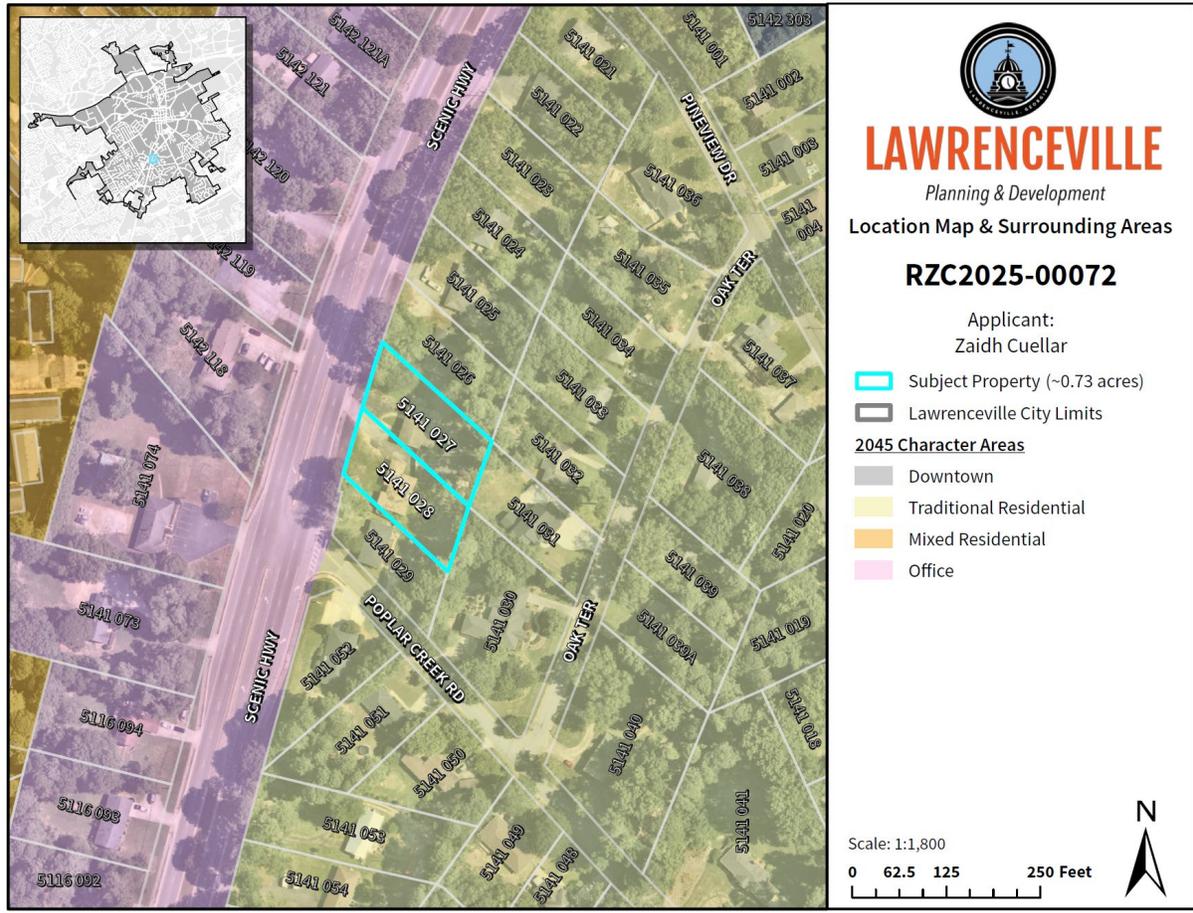
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

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

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

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

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

STAFF RECOMMENDATION

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

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Georgia Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

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

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

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

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

The property retains reasonable economic use as single-family residential under current zoning, as both homes are existing and are assumed to be habitable.

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

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 12012025

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

RZC2025-00072

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

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

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

2. To satisfy the following site development considerations:

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

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

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>ZAIDH CUELLAR</u>	NAME: <u>Hector Maldonado Castiblanco</u>
ADDRESS: <u>277 SCENIC HWY S.</u>	ADDRESS: <u>320 SCENIC HWY</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>

CONTACT PERSON: ZAIDH CUELLAR PHONE: 404-380-4748

* 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): R180 REQUESTED ZONING DISTRICT: IO

PARCEL NUMBER(S): R5141 028 AND R5141 027 ACREAGE: 0.73

ADDRESS OF PROPERTY: 320 SCENIC HWY LAWRENCEVILLE GA 30046

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

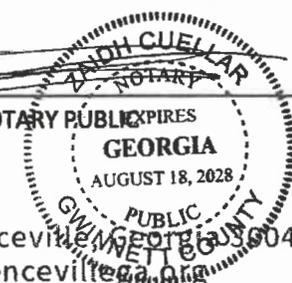
ZAIDH CUELLAR
TYPED OR PRINTED NAME

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

Hector Maldonado Castiblanco
TYPED OR PRINTED NAME

[Signature] 7-19-2025
NOTARY PUBLIC DATE

[Signature] 7-19-2025
NOTARY PUBLIC DATE



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

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

RZC2025-00072
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.

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

July 19, 2025

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

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

Dear Planning and Zoning Department:

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

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

Intended Use & Community Benefits

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

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

Compliance & Coordination

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

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

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

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

Sincerely,



Hector Maldonado-Castiblanco
770-896-9853

CC: Zaidh Cuellar 404-380-4748

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

EXHIBIT A

LEGAL DESCRIPTION

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

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

Parcel ID: R5141 027

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

EXHIBIT A

LEGAL DESCRIPTION

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

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

Parcel ID: R5141 028

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

RZC2025-00072

RECEIVED OCTOBER 3, 2025

PLANNING & DEVELOPMENT DEPARTMENT

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13135C0088F, CONTAINING A LATEST DATE OF 09/29/2006. THIS DETERMINATION WAS MADE BY...

Field Observation Notes

- 1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY RETRACEMENT SURVEY" AND COMPLETED ON "11/20/2024" UTILIZING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMATIC) MODELS, CORRECTED IN REAL-TIME VIA THE GPS NETWORK.

Zoning Information

EXISTING ZONING (PER ZONING MAP): RS180
MIN LOT AREA: 18,000 SQ FT
MIN LOT WIDTH: 100'
MIN HEATED FLOOR AREA: 2000 SQ FT (SINGLE STORY)
2400 SQ FT (2 STORY)
25%
MAX LOT COVERAGE: 25%
MAX BUILDING HEIGHT: 35'
MIN SETBACKS:
FRONT: 50'
SIDE: 40'
REAR: 40'

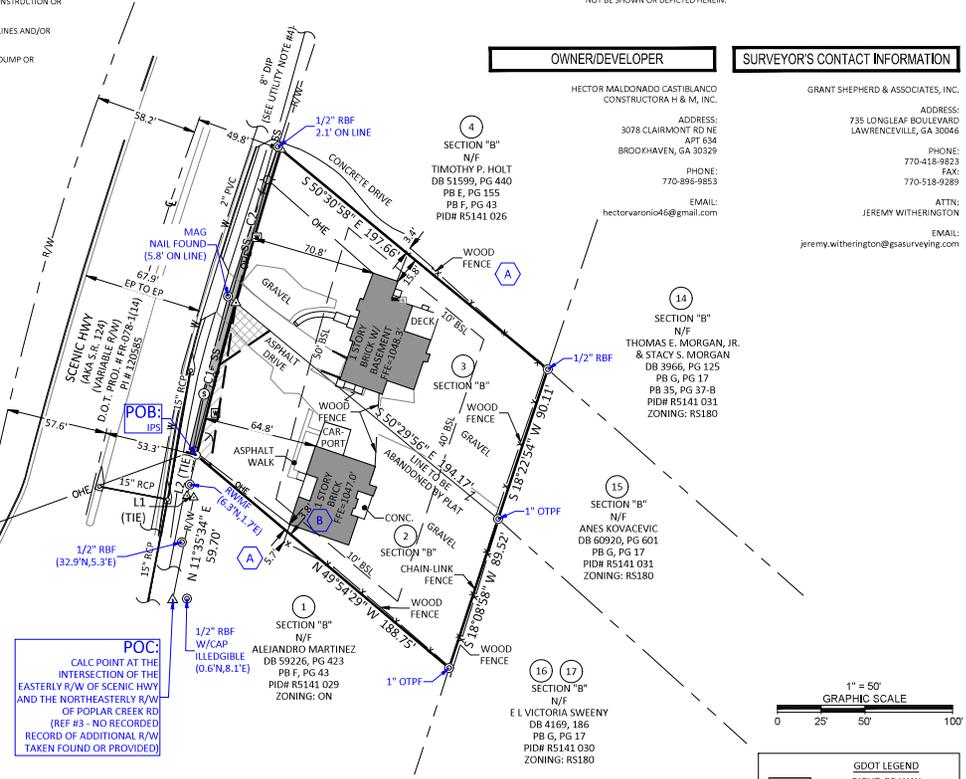
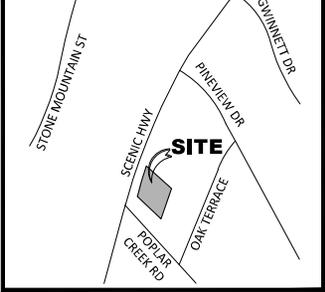
Map or Plat Closure Statement & Notes

- 1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 208,847 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 (R4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYOR'S REGISTRATION / LICENSE NUMBER.

Symbols & Abbreviations

- PP POWERPOLE
GW GUY WIRE
LP LIGHT POLE
ST STREET LIGHT POLE
E ELEC. TRANSFORMER
OHE OVERHEAD ELECTRIC
WV WATER VALVE
WM WATER METER
FH FIRE HYDRANT
SS SANITARY SEWER PIPING
SM SEWER MANHOLE
CO CLEAN OUT
SD STORM DRAIN PIPING
SDM STORM DRAIN MANHOLE
SI STORM INLET
CI CURB INLET
DI DROP INLET
FL FENCE LINE
SW SIDEWALK
T.B.M. TEMPORARY BENCH MARK

Vicinity Map (1"=600')



OWNER/DEVELOPER

HECTOR MALDONADO CASTIBLANCO
CONSTRUCTORA H & M, INC.
ADDRESS: 3078 CLAIRMONT RD NE APT 034 BROOKHAVEN, GA 30329
PHONE: 770-896-9853
EMAIL: hectorvaronico46@gmail.com

SURVEYOR'S CONTACT INFORMATION

GRANT SHEPHERD & ASSOCIATES, INC.
ADDRESS: 735 LONGLEAF BOULEVARD LAWRENCEVILLE, GA 30046
PHONE: 770-418-9823
FAX: 770-518-9289
ATTN: JEREMY WITHERINGTON
EMAIL: jeremy.witherington@gasurveying.com

Utility Notes

- 1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION.

Significant Observations

- A - WOOD FENCES CROSS LINE.
B - HOUSE CROSSES SETBACK LINE.

Map or Plat Certification

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat.

Surveyor's Certification

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; and that all monuments shown hereon actually exist or are marked as future, and their location, size, type, and material are correctly shown; This plat conforms to all requirements of the Georgia Plat Act. By:
Jeremy W. Witherington
Date: 09/22/2025
Printed Name: No. 3497

Final Plat Approval Certification

This Final Plat has been prepared in accordance with applicable zoning regulations, subdivision regulations and other applicable codes and ordinances, and has been approved by the City of Lawrenceville for recording in the Office of the Clerk of the Superior Court of Gwinnett County.
City Engineer: Date:
Planning Director: Date:
City Clerk: Date:
City Manager: Date:

Map or Plat and Survey References

- 1. PLAT BOOK F, PAGE 43, GWINNETT COUNTY, GEORGIA PUBLIC RECORDS.
2. PLAT BOOK G, PAGE 17, GWINNETT COUNTY, GEORGIA PUBLIC RECORDS.
3. GEORGIA DEPARTMENT OF TRANSPORTATION PLANS, PROJECT NUMBER FR-078-1(14), PI NUMBER 120555, LAST REVISED 05/11/1992.



735 LONGLEAF BOULEVARD, SUITE A LAWRENCEVILLE, GA 30046
PHONE: 770-418-9823 FAX: 770-418-9289
Grant.Shepherd@gasurveying.com
www.gasurveying.com
COAL#S: 00049

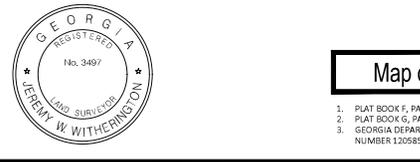
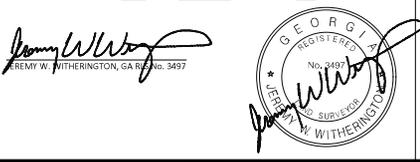
PROVIDING CLIENT NEEDS SINCE 1990
ACROSS THE SOUTHEAST IN THE AREAS OF:
Construction Layout • GPS Modeling
Land Surveying • Site Development Consulting



Exemption Plat For:
Hector Maldonado Castiblanco
Site Address: 320 & 326 Scenic Hwy
Being Lots 2 & 3, Section "B" of L.R. Martin Estate Subdivision, PB G, PG 107
Land Lot 141 of the 5th Land District
City of Lawrenceville, Gwinnett County, Georgia



Sheet / Drawing Scale
1" = 50'
Unless Otherwise Noted
GSA Project No.
24-09-290.1
Drawn By / Field Crew
JWW Crew RW/RT
09/22/2025 09/05/2025
Sheet No. 01





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00072

Applicant:
Zaidh Cuellar

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



5142 118

5141 074

SCENIC HWY

POPLAR CREEK RD

OAK TER

5141 052

5141 051

5141 028

5141 027

5141 026

5141 025

5141 024

5141 030

5141 031

5141 032

5141 033

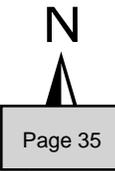
5141 034

5141 035

5141 039A

5141 040

Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00072

Applicant:
Zaidh Cuellar

 Subject Property (~0.73 acres)

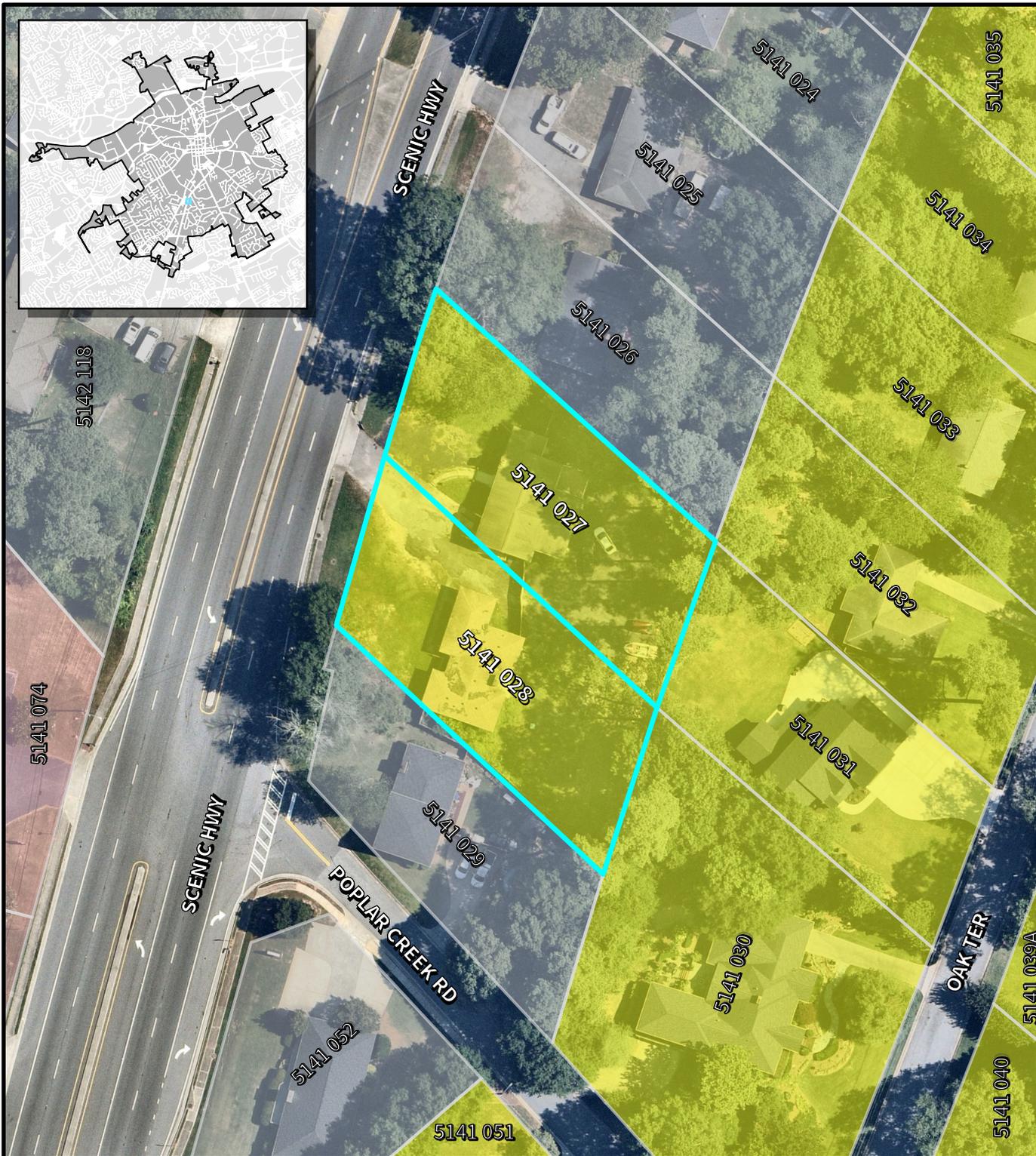
 Lawrenceville City Limits

Zoning Districts

 OI Of ice/Institutional

 ON Of ice/Neighborhood

 RS-180 Single-Family Residential



5142 118

5141 074

SCENIC HWY

5141 024

5141 025

5141 035

5141 034

5141 026

5141 033

5141 027

5141 032

5141 028

5141 031

5141 029

5141 030

OAK TER

5141 039A

5141 052

POPLAR CREEK RD

5141 051

5141 040

Scale: 1:900

0 30 60 120 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00072

Applicant:
Zaidh Cuellar

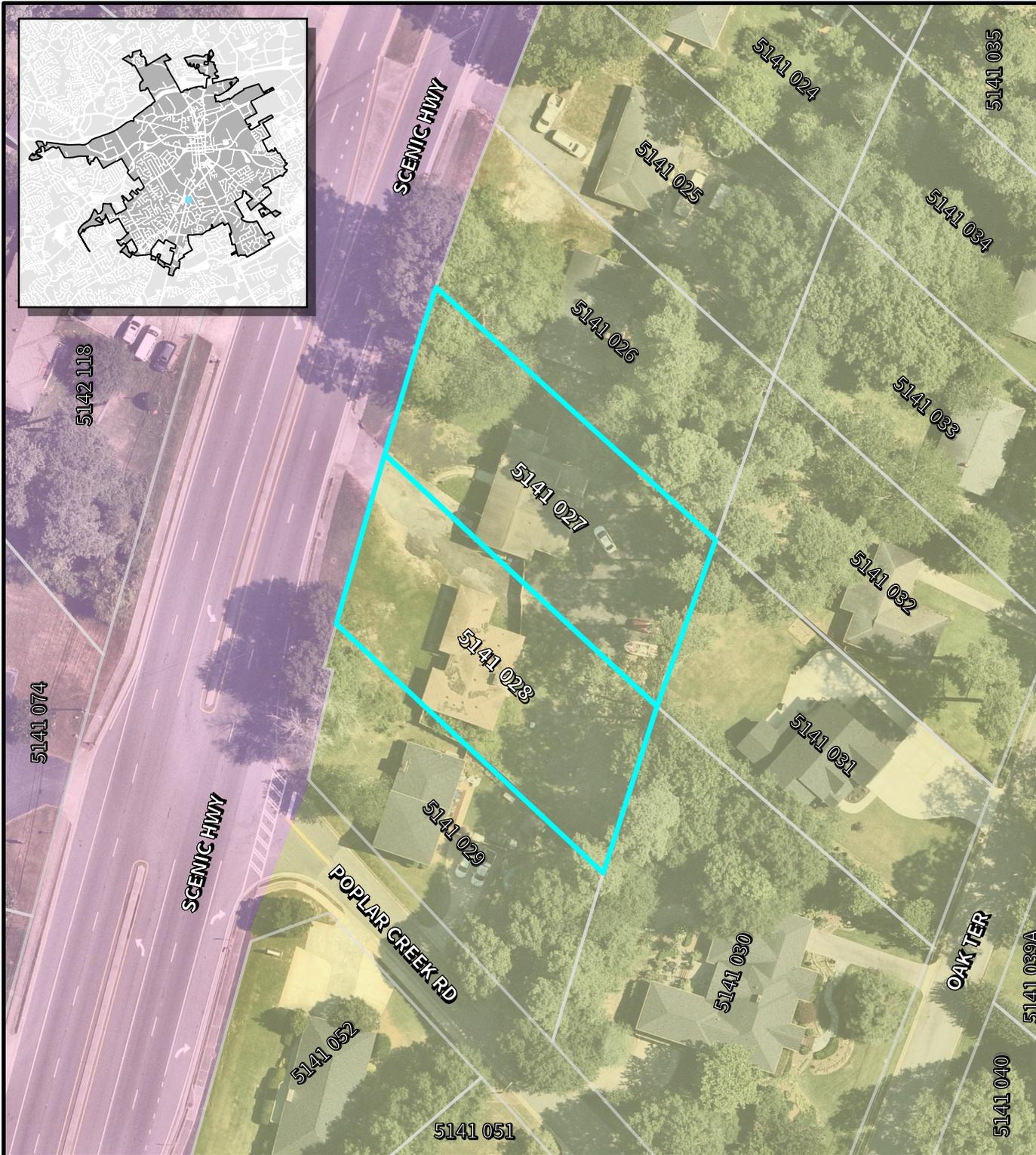
 Subject Property (~0.73 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Office



Scale: 1:900





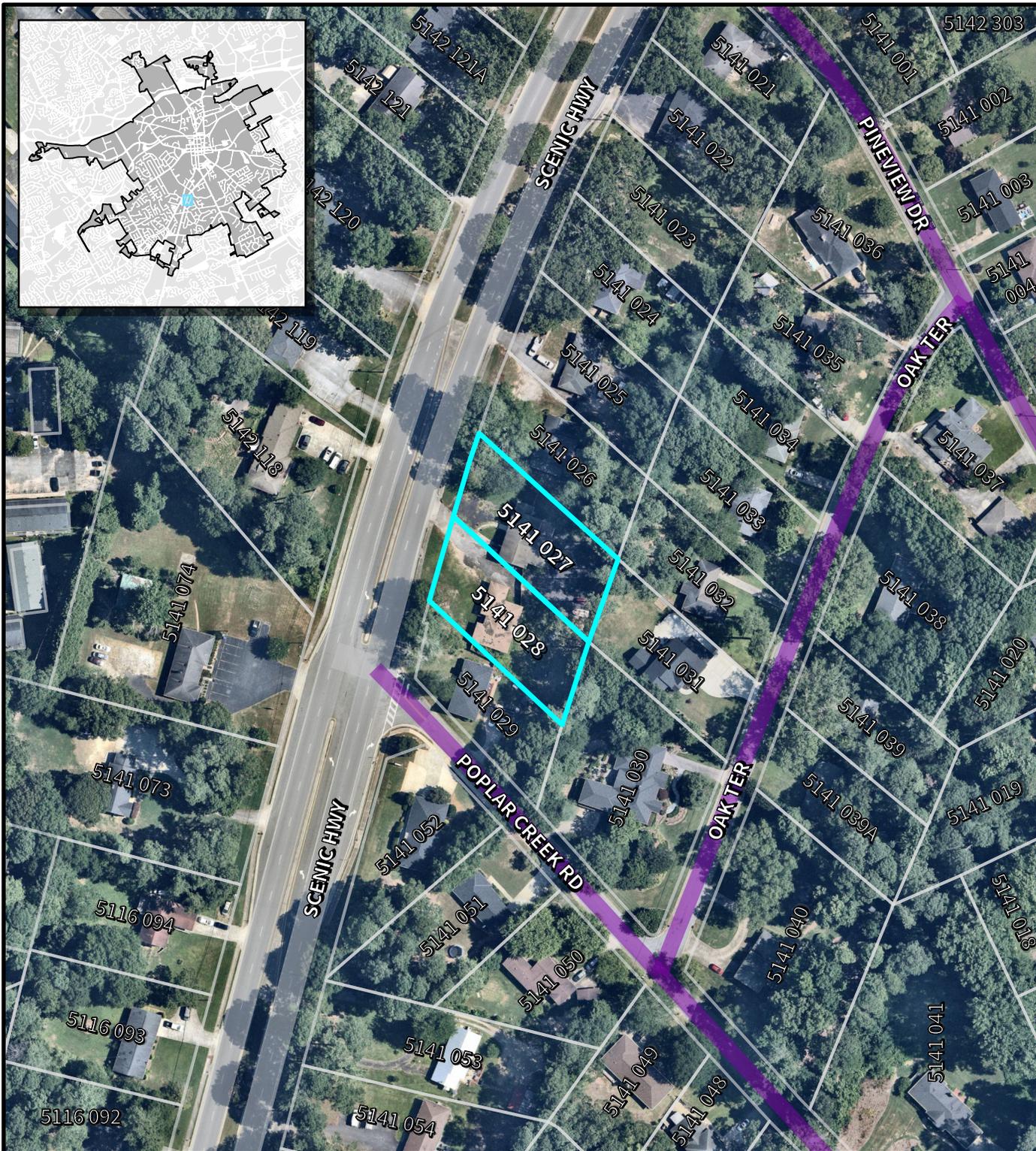
LAWRENCEVILLE

Planning & Development
Location Map & Surrounding Areas

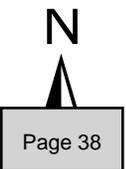
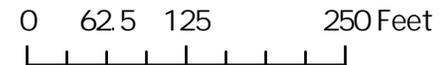
RZC2025-00072

Applicant:
Zaidh Cuellar

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



Scale: 1:1,800





LAWRENCEVILLE

Planning & Development
Location Map & Surrounding Areas

RZC2025-00072

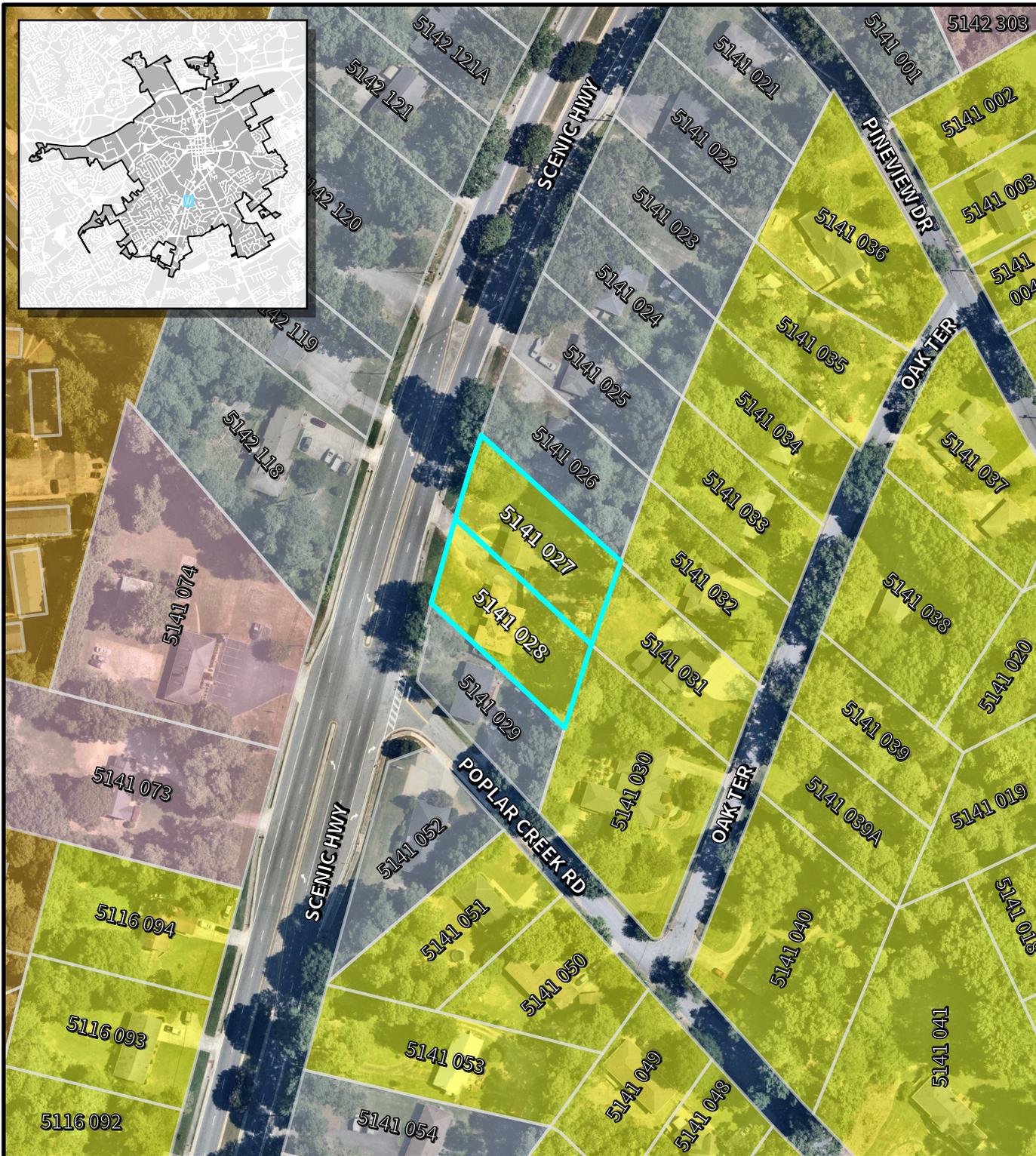
Applicant:
Zaidh Cuellar

 Subject Property (~0.73 acres)

 Lawrenceville City Limits

Zoning Districts

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



Scale: 1:1,800





LAWRENCEVILLE

Planning & Development
Location Map & Surrounding Areas

RZC2025-00072

Applicant:
Zaidh Cuellar

 Subject Property (~0.73 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Traditional Residential

 Mixed Residential

 Office



Scale: 1:1,800

0 62.5 125 250 Feet





C2025-00072_ATTCHMNT 2_11212025



C:\025-00072_ATT\CHMIT 2_11212025



LAWRENCEVILLE

Planning & Development

MAYOR AND COUNCIL ~~PLANNING & DEVELOPMENT~~

RECOMMENDED CONDITIONS - 1204~~1~~2025

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

RZC2025-00072

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

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

- A.** Limited to office and institutional uses only.
- B.** Existing structures shall remain on site and shall be improved based the elevations presented at the December 10, 2025. Final exterior modifications ~~Final building design, site design, and exterior appearance~~ shall be approved by the Director of Planning and Development.
- C.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- D.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- E.** Outdoor storage shall be prohibited.
- F.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

2. To satisfy the following site development considerations:

- A.** The required 50' undisturbed buffer along the rear of the property shall be restored and all existing gravel shall be removed from the property.

C2025-00072_M&C REC CNDS_12042025

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



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, DECEMBER 10, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

- Item:** ANN2025-00014 & RZC2025-00073; RaceTrac Inc. c/o Dillard Sellers; 1011 & 1025 Buford Drive and 508 & 518 Braselton Highway
- Department:** Planning and Development
- Date of Meeting:** Wednesday, December 10, 2025
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Rezone Subject Property from Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District) to Allow for a Convenience Store w/Fuel Pumps
- Planning & Development Recommendation:** Approval with Conditions
- Planning Commission Recommendation:** Approval of ANN2025-00014 with Staff Recommendations
Approval of RZC2025-00073 with Planning Commission Recommendations

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

Attachments/Exhibits:

- ANN2025-00014 RZC2025-00073_FULL ATTCHMNTS_11212025
- RACETRAC PC PRESENTATION 12.1.25
- ANN2025-00014 RZC2025-00073_M&C REC CNDS_12042025



LAWRENCEVILLE

Planning & Development

ANNEXATION & REZONING

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

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

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

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

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

APPROXIMATE ACREAGE: 3.61 ACRES

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

PROPOSED ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: CONVENIENCE STORE W/ FUEL PUMPS

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



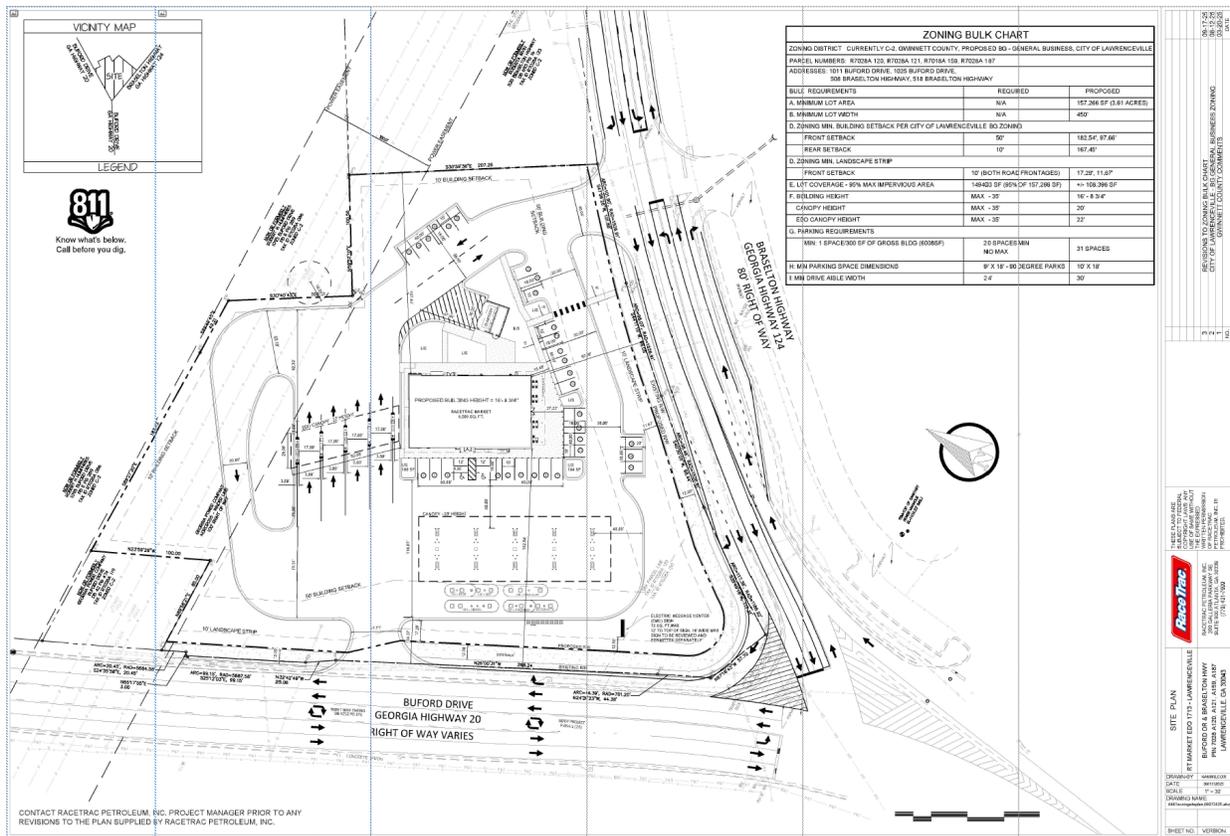
ZONING HISTORY

The subject property is located within unincorporated Gwinnett County and is currently zoned C-2 (General Business District).

PROJECT SUMMARY

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

PROPOSED SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

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

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

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

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

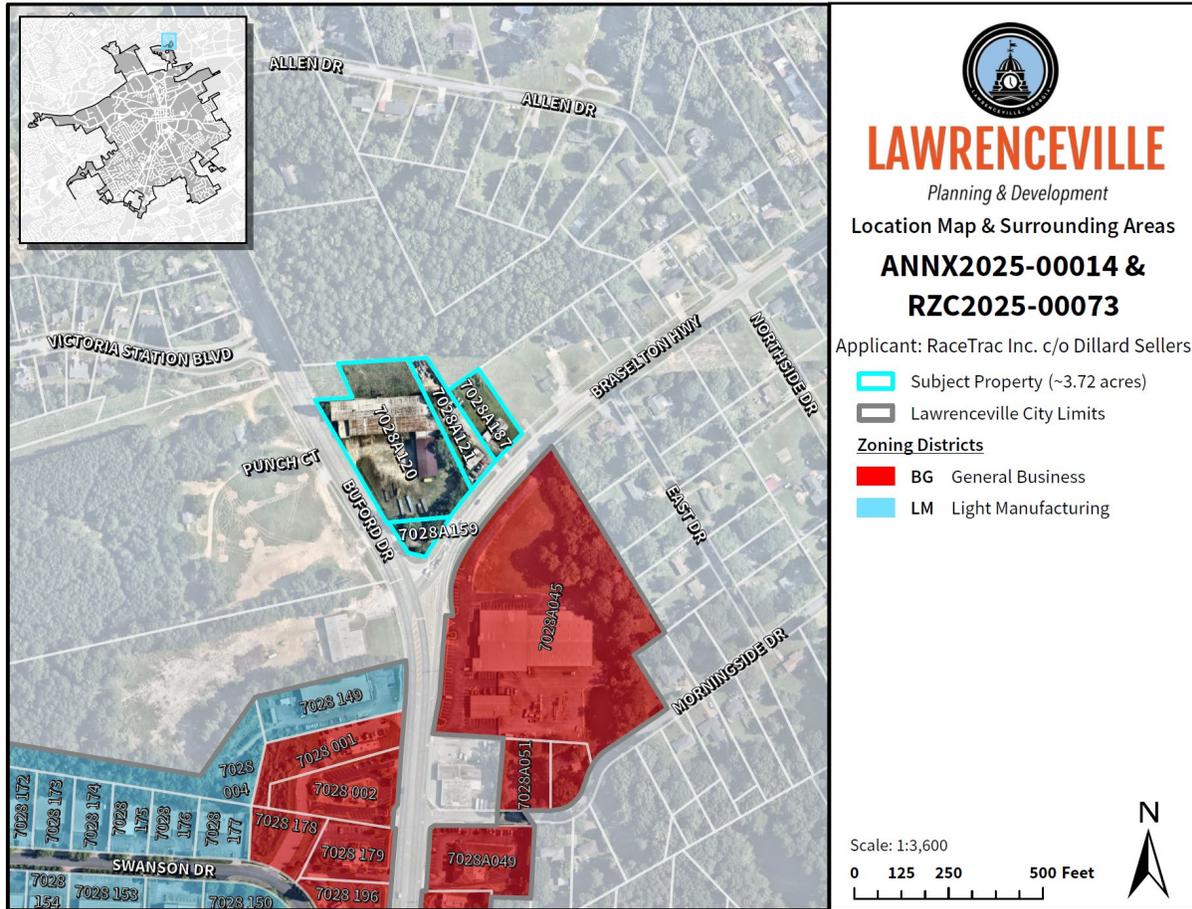
Article 5 Buffers, Section 403 – Buffers Table

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

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

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

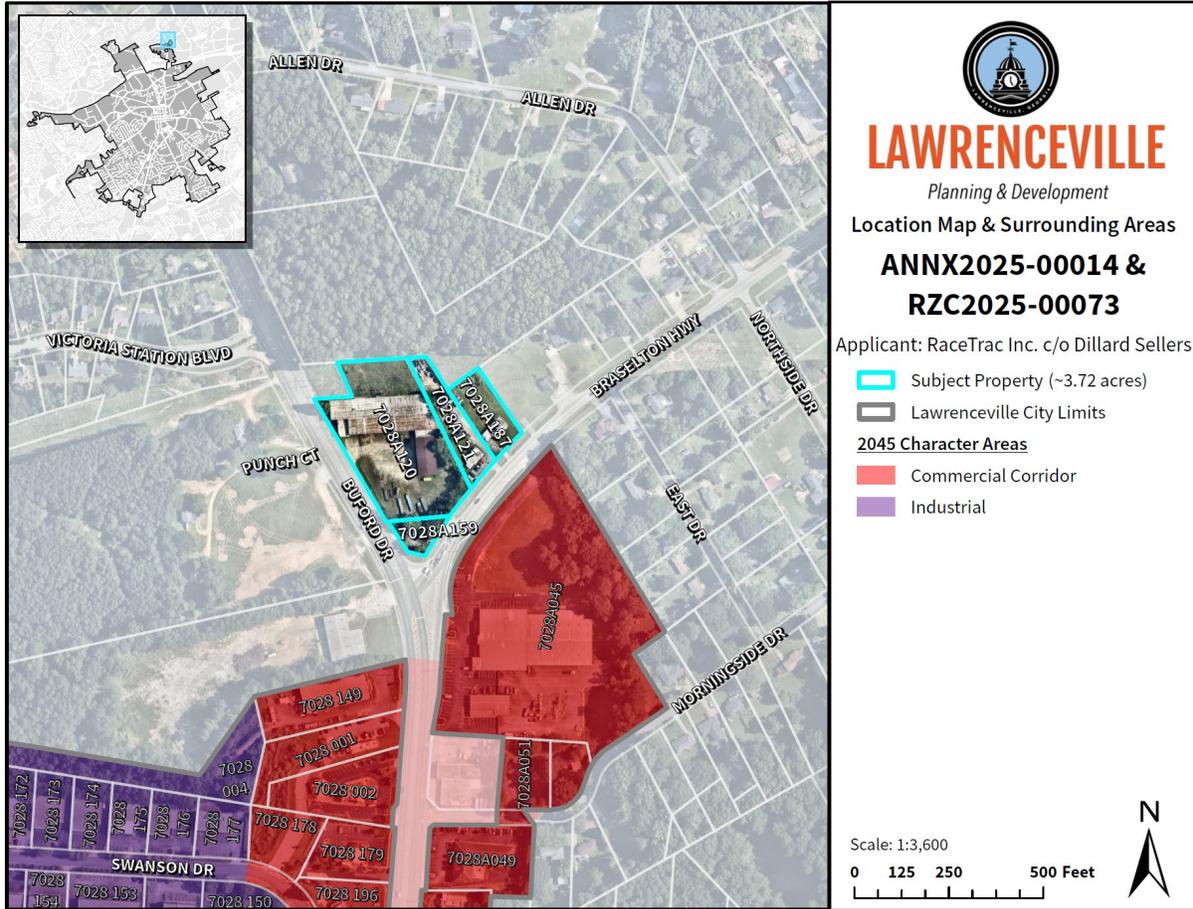
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

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

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

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

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

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

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

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

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

STAFF RECOMMENDATION

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

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Georgia Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS - 12012025

ANNX2025-00014

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

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

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

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

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

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

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

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

Attest:

Karen Pierce, City Clerk

Mayor David R. Still



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 12012025

RZC2025-00073

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

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

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

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

B. To satisfy the following site development considerations:

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

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

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



LAWRENCEVILLE

GWINNETT · METRO ATLANTA

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

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE _____

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

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

Area: 3.61 acres _____ acres or _____ square feet.

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

Two Owners:

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

Owners of Property: _____

Address if different from Property: _____

Phone: _____

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

Phone: 404-665-1224

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

Signature of Owner Date

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

Print Name of Owner Date

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

Signature of Notary Date



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



LAWRENCEVILLE

GWINNETT • METRO ATLANTA

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

Date Received _____
Case File #: ANX _____

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

_____ YES

X NO

If yes, please complete the following section:

Name and Official Position of Government Official(s):

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

Signature of Applicant

10/1/2025
Date

Print Name of Applicant

R. Baxter Russell
Signature of Applicant's Attorney or Representative

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



LAWRENCEVILLE

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CONFLICT OF INTEREST DISCLOSURE

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



Signature of Applicant Date

9/30/25

Signature of Owner Date

Justen Grambalvo

Print Name of Applicant Date

9/30/25

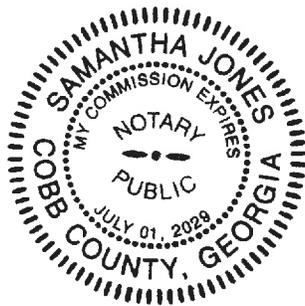
Print Name of Owner Date



Signature of Notary Public Date

9/30/25

Stamp:





LAWRENCEVILLE

WINNETT · METRO ATLANTA

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P.O. Box 2200
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Owners of Property: _____

Address if different from Property: _____

Phone: _____

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

Phone: 404-665-1224

Signature of Applicant Date

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

Print Name of Applicant Date

Judith J. Humphries
Print Name of Owner Date

Signature of Notary Date

Susan Peters
Signature of Notary Date 9/29/25

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

ANNX2025-00014 & RZC2025-00073
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Signature of Applicant Date

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

Print Name of Applicant Date

Judith J. Humphries
Print Name of Owner Date 9-29-25

Signature of Notary Public Date

Stamp:



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

Phone: 404-665-1224

Signature of Applicant Date

CE Smith

Signature of Owner Date

Print Name of Applicant Date

CE Smith

Print Name of Owner Date

Signature of Notary Date

Susan Peters 9/29/25

Signature of Notary Date

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

ANNX2025-00014 & RZC2025-00073
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Signature of Applicant Date

C.E. Smith

Signature of Owner Date

Print Name of Applicant Date

C.E. Smith

Print Name of Owner Date

Signature of Notary Public Date

Stamp:

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



LAWRENCEVILLE

Planning & Development

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

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

[Signature] 9/30/25
 SIGNATURE OF APPLICANT DATE

Jugen Giambalvo 9/30/25
 TYPED OR PRINTED NAME

[Signature] 9/30/25
 NOTARY PUBLIC DATE

 SIGNATURE OF OWNER DATE

 TYPED OR PRINTED NAME

 NOTARY PUBLIC DATE



PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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



LAWRENCEVILLE

Planning & Development

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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


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

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



LAWRENCEVILLE

Planning & Development

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

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ADDRESS OF PROPERTY: <u>1011 & 1025 Buford Drive; 508 & 518 Braselton Hwy</u>	
PROPOSED USE: <u>RaceTrac market with fuel pumps</u>	

SIGNATURE OF APPLICANT DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Judith J. Humphries
SIGNATURE OF OWNER DATE

Judith J. Humphries
TYPED OR PRINTED NAME

Ann Peters 9/29/25
NOTARY PUBLIC DATE

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Susan Peters
NOTARY PUBLIC
ANNUAL FEE: \$14 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
My Commission Expires 10/12/2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

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

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ADDRESS OF PROPERTY: <u>1011 & 1025 Buford Drive; 508 & 518 Braselton Hwy</u>	
PROPOSED USE: <u>RaceTrac market with fuel pumps</u>	

SIGNATURE OF APPLICANT DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

C.E. Smith
SIGNATURE OF OWNER DATE

C.E. Smith
TYPED OR PRINTED NAME

Susan Peters 9/29/25
NOTARY PUBLIC DATE

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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

October 21, 2025

The Honorable David Still, City Mayor
City of Lawrenceville
70 South Clayton Street
Lawrenceville, GA 30046

Re: Proposed Annexation by City of Lawrenceville pursuant to the 100% Application Method
Land Lot 28 of the 7th District Tax Parcel Numbers: R7028A120, R7028A121,
R7028A159, & R7028A187

Applicant/Owner:

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

Dear Mayor Still:

As required by O.C.G.A. § 36-36-7, our operating departments reviewed the properties proposed for annexation with respect to county facilities located at 1011 Buford Drive, 1025 Buford Drive, 508 Braselton Hwy, and 518 Braselton Hwy, Lawrenceville, GA 30043 and determined that Gwinnett County does not own any facilities within the properties proposed for annexation.

Gwinnett County Department of Community Services (DoCS) determined that no facilities associated now or planned by the Department of Community Services are known to be upon or adjacent to this tract or affected by the annexation of this tract.

Gwinnett County Parks and Recreation Department determined that the approved 2018 Gwinnett Trails Master Plan and recommendations from a study for the Piedmont Pathway indicates a future trail/ side path at the subject parcels (See Exhibit 1).The Department recommends that the owner of the subject parcel be required to dedicate adequate space within the right-of-way to accommodate a future 12-foot-wide trail/ side path in coordination with Gwinnett County DOT and Georgia DOT at the appropriate distance from the edge of the road, as required by development guidelines.

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

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PLANNING & DEVELOPMENT DEPARTMENT

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

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

Gwinnett County Department of Planning and Development notes that the subject properties are zoned C-2 (General Business) and reside within an Activity Center/Corridor Overlay Zoning District (Mall of Georgia Overlay District). The subject properties are designated Traditional on the Future Development Map (FDM) of the Gwinnett 2045 Unified Plan. If this annexation occurs, please forward a copy of the resolution documenting the City's final action on the annexation proposal to William Deguffroy in the Gwinnett County Department of Planning and Development, by email to William.Deguffroy@gwinnettcounty.com or to his attention to the Gwinnett County Department of Planning and Development, at 446 West Crogan Street, Suite 300, Lawrenceville, GA, 30046-2440.

If you have any questions regarding this issue, feel free to call me at (770) 822-7000.

Sincerely,

Glenn P. Stephens
County Administrator

ANX2025-00018

CERTIFIED MAIL #: 9214 8902 9562 6590 1614 0850 60

C: Nicole L. Hendrickson, Commission Chairwoman
Matthew Holtkamp, Commissioner, District 4
Buffy Rainey, Deputy County Administrator
Matt Dickison, Director of Planning & Development
Chris Minor, Director of Parks & Recreation
Rebecca Shelton, Director of Water Resources

Edgardo Aponte, Director of Transportation
Ron Adderly, Director of Support Services
Lindsey Jorstad, Director of Community Services
Melanie F. Wilson, Senior Assistant County Attorney
Long Range files, ANX2025-00018

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VICTORIA STATION BLVD

PUNCH CT

BUFORD DR

BRASELTON HWY

EAST DR

7028A120

7028A121

7028A187

7028A159

LAWRENCEVILLE

 ANX2025-00018

7028A120, 7028A121, 7028A159, 7028A159

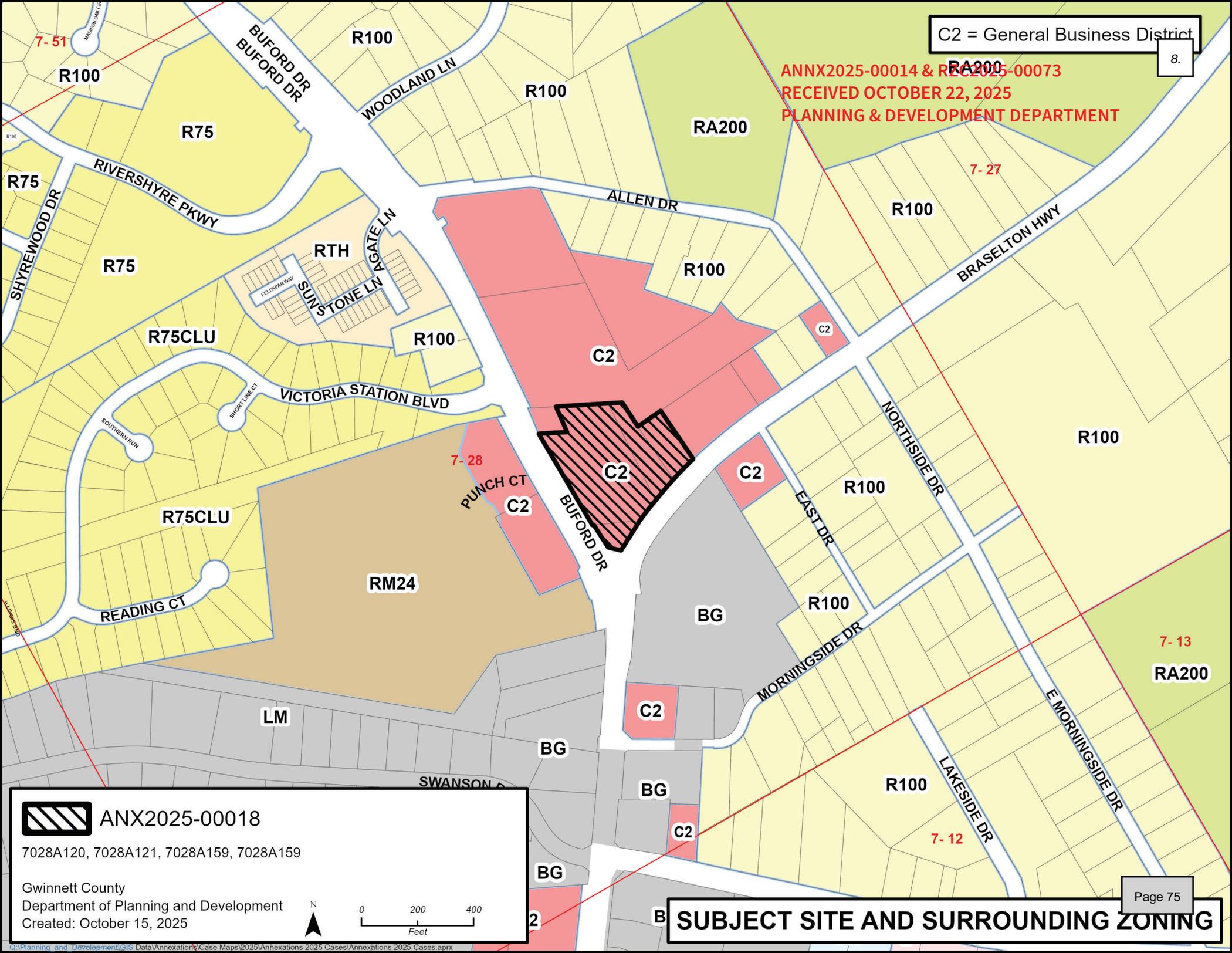
Gwinnett County
Department of Planning and Development
Created: October 15, 2025



C2 = General Business District

8.

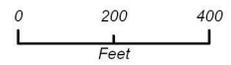
ANNX2025-00014 & REC2025-00073
RECEIVED OCTOBER 22, 2025
PLANNING & DEVELOPMENT DEPARTMENT



 ANX2025-00018

7028A120, 7028A121, 7028A159, 7028A159

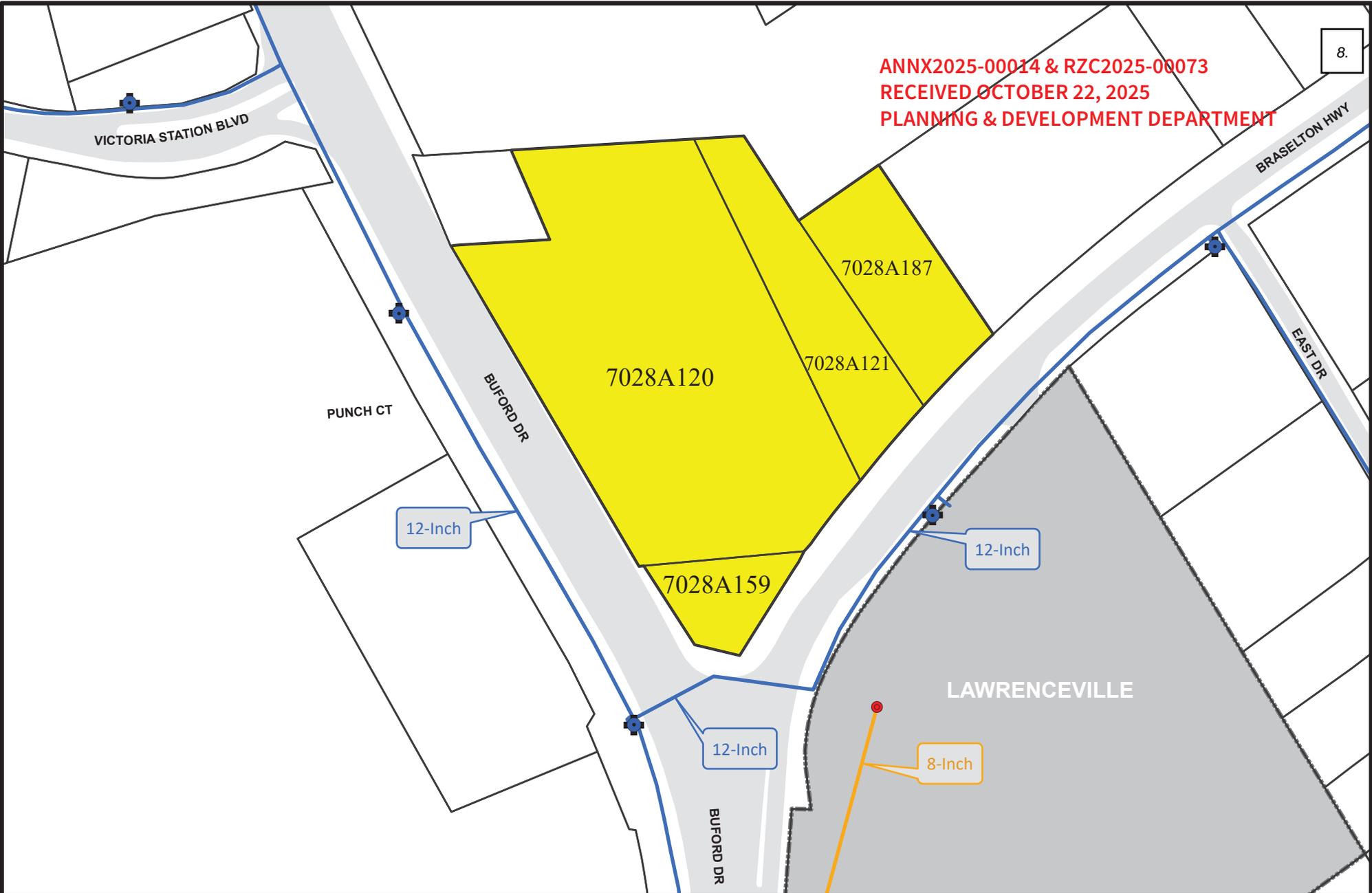
Gwinnett County
Department of Planning and Development
Created: October 15, 2025



SUBJECT SITE AND SURROUNDING ZONING

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8.



LEGEND

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

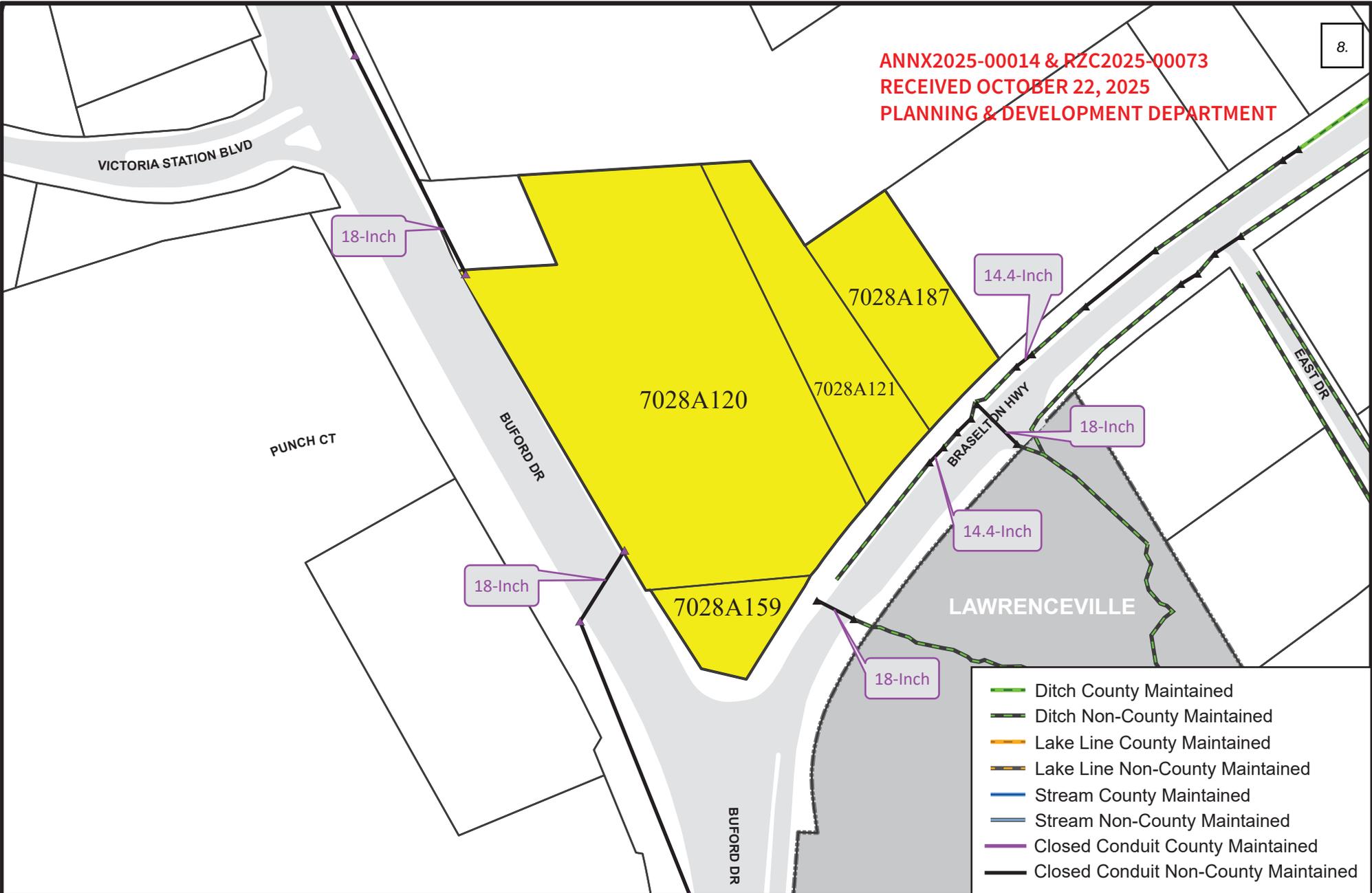
ANX-2025-018

**Water & Sewer
Utility Map**

LOCATION

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PLANNING & DEVELOPMENT DEPARTMENT

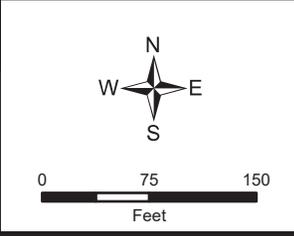


LEGEND

Proposed Annexation	Standpipe
City	Headwall
Catch Basin	Trench Drain
Junction Box	Flume
Yard Inlet	Weir

ANX-2025-018

**Stormwater
Utility Map**



LOCATION

Page 77

Legend

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

SECTION 7

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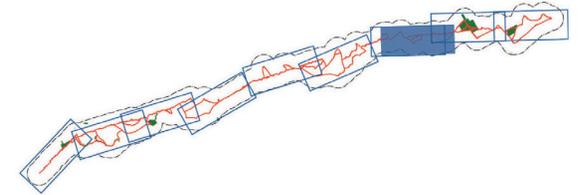
PLANNING & DEVELOPMENT DEPARTMENT

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

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

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

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



Letter of Intent

City of Lawrenceville

**Annexation
Rezoning**

Applicant:
RaceTrac Inc.
c/o Dillard Sellers

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

Parcel IDs:
7028A120
7028A121
7028A159
7028A187

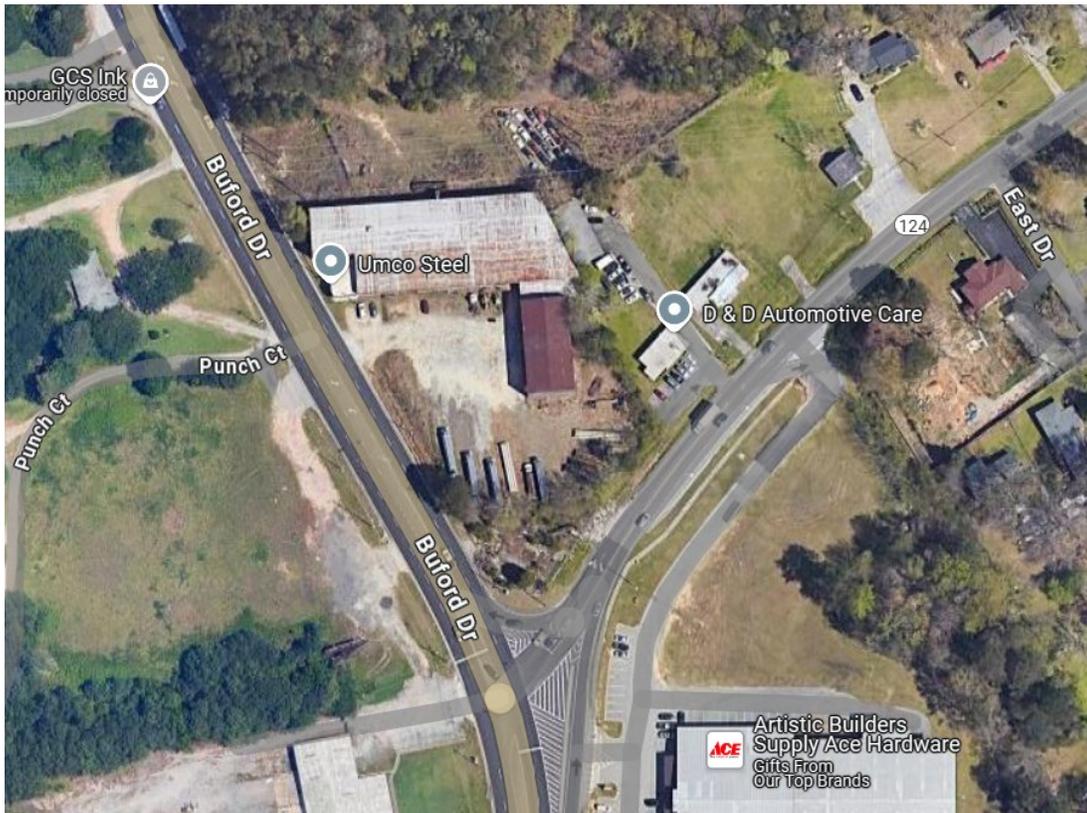
Submitted for Applicant by:

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

I. INTRODUCTION

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

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



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

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

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

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

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

II. IMPACT ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. CONCLUSION

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

Sincerely,
DILLARD SELLERS, LLC

/s/ R. Baxter Russell
Julie Sellers
R. Baxter Russell
Attorneys for the Applicant

Exhibit A
REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

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

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

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

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

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

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

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

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

Standing Objection

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

Evidence Objection

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

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

Legal Description

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

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

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

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

Tract 1
1095 Buford Drive

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

Beginning at an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) and the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence along the Right of Way miter of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 67 Degrees 18 Minutes 43 Seconds West, 57.70 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature thereof to the left an arc distance of 44.39 feet, to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 20 Minutes 23 Seconds West, 44.36 feet and having a radius of 761.20 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 26 Degrees 00 Minutes 31 Seconds West, 268.24 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 32 Degrees 42 Minutes 49 Seconds West, 25.06 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature thereof to the right an arc distance of 99.15 feet to an iron pin set, subtended by a chord bearing and distance of North 25 Degrees 12 Minutes 03 Seconds West, 99.15 feet and having a radius of 5,687.58 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 65 Degrees 17 Minutes 55 Seconds East, 3.00 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature to the right an arc distance of 20.45 feet to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 35 Minutes 56 Seconds West, 20.45 feet and having a radius of 5,684.58 feet; thence leaving the Right of Way of Buford Drive North 89 Degrees 58 Minutes 21 Seconds East, 85.00 feet to an iron pin set; thence North 23 Degrees 59 Minutes 29 Seconds West, 100.00 feet to an iron pin set; thence South 89 Degrees 27 Minutes 20 Seconds East, 187.73 feet to an iron pin found; thence South 23 Degrees 07 Minutes 42 Seconds East, 385.00 feet to an iron pin set on the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.07 feet to an iron pin set, subtended by a chord bearing and distance of South 44 Degrees 11 Minutes 19 Seconds West, 98.05 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.46 feet to an iron pin set, subtended by a chord bearing and distance of South 40 Degrees 30 Minutes 05 Seconds West, 98.44 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 117.36 feet to The Point of Beginning, subtended by a chord bearing and distance of South 35 Degrees 49 Minutes 18 Seconds West, 117.31 feet and having a radius of 1,186.92 feet, containing 2.55 acres.

Tract 2
50B Braselton Highway

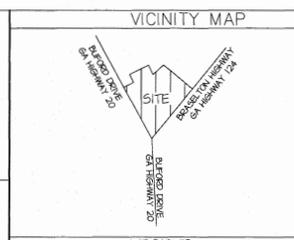
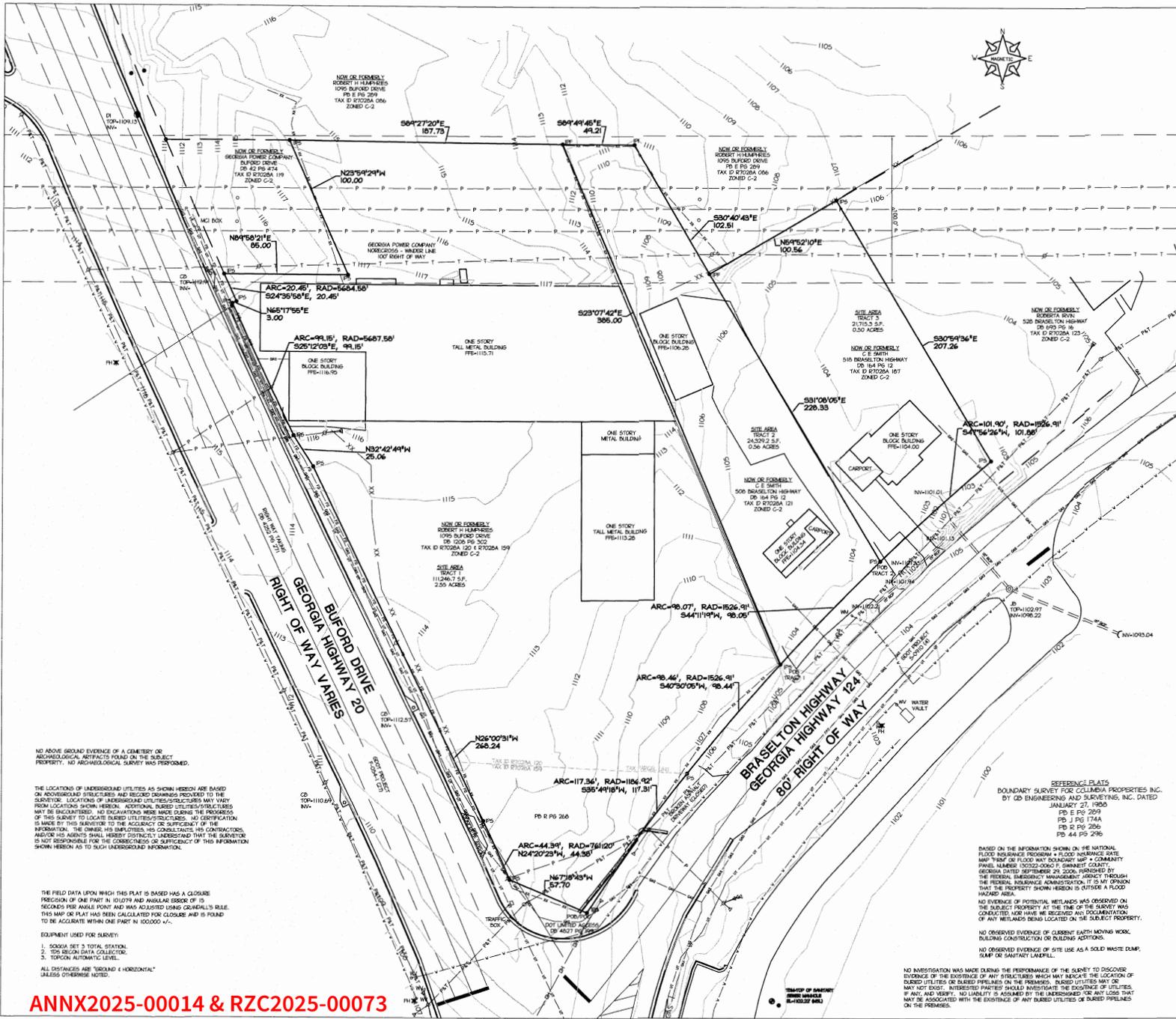
All that tract or parcel of land lying and being in Land Lot 2B of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

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

Tract 3
51B Braselton Highway

All that tract or parcel of land lying and being in Land Lot 2B of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

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



LEGEND

CO	•	CLEANOUT
KOV	•	REGULATION CONTROL VALVE
RF	•	IRON PIN FOUND
SPS	•	IRON PIN SET (1\"/>

The survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 100-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Public Act O.C.G.A. 15-6-67, Authority O.C.G.A. Sec. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

In the event of a tie, it is assumed that the tie is in favor of the owner of the land shown on the plat. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2023 Minimum Standards for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NPSLS and include items 1 thru 4, 6 thru 11, 13 and 14 of Table A thereof. The field work was completed on 7/10/2024.

Scale: 1" = 30' (1" = 30')

COMBINATION OF THE GEORGIA STATE BOARD OF SURVEYORS AND ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO RENDER A PROFESSIONAL OPINION THAT THE SURVEYOR HAS CONDUCTED A REASONABLE INVESTIGATION OF THE SUBJECT PROPERTY AND HAS FOUND THAT THE SURVEYOR'S WORK IS IN ACCORDANCE WITH THE STANDARDS FOR SURVEYING AND SURVEYING, INC. DATED JANUARY 27, 1990.

TOTAL SITE AREA
157,291.2 S.F.
3.61 ACRES
CURRENTLY ZONED "C-2"
MALL OF GEORGIA
OVERLAY DISTRICT

SCALE IN FEET

ALTA/NPSLS LAND TITLE SURVEY
FOR
RACETRAC, INC.
COMMONWEALTH LAND TITLE INSURANCE COMPANY

LOCATED
1095 BUFORD DRIVE
LL 220 7TH DISTRICT
GWINNETT COUNTY, GEORGIA 30138-2924

LAND ENGINEERING & SURVEYING, INC.
2040 Myers Drive, Lawrenceville, GA 30045
Website: www.landengineers.com
Email: land_engineers@earthlink.net

LAND ENGINEERING & SURVEYING, INC.
No. PER00039157001185 EXPIRES 06/30/2024

NO.	DATE	BY	REVISIONS
1			



THIS PLAN OR SURVEY IS TO BE USED ONLY FOR THE PROJECT AND FOR THE USE OF THE CLIENT. ANY OTHER USE OF THIS PLAN OR SURVEY WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR SURVEYOR IS PROHIBITED.

Racetrac
RACETRAC, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7800

ALTA/NPSLS SURVEY
RACETRAC SERVICE STATION
1095 BUFORD DRIVE
LAWRENCEVILLE, GEORGIA
1" = 30'
JOB NO. 000P100

51
SHEET 1 OF 2

ANNX2025-0014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



1 BIRDS EYE

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



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

ANNEX 2025-00014 & RZ 2025-00075

RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

RaceTrac
© 2024 RACE TRAC INC.
 THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACE TRAC INC. IS PROHIBITED. 2024 RACE TRAC INC.

DESIGN PROFESSIONALS



ISSUE/REVISION RECORD

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

RaceTrac

RACE TRAC INC.
 200 GALLERIA PARKWAY SOUTHEAST
 SUITE 800
 ATLANTA, GEORGIA 30339
 (770) 431-1600

PROJECT NAME

HWY 124 @ 20

**LAWRENCEVILLE
 GA 30043
 GA 20 @ HWY 124**

RACETRAC STORE NUMBER

#1713

PROTOTYPE SERIES 2024
2024 RH MO

PLAN MODIFICATION NOTICE

SPB NO. 0203 DATE 05/17/24

STANDARD PLAN BULLETINS (SPB) INDICATED BY THE PROTOTYPE SERIES SET WERE REVIEWED. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THE PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE BULLETIN REVISION RECORD COLUMN ABOVE LISTS ANY REQUIREMENTS OR SPB INCORPORATED INTO THE SET AT THE ORIGINAL RELEASE. CONTACT RACE TRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

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

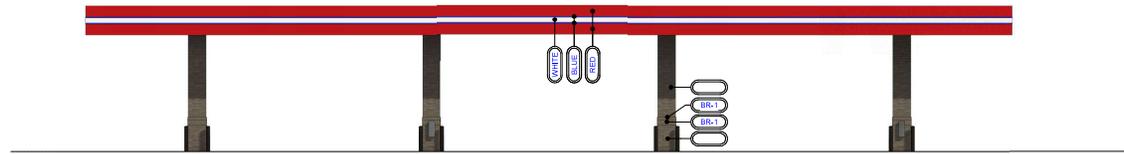
PROJECT NUMBER
2024157.35

SHEET TITLE

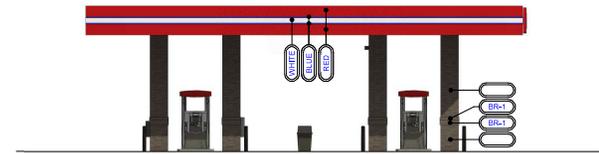
FUEL CANOPY ELEVATIONS

SHEET NUMBER

100



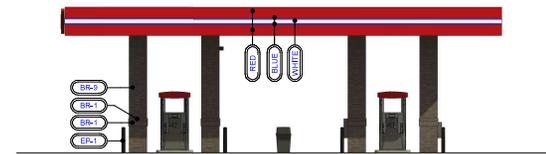
4 CANOPY REAR ELEVATION
 1/8" = 1'-0"



3 CANOPY ELEVATION
 1/8" = 1'-0"



2 CANOPY FRONT ELEVATION
 1/8" = 1'-0"



1 CANOPY ELEVATION
 1/8" = 1'-0"

FUEL CANOPY FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BLUE	-	-	2" BLUE STRIPE
RED	-	-	REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-	-	5" WHITE STRIPE
BRICK	-	-	-
BR-1	GENERAL	STONE MOUNTAIN (GREEN TO BOND)	MORTAR: ARDOS MAGNOLIA DARK
BR-2	SHERWIN WILLIAMS	PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #709	-
STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART			
COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION	
'TAN'	LANE CANOPIES	ETT TAN FASCIA	
	MUGEE CANOPIES	ETT TAN FASCIA	
	MADISON CANOPIES	PUEBLO TAN FASCIA	
'RED'	LANE CANOPIES	TRD RED FASCIA	
	MUGEE CANOPIES	TRD RED FASCIA - PROGRAM RED	
	MADISON CANOPIES	PROGRAM RED FASCIA	

RaceTrac
CONTRACT NUMBER
 THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACE TRAC, INC. IS PROHIBITED. ©2024 RACE TRAC, INC.

DESIGN PROFESSIONALS



ISSUE/REVISION RECORD

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

RaceTrac
RACE TRAC, INC.
 200 GALLERIA PARKWAY SOUTHEAST
 SUITE 800
 ATLANTA, GEORGIA 30339
 (770) 425-1500

PROJECT NAME
HWY 124 @ 20

**LAWRENCEVILLE
 GA 30043
 GA 20 @ HWY 124**

RACETRAC STORE NUMBER
#1713

PROTOTYPE SERIES 2024
2024 RH MO

PLAN MODIFICATION NOTICE

SPB NO. 0203 DATE 05/17/24

STANDARD PLAN BULLETINS (SPB) INCORPORATED BY THE PROTOTYPE SERIES SET. WHERE APPLICABLE, THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THE PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE BULLETIN REVISION RECORD COLUMN ABOVE LISTS ANY REQUIREMENTS FOR INCORPORATION INTO THE SET AT THE ORIGINAL RELEASE. CONTACT RACE TRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

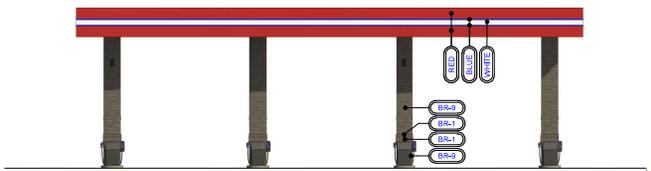
PRELIMINARY DRAFT NOT FOR CONSTRUCTION. NO RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION.

PROJECT NUMBER
 2024157_35

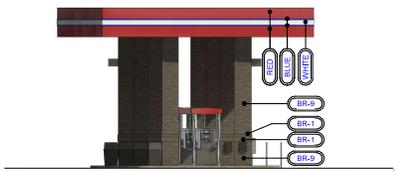
SHEET TITLE
EDO FUEL CANOPY ELEVATIONS

SHEET NUMBER

200



4 EDO CANOPY REAR ELEVATION
 1/8" = 1'-0"



3 EDO CANOPY ELEVATION
 1/8" = 1'-0"



2 EDO CANOPY FRONT ELEVATION
 1/8" = 1'-0"



1 EDO CANOPY ELEVATION
 1/8" = 1'-0"

FUEL CANOPY FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BLUE	-	-	2" BLUE STRIPE
RED	-	-	REFER TO SPECIFICATION CHART OR SHEET C100
WHITE	-	-	5" WHITE STRIPE
BRICK	-	-	-
BR-2	GENERAL	STONE MOUNTAIN (GREEN TO BOND)	MORTAR: ARDOS MAGNOLIA DARK
PAINT	-	-	-
SP-10	SHERWIN WILLIAMS	-	PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #705

STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART		
COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"	LANE CANOPIES	ETT TAN FASCIA
	MUGEE CANOPIES	ETT TAN FASCIA
	MADISON CANOPIES	PUEBLO TAN FASCIA
"RED"	LANE CANOPIES	TRD RED FASCIA
	MUGEE CANOPIES	TRD RED FASCIA - PROGRAM RED
	MADISON CANOPIES	PROGRAM RED FASCIA

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



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

August 26, 2025

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

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2025-230-08	
Expiration Date: 08/26/2026	
Tie-In Manhole FID: 2987491	

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

Dear Mr. Ellis:

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

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

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

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

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

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

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

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



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

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

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

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



SEWER CAPACITY CERTIFICATION REQUEST

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

PLANNING & DEVELOPMENT DEPARTMENT

Project Request Type:

Pre-Rezoning

New Request

Renew Request
SCC # C2024-136-07

Revise Existing Request
SCC # _____
(Describe revision changes in Project Description below)

APPROVED
RECEIVED OCTOBER 3, 2025
R1C2025-00073 & R1C2025-00073

DWR Use Only:

Capacity Certification Request No. C2025-230-08

Approved Conditionally Approved* Denied

*(See attached letter for conditions)

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

Signature: *D Taylor* 08/26/2025

Gwinnett County Planning and Development Permit No.: _____

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

Development/Project Name: Racetrac Market

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

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

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

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

Total Area of Development: 3.36 acres

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

Property Owner Name: rhumphri@bellsouth.net

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

Developer Contact: Kirk Ellis Company: Racetrac Inc.

Address: 200 Galleria Parkway SE, Suite 900 City: Atlanta Zip: 30339

Developer Email: kellis@racetrac.com Phone #: 678.887.3213

Engineering Contact: Nan S. Wilcox Engineering Firm: Carter Harkleroad Group

Engineer Email: nanw@ch-grp.com Phone #: 770-982-1996

Additional Recipients: Austin Smith

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

DWR Use Only

Capacity Certification Request No.: C2025-230-08

Development/Project Name: Racetrac Market

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

Downstream Pump Station: Alcovy Sewer Basin: Alcovy River

PLANNING & DEVELOPMENT DEPARTMENT

Requested annual average daily flow (AADF) in gallons per minute (gpm): 2.48 (AADF)

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

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

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

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

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

Provide your BEST estimated dates for:

Zoning Submittal: August 2025 Plan Submittal October 2025 Begin Construction: March 2026

Zoning Approval: October 2025 Completion/Occupancy: August 2026

Include the following in the submittal package:

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

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



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

Sanitary Sewer Calculations

Ractrac Marketplace – NW Corner Ga Hwy 20 & Hwy 124

08-07-25

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

Type of Development – Commercial

Type of Unit – Gas Station

AAFD = # 250 gallons per gas pump
= 250 gallons/pump x 12 pump = 3000 gpd

AAFD gpm = gpd x 1 d / 1440 min

AAFD gpm = 3000 gpd x 1 d / 1440 min

AAFD gpm = 2.083 gpm

Type of Development – Commercial

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

AAFD = # 50 gallons per 100 sf floor space =
= 50 gallons per 100 sf floor space x 433 sf floor space = 217 gallons

AAFD gpm = gpd x 1 d / 1440 min

AAFD gpm = 217 gpd x 1d/1440 min

AAFD gpm = 0.151 gpm

Type of Development – Commercial

Type of Unit – Gas Station (Retail)

AAFD = # 100 gallons per 1000 sf floor space =
= 100 gallons per 1000 sf floor space x 3,571 sf floor space = 357.1 gallons

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

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

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

Total

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

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



**SUPERSEDED BY
C2025-230-08**

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2024-136-07	
Expiration Date: 07/01/2025	
Tie-In Manhole FID: 2987491	

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

July 1, 2024

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

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

Dear Rowshi Craven:

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

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

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

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Gwinnett

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCE 8.

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

**SUPERSEDED BY
C2025-230-08**

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

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

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



SEWER CAPACITY CERTIFICATION REQUEST

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

PLANNING & DEVELOPMENT DEPARTMENT

Project Request Type:

Pre-Rezoning

New Request

Renew Request
SCC # _____

Revise Existing Request
SCC # _____
(Describe revision changes in Project Description below)

AWIN2025-00014 & RJC2025-00073
RECEIVED OCTOBER 3, 2025

DWR Use Only:

Capacity Certification Request No. C2024-136-07

Approved Conditionally Approved* Denied

*(See attached letter for conditions)

Printed Name: Lorraine Campagne, Section Manager, Development Support

Signature:

Gwinnett County Planning and Development Permit No.: _____

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

Development/Project Name: Racetrac Market
Development Address: NW corner of Hwy 124 & Ga Hwy 20 (City) Lawrenceville (Zip) 30043
Parcel Number(s): 7028A120, 7028A121, 7028A159, 7028A187

Project Description: Proposed Racetrac Convenience Store, fuel gasoline pumps with canopy and fuel extended diesel offer with canopy
Proposed Convenience Store - 6008 sf
(Provide appropriate square footage and number of units in the project description)

Total Area of Development: 3.36 acres
If residential, total number of units: n/a Density: n/a units/acre

Property Owner Name: rhumphri@bellsouth.net
Property Owner Email: Judith J. Humphries Phone #: _____

Developer Contact: Rowshi Craven Company: Racetrac Inc.
Address: 200 Galleria Parkway SE, Suite 900 City: Atlanta Zip: 30339
Developer Email: rcraven@racetrac.com Phone #: 404.849.8418

Engineering Contact: Nan S. Wilcox Engineering Firm: Carter Harkleroad Group
Engineer Email: nanw@ch-grp.com Phone #: 770-982-1996

Additional Recipients: Austin Smith
Recipient(s) Email(s): Austins124@yahoo.com

DWR Use Only

SUPERSEDED 8.
C2025-230-08

Capacity Certification Request No.: C2024-136-07

Development/Project Name: Racetrac Market

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

Downstream Pump Station: ALCOVY Sewer Basin: ALCOVY

PLANNING & DEVELOPMENT DEPARTMENT
ANNEX 225-0804 & RC25-0003
REGISTRATION NUMBER 2028

Requested annual average daily flow (AADF) in gallons per minute (gpm): 2.48 (AADF)

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

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

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

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

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

Provide your BEST estimated dates for:

Zoning Submittal: September/1/2024

Plan Submittal October 30 2024

Begin Construction: January 2025

Zoning Approval: October/22/2024

Completion/Occupancy: June 2025

Include the following in the submittal package:

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

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

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

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

Proposed utility plan

Design Professional sign/seal:  Date: 5/13/24



Once a complete package with all supporting documentation has been received

PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING

If additional analysis or flow monitoring is required

PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING

DWR Received
May 14, 2024



LAWRENCEVILLE

Planning & Development

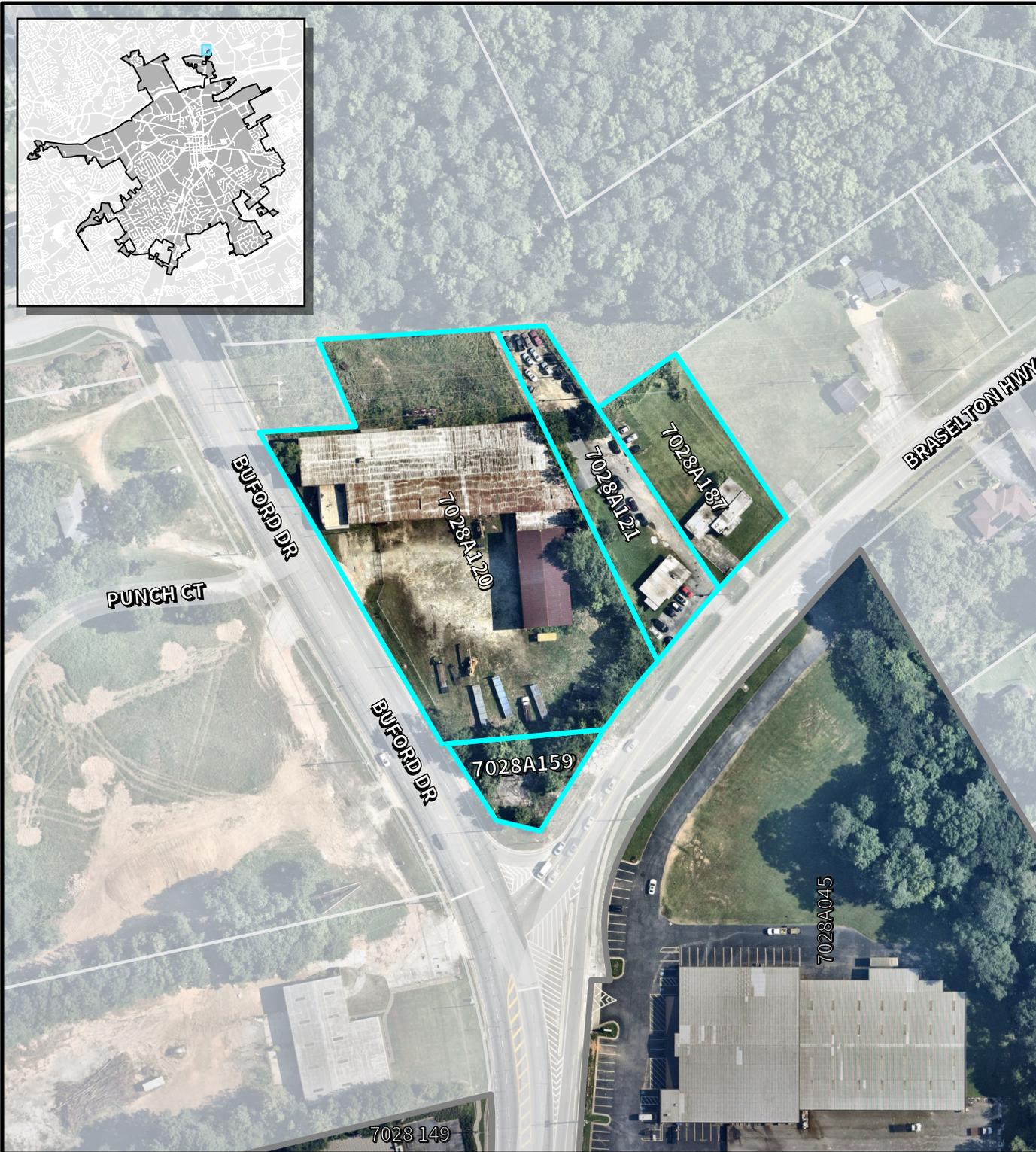
Location Map & Surrounding Areas

ANNX2025-00014 &

RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

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



Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &

RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

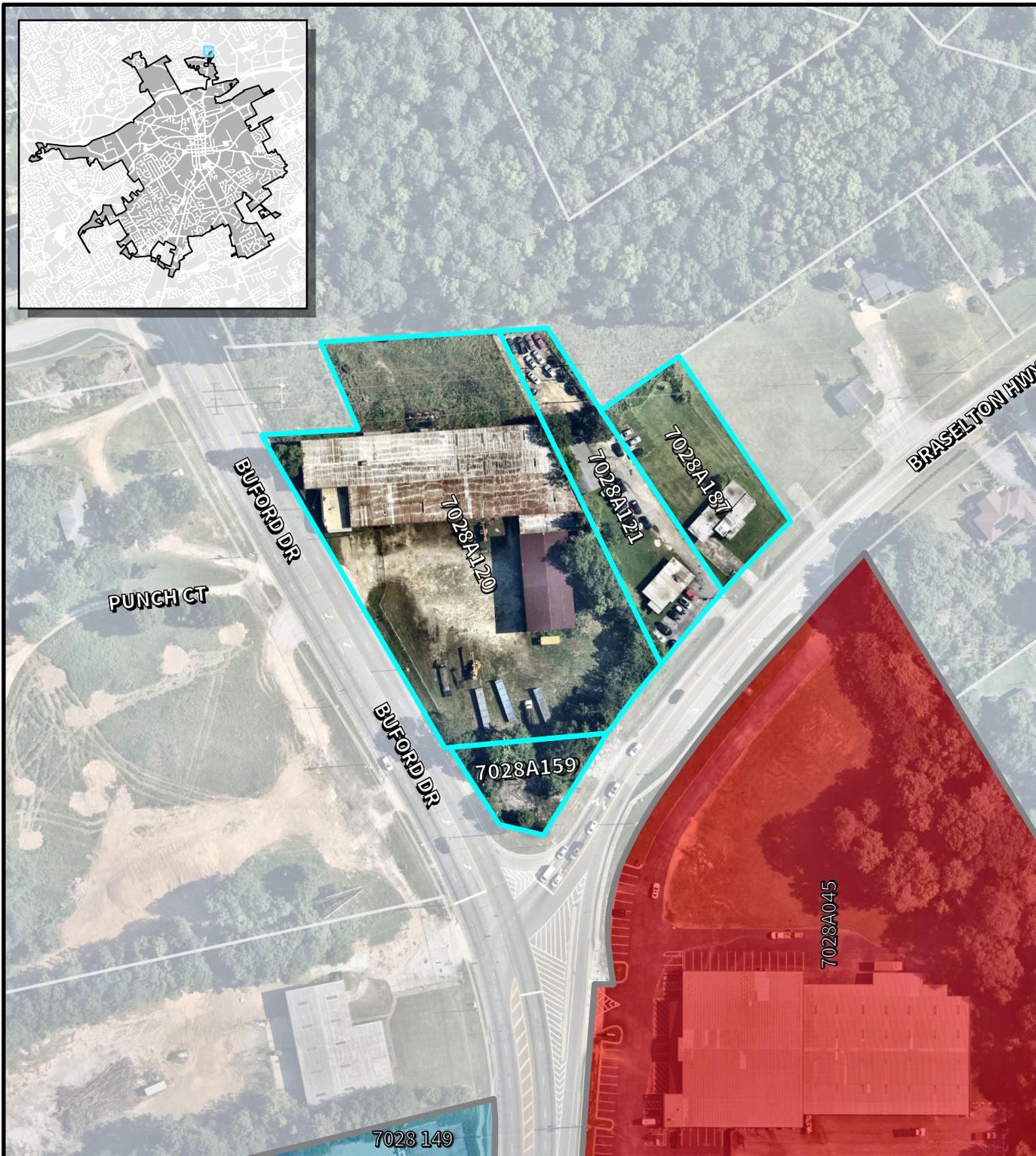
 Subject Property (~3.72 acres)

 Lawrenceville City Limits

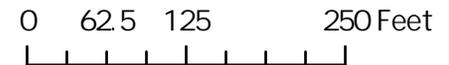
Zoning Districts

 BG General Business

 LM Light Manufacturing



Scale: 1:1,800



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &

RZC2025-00073

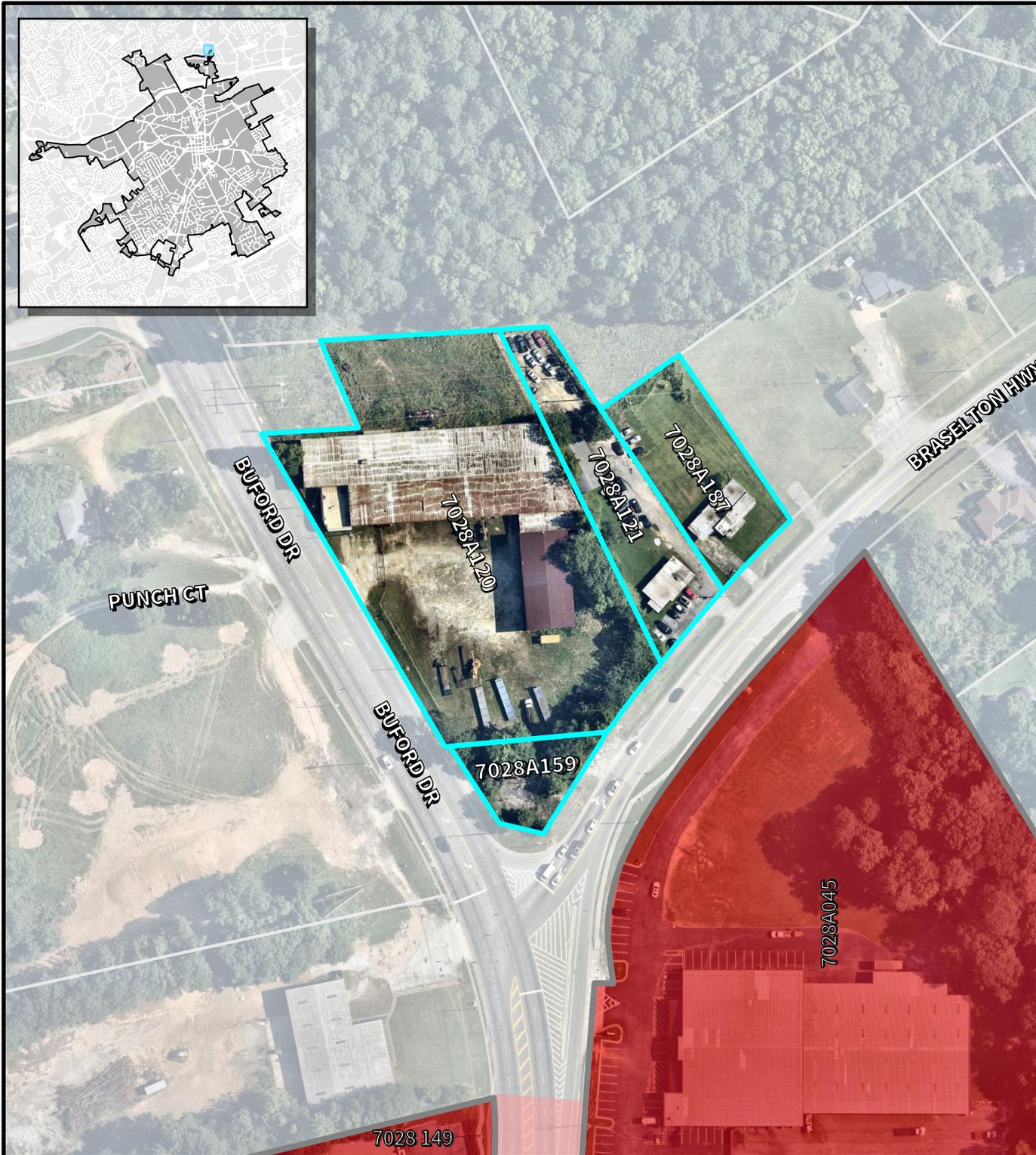
Applicant: RaceTrac Inc. c/o Dillard Sellers

 Subject Property (~3.72 acres)

 Lawrenceville City Limits

2045 Character Areas

 Commercial Corridor



Scale: 1:1,800

0 62.5 125 250 Feet



N





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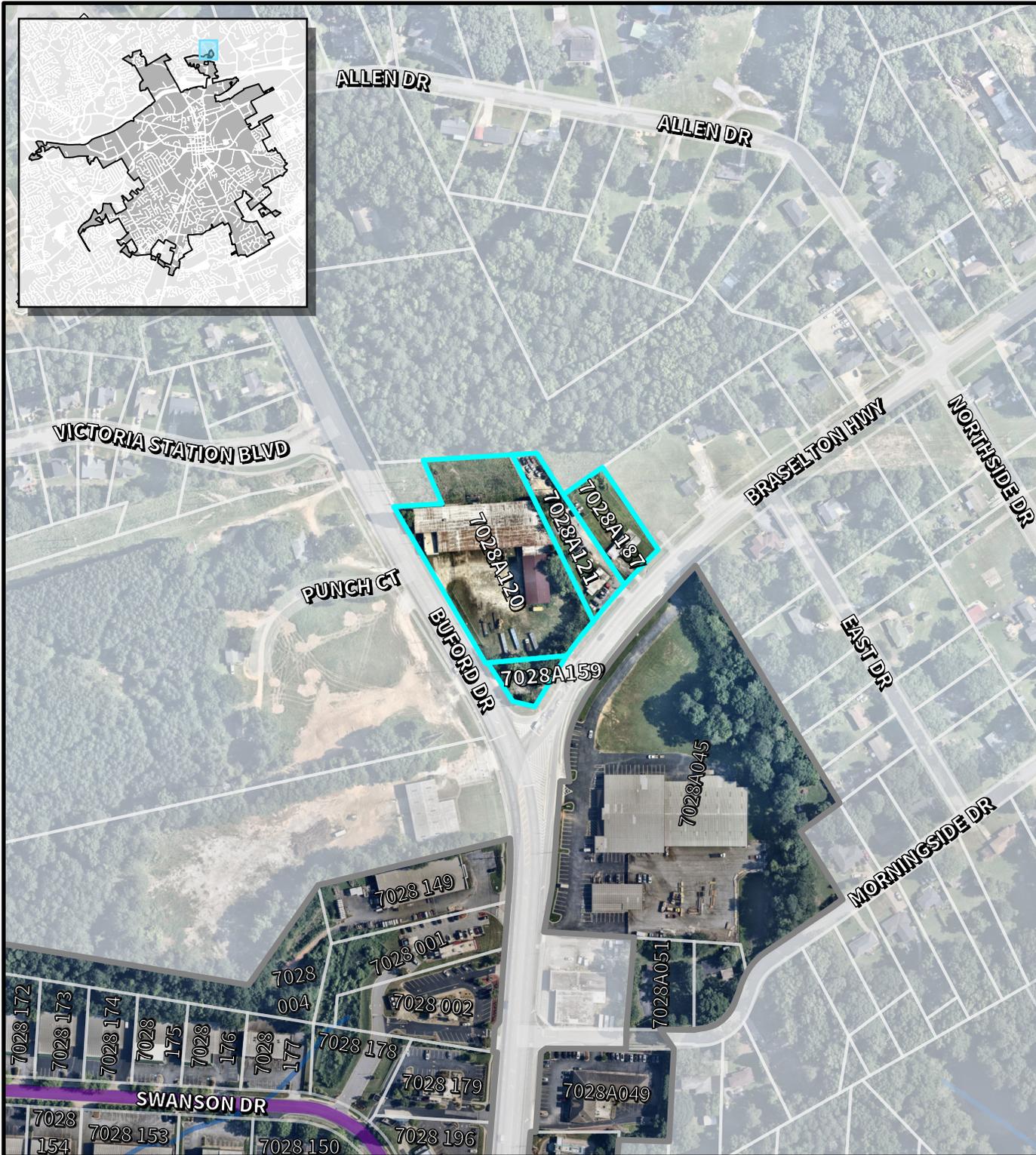
Location Map & Surrounding Areas

ANNX2025-00014 &

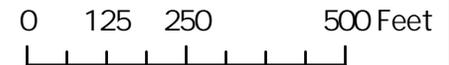
RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

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



Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &

RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

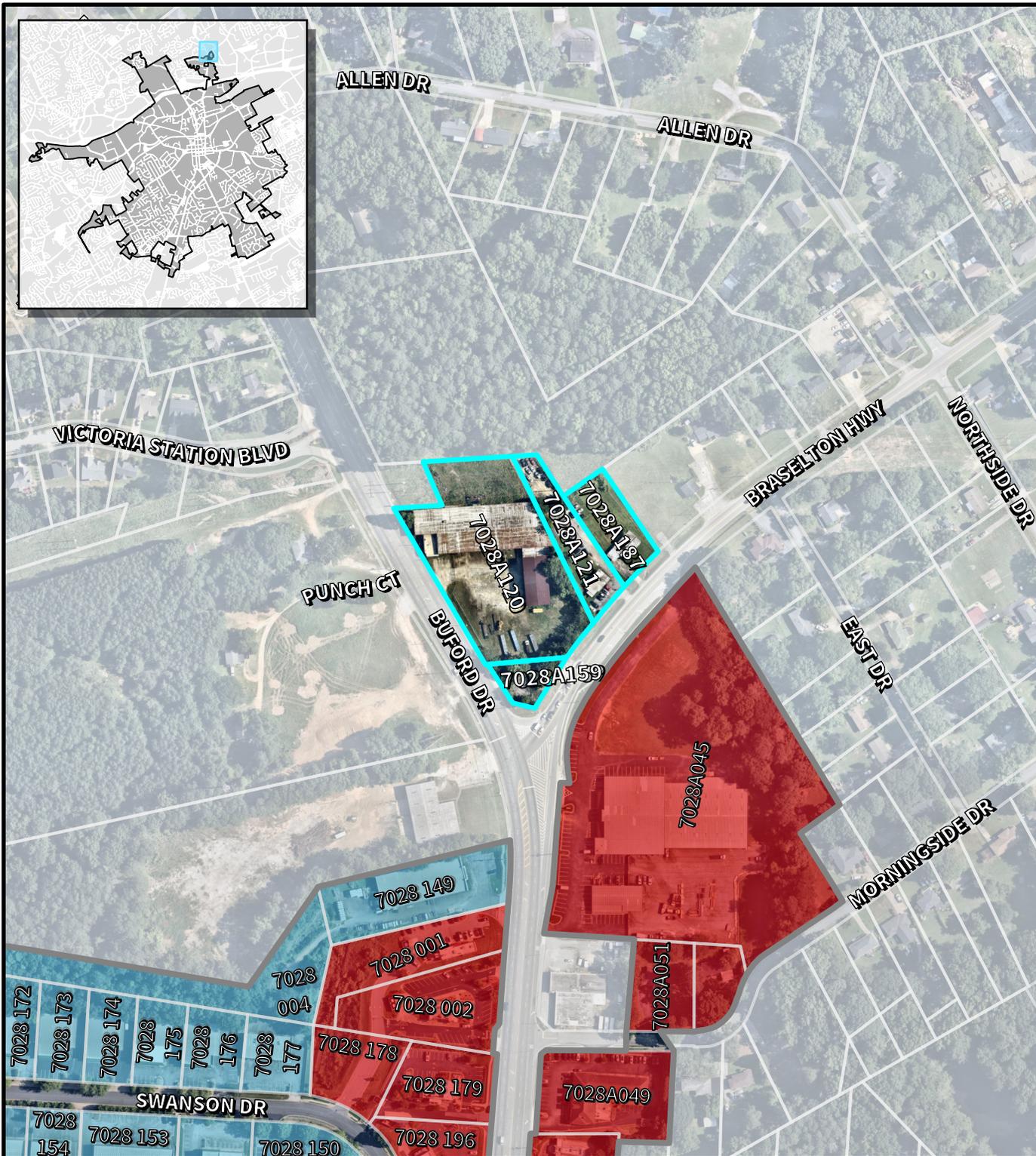
 Subject Property (~3.72 acres)

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 LM Light Manufacturing



Scale: 1:3,600

0 125 250 500 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &

RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

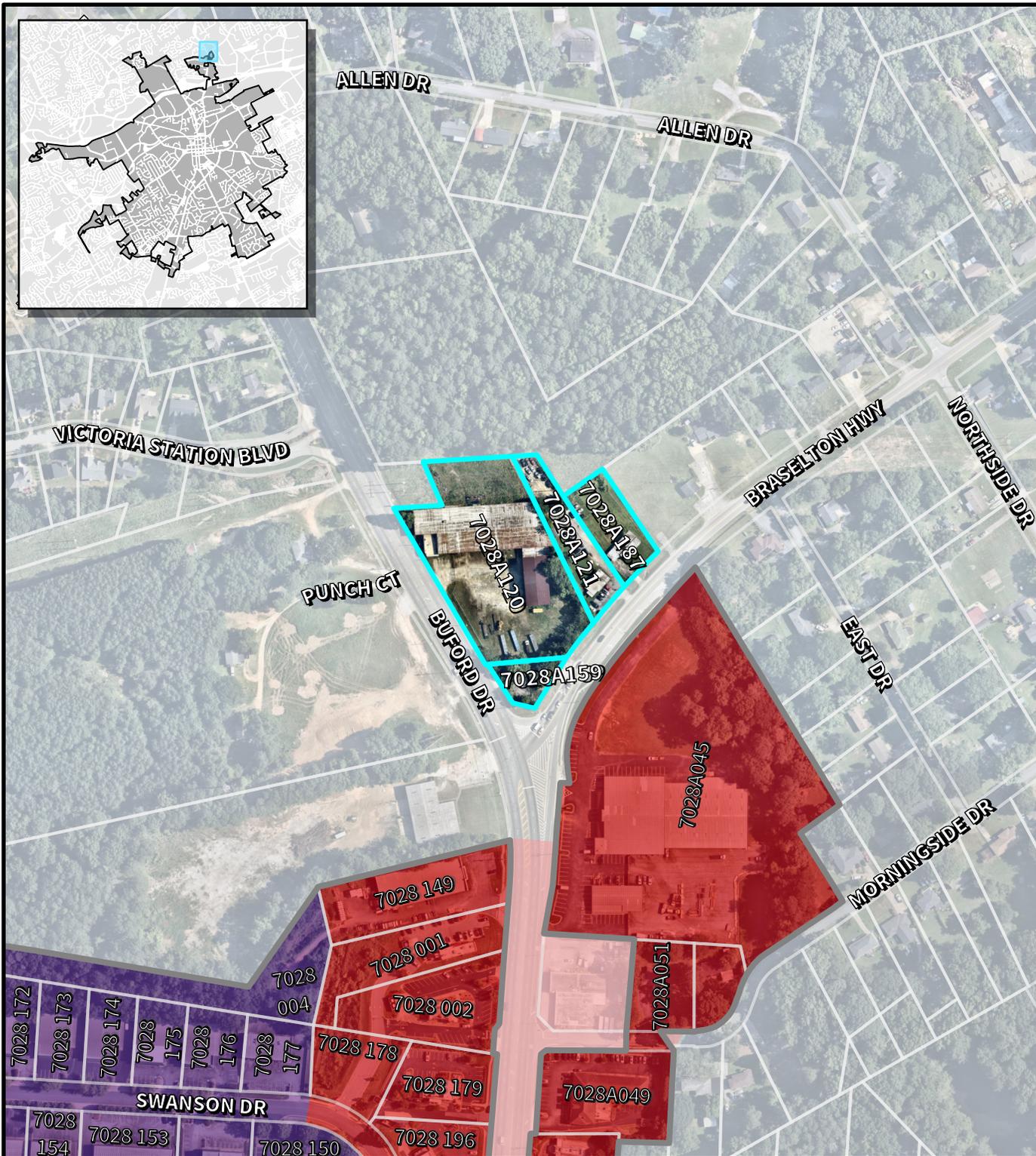
 Subject Property (~3.72 acres)

 Lawrenceville City Limits

2045 Character Areas

 Commercial Corridor

 Industrial



Scale: 1:3,600

0 125 250 500 Feet



N

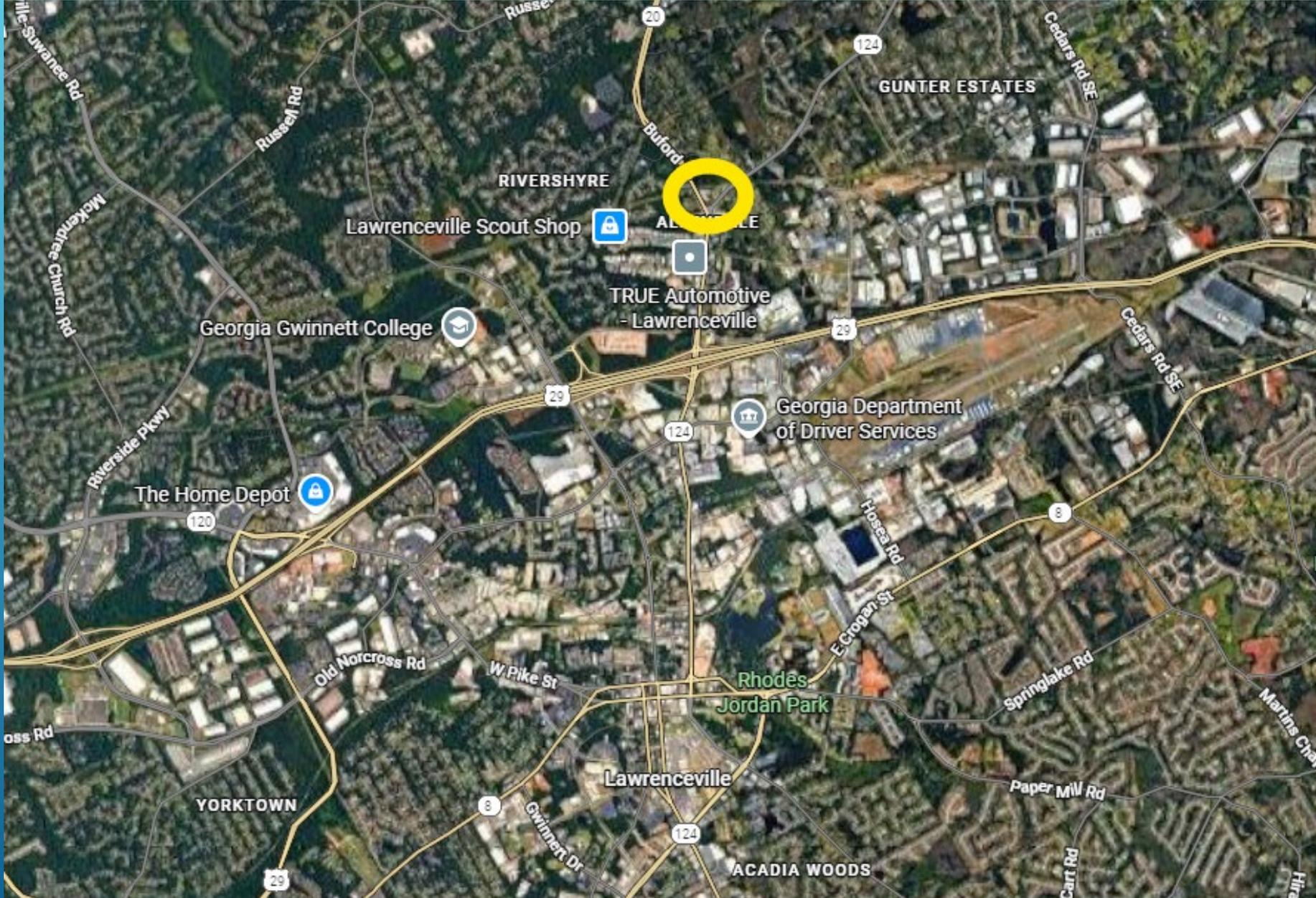


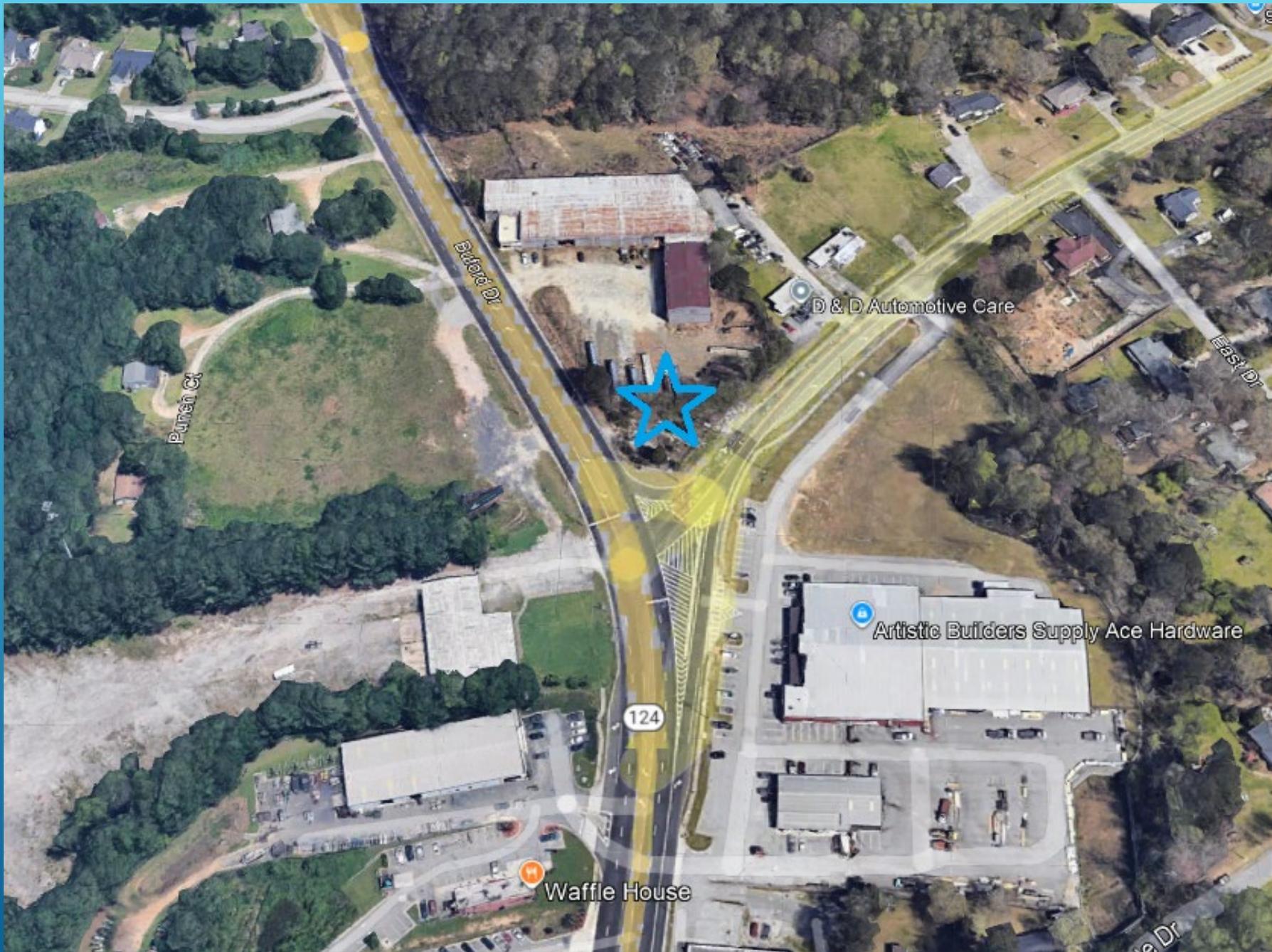


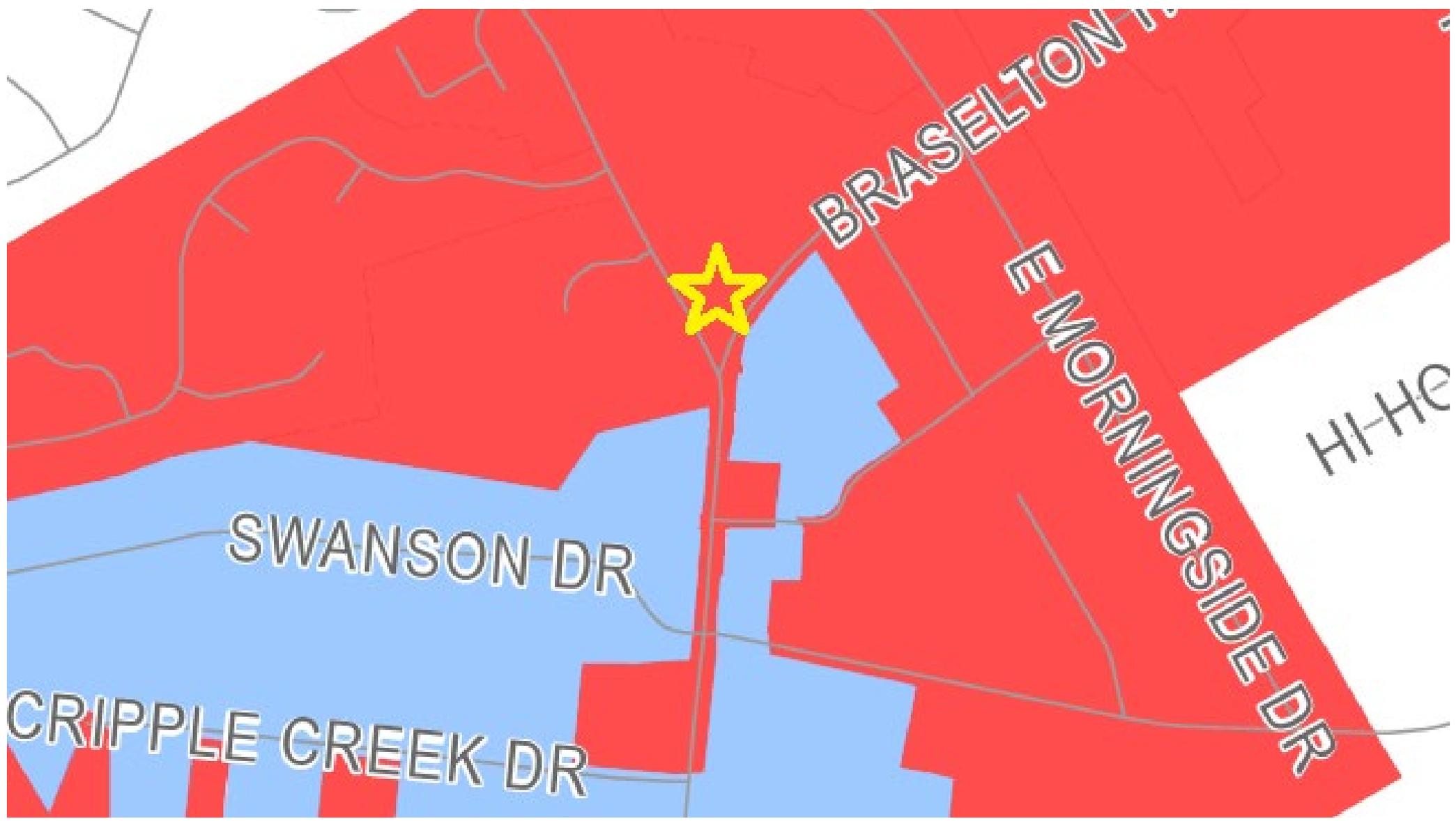
City of Lawrenceville
Planning
Commission

Annexation &
Rezoning Requests

+/- 3.61 acres
Buford Drive &
Braselton Highway







LAWRENCEVILLE

Planning & Development

8.

Location Map & Surrounding Areas

ANNX2025-00014 & RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

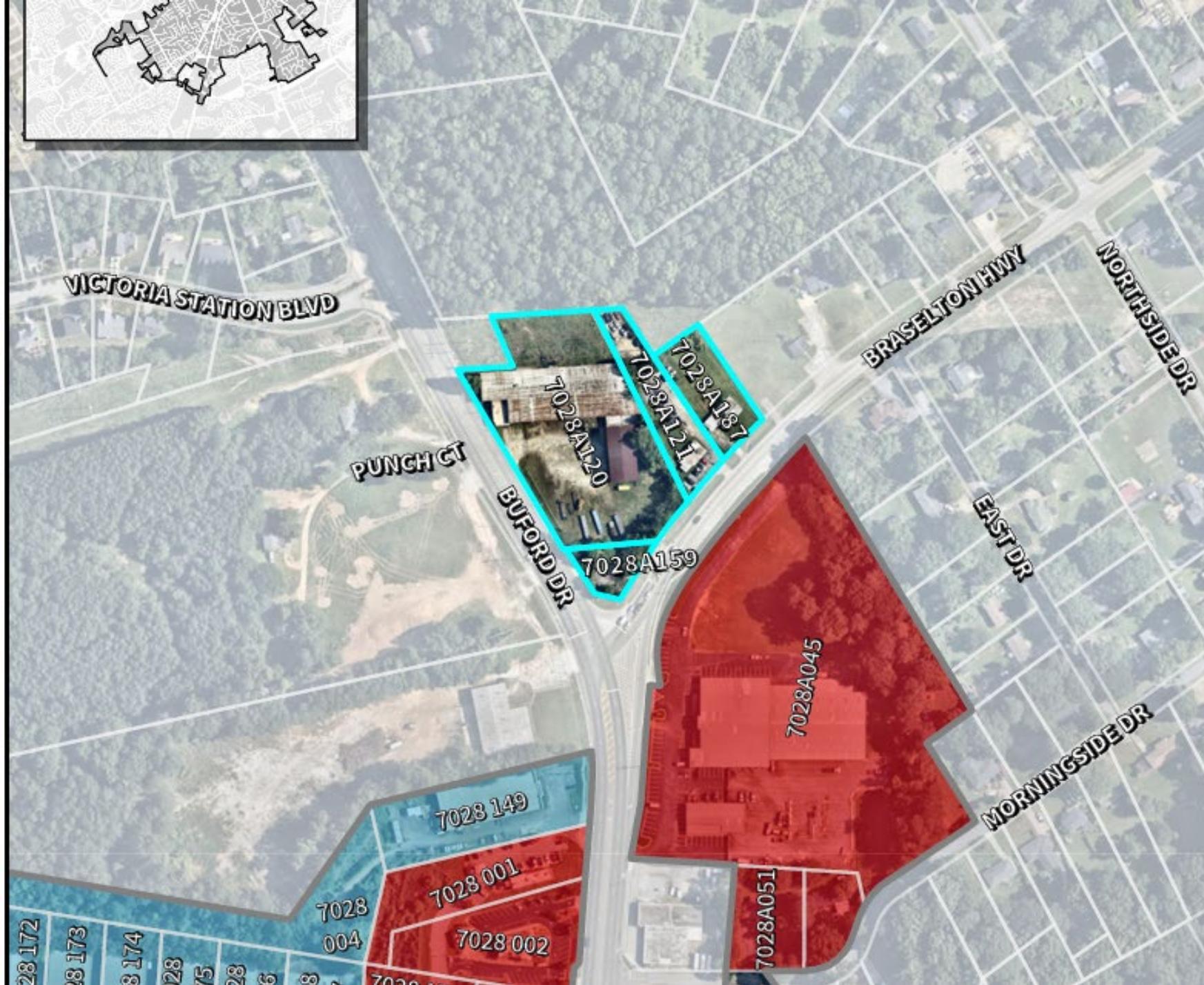
 Subject Property (~3.72 acres)

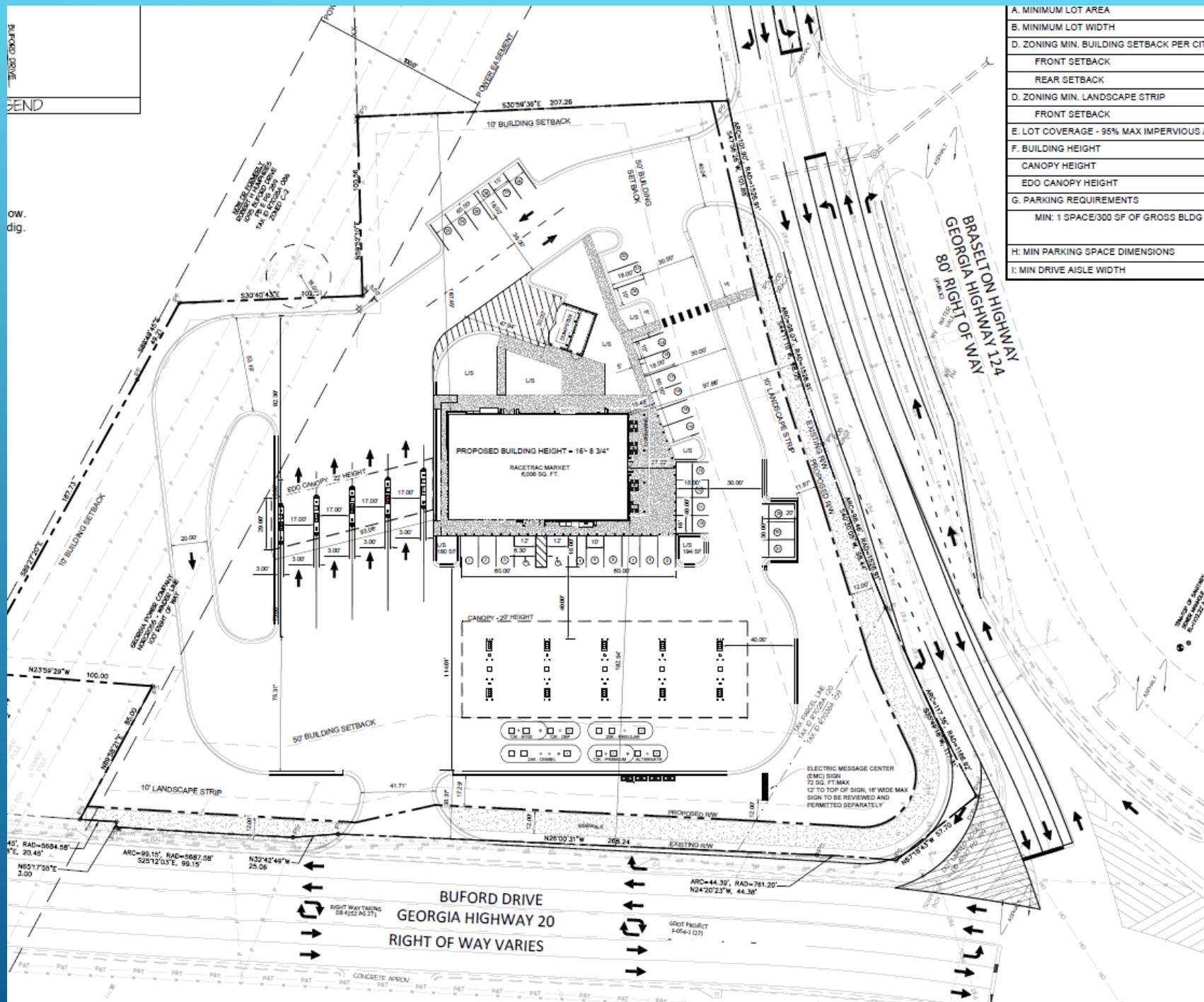
 Lawrenceville City Limits

Zoning Districts

 BG General Business

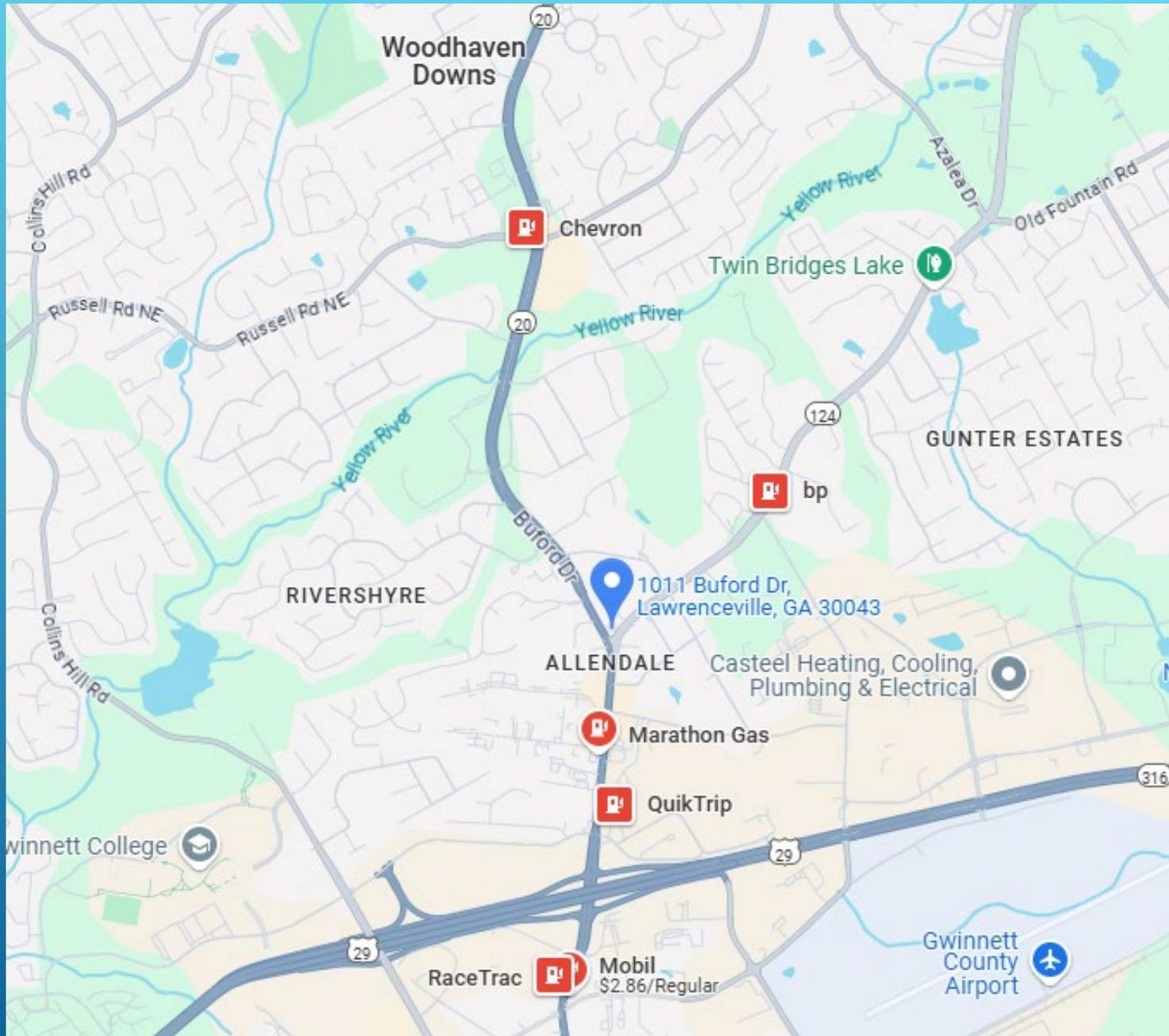
 LM Light Manufacturing





A. MINIMUM LOT AREA
B. MINIMUM LOT WIDTH
D. ZONING MIN. BUILDING SETBACK PER CITY
FRONT SETBACK
REAR SETBACK
D. ZONING MIN. LANDSCAPE STRIP
FRONT SETBACK
E. LOT COVERAGE - 95% MAX IMPERVIOUS AREA
F. BUILDING HEIGHT
CANOPY HEIGHT
EDO CANOPY HEIGHT
G. PARKING REQUIREMENTS
MIN: 1 SPACE/300 SF OF GROSS BLDG AREA
H. MIN PARKING SPACE DIMENSIONS
I. MIN DRIVE AISLE WIDTH





Request Recommendation of Approval for Annexation & BG Zoning

Allow RaceTrac to develop a new, high-quality convenience market with fuel service.

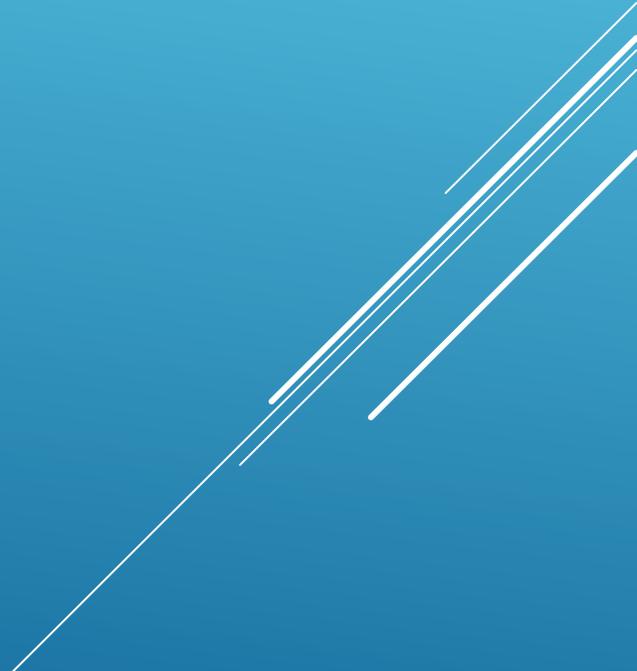
► **Contact:**

Baxter Russell

brussell@dillardsellers.com

(404) 665-1224

**COMMENTS &
QUESTIONS**





LAWRENCEVILLE

Planning & Development

MAYOR AND COUNCIL ~~PLANNING & DEVELOPMENT~~

RECOMMENDED CONDITIONS - 12042025

RZC2025-00073

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

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

1. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:

a. Adult Bookstores or Entertainment

b. Automotive Uses such as:

i. Parts Stores

ii. Used Car Sales

iii. Tire Sales

iv. Car Wash

~~iv.v.~~ Auto Repair/Body Shop

~~v.vi.~~ Car/Truck Rental

c. Contractor's Offices

d. Emission Inspection Stations

e. Equipment Rental

f. Extended Stay Hotels or Motels

g. Recovered Materials Processing Facilities

h. Smoke Shops/Novelty Stores

i. Tattoo Parlors

j. Taxidermists

NX2025-00014 RZC2025-00073_M&C REC CNDS_12042025

k. Yard Trimmings Composting Facilities

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

B. To satisfy the following site development considerations:

- 1. Provide a fifty-foot-wide (50 ft.) building setback adjacent to all rights-of-way (Buford Drive and Braselton Highway).
- 2. Provide a minimum ten-foot (10 ft.) landscape strip along all rights-of-way (Buford Drive and Braselton Highway). Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final approval of a landscape plan shall be subject to the review and approval of the Director of the Planning and Development Department.
- 3. Natural vegetation shall remain on the property until the issuance of a development permit.
- 4. The required parking ratio shall be a minimum of 1 space per 300 square feet of retail sales & services gross floor area.
- 5. Provide a twelve-foot (12')~~5-foot~~ concrete sidewalk along the road frontages of Buford Drive and Braselton Highway.
- 6. Ground signage shall be limited to one monument-type sign per road frontage~~servicing the overall development~~ and shall be subject to review and

NX2025-00014 RZC2025-00073_M&C REC CNDS_12042025

approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building’s architectural treatments.

- 7. New billboards or oversized signs shall be prohibited.
- 8. Outdoor storage shall be prohibited.
- 9. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights-of-way.
- 10. Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- 11. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- 12. Peddlers and/or parking lot sales shall be prohibited.
- 13. The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- 14. [Connect all site security cameras to the City of Lawrenceville’s Real Time Crime Center.](#)
- 15. [Per Georgia Department of Transportation approval and at no cost to the City, dedicate all right of way and provide road and pedestrian improvements to Braselton Highway and Buford Drive as outlined on the site plan Dated October 3, 2025. This includes:](#)
 - a. [A center left and right turn lane on Braselton Highway](#)
 - b. [An additional through lane on Braselton Highway](#)
 - c. [An extension of the right turn lane on Braselton Highway](#)
 - d. [A dedicated right turn lane on Buford Drive](#)
 - e. [Addition of pedestrian crosswalks at the Buford Highway and Braselton Highway Intersection](#)

NX2025-00014 RZC2025-00073_M&C REC CNDS_12042025

- f. An updated traffic signal
- g. Maintain consistent right-of-way boundaries across the frontage of Braselton Highway and Buford Drive.

16. At no cost to the City, construct a City of Lawrenceville Gateway sign on the corner of Buford Drive and Braselton Highway within a dedicated easement per the approval of the Director of Planning and Development.

~~13.~~

NX2025-00014 RZC2025-00073_M&C REC CNDS_12042025



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, DECEMBER 10, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZM2025-00021; Hayley Todd - Planners & Engineers Collaborative; Belmont Drive Parcel Assemblage

Department: Planning and Development

Date of Meeting: Wednesday, December 10, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone the subject property from BG (General Business District) and LM (Light Manufacturing District) to CMU (Community Mixed-Use District)

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

Planning Commission Recommendation: **Approval with Recommendations**

Summary: The applicant is requesting to rezone the subject property to CMU (Community Mixed-Use District) to develop approximately 252 units of affordable senior housing, including apartment buildings with elevators, attached cottages, and townhomes. The subject property is an approximately 20-acre assemblage of twelve parcels located at the northern right-of-way of Hurricane Shoals Road, at its intersection with Belmont Drive.

Attachments/Exhibits:

- RZM2025-00021_RPRT_08062025.docx
- RZM2025-00021_P&D REC CNDS_08062025.docx
- RZM2025-00021_ATTCHMNTS_08112025.pdf
- RZM2025-00021_SITE PLN REV3 NTS_09182025.pdf



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S): RZM2025-00021

APPLICANT(S): HAYLEY TODD – PLANNERS & ENGINEERS
COLLABORATIVE

PROPERTY OWNER(S): SMITH CHARITABLE REMAINDER UNITRUST AND
CE SMITH FAMILY, LLLP

LOCATION(S): 0 BELMONT DRIVE & 0 HURRICANE SHOALS ROAD

PARCEL IDENTIFICATION NUMBER(S): R7010A038, R7010A038A, R7010A039, R7010A041,
R7010A042, R7010A043, R7010A044, R7010A048,
R7010A052, R7010A053, R7010A054, AND
R7010A055

APPROXIMATE ACREAGE: 20 ACRES

CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT) & LM (LIGHT
MANUFACTURING DISTRICT)

PROPOSED ZONING: CMU (COMMUNITY MIXED-USE DISTRICT)

PROPOSED DEVELOPMENT: 252 SENIOR HOUSING UNITS

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone the approximately 20-acre subject property to CMU (Community-Mixed Use District) in order to develop a 252-unit, mixed housing-style community featuring 204 apartment units, 24 attached cottage units, and 24 front-entry townhomes at a gross density of 13 units per acre (UPA). The development is specifically geared towards senior (age 55+) housing, with an emphasis on affordability; that is, units will be priced at 50-60% of Area Median Income (AMI).

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.

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.

<i>Land Use</i>	<i>Percentage of Gross Land Area</i>			<i>Recommendation</i>
	<i>Minimum</i>	<i>Maximum</i>	<i>Proposed</i>	
Residential	30%	75%	100%	Variance
Civic/Institutional	15%	50%	0%	
Commercial/Retail, Light Industrial, Office	15%	50%	0%	

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 (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)
<i>d. Townhouses (see RM-8 standards, below)</i>
<i>e. Multifamily (see RM-24 standards, below)</i>

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	5 acres	20 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	20 feet	N/A
External Minimum Rear Setback	20 feet	20 feet	N/A
Minimum Heated Floor Area	See Table Below	See Table Below	N/A
Impervious Surface Coverage	40% (7.74 acres)	40% (7.74 acres)	N/A
Maximum Building Height	35 feet	35 feet	N/A
Green / Common Space %	2.90 acres (15% of gross acreage)	9.29 acres (47% of gross acreage)	N/A
Minimum Public Green Space	3,000 SF	8,500 SF	N/A
Adjacency to Public Green Space	24 Units (50%)	48 Units (100%)	N/A

Minimum Heated Floor Area

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
1-bedroom	1,000 sq. ft	1,600 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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	5 acres	20 acres	CMU Project Standard: Minimum Acreage – 5 acres
Minimum Lot Width	100 feet	240 feet	N/A
External Minimum Front Setback	50 feet	50/25 feet	Variance
External Minimum Side Setback	25 feet	25 feet	N/A
External Minimum Rear Setback	40 feet	40 feet	N/A
Minimum Heated Floor Area	See Table Below	See Table Below	N/A
Impervious Surface Coverage	60% (11.61 acres)	53% (10.26 acres)	N/A
Maximum Building Height	70 feet	70 feet	N/A
Maximum Number of Stories	5 stories	5 stories	N/A
Gross Density	24 units per acre (UPA)	13 units per acre (UPA)	N/A

Minimum Heated Floor Area

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Studio	650 sq. ft	750 – 1,100 square feet	N/A
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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>5 acres</i>	<i>20 acres</i>	<i>N/A</i>
Road Frontage	<i>40 feet per lot</i>	<i>N/A</i>	<i>N/A</i>
Maximum Height	<i>45 feet</i>	<i>45 feet</i>	<i>N/A</i>
Internal Minimum Front Setback	<i>5-15 feet</i>	<i>10 feet</i>	<i>N/A</i>
Internal Minimum Side Setback	<i>10-20 feet</i>	<i>10 feet</i>	<i>N/A</i>
Internal Minimum Rear Setback	<i>25-50 feet</i>	<i>25 feet</i>	<i>N/A</i>
Minimum Setback along classified Arterials/Collectors	<i>50 feet</i>	<i>50 feet</i>	<i>N/A</i>

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Multifamily Dwelling Unit (204 units)	<i>1.5 spaces per dwelling unit (306 spaces)</i>	<i>1.6 spaces per dwelling unit (308 spaces)</i>	<i>N/A</i>
Townhouse Dwelling Unit (24 units)	<i>1.5 spaces per dwelling unit (36 spaces)</i>	<i>4.25 spaces per dwelling unit (102 spaces)</i>	<i>N/A</i>
Cottage Dwelling Unit (24 units)	<i>1.5 spaces per dwelling unit (36 spaces)</i>	<i>2.38 spaces per dwelling unit (57 spaces)</i>	<i>N/A</i>

Article 4 Buffers, Section 403 Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
CMU / BG	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
CMU / CMU	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
CMU / RM-12	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
CMU / RS-150	<i>50 ft</i>	<i>30 ft</i>	Variance

Five (5) variances are specifically requested by the applicant. The required variances are as follows:

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for an increase of the maximum percentage of Residential Uses from seventy-five percent (75 %) to one hundred percent (100 %).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Civic/Institutional Uses from fifteen percent (15 %) to zero.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15 %) to zero.
- 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 fifty (50) feet front setback along Belmont Drive to twenty-five (25) feet.
- A variance from the Zoning Ordinance, Article 4 – Buffers, Section 401 – Standards for Permanent Buffers, Part 2. Allows for a reduction in the required buffer between CMU and RS-150 zoning districts from fifty (50) feet to thirty (30) feet.

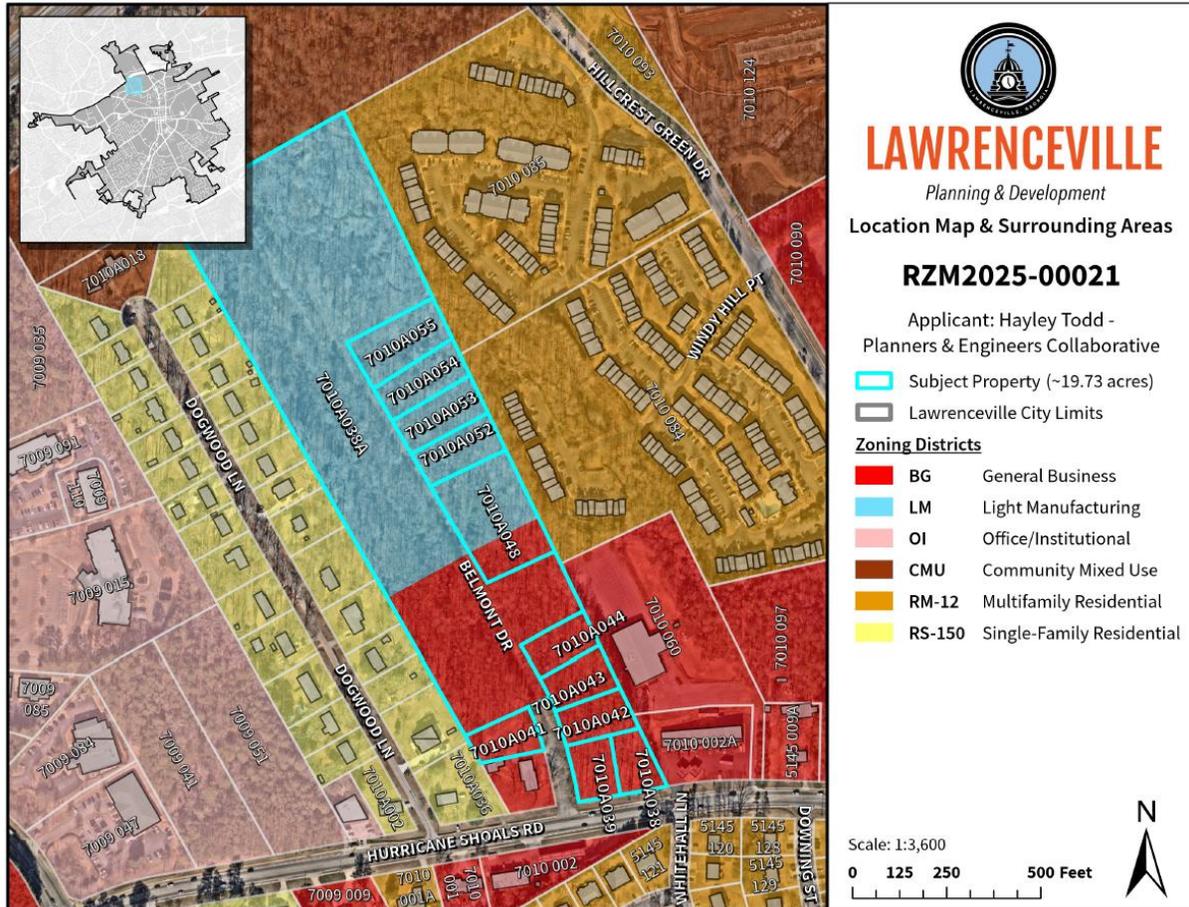
The applicant is requesting these variances to support a cohesive and context-sensitive residential community. First, a variance is needed to allow the development to be 100% residential, as the CMU zoning district typically requires a mix of uses; however, the proposed senior housing community is intended to serve a specific population with limited demand for commercial components, and its location near other residential developments may justify such a variance.

The requested front setback variance applies only to an internal road within the development (Belmont Drive) and does not affect the 50-foot front setback along Hurricane Shoals Road, which will be maintained. Additionally, a variance is requested to reduce the buffer along the western property line, where single-family scale cottages are proposed. These cottages may be more compatible in scale and use with the adjacent single-family neighborhood and provide a gentle transition in character and density.

The site is intentionally designed as a transect: townhomes are placed adjacent to the existing townhome development to the north, cottages near single-family homes to the west, and multifamily buildings next to an apartment complex to the east and along Hurricane Shoals Road. This thoughtful arrangement supports compatibility with surrounding uses and may help to justify the requested variances.

As presented, 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



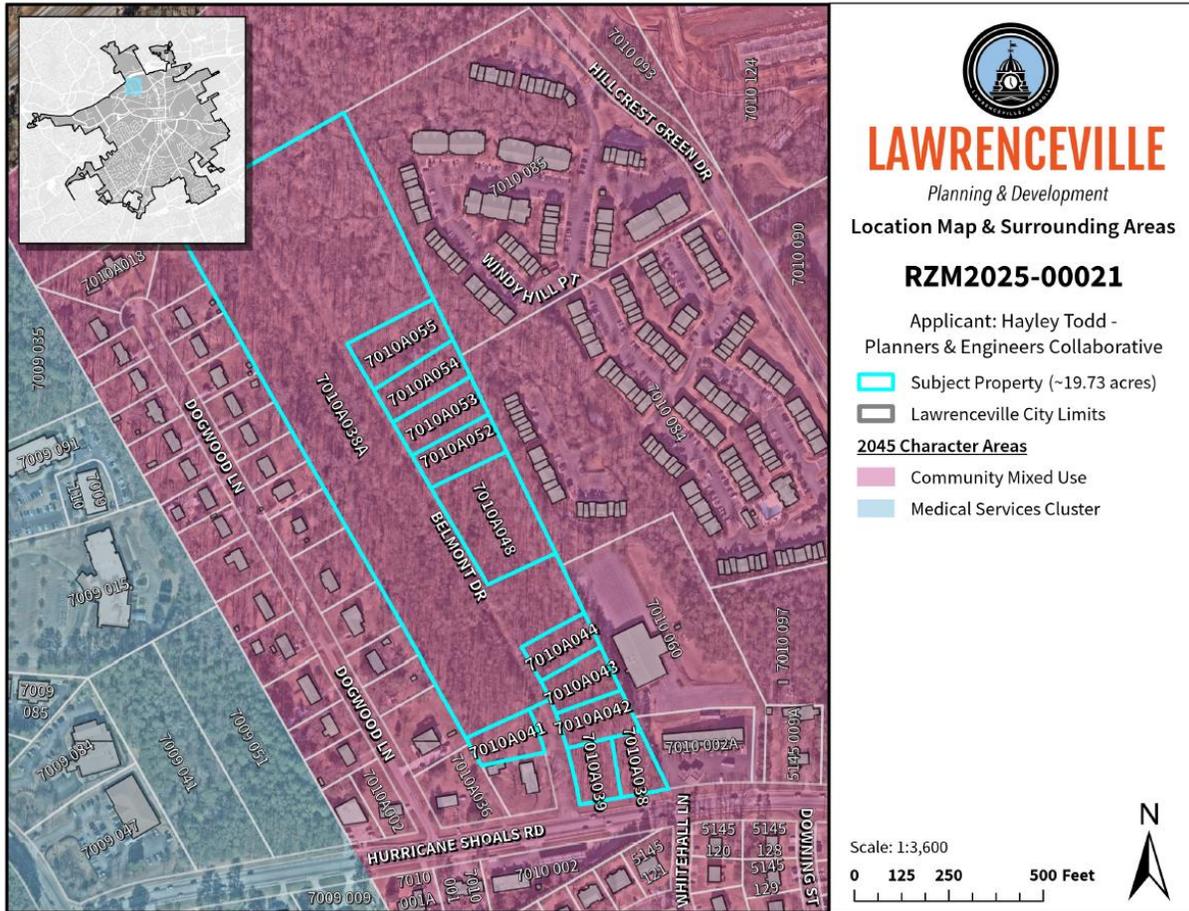
SURROUNDING ZONING AND USE

The area surrounding the subject property predominantly consists of residential zoning districts and uses of varying intensities, with some light commercial uses along Hurricane Shoals Road. The properties directly to the west of the subject property are single-family residences part of the Northern Heights subdivision, zoned RS-150 (Single-Family Residential District). Much of the eastern side of the property is adjacent to the Greens at Hillcrest apartment community, zoned RM-12 (Multifamily Residential District), while the remainder to the south is composed of commercial and retail on land zoned BG (General Business District). The northern end of the subject property is adjacent to land zoned CMU (Community Mixed-Use District), site of the future “Rovena at Hillcrest Green” multifamily residential development (approved in September 2024, per rezoning case RZM2024-00016). Other notable nearby uses include small retail/commercial uses

zoned BG on properties along Hurricane Shoals Road as well as residential duplexes zoned RM-12 on properties south of the subject property.

The proposed rezoning may be appropriate given the abundance of residential developments in the general vicinity, including a similar rezoning to the north approved in 2024 (RZM2024-00016). The project’s internal layout reflects a thoughtful response to surrounding conditions, placing townhomes near existing townhouses, cottages near single-family homes, and multifamily buildings adjacent to apartments and commercial uses along Hurricane Shoals Road.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Community Mixed Use Character Area, defined as such:

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

The proposal generally aligns with the vision of the 2045 Comprehensive Plan for the Community Mixed Use character area. While the project is entirely residential, it provides a diverse mix of housing types and targets an underserved population (seniors) within a walkable, infill location.

STAFF RECOMMENDATION

In conclusion, the proposed rezoning and associated variances support the development of a thoughtfully designed, affordable senior housing community that aligns with both the surrounding land uses and the vision of the 2045 Comprehensive Plan. By concentrating residential types in a transect-based layout and situating the project within a largely residential context, the proposal offers a rare infill opportunity that addresses local housing needs while maintaining compatibility with adjacent neighborhoods. Approval of the request, subject to design oversight and affordability commitments, would represent a meaningful step toward advancing inclusive, sustainable growth in Lawrenceville.

As such, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will not 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;

Yes, the zoning proposal permits a use that is suitable given the surrounding context, which includes a mix of single-family homes, multifamily residential developments, and smaller scale commercial developments, reflecting similar land use patterns and zoning designations.

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

No, the zoning proposal is not expected to adversely affect the existing use or usability of adjacent or nearby properties, as the proposed development is residential in nature and designed to be compatible with surrounding residential uses through appropriate building types, buffering, and site design.

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

Yes, the property has a reasonable economic use as currently zoned; however, the proposed rezoning may allow for a more context-sensitive and economically beneficial use that aligns with surrounding development patterns.

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;

Yes, the zoning proposal aligns with the policy and intent of the Comprehensive Plan, as it supports the Community Mixed-Use character area's goals of providing diverse residential options and fostering a walkable, interconnected neighborhood that serves a growing and dynamic population.

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;

Yes, the presence of similar recent rezonings nearby, ongoing housing developments, and the property's location within a transitioning area from commercial to residential uses provide supporting grounds for approval. Conversely, requested variances and the need to balance compatibility with adjacent single-family neighborhoods may warrant careful consideration and conditions.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS

RZM2025-00021

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 two hundred fifty-two (252) housing units, including a minimum of twenty-four (24) single-family attached cottages, a minimum of twenty-four (24) single-family attached townhomes, and a maximum of two hundred four (204) multifamily apartment units. Density of housing units is not to exceed thirteen units per acre (13 UPA).
- B.** The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated July 7, 2025, 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.
- C.** 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.
- D.** Multifamily, Cottage, and Townhome Units shall meet the following standards:
 - 1. Four (4) bedroom units shall be prohibited
 - 2. All units shall include granite counter tops and stainless-steel appliances.
 - 3. All dwelling units shall meet fifty to sixty percent (50%-60%) 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.

- 4. Townhouse dwelling units shall be a minimum of twenty feet (20 ft.) from the forty foot (40 ft.) Private Access or Utility Easement.
 - E.** All townhouse units shall have a two (2) car garage, with a driveway measuring sixteen (16) feet in width and twenty-six (26) feet in depth (as measured from the curb), providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department
- 2. To satisfy the following site development considerations:**
- A.** The development shall 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.** Provide a fifty-foot-wide (50 ft.) front yard building setback adjacent to the northern right-of-way of Hurricane Shoals Road.
 - E.** Provide a minimum 30-foot wide natural or enhanced buffer adjacent to the westernmost property line, where adjacent to residential properties.
 - F.** Provide a 5-foot concrete sidewalk along the road frontage of Hurricane Shoals Road.
 - G.** The required parking ratio for the townhouse section of development shall be a minimum of 4 spaces per unit.
 - H.** The required parking ratio for the cottage section of development shall be a minimum of 2 spaces per unit.
 - I.** The required parking ratio for the multifamily residential component of

development shall be a minimum of 1.5 spaces per unit.

- J.** Maximum multifamily building height shall be seventy feet (70 ft).
- K.** 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.
- L.** Natural vegetation shall remain on the property until the issuance of a development permit.
- M.** New billboards or oversized signs shall be prohibited.
- N.** Outdoor storage shall be prohibited.
- O.** 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.
- P.** 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.
- Q.** 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.
- R.** Peddlers and/or parking lot sales shall be prohibited.
- S.** 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 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for an increase of the maximum percentage of Residential Uses from seventy-five percent (75 %) to one hundred percent (100 %).

- B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Civic/Institutional Uses from fifteen percent (15 %) to zero.
- C.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15 %) to zero.
- D.** 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 fifty (50) feet front setback along Belmont Drive to twenty-five (25) feet.
- E.** A variance from the Zoning Ordinance, Article 4 – Buffers, Section 401 – Standards for Permanent Buffers, Part 2. Allows for a reduction in the required buffer between CMU and RS-150 zoning districts from fifty (50) feet to thirty (30) feet.

RZM2025-00021
RECEIVED JULY 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Planners & Engineers Collaborative +	NAME: Smith Charitable Remainder Unitrust
ADDRESS: <u>350 Research Court</u>	ADDRESS: <u>963 Buford Dr</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>Hayley Todd</u> PHONE: <u>678-684-6287</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>LM & BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R7010A055, R7010A054, R7010A041, R7010A052, R7010A053, R7010A042, R7010A043, R7010A044, R7010A038A, & R7010A048</u> ACREAGE: <u>19.3</u>	
ADDRESS OF PROPERTY: <u>Belmont Dr, Lawrenceville, GA 30046</u>	

Hayley Todd 7/7/25
SIGNATURE OF APPLICANT DATE

Hayley Todd, on behalf of
Planners & Engineers Collaborative +
TYPED OR PRINTED NAME

Nicole Maddox 7/7/2025
NOTARY PUBLIC DATE
Nicole Maddox

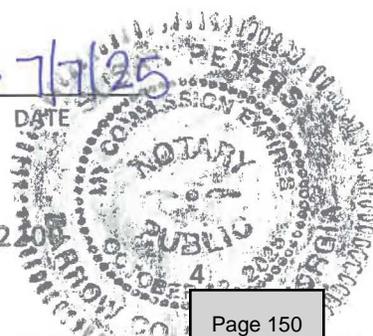


CE Smith 7/7/25
SIGNATURE OF OWNER DATE

Smith Charitable Remainder Unitrust
TYPED OR PRINTED NAME

Susan Peters 7/7/25
NOTARY PUBLIC DATE

Susan Peters



RZM2025-00021
RECEIVED JULY 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>_Planners & Engineers Collaborative +</u>	NAME: <u>CE Smith Family, LLLP</u>
ADDRESS: <u>350 Research Court</u>	ADDRESS: <u>963 Buford Dr</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>Hayley Todd</u> PHONE: <u>678-684-6287</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>R7010A039 & R7010A038</u> ACREAGE: <u>0.8</u>	
ADDRESS OF PROPERTY: <u>Belmont Dr, Lawrenceville, GA 30046</u>	

Hayley Todd 7/7/25
SIGNATURE OF APPLICANT DATE

Hayley Todd, on behalf of
Planners & Engineers Collaborative +
TYPED OR PRINTED NAME

Nicole Maddox 7/7/2025
NOTARY PUBLIC DATE
Nicole Maddox

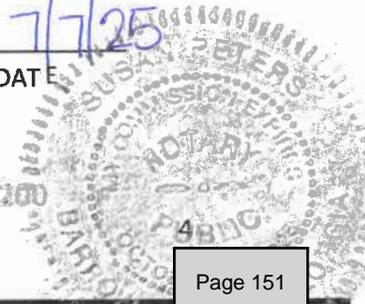


CE Smith 7/7/25
SIGNATURE OF OWNER DATE

CE Smith Family, LLLP
TYPED OR PRINTED NAME

Susan Peters 7/7/25
NOTARY PUBLIC DATE

Susan Peters
NOTARY PUBLIC
70 S Clayton St • PO Box 2200 • Lawrenceville, GA 30046-2200
770.963.2414 • www.lawrencevillega.gov
My Commission Expires 10/12/2025



RZM2025-00021
RECEIVED JULY 11, 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.

RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT

8/8/2025

Re: **Letter of Intent – CMU Rezoning
Belmont Drive Assemblage (+/- 19.35 acres)**
PEC+ Project No. 20244.00A

Dear Community Development Officials,

This application seeks to rezone the approximately 19.35-acre site near the intersection of Belmont Drive and Hurricane Shoals Road (“Belmont Drive Assemblage” or the “Subject Property,” PIDs R7010A055, R7010A054, R7010A041, R7010A052, R7010A053, R7010A042, R7010A043, R7010A044, R7010A038A, R7010A048, R7010A039 & R7010A038) from BG & LM to CMU. The change would allow for the development of approximately 252 units of new, Affordable senior housing. Housing types would include apartment buildings with elevators, attached cottages, and townhomes.

Site and Proposal

The Subject Property consists of an assemblage of twelve parcels with the street address 0 Belmont Drive. It is located between State Route 316 and Hurricane Shoals Road in the city of Lawrenceville.

There are streams located on the property, and in general the terrain is varied with gentle slopes. Immediately to the north is a senior residential development with a similar mix of uses that is under construction by McKinley Homes. To the immediate east is Groves of Lawrenceville, a LIHTC senior apartment development. Single-family lots that are approximately 0.3 acres in size on average are along the western property line. The project fits the context of the surrounding area by land use and zoning designation. This is a rare and important infill development opportunity.

The zoning actions requested include:

- An amendment to the City of Lawrenceville zoning map for parcels 7010A041, 7010A038A, 7010A055, 7010A054, 7010A053, 7010A052, 7010A048, 7010A044, 7010A043, 7010A042, 7010A039, and 7010A038 to change the zoning from BG & LM to CMU.
- A variance to permit 100% of the land uses to be residential

The proposed development would consist of approximately 252 affordable senior homes that would be priced at 50% to 60% of the Area Median Income. Of these units, there would be approximately 204 garden-style multifamily with elevator, 24 senior cottages, and 24 townhomes. The total density would be approximately 13 units per acre. Multifamily units would have a parking ratio of 1.5 spaces per unit; cottages would have a minimum parking ratio of 2 spaces per unit, and townhomes would have a minimum parking ratio of 4 spaces per unit.

The proposed development would be gated, per the recommendation of the Planning Department.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for City of Lawrenceville (the “Zoning Ordinance”) which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant’s and property owner’s property rights without

RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT

first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for CMU as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Lawrenceville and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by City of Lawrenceville and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Lawrenceville City Council, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for the development of a new, mixed, affordable residential development for seniors. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

LEGAL DESCRIPTION
OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Sholas Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;

THENCE leaving said northerly right of way of Hurricane Sholas Road and proceed along west side of Belmont Drive the following courses and distances: N09°16'26"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.46 feet, being subtended by a chord bearing of N13°13'16"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S71°50'02"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N29°29'14"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N29°29'14"W a distance of 166.68 feet to a found 3/4 inch crimp top pipe; thence N29°31'46"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N28°38'00"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N29°51'52"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N60°14'41"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S25°36'58"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S25°35'53"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S26°02'46"E a distance of 109.92 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.03 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 120.13 feet to a found 1 1/2 inch open top pipe disturbed; thence S25°40'40"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way the following courses and distances: S80°23'13"W a distance of 127.22 feet to a set 1/2 inch rebar with cap; S80°23'13"W a distance of 119.89 feet to a set 1/2 inch rebar with cap; S78°18'55"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 872,175 square feet or 20.022 acres.

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Sholas Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;

THENCE leaving said northerly right of way of Hurricane Sholas Road and proceed along west side of Belmont Drive the following courses and distances: N09°16'26"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.46 feet, being subtended by a chord bearing of N13°13'16"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S71°50'02"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N29°29'14"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N29°29'14"W a distance of 166.68 feet to a found 3/4 inch crimp top pipe; thence N29°31'46"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N28°38'00"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N29°51'52"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N60°14'41"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S25°36'58"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S25°35'53"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S26°02'46"E a distance of 109.92 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.03 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 120.13 feet to a found 1 1/2 inch open top pipe disturbed; thence S76°34'22"W a distance of 81.09 feet to a found 1 inch open top pipe disturbed; thence S76°34'22"W a distance of 120.15 feet to a set 1/2 inch rebar with cap on the east side of Belmont Drive; thence along said east side of Belmont Drive the following courses and distances: along a curve turning to the right with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of S10°44'31"E, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; S09°46'36"E a distance of 133.00 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way of Hurricane Shoals Road S78°18'55"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 836,960 square feet or 19.214 acres.

RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING COMMENCE at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive; thence along said northerly right of way of Hurricane Shoals Road N78°18'55"E a distance of 61.35 feet to a found 3/4 inch rebar at the intersection of said northerly right of way of Hurricane Shoals Road and the east side of Belmont Drive, said rebar being the POINT OF BEGINNING;

With the POINT OF BEGINNING thus established thence leaving said northerly right of way and proceed along east side of Belmont Drive N09°46'36"W a distance of 133.00 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of N10°44'31"W, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; thence leaving said east side of Belmont Drive N76°34'22"E a distance of 120.15 feet to a found 1 inch open top pipe disturbed; thence S09°52'21"E a distance of 157.92 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way S80°23'13"W a distance of 119.89 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 18,437 square feet or 0.423 acres.

LEGAL DESCRIPTION

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING COMMENCE at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive; thence along said northerly right of way of Hurricane Shoals Road N78°18'55"E a distance of 61.35 feet to a found 3/4 inch rebar at the intersection of said northerly right of way of Hurricane Shoals Road and the east side of Belmont Drive; thence continue along said northerly right of way N80°23'13"E a distance of 119.89 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING;

With the POINT OF BEGINNING thus established thence leaving said northerly right of way and proceed N09°52'21"W a distance of 157.92 feet to a found 1 inch open top pipe disturbed; thence N76°34'22"E a distance of 81.09 feet to a found 1 1/2 inch open top pipe disturbed; thence S25°40'40"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way S80°23'13"W a distance of 127.22 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 16,779 square feet or 0.385 acres.

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" ITEMS

- 1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.
2. ADDRESS(ES) OF THE SURVEYED PROPERTY: BELMONT DRIVE AT HURRICANE SHOALS ROAD, LAWRENCEVILLE, GEORGIA 30046
3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.
4. GROSS LAND AREA OF SUBJECT PROPERTY IS:
TRACT ONE: 19,214 ACRES / 836,960 SQ. FT.
TRACT TWO: 0.385 ACRES / 16,779 SQ. FT.
TRACT THREE: 0.423 ACRES / 18,437 SQ. FT.
TOTAL SITE: 20,022 ACRES.
(6/A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
(6/B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS.
11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.
13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.
14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

NOTES

- 1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13155000736, PANEL 73 OF 155, EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD), THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN AUGUST 2025. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
8. THE PROPERTY HAS DIRECT ACCESS TO HURRICANE SHOALS ROAD, A DEDICATED PUBLIC STREET HIGHWAY.
9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION - OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:
BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;
THENCE leaving said northerly right of way of Hurricane Shoals Road and proceed along west side of Belmont Drive the following courses and distances: N097626"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.46 feet, being subtended by a chord bearing of N131316"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S715022"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N292914"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N292914"W a distance of 166.68 feet to a found 3/4 inch crimp top pipe; thence N293146"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N283800"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N295152"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N601441"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S253658"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S253553"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S260246"E a distance of 109.92 feet to a set 1/2 inch rebar with cap; thence S254028"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S254028"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S254028"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S284028"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 120.13 feet to a found 1 1/2 inch open top pipe disturbed; thence S254040"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way the following courses and distances: S802313"W a distance of 127.22 feet to a set 1/2 inch rebar with cap; S802313"W a distance of 119.89 feet to a set 1/2 inch rebar with cap; S781825"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.
Tract or parcel contains 872,175 square feet or 20,022 acres.

LEGAL DESCRIPTION - TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:
BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;
THENCE leaving said northerly right of way of Hurricane Shoals Road and proceed along west side of Belmont Drive the following courses and distances: N097626"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.46 feet, being subtended by a chord bearing of N131316"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S715022"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N292914"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N292914"W a distance of 166.68 feet to a found 3/4 inch crimp top pipe; thence N293146"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N283800"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N295152"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N601441"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S253658"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S253553"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S260246"E a distance of 109.92 feet to a set 1/2 inch rebar with cap; thence S254028"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S254028"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S254028"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S284028"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 120.13 feet to a found 1 1/2 inch open top pipe disturbed; thence S254040"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way the following courses and distances: along a curve turning to the right with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of S104431"E, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; S094636"E a distance of 133.00 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way of Hurricane Shoals Road S781825"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.
Tract or parcel contains 836,960 square feet or 19,214 acres.

LEGAL DESCRIPTION - TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:
To find the POINT OF BEGINNING COMMENCE at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive; thence along said northerly right of way of Hurricane Shoals Road N781825"E a distance of 61.35 feet to a found 3/4 inch rebar at the intersection of said northerly right of way of Hurricane Shoals Road and the east side of Belmont Drive, said rebar being the POINT OF BEGINNING;
With the POINT OF BEGINNING thus established thence leaving said northerly right of way and proceed along east side of Belmont Drive N094636"W a distance of 133.00 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of N104431"W, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; thence leaving said east side of Belmont Drive N763422"E a distance of 120.15 feet to a found 1 inch open top pipe disturbed; thence S092221"E a distance of 157.92 feet to a found 1 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way S802313"W a distance of 119.89 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.
Tract or parcel contains 18,437 square feet or 0.423 acres.

LEGAL DESCRIPTION - TRACT 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:
To find the POINT OF BEGINNING COMMENCE at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive; thence along said northerly right of way of Hurricane Shoals Road N781825"E a distance of 61.35 feet to a found 3/4 inch rebar at the intersection of said northerly right of way of Hurricane Shoals Road and the east side of Belmont Drive; thence continue along said northerly right of way N802313"E a distance of 119.89 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING;
With the POINT OF BEGINNING thus established thence leaving said northerly right of way and proceed N093221"W a distance of 157.92 feet to a found 1 inch open top pipe disturbed; thence N763422"E a distance of 81.09 feet to a found 1 1/2 inch open top pipe disturbed; thence S284040"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way S802313"W a distance of 127.22 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.
Tract or parcel contains 16,779 square feet or 0.385 acres.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON "ESI03", "ESI05", GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENUS800 SERIES DATA COLLECTOR, eGPS 201, GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 279,688 FEET.

To Lincoln Avenue Communities:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6, 8, 10, 13, and 16 of Table A thereof. The field work was completed on: 7/25/2025
Date of Map or Plat: 8/6/2025
Surveyor's Signature
Printed name

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 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.
Date of Map or Plat: 8/6/2025



PEC Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)481-1241 WWW.PEC-PA.COM
SINCE 1984

Table with 4 columns: REV, DATE, DESCRIPTION, BY. Contains 5 rows of revision data.

LAND LOT(S) 10
DISTRICT 7TH

ALTA/NSPS LAND TITLE SURVEY FOR LINCOLN AVENUE COMMUNITIES AND TITLE COMPANY
CITY OF LAWRENCEVILLE

SHEET 1 OF 2
DRAWN BY: MCS
CHECKED BY: MCS
FILE NO.: 20244.00
DATE: 09/06/2025
SCALE: 1" = 60'
DATE OF FIELD WORK: 7/25/25
0 30 60 120

RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT



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LAWRENCEVILLE

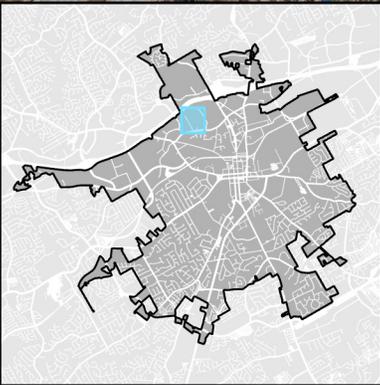
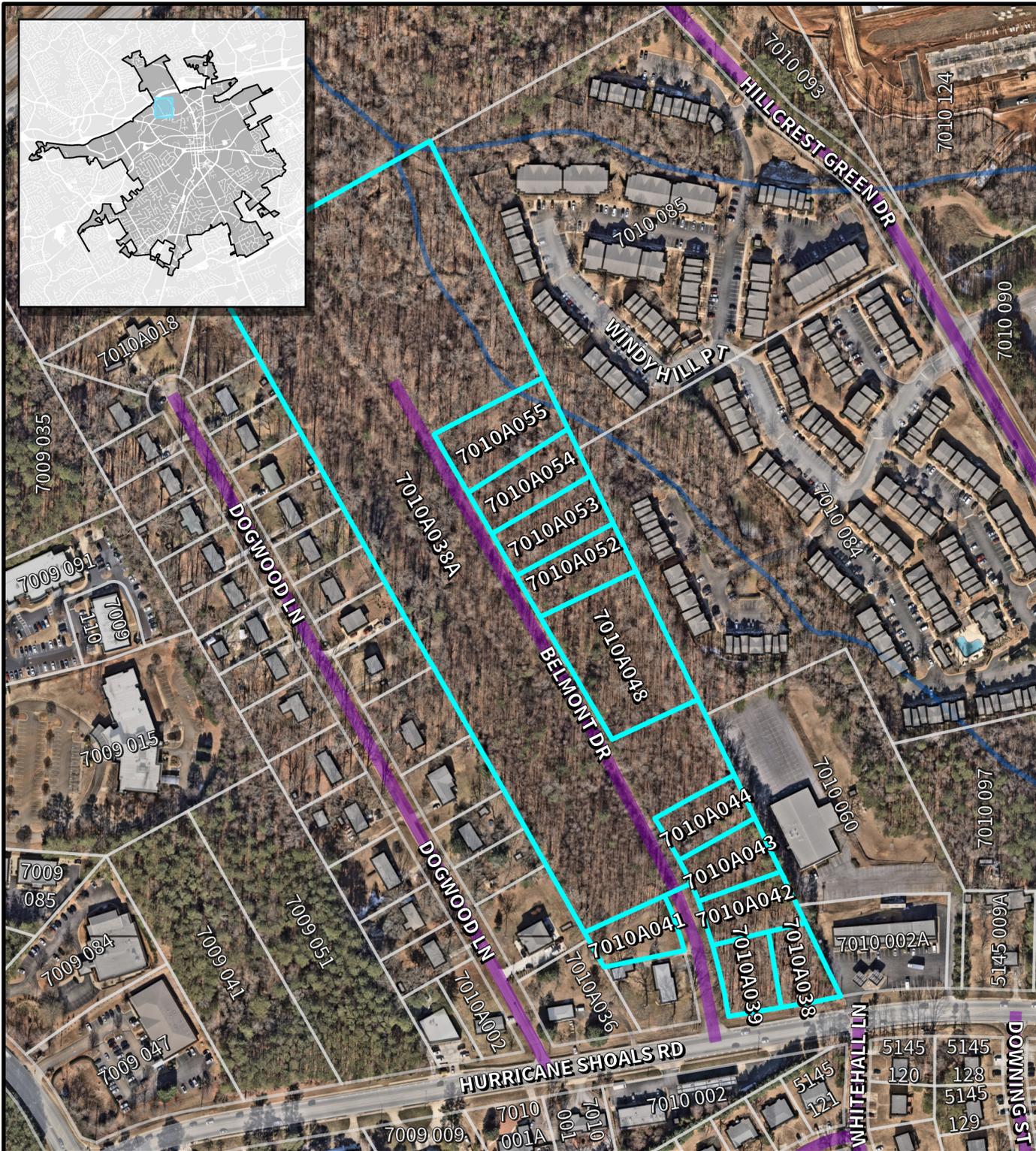
Planning & Development

Location Map & Surrounding Areas

RZM2025-00021

Applicant: Hayley Todd -
Planners & Engineers Collaborative

-  Subject Property (~19.73 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00021

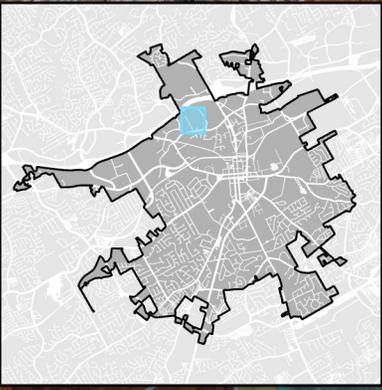
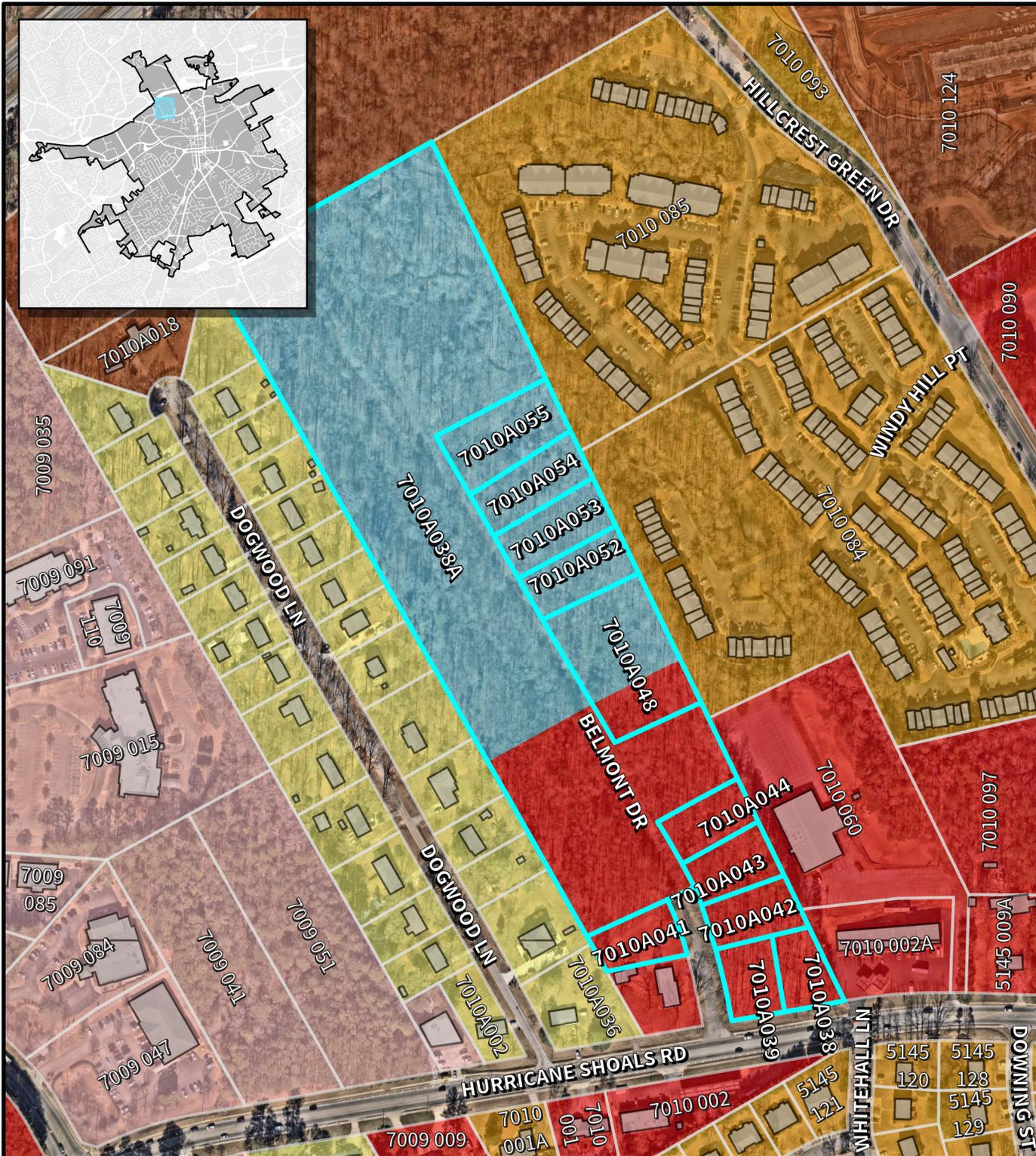
Applicant: Hayley Todd -
Planners & Engineers Collaborative

 Subject Property (~19.73 acres)

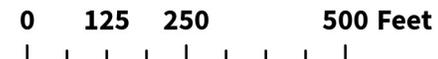
 Lawrenceville City Limits

Zoning Districts

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



Scale: 1:3,600





LAWRENCEVILLE

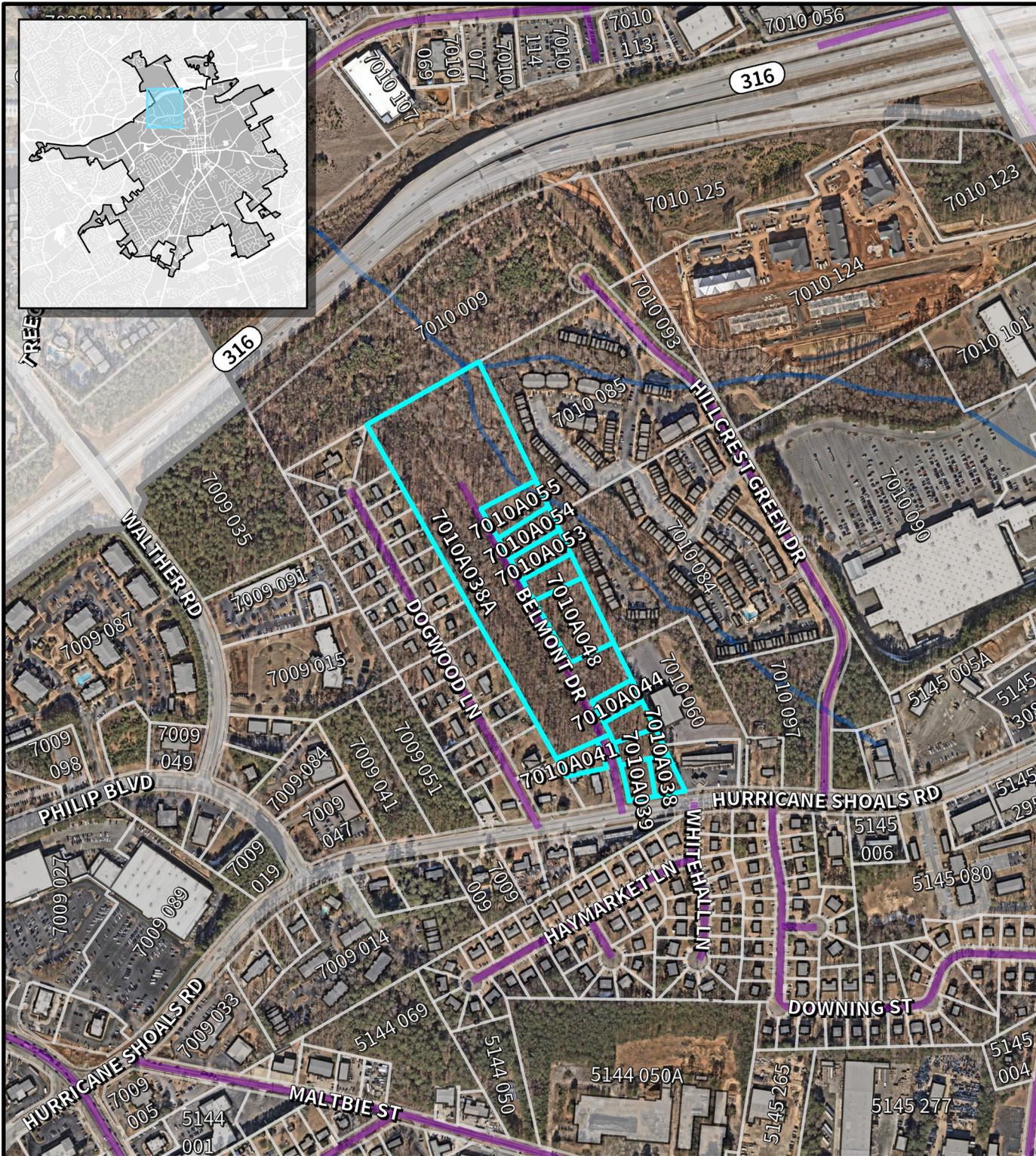
Planning & Development

Location Map & Surrounding Areas

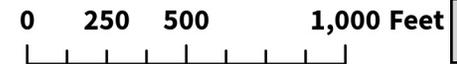
RZM2025-00021

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-  Subject Property (~19.73 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:7,200





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00021

Applicant: Hayley Todd -
Planners & Engineers Collaborative

 Subject Property (~19.73 acres)

 Lawrenceville City Limits

Zoning Districts

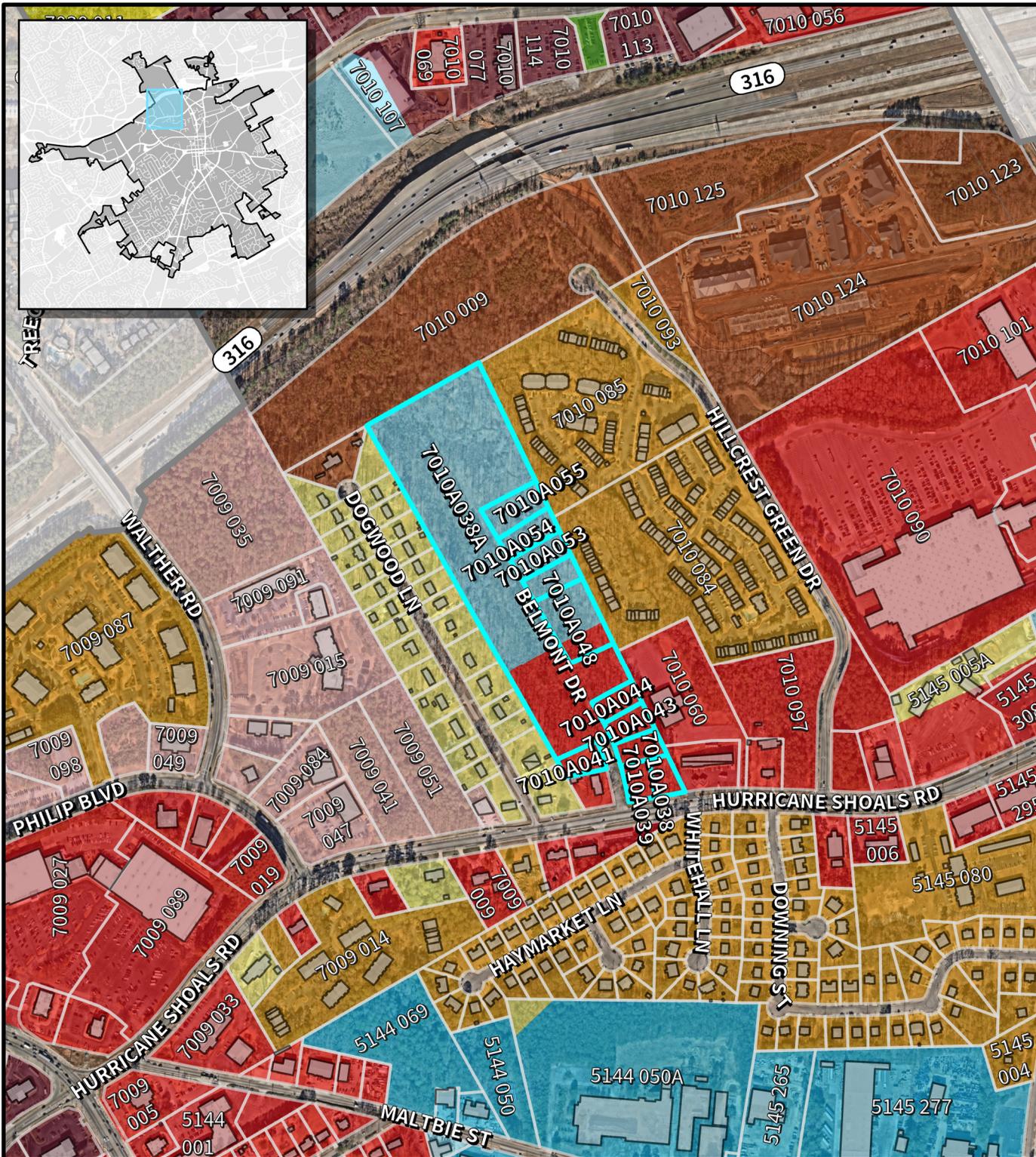
-  AR Agricultural Residential
-  BG General Business
-  HSB Highway Service Business
-  LM Light Manufacturing
-  HM Heavy Manufacturing
-  OI Office/Institutional
-  CMU Community Mixed Use
-  RM-12 Multifamily Residential
-  RS-150 Single-Family Residential
-  RS-180 Single-Family Residential

Scale: 1:7,200

0 250 500 1,000 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00021

Applicant: Hayley Todd -
Planners & Engineers Collaborative

 Subject Property (~19.73 acres)

 Lawrenceville City Limits

2045 Character Areas

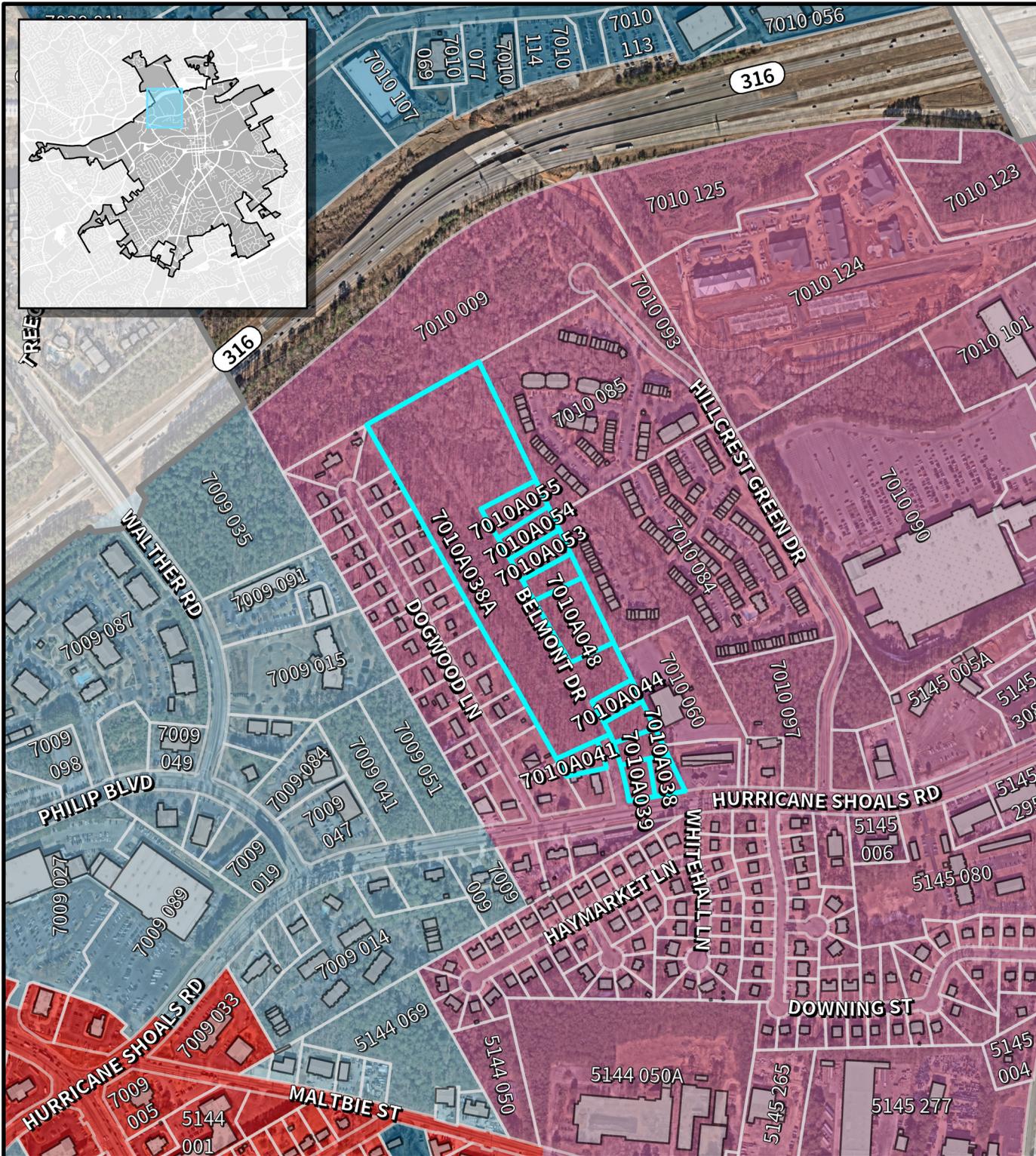
 Downtown

 Community Mixed Use

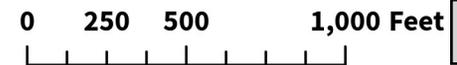
 Commercial Corridor

 Medical Services Cluster

 Education Center



Scale: 1:7,200



N





LAWRENCEVILLE

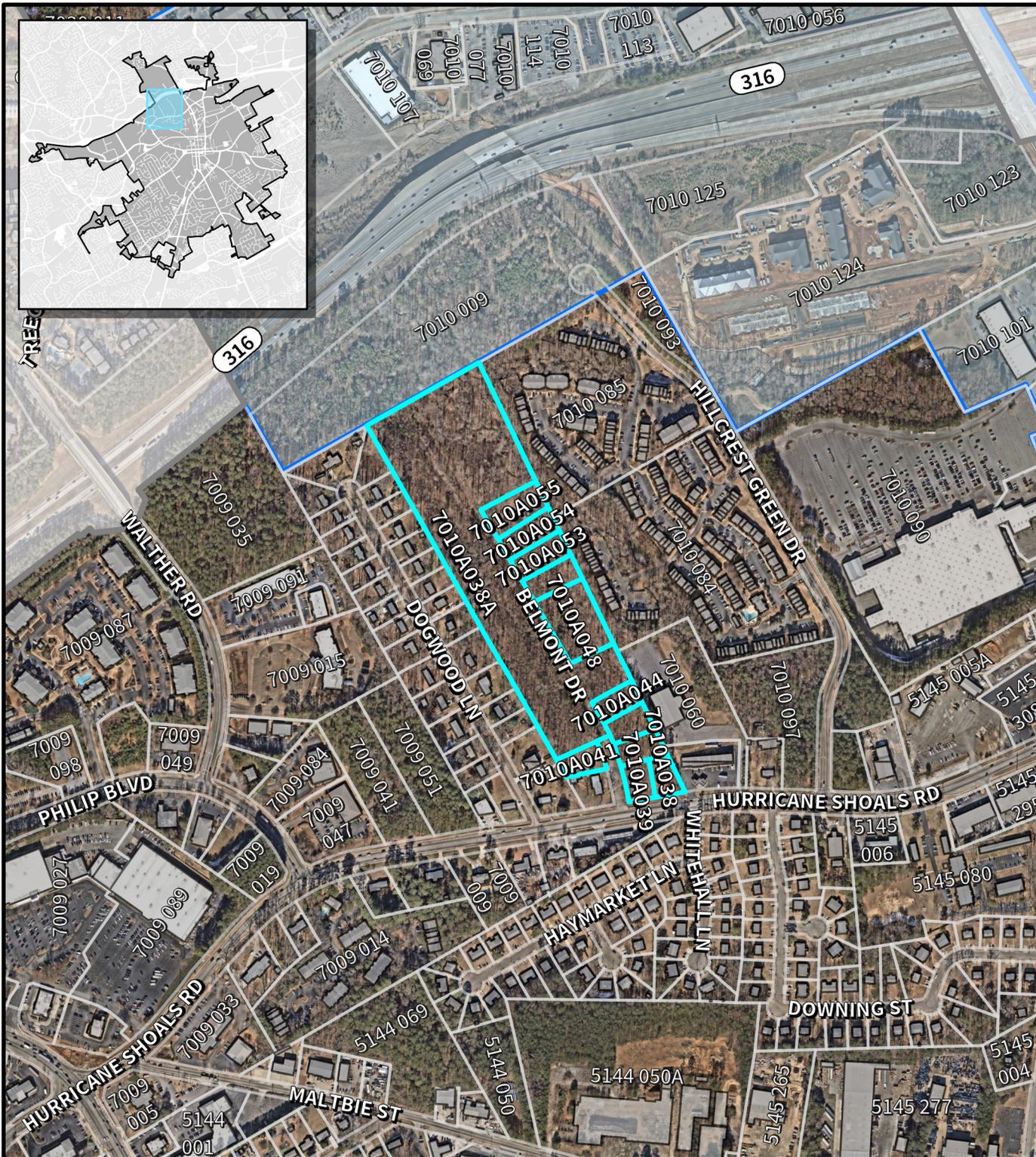
Planning & Development

Location Map & Surrounding Areas

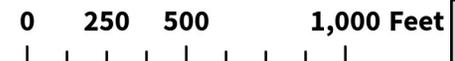
RZM2025-00021

Applicant: Hayley Todd -
Planners & Engineers Collaborative

-  Subject Property (~19.73 acres)
-  Lawrenceville City Limits
-  DDA Boundary



Scale: 1:7,200





RZM2025-00021 RECEIVED AUGUST 11, 2025 PLANNING & DEVELOPMENT DEPARTMENT

Date: 8/6/2025

Applicant: Ramona Booker @ PEC+

Case No.:

Email: RBooker@pec.plus

Development Name: Belmont Estates

Location: Belmont Dr.

DISTRICT: 70 LANDLOT: 10A PARCEL: 038A

WATER AVAILABILITY:

The available utility records show that the subject development is currently in the vicinity of a 16 inch water main located on the North right-of-way of In front of the subject parcel crossing Belmont Dr. running east and west.

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments, including connections to existing mains. This department makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

SANITARY SEWER AVAILABILITY:

The available utility records show that the subject development is currently in the vicinity of a 8 inch sanitary sewer main located On the NE corner of the subject parcel running north and south.

Proposed Development Utility Letter

Sewer Availability continued

The subject development is located within the Collins Hill Business Park Service area. This does not guarantee there is sewer capacity to serve this development. A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development.

Demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water, Sewer, and Stormwater Requirements

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department’s policies, Gwinnett County’s ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Stormwater facilities must comply with the current Gwinnett County codes and ordinances.

Private Road Developments

Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Master Water Meter

Master water meters are only allowed under certain conditions to be approved by Gwinnett County. If there are multiple owners within one property, master meters will not be allowed. Individual water meters must be placed off of county-maintained water mains.

NOTE: As-built information for this department is dependent upon outside entities to provide record drawings for the utilities. Therefore, this department does not guarantee the accuracy of the information provided.

Respectfully,

Robert Krasnoff

Gwinnett County Department of Water Resources
Infrastructure Support
678-376-7139

RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT

TO: Ramona Booker
FROM: Todd Hardigree, Gas Director
DATE: August 6, 2025
SUBJECT: LOA for Belmont Estates

Please be advised that the City of Lawrenceville has natural gas available for the proposed development referenced as “**Belmont Estates**”. Natural gas main is located on the right of way on or near the proposed sight and the City will install and provide services to the proposed development provided we receive an original copy of the attached signed “Gas Main Agreement”. Gas tap applications are now to be completed on our website at <https://www.lawrencevilleutilities.com/223/Tap-Application>. Tap fees are determined based on equipment installed, length and total gas load. There is ample capacity on our gas main at this location to supply your needs.

If you need any additional information, please do not hesitate to contact our office. The City of Lawrenceville looks forward to serving your project and thanks you for considering natural gas.

Sincerely,

Todd Hardigree
Gas Director



8/5/25

RZM2025-00021
RECEIVED AUGUST 11, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Thank you for your request regarding:

Property:

Belmont Estates

Comcast has facilities in this area and could potentially be the service provider for this property. However, this information is submitted to you under the following conditions:

- 1. This is not an agreement or bid to begin work.
- 2. Service to the property will be based upon easement allowances made via final plat.
- 3. This letter does not bind or commit Comcast to any construction schedule.

If we may provide any additional information, or if you have questions, please feel free to contact me at.

Thank You
 Patrick Mise
 Comcast Business Development
 Mobile 678 898 3201
Patrick_mise@cable.comcast.com

The information contained in this communication is privileged and confidential. The content is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by telephone or e-mail, and delete this message from your systems



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, DECEMBER 10, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

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

Department: Planning and Development

Date of Meeting: Wednesday, December 10, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Special Use Permit for a Place of Worship

Planning & Development Recommendation: Approval with Conditions

Planning Commission Recommendation:

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

Attachments/Exhibits:

- SUP2025-00116_FULL ATTCHMNTS_11212025.pdf



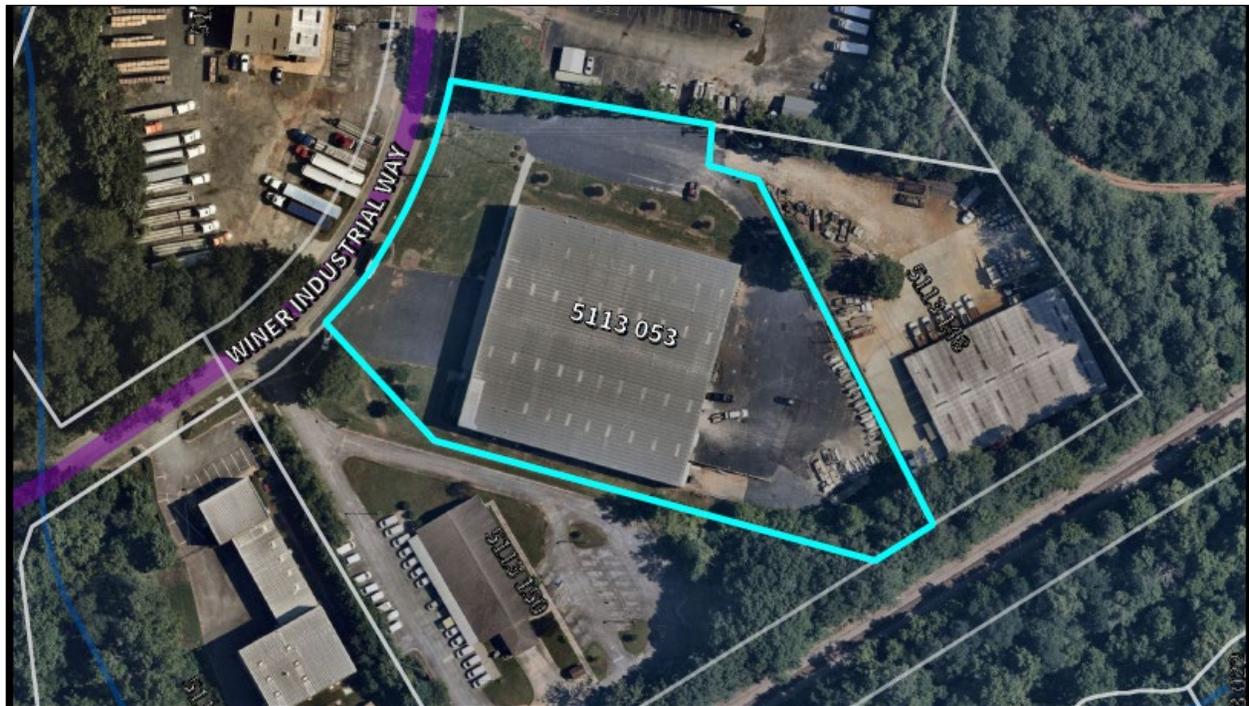
LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S): SUP2025-00116
APPLICANT(S): ATLANTIS INDUSTRIAL PROPERTIES
PROPERTY OWNER(S): ATLANTIS INDUSTRIAL PROPERTIES
LOCATION(S): 742 WINER INDUSTRIAL WAY
PARCEL IDENTIFICATION NUMBER(S): 5113 053
APPROXIMATE ACREAGE: 2.98 ACRES
CURRENT ZONING: LM (LIGHT MANUFACTURING DISTRICT)
PROPOSED DEVELOPMENT: PLACE OF WORSHIP
DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



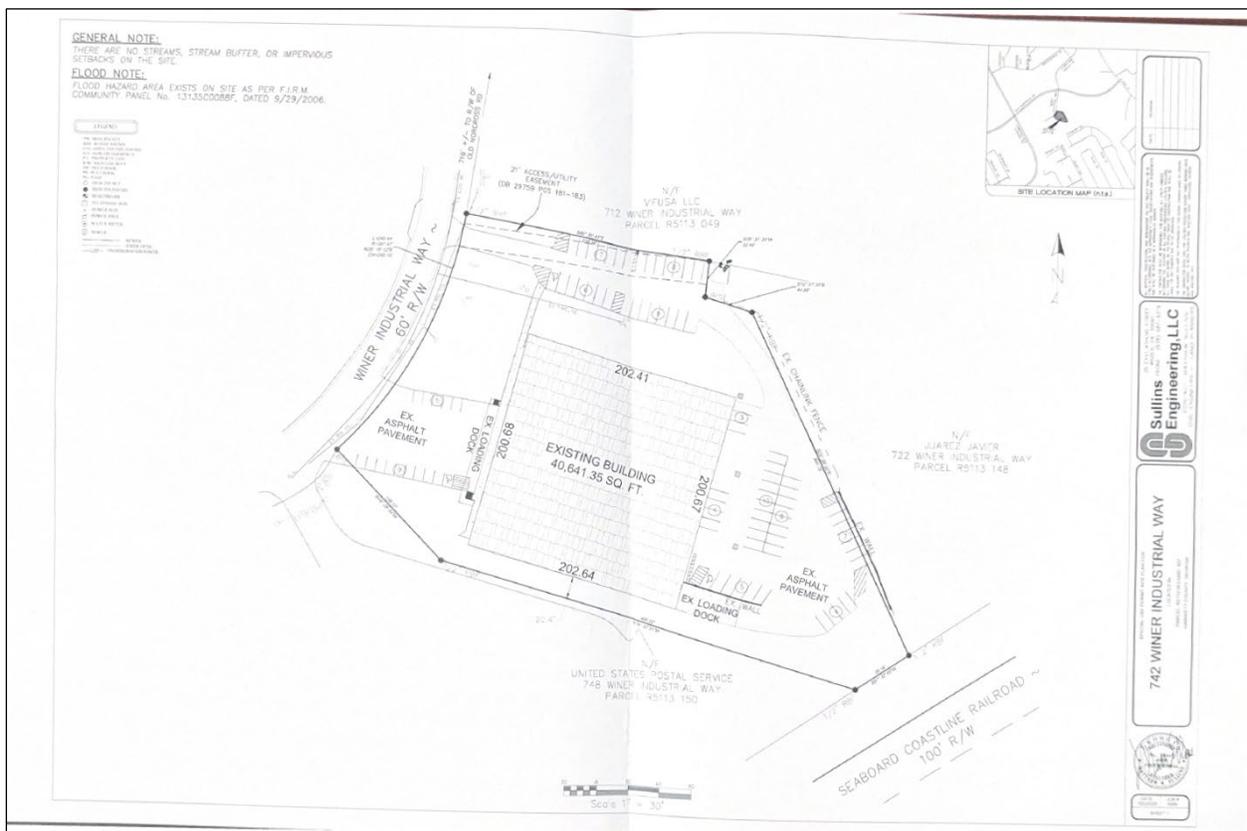
ZONING HISTORY

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

PROJECT SUMMARY

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

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

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

Article 1 Districts, Section 103.2 Use Table

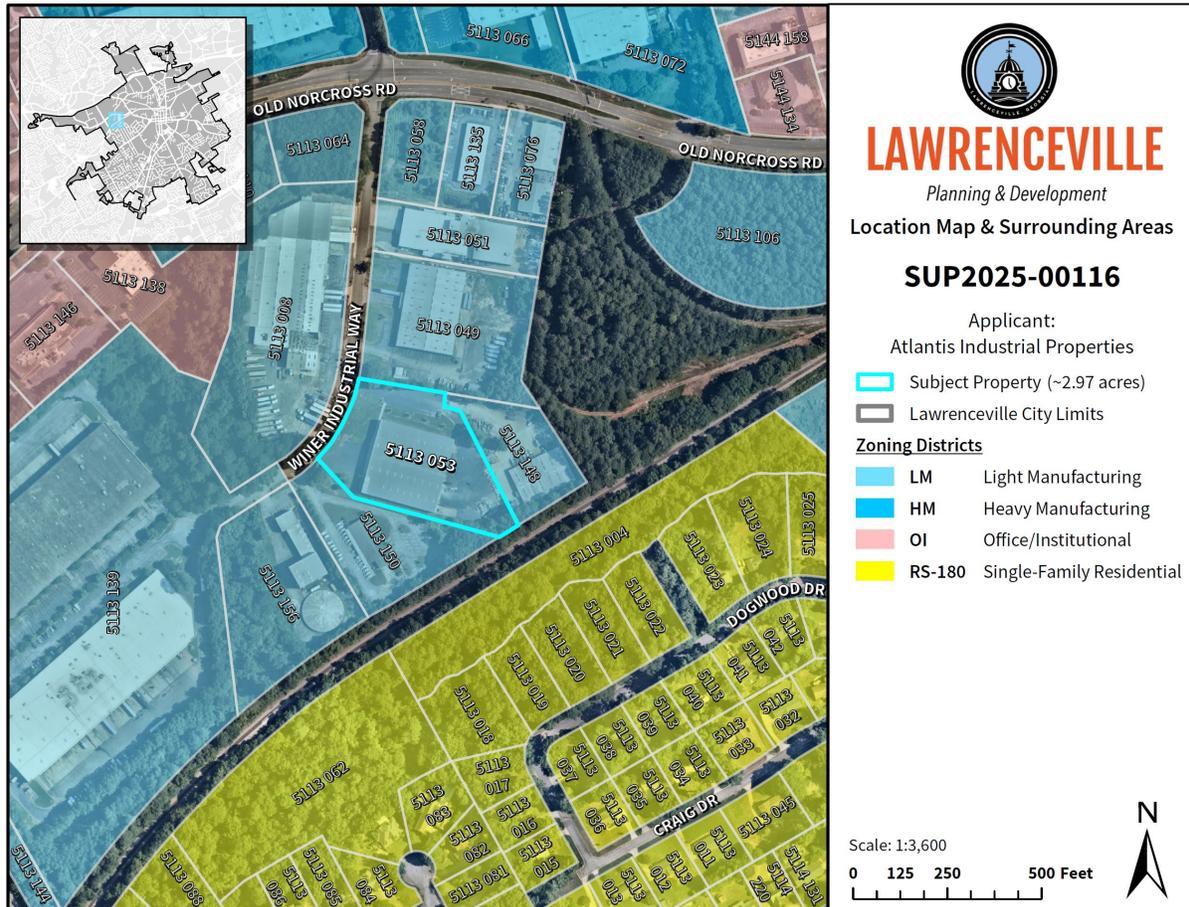
Standard	Requirement	Proposal	Recommendation
Place of Worship	<i>LM – Special Use Permit</i>	<i>LM – Special Use Permit</i>	<i>Approval w/ Conditions</i>

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

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

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

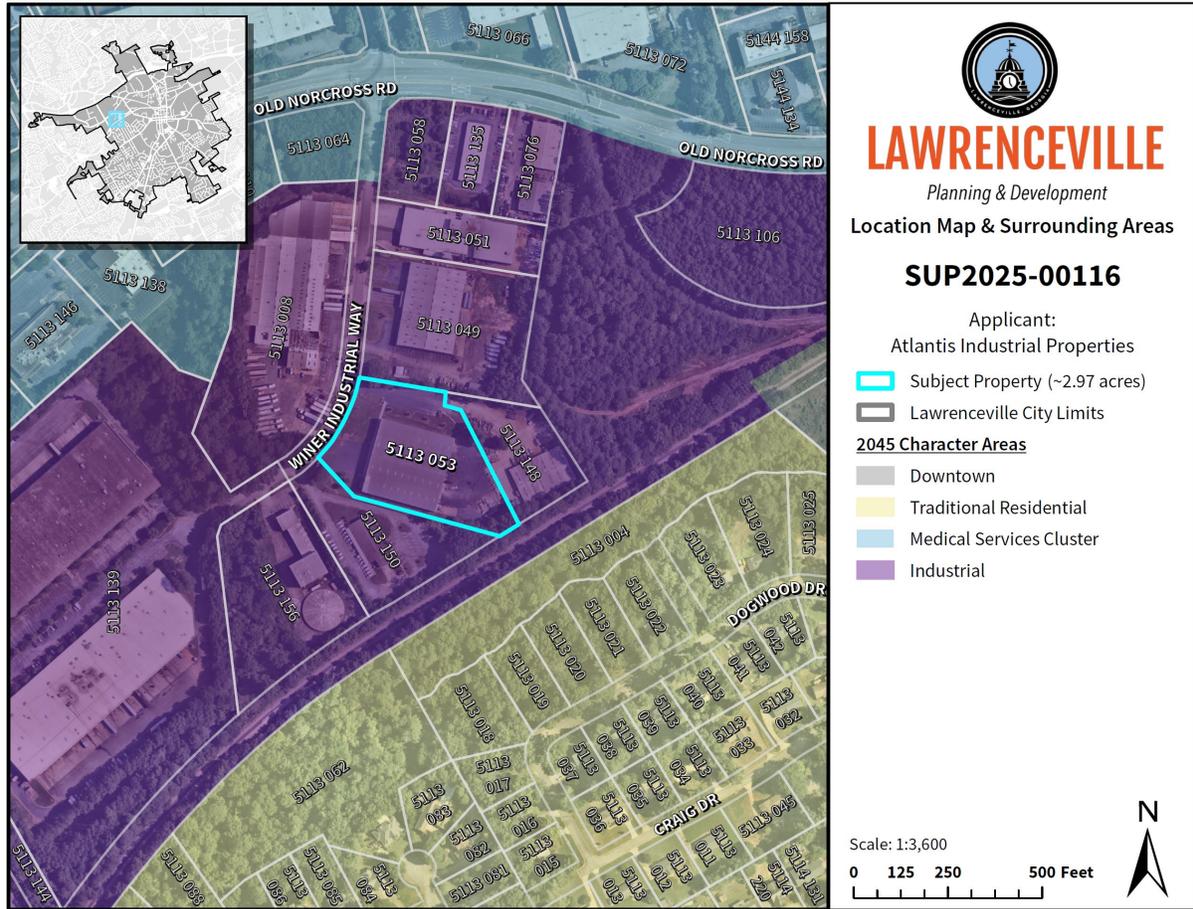
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

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

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

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

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

STAFF RECOMMENDATION

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

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

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

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Jackson EMC.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

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

STREET AND SANITATION DEPARTMENT

No comment

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

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

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

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

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

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

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

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

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

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

While not fully aligned with the Industrial character area’s emphasis on business and technology uses, the proposal remains conditionally appropriate given past approvals and demonstrated compatibility.

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

The long-standing presence of place of worship use, recent policy precedent for similar approvals in LM zoning, and limited operational interference with neighboring uses provide supportive grounds for approval, although an existing adjacent code-violation unrelated to the church should be monitored.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS - 12012025

SUP2025-00116

Approval of Special Use Permit for a Place of Worship at the subject property, subject to the following enumerated conditions:

To restrict the Special Use Permit as follows:

- A. Light Industrial uses, which may include a Place of Worship as a special use.
 - 1. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
 - 2. Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
 - 3. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
 - 4. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
 - 5. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours. The property’s parking lot shall be brought into a state of good repair and maintenance. This includes cleaning out runoff that has built up, repairing cracks that have formed, and restriping the parking bays.
 - 6. The property’s landscaping shall be replanted and consistently maintained so that patches of bare dirt and soil are minimized.
 - 7. Business must acquire a new Certificate of Occupancy within 90 days of approval from City Council, or this Special Use Permit is void. The name of

the business/tenant name shall be consistent across the Gwinnett Fire Marshall Certificate of Occupancy, City of Lawrenceville Certificate of Occupancy, and the City of Lawrenceville Occupational Tax Certificate.



LAWRENCEVILLE GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Atlantis Ind. Prop</u>	NAME: <u>Atlantis Ind. Prop</u>
ADDRESS: <u>742 Winer Ind Way</u>	ADDRESS: <u>742 Winer Ind. Way</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>678-859-3591</u>	PHONE: <u>678-859-3591</u>
CONTACT PERSON: <u>Tony Faulkner</u> PHONE: <u>678-859-3591</u>	
CONTACT'S E-MAIL: <u>tonyf2001@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>LM</u> ACREAGE: <u>2.98</u>	
PARCEL NUMBER(S): <u>R5113053</u>	
ADDRESS OF PROPERTY: <u>742 Winer Ind. Way, Lawrenceville GA</u>	
PROPOSED SPECIAL USE: <u>Place of worship IN LM zoning</u>	

[Signature] 9-10-2025
SIGNATURE OF APPLICANT DATE

[Signature] _____
SIGNATURE OF OWNER DATE

Tony Faulkner
TYPED OR PRINTED NAME

Tony Faulkner
TYPED OR PRINTED NAME

[Signature] 9/10/2025
NOTARY PUBLIC DATE

[Signature] 9/10/2025
NOTARY PUBLIC DATE

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

NOTARY PUBLIC
STATE OF GEORGIA

SUP2025-00116
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.

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

SUP2025-00116
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: R 5 - 113 - 053
(Map Reference Number) District Land Lot Parcel

742 Winer Industrial

[Handwritten Signature]
Signature of Applicant

9-10-2025
Date

Tony Faulkner / owner
Type or Print Name and Title

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

REVENUE TECHNICIAN'S USE ONLY

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

Joe Perez
NAME

Asst. Finance Dir.
TITLE

9/11/2025
DATE

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

SUP2025-00116
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

ATLANTIS INDUSTRIAL PROPERTIES, LLC
742 WINER IND WAY
LAWRENCEVILLE, GA 30046
678-859-3591

September 30, 2025

To: City of Lawrenceville

Subject: Letter of Intent for Interior Buildout of 5,000 sq ft Commercial Space for Church Sanctuary

We are writing to express our intent to lease and build out approximately 5,000 square feet of commercial space located at 742 Winer Industrial Way, Ste C, for the purpose of extending a church sanctuary from Suite G to Suite C, which would be a total of 10,000 sq ft. This letter outlines the preliminary terms and conditions under which Desarrollo Christiano (Church) proposes to proceed with the interior buildout and lease of the space.

1. Purpose of Use

The space will be used exclusively as a church sanctuary for worship services, community gatherings, and related religious activities. No exterior modifications or structural changes to the building are anticipated.

2. Scope of Buildout

The buildout will be limited to interior improvements including but not limited to:

- Installation of seating, stage/platform, audio/visual systems
- Interior partitioning for ancillary rooms (e.g., office, storage, restrooms)
- Flooring, lighting, and HVAC adjustments as needed

All work will comply with local building codes, zoning regulations, and ADA requirements.

TONY FAULKNER
OWNER

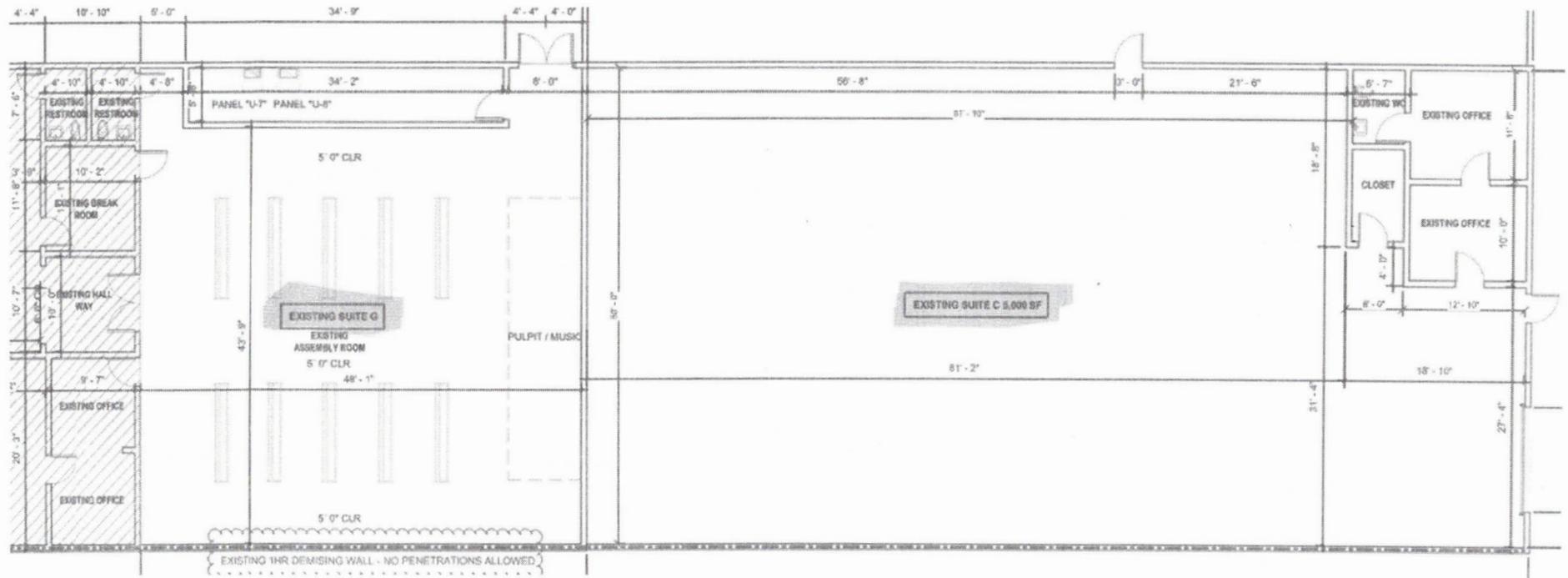


SUP2025-00116
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 113, OF THE 5TH LAND DISTRICT., GWINNETT COUNTY, GEORGIA, CONTAINING **2.97 ACRES** AND BEING IN THE CITY OF LAWRENCEVILLE, AS SHOWN ON THAT PLAT OF SURVEY FOR ATLANTIS INDUSTRIAL PROPERTIES, DATED MARCH 20TH, 2025, PREPARED BY GARMON LAND SURVEYING LLC., CERTIFIED BY ANTHONY P. GARMON, GEORGIA REGISTERED LAND SURVEYOR NO. 3230, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½” REBAR FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WINER INDUSTRIAL WAY (HAVING A SIXTY FOOT RIGHT- OF-WAY), SAID POINT BEING LOCATED 716’ FEET +/- FROM THE RIGHT OF WAY OF OLD NORCROSS ROAD.

LEAVING SAID RIGHT OF WAY OF WINER INDUSTRIAL WAY,
THENCE S 80°35'43" E A DISTANCE OF 230.14' TO A ½” REBAR FOUND;
THENCE S 05°31'30" W A DISTANCE OF 32.46' TO A ½” REBAR SET;
THENCE S 72°57'35" E A DISTANCE OF 44.88' TO A ½” REBAR FOUND;
THENCE S 25°59'32" E A DISTANCE OF 340.75' TO A ½” REBAR FOUND;
THENCE S 57°32'45" W A DISTANCE OF 59.14' TO A ½” REBAR FOUND;
THENCE N 74°32'51" W A DISTANCE OF 400.02' TO A ½” REBAR FOUND;
THENCE N 44°28'34" W A DISTANCE OF 138.17' TO A ½” REBAR SET;
THENCE WITH A CURVE TURNING TO THE NORTHEASTERLY DIRECTION ALONG THE RIGHT OF WAY OF WINER INDUSTRIAL WAY WITH AN ARC LENGTH OF 249.44', WITH A RADIUS OF 387.47', WITH A CHORD BEARING OF N 28°16'12" E, AND WITH A CHORD LENGTH OF 245.15' TO A ½” REBAR FOUND WHICH IS THE **TRUE POINT OF BEGINNING.**



SUP2025-00116
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

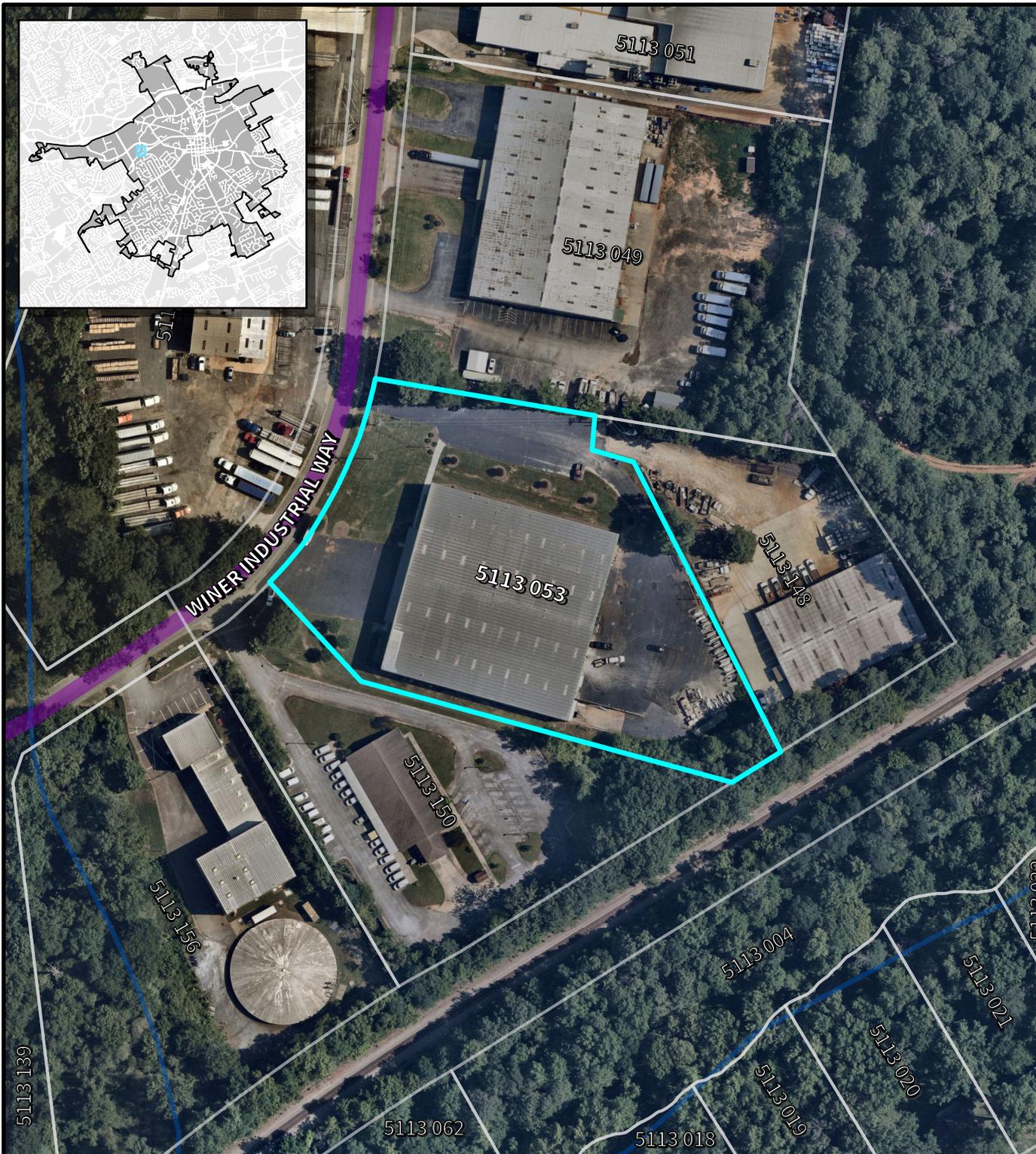
Location Map & Surrounding Areas

SUP2025-00116

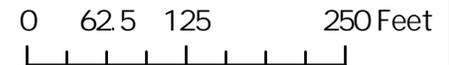
Applicant:

Atlantis Industrial Properties

-  Subject Property (~2.97 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00116

Applicant:

Atlantis Industrial Properties

Subject Property (~2.97 acres)

Lawrenceville City Limits

Zoning Districts

LM Light Manufacturing

OI Of ice/Institutional

RS-180 Single-Family Residential



Scale: 1:1,800



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00116

Applicant:

Atlantis Industrial Properties

Subject Property (~2.97 acres)

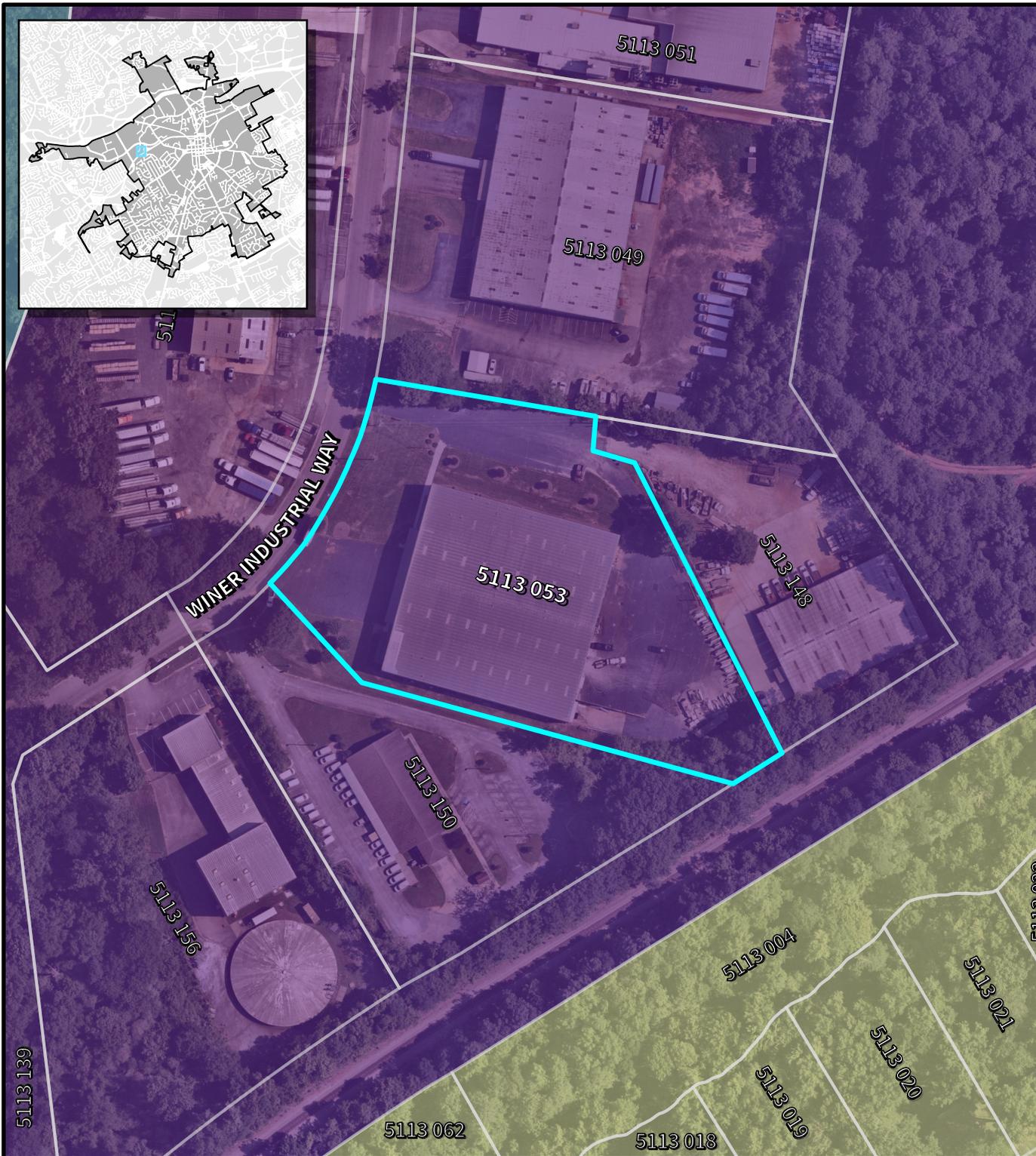
Lawrenceville City Limits

2045 Character Areas

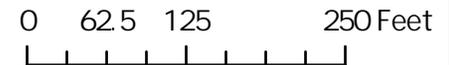
Traditional Residential

Medical Services Cluster

Industrial



Scale: 1:1,800



N





LAWRENCEVILLE

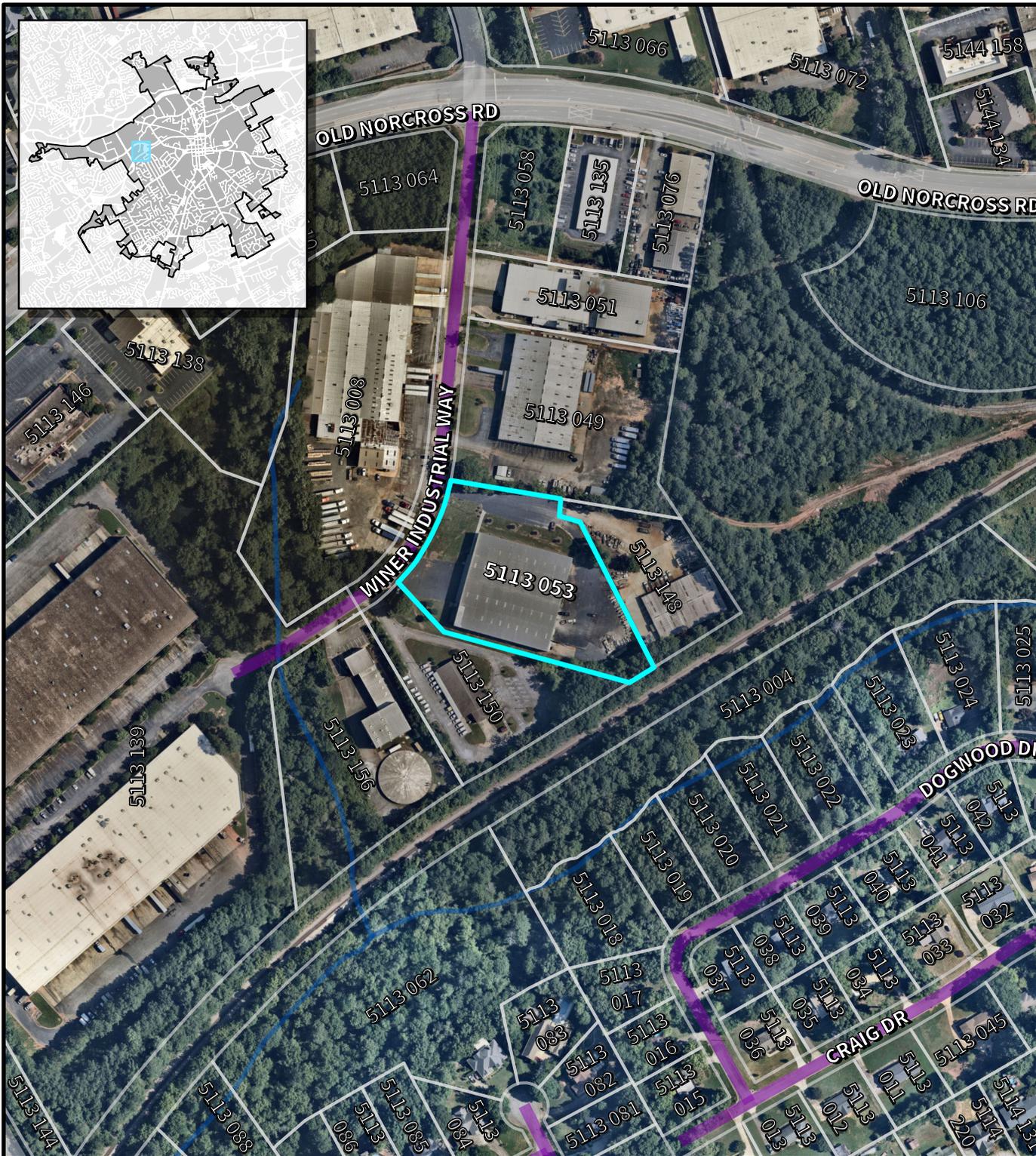
Planning & Development

Location Map & Surrounding Areas

SUP2025-00116

Applicant:
Atlantis Industrial Properties

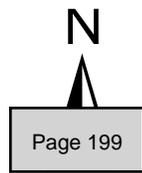
-  Subject Property (~2.97 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:3,600



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00116

Applicant:
Atlantis Industrial Properties

 Subject Property (~2.97 acres)

 Lawrenceville City Limits

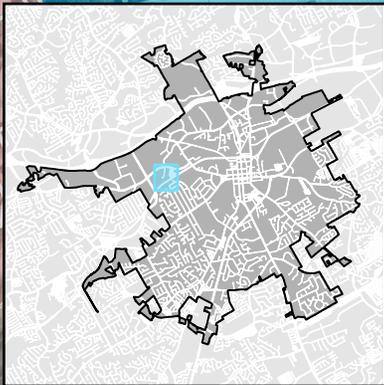
Zoning Districts

 LM Light Manufacturing

 HM Heavy Manufacturing

 OI Of ice/Institutional

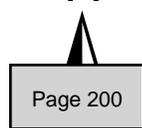
 RS-180 Single-Family Residential



Scale: 1:3,600



N





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, DECEMBER 10, 2025

AGENDA CATEGORY: COUNCIL BUSINESS OLD BUSINESS

- Item:** Tax Allocation District (TAD) Funding for the North DTL Project
- Department:** Community & Economic Development
- Date of Meeting:** Wednesday, December 10, 2025
- Fiscal Impact:** \$1,500,000
- Presented By:** Jasmine Jackson, Community & Economic Development Director
- Action Requested:** Authorize a budget amendment to allocate up to \$1,500,000 in Tax Allocation District (TAD) funds for the North DTL Project, and authorize the execution of a reimbursement agreement between the City and the project developer – with the final contract to follow award, to be prepared by staff and submitted to the City Clerk for the City Attorney for review and approval prior to execution.

Summary: The Downtown Development Authority (DDA) has identified a priority project within the northern portion of the Downtown Lawrenceville Tax Allocation District (TAD). On Monday, November 17, 2025, the TAD Committee, consisting of (3) Gwinnett County representatives – Chairwoman Nicole Love Hendrickson, Chris Hayword, Assistant Director, Planning and Development, and Matthew Elder, Deputy Director, Planning & Development as well as (2) City Representatives, Barry Mock, Assistant City Manager, Community Development, and Jasmine Jackson, Director, Community and Economic Development, convened to review the proposed North Downtown Lawrenceville (DTL) Project. Lee Merritt, Chair of the DDA, provided an overview of the project, including the TAD boundaries, project site details, current funding allocations, and the proposed distribution of TAD funds. TAD funds will be used to support the development, and will be used towards demolition and infrastructure needed to support the overall project.

Following discussion, the TAD Committee voted unanimously to recommend approval of funding for the project.

A finalized North DTL development budget will be submitted to the DDA to determine the amount of TAD funds to be used towards this project. The amount will be up to, and will not exceed \$1.5M, all of which will come from the current TAD fund balance.

Fiscal Impact: An amount not to exceed **\$1,500,000** is proposed. This project will be funded through existing Tax Allocation District (TAD) funds.

Attachments/Exhibits:

- North DTL TAD Committee Meeting Minutes – November 17



LAWRENCEVILLE

GEORGIA

TAD COMMITTEE MEETING – NORTH DTL PROJECT AGENDA

Monday, November 17, 2025
1:00 PM

Third Floor GwMA Conference Room
70 S. Clayton St, Lawrenceville, GA 30046

Attendees:

TAD Committee Members:

Chairwoman Nicole Love-Hendrickson, Gwinnett County Board of Commissioners
Chris Hayward, Assistant Director, Planning and Development , Gwinnett County
Matthew Elder, Deputy Director, Department of Planning and Development, Gwinnett County
Barry Mock, Assistant City Manager, Community Development, City of Lawrenceville
Jasmine Jackson, Director, Community and Economic Development, City of Lawrenceville

Non-Committee Attendees:

Chuck Warbington, City Manager, City of Lawrenceville
Lee Merritt, DDA Chair, City of Lawrenceville

Call to Order:

- The meeting started at 1:10pm. Lee Merritt, Downtown Development Authority Chair, presented an overview of the project, discussing the TAD boundaries, North DTL Project site, funding allocated, and proposed TAD distribution.
- Discussion ensued, and a formal vote was taken.
- Voting: Jasmine Jackson motioned for approval of the North DTL Project utilizing Tax Allocation District Funding up to \$1.5 million, Barry Mock seconded. The motion passed 5-0.

Meeting adjourned at 1:35pm



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, DECEMBER 10, 2025

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** Board Appointments for 2026
- Department:** City Council
- Date of Meeting:** Wednesday, December 10, 2025
- Fiscal Impact:** N/A
- Presented By:** Karen Pierce, City Clerk
- Action Requested:** Approve the appointment of board members to City Boards for 2026 as highlighted on the spreadsheet included in the meeting packet.

Attachments/Exhibits:

- Board Member Spreadsheet to appoint for 2026.xlsx

Board Members Expiring Terms December 2025

Terms	Board	Board Member	Board Member Responses	Expiration	Board Requirements
1 Year	Aurora Board	(Chuck Warbington)			BOARD OF DIRECTORS. During the duration of this Agreement and any renewal thereto, two official representatives as chosen by the Council shall be a voting member of the Board of Directors of the Aurora Theatre, one from staff and one from the elected body. In addition, during the same term, the Council of the City shall have the authority and obligation to designate two (2) additional voting members of the Board of Directors of the Aurora Theatre for the purpose of representing the interests of the citizens in the operations of the Complex. As a prerequisite to becoming a member of the Board of Directors, the two appointed members shall pay or contribute an amount of money established by the Board of Directors that is equal to any amount paid as a requirement for membership of all other members of the Board. The City agrees that the two (2) members appointed shall not be elected officials or employees of the City.
	Staff Member	Chuck Warbington	Reconsider	6/30/2026	
	Elected Official	Bruce Johnson	Reconsider	6/30/2026	
4 Years	Building Authority	(Chuck Warbington)			All members also serve on the City Council
	Post 1	Bruce Johnson		12/31/2027	
	Post 2	David Still		12/31/2027	
	Post 3	Victoria Jones		12/31/2027	
	Post 4	Randy Travis	Consider	12/31/2029	
	Post 5	Bryant Harris	Consider	12/31/2029	
4 Years	BOA	(Todd Hargrave)	No Vacancies		Must be a City Resident. No member of the Board of Appeals may hold any other public office or position in the Municipality.
	Post 1	Sharon Nash		12/31/2027	
	Post 2	Leafus Thomas III		12/31/2027	
	Post 3	Joseph Wise		12/31/2027	
	Post 4	Cory Acuff		12/31/2026	
	Post 5	Steven Twombly		12/31/2026	
4 Years	DDA	(Barry Mock)			(a)Directors shall be: (1) Taxpayers residing in the municipal corporation for which the authority is created; (2) Owners or operators of businesses located within the downtown development area and who shall be taxpayers residing in the county in which is located the municipal corporation for which the authority is created; or (3) Persons having a combination of the qualifications specified in paragraphs (1) and (2) of this subsection; provided, however, that one of such directors may be a member of the governing body of the municipal corporation. (b) Not less than four of the directors having the qualifications specified in subsection (a) of this Code section shall be persons who, in the judgment of the governing body of the municipal corporation, either have or represent a party who has an economic interest in the redevelopment and revitalization of the downtown development area. Successors to the directors shall be appointed by the governing body of the municipal corporation. (c.1) Notwithstanding subsection (a) of this Code section, one director appointed to the board may reside outside the county; provided, however, that such appointed director owns a business within the downtown development area and is a resident of the State of Georgia. If subsequently to his or her appointment to the board pursuant to this subsection, the director ceases to own a business within the downtown development area or reside in the State of Georgia, such director shall relinquish his or her seat on the board.
	Post 1	Victoria Jones	Reconsider	12/31/2029	
	Post 2	Jennifer "Jen" Young	Reconsider	12/31/2029	
	Post 3	Joan (Joanie) Perry Ward	Reconsider	12/31/2029	
	Post 4	Jim Nash	Reconsider	12/31/2029	
	Post 5	Chris Adams	Reconsider	12/31/2029	
	Post 6	Jeremy Higginbotham		12/31/2027	
	Post 7	Lee Merritt		12/31/2027	

4 Years	LDA	(Barry Mock)			All members must be a taxpayer & reside in the City of Lawrenceville
	Post 1	Nathan Powell	Consider	12/31/2029	
	Post 2	Erik Jensen	Consider	12/31/2029	
	Post 3	Carl Walls	Reconsider	12/31/2029	
	Post 4	Jim Nash	Consider	12/31/2029	
	Post 5	Steven Christian		12/31/2027	
	Post 6	Robert "Bob" Strickland		12/31/2027	
	Post 7	Glenn Martin		12/31/2027	
2 Years	FRCC	(Keith Lee)			Committee Make-up: 15 Members 1 resident representative of the city per Mayor and Council each appointing a member 1 business representative of the city per Mayor and Council each appointing a member 5 Community leaders nominated by Mayor/Approved by council (Faith based, non-profit, etc.)
	Post 1	Jessica Julien		12/31/2026	Mayor Business Appointment
	Post 2	Jeff Schrank	Consider	12/31/2026	Mayor Resident Appointment
	Post 3	Adesoji Solomon Adewusi		12/31/2026	Marlene Taylor-Crawford Business Appointment
	Post 4	Vacant	Vacant	12/31/2026	Austin Thompson Business Appointment
	Post 5	Nathan Powell	Consider	12/31/2026	Mayor Community Appointment
	Post 6	Beverly Barber		12/31/2026	Marlene Taylor-Crawford Resident Appointment
	Post 7	Hope Campbell		12/31/2026	Bruce Johnson Resident Appointment
	Post 8	Robert Brown		12/31/2026	Mayor Community Appointment
	Post 9	Erin Boyt		12/31/2026	Mayor Community Appointment
	Post 10	Justin Smith		12/31/2026	Austin Thompson Resident Appointment
	Post 11	Christine Harrison		12/31/2026	Victoria Jones Resident Appointment
	Post 12	Tommy Carraway, Jr		12/31/2026	Mayor Community Appointment
	Post 13	Annette Houtz		12/31/2026	Mayor Community Appointment
	Post 14	Blake Watson		12/31/2026	Victoria Business Appointment
	Post 15	Paul Bishop	Consider	12/31/2026	Bruce Johnson Business Appointment
2 Years	HTMC	(Melissa Hardegree)	No Vacancies		
	Post 1	Theresa Bailey		12/31/2026	
	Post 2	Elliott Brack		12/31/2026	
	Post 3	Gloria James		12/31/2026	
	Post 4	Nancy (Patsy) Price		12/31/2026	
	Post 5	Marshel (Moses) Abney		12/31/2026	
	Post 6	Dawnya Fischer Lindsey		12/31/2026	
	Post 7	Michelle Bachelor Robinson		12/31/2026	
2 Years	LAC	(Jasmine Jackson)			One (1) member of LAC may be a council member and one (1) member may be a City of Lawrenceville DDA member. All other members shall represent a broad diversity of experience and backgrounds and shall be selected because of their expertise, involvement or interest in arts, architecture, creative community, development, or cultural enrichment of the City of Lawrenceville. All LAC members shall be citizens of Gwinnett County or affiliated with a business or organization located within the greater Lawrenceville/Gwinnett region.
	Post 1	Jennifer Hammond		12/31/2026	
	Post 2	Wesley Brooks		12/31/2026	
	Post 3	Alicia Chitwood		12/31/2026	
	Post 4	Alice Stone-Collins	Reconsider	12/31/2027	
	Post 5	Amber Walden	Reconsider	12/31/2027	
	Post 6	Aura-Leigh Sanders	Reconsider	12/31/2027	
	Post 7	Casey Spinks	Reconsider	12/31/2027	
5 Years	LHA	(Chuck Warbington)			See requirements beside each Post
	Post 1	Andre C Young		12/31/2026	5 year term
	Post 2	Joeann Malone		12/31/2027	5 year term
	Post 3	Lisa Johnson		12/31/2028	5 year term
	Post 4	Rory Johnson		12/31/2029	5 year term
	Post 5	Hector Sanchez	Reconsider	12/31/2030	5 year term
	Post 6	Jeff Hall	Reconsider	12/31/2030	5 year term
1 Year	Post 7	Bianca Blair	Reconsider	12/31/2026	1 year expiration and Resident of LHA

4 Years	PC	(Todd Hargrave)	No Vacancies		Must be a qualified elector of the City. Shall not hold any other City Office.
	Post 1	Darion Ward		12/31/2027	
	Post 2	Sheila Huff		12/31/2027	
	Post 3	Bruce Hardy		12/31/2027	
	Post 4	Jeff West		12/31/2028	
	Post 5	Stephanie Henriksen		12/31/2026	
2 Years	ReCast	(Jasmine Jackson)			One (1) member of the ReCast advisory board may be a city council member. All other members shall represent a broad diversity of experience and backgrounds and shall be selected because of their expertise, involvement or interest in behavioral health, substance and mental health awareness, youth advocacy, minority, and ethnic advocacy. All ReCast advisory board members shall be citizens of Lawrenceville or affiliated with a business or organization located within the greater Lawrenceville /Gwinnett region. Six (6) ReCast Advisory Board members shall be appointed by the Mayor and City Council consistent with pre-established policies and procedures by the City of Lawrenceville through the office of the City Clerk and affiliated with a business or organization located within the Greater Lawrenceville/Gwinnett region. In addition, six (6) ReCast Advisory Board members shall be city residents at large approved by a public online application process, appointed by council. Per procedure, ReCast Board may provide recommendations to Mayor and Council for vacant positions.
	Post 1	Taheerah Demby		12/31/2026	Meets Business Requirements
	Post 2	Constance Brown		12/31/2026	Meets Business Requirements
	Post 3	Chanda Floyd-Bryant		12/31/2026	Meets Business Requirements
	Post 4	Hector Sanchez		12/31/2026	Meets Business Requirements
	Post 5	Hope Campbell	Consider	12/31/2026	Meets Business Requirements
	Post 6	Marie Lafalaise		12/31/2026	Meets Resident Requirements
	Post 7	Tracy Joseph	Reconsider	12/31/2027	Meets Resident Requirements
	Post 8	Nancy Martin	Reconsider	12/31/2027	Meets Resident Requirements
	Post 9	Teonna Dorsey	Reconsider	12/31/2027	Meets Resident Requirements
	Post 10	Tawny Waltz	Reconsider	12/31/2027	Meets Resident Requirements
	Post 11	Michael Davis	Reconsider	12/31/2027	Meets Business Requirements
	Post 12	Lovetta Lewis	Reconsider	12/31/2027	Meets Resident Requirements
4 Years	Stormwater	(Reginald Anderson)			See requirements beside each Post
	Post 1	Chuck Warbington		12/31/2026	City Manager
	Post 2	Reginald Anderson	Consider	12/31/2026	Public Works Director
	Post 3	Eranildo Lustosa Alves Jr, MSC	Consider	12/31/2026	City Engineer
	Post 4	Randy Travis	Consider	12/31/2026	Council Member
	Post 5	Reid Davis		12/31/2026	Citizen, or owner/employee of business in the City
	Post 6	Jared Estes		12/31/2026	Citizen, or owner/employee of business in the City
	Post 7	Joseph Coney		12/31/2026	Citizen, or owner/employee of business in the City
2 Year	Municipal Judges				
	Judge	Ethan Pham		12/31/2026	
	Associate Judge	Dennis Still		12/31/2026	
	Associate Judge	James Wall		12/31/2026	
1 Year	City Attorney				
		Frank Hartley		12/31/2026	
		Lee Thompson		12/31/2026	



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, DECEMBER 10, 2025

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** City Manager Employment Agreement
- Department:** City Manager
- Date of Meeting:** Wednesday, December 10, 2025
- Fiscal Impact:**
- Presented By:** Lee Thompson, City Attorney
- Action Requested:** Approval of the City Manager Employment Agreement and to authorize the execution of all necessary documents after review and approval by the City Attorney.

Summary: City Manager Employment Agreement

AMENDMENT TO EMPLOYMENT AGREEMENT

WHEREAS, the City of Lawrenceville, Georgia, a Georgia Municipal Corporation, as Employer, and Charles (Chuck) Warbington, as Employee, entered into an Employment Agreement (“the Agreement”) having a term of April 1, 2016, through March 31, 2018; and

WHEREAS, the Agreement provides that the Agreement may be extended for additional periods not to exceed two years, by affirmative vote of the governing Authority of the Employer with consent of the Employee: and

WHEREAS, the Employer and the Employee agreed to extend the Agreement for a term of April 1, 2018 through March 31, 2020; and

WHEREAS, the Employer and the Employee agreed to extend the Agreement for a term of April 1, 2020 through March 31, 2022; and

WHEREAS, the Employer and the Employee agreed to extend the Agreement for a term of April 1, 2022 through March 31, 2024; and

WHEREAS, the Employer and the Employee agreed to extend the Agreement for a term of April 1, 2024 through March 31, 2026; and

WHEREAS, the Employer and the Employee desire to extend the term of the Agreement and to provide for an annual base salary during the term of said extension;

NOW THEREFORE, in consideration of the mutual covenants herein, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. In accordance with the provisions of Section 2 of the Agreement, the Agreement for employment is hereby extended for a term of two years beginning on April 1, 2026, and ending on March 31, 2028.
2. Section 5 of the Agreement is hereby amended to provide that the Employer agrees to provide the Employee with a five per cent (5%) pay increase and to pay Employee for his services rendered during the extension period of April 1, 2026, through March 31, 2027, at an annual base salary of Three Hundred Sixteen Thousand Nine Hundred Fifty-Six Dollars (\$316,956.00), and to provide the Employee with a 5% pay increase for the extension period of April 1, 2027, through March 31, 2028, and to pay the Employee for that period at an annual base salary of Three Hundred Thirty Two Thousand Eight Hundred Four Dollars (\$332,804.00). The pay increase for the extension period of April 1, 2027, through March 31, 2028, is subject to a performance review and approval of the Employer prior to the date that the pay increase takes effect. The City Manager’s salary shall be payable in installments at the same time as

other management employees of the Employer are paid. In addition, Employer may increase said base salary and/or benefits of the Employee in such amounts and to such extent as Mayor and Council may determine if it is desirable to do on the basis of annual salary review of said Employee conducted prior to the end of each fiscal year.

Except as specifically amended herein, all other provisions of the Agreement as amended shall remain in full force and effect and be extended for the period of April 1, 2026 through March 31, 2028.

This Agreement shall become effective on April 1, 2026.

David R. Still
Mayor, City of Lawrenceville

Date: _____

ATTEST:

Karen Pierce
City Clerk

Charles (Chuck) Warbington
City Manager