LAWRENCEVILLE
GEORGIA

PLANNING COMMISSION
AGENDA

Monday, November 02, 2026
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

1. October 5, 2026 Planning Commission Meeting Minutes

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

2. RZM2026-00007; Parkland Homebuilders, LLC; 2555 University Parkway & 104 Hurricane Shoals Road
3. SUP2026-00010, SUP2026-00011, SUP2026-00012; 272 Hurricane Shoals LLC; 272 Hurricane Shoals Road
4. An Ordinance to Amend the City of Lawrenceville Zoning Ordinance 2020 Sec. 102.9 – RM-24 Multifamily Residential District and for Other Purposes

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

Final Adjournment

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION, NOVEMBER 2, 2026
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item:	October 5, 2026 Planning Commission Meeting Minutes
Department:	Planning and Development
Date of Meeting:	Monday, November 2, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Approval of Prior Meeting Minutes
Planning & Development Recommendation:	Approval
Planning Commission Recommendation:	

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

Attachments/Exhibits:

- PC MTNG MNTS_10052026

LAWRENCEVILLE
GEORGIA

PLANNING COMMISSION MEETING MINUTES

Monday, October 5, 2026

CALL TO ORDER: 6:00 p.m.

PRESENT:

Chairperson Bruce Hardy

Vice-Chairperson Jeff West

Commission Member Sheila Huff

ABSENT:

Commission Member Stephanie Henriksen

APPROVAL OF AGENDA:

Motion made to **APPROVE THE AGENDA AS PRESENTED** by Commission Member Huff, Seconded by Vice-Chairperson West.

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

The agenda was amended as follows:

- **Tabled Item No. 2. to Monday, November 2, 2026, Planning Commission Meeting**

  SUP2026-00010, SUP2026-00011, SUP2026-00012 – APPLICANT & OWNER: 272 HURRICANE SHOALS LLC; A SPECIAL USE PERMIT APPLICATION TO ALLOW A CONTRACTOR'S OFFICE, HEAVY/CIVIL; TO ALLOW A VEHICLE STORAGE LOT; AND TO ALLOW PARKING ON A GRAVEL SURFACE AT THE SUBJECT PROPERTY; ADDRESS: 272 HURRICANE SHOALS ROAD; PARCEL IDENTIFICATION NUMBER: 5176 049B; AREA: APPROXIMATELY 16.23 ACRES.

- **Withdraw (applicant request) of Item No. 3.**

  SUP2026-00009 – APPLICANT: PUREFUN PROPERTIES, LLC C/O ANDERSEN TATE & CARR; OWNER: PUREFUN PROPERTIES, LLC.; A SPECIAL USE PERMIT APPLICATION TO ALLOW A VEHICLE STORAGE LOT AT THE SUBJECT PROPERTY; ADDRESS: 401 INDUSTRIAL PARK DRIVE AND 420 HOSEA ROAD; PARCEL IDENTIFICATION NUMBERS: 5177 038 AND 5177 028; AREA: APPROXIMATELY 4.42 ACRES.

DRAFT

MTNG MNTS_10052026

- **Tabled Item No. 4. to Monday, November 2, 2026, Planning Commission Meeting:**

  RZM2026-00007 – APPLICANT: PARKLAND HOMEBUILDERS, LLC; OWNERS: JOSEPH MALOUF, CE SMITH FAMILY LLLP, AND CITY OF LAWRENCEVILLE; A REQUEST TO REZONE THE SUBJECT PROPERTY FROM BG (GENERAL BUSINESS) AND LM (LIGHT MANUFACTURING) TO RM-24 (MULTI-FAMILY RESIDENTIAL) TO DEVELOP 106 REAR-ENTRY STACKED TOWNHOMES; ADDRESS: 2555 UNIVERSITY PARKWAY AND 104 HURRICANE SHOALS ROAD; PARCEL IDENTIFICATION NUMBERS: PORTION OF 7011 002A, 7011 120, AND 7011 128; AREA: APPROXIMATELY 7.85 ACRES.

APPROVAL OF PRIOR MEETING MINUTES

Motion made to **APPROVE** Tuesday, September 8, 2026, Planning Commission Meeting Minutes by Commission Member Huff and Seconded by Vice-Chairperson West

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

NEW BUSINESS

SUP2026-00013 – APPLICANT & OWNER: SMOKERISE SERVICES LLC; A SPECIAL USE PERMIT APPLICATION TO ALLOW AN AUTOMOBILE WASH (CARWASH) AT THE SUBJECT PROPERTY; ADDRESS: 425 W PIKE STREET; PARCEL IDENTIFICATION NUMBER: 5144 032; AREA: APPROXIMATELY 0.79 ACRES.

Motion made to recommend **APPROVAL** with Staff recommended conditions by Vice-Chairperson West, Seconded by Commission Member Huff.

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

- Proponent: Applicant – Tyler Lasser, LJA, Business Development Manager, Land Development
  - Submitted an architectural site plan showing the proposed vacuum canopies in the north rear yard adjacent to a local government facility, the east side yard adjacent to a place of worship, and the south front yard adjacent to public rights-of-way.
    - Staff Comment: A copy is attached for reference.
  - Concerning Condition 1.I., including its list of prohibited items that may be hung or strung on site, particularly temporary banners. Request for relief from the restriction in anticipation of the upcoming grand opening.
    - Staff Comment: City of Lawrenceville Zoning Ordinance Article 7 Sec. 702.6 Temporary Sign allows the placement of a temporary sign (banner or banners) for a period of 14 business days with the approval of a Sign Location Permit.

DRAFT

MTNG MNTS_10052026

- Concerning Condition 1.L. limiting the requested Special Use Permit to a two-year term, after which a second Special Use Permit would be required to be resubmitted and approved.
  - Staff Comment: The applicant and Planning Commission requested clarification about why the requirement is necessary and what supports the recommended condition. Staff reiterated the City Council's position on outdoor storage and explained that the requirement serves as a mechanism to deter such activities.

Opponent: None

FINAL ADJOURNMENT – 6:13 p.m.

Motion made to **ADJOURN** by Commission Member Huff, and Seconded by Vice-Chairperson West

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

DRAFT

MTNG MNTS_10052026

LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS_10052026

SUP2026-000013

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

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

   A. The Special Use Permit shall be limited to an automobile wash conducted entirely within the existing structure on site, with no expansion of the building footprints.

   B. Outdoor storage associated with the automobile wash shall be prohibited.

   C. Hours of operation for the automobile wash shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.

   D. All washing, detailing, and associated vehicle service activities shall be conducted within designated areas of the site and shall not interfere with required parking, fire access, pedestrian circulation, or public rights-of-way.

   E. The existing twenty-six (26) parking spaces shall be maintained unless otherwise approved through the applicable development review process. Parking or vehicle stacking shall not occur within the public right-of-way.

   F. Any exterior modifications to the existing structure shall be subject to review and approval by the Director of Planning and Development prior to issuance of a Building Permit and shall be consistent with applicable architectural and development standards.

   G. The existing building shall be maintained in good repair, and any deteriorated exterior materials, pavement, curbing, landscaping, or site improvements shall be repaired or replaced as required by the Director of Planning and Development.

   H. All access drives, parking areas, vehicle stacking areas, and pedestrian circulation areas shall be maintained in a safe and functional condition.

   I. 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.

   J. Peddlers and/or any parking lot sales shall be prohibited.

DRAFT

SUP2026-00013_PC REC CNDS_10052026

K. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

L. The Special Use Permit shall be limited to a period of two (2) years, at which time the use shall cease unless an application for renewal is submitted and approved in accordance with the Zoning Ordinance.

M. All applicable local, state, and federal permits and approvals, including building, fire, and life-safety permits, shall be obtained prior to occupying the facility.

DRAFT

SUP2026-00013_PC REC CNDS_10052026

knock design+build
Michael Miller, RA, LEED AP
354 Loomis Ave, Atlanta, Ga 30312
mmiller@knockdesignbuild.com
678.758.6531

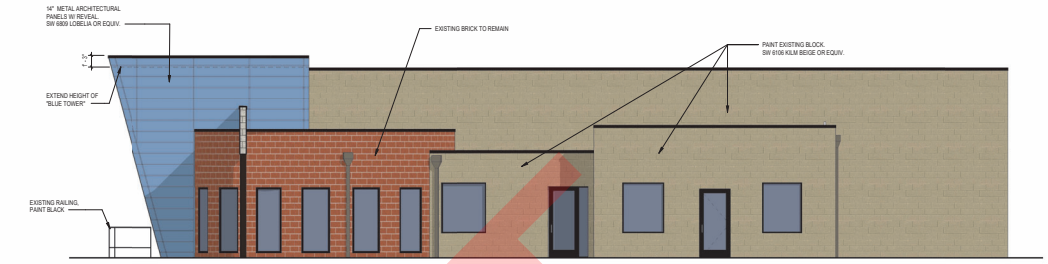
STATE OF GEORGIA
MICHAEL WAYNE MILLER
REGISTERED ARCHITECT

ISSUANCES	DATE
SUP	09/29/25

NOT FOR CONSTRUCTION

RAHIM SIVJI
AQUALUX CAR WASH
REMODEL
425 W. PIKE ST, LAWRENCEVILLE, GA

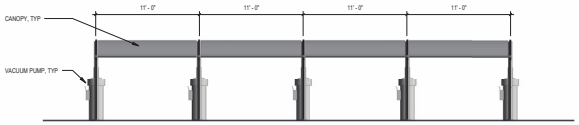
ELEVATIONS (SUP)



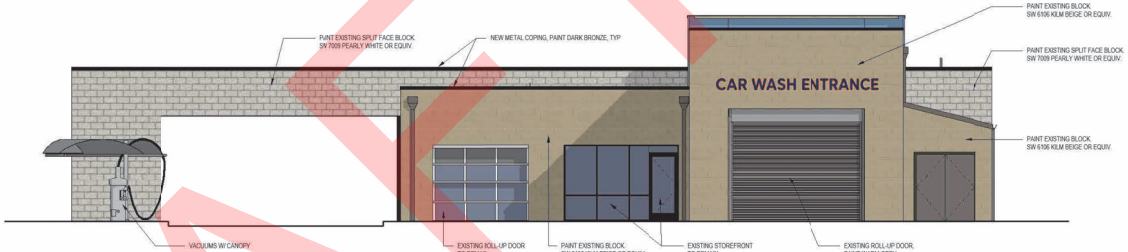
1 EAST ELEVATION
3/16" = 1'-0"



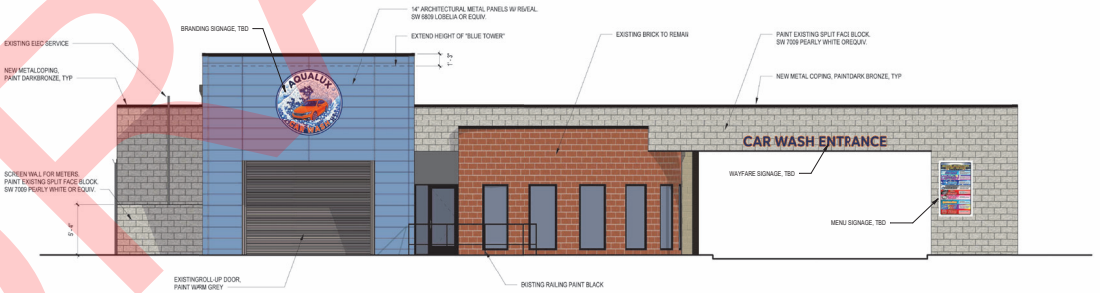
6 TYP VAC ELEVATION - SIDE
3/16" = 1'-0"



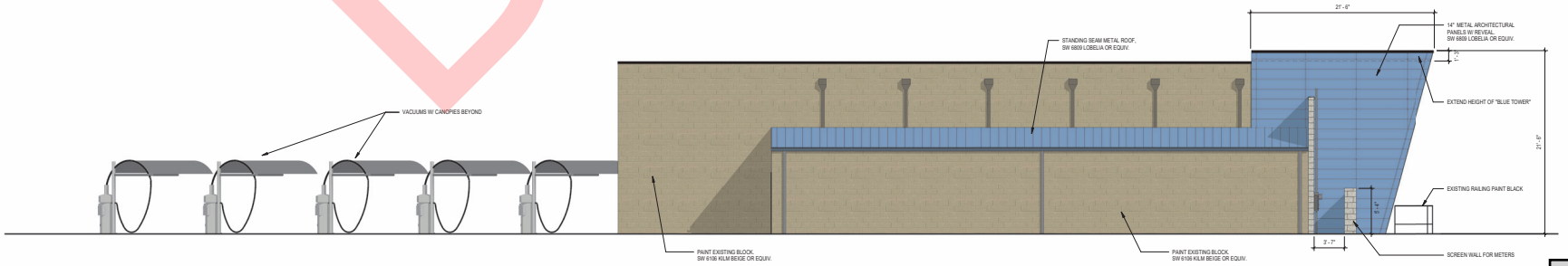
5 TYP VAC ELEVATION - FRONT
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



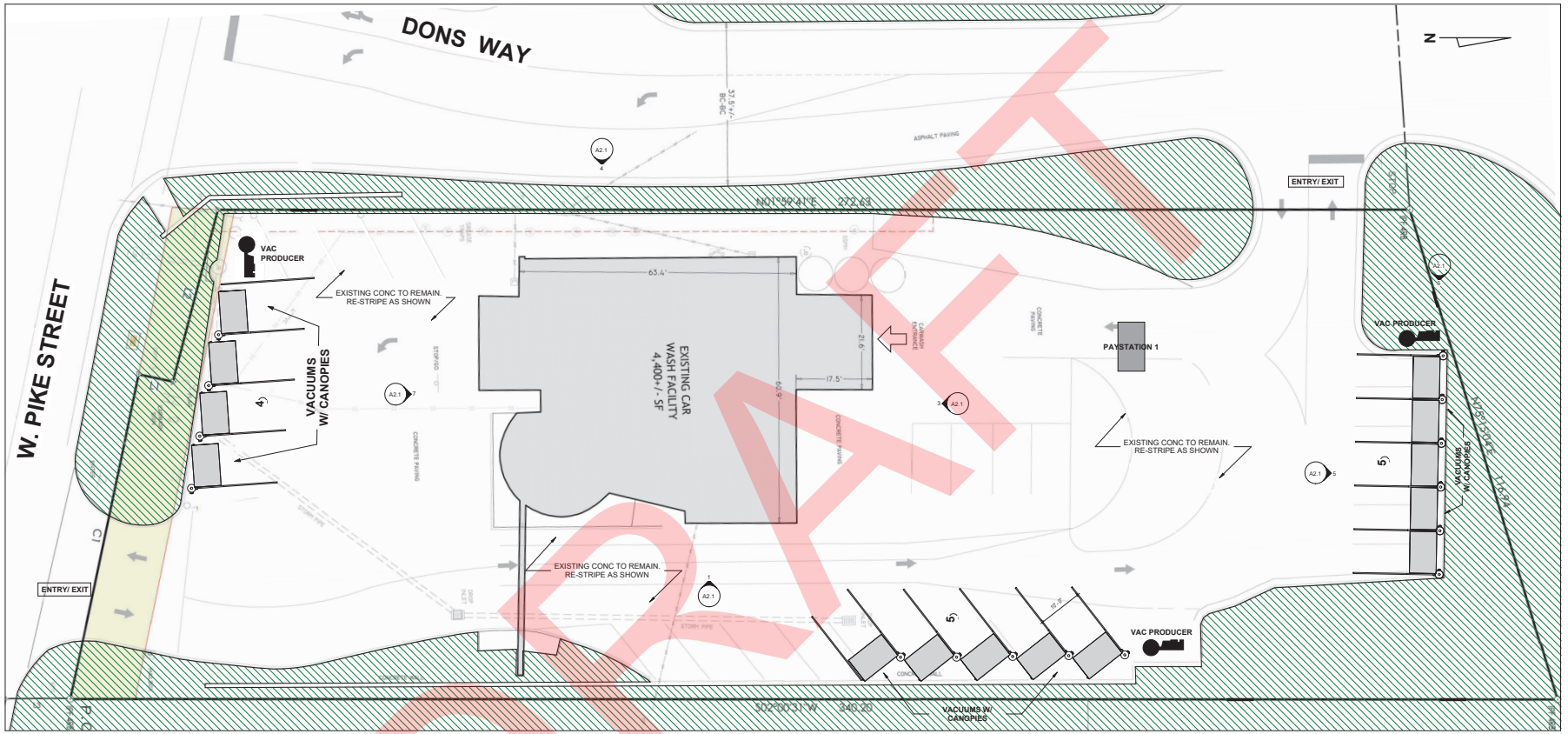
7 SOUTH
1/2" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

DRAFT

SUP2026-00013_ELEV SITE PLN_10022026



1 ARCH SITE PLAN (SUP)
1" = 10'-0"

DRAFT

knock design+build
Michael Miller, RA, LEED AP
354 Loomis Ave, Atlanta, Ga 30312
mmiller@knockdesignbuild.com
678.758.6531

STATE OF GEORGIA
MICHAEL WAYNE MILLER
REGISTERED ARCHITECT

ISSUANCES	DATE
SUP	10/20/25

NOT FOR CONSTRUCTION

RAHIM SIVJI
AQUALUX CAR WASH
REMODEL

425 W. PIKE ST, LAWRENCEVILLE, GA

ARCHITECTURAL SITE PLAN

A0.1

LAWRENCEVILLE
GEORGIA

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

Item:	RZM2026-00007; Parkland Homebuilders, LLC; 2555 University Parkway & 104 Hurricane Shoals Road
Department:	Planning and Development Department
Date of Meeting:	Monday, November 2, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Rezone the subject property from BG (General Business) and LM (Light Manufacturing) to RM-24 (Multi-Family) to develop townhomes
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant requests the rezoning of a parcel assemblage, consisting of approximately 7.90 acres located at 2555 University Parkway and 104 Hurricane Shoals Road (Parcel ID Numbers: 7011 120, 7011 128, and a portion of 7011 002A) from split LM (Light Manufacturing District) and BG (General Business District) to RM-24 (Multifamily Residential District) to develop one-hundred and six (106) multifamily dwelling units at a density of approximately thirteen-point-five (13.5) Units Per Acre
(UPA).

Attachments/Exhibits:

- RZM2026-00007_ATTCHMNTS_09112026
- RZM2026-00007_M&C CNDS_10202026

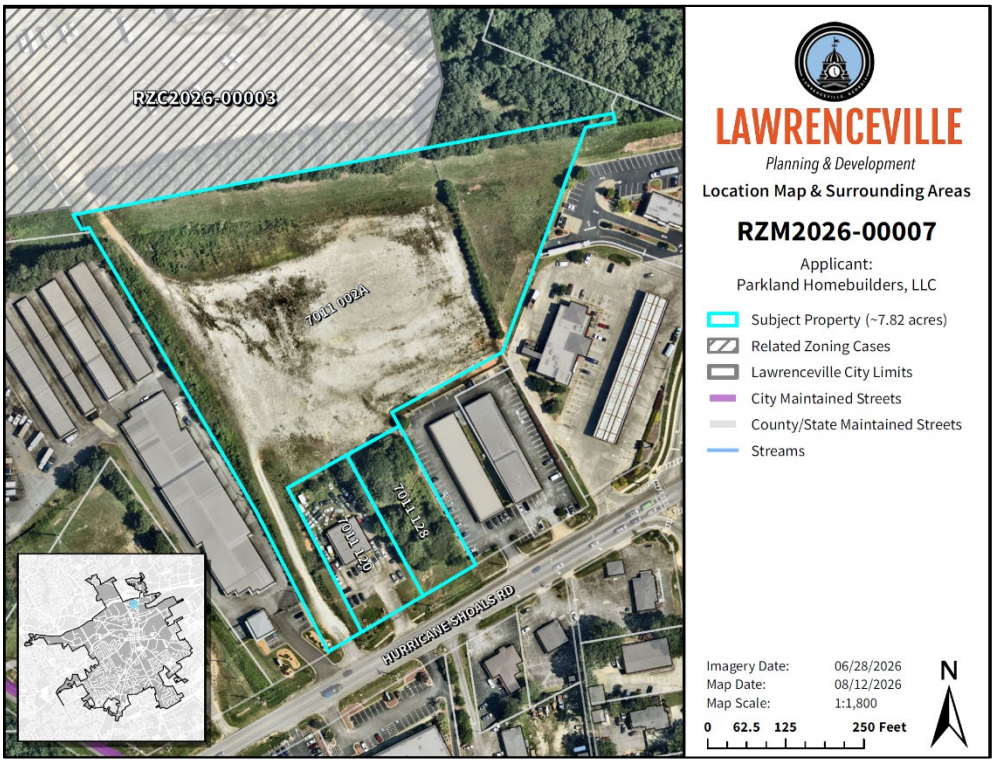
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	**RZM2026-00007**
APPLICANT(S):	PARKLAND HOMEBUILDERS, LLC
PROPERTY OWNER(S):	CE SMITH FAMILY, LLLP, JOSEPH MALOUF, AND THE CITY OF LAWRENCEVILLE
LOCATION(S):	2555 UNIVERSITY PARKWAY & 104 HURRICANE SHOALS RD
PARCEL NUMBER(S):	7011 120, 7011 128, & PORTION OF 7011 002A
APPROXIMATE ACREAGE:	7.90 ACRES
CURRENT ZONING:	LM (LIGHT MANUFACTURING) & BG (GENERAL BUSINESS)
PROPOSED ZONING:	RM-24 (MULTIFAMILY RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	106 MULTIFAMILY RESIDENTIAL DWELLING UNITS
RECOMMENDATION:	APPROVAL W/ CONDITIONS

VICINITY MAP



RZM2026-00007_RPRT_09112026

ZONING HISTORY

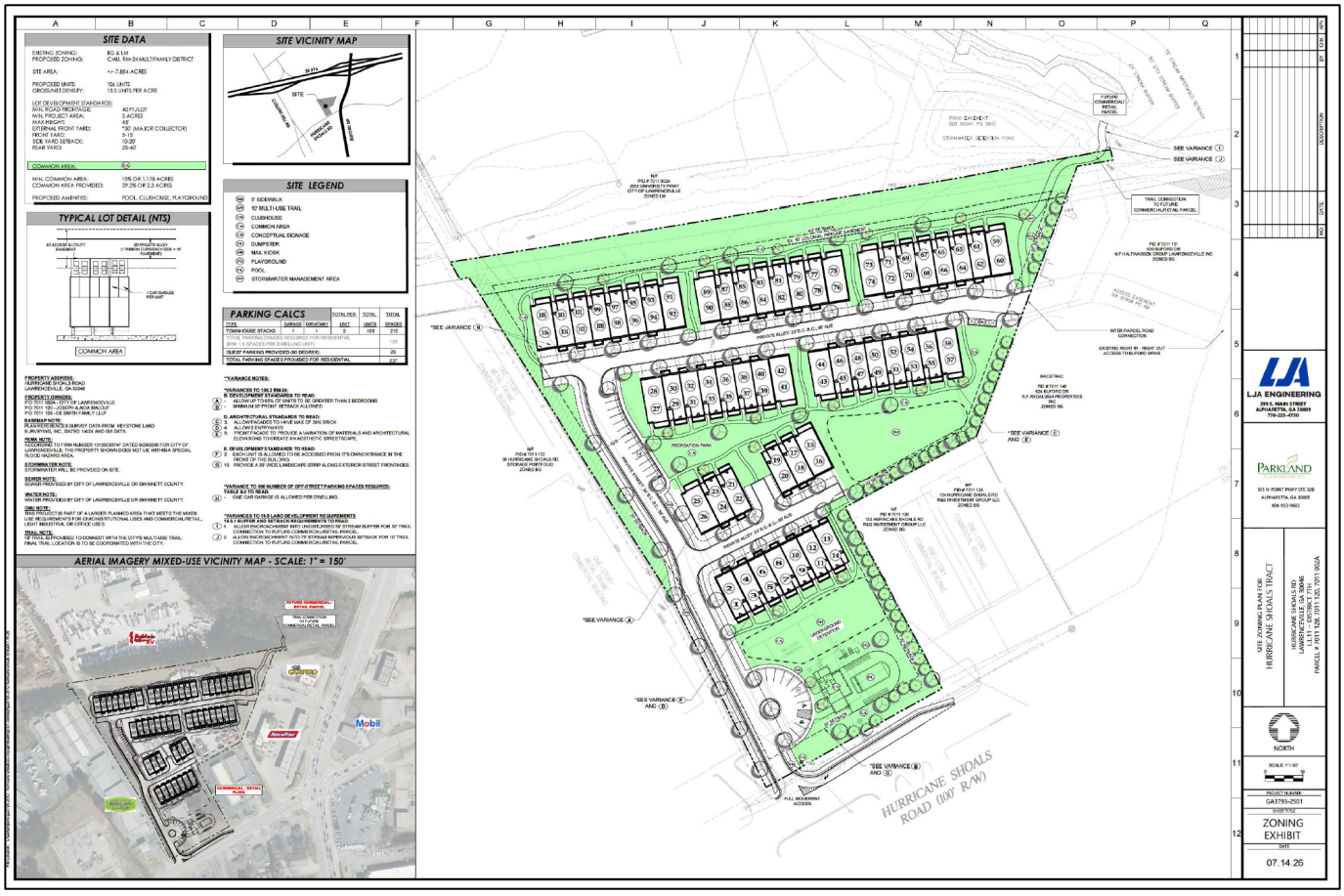
The earliest zoning records on file for the subject property circa 1971 show the property zoned as BG (General Business District). Portions of the subject property (parcel 7011 002A) were rezoned to LM (Light Manufacturing District) in the year 1994 for use as an equipment rental facility (RZ-94-06). This portion of the subject property saw further zoning activity in 2000 (RZ-00-28) and 2013 (SU-13-09), specifically pertaining to the use of graveled surfaces for the parking of vehicles, equipment, and trailers.

There is a concurrent rezoning case currently being heard for the portions of parcel 7011 002A outside of the scope of this request. Refer to RZC2026-00003, for a Wholesale Membership Club.

PROJECT SUMMARY

The applicant requests the rezoning of a parcel assemblage, consisting of approximately 7.90 acres located at 2555 University Parkway and 104 Hurricane Shoals Road (Parcel ID Numbers: 7011 120, 7011 128, & a portion of 7011 002A) from split LM (Light Manufacturing District) and BG (General Business District) to RM-24 (Multifamily Residential District) to develop one-hundred and six (106) multifamily dwelling units at a density of approximately thirteen-point-five (13.5) Units Per Acre (UPA).

SITE PLAN



RZM2026-00007_RPRT_09112026

ZONING AND DEVELOPMENT STANDARDS

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

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

Split units would generally be designed in the following manner:

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

See example floor plan below:



Each building would be a maximum of three stories and have exterior materials consisting of a mixture of brick, stone, and fiber cement siding, consistent with current architectural standards and existing housing in the area. The townhomes would be distributed across the site in rows of

RZM2026-00007_RPRT_09112026

three to eight split units. Each unit would feature a covered front entrance with a patio, facing a portion of the development's open space.

Split townhome units would be accessed via a private alley, with a one-car garage and one driveway space dedicated to each unit. Additional parking for guests would be provided along the interior streets, with total parking provided averaging 2.19 spaces per unit (237 total spaces).

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

Approval of the requested RM-24 (Multifamily Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

Article 1 Districts, Section 102.8 RM-24 Multifamily Residential District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	*10 acres*	*7.54 acres*	***Variance***
Lot Width	*100 ft*	*>100 ft*	*N/A*
Front Setback	*50 ft*	*30 ft*	***Variance***
Side Setback	*25 ft*	*25 ft*	*N/A*
Rear Setback	*40 ft*	*40 ft*	*N/A*
Max Lot Coverage	*60%*	*60%*	*N/A*
Max Height	*35 ft*	*35 ft*	*N/A*
Three-Bedroom Units	*10%*	*65%*	***Variance***

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

Standard	Requirement	Proposal	Recommendation
Parking: Multifamily	*2 spaces per unit* *216 spaces*	*2.19 spaces per unit* *237 spaces*	*N/A*

Approval of the proposal will require the following variances:

[1] A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Lot Development Standards.

RZM2026-00007_RPRT_09112026

- The approval of a variance would allow for a reduction in the minimum lot area from ten (10) acres to seven-point-nine (7.9) acres.

[2] A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Lot Development Standards.

- The approval of a variance would allow for a reduction in the minimum front setback from fifty (50) feet to thirty (30) feet.

[3] A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Lot Development Standards.

- The approval of a variance would allow for the increase of the allowed portion of three-bedroom apartments from a maximum of ten percent (10%) to a maximum of sixty-five percent (65%).

[4] A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Architectural Standards, 3.

- The approval of a variance would allow for a reduction in the minimum required brick/stone façade finishes from seventy-five percent (75%) to thirty percent (30%) brick for each elevation

[5] A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Architectural Standards, 4.

- The approval of a variance would allow for an individual entryway for each dwelling unit.

[6] A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Development Standards, 2.

- The approval of a variance would allow for each unit to be accessed from its own exterior entrance in lieu of a shared internal access corridor.

[7] A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Development Standards, 10.

- The approval of a variance would allow for the reduction in the minimum width of the landscaped setback along external streets from fifty (50) feet to thirty (30) feet.

[8] A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 1. Streams shall have an undisturbed natural buffer of fifty (50) feet, measured horizontally, on both banks of the stream as measured from the top of the stream bank.

- The approval of a variance would allow for the proposed development to extend into the fifty (50) foot undisturbed stream buffer.

[9] A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 2. Streams shall have an additional buffer of twenty-five (25) feet, beyond the undisturbed natural buffer, in which

RZM2026-00007_RPRT_09112026

all impervious cover shall be prohibited and in which grading, filling, and earthmoving shall be minimized.

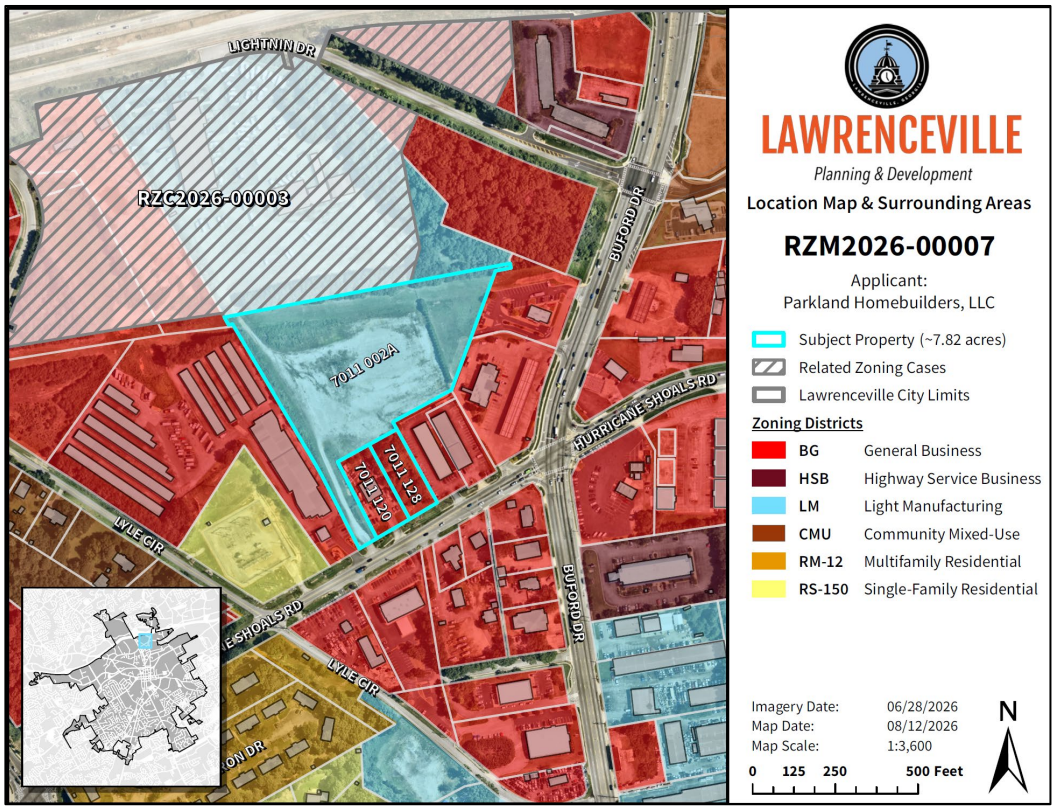
- The approval of a variance would allow for the proposed development to extend into the twenty-five (25) foot impervious surfaces stream buffer.

While specific justifications for the requested variances were not provided by the applicant, many of these variance requests can be justified by the fact that similar variances were granted for RZM2026-0001, which concerned the development of 90 stacked townhome units at Spring Lake and Paper Mill Road. The reduced front yard / landscaped setback may be further justified by the fact that no dwellings are intended to face a public right-of-way; the setback reduction would allow for the placement of a community structure at the entrance to the development. Finally, the proposed stream buffer encroachments would allow for a trail connection to adjacent commercial properties and would be in line with the variances proposed for RZC2026-00003.

The only variance that is not accounted for is the required reduction in minimum lot area from ten (10) acres to seven-point-nine (7.9) acres. Since the text as written prohibits a reduction of this minimum lot area through a variance, a text amendment may be required to proceed.

RZM2026-00007_RPRT_09112026

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

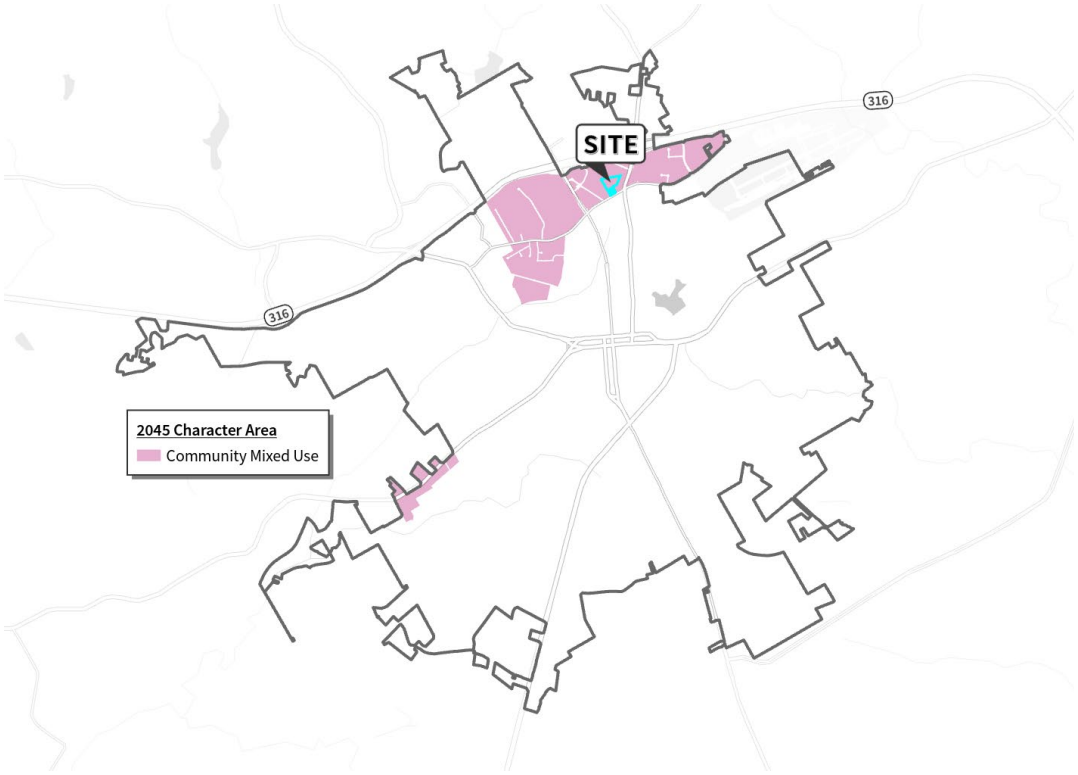


The area surrounding the subject property is characterized primarily by commercial and office uses along the major roadways (Buford Drive, Hurricane Shoals Road, and Collins Hill Road). Properties directly west of the subject property are zoned BG (General Business District) and contain mini-storage warehouse facilities. Properties to the east along Buford Drive and Hurricane Shoals Road are similarly zoned BG and include a variety of commercial and service-oriented uses, including a fast-food restaurant, convenience store with fuel pumps, automobile service garage, and office/warehouse buildings.

Further from the subject property, mixed-use developments zoned CMU (Community Mixed-Use District) are located to the east along Collins Hill Road, to the west along Buford Drive, and to the south along Lyle Circle. While the immediate area is predominantly commercial in nature (including a proposed Wholesale Membership Club, located directly to the north), there is precedence for similarly-scaled residential developments in the larger area.

RZM2026-00007_RPRT_09112026

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate that the property lies within the Community Mixed-Use character area, described as follows:

> *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 is generally aligned with the vision established by the Community Mixed-Use character area. Inter-parcel accessibility and walkability should be emphasized with this and other proposed developments to ensure that the larger area can achieve a goal of fostering vibrant and walkable neighborhoods.

RZM2026-00007_RPRT_09112026

STAFF RECOMMENDATION

The applicant requests rezoning approximately 7.90 acres at 2555 University Parkway and 104 Hurricane Shoals Road from split LM and BG to RM-24 for the development of 106 stacked multifamily townhouse units. The property is located within the Community Mixed-Use character area, and the proposed residential use is generally aligned with the intent of the character area to integrate residential, commercial, and recreational uses and foster vibrant, walkable neighborhoods.

Based on the information provided, Staff recommends **APPROVAL WITH CONDITIONS** of RZM2026-00007, subject to appropriate conditions and resolution of the minimum lot-area requirement**.** The proposed residential development is generally compatible with the surrounding area and the broader Community Mixed-Use development pattern. However, the RM-24 district requires a minimum lot area of ten acres, while the subject property contains approximately 7.90 acres. As this requirement cannot be reduced through a variance, further discussion will be necessary to determine the appropriate mechanism for addressing the minimum lot-area requirement.

RZM2026-00007_RPRT_09112026

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 service this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

RZM2026-00007_RPRT_09112026

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 multifamily residential use is suitable given the surrounding mix of commercial, office, and residential development, as well as the presence of similarly scaled residential developments within the broader area.

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

   The proposed development is not anticipated to adversely affect adjacent or nearby properties. Appropriate site design, buffering, and conditions can mitigate potential impacts associated with the proposed residential density.

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

   The property has reasonable economic use under its existing LM and BG zoning; however, the proposed rezoning would allow a residential use that is generally consistent with the Community Mixed-Use character area and the evolving development pattern of the surrounding area.

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

   The proposed development will generate additional demand on existing streets, utilities, stormwater infrastructure, and schools. However, these impacts are not anticipated to be excessive or burdensome and may be addressed through applicable development requirements and conditions.

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

   The proposal is generally aligned with the Community Mixed-Use character area's intent to integrate residential, commercial, and recreational uses and foster vibrant and walkable neighborhoods. Inter-parcel accessibility and pedestrian connectivity should be emphasized as the surrounding area develops.

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

   The surrounding area is experiencing continued commercial and mixed-use development, including the concurrent proposed Wholesale Membership Club to the north, while similarly scaled residential development has been approved elsewhere in the broader area. These changing conditions provide supporting grounds for the proposed residential development.

RZM2026-00007_RPRT_09112026

RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Parkland Homebuilders, LLC	NAME: Joseph Malouf
ADDRESS: 925 North Point Pkwy, Ste320	ADDRESS: 104 Hurricane Shoals Rd NE
CITY: Alpharetta	CITY: Lawrenceville
STATE: GA ZIP: 30005	STATE: GA ZIP: 30046

CONTACT PERSON: Kevin Cardinal PHONE: (404)933-9602

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

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

PARCEL NUMBER(S): R7011 120 ACREAGE: .6 Acres

ADDRESS OF PROPERTY: 104 Hurricane Shoals Rd NE. Lawrenceville GA 30046

Kevin D. Cardinal 12.30.2025
SIGNATURE OF APPLICANT DATE

Joseph Malouf 12/29/2025
SIGNATURE OF OWNER DATE

Parkland Homebuilders, LLC
TYPED OR PRINTED NAME

Joseph Malouf
TYPED OR PRINTED NAME

NOTARY PUBLIC 12/30/25 DATE

NOTARY PUBLIC 12/29/25 DATE

TONKA MAYNOR NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES 02/27/2027

TONKA MAYNOR NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES 02/27/2027

RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Parkland Homebuilders, LLC	NAME: Downtown Development Authority of the City of Lawrenceville
ADDRESS: 925 North Point Pkwy, Ste320	ADDRESS: 70 S. Clayton Street
CITY: Alpharetta	CITY: Lawrenceville
STATE: GA ZIP: 30005	STATE: GA ZIP: 30046

CONTACT PERSON: Kevin Cardinal PHONE: (404)933-9602

* 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): LM REQUESTED ZONING DISTRICT: CMU

PARCEL NUMBER(S): R7011 002A ACREAGE: 5.5 Acres

ADDRESS OF PROPERTY: 2555 University Pkwy Lawrenceville, GA 30043

James D. Ghobi 12.30.2025
SIGNATURE OF APPLICANT DATE

Lee Mentz 12-29-2025
SIGNATURE OF OWNER DATE

Parkland Homebuilders, LLC
TYPED OR PRINTED NAME

Downtown Development Authority of the City of Lawrenceville
TYPED OR PRINTED NAME

12/30/25
NOTARY PUBLIC DATE

12/29/25
NOTARY PUBLIC DATE

TONIKA MAYNOR NOTARY PUBLIC GEORGIA DEKALB COUNTY MY COMMISSION EXPIRES 02/27/2027

TONIKA MAYNOR NOTARY PUBLIC GEORGIA DEKALB COUNTY MY COMMISSION EXPIRES 02/27/2027

RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Parkland Homebuilders, LLC	NAME: CE Smith Family LLLP
ADDRESS: 925 North Point Pkwy, Ste320	ADDRESS: 963 Buford Dr.
CITY: Alpharetta	CITY: Lawrenceville
STATE: GA ZIP: 30005	STATE: GA ZIP: 30043

CONTACT PERSON: Kevin Cardinal PHONE: (404)933-9602

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

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

PARCEL NUMBER(S): R7011 128 ACREAGE: .57 Acres

ADDRESS OF PROPERTY: Hurricane Shoals Rd, Lawrenceville GA 30046

SIGNATURE OF APPLICANT DATE 7.15.2026

SIGNATURE OF OWNER DATE

Parkland Homebuilders, LLC
TYPED OR PRINTED NAME

CE Smith Family LLLP
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE 7/29/25

SUSAN PETERS NOTARY PUBLIC BARROW COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 12, 2029

SUSAN PETERS NOTARY PUBLIC BARROW COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 12, 2029

RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

770.2 30
www. m
4525 South Lee Street, Buford, Georgia 30518

RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

Applicant's Letter of Intent
Lawrenceville, Georgia
Rezoning Request
BG/LM to CMU (RM-24)

Parkland Communities, Inc. (the "Applicant") respectfully submits this Letter of Intent requesting the rezoning of approximately 7.854 acres located on Hurricane Shoals Road from BG (General Business) and LM (Light Manufacturing) to CMU (Community Mixed Use)/RM-24 (Residential Multi-Family District). The purpose of the request is to construct a thoughtfully designed stacked townhouse community, consistent with the City's vision for a mixed-use and walkable community along the Hurricane Shoals and Buford Drive Corridors.

The subject property is at a highly accessible location with frontage along Hurricane Shoals Road and immediate proximity to Buford Drive and Georgia Highway 316. The site is surrounded primarily by commercial development, including retail businesses, and service establishments, while also being located near Rhodes Jordan Park, Downtown Lawrenceville, grocery stores, restaurants, and employment opportunities. The property currently contains a used automobile sales and service business that no longer represents the highest and best use of this site. The proposed redevelopment will transform the property into a high-quality residential community that better reflects the City’s vision, as well as the pattern of development in the area.

The Applicant proposes to develop the property with 106 stacked townhome dwelling units at an overall density of approximately 13.5 dwelling units per acre. Each building is designed to resemble a traditional townhouse building while containing two separate dwelling units. One dwelling will feature two bedrooms, while the second dwelling will include three bedrooms. Both units will contain two-and-one-half bathrooms and a minimum heated floor area of approximately 1,600 square feet. Buildings will be limited to a maximum height of three stories and will utilize high-quality exterior materials consisting of a mixture of brick, stone, and fiber cement siding. These architectural materials and varied building elevations are consistent with the quality and character of surrounding residential development and will provide an attractive streetscape throughout the community. Overall, the layout has been designed to create an engaging pedestrian-oriented environment. Every dwelling features its own private front entrance oriented toward open space rather than vehicular areas. One unit within each building includes a spacious private front patio, while the neighboring unit features a balcony cantilevered over its driveway. All garages are located to the rear of the buildings and are accessed from twenty-foot-wide private alleys to maintain an attractive residential appearance. Each unit includes a one-car garage together with driveway parking, while additional guest parking is distributed throughout the development, including fourteen on-street parking spaces along the internal roadway and eleven additional spaces adjacent to the amenity area. In total, the development provides parking that exceeds the minimum parking requirements.

The overall site design emphasizes connectivity, open space, and walkability. Approximately 29.2 percent of the property is dedicated to common open space, significantly exceeding the minimum requirement established by the City's zoning ordinance. A centrally located amenity area near the entrance to the community will include a clubhouse, swimming pool, playground, mail kiosk, and associated gathering spaces that serve as the focal point of the neighborhood. Additional pocket parks and landscaped greenspaces are provided throughout the development and are interconnected by sidewalks adjacent to the internal streets and in front of each residential building. This extensive network of open space creates opportunities for neighborhood interaction while encouraging residents to comfortably walk throughout the community. Vehicular and pedestrian connectivity have been carefully incorporated into the site design. Primary access to the development will be provided directly from Hurricane Shoals Road. In addition, the development includes an inter-parcel connection to the existing driveway serving the adjacent commercial properties between RaceTrac and the fast-food restaurant along Buford Drive, improving circulation and reducing unnecessary trips onto surrounding roadways. A trail connection is also provided to accommodate future commercial and retail development, further supporting the City's long-term vision for interconnected mixed-use development. As the Buford Drive and Hurricane Shoals corridors c

to evolve, these connections will allow residents to more conveniently access nearby shopping, restaurants, services, a employment opportunities without having to drive.

The proposed development is consistent with the City of Lawrenceville Comprehensive Plan, as the property lies within the Community Mixed-Use Character Area. This character area encourages interconnected neighborhoods, a pedestrian-friendly environment, and a diversity of housing opportunities that support nearby commercial development. The proposed stacked townhome community advances these objectives by introducing a unique housing option that acts as a transition between the surrounding commercial uses and nearby residential neighborhoods. With apartments located across Buford Drive and numerous existing and future commercial uses surrounding the site, the proposed development provides an appropriate residential use that increases housing diversity while promoting walkability and supporting existing businesses. The quality of the architecture, generous open space, and pedestrian connectivity all reflect the goals established in the Comprehensive Plan and the character area.

Unlike conventional multifamily developments, the proposed stacked townhomes provide individual front entrances, high-quality architectural design, abundant open space, and rear-loaded vehicular access that creates a residential character more closely resembling traditional townhomes than apartments. Because the subject property is bordered predominantly by commercial development, the proposed residential community represents a compatible infill development that will serve as an effective transition between commercial uses and will enhance the overall appearance of the neighborhood.

In conjunction with the rezoning request, the Applicant requests the variances identified on the submitted zoning exhibit. These requested modifications are intended to accommodate the unique stacked townhome product while maintaining the high-quality architectural design, pedestrian orientation, and open space that distinguish this development from conventional multifamily projects. Collectively, the requested variances allow the project to better achieve the City's planning objectives by emphasizing walkability, quality architecture, enhanced streetscapes, and an interconnected development pattern.

Based upon the above reasons, the Applicant respectfully requests approval of this rezoning application. The Applicant further asserts that denial of this request would unreasonably restrict the use of the property and could constitute a taking 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, as well as the Constitution of the State of Georgia.

RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION – COMBINED TRACT

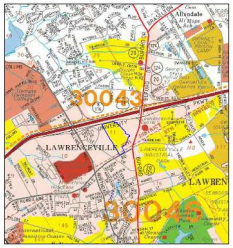
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11 OF THE 7TH DISTRICT AND LAND LOT 176 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR 501.75' SOUTHWESTERLY ALONG THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS ROAD (100' R/W) FROM A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION FORMED BETWEEN THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS ROAD AND BUFORD DRIVE (AKA GEORGIA HIGHWAY 20); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS DRIVE SOUTH 61 DEGREES 07 MINUTES 35 SECONDS WEST A DISTANCE OF 100.06' TO A 1/2" REBAR; THENCE SOUTH 60 DEGREES 35 MINUTES 30 SECONDS WEST A DISTANCE OF 108.85' TO AN IRON PIN; THENCE SOUTH 60 DEGREES 38 MINUTES 28 SECONDS WEST A DISTANCE OF 60.11' TO A 1/2" REBAR; THENCE NORTH 26 DEGREES 32 MINUTES 46 SECONDS WEST A DISTANCE OF 269.10' TO AN IRON PIN; THENCE NORTH 32 DEGREES 07 MINUTES 46 SECONDS WEST A DISTANCE OF 519.81' TO AN IRON PIN; THENCE SOUTH 75 DEGREES 10 MINUTES 08 SECONDS WEST A DISTANCE OF 11.89' TO AN IRON PIN; THENCE NORTH 29 DEGREES 03 MINUTES 20 SECONDS WEST A DISTANCE OF 26.69' TO A POINT; THENCE NORTH 80 DEGREES 21 MINUTES 37 SECONDS EAST A DISTANCE OF 893.28' TO A POINT; THENCE SOUTH 14 DEGREES 37 MINUTES 48 SECONDS EAST A DISTANCE OF 14.50' TO A 1/2" REBAR; THENCE SOUTH 80 DEGREES 19 MINUTES 56 SECONDS WEST A DISTANCE OF 49.07' TO A 1/2" REBAR; THENCE SOUTH 20 DEGREES 25 MINUTES 30 SECONDS WEST A DISTANCE 216.76' TO A 1/2" REBAR; THENCE SOUTH 20 DEGREES 21 MINUTES 31 SECONDS WEST A DISTANCE OF 167.56' TO A 1/2" REBAR; THENCE SOUTH 61 DEGREES 41 MINUTES 11 SECONDS WEST A DISTANCE OF 199.94' TO A 1/2" REBAR WITH CAP; THENCE SOUTH 27 DEGREES 43 MINUTES 47 SECONDS EAST A DISTANCE OF 25.19' TO A NAIL; THENCE SOUTH 28 DEGREES 16 MINUTES 25 SECONDS EAST A DISTANCE OF 249.72' TO AN IRON PIN AND ALSO THE POINT OF BEGINNING.;

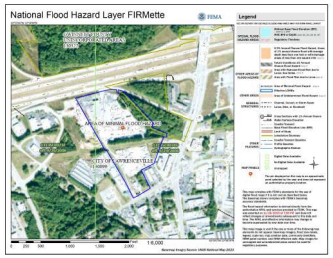
SAID TRACT OF LAND BEING MORE ACCURATELY DEPICTED ON ALTA/NSPS LAND TITLE SURVEY FOR: PARKLAND COMMUNITIES; PREPARED BY: KEYSTONE LAND SURVEYING, INC.; DATED: 01-14-2026; CONTAINING 343,940 SQ.FT. (7.896 ACRES). THE ABOVE-DESCRIBED PROPERTY IS ONE AND THE SAME AS THE APPLICABLE PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 25-0186.

RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

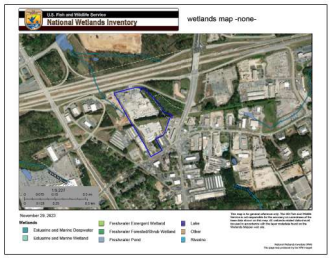
ALTA/NSPS LAND TITLE SURVEY
OF
2555 UNIVERSITY PARKWAY, 104 HURRICANE SHOALS ROAD & 0 HURRICANE SHOALS ROAD
FOR
PARKLAND COMMUNITIES



LOCATION MAP NOT TO SCALE – SOURCE AERO ATLAS OF GEORGIA

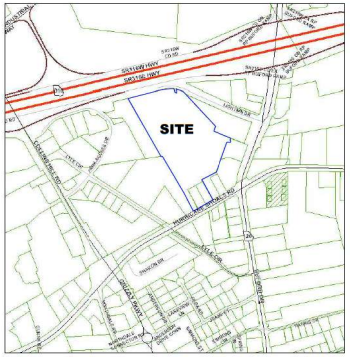


THIS PROPERTY IS LOCATED IN A ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON F.I.R.M. MAP OF GWINNETT COUNTY GEORGIA, MAP PANEL NUMBERS 13135C0079 AND 13135C0074F EFFECTIVE DATE:9/29/2006



THIS PROPERTY DOES NOT CONTAIN WETLANDS PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP PRINTED ON 01-12-2026

GWINNETT COUNTY PARCELS 7011 002A, 7011 120 & 7011 128



RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

THE TERM "CERTIFY" SHALL MEAN A STATEMENT MADE UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. (O.C.G.A. 15-6-67 (b)(2) AND (3))

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

N/A	GRAPHIC SCALE – IN FEET			CLIENT: PARKLAND COMMUNITIES HEIRI CLARK, PE
DESIGNED BY: P. BARCUS	SHEET NUMBER: 1 OF 3	FILE NAME: LIGHTNIN_LV PARKLAND ALTA V12		DATE: 03.10.2026

Copyright © 2026 | These drawings and their reproductions are the property of the surveyor and may not be reproduced, published, or used in any way without the written permission of the surveyor.

ALTA / NSPS LAND TITLE SURVEY FOR:

PARKLAND HOMEBUILDERS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
PIEDMONT LAW GROUP OF GARCIA & BENKERT LLC

GWINNETT COUNTY
7TH DISTRICT - LL11 5TH DISTRICT - LL176

REVISIONS		
1		
2		
3		
4		
5		

KEYSTONE LAND SURVEYING, INC.
352 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.345.8700
www.keystonelandsurveying.com

C:\Users\David Warne\ALL Dropbox\KLS\Residential\Lightnin Dr (City Of Lawrenceville)\ALTA NSPS – PARKLAND\Lightnin Dr Parkland ALTA V15.dwg

12/4/2025 10:39:09 AM

RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL NOTES:
1.THIS PLAT IS SUBJECT TO ANY RESTRICTIONS, EASEMENTS, COVENANTS OR RESTRICTIONS THAT MAY EXIST EITHER WRITTEN OR UNWRITTEN.

2.UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST. THE SURVEYOR DOES NOT TAKE RESPONSIBILITY FOR ABSENCE OR PRESENCE OF ANY SUCH UTILITIES.

3.NO GEODETIC MONUMENTS WERE FOUND WITHIN 500 FEET OF THIS SITE.

4.THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON.

5.THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN THE SUBJECT PROPERTY AND HURRICANE SHOALS ROAD.

6.THE PROPERTY HAS INGRESS/ EGRESS TO GEORGIA HIGHWAY NO. 20 (AKA BUFORD DRIVE) (R/W VARIES) VIA THE 40'ACCESS EASEMENT (DB 51908, PG 86-99) (EXCEPTION #37) AND THE ACCESS EASEMENT (DB 50541, PG 585-601) (EXCEPTION #36)

7.THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN THE BOUNDARY OF THE SUBJECT PROPERTY (TRACT 1) AND THE ACCESS EASEMENT.

CITY OF LAWRENCEVILLE
ZONING: BG
MINIMUM FRONT SETBACK = 50'
MINIMUM SIDE SETBACK = 10'
MINIMUM REAR = 10'
ZONING: LM
MINIMUM FRONT SETBACK = 50'
MINIMUM SIDE SETBACK = 0'
MINIMUM REAR = 0'

FIELD DATA:

DATE OF FIELD SURVEY 12-02-25.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND RTK GPS
GPS RECEIVER: TRIMBLE R12i
SN: 5340F00434 ROVER
5340F00085 BASE
NETWORK: TRIMBLE VRS NOW RTK GNSS

SURVEY REVISIONS:
(i) THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN THE SUBJECT PROPERTY AND HURRICANE SHOALS ROAD;
(ii) THE PROPERTY HAS DIRECT ACCESS TO HURRICANE SHOALS ROAD (100' R/W);
(iii) LABELED THE CITY OF LAWRENCEVILLE TRACT AS "TRACT 1", THE I-E SWITH TRACT AS "TRACT 2" AND THE MALOUF TRACT AS "TRACT 3";
(iv) ADDED THE AS-SURVEYED LEGAL DESCRIPTIONS FOR EACH TRACT, ALONG WITH THE FOLLOWING NOTE TO THE END OF EACH OF THE TRACT 2 AND TRACT 3 LEGAL: "THE ABOVE-DESCRIBED PROPERTY IS ONE AND THE SAME AS THE APPLICABLE PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 25-0186;"
(v) REPLACED "PARKLAND COMMUNITIES" WITH "PARKLAND HOMEBUILDERS, LLC" AND ADDED FIRST AMERICAN TITLE INSURANCE COMPANY AND PIEDMONT LAW GROUP OF GARCIA & BENNERT, LLC TO THE TITLE BLOCK AND AS CERTIFIED PARTIES;
(vi) REMOVED OUR CONTAINMENT LETTER LANGUAGE UNDER EXCEPTION 26, AND (VII) REVISED THE EXCEPTION NUMBERING FOR EACH PLOTTED EXCEPTION ON THE SURVEY TO MATCH THE EXCEPTION NUMBERING ON THE TITLE COMMITMENT / TITLE EXCEPTION BLOCK.

REFERENCE: PB 74 PG 6
DB 10487 PG 106
DB 58825 PG 533-534
DB 58146 PG 276-288
DB 58146 PG 224-230
DB 60979 PG 25-29
DB 61440 PG 874-880

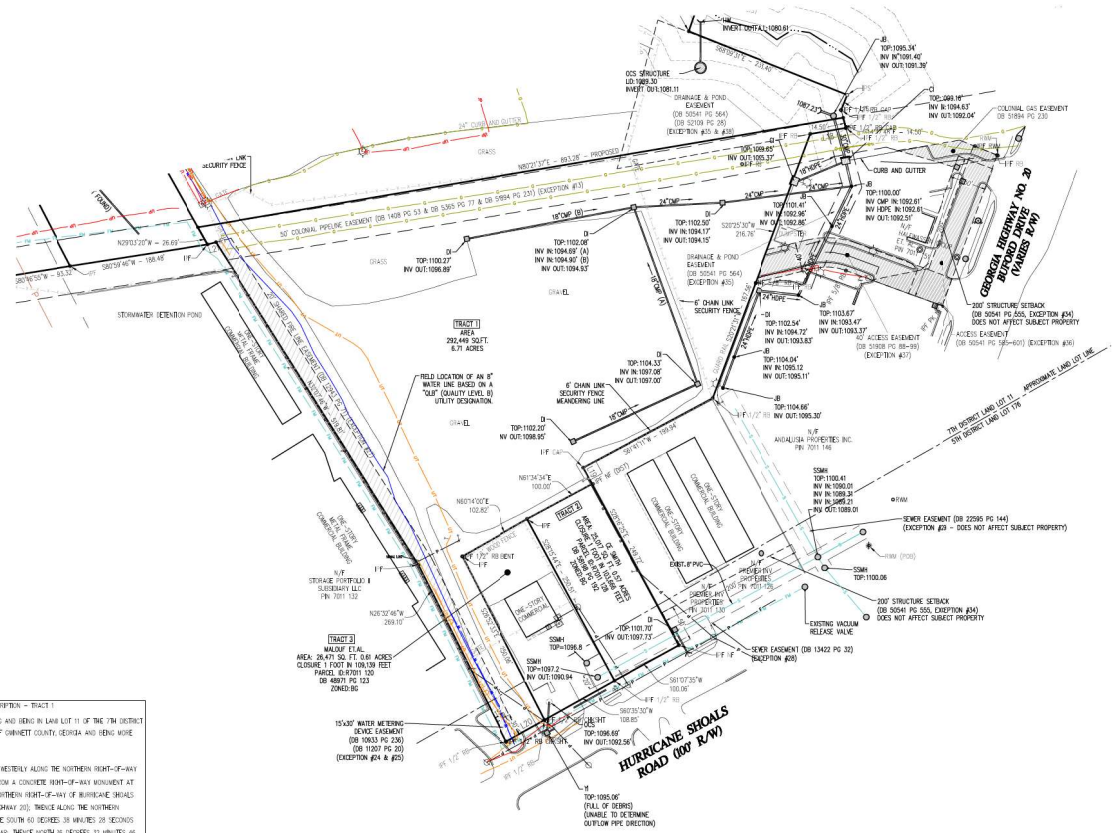
FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0037F & 13135C0074F EFFECTIVE DATE SEPTEMBER 29, 2006

HORIZONTAL & VERTICLE DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRS NOW NETWORK

Line Table		
Line #	Length	Direction
L1	27.91	S67°02'11"E
L2	14.40	N23°26'18"E
L3	27.80	N67°41'37"W
L4	36.81	N79°40'41"W
L5	32.80	N35°14'10"W
L6	66.73	N35°14'10"W
L7	77.48	S81°35'35"E
L8	31.82	S86°45'21"E
L9	47.25	S13°54'32"E
L10	24.34	S79°06'14"E
L11	31.04	N13°51'42"W

Line Table		
Line #	Length	Direction
L12	95.42	S69°51'01"E
L13	44.42	S42°40'22"E
L14	34.58	S42°40'45"E
L15	65.07	S39°47'33"W
L16	23.00	S21°56'36"W
L17	25.40	S14°51'48"E
L18	48.07	S81°59'36"W
L19	25.19	S27°43'47"E
L20	60.11	S60°38'28"W
L21	11.89	S75°10'08"W
L22	11.24	N69°27'36"W

Curve Table				
Curve #	Length	Radius	Direction	Chord Length
C1	122.16	532.00	N30°00'55"E	121.89
C2	6.08	560.00	N22°39'09"E	6.08
C3	161.68	232.00	N02°42'47"E	158.43
C4	95.78	232.00	N29°03'44"W	95.10
C5	42.86	232.00	N47°54'28"W	42.80
C6	130.52	388.41	N84°32'39"E	129.91
C7	243.71	1850.86	S84°02'46"W	243.54
C8	58.00	1968.86	N85°53'33"E	58.00



UTILITY LEGEND	
OHP	OVERHEAD POWER UTILITY
UP	UNDERGROUND POWER UTILITY
G	UNDERGROUND GAS UTILITY
UT	UNDERGROUND TELEPHONE UTILITY
W	UNDERGROUND WATER LINE
FM	SANITARY SEWER FORCE MAIN

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

LEGAL DESCRIPTION – COMBINED TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT AND LAND LOT 176 OF THE 5TH DISTRICT OF GWINNETT COUNT; GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR 501.75' SOUTHWESTERLY ALONG THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS ROAD (100' R/W) FROM A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION FORMED BETWEEN THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS ROAD AND BUFORD DRIVE (AKA GEORGIA HIGHWAY 20); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS DRIVE SOUTH 81 DEGREES 07 MINUTES 35 SECONDS WEST A DISTANCE OF 100.06' TO A 1/2" REBAR; THENCE SOUTH 60 DEGREES 35 MINUTES 30 SECONDS WEST A DISTANCE OF 108.85' TO AN IRON PIN; THENCE SOUTH 60 DEGREES 38 MINUTES 28 SECONDS WEST A DISTANCE OF 60.11' TO A 1/2" REBAR; THENCE NORTH 26 DEGREES 32 MINUTES 46 SECONDS WEST A DISTANCE OF 269.10' TO AN IRON PIN; THENCE NORTH 32 DEGREES 07 MINUTES 46 SECONDS WEST A DISTANCE OF 519.81' TO AN IRON PIN; THENCE SOUTH 75 DEGREES 10 MINUTES 08 SECONDS WEST A DISTANCE OF 11.89' TO AN IRON PIN; THENCE NORTH 29 DEGREES 03 MINUTES 20 SECONDS WEST A DISTANCE OF 26.69' TO A POINT; THENCE NORTH 80 DEGREES 21 MINUTES 37 SECONDS EAST A DISTANCE OF 893.28' TO A POINT; THENCE SOUTH 14 DEGREES 37 MINUTES 48 SECONDS EAST A DISTANCE OF 14.50' TO A 1/2" REBAR; THENCE SOUTH 80 DEGREES 19 MINUTES 56 SECONDS WEST A DISTANCE OF 49.07' TO A 1/2" REBAR; THENCE SOUTH 20 DEGREES 25 MINUTES 30 SECONDS WEST A DISTANCE 216.76' TO A 1/2" REBAR; THENCE SOUTH 61 DEGREES 41 MINUTES 11 SECONDS WEST A DISTANCE OF 199.94' TO A 1/2" REBAR WITH CAP; THENCE SOUTH 27 DEGREES 43 MINUTES 47 SECONDS EAST A DISTANCE OF 25.19' TO A NAIL; THENCE SOUTH 28 DEGREES 16 MINUTES 25 SECONDS EAST A DISTANCE OF 249.72' TO A IRON PIN AND ALSO THE POINT OF BEGINNING;

SAID TRACT OF LAND BEING MORE ACCURATELY DEPICTED ON ALTA/NSPS LAND TITLE SURVEY FOR: PARKLAND COMMUNITIES, PREPARED BY: KEYSTONE LAND SURVEYING, INC.; DATED: 01-14-2026; CONTAINING 343,940 SQ.FT. (7.896 ACRES). THE ABOVE-DESCRIBED PROPERTY IS ONE AND THE SAME AS THE APPLICABLE PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 25-0186

LEGAL DESCRIPTION – TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11 OF THE 7TH DISTRICT AND LAND LOT 176 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR 501.75' SOUTHWESTERLY ALONG THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS ROAD (100' R/W) FROM A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION FORMED BETWEEN THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS ROAD AND BUFORD DRIVE (AKA GEORGIA HIGHWAY 20); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS DRIVE SOUTH 60 DEGREES 38 MINUTES 28 SECONDS WEST A DISTANCE OF 60.11' TO A 1/2" REBAR; THENCE NORTH 26 DEGREES 32 MINUTES 46 SECONDS WEST A DISTANCE OF 269.10' TO AN IRON PIN; THENCE NORTH 32 DEGREES 07 MINUTES 46 SECONDS WEST A DISTANCE OF 519.81' TO AN IRON PIN; THENCE SOUTH 75 DEGREES 10 MINUTES 08 SECONDS WEST A DISTANCE OF 11.89' TO AN IRON PIN; THENCE NORTH 29 DEGREES 03 MINUTES 20 SECONDS WEST A DISTANCE OF 26.69' TO A POINT; THENCE NORTH 80 DEGREES 21 MINUTES 37 SECONDS EAST A DISTANCE OF 893.28' TO A POINT; THENCE SOUTH 14 DEGREES 37 MINUTES 48 SECONDS EAST A DISTANCE OF 14.50' TO A 1/2" REBAR; THENCE SOUTH 80 DEGREES 19 MINUTES 56 SECONDS WEST A DISTANCE OF 49.07' TO A 1/2" REBAR; THENCE SOUTH 20 DEGREES 25 MINUTES 30 SECONDS WEST A DISTANCE 216.76' TO A 1/2" REBAR; THENCE SOUTH 61 DEGREES 41 MINUTES 11 SECONDS WEST A DISTANCE OF 199.94' TO A 1/2" REBAR WITH CAP; THENCE SOUTH 27 DEGREES 43 MINUTES 47 SECONDS EAST A DISTANCE OF 25.19' TO A NAIL; THENCE SOUTH 28 DEGREES 16 MINUTES 25 SECONDS EAST A DISTANCE OF 249.72' TO A IRON PIN AND ALSO THE POINT OF BEGINNING;

SAID TRACT OF LAND BEING MORE ACCURATELY DEPICTED ON ALTA/NSPS LAND TITLE SURVEY FOR: PARKLAND COMMUNITIES, PREPARED BY: KEYSTONE LAND SURVEYING, INC.; DATED: 01-14-2026; CONTAINING 292,452 SQ.FT. (6.71 ACRES). THE ABOVE-DESCRIBED PROPERTY IS ONE AND THE SAME AS THE APPLICABLE PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 25-0186

LEGAL DESCRIPTION – TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11 OF THE 7TH DISTRICT AND LAND LOT 176 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR 292.9' SOUTHWESTERLY ALONG THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS ROAD (100' R/W) FROM A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION FORMED BETWEEN THE NORTHERN RIGHTS-OF-WAY OF HURRICANE SHOALS ROAD AND BUFORD DRIVE (AKA GEORGIA HIGHWAY 20); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS DRIVE SOUTH 81 DEGREES 07 MINUTES 35 SECONDS WEST A DISTANCE OF 100.06' TO A 1/2" REBAR; THENCE SOUTH 60 DEGREES 35 MINUTES 30 SECONDS WEST A DISTANCE OF 108.85' TO A 1/2" REBAR; THENCE NORTH 26 DEGREES 32 MINUTES 33 SECONDS WEST A DISTANCE OF 250.06' TO AN IRON PIN; THENCE NORTH 61 DEGREES 34 MINUTES 34 SECONDS EAST A DISTANCE OF 100.00' TO AN NAIL; THENCE SOUTH 28 DEGREES 15 MINUTES 25 SECONDS EAST A DISTANCE OF 249.72' TO AN IRON PIN AND ALSO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING MORE ACCURATELY DEPICTED ON ALTA/NSPS LAND TITLE SURVEY FOR: PARKLAND COMMUNITIES, PREPARED BY: KEYSTONE LAND SURVEYING, INC.; DATED: 01-14-2026; CONTAINING 25,017 SQ.FT. (0.57 ACRES). THE ABOVE-DESCRIBED PROPERTY IS ONE AND THE SAME AS THE APPLICABLE PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 25-0186

LEGAL DESCRIPTION – TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11 OF THE 7TH DISTRICT AND LAND LOT 176 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR 292.9' SOUTHWESTERLY ALONG THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS ROAD (100' R/W) FROM A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION FORMED BETWEEN THE NORTHERN RIGHTS-OF-WAY OF HURRICANE SHOALS ROAD AND BUFORD DRIVE (AKA GEORGIA HIGHWAY 20); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS DRIVE SOUTH 81 DEGREES 35 MINUTES 30 SECONDS WEST A DISTANCE OF 108.85' TO A 1/2" REBAR; THENCE NORTH 26 DEGREES 32 MINUTES 33 SECONDS WEST A DISTANCE OF 250.06' TO AN IRON PIN; THENCE NORTH 60 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 112.82' TO A 1/2" REBAR; THENCE SOUTH 28 DEGREES 15 MINUTES 44 SECONDS EAST A DISTANCE OF 250.51' TO AN IRON PIN AND ALSO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING MORE ACCURATELY DEPICTED ON ALTA/NSPS LAND TITLE SURVEY FOR: PARKLAND COMMUNITIES, PREPARED BY: KEYSTONE LAND SURVEYING, INC.; DATED: 01-14-2026; CONTAINING 26,471 SQ.FT. (0.61 ACRES). THE ABOVE-DESCRIBED PROPERTY IS ONE AND THE SAME AS THE APPLICABLE PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 25-0186

SCALE: 1" = 80'
GRAPHIC SCALE – IN FEET
DESIGNED BY: P. BARCLAY
SHEET NUMBER: 2 OF 3
FILE NAME: U:\ATN\LV PARKLAND ALTA V12
CLIENT: PARKLAND HOMEBUILDERS, LLC
KEVIN CLARK, PE
DATE: 03.10.2026
JOB NUMBER: SURV 2000 DEN 527

Copyright 2026 | These drawings and their reproductions are the property of the surveyor and may not be reproduced, published or used in any way without the written permission of the surveyor.

KEYSTONE LAND SURVEYING,INC.
262 WEST CRUSADE STREET
LAWRENCEVILLE, GEORGIA 30046
770.345.8700
www.keystonelandsurveying.com

ALTA / NSPS LAND TITLE SURVEY FOR:

PARKLAND HOMEBUILDERS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
PIEDMONT LAW GROUP OF GARCIA & BENNERT LLC

GWINNETT COUNTY
7TH DISTRICT - LL11 5TH DISTRICT - LL176

REVISIONS	
1	
2	
3	
4	
5	

C:\Users\David Wentz\AEC Dropbox\KLS\Residential Lighter Dr (City Of Lawrenceville) ALTA NSPS – PARKLAND Lighter Dr Parkland ALTA V15.dwg

7/10/2026 10:30:12 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE B-II

[RESPONSES]

File #25-0186

Exceptions

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Taxes and assessments for the year 2026 and subsequent years, which are liens not yet due and payable. [NOT ADDRESSED AS PART OF THIS SURVEY]
2. Any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the county in which the subject property is located. [NOT ADDRESSED AS PART OF THIS SURVEY]
3. Rights of upper and lower riparian owners in and to the waters of creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution. [NOT ADDRESSED AS PART OF THIS SURVEY]
4. All matters as shown on that certain ALTA/NSPS Land Title Survey for Parkland Homebuilders, LLC and First American Title Insurance Company prepared by KEYSTONE LAND SURVEYING, PATRICK GARVEY, Georgia RLS #3027, dated JANUARY 7TH, 2026
5. All matters shown on the following plats: [NO PLOTTABLE MATTERS]
   a) Plat for Mrs. J. B. Atkinson and G. A. Butts, dated November 25, 1958, filed for record February 19, 1963, recorded in Plat Book J, page 206, Gwinnett County, Georgia records;
   b) Plat for Lawrence Potter, dated September 16, 1969, filed for record September 14, 1969, recorded in Plat Book R, page 155, aforesaid records; [NO PLOTTABLE MATTERS]
   c) Final Plat for Andalusia Properties, Inc., dated December 22, 2009, filed for record November 29, 2012, recorded in Plat Book 129, page 189, aforesaid records. [MATTERS PLOTTED HEREON]
6. Easement from D. H. Smith to Georgia Power Company, dated July 5, 1951, filed for record July 6, 1951, recorded in Deed Book 102, page 76(a), aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]
7. Easements reserved in that certain Warranty Deed from Mrs. J. B. Atkinson and G. A. Butts to Dewey H. Smith, dated December 4, 1958, filed for record December 8, 1958, recorded in Deed Book 144, page 63(a), aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]
8. Right of Way Easement from Mrs. J. B. Atkinson and G. A. Butts to Colonial Pipeline Company, dated May 14, 1962, filed for record December 20, 1962, recorded in Deed Book 190, page 121, aforesaid records; as affected by that certain Easement Modification Agreement by and between Lewis Brother Land Holdings, LLC and Colonial Pipeline Company, dated December 20, 2012, filed for record December 27, 2012, recordec in Deed Book 51894, page 231, aforesaid records. [DOES NOT AFFECT SUBJECT PROPERTY (OPTION DEED)]
9. ~~Easement from Bill C. Williams to Georgia Power Company, dated April 13, 1965, filed for record April 21, 1965, recorded in Deed Book 230, page 700, aforesaid records; as affected by that certain~~

~~Quitclaim Deed from Georgia Power Company, dated January 16, 1989, filed for record February 6, 1989 recorded in Deed Book 5320, page 344, aforesaid records.~~ (Released per Quitclaim Deed recorded in Deed Book 5320, page 344, aforesaid records)

10. Permit for Anchors, Guy Poles and Wires from Dewey H. Smith to Georgia Power Company, dated February 20, 1968, filed for record March 12, 1968, recorded in Deed Book 292, page 144, aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]
11. ~~Easement from Dewey H. Smith to Georgia Power Company, dated April 23, 1968, filed for record May 3, 1968, recorded in Deed Book 295, page 800, aforesaid records; as affected by that certain Quitclaim Deed from Georgia Power Company, dated January 16, 1989, filed for record February 6, 1989 recorded in Deed Book 5320, page 344, aforesaid records.~~ (Released per Quitclaim Deed recorded in Deed Book 5320, page 34-, aforesaid records)
12. ~~Easement from Bill C. Williams to Georgia Power Company, dated September 25, 1968, filed for record October 2, 1968, recorded in Deed Book 306, page 620, aforesaid records; as affected by that certain Quitclaim Deed from Georgia Power Company, dated January 16, 1989, filed for record February 6, 1989 recorded in Deed Book 5320, page 344, aforesaid records.~~ (Released per Quitclaim Deed recorded in Deed Book 5320, page 344, aforesaid records)
13. Right of Way Easement from William H. Nash to Colonial Pipeline Company, dated January 20, 1978, filed for record January 25, 1978, recorded in Deed book 1408, page 53, aforesaid records; as affected by that certain Easement Modification Agreement by and between Lewis Brother Land Holdings, LLC and Colonial Pipeline Company, dated December 20, 2012, filed for record December 27, 2012, recorded in Deed Book 51894, page 231, aforesaid records. [AS PLOTTED HEREON]
14. Advance Construction Damage Release by and between William H. Nash and Colonial Pipeline Company, dated January 20, 1978, filed for record January 25, 1978, recorded in Deed Book 1408, page 59, aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]
15. Advance Construction Damage Release by and among Hugh M. Britt, Lois L. Britt and Colonial Pipeline Company, dated February 25, 1978, filed for record March 23, 1978, recorded in Deed Book 1439, page 66, aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]
16. Relinquishment of access rights contained in that certain Right of Way Deed from William H. Nash to Department of Transportation, dated May 5, 1978, filed for record May 9, 1978, recorded in Deed Book 1469, page 63, aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]
17. Easements contained in that certain Right of Way Deed from William H. Nash to Department of Transportation, dated December 13, 1979, filed for record December 26, 1979, recorded in Deed Book 1864, page 183, aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]
18. Easements contained in that certain Right of Way Deed from Hugh M. Brit and Lois P. Britt to Department of Transportation, dated February 27, 1980, filed for record February 1980, recorded in Deed Book 1902, page 9, aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]
19. Easements contained in that certain Right of Way Deed from Hugh M. Britt and Lois P. Britt to Department of Transportation, dated February 27, 1980, filed for record February 27, 1980, recorded in [NO LONGER AFFECTS SUBJECT PROPERTY]

Deed Book 1902, page 12, aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]

20. Easements contained in that certain Right of Way Deed from Hugh M. Britt and Lois P. Britt to Department of Transportation, dated February 27, 1980, filed for record February 27, 1980, recorded in Deed Book 1902, page 15, aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]
21. Easements contained in that certain Right of Way Deed from Dewey H. Smith and Bessie L. Smith to Department of Transportation, dated March 13, 1980, filed for record March 14, 1980, recorded in Deed Book 1912, page 333, aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]
22. Conveyance of Access Rights from Kristoff & Assoc. to Department of Transportation, dated November 2, 1985, filed for record November 14, 1985, recorded in Deed Book 3240, page 261, aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]
23. Right of Way Boundary Agreement by and between Kristoff & Associates, Inc. and Colonial Pipeline Company, dated March 1, 1989, filed for record March 8, 1989, recorded in Deed Book 5365, page 77, aforesaid records. [AS PLOTTED HEREON]
24. Water Metering Device Agreement from Lewis Brothers Land Holdings, LLC to Gwinnett County, dated October 31, 1994, filed for record December 16, 1994, recorded in Deed Book 10933, page 236, aforesaid records. [AS PLOTTED HEREON]
25. Water Metering Device Agreement from Lewis Brothers, L.L.C. to Gwinnett County, dated January 24, 1995, filed for record April 7, 1995, recorded in Deed Book 11207, page 20, aforesaid records. [AS PLOTTED HEREON]
26. Easement from Lightnin' Truck Rental to Georgia Power Company, dated April x, 1995, filed for record May 22, 1995, recorded in Deed Book 11322, page 82, aforesaid records. [BLANKET EASEMENT UNABLE TO PLOT]

    As to Items 6 and 26, once we receive confirmation of contintment letters from Georgia Power Company, the following will be added: "The Company insures that Georgia Power Company claims no further interest in this easement other than the right to own, operate, maintain, rebuild, renew, upgrade and modify the existing facilities located on the subject property."[AS PLOTTED HEREON]
27. Easement Agreement by and between Lewis Brothers Land Holding, L.L.C. and Jean Coppage, dated June 17, 1996, filed for record July 15, 1996, recorded in Deed Book 12943, page 71, aforesaid records. [AS PLOTTED HEREON]
28. Sanitary Sewer Easement by and between Don Paschal and Lewis Brothers Land Holdings, LLC, dated July 22, 1996, filed for record November 7, 1996, recorded in Deed Book 13422, page 32, aforesaid records. [AS PLOTTED HEREON]
29. Easement by and between Lewis Brothers Land Holdings and Gwinnett County Water and Sewerage Authority, dated March 12, 2001, filed for record March 26, 2001 recorded in Deed Book 22595, page 144, aforesaid records. [AS PLOTTED HEREON. DOES NOT AFFECT SUBJECT PROPERTY]
30. Easements and conveyance of access rights contained in that certain Right of Way Deed from Lewis Brothers Land Holdings, LLC to Department of Transportation, dated November 22, 2010, filed for record November 23, 2010, recorded in Deed Book 50402, page 513, aforesaid records. [AS PLOTTED HEREON. DOES NOT AFFECT SUBJECT PROPERTY]

31. Construction and Maintenance Easement from Lewis Brothers Land Holcings, LLC to Department of Transportation, dated November 22, 2010, filed for record November 23, 2010, recorded in Deed Book 50402, page 523, aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]
32. Easements and conveyance of access rights contained in that certain Right of Way Deed from Lewis Brothers Land Holdings, LLC to Department of Transportation, dated November 22, 2010, filed for record November 23, 2010, recorded in Deed Book 50402, page 528, aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]
33. Easements contained in that certain Right of Way Deed from Lewis Brothers Land Holdings, LLC to Department of Transportation, dated November 22, 2010, filed for record November 23, 2010, recorded in Deed Book 50402, page 538, aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]
34. Declaration of Restrictive Covenants made by Lewis Brother's Land Holdings, LLC, dated February 9, 2011, filed for record February 14, 2011, recorded in Deed Book 50541, page 555, aforesaid records. [AS PLOTTED HEREON]
35. Drainage and Detention Pond Easement Agreement by and between Lewis Brothers Land Holdings, LLC and Andalusia Properties, Inc., dated February 9, 2011, filed for record February 14, 2011, recorded in Deed Book 50541, page 564, aforesaid records. [AS PLOTTED HEREON]
36. Joint Access Easement Agreement by and between Lewis Brothers Land Holdings, LLC and Andalusia Properties, Inc., dated February 9, 2011, filed for record February 14, 2011, recorded in Deed Book 50541, page 585, aforesaid records. [AS PLOTTED HEREON]
37. Access Easement Agreement by and between Lewis Brothers Land Holdings, LLC and the Title Insurance Company of Chattanooga, dated December 31, 2012, filed for record January 3, 2013, recorded in Deed Book 51908, page 88, aforesaid records. [AS PLOTTED HEREON]
38. Detention Pond Easement Agreement by and between Lewis Brothers Land Holdings, LLC and the Title Insurance Company of Chattanooga, dated March 1, 2013, filed for record March 26, 2013, recorded in Deed Book 52109, page 28, aforesaid records. [AS PLOTTED HEREON]

RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

SCALE: 1" = 80' | GRAPHIC SCALE – IN FEET (40' 0 80' 160' 240') | CLIENT: PARKLAND COMMUNITIES HEIM CLARK, PE

DESIGNED BY: P. BAROLI | SHEET NUMBER: 3 OF 3 | FILE NAME: U:\ATTN\LV PARKLAND ALTA V15 | DATE: 03.10.2026 | JOB NUMBER: SURV 2000 DEN 527

Copyright©2026 | These drawings and their reproductions are the property of the surveyor and may not be reproduced, published or used in any way without the written permission of the surveyor.

KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.345.8700
www.keystonelandsurvey.com

ALTA / NSPS LAND TITLE SURVEY FOR:

PARKLAND HOMEBUILDERS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
PIEDMONT LAW GROUP OF GARCIA & BENKERT LLC

GWINNETT COUNTY
7TH DISTRICT - LL11 5TH DISTRICT - LL176

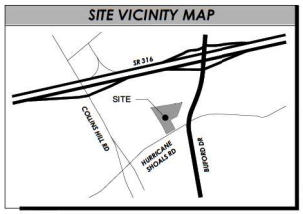
REVISIONS		
1		
2		
3		
4		
5		

C:\Users\David Wantz\ALS Dropbox\ARS\Residential\Lightnin Dr (City Of Lawrenceville)\ALTA NSPS – PARKLAND\Lightnin Dr Parkland ALTA V15.dwg

SITE DATA

EXISTING ZONING:	BG & LM
PROPOSED ZONING:	CMU, RM-24 MULTIFAMILY DISTRICT
SITE AREA:	+/- 7.854 ACRES
PROPOSED UNITS:	106 UNITS
GROSS/NET DENSITY:	13.5 UNITS PER ACRE
LOT DEVELOPMENT STANDARDS:	
MIN. ROAD FRONTAGE:	40 FT./LOT
MIN. PROJECT AREA:	5 ACRES
MAX HEIGHT:	45'
EXTERNAL FRONT YARD:	*30' (MAJOR COLLECTOR)
FRONT YARD:	5-15'
SIDE YARD SETBACK:	10-20'
REAR YARD:	25-40'
COMMON AREA:	(CA)
MIN. COMMON AREA:	15% OR 1.178 ACRES
COMMON AREA PROVIDED:	29.2% OR 2.3 ACRES
PROPOSED AMENITIES:	POOL, CLUBHOUSE, PLAYGROUND

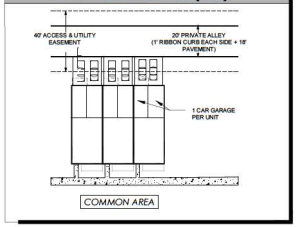
SITE VICINITY MAP



SITE LEGEND

(SW)	5' SIDEWALK
(MT)	10' MULTI-USE TRAIL
(CH)	CLUBHOUSE
(CA)	COMMON AREA
(CS)	CONCEPTUAL SIGNAGE
(DU)	DUMPSTER
(MK)	MAIL KIOSK
(PG)	PLAYGROUND
(PL)	POOL
(SW)	STORMWATER MANAGEMENT AREA

TYPICAL LOT DETAIL (NTS)



PARKING CALCS

TYPE	GARAGE	DRIVEWAY	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
TOWNHOUSE STACKS	1	1	2	106	212
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL (MIN. 1.5 SPACES PER DWELLING UNIT)					159
GUEST PARKING PROVIDED (90 DEGREE):					25
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL					237

PROPERTY ADDRESS:
HURRICANE SHOALS ROAD
LAWRENCEVILLE, GA 30046

PROPERTY OWNERS:
PD 7011 002A - CITY OF LAWRENCEVILLE
PD 7011 120 - JOSEPH & AIDA MALOUF
PD 7011 128 - CE SMITH FAMILY LLLP

BASEMAP NOTE:
PLAN REFERENCES SURVEY DATA FROM KEYSTONE LAND SURVEYING, INC., DATED 1/4/24 AND GIS DATA.

FEMA NOTE:
ACCORDING TO FIRM NUMBER 13135C0074F DATED 9/29/2006 FOR CITY OF LAWRENCEVILLE, THE PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

STORMWATER NOTE:
STORMWATER WILL BE PROVIDED ON SITE.

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

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

CMU NOTE:
THIS PROJECT IS PART OF A LARGER PLANNED AREA THAT MEETS THE MIXED USE REQUIREMENTS FOR CIVIC/INSTITUTIONAL USES AND COMMERCIAL/RETAIL, LIGHT INDUSTRIAL OR OFFICE USES.

TRAIL NOTE:
10' TRAIL IS PROVIDED TO CONNECT WITH THE CITY'S MULTI-USE TRAIL. FINAL TRAIL LOCATION IS TO BE COORDINATED WITH THE CITY.

"VARIANCE NOTES:

"VARIANCES TO 109.2 RM-24:
B. DEVELOPMENT STANDARDS TO READ:
(A) - ALLOW UP TO 65% OF UNITS TO BE GREATER THAN 2 BEDROOMS
(B) - MINIMUM 30' FRONT SETBACK ALLOWED

D. ARCHITECTURAL STANDARDS TO READ:
(C) 3. ALLOW FACADES TO HAVE MAX OF 30% BRICK
(D) 4. ALLOW 2 ENTRYWAYS
(E) 5. FRONT FACADE TO PROVIDE A VARIATION OF MATERIALS AND ARCHITECTURAL ELEVATIONS TO CREATE AN AESTHETIC STREETSCAPE.

E. DEVELOPMENT STANDARDS TO READ:
(F) 2. EACH UNIT IS ALLOWED TO BE ACCESSED FROM IT'S OWNENTRANCE IN THE FRONT OF THE BUILDING.
(G) 10. PROVIDE A 30' WIDE LANDSCAPE STRIP ALONG EXTERIOR STREET FRONTAGES.

"VARIANCE TO 508 NUMBER OF OFF-STREET PARKING SPACES REQUIRED:
TABLE 5-3 TO READ:
(H) - ONE CAR GARAGE IS ALLOWED PER DWELLING.

"VARIANCES TO 19.5 LAND DEVELOPMENT REQUIREMENTS
19.5.1 BUFFER AND SETBACK REQUIREMENTS TO READ:
(I) 1. ALLOW ENCROACHMENT INTO UNDISTURBED 50' STREAM BUFFER FOR 10' TRAIL CONNECTION TO FUTURE COMMERCIAL/RETAIL PARCEL.
(J) 2. ALLOW ENCROACHMENT INTO 75' STREAM IMPERVIOUS SETBACK FOR 10' TRAIL CONNECTION TO FUTURE COMMERCIAL/RETAIL PARCEL.

AERIAL IMAGERY MIXED-USE VICINITY MAP - SCALE: 1" = 150'





RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

NO	DESCRIPTION	DATE	BY	CHK	APV

LJA ENGINEERING
3199 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

PARKLAND COMMUNITIES
915 N POINT PKWY STE 320
ALPHARETTA, GA 30005
404-933-9602

SITE ZONING PLAN FOR
HURRICANE SHOALS TRACT

HURRICANE SHOALS RD
LAWRENCEVILLE, GA 30046
LAND LOT 174, DISTRICT 7TH
PARCEL # 7011 128, 7011 120, 7011 002A

NORTH

SCALE: 1"= 50'

PROJECT NUMBER
GA3793-2501

SHEET TITLE
ZONING EXHIBIT

DATE
07.14.26

File Location: x:\wd\projects\ga3793-2512 - hurricane shoals\02-design\drawings\01-concept\ga3793-2512 hurricane shoals rd final 7.14.26

RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LJA ENGINEERING

0' 40' 80' 160'

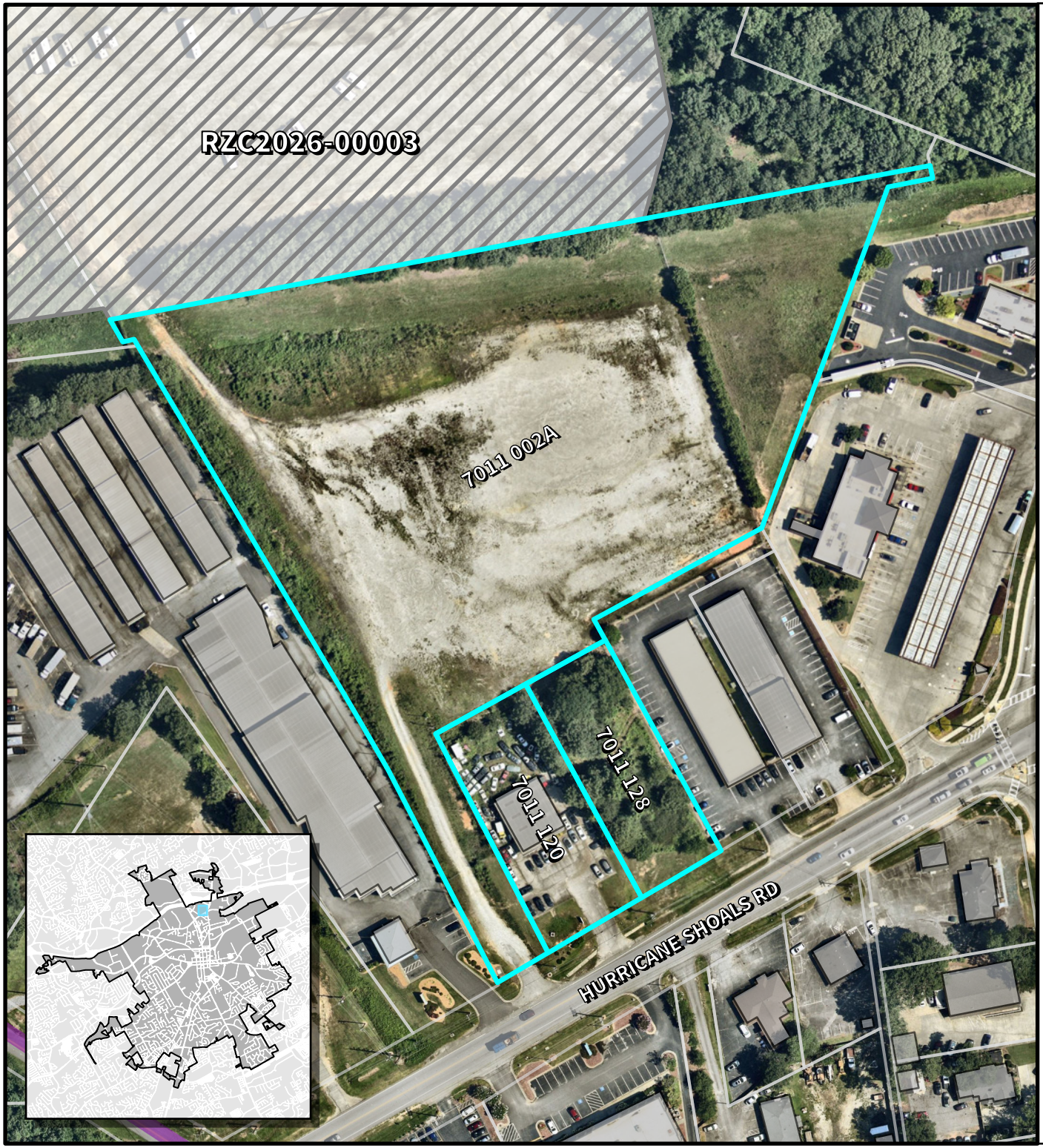
Hurricane Shoals

N

PARKLAND COMMUNITIES



RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

- Subject Property (~7.82 acres)
- Related Zoning Cases
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	06/28/2026
Map Date:	08/12/2026
Map Scale:	1:1,800

0 62.5 125 250 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

- Subject Property (~7.82 acres)
- Related Zoning Cases
- Lawrenceville City Limits

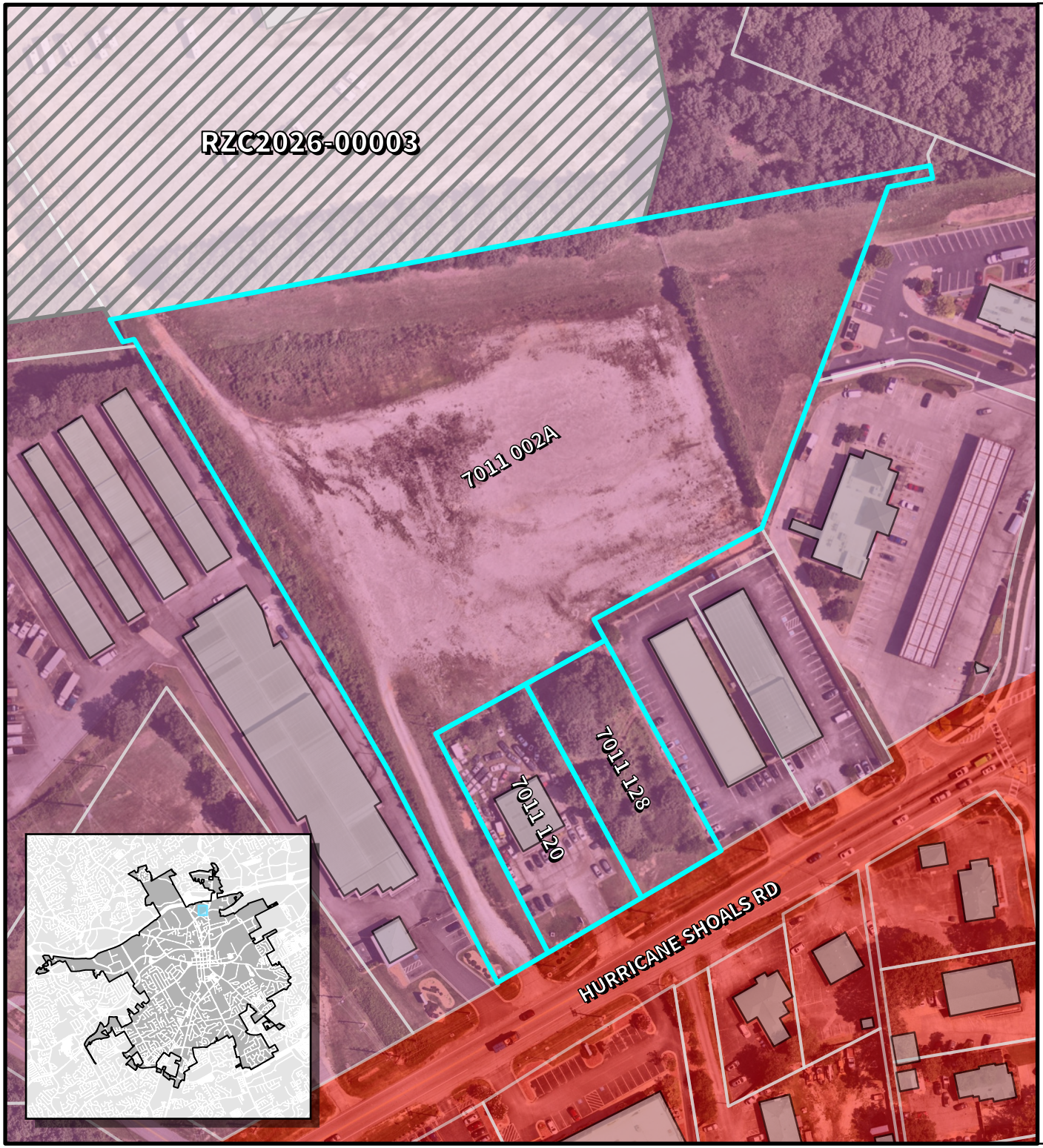
Zoning Districts

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

Imagery Date: 06/28/2026
Map Date: 08/12/2026
Map Scale: 1:1,800

N

0 62.5 125 250 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

- Subject Property (~7.82 acres)
- Related Zoning Cases
- Lawrenceville City Limits

2045 Character Areas

- Community Mixed Use
- Commercial Corridor

Imagery Date:	06/28/2026
Map Date:	08/12/2026
Map Scale:	1:1,800

0 62.5 125 250 Feet

N

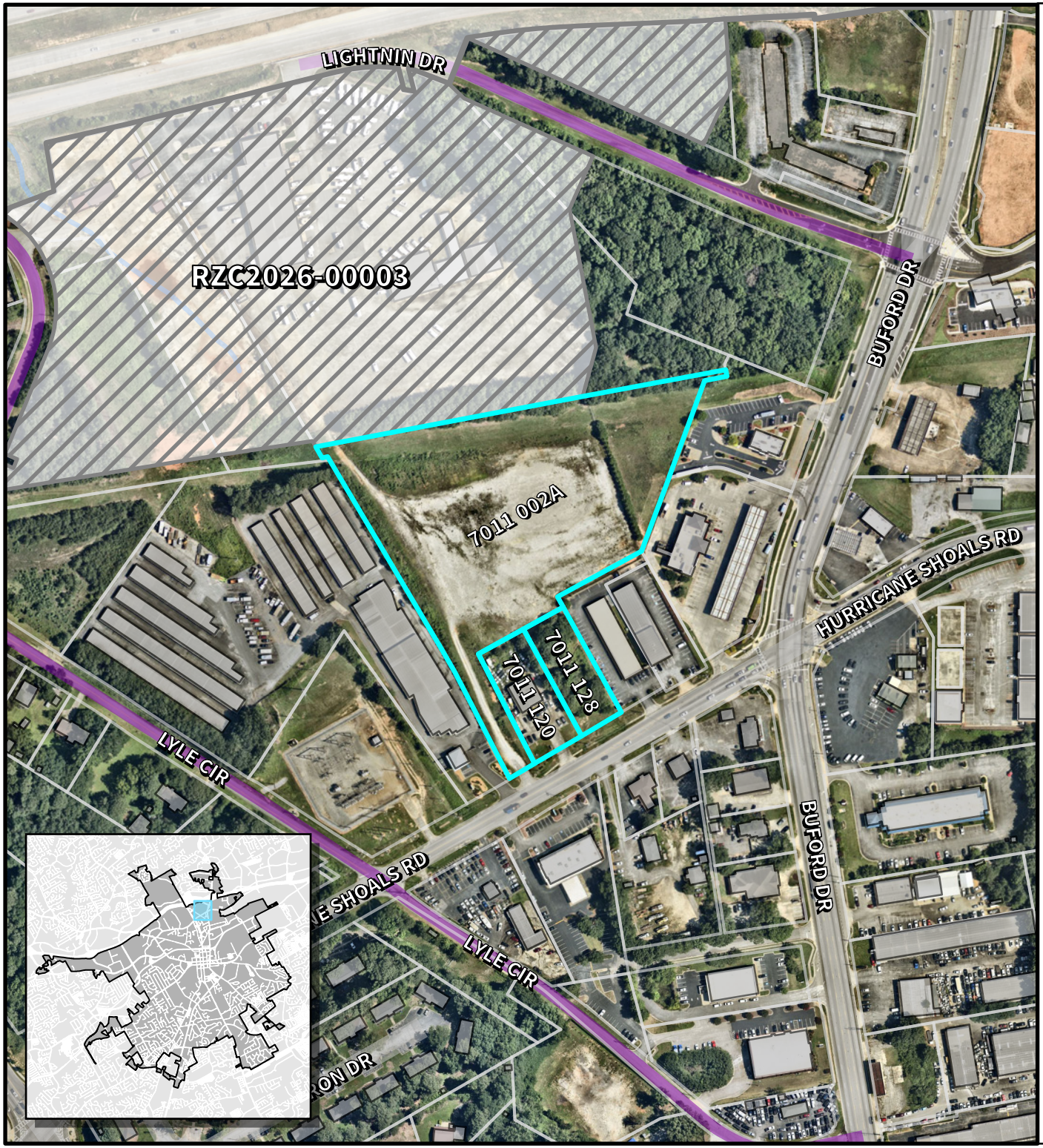
LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

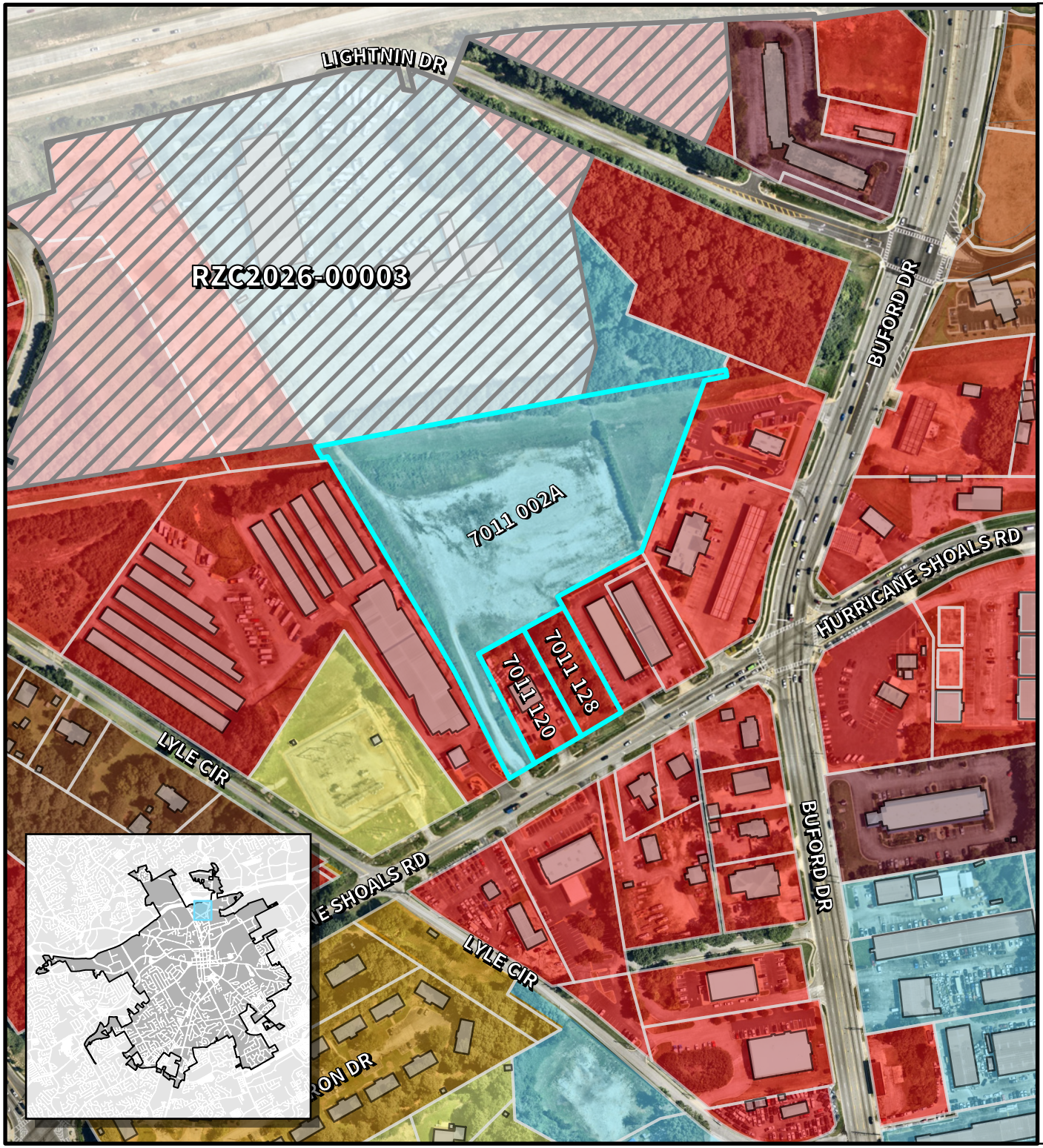


- Subject Property (~7.82 acres)
- Related Zoning Cases
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date: 06/28/2026
Map Date: 08/12/2026
Map Scale: 1:3,600

N

0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

- Subject Property (~7.82 acres)
- Related Zoning Cases
- Lawrenceville City Limits

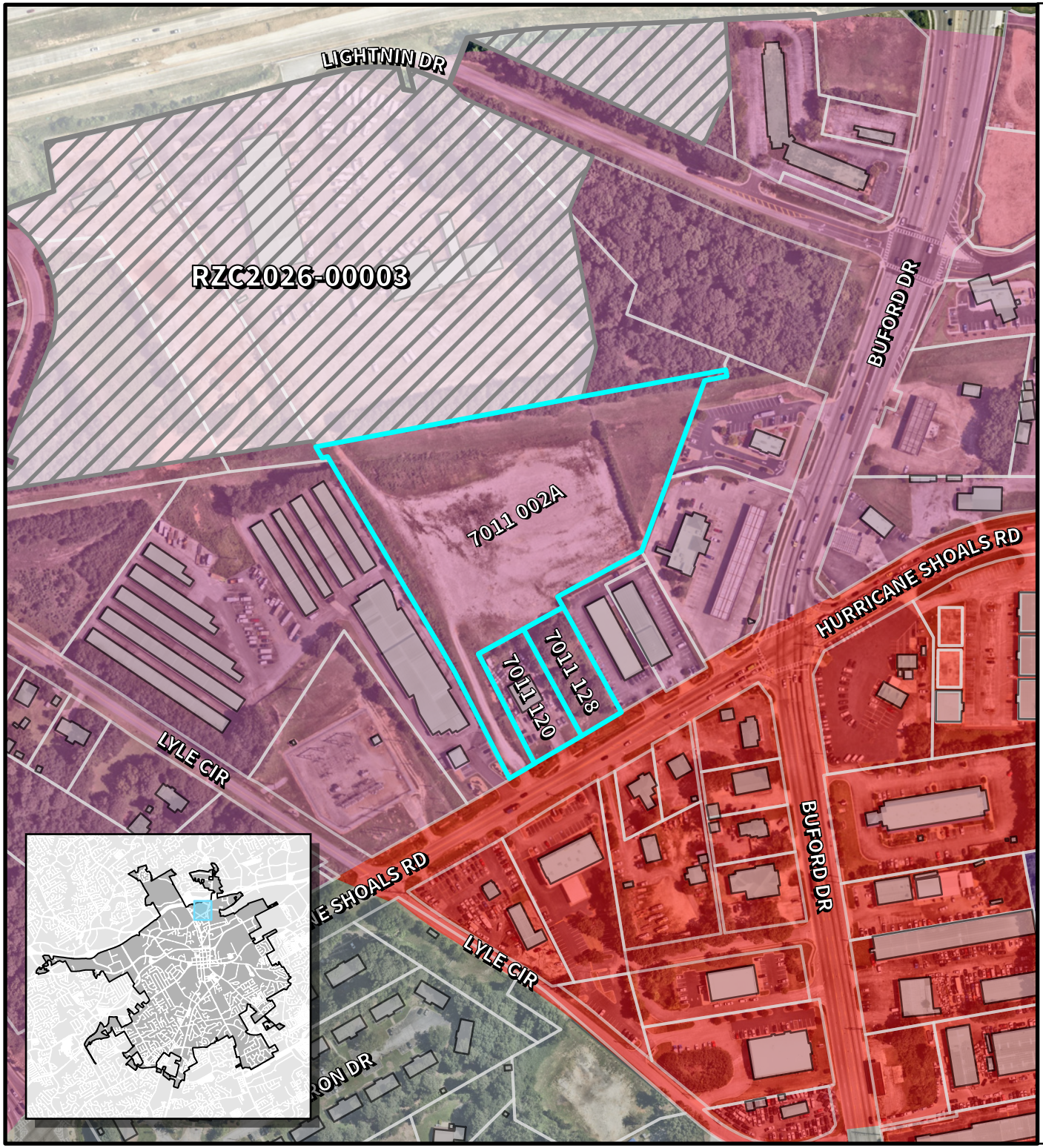
Zoning Districts

BG	General Business
HSB	Highway Service Business
LM	Light Manufacturing
CMU	Community Mixed-Use
RM-12	Multifamily Residential
RS-150	Single-Family Residential

Imagery Date:	06/28/2026
Map Date:	08/12/2026
Map Scale:	1:3,600

N

0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

- Subject Property (~7.82 acres)
- Related Zoning Cases
- Lawrenceville City Limits

2045 Character Areas

- Downtown
- Community Mixed Use
- Commercial Corridor
- Industrial

Imagery Date:	06/28/2026
Map Date:	08/12/2026
Map Scale:	1:3,600

0 125 250 500 Feet

N

LAWRENCEVILLE

Planning & Development

MAYOR & COUNCIL

RECOMMENDED CONDITIONS_10212026

RZM2026-00007

Approval of a rezoning to RM-24 (Multifamily Residential District), subject to the following enumerated conditions:

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

   A. Multifamily dwelling units at a maximum of one-hundred and six (106) dwelling units on approximately 7.9 acres at a gross density of no more than thirteen-point-five (13.5) units per acre (UPA).

   B. The development shall be designed and constructed in general accordance with the site plan received on August 7, 2026, including the general layout and amenities depicted thereon. Underground stormwater detention, as shown on the site plan, may be modified or replaced with an alternative stormwater management solution as approved by the Director of the Planning and Development. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.

   C. The multifamily dwelling units shall be designed in general accordance with the elevations received on August 7, 2026. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

   D. All multifamily dwelling units shall have a single car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

   E. All multifamily dwelling units shall have a one (1) car garage, with a driveway measuring eight (8) feet in width and twenty-six (26) feet in depth (as measured from the curb), providing sufficient space for one (1) passenger vehicle. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

   G. The development shall include a swimming pool, clubhouse, and playground substantially as depicted on the site plan received August 7, 2026. The final design, location, and configuration of such amenities may be modified subject to review and approval by the Director of Planning and Development. A pedestrian connection providing access between the development and the future commercial/retail parcel

shall be constructed substantially as depicted on the site plan received August 7, 2026, subject to review and approval by the Director of Planning and Development.

2. To satisfy the following site development considerations:

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

   B. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.

   C. Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.

   D. Natural vegetation shall remain on the property until the issuance of a development permit.

   E. All grassed areas shall be sodded.

   F. The required parking ratio for development shall be two (2) spaces per townhouse unit.

   G. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.

   H. All underground utilities shall be provided throughout the development.

   I. At no cost to the City of Lawrenceville or Gwinnett County, provide the following mobility improvements along Hurricane Shoals Road based on review and approval from Gwinnett County Department of Transportation:

      1. Provide a right-turn deceleration lane into the development from Hurricane Shoals Road in accordance with Gwinnett County Department of Transportation (GCDOT) and applicable engineering design standards.

      2. Provide a dedicated left-turn lane into the development from Hurricane Shoals Road, including all necessary pavement widening, striping, signage, and associated roadway improvements as required by Gwinnett County Department of Transportation (GCDOT).

      3. Construct a pedestrian sidewalk connection from the development to Lyle Circle to enhance connectivity and promote safe access to adjacent properties, public streets, and existing pedestrian facilities.

3. The following variances are approved:

   A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Lot Development Standards. Allows for a reduction in the minimum lot area from ten (10) acres to seven-point-nine (7.9) acres.

   B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Lot Development Standards. Allows for a reduction in the minimum front setback from fifty (50) feet to thirty (30) feet.

   C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Lot Development Standards. Allows for the increase of the allowed portion of three-bedroom apartments from a maximum of ten percent (10%) to a maximum of sixty-five percent (65%).

   D. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Architectural Standards, 3. Allows for a reduction in the minimum required brick/stone façade finishes from seventy-five percent (75%) to thirty percent (30%) brick for each elevation.

   E. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Architectural Standards, 4. Allows for an individual entryway for each dwelling unit.

   F. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Development Standards, 2. Allows for each unit to be accessed from its own exterior entrance in lieu of a shared internal access corridor.

   G. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Development Standards, 10. The approval of a variance would allow for the reduction in the minimum width of the landscaped setback along external streets from fifty (50) feet to thirty (30) feet.

   H. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 1. Streams shall have an undisturbed natural buffer of fifty (50) feet, measured horizontally, on both banks of the stream as measured from the top of the stream bank. Allows for portions of the proposed development to extend into the fifty (50) foot undisturbed stream buffer.

   I. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 2. Streams shall have an additional buffer of twenty-five (25) feet, beyond the undisturbed natural buffer, in which all impervious cover shall be prohibited and in which grading, filling, and earthmoving shall be minimized. Allows for portions of

the proposed development to extend into the twenty-five (25) foot impervious surfaces stream buffer.

LAWRENCEVILLE
GEORGIA

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

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

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

Attachments/Exhibits:

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

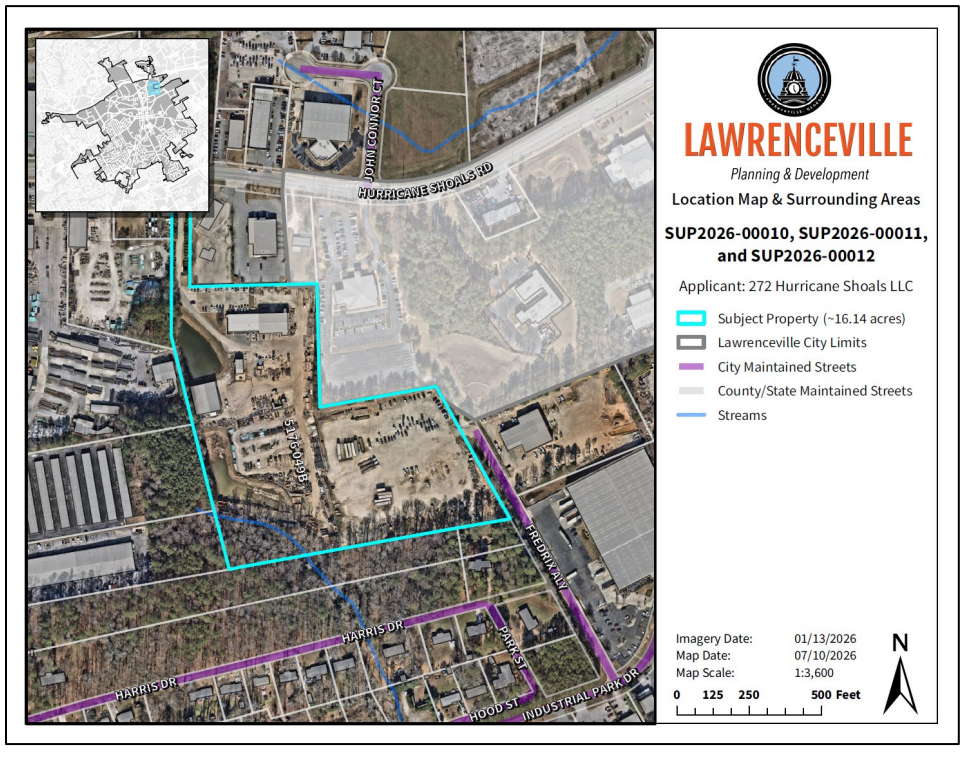
LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

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

VICINITY MAP



ZONING HISTORY

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

PROJECT SUMMARY

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

PROPOSED SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

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

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

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

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

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

Article 1 Districts, Section 103.2 Use Table

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

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

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

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

200.3.56 OUTDOOR STORAGE - INDUSTRIAL

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

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

The applicant requests the following variances:

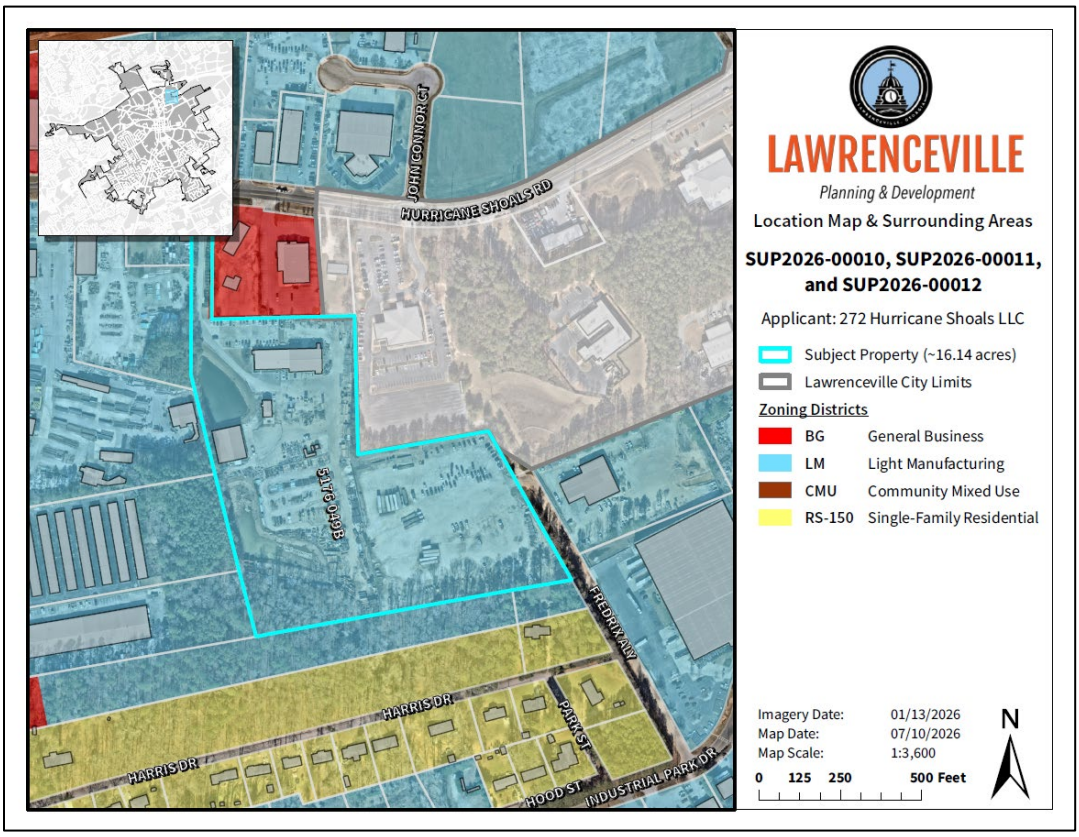
- Article 2, Section 200.3.56(A)(4) – Screening requirements for outdoor storage;
- Article 5, Section 508 – Off-street parking requirement of 77 spaces for a contractor's office;
- Article 6, Section 602(A)(1) – Architectural standards limiting metal siding to an accent material.

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

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

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

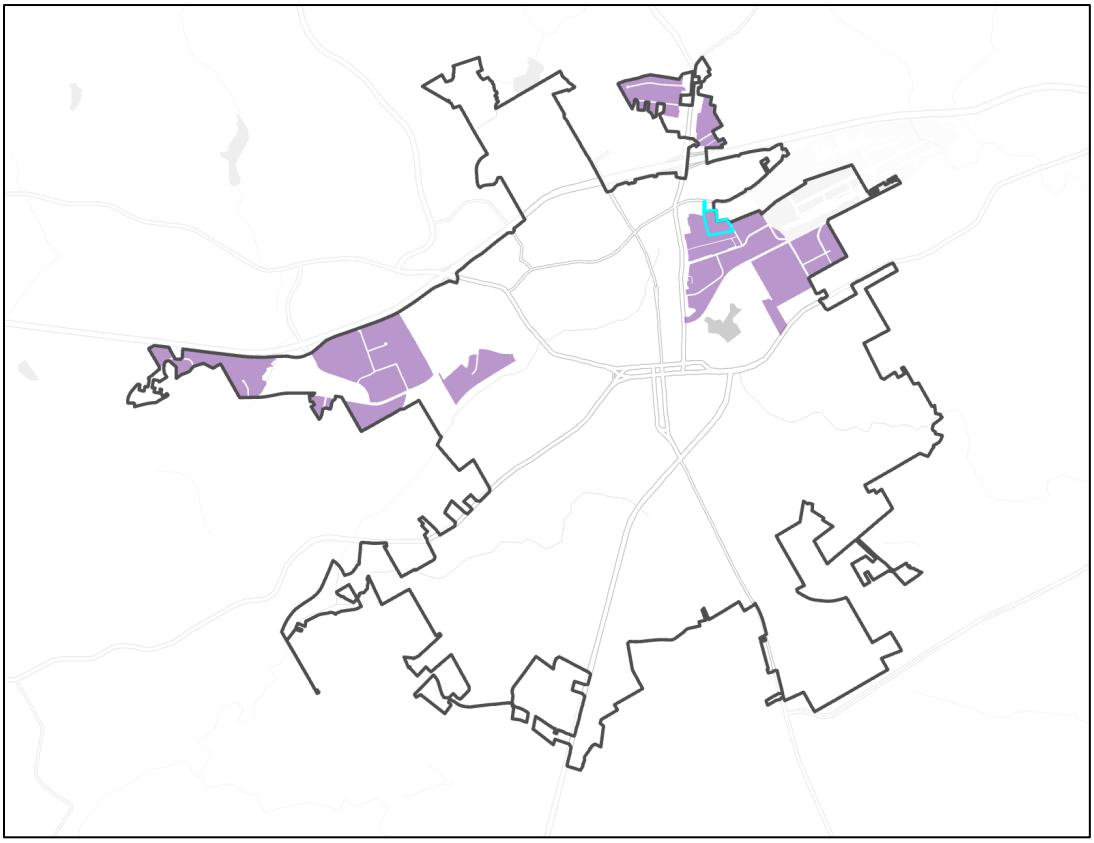
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

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

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

STAFF RECOMMENDATION

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

The proposed conditions require that:

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

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

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

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

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Lawrenceville Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00010

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

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

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

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

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

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

   A. Phased Compliance for Existing Areas.

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

   B. Phased Compliance Plan Required.

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

   The plan shall:

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

   C. Annual Progress Reporting.

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

D. Failure to Meet Milestones.

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

E. Completion Certification.

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

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00011

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

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

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

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

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

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

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

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

   A. Phased Compliance for Existing Areas.

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

   B. Phased Compliance Plan Required.

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

   The plan shall:

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

C. Annual Progress Reporting.

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

D. Failure to Meet Milestones.

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

E. Completion Certification.

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

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00012

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

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

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

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

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

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

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

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

   A. Phased Compliance for Existing Areas.

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

   B. Phased Compliance Plan Required.

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

   The plan shall:

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

C. Annual Progress Reporting.

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

D. Failure to Meet Milestones.

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

E. Completion Certification.

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

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

LAWRENCEVILLE
GEORGIA

SPECIAL USE PERMIT APPLICATION

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

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

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

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

ZONING DISTRICT(S): LM ACREAGE: 16.229

PARCEL NUMBER(S): R5176 049B

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

PROPOSED SPECIAL USE: Contractors Office

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

CATHERINE STEPHENS NOTARY PUBLIC FULTON COUNTY GA MY COMMISSION EXPIRES

CATHERINE STEPHENS NOTARY PUBLIC FULTON COUNTY GA

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

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NONE ($0)
Y/N

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NONE ($0)
Y/N

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

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

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

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

LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

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

Signature of Applicant — Date: 6/2/26

Mitchell Stephens, Manager
Type or Print Name and Title

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

REVENUE TECHNICIAN'S USE ONLY

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

Binh Tran
NAME

TSA
TITLE

6-3-2026
DATE

016BNT

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

June 5, 2026

Special Use Permit Application
City of Lawrenceville, Georgia

Applicant:

272 Hurricane Shoals, LLC

Property:

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

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

Submitted on behalf of Applicant by:

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

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

I. INTRODUCTION

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

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

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

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

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

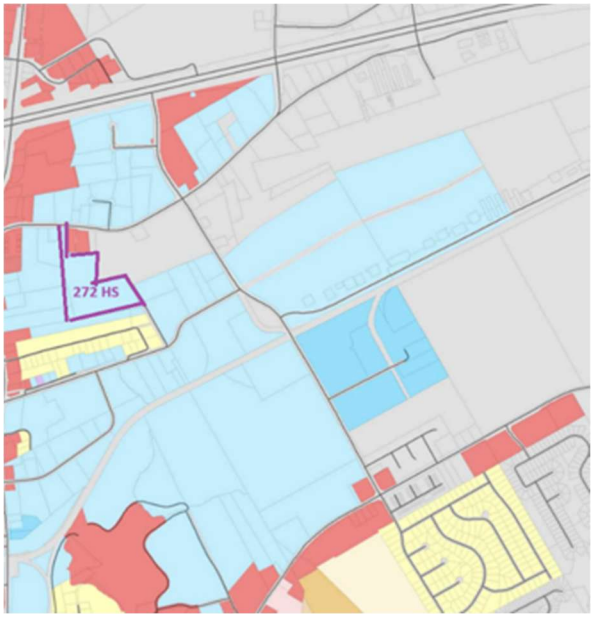
The Property consists of approximately 16.29 acres of land located in Land Lot 176 of the 5th District of Gwinnett County, Georgia, within the City of Lawrenceville, and is addressed as 272 Hurricane Shoals Road NE, Lawrenceville, Georgia 30046. The Property is zoned LM Light Manufacturing District.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

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

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

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

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



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



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

III. PROJECT SUMMARY

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

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

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

IV. CONSISTENCY WITH THE LAWRENCEVILLE 2045 COMPREHENSIVE PLAN

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

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

Attracting Light Industrial Businesses Near SR 316

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

Addressing the Jobs-Residents Mismatch

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

Building Upon the Existing Skilled Workforce

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

Enhancing the Business Climate

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

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

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

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

V. CONCURRENT VARIANCES

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

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

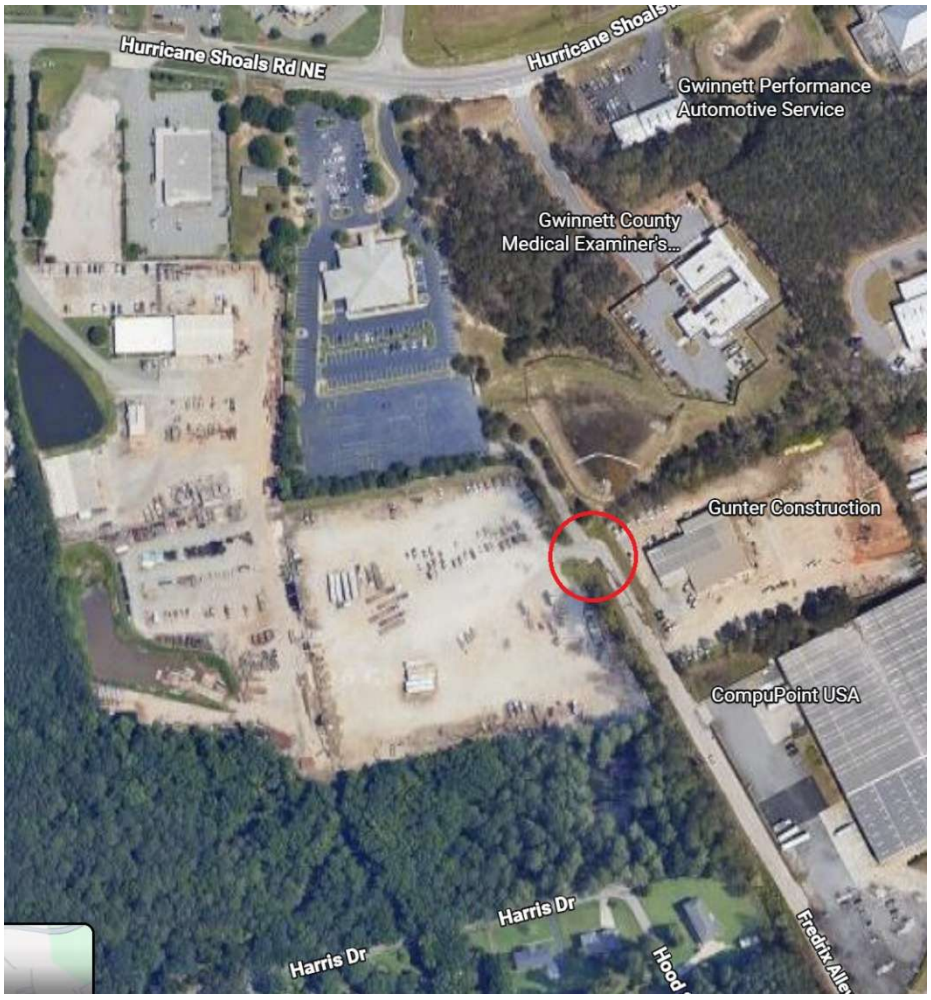
Section 602(A)(1)(a) of the Zoning Ordinance permits metal as an accent material only on the exterior walls of non-residential buildings. The Applicant requests a variance to allow corrugated steel panel cladding as the primary exterior wall material on the proposed office building, as shown on the architectural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

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

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

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





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

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

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

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

C. CONCLUSION

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

VI. SITE IMPACT ANALYSIS

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

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

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

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

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

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

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

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

D. WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

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

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

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

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

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

VII. RESERVATION OF CONSTITUTIONAL AND LEGAL RIGHTS

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

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

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

VIII. CONCLUSION

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

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

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

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

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

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The above-described tract contains 16.238 Acres.

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

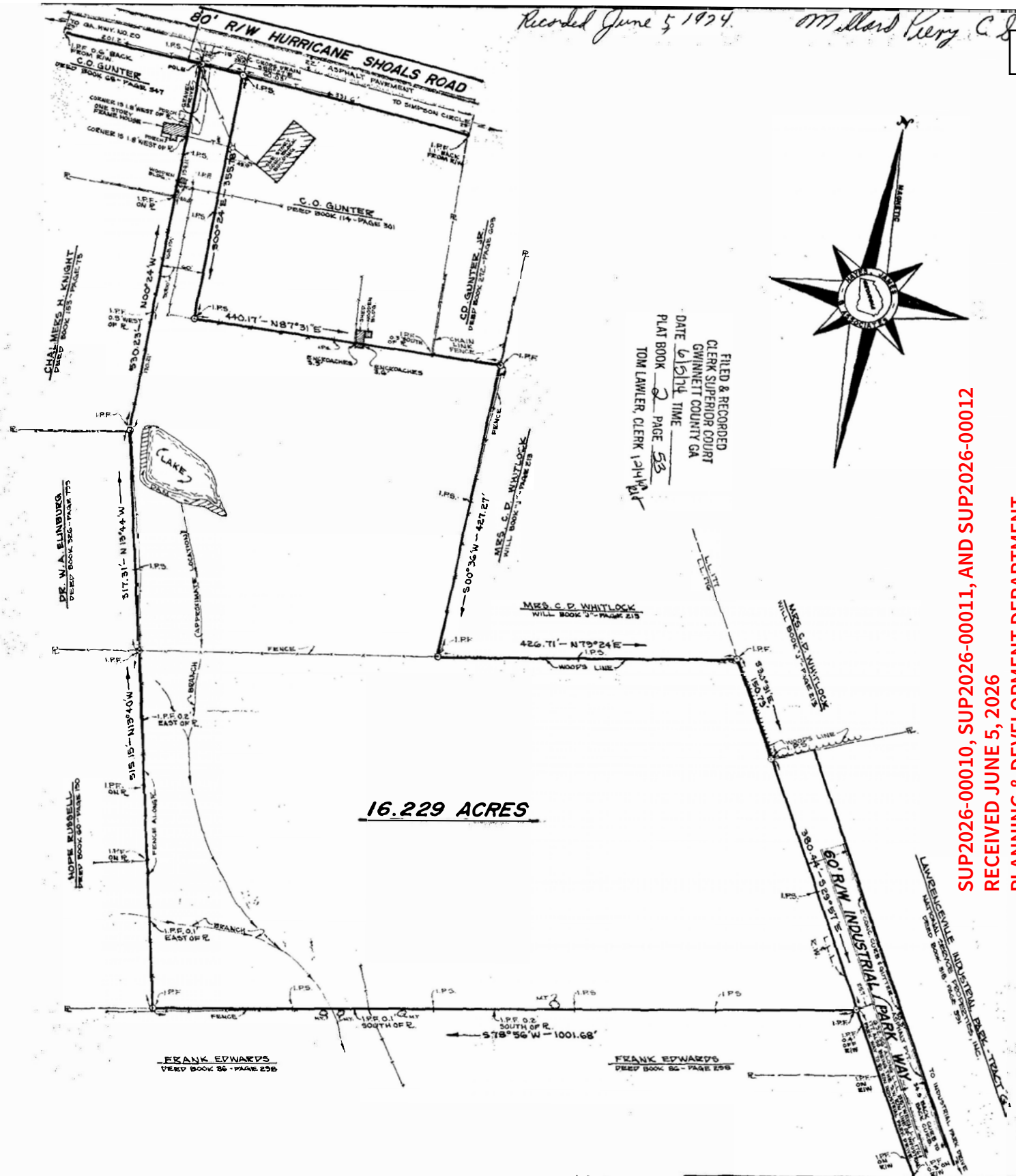
EXHIBIT "A"

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

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

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

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



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

LEGEND

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

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

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

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

SURVEY FOR:
H.O. HAMBY, JR., ET. AL.

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

GEORGIA REGISTERED NO. 1613 NO. 1758 PROFESSIONAL EXPIRES 12-31-74 LAND SURVEYORS GRANT HAYES • E. E. J. JAMES

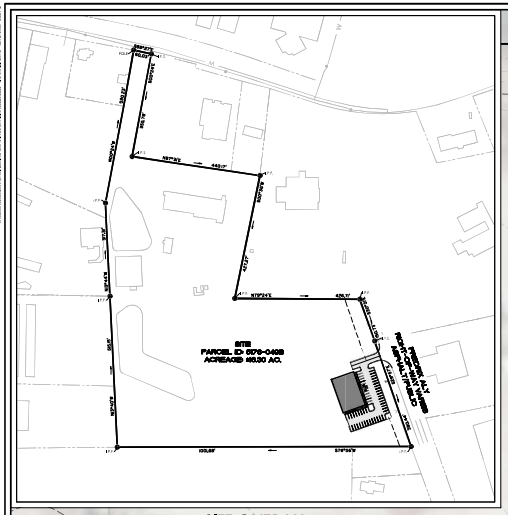
16.229 ACRES

REVISIONS

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

DEVELOPMENT PLANNING
ENGINEERING
LAND SURVEYING

JOB NO. 74-41
FILE NO



SITE OVERALL
1" = 100'



VICINITY MAP
NTS

DEVELOPMENT SUMMARY

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

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

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

SITE EXHIBIT

HURRICANE SHOALS

272 HURRICANE SHOALS RD. NE

PREPARED FOR:
MITCH STEPHENS

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

1 INCH = 30 FEET

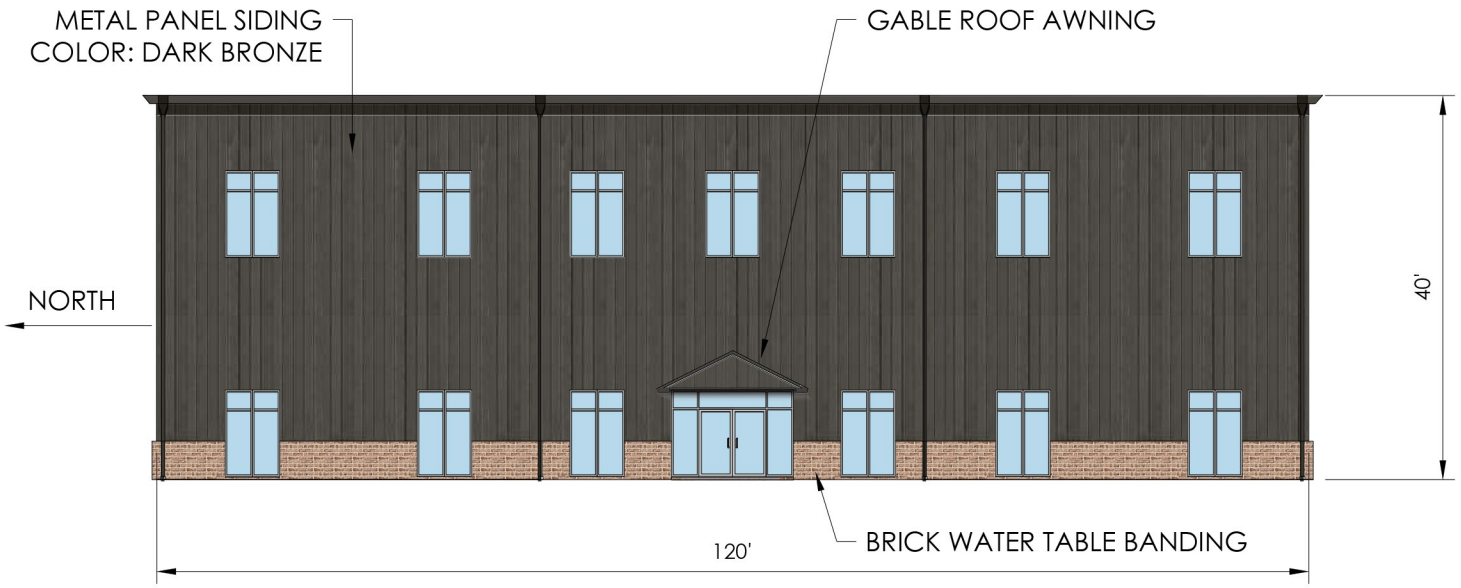
JOB NO:	DATE: 06/09/2026
DRAWN: SWH	SCALE: 1" = 30'
REVIEWED: RJP	SHEET: EX1

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

272 HURRICANE SHOALS ROAD

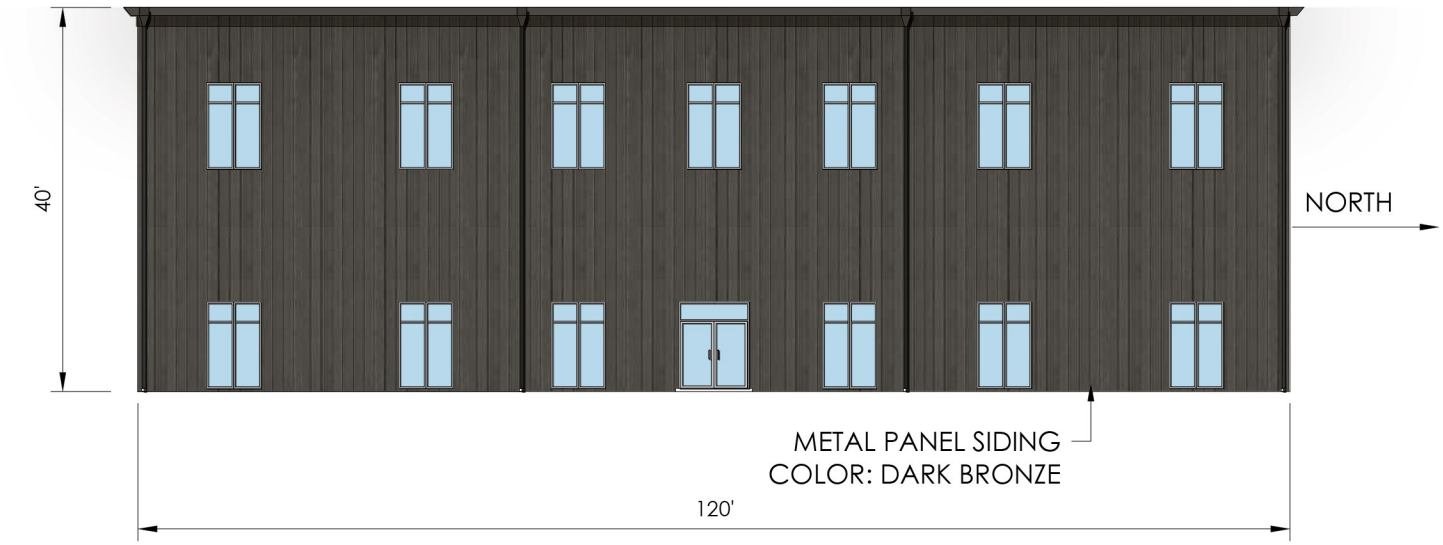
PROPOSED BUILDING MATERIALS:

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

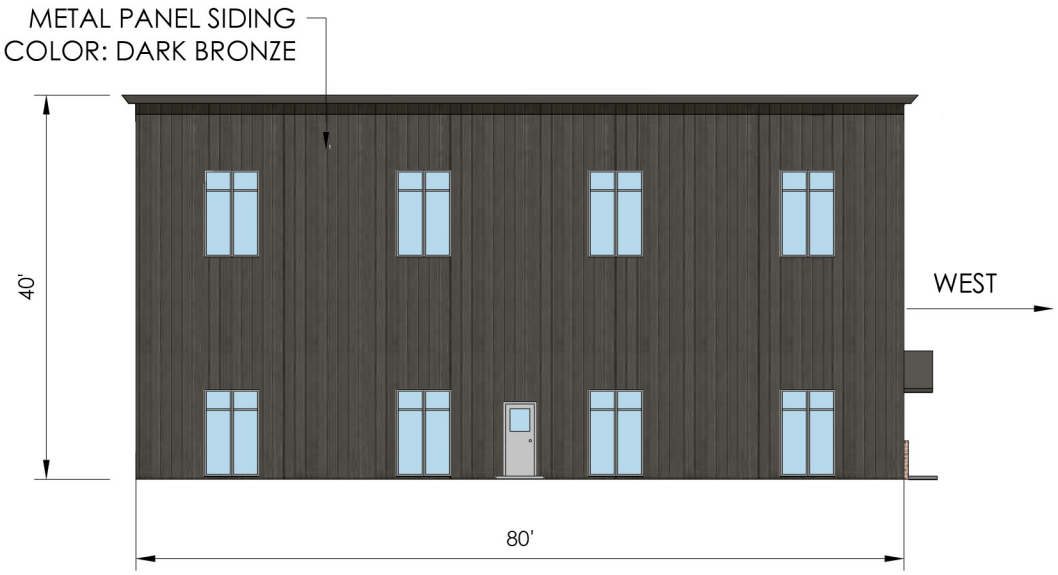


FRONT ELEVATION

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



REAR ELEVATION

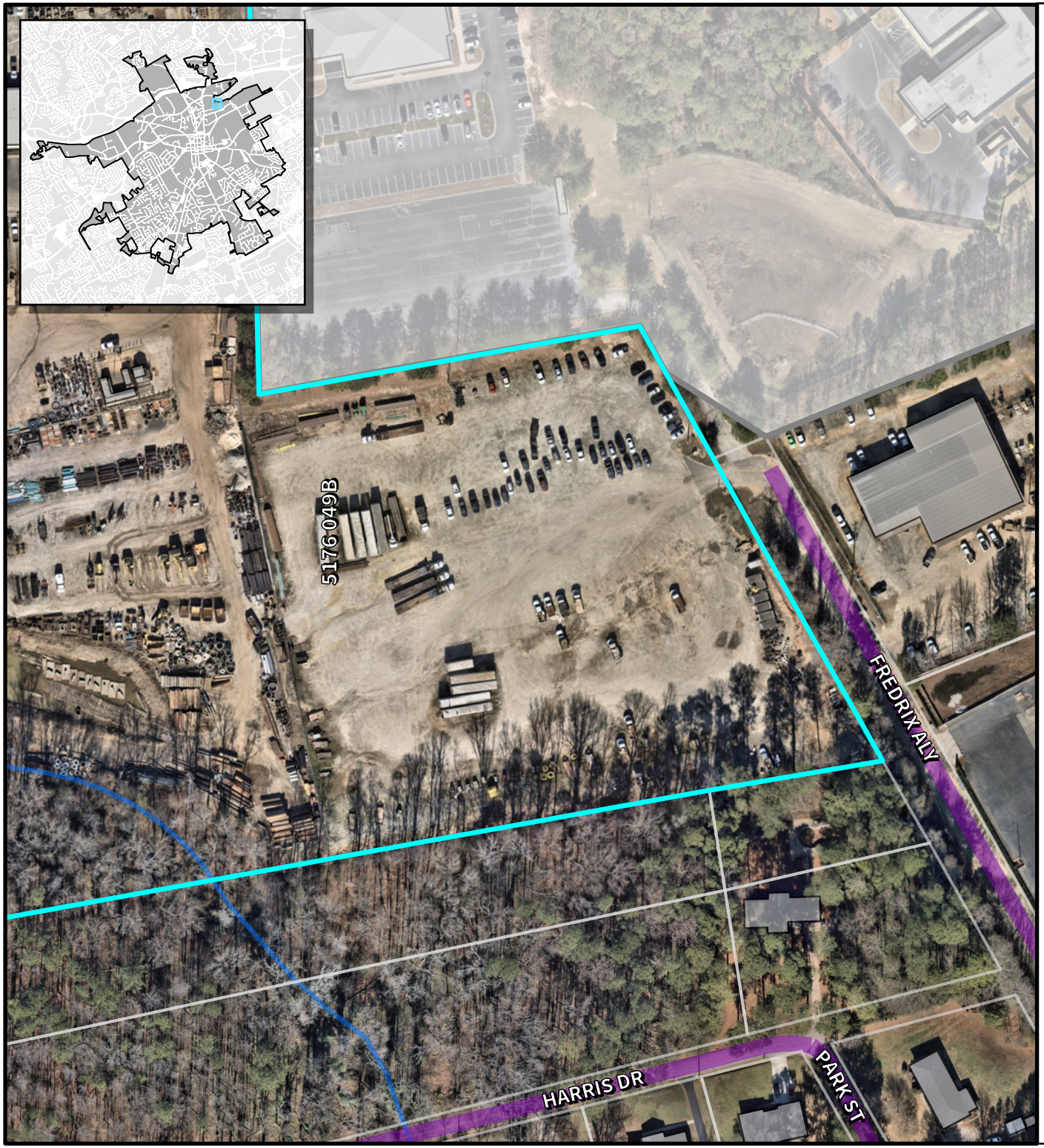


NORTH ELEVATION, FACING NORTH



SOUTH ELEVATION, FACING SOUTH

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



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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

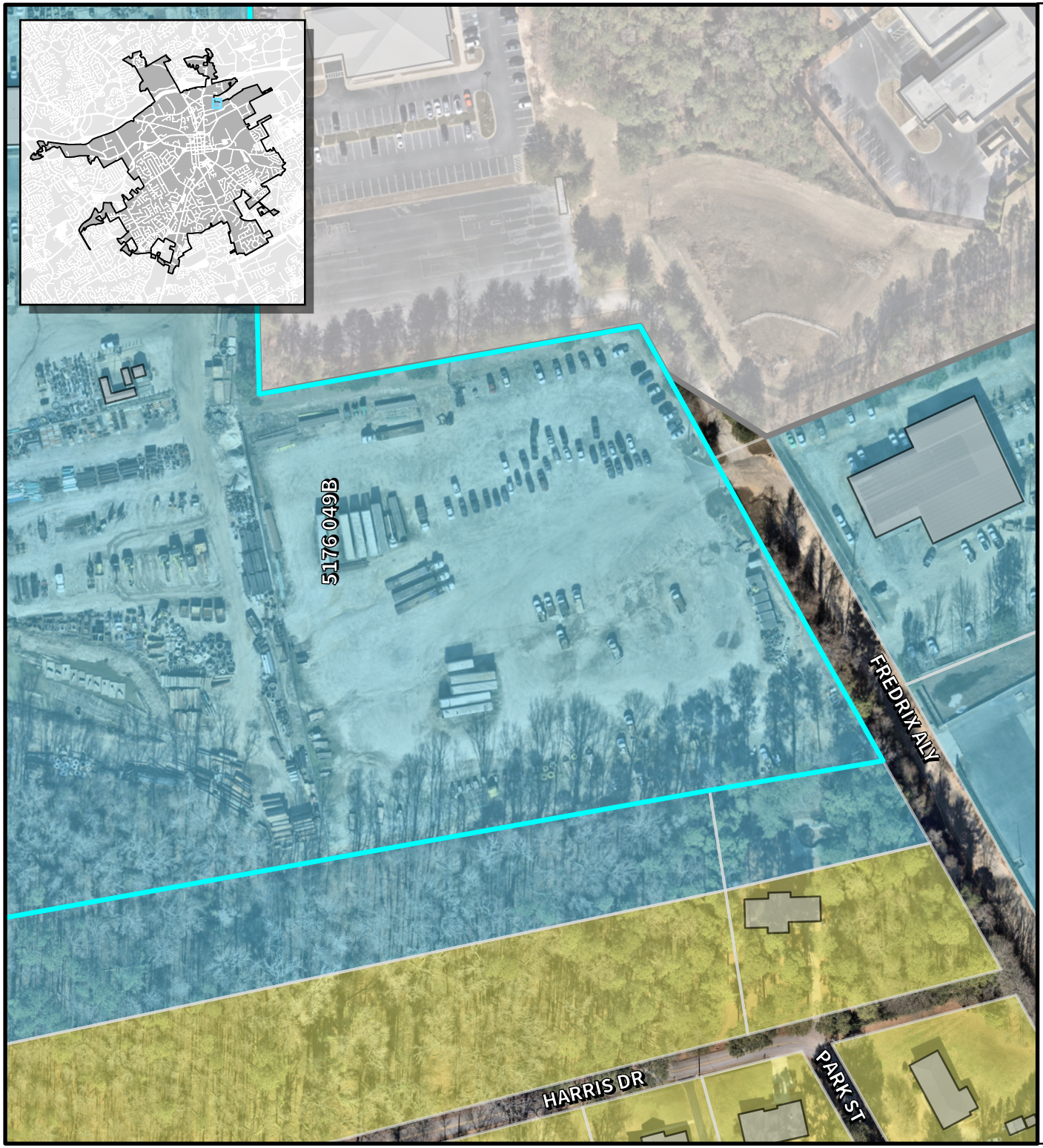
Applicant: 272 Hurricane Shoals LLC

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

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

N

0 62.5 125 250 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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

Applicant: 272 Hurricane Shoals LLC

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

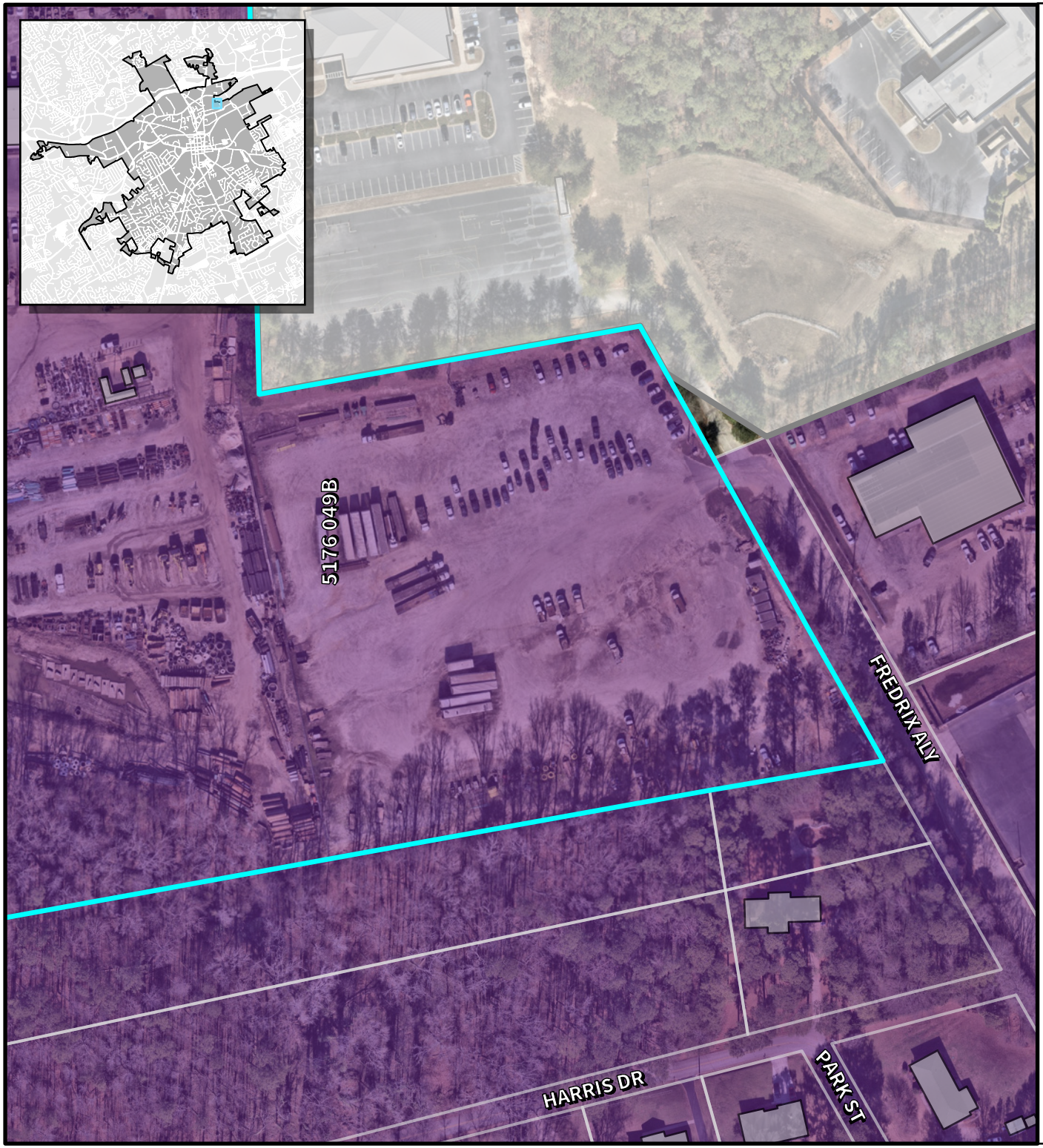
Zoning Districts

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

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

N

0 62.5 125 250 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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

Applicant: 272 Hurricane Shoals LLC

Subject Property (~16.14 acres)

Lawrenceville City Limits

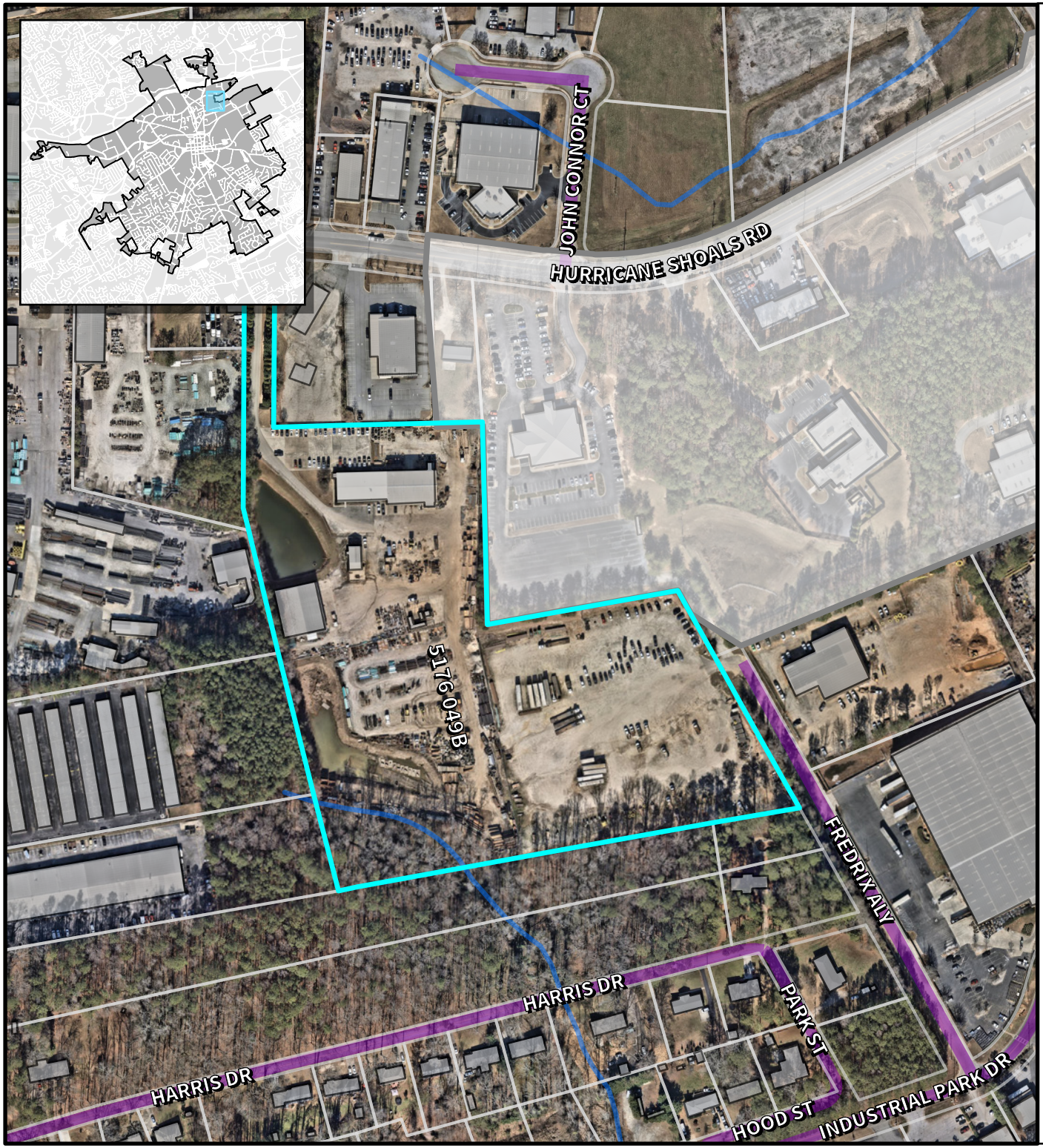
2045 Character Areas

Industrial

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

N

0 62.5 125 250 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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

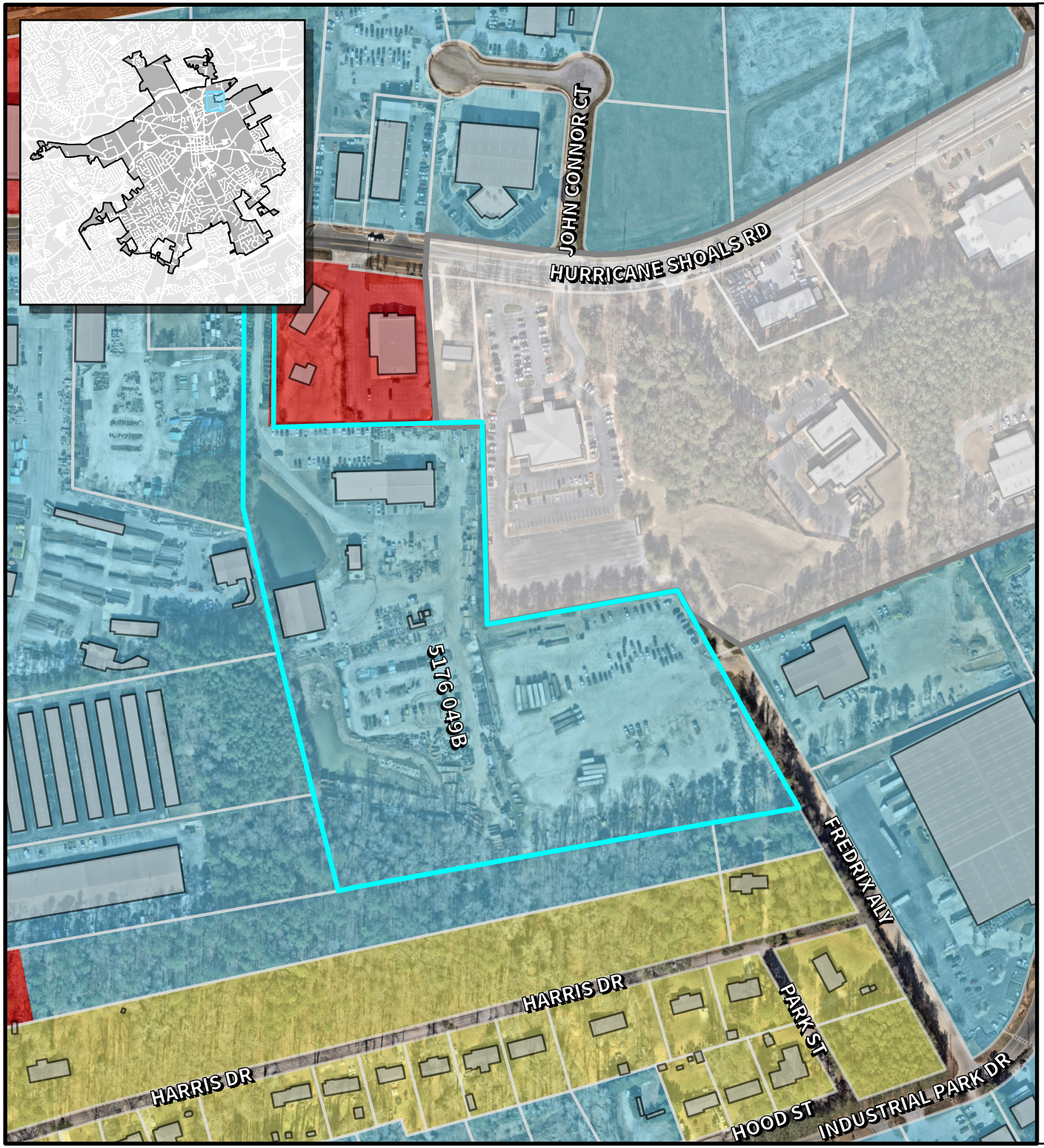
Applicant: 272 Hurricane Shoals LLC

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

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

N

0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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

Applicant: 272 Hurricane Shoals LLC

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

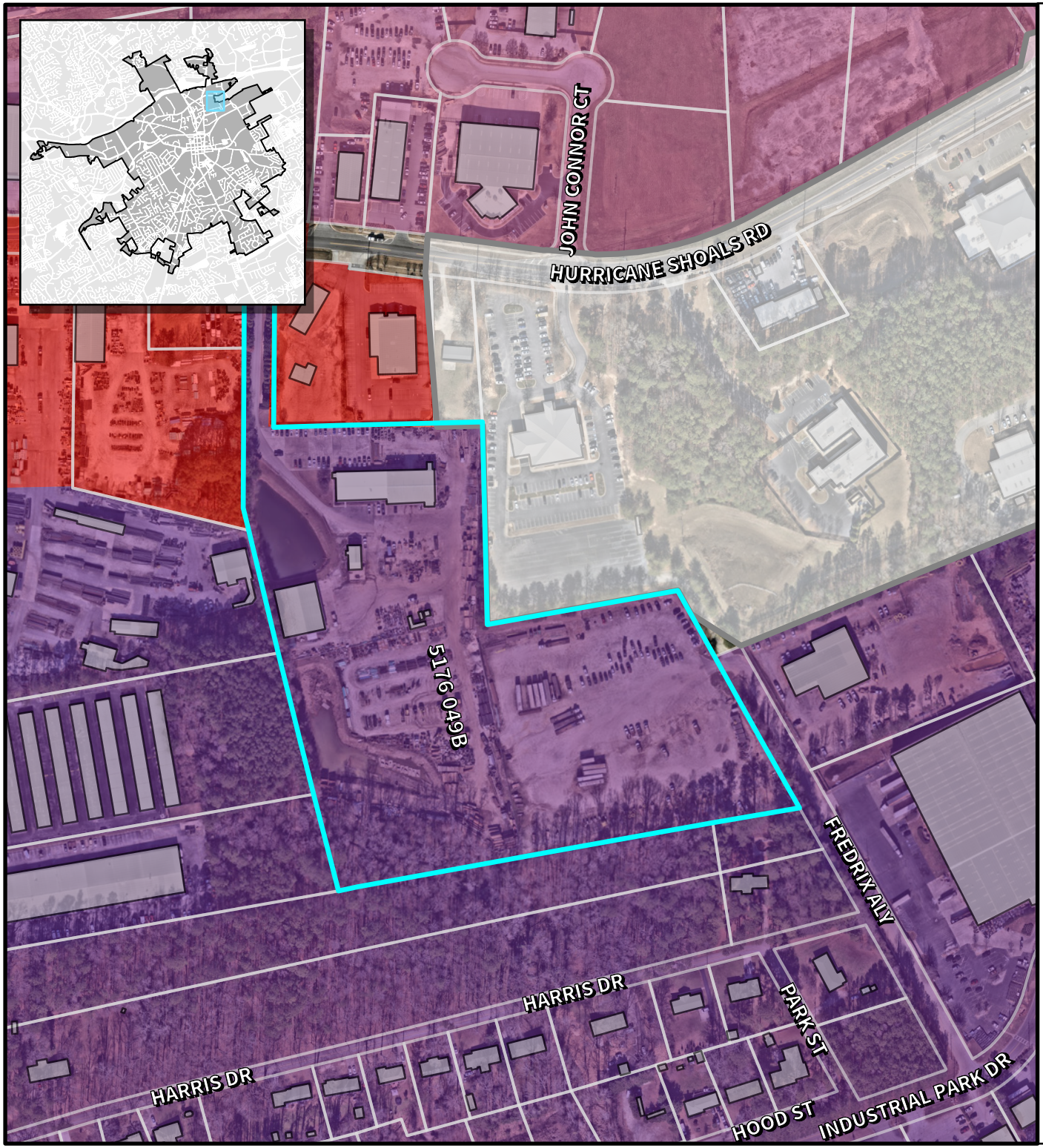
Zoning Districts

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

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

N

0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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

Applicant: 272 Hurricane Shoals LLC

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

2045 Character Areas

- Community Mixed Use
- Commercial Corridor
- Industrial

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

N

0 125 250 500 Feet

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

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

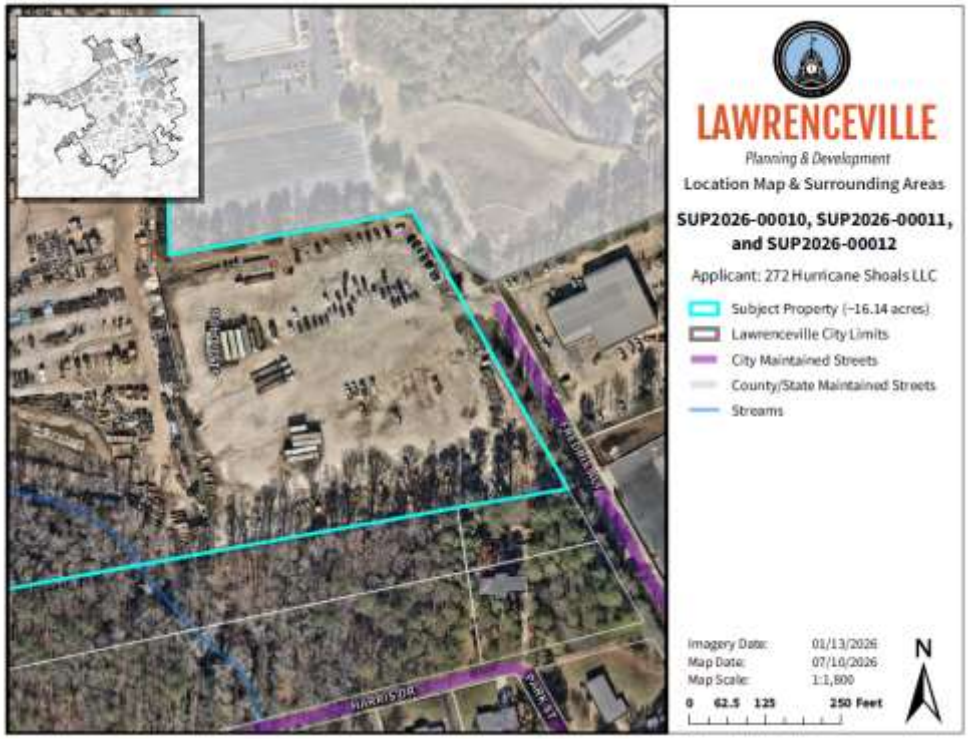
272 Hurricane Shoals Road

Overview

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

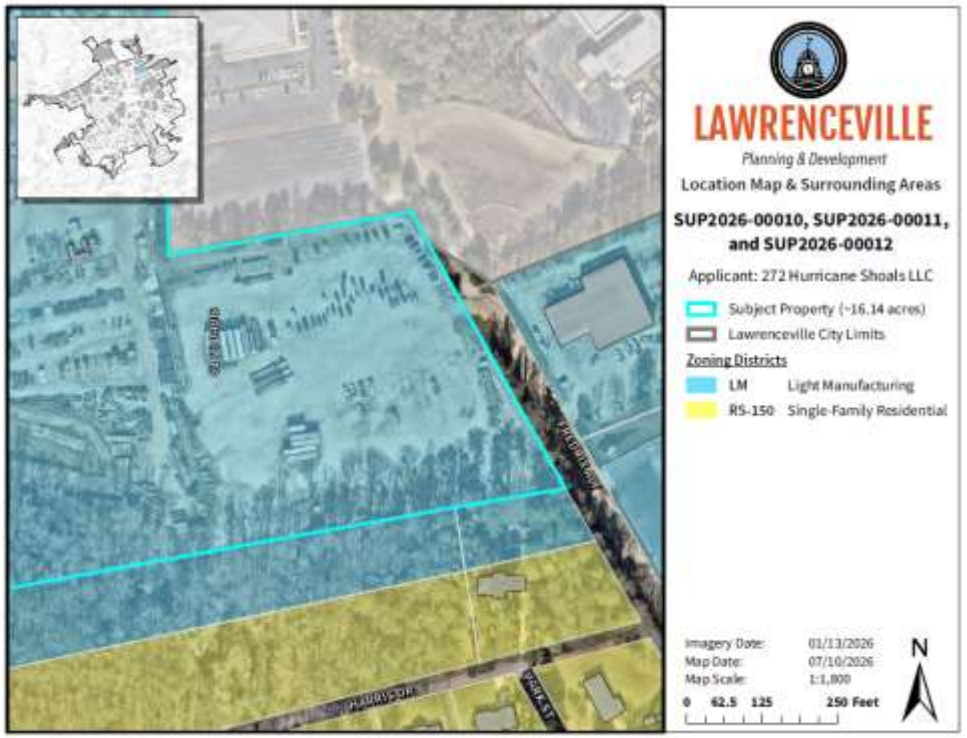
Vicinity Map

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



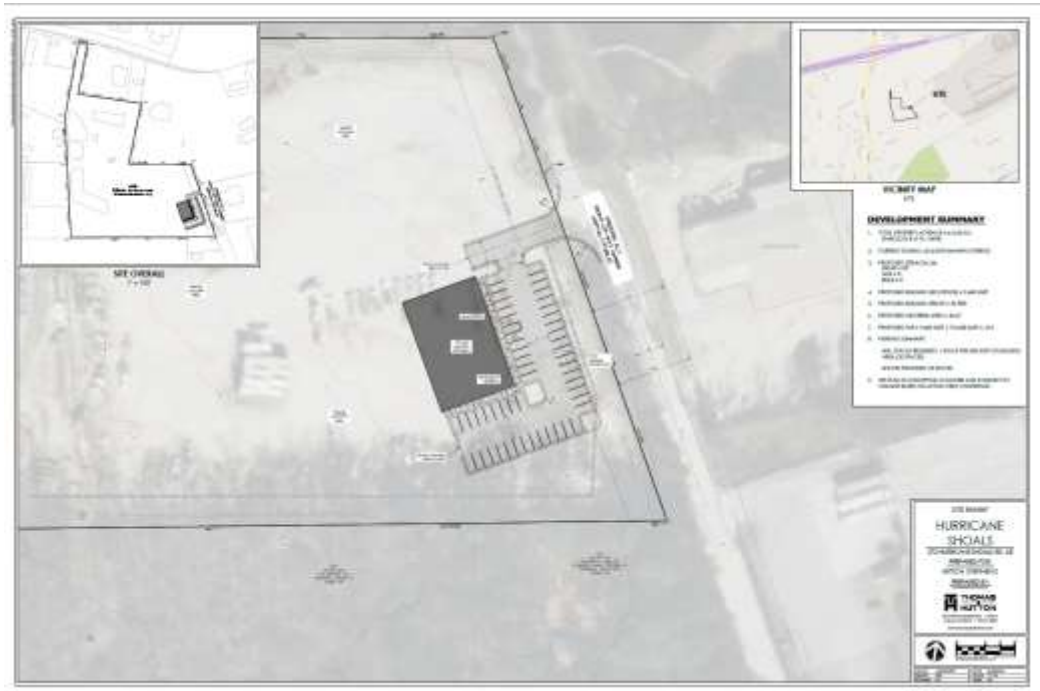
Zoning Map

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



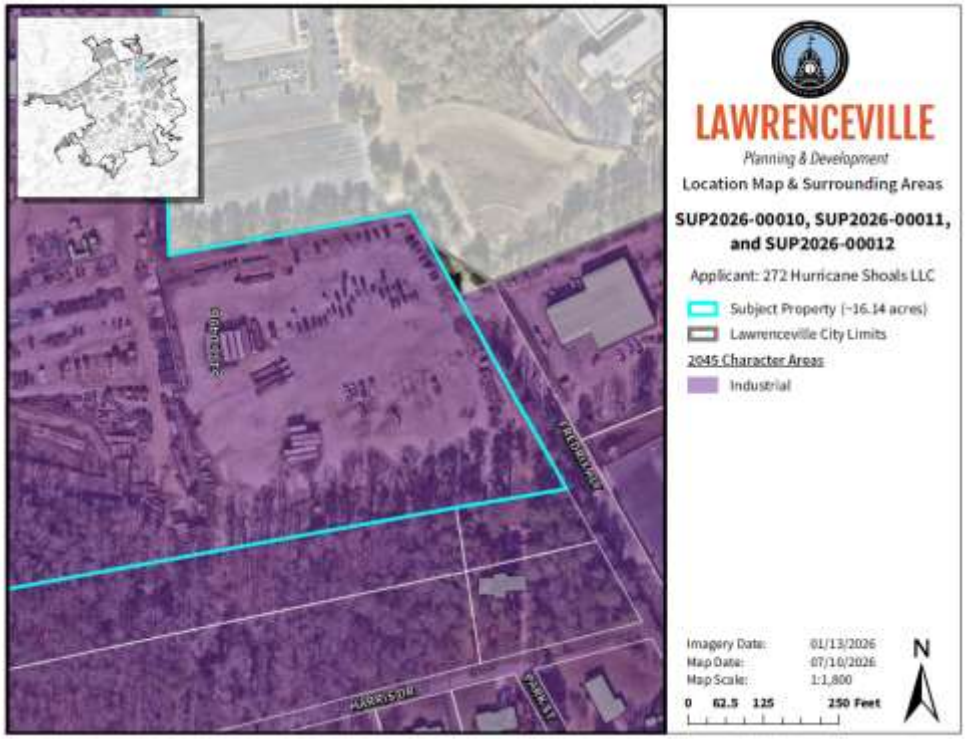
Site Plan

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



Comprehensive Plan

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

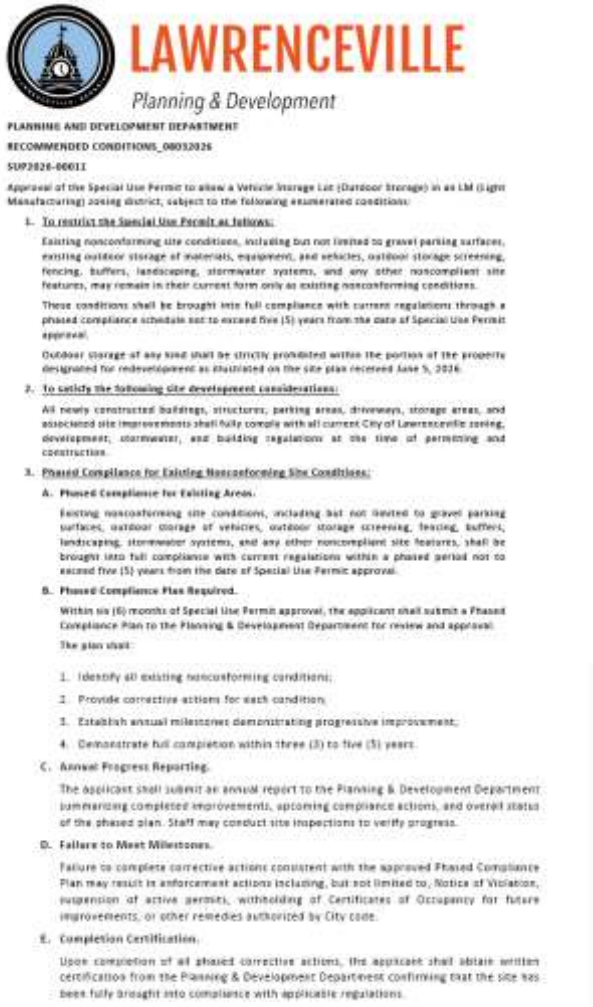


Nonconformities & Conclusion

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

Conclusion

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



LAWRENCEVILLE
Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00011

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

1. To restrict the Special Use Permit as follows:

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

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

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

2. To satisfy the following site development considerations:

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

3. Phased Compliance for Existing Nonconforming Site Conditions:

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

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

   B. **Phased Compliance Plan Required.**

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

      The plan shall:

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

   C. **Annual Progress Reporting.**

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

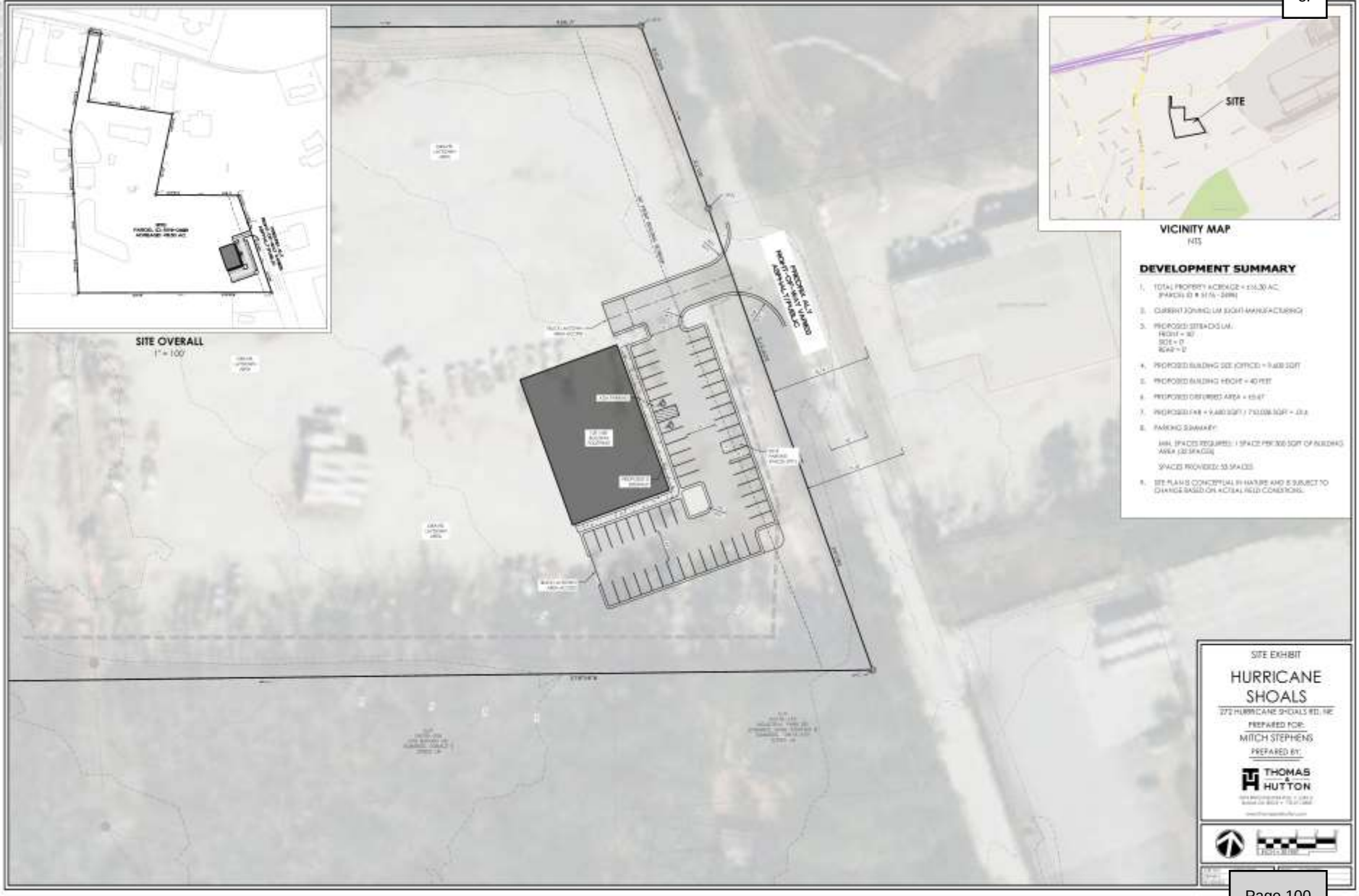
   D. **Failure to Meet Milestones.**

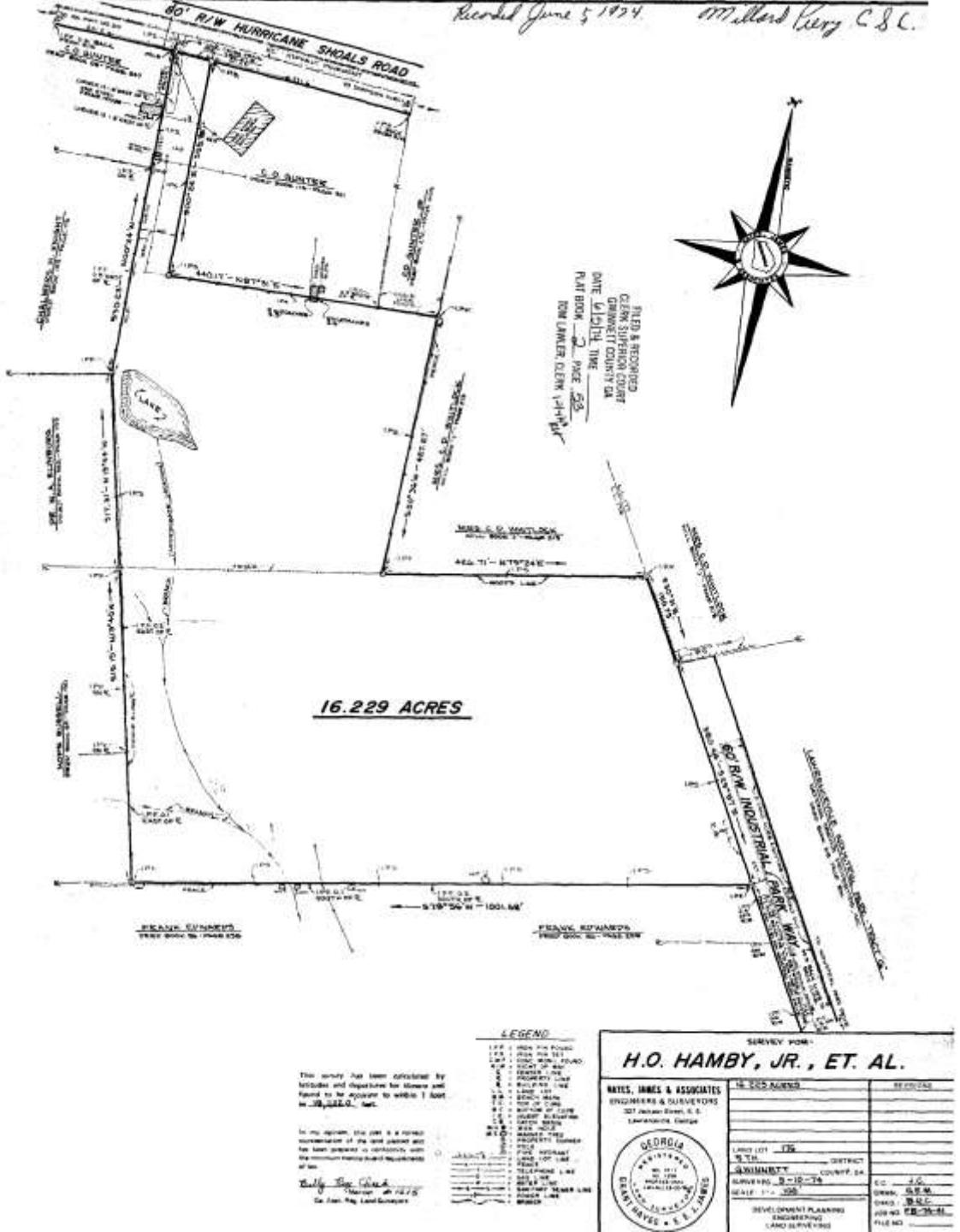
      Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized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

   E. **Completion Certification.**

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

Questions?


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


80' R/W HURRICANE SHOALS ROAD
Recorded June 5 1974 Millard Perry C.S.C.
16.229 ACRES
60' R/W INDUSTRIAL PARK WAY
FRANK SUMMERS
FRANK SUMMERS
LEGEND
H.O. HAMBY, JR., ET. AL.
BATES, INNES & ASSOCIATES
ENGINEERS & SURVEYORS
GWINNETT
GEORGIA

272 HURRICANE SHOALS ROAD

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



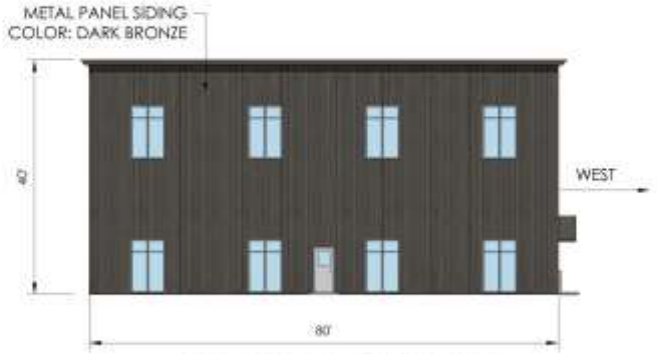
FRONT ELEVATION



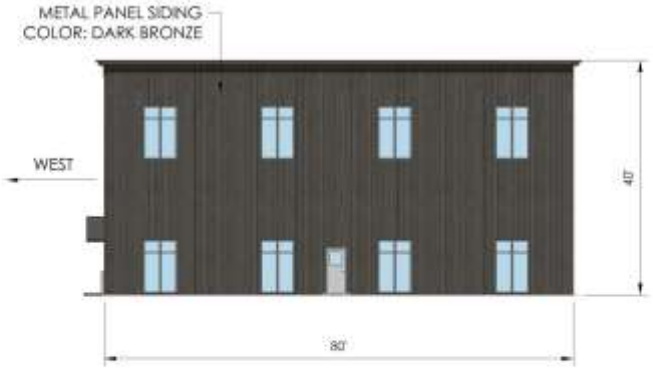
REAR ELEVATION

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

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



NORTH ELEVATION, FACING NORTH



SOUTH ELEVATION, FACING SOUTH

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

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00010

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

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

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

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

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

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

   A. Phased Compliance for Existing Areas.

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

   B. Phased Compliance Plan Required.

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

   The plan shall:

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

   C. Annual Progress Reporting.

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

D. Failure to Meet Milestones.

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

E. Completion Certification.

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

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00011

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

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

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

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

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

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

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

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

   A. Phased Compliance for Existing Areas.

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

   B. Phased Compliance Plan Required.

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

   The plan shall:

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

C. Annual Progress Reporting.

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

D. Failure to Meet Milestones.

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

E. Completion Certification.

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

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00012

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

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

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

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

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

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

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

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

   A. Phased Compliance for Existing Areas.

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

   B. Phased Compliance Plan Required.

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

   The plan shall:

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

C. Annual Progress Reporting.

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

D. Failure to Meet Milestones.

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

E. Completion Certification.

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

LAWRENCEVILLE
GEORGIA

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

Item:	An Ordinance to Amend the City of Lawrenceville Zoning Ordinance 2020 Sec. 102.9 – RM-24 Multifamily Residential District and for Other Purposes
Department:	Planning and Development Department
Date of Meeting:	Monday, November 2, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Discussion of Planning and Development Item
Planning & Development Recommendation:	Presentation Only
Planning Commission Recommendation:	

Summary: The RM-24 Multifamily Residential District is designed to provide for medium-rise and high-density apartment developments that will be compatible when located near and among lower- and moderate-density types of developments. Apartments may be allowed in this district. Property in the RM-24 Multifamily Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site-related provisions of the City of Lawrenceville Development Regulations.

Attachments/Exhibits:

- ZON ORD 2026-14_ART 1 RM24_09292026

ORDINANCE ZON-ORD-2026-14

AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020 SEC. 102.9 - RM-24 MULTIFAMILY RESIDENTIAL DISTRICT AND FOR OTHER PURPOSES

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 shall be amended as follows:

Section 1.

That Sec. 102.9. - RM-24 Multifamily Residential District, is hereby amended by deleting it in its entirety and replacing the language to read as follows:

Sec. 102.9. - RM-24 Multifamily Residential District.

A. Purpose

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

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

B. Development Standards

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

Min. Heated Floor Area	Studio	1-bedroom	2-bedroom	3-bedroom
Apartments*	650 sq.ft.	800 sq.ft.	1,000 sq.ft.	1,200 sq.ft.

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

C. Mandatory Professional Property Management.

The development shall have a property management and shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

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

D. Architectural Standards.

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

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

   See figures for examples:





Source: Humphreys & Partners Architects

E. Development Standards

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

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

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

F. Utility Restrictions

1. All utilities shall be located underground.
2. All utilities meters shall be located along the side or at the rear elevation.
3. All new townhouse-family dwellings shall be constructed with EV-ready infrastructure. Each dwelling shall include a dedicated 240-volt, 50-amp

branch circuit terminating in a NEMA 14-50 receptacle located within the garage, installed in accordance with all applicable electrical codes. The circuit shall be placed on an individual breaker and sized to support future Level-2 electric vehicle charging equipment.

G. Green/Common Space

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

H. Zoning Exhibit

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

1. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
2. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street

trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.

3. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
4. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
5. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with Article 6, Architectural and Design Standards.
6. Conceptual Signage Plan.

Section 2.

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

Section 3.

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

Section 4.

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

Section 5.

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

IT IS SO ORDAINED this DATEth day of MONTH 2026

_____

David R. Still, Mayor

Attest:

_____

Karen Pierce, City Clerk