



# LAWRENCEVILLE

## GEORGIA

### PLANNING COMMISSION AGENDA

---

Monday, March 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. February 2, 2026 Planning Commission Meeting Minutes

#### **Public Hearing New Business**

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

2. RZM2025-00023; Curt Thompson; 464 West Pike Street
3. RZC2025-00074; Zaidh Cuellar; 303 Scenic Highway
4. SUP2026-0001; Gerald and Fred Enterprises, LLC; 350 West Pike Street
5. BFR2025-00005; Macario Bustos; 335 West Pike Street
6. An Ordinance to Amend the City of Lawrenceville Ordinance (2020) Adopted May 2020 as Amended to Article 1 and Article 2

#### **Public Hearing Old Business**

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

#### **Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, MARCH 2, 2026

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

**Item:** February 2, 2026 Planning Commission Meeting Minutes

**Department:** Planning and Development

**Date of Meeting:** Monday, March 2, 2026

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

**Applicants Request:** Approval of Prior Meeting Minutes

**Planning & Development Recommendation:** Approval

**Planning Commission Recommendation:**

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

**Attachments/Exhibits:**

- PC MTNG MNTS\_02022026



# LAWRENCEVILLE

GEORGIA

## PLANNING COMMISSION MEETING MINUTES

Monday, February 2, 2026

**CALL TO ORDER:** 6:00 p.m.

**PRESENT:**

- Vice-Chairperson Jeff West
- Commission Member Darion Ward
- Commission Member Sheila Huff
- Commission Member Stephanie Henriksen

**ABSENT:**

- Chairperson Bruce Hardy

**APPROVAL OF AGENDA:**

Motion made to **AMEND THE AGENDA AS PRESENTED** by Commission Member Henriksen, Seconded by Commission Member Huff.

Voting Yea: Vice-Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward

Administratively Withdraw – Item 4. And 5. An ordinance to amend The City Of Lawrenceville Zoning Ordinance (2020) as amended, Article 2 Supplemental and Accessory Use Standards is hereby amended, by relocating and renumbering Section 200.3.26, “Community Living Arrangement,” As Section 200.3.27 with no substantive changes to the regulations; Adoption Of A New Section 200.3.26, Titled “Convenience Store, With Fuel Pumps;” And Renumbering Of Subsequent Sections To Maintain Numerical Order And Update Internal References Accordingly.

Administratively Withdraw - RZM2025-00023 – Applicant: Curt Thompson; Owner: 12 Brothers Capital Venture, LLC; An application to rezone the subject property from BG (General Business District) To CMU (Community Mixed-Use) to allow for a mixed-use development; Street Address: 464 West Pike Street; Parcel Identification Number R5144 037; Area: approximately 5.15 Acres.

New Legal Advertisement Dates as follows:

- Planning Commission - Monday, March 2, 2026, at 6 p.m.
- City Council Work Session – Wednesday, March 4, 2026, at 5 p.m.
- City Council Regular Meeting – Thursday, March 19, 2026, at 7 p.m.

Motion made to **APPROVE THE AGENDA AS AMENDED** by Council Member Huff, Seconded by Commission Ward.

Voting Yea: Vice-Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward

**APPROVAL OF PRIOR MEETING MINUTES**

Motion made to **APPROVE** Monday, January 5 , 2026, Planning Commission Meeting Minutes by Council Member Ward and Seconded by Council Member Huff

Voting Yea: Vice-Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward

**NEW BUSINESS**

- 1. SUP2025-00119** – Applicant: Sultan Hassan; Owner: David Phung; A Special Use Permit application for an accessory structure larger than 400 square feet in area; Address: 715 Paper Creek Drive; Parcel Identification Number: R5180 371; Area: Approximately 0.56 Acres.

Motion made to recommend **DENIAL** of **SUP2025-00119** with Planning Commission recommendations by Commission Member Henriksen and Seconded by Commission Member Huff

Voting Yea: Vice Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward

Proponent: David Phung (Property Owner)

Opponent: None

Adverse Impacts: Potential environmental constraints (e.g., State and Municipal Stream Buffers); Definition of Corner Lot

- 2. SUP2025-00120** – Applicant: Marco Burgos; Owner: Nayef Abuaisheh; A Special Use Permit application to allow an Automobile Wash (Carwash) In a BG (General Business) zoning district; Address: 725 Grayson Highway; Parcel Identification Number: R5140 005; Area: Approximately 3.1 Acres.

Motion made to recommend **DENIAL** of **SUP2025-00120** with Planning Commission recommendations by Commission Member Ward and Seconded by Commission Member Henriksen

Voting Yea: Vice Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward

- 3. **BFR2025-00003** – Applicant: Amit Gupta; Owner: Amit Gupta; A request for a buffer reduction between the subject property (Zoned BG - General Business District) and neighboring properties (Zoned RS-150 - Single-Family Residential District) from 75 feet to 0 feet; Address: 377 West Pike Street; Parcel Identification Number: R5143 023; Area: Approximately 2.73 Acres.

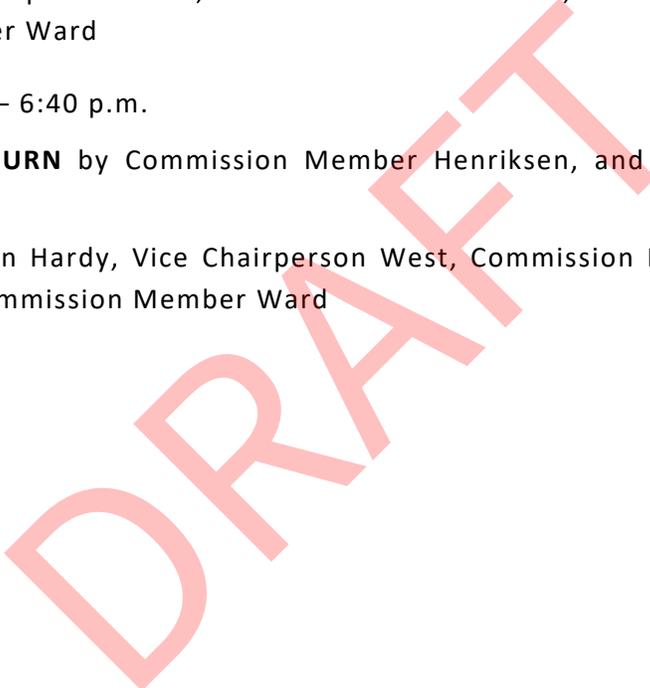
Motion made to recommend **APPROVAL** of **BFR2025-00003** with Planning Commission recommendations by Commission Member Henriksen and Seconded by Commission Member Ward

Voting Yea: Vice Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward

**FINAL ADJOURNMENT** – 6:40 p.m.

Motion made to **ADJOURN** by Commission Member Henriksen, and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward





# LAWRENCEVILLE

## Planning & Development

### PLANNING COMMISSION

#### RECOMMENDED CONDITIONS\_0210252026

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

#### SUP2025-00119

~~Approval~~ Denial of the Special Use Permit to allow Accessory Buildings or Structures (Freestanding Solar Panel System) in a Front Yard Area, ~~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 Accessory Building and Structure (Freestanding Solar Panel System) serving the existing single-family dwelling and shall remain clearly accessory and subordinate to the principal residential use.~~
- ~~B. The Accessory Building and Structure (Freestanding Solar Panel System) installation shall not be used for commercial energy generation or off-site power sales.~~
- ~~C. The maximum area of the Accessory Building and Structure (Freestanding Solar Panel System) shall not exceed approximately four hundred eighty-four (484) square feet, as depicted on the site plan dated November 7, 2025.~~
- ~~D. Final site plans shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.~~
- ~~E. The proposed Accessory Building and Structure (Freestanding Solar Panel System) shall be located outside all applicable stream buffers and flood hazard areas, including the 75' impervious stream buffer area, as verified by a survey.~~
- ~~F. The Accessory Building and Structure (Freestanding Solar Panel System) shall comply with all applicable building, electrical, and fire codes, and all required permits shall be obtained prior to installation.~~

P2025-00119\_PC RECO COND\_02022026

~~G. All equipment, wiring, and associated infrastructure shall be installed and maintained in a manner that minimizes visual impacts to adjacent properties and public rights of way.~~

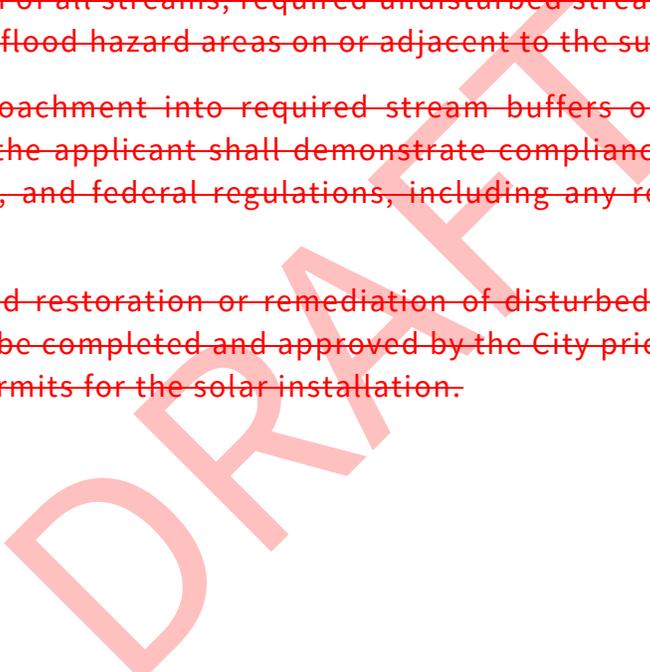
~~H. This Special Use Permit shall remain valid only for the proposed Freestanding Solar Panel System installation and shall not authorize additional Accessory Buildings and Structures exceeding four hundred (400) square feet without further approval.~~

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

~~A. Prior to the issuance of any land disturbance permit or building permit, the applicant shall submit a certified boundary and topographic survey verifying the location of all streams, required undisturbed stream buffers, and FEMA-designated flood hazard areas on or adjacent to the subject property.~~

~~B. If any encroachment into required stream buffers or floodplain areas is identified, the applicant shall demonstrate compliance with all applicable local, state, and federal regulations, including any required approvals or permits.~~

~~C. Any required restoration or remediation of disturbed buffer or floodplain areas shall be completed and approved by the City prior to issuance of final building permits for the solar installation.~~





# LAWRENCEVILLE

*Planning & Development*

1.

DATE: Thursday, February 5, 2026  
Mayor David R. Still  
Mayor Pro-Tem Victoria Jones

TO: Council Member Bryant Harris  
Board Member Bruce Johnson  
Board Member Randy Travis

FROM: Todd Hargrave, Director, Planning and Development Department

SUBJECT: Interpretation - Yard Designation of Corner Lots

CC: Chuck Warbington, City Manager  
Barry Mock, Assistant City Manager

This Letter of Interpretation is issued pursuant to the authority granted to the Director of Planning and Development to interpret and administer the City of Lawrenceville Zoning Ordinance.

The Zoning Ordinance defines and regulates yards based on their relationship to public street right-of-way lines. Lots abutting multiple streets are subject to front yard regulations along each street frontage. Yard designations are applied consistently with ordinance definitions, adopted plats, and approved site plans.

The Zoning Ordinance establishes that yards abutting a public street right-of-way are regulated as front yards.

1. A corner lot is a lot bounded on two or more adjacent sides by street right-of-way lines.
2. Due to its configuration, a corner lot necessarily contains two front yards, one along each street frontage.
3. The ordinance does not guarantee the existence of a rear yard on a corner lot.
4. For administrative purposes, the primary front yard is typically identified by the addressed street, primary vehicular access, or orientation shown on an approved subdivision plat or site plan.



5. A rear yard may exist only where a yard opposite the primary front yard does not abut a public street right-of-way.

Based on the ordinance provisions and the findings above, the Director interprets the Zoning Ordinance as follows:

- Any yard abutting a public street right-of-way shall be designated and regulated as a front yard, regardless of building orientation or entrance location.
- On a corner lot, this results in two front yards.
- The primary front yard is determined by the addressed street, primary access, or the orientation depicted on an approved plat or site plan.
- A rear yard is the yard opposite the primary front yard only if that yard does not abut a public street right-of-way.
- Where all remaining yards abut a street right-of-way, the lot is considered to have no rear yard for zoning purposes.

It is the determination of the Director that, under the City of Lawrenceville Zoning Ordinance, yard designations on corner lots are governed by street frontage. Corner lots are regulated as having two front yards, and a rear yard exists only where a yard opposite the primary front yard does not abut a public street. This interpretation shall be applied consistently for zoning compliance, permit review, and enforcement purposes unless superseded by future ordinance amendment or judicial determination.

Respectfully,

Todd Hargrave | Director

City of Lawrenceville

Planning and Development Department

[thargrave@lawrencevillega.org](mailto:thargrave@lawrencevillega.org)

678.407.6563



# LAWRENCEVILLE

## Planning & Development

### PLANNING ~~AND DEVELOPMENT DEPARTMENT~~ COMMISSION

#### RECOMMENDED CONDITIONS\_02022026

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

#### SUP2025-00120

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

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

~~A. The Special Use Permit shall be limited to the conversion and use of the existing carwash structure as a manual automobile wash and detailing facility only, and shall not authorize expansion of the building footprint or the construction of additional carwash structures.~~

~~B. The manual carwash facility shall be limited to a maximum gross floor area of nine hundred (900) square feet, consistent with the existing structure.~~

~~C. The manual carwash shall not include automated wash equipment, outdoor washing activities, or vehicle storage beyond designated service areas.~~

~~D. The manual carwash shall operate independently but shall remain subject to coordination with the existing convenience store and fuel pump operations to prevent conflicts in access, circulation, and parking.~~

~~E. A change of occupancy permit shall be required, and the existing carwash structure shall be renovated as necessary to comply with all current building, fire, and life safety codes, including accessibility requirements.~~

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

~~G. 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.~~

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

P2025-00120\_PC RECO CNDS\_02022026

~~I. Outdoor storage shall be prohibited.~~

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

~~K. Outdoor speakers, amplified sound, or music associated with the carwash operation shall be prohibited.~~

~~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.~~

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

~~A. Prior to issuance of a Building Permit or Certificate of Occupancy, the applicant shall submit a revised site plan for review and approval by the Director of Planning and Development Department demonstrating compliance with the following:~~

~~i. Dedicated parking spaces for the manual carwash operation;~~

~~ii. Clearly defined vehicle circulation patterns for fuel pumps, retail parking, and carwash queuing; and~~

~~iii. Measures to prevent vehicle stacking or queuing onto public rights-of-way.~~

~~iv. Any required subdivision, lot consolidation, or inter-parcel access agreements necessary to support the independent operation of the carwash shall be completed and recorded prior to issuance of a Certificate of Occupancy.~~

~~B. The manual carwash facility shall comply with all applicable local, state, and federal regulations, including stormwater management, wastewater disposal, and environmental standards.~~

~~C. Failure to comply with any condition of this approval shall constitute grounds for revocation of the Special Use Permit following notice and hearing, as provided by the Zoning Ordinance.~~



# LAWRENCEVILLE

*Planning & Development*

1.

DATE: Thursday, February 5, 2026

Mayor David R. Still  
Mayor Pro-Tem Victoria Jones

TO: Council Member Bryant Harris  
Board Member Bruce Johnson  
Board Member Randy Travis

FROM: Todd Hargrave, Director, Planning and Development Department

SUBJECT: Environmental Impact Statement – Hand Carwash Operation

CC: Chuck Warbington, City Manager  
Barry Mock, Assistant City Manager

As part of the evaluation of the proposed hand carwash operation, staff have considered potential environmental impacts associated with the use and disposal of wash water and related chemicals.

Hand carwash operations generate wastewater that may contain soaps, detergents, degreasers, waxes, oils, grease, sediment, and other automotive-related contaminants. If not responsibly managed, these substances could adversely affect the sanitary sewer system, interfere with downstream wastewater treatment processes, or contribute to water pollution. Because hand carwash activities often rely on manual washing methods, there is an increased potential for inconsistent wastewater handling compared to fully enclosed or automated systems.

To mitigate these potential impacts, the operation must comply with all applicable sanitary sewer use regulations and requirements. This includes review and approval by the Gwinnett County Department of Planning and Development Department, Water & Sewer Plan Review Section and the installation and maintenance of any required pretreatment measures, such as oil/grit separators or other approved best management practices.

Provided that all applicable sewer use regulations, pretreatment requirements, and operational controls are satisfied, potential environmental impacts associated with wastewater discharge can be minimized. Continued compliance and maintenance will be necessary to ensure the long-term protection of public infrastructure and water quality.



# LAWRENCEVILLE

*Planning & Development*

Respectfully,

Todd Hargrave | Director

City of Lawrenceville

Planning and Development Department

[thargrave@lawrencevillega.org](mailto:thargrave@lawrencevillega.org)

678.407.6563

DRAFT



# LAWRENCEVILLE

## Planning & Development

PLANNING ~~AND DEVELOPMENT DEPARTMENT~~ COMMISSION

RECOMMENDED CONDITIONS\_02022026

BFR2025-00003

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

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

- A. Allows a one-hundred percent (100%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RS-150), from seventy-five (75) feet to zero (0) feet solely for the purpose of removing and replacing the existing failing retaining wall and completing associated site improvements.
- B. The buffer reduction shall not authorize expansion of the existing building footprint, parking areas, or any additional commercial structures within the reduced buffer area.
- C. Approval of this Buffer Reduction shall apply only to the specific retaining wall replacement and shall not be construed as a waiver of buffer requirements for any future development or redevelopment of the property.
- D. All land disturbance activity within the reduced buffer area shall be limited to the minimum necessary to complete the retaining wall replacement and related construction activities.
- E. All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

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

- A. The replacement retaining wall shall be located a minimum of five (5) feet from any property line and shall be constructed outside of all recorded utility easements, unless otherwise approved by the appropriate utility provider.
- B. The retaining wall shall be designed and constructed in accordance with the International Building Code, City of Lawrenceville Development Regulations, and all applicable engineering standards.

R2025-00003\_PC REC CNDS\_02022026

- C. Prior to issuance of a Land Disturbance Permit (LDP), the applicant shall obtain and submit any required agreements or easements from adjacent property owners allowing for off-site access or disturbance, if applicable.
- D. Final plans for the retaining wall and associated grading shall be subject to review and approval by the Planning Director, City Engineer, and all applicable departments.
- E. A landscape plan shall be submitted and approved prior to issuance of an LDP, demonstrating replacement of any trees or shrubs removed during construction with appropriate screening vegetation along the shared property line, to the maximum extent practicable.
- F. All landscaping and screening shall be installed prior to final inspection and shall be maintained in a healthy condition for the life of the development.

DRAFT



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, MARCH 2, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

- Item:** RZM2025-00023; Curt Thompson; 464 West Pike Street
- Department:** Planning and Development
- Date of Meeting:** Monday, March 2, 2026
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Rezone the Subject Property from BG (General Business District) to CMU (Community Mixed-Use) to Allow for a Mixed-Used Development
- Planning & Development Recommendation:** Approval with Conditions
- Planning Commission Recommendation:**

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

**Attachments/Exhibits:**

- RZM2025-00023\_FULL ATTCHMNTS\_11212025



# LAWRENCEVILLE

## Planning & Development

### REZONING

**CASE NUMBER(S):** RZM2025-00023

**APPLICANT(S):** CURT THOMPSON

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

**LOCATION(S):** 434 W PIKE STREET

**PARCEL IDENTIFICATION NUMBER(S):** R5144 037

**APPROXIMATE ACREAGE:** 5.15 ACRES

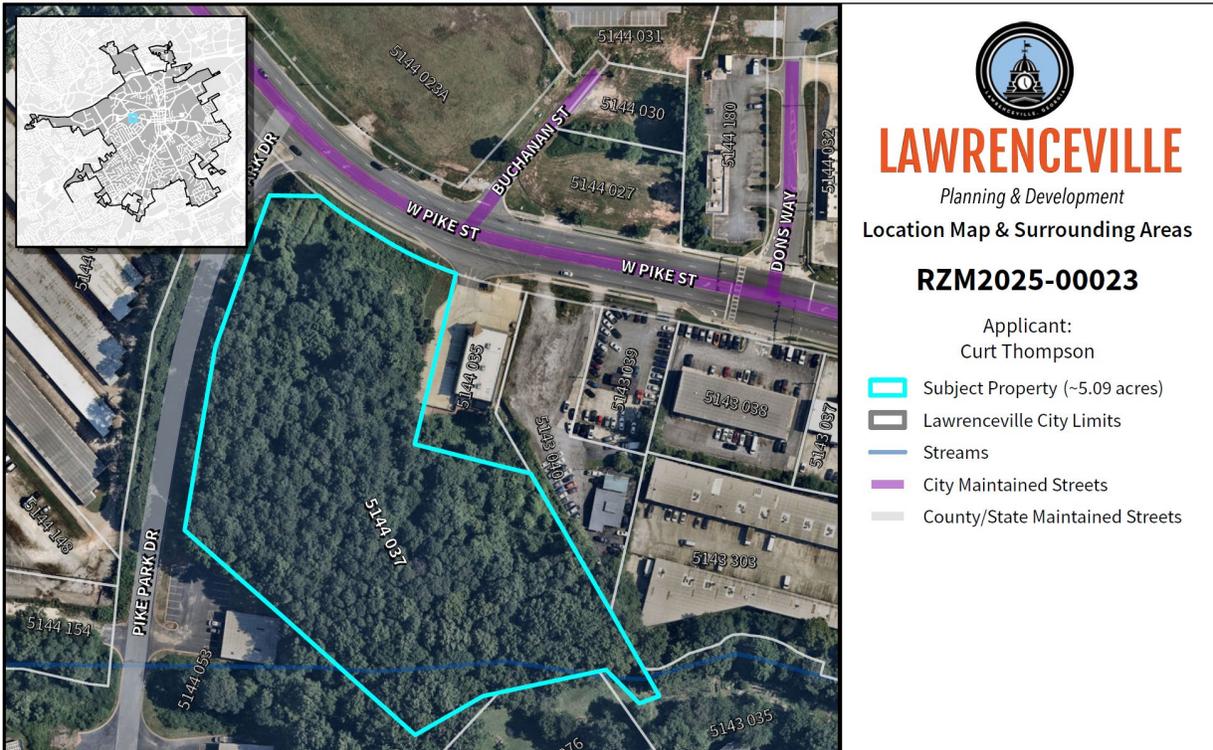
**CURRENT ZONING:** BG (GENERAL BUSINESS DISTRICT)

**PROPOSED ZONING:** CMU (COMMUNITY MIXED-USE DISTRICT)

**PROPOSED DEVELOPMENT:** MIXED-USE DEVELOPMENT

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

### VICINITY MAP



### ZONING HISTORY

The earliest zoning records on file with the city circa 1960 show the subject property split zoned LM (Light Manufacturing District) and BG (General Business District). Between the years 1987 and 2002, the property was rezoned to BG, which it remains today. In December 2023, a Special Use Permit (SUP) to allow a self-storage facility at the property (SUP2023-00085) was denied.

### PROJECT SUMMARY

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

### CONCEPT PLAN



**ZONING AND DEVELOPMENT STANDARDS**

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

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

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

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

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

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

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

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

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

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

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

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

**Minimum Heated Floor Area (RM-8)**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

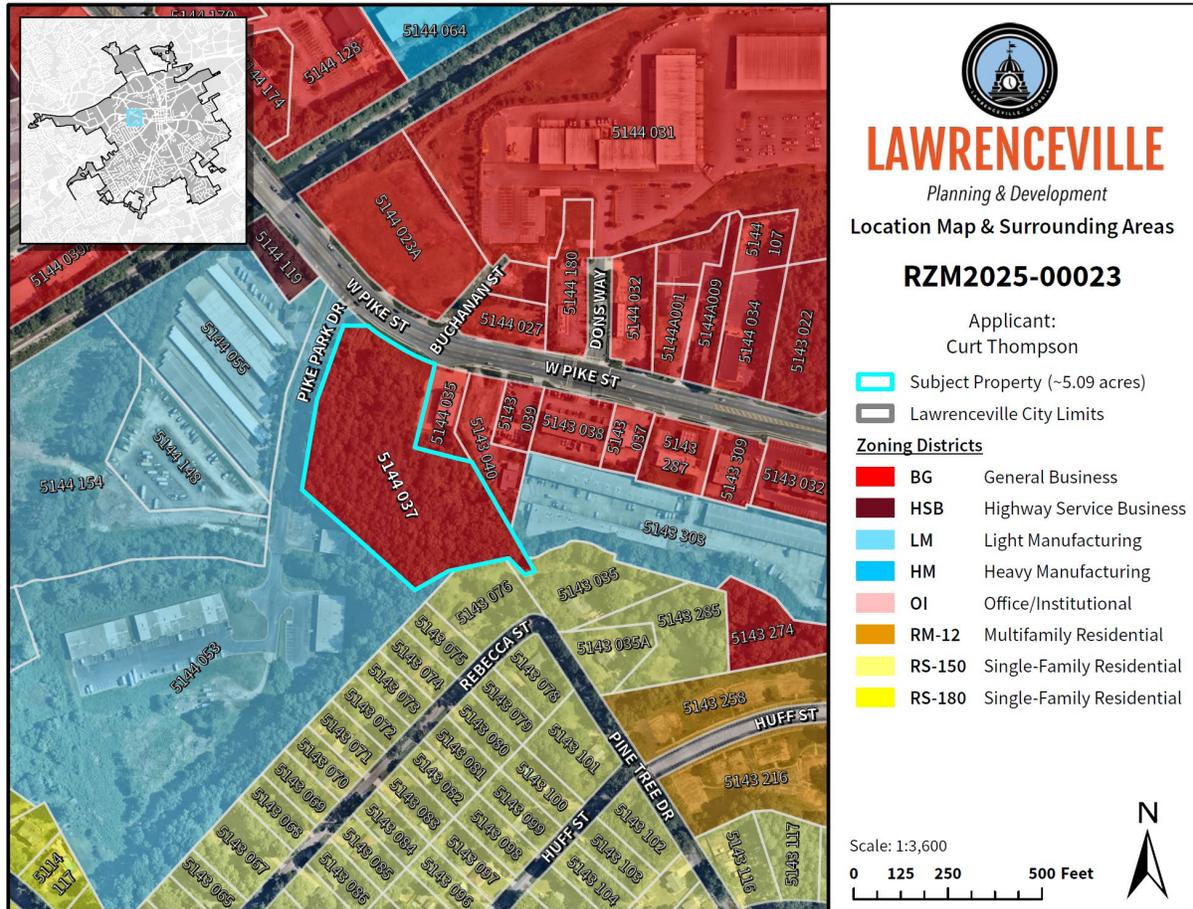
1. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for a reduction of the required twenty (20) feet side setback to ten (10) feet.
2. A variance from the Zoning Ordinance, Article 1 – Districts,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

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

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

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

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

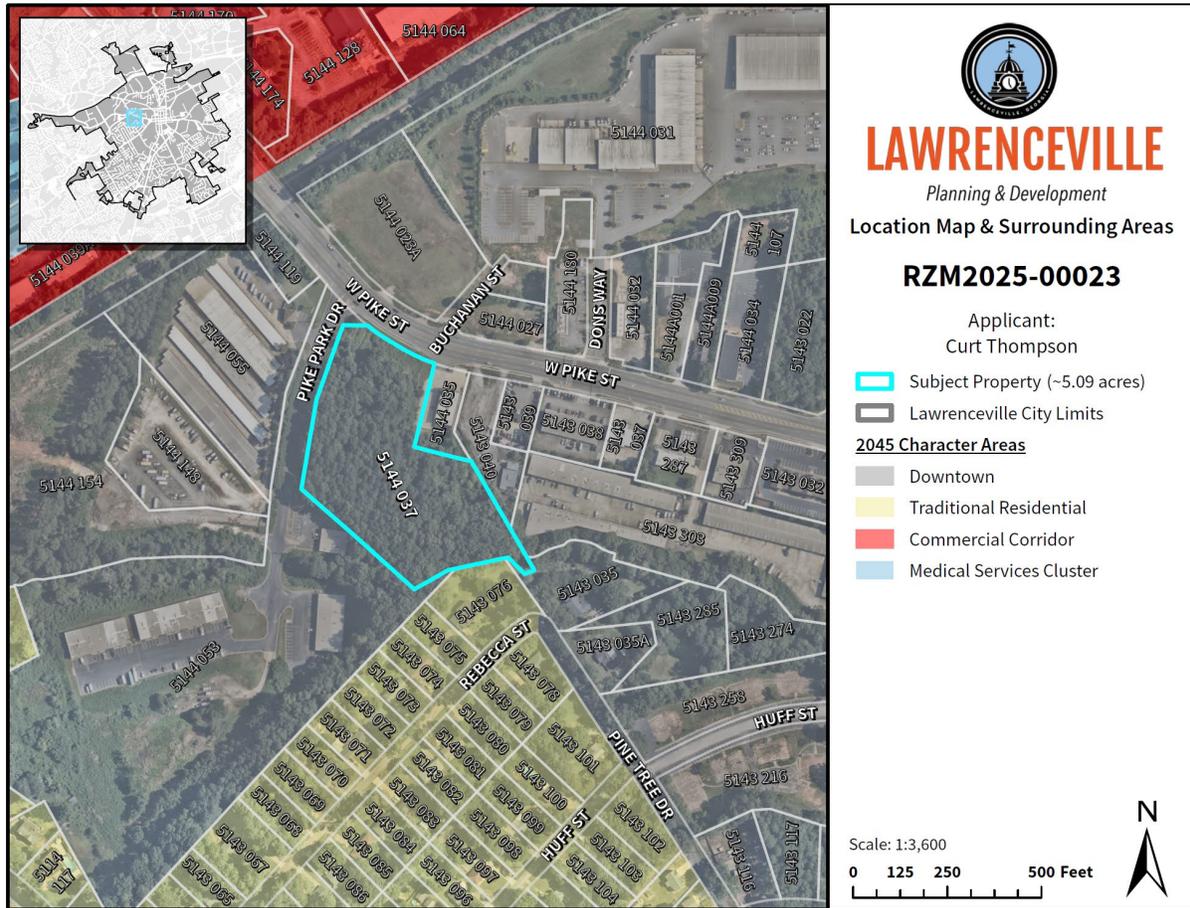


### SURROUNDING ZONING AND USE

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

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

### LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



#### 2045 COMPREHENSIVE PLAN

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

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

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

**STAFF RECOMMENDATION**

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

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

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

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

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

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

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

Lawrenceville Power will serve this development.

**GAS DEPARTMENT**

Lawrenceville Gas will serve this development.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



# LAWRENCEVILLE

## Planning & Development

### PLANNING & DEVELOPMENT

#### RECOMMENDED CONDITIONS - 12012025

#### RZM2025-00023

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

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

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

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

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

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

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

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

Restrictive Covenant shall include the following:

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

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

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

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

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

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

of the Planning and Development Department.

- H.** Maximum multifamily building height shall be fifty-seven- and one-half feet (57.5 ft.), including any architectural treatments.
  - I.** Natural vegetation shall remain on the property until the issuance of a development permit.
  - J.** Ground signage shall be limited to one (1) monument type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building’s architectural treatments.
  - K.** New billboards or oversized signs shall be prohibited.
  - L.** Outdoor storage shall be prohibited.
  - M.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
  - N.** Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
  - O.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
  - P.** Peddlers and/or parking lot sales shall be prohibited.
  - Q.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- 3.** The following variances are approved:
- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection G. Green/Common Space,

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

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



# LAWRENCEVILLE

GEORGIA

## REZONING APPLICATION

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

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

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

Curt Thompson  
TYPED OR PRINTED NAME

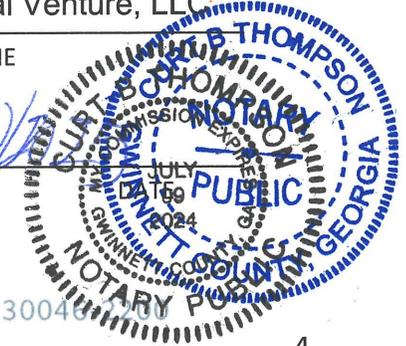
[Signature]  
NOTARY PUBLIC



[Signature] 09.30.2025  
SIGNATURE OF OWNER DATE

12 Brothers Capital Venture, LLC  
TYPED OR PRINTED NAME

[Signature]  
NOTARY PUBLIC



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



# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



# Letter of Intent for Rezoning

Date: September 30<sup>th</sup>, 2025

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

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

Dear Members of the Planning Commission:

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

### I. Introduction

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

### II. Property Description

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

### III. Project Overview

The proposed development will consist of:

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

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

**IV. Rationale for Rezoning**

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

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

**V. Compliance and Community Benefits**

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

**VI. Next Steps**

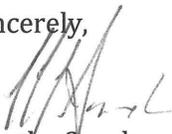
We respectfully request the Planning Commission’s consideration of this rezoning application. We are committed to working collaboratively with city staff, stakeholders, and the community to ensure the successful realization of this transformative project.

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

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

Thank you for your time and consideration.

Sincerely,



Martha Sanchez  
Member  
Edgewater II Venture Management LLC  
12 Brothers LLC

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONCEPTUAL DESIGN - PRELIMINARY DENSITY STUDY

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

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

Retail			Apartment A (77 x 2-Bed units) + (7 x 1-Bed units)			Floor Area - Sq.ft	
		Unit 1	1	1052	First floor	Basement parking	28552
	Occupancy Area	Unit 2-8	7	1100	Second Floor	(2-Bed x 18) + (1-Bed x 1)	19 units 28015.94
		Unit 9	1	962.5	Third Floor	(2-Bed x 19) + (1-Bed x 2)	21 units 28165.08
	<b>Total Retail. Units</b>	<b>9 Units</b>			Fourth Floor	(2-Bed x 19) + (1-Bed x 2)	21 units 28165.08
					Fifth Floor	(2-Bed x 19) + (1-Bed x 2)	21 units 28165.08
					<b>Total</b>	<b>82 units</b>	<b>141063</b>

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

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

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

# MIXED-USE | 464 West Pike

464 W Pike St  
Lawrenceville, GA 30046

Telephone: 770.516.5007

## EXECUTIVE SUMMARY

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

**Developer:** Edgewater II Venture Management LLC

**OWNER NAME:** 12 Brothers LLC

**ZONING:** BG-Community Mixed-Us

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

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

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

**SPECIAL USE REQUESTED:** None currently requested

**CONTACT PERSON:** Cris Driskell

**TELEPHONE NUMBER:** 770.516.5007

**PLANNING COMMISSION HEARING:** xx/xx/xxxx

**BOARD OF COMMISSIONERS HEARING:** xx/xx/xxxx

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

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

**RZM2025-00023**

**RECEIVED OCTOBER 2, 2025**

**PLANNING & DEVELOPMENT DEPARTMENT**

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

---

## I. INTRODUCTION

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

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

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

---

## II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

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

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

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

### III. PROJECT SUMMARY

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

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

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

---

### Development Program

The site will include:

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

---

### Zoning and Land Use Compliance

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

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

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

## Design and Architecture

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

---

## Green Space and Amenities

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

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

## Infrastructure and Connectivity

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

---

## Parking and Transportation

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

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

### Parking Calculations

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

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

### Land Use Allocation

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

### Project Timeline

**Projected Start of Construction:** January 2026  
**Estimated Completion:** 24 months from groundbreaking

### Projected Pricing Information

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

### Budget and Resources

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

### Prior Experience

Avonlea Pointe – Duluth, Georgia

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

### Conclusion

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

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

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

## DEVELOPMENT TEAM CONTACT

**Builder:** Cris Driskell

Contact: 770.516.5007

Email: [Criscdslle@yahoo.com](mailto:Criscdslle@yahoo.com)

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

Contact: 404.787.3434

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

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

Contact: 404.787.3434

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

**Surveyor:** Boundary Zone

Contact: : 770.271.5772

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

## PROPERTY MANAGEMENT

**Company:** Edgewater II Venture Management

Contact: 404.931.8109

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

2503-21

**Exhibit "A"**

**464 WEST PIKE ST, LAWRENCEVILLE, GA 30046**

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

**AS WELL AS:**

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

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

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

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

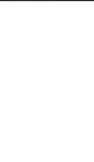
**TAX ID #R5144 037**

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



GRID NORTH  
AS RECALCULATED BY  
DATUM MAY 16  
SCALE: 1" = 30'

DATE	REVISION



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



FOR THE FIRM  
BOUNDARY ZONE, INC.  
LSF #839

NOT VALID WITHOUT ORIGINAL SIGNATURE

*Stephen Calber*  
STEPHEN CALBER  
PLS 12906

06-19-2025  
DATE

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

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

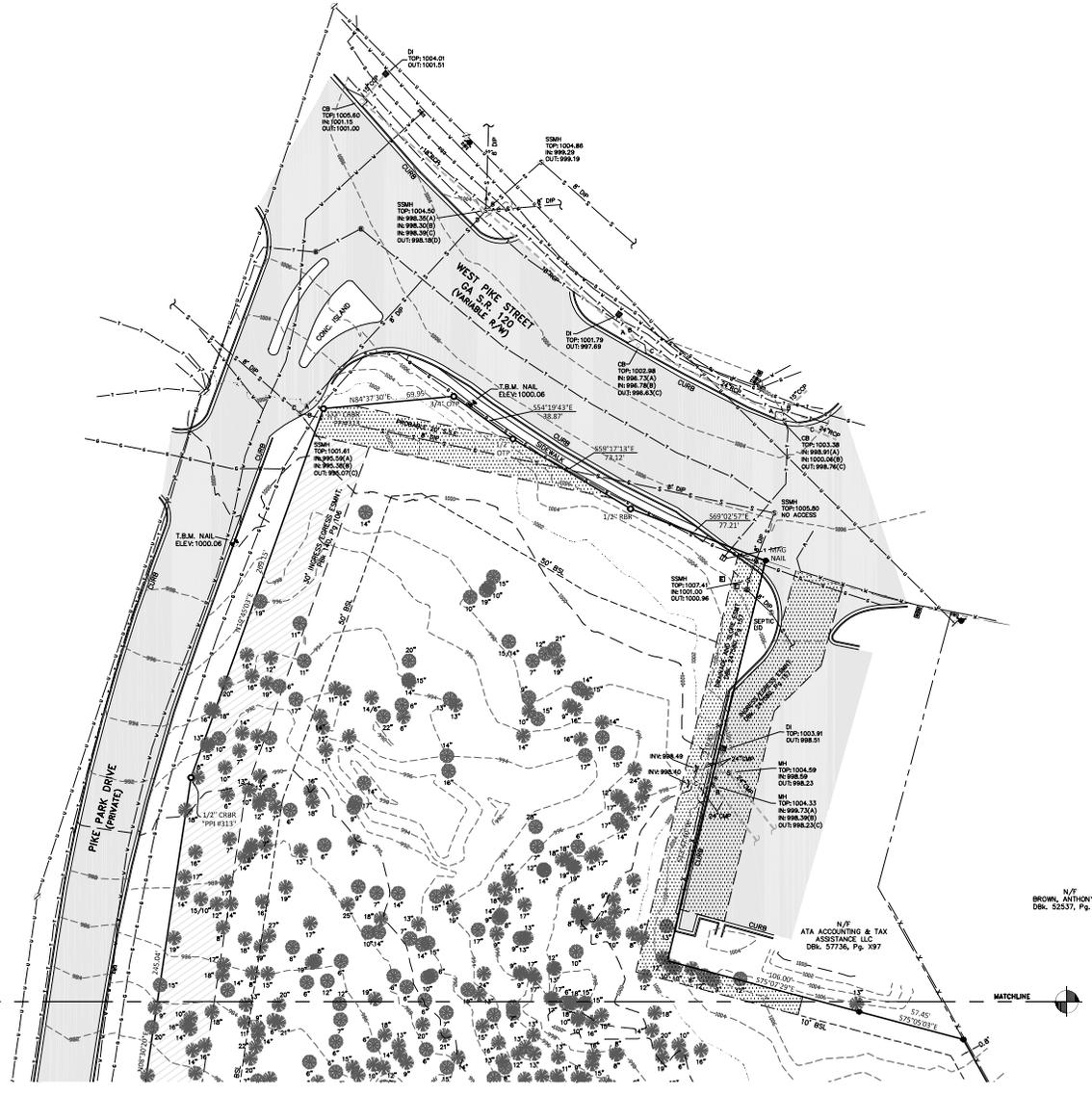
**ZONING INFORMATION:**  
BG  
BUSINESS GENERAL DISTRICT

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

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

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

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



BOUNDARY REFERENCES: DBL 0987, Pg. 36

THE FIELDWORK WAS COMPLETED ON 06/09/2025

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 358,355 FEET.

FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE S1 SERIES 3" TOTAL STATION AND GPS BY BROWN PERSPECTIVE CONSTRUCTION SERVICES.

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

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

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

LEGEND:	
○ PROPERTY CORNER FOUND (AS NOTED)	⚡ POWER POLE
● 1/2" REBAR WITH CAP SET LSF# 839	⚡ POWER/LIGHT POLE
□ R/W MONUMENT	⚡ GUY WIRE
▣ REBAR	⚡ POWER METER
▣ CAPPED REBAR	⚡ POWER BOX
○ OPEN TOP PIPE	⚡ A/C UNIT
○ CRIMP TOP PIPE	⚡ GAS METER
	⚡ GAS VALVE
	⚡ TELEPHONE BOX
▲ FIRE HYDRANT	⚡ WATER METER
⊠ CATCH BASIN	⊠ MANHOLE
⊠ JUNCTION BOX	⊠ DRAINAGE INLET
⊠ CLEAN OUT	⊠ CONC. CONCRETE
⊠ SIGN	⊠ CABLE BOX
⊠ OVERHANG WATER LINE	⊠ SEWER LINE
⊠ GAS LINE	⊠ TEL. LINE
⊠ OVERHEAD UTIL.	⊠ FENCE LINE
⊠ DRAINAGE LINE	⊠ SAN. SEWER EASMT.
⊠ DR. DR. DRAINAGE EASMT.	⊠ POWER EASMT.
⊠ N/W RIGHT-OF-WAY	⊠ F.B.K. PLAT BOOK
⊠ D.B.L. DEED BOOK	⊠ P.G. PAGE
⊠ L.L. LAND LOT	⊠ D.E. DRAINAGE EASMT.
⊠ S.S.E. SAN. SEWER EASMT.	⊠ U.E. UTILITY EASMT.
⊠ F.C.A. FORMERLY KNOWN AS NORTH AMERICAN VERT. DATUM	⊠ REGULAR PARKING
⊠ GREASE TRAP	⊠ FLAG POLE
⊠ U.E. UTILITY EASMT.	

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

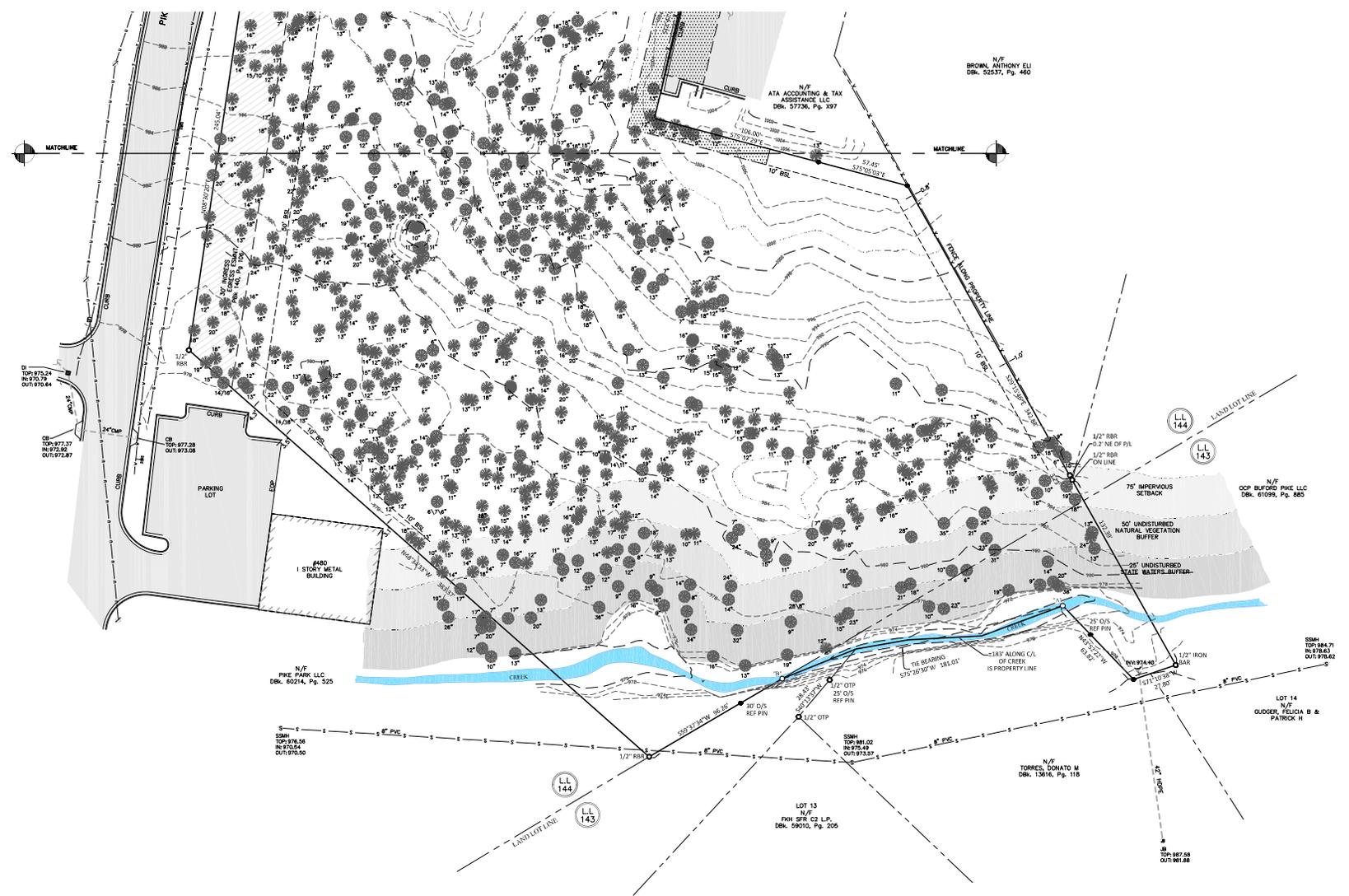
PROJECT 2745401  
SHEET 1 of 2

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



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

DATE	REVISION



© COPYRIGHT 2025 BOUNDARY, INC. ALL RIGHTS RESERVED.  
THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.  
**RZM2025-00023**

BOUNDARY REFERENCES: DBL 6987, Pg. 36  
THE FIELDWORK WAS COMPLETED ON 06/09/2025  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 358,355 FEET.  
FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE S SERIES 3" TOTAL STATION AND GPS RTK REAL TIME FREQUENCY CORRS RECEIVERS.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET.

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



**BOUNDARY**  
zoning inc.  
PROVIDING SERVICES FOR METRO ATLANTA, BAY EIGHT DISTRICT & CENTRAL FLORIDA.  
800 MARKET BAYVIEW, SUITE 2000, ATLANTA, GA 30324  
WWW.BOUNDARYZONING.COM (770) 271-5772  
INFO@BOUNDARYZONING.COM

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

PROJECT 2745401  
SHEET 2 of 2



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



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



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

**CURRENT ZONING: BG**  
(AS PER ARTICLE 102.13)

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

**PROPOSED ZONING: CMU**  
(AS PER ARTICLE 100.11C)

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

**PARKING CALCULATIONS**

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



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

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

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

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

**REVISIONS**

NO.	DATE	DESCRIPTION

**CONCEPTUAL PLANS ONLY**

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

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

**CURRENT ZONING: BG**  
(AS PER ARTICLE 102.13)

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

**PROPOSED ZONING: CMU**  
(AS PER ARTICLE 100.11C)

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

**PARKING CALCULATIONS**

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



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

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

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

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

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

REVISIONS

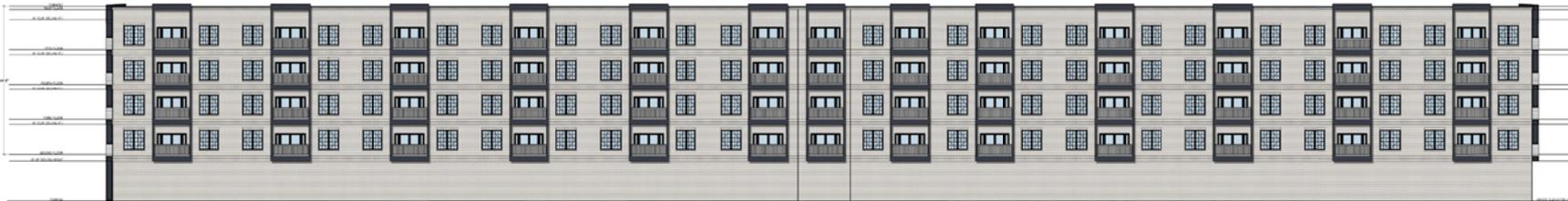
NO.	DATE	DESCRIPTION

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

A101



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



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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH  
CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET

A203



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



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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH

CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET

**A204**



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



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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL  
 PLANS  
 ONLY

DRAWN  
 AMMARNATH  
 CHECKED

DATE  
 09-24-2025

SCALE  
 AS NOTED

SHEET

A302



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



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

**E C**

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

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

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

REVISIONS		
NO.	DATE	DESCRIPTION

CONCEPTUAL  
PLANS  
ONLY

DRAWN  
AMMARNATH

CHECKED

DATE  
09-24-2025

SCALE  
AS NOTED

SHEET

**A303**



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



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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH  
 CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET

A402



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



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

**EC**

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

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

REVISIONS		
NO.	DATE	DESCRIPTION

CONCEPTUAL  
 PLANS  
 ONLY

DRAWN  
 AMMARNATH

CHECKED

DATE  
 09-24-2025

SCALE  
 AS NOTED

SHEET

**A403**



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



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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH  
 CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET  
**A502**



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



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

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

REGISTERED PROFESSIONAL ENGINEER - CIVIL, STATE OF GEORGIA, LICENSE NO. 10000. REGISTERED PROFESSIONAL ENGINEER - STRUCTURAL, STATE OF GEORGIA, LICENSE NO. 10000. REGISTERED PROFESSIONAL ENGINEER - SOILS, STATE OF GEORGIA, LICENSE NO. 10000. REGISTERED PROFESSIONAL ENGINEER - INSPECTIONS, STATE OF GEORGIA, LICENSE NO. 10000.

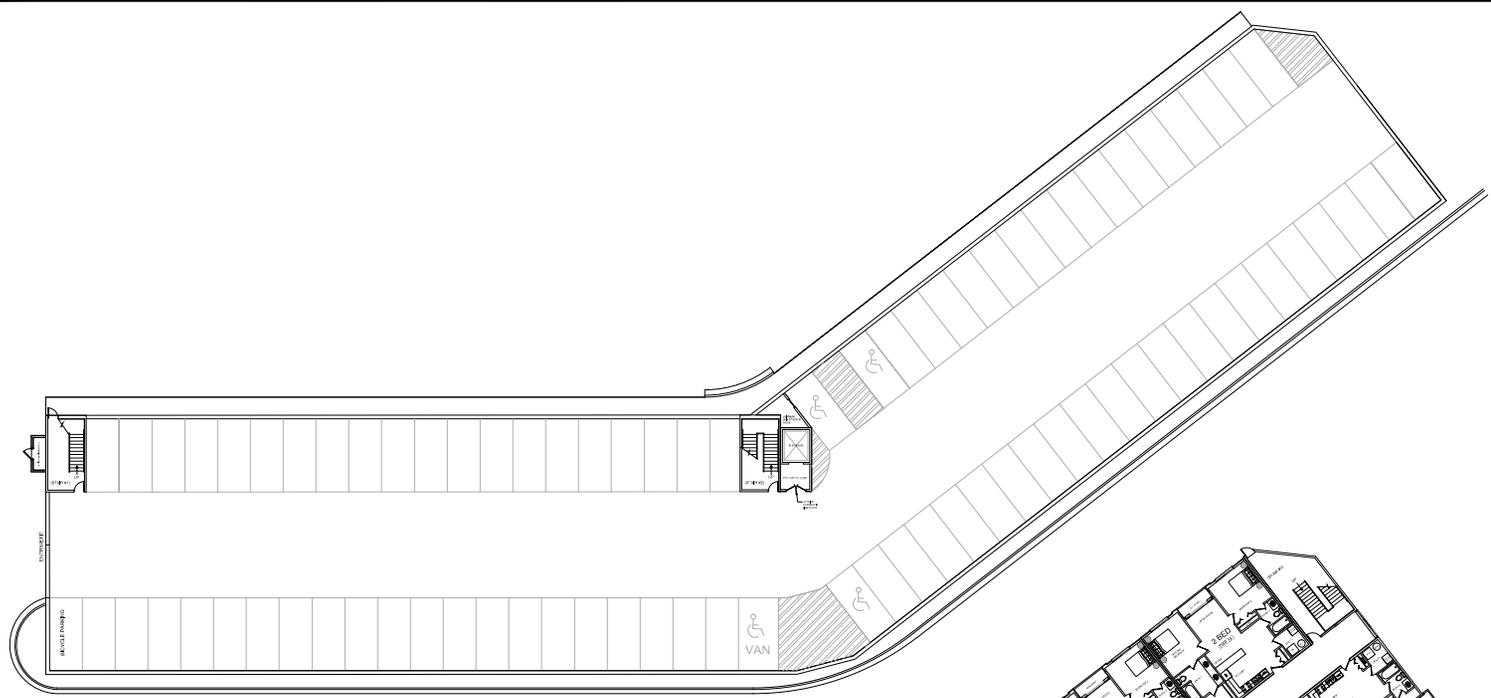
ELEVATIONS - MIXED-USE BUILDING - BLOCK D - EAST AND WEST  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

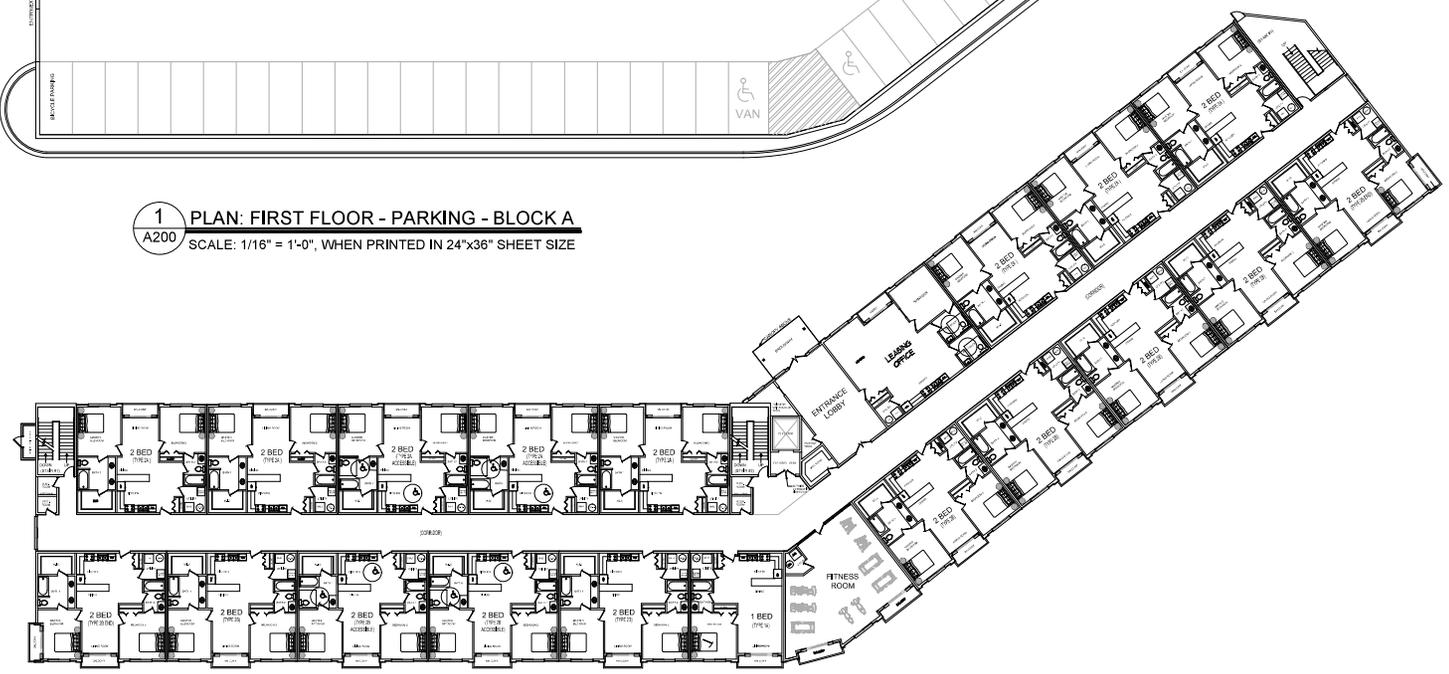
NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH  
 CHECKED: [blank]  
 DATE: 09-24-2025  
 SCALE: AS NOTED  
 SHEET: A503



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



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



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

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

REVISIONS		
NO.	DATE	DESCRIPTION

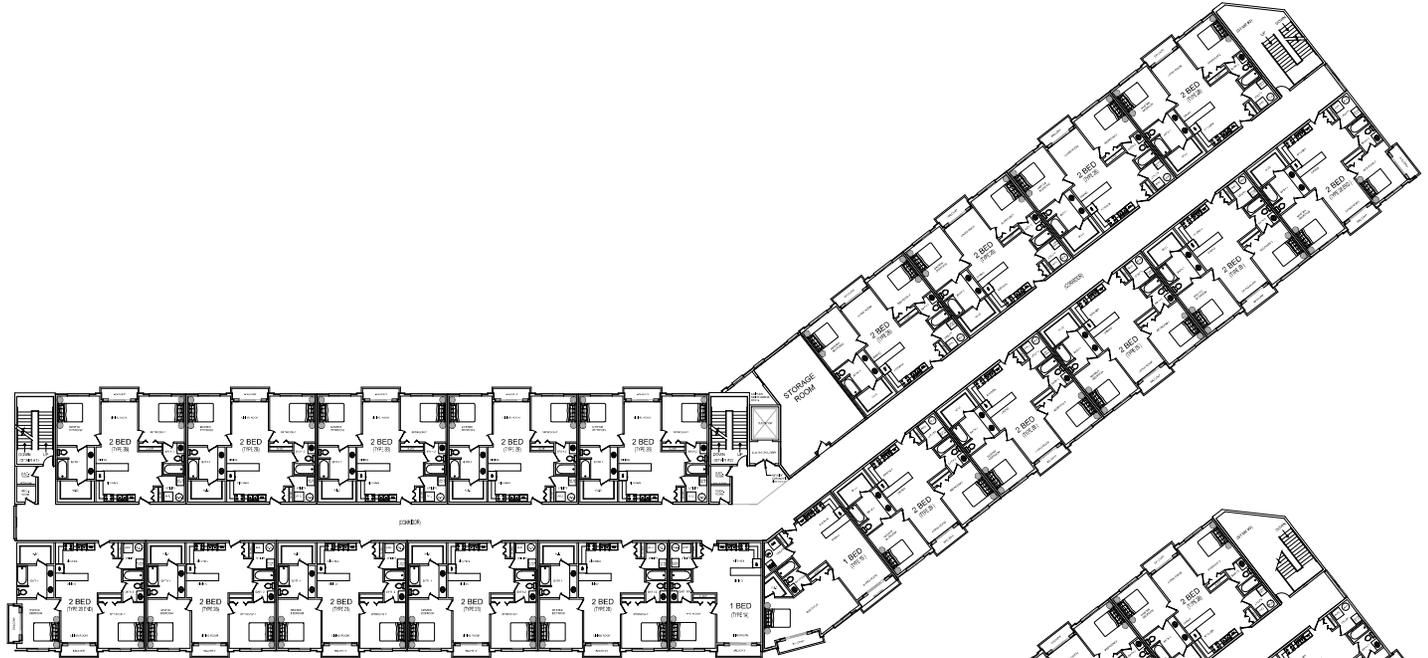
CONCEPTUAL  
 PLANS  
 ONLY

DRAWN  
 AMMARNAATH  
 CHECKED

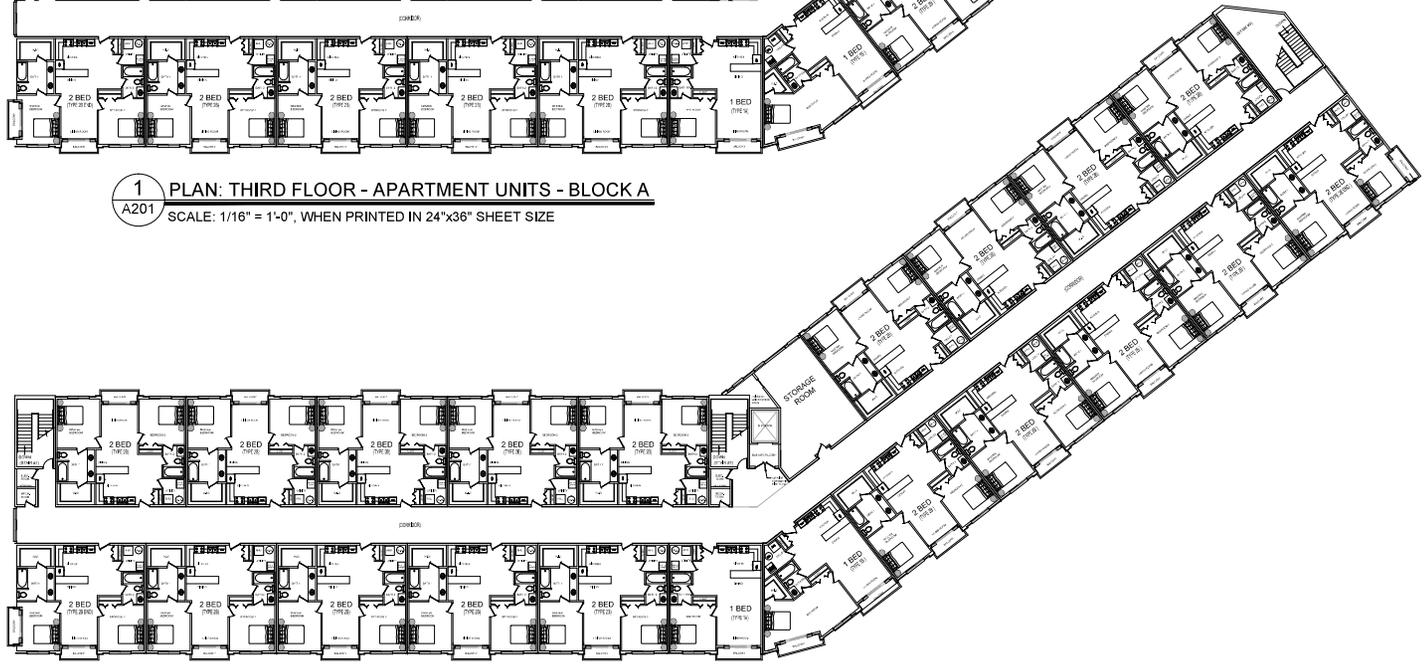
DATE  
 09-24-2025

SCALE  
 AS NOTED

SHEET  
**A200**



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



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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

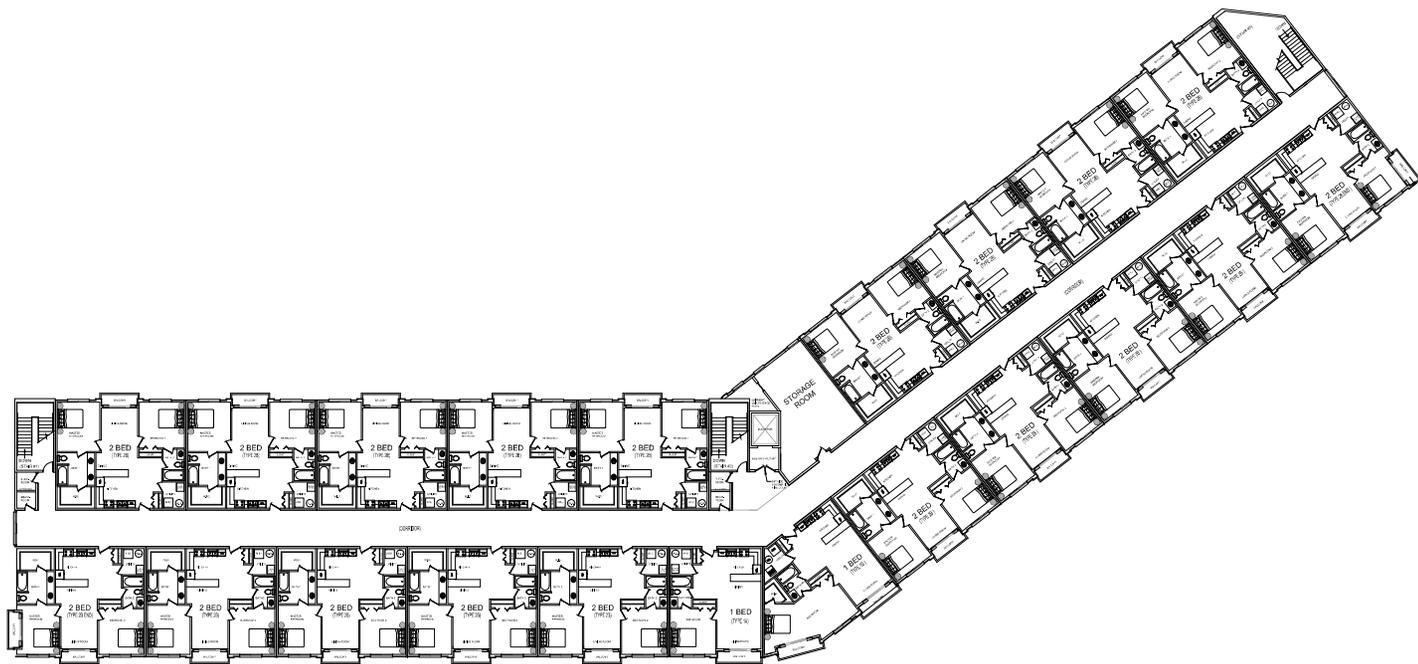
DRAWN: AMMARNATH  
 CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET

A201



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

CONSULTING ENTERPRISES, CORP.  
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
PHONE: (770) 444-4403

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

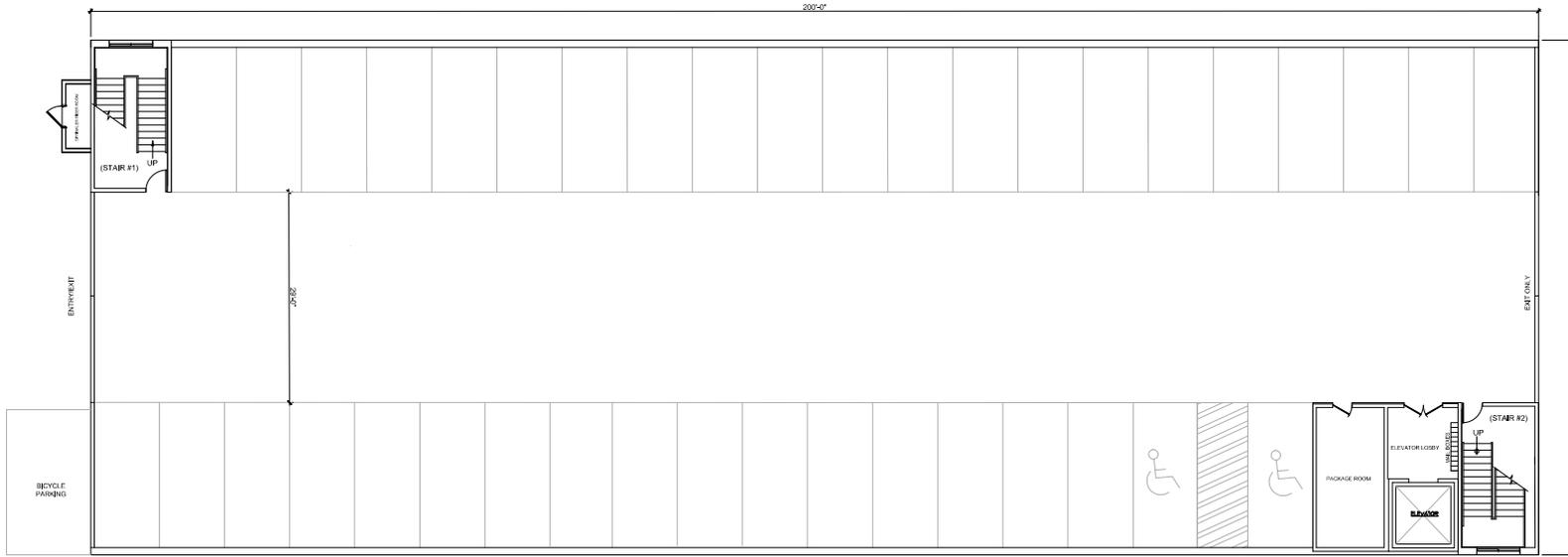
DRAWN: AMMARNATH  
CHECKED:

DATE: 09-24-2025

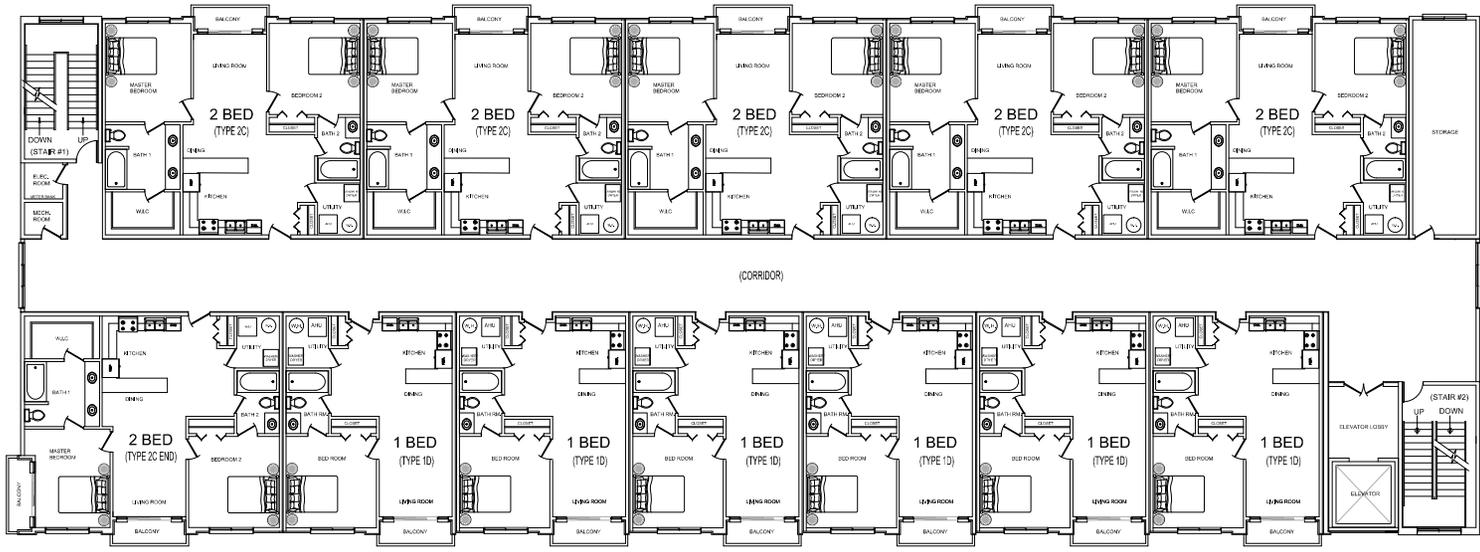
SCALE: AS NOTED

SHEET

A202



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



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

CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
 PHONE: (770) 944-4400

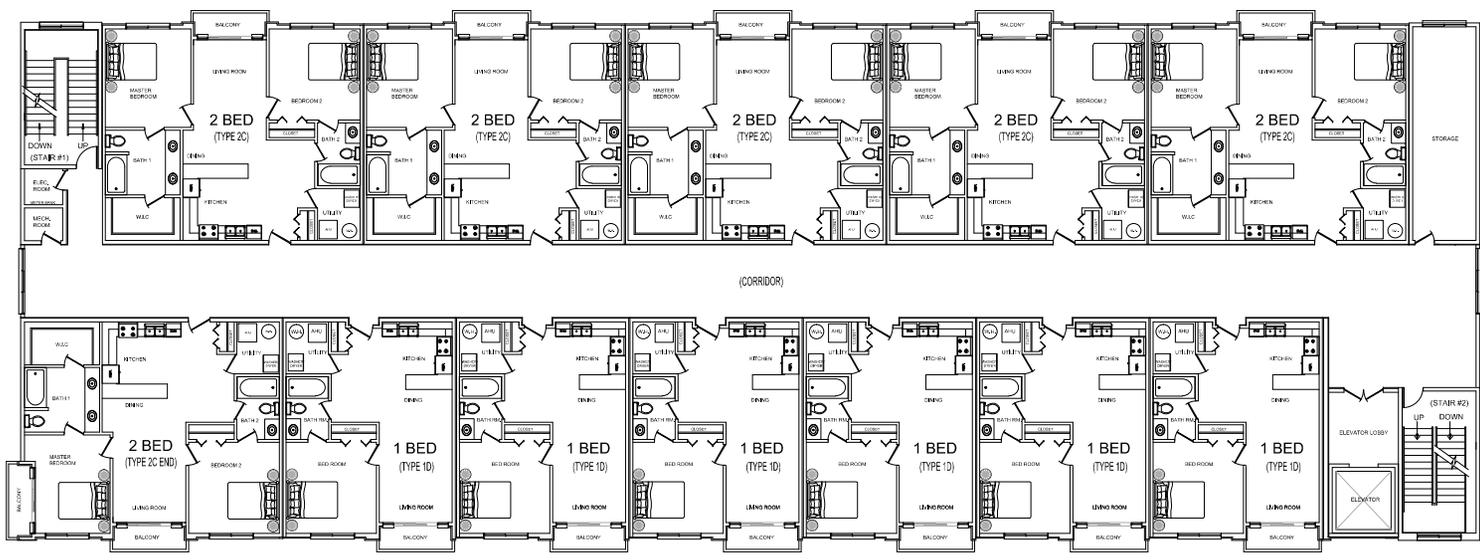
PLANS - FIRST AND SECOND FLOOR - APARTMENT UNITS - BLOCK B  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

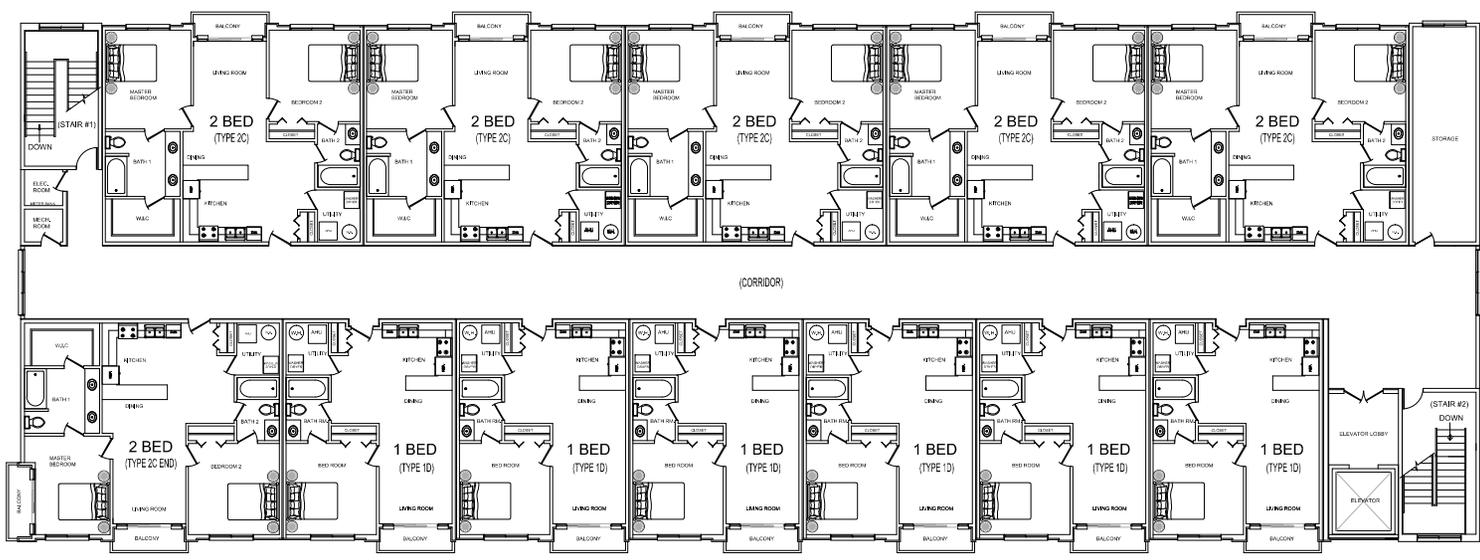
NO.	DATE	DESCRIPTION

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

A300



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



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

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

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

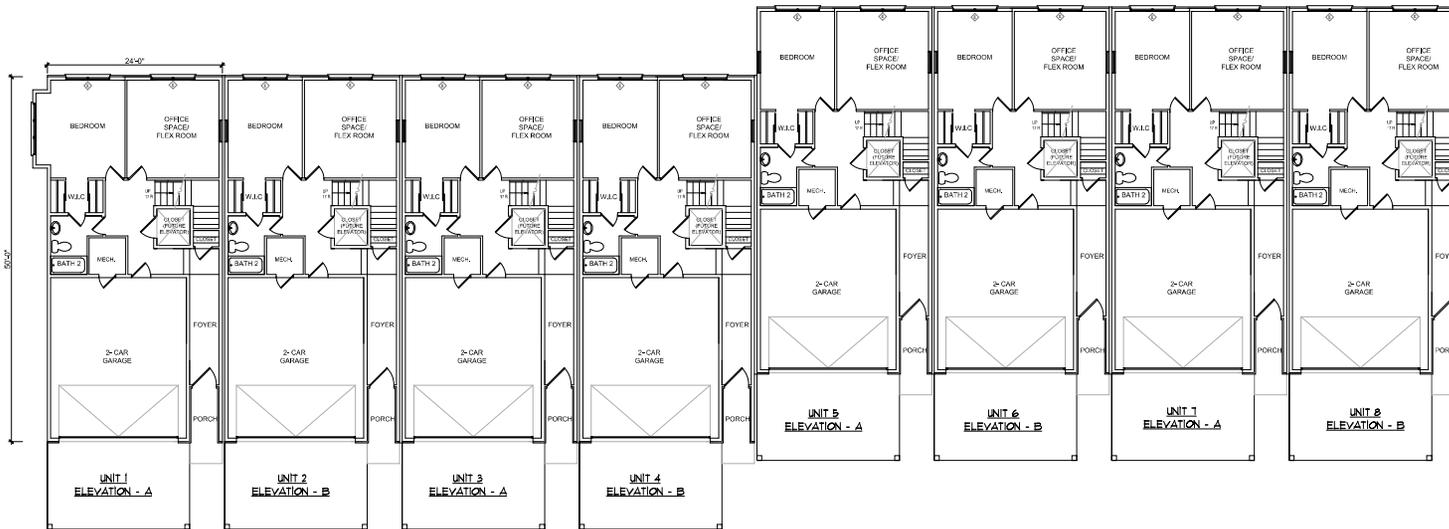
REVISIONS

NO.	DATE	DESCRIPTION

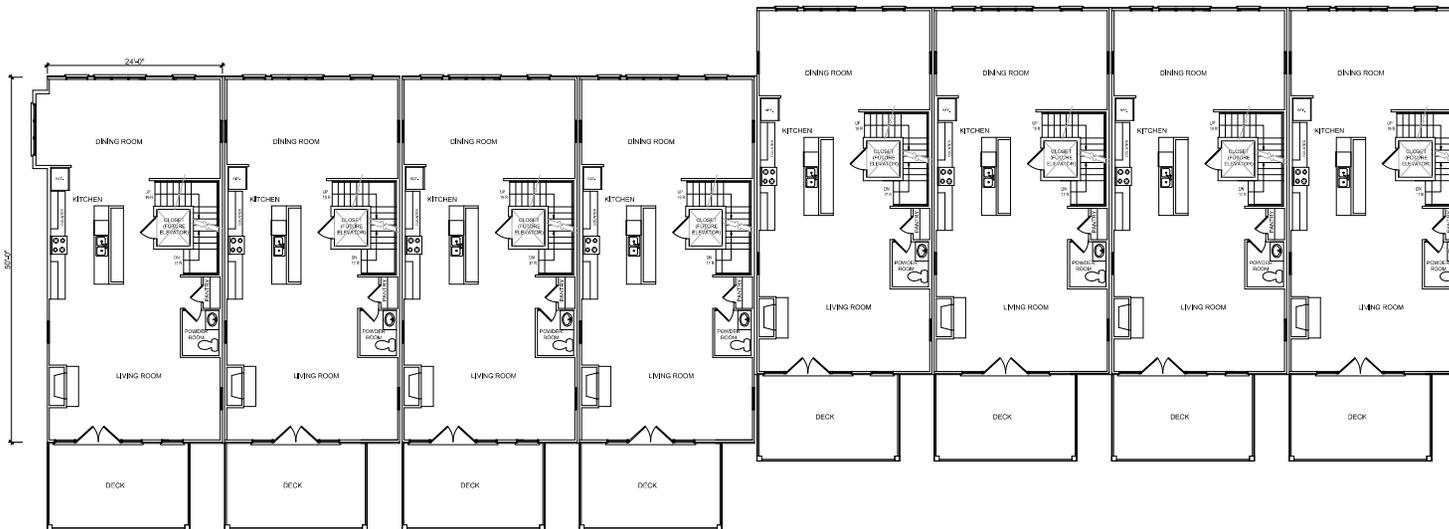
CONCEPTUAL PLANS ONLY

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

A301



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



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

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

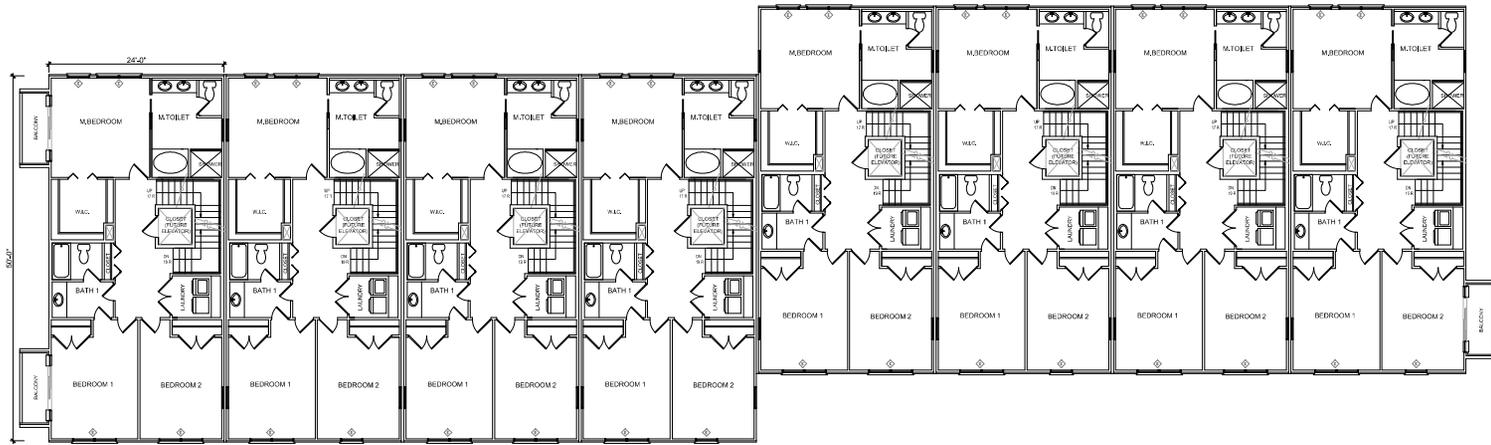
PLANS - FIRST AND SECOND FLOOR - TOWNHOMES - BLOCK C  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 14&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

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

A400



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

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

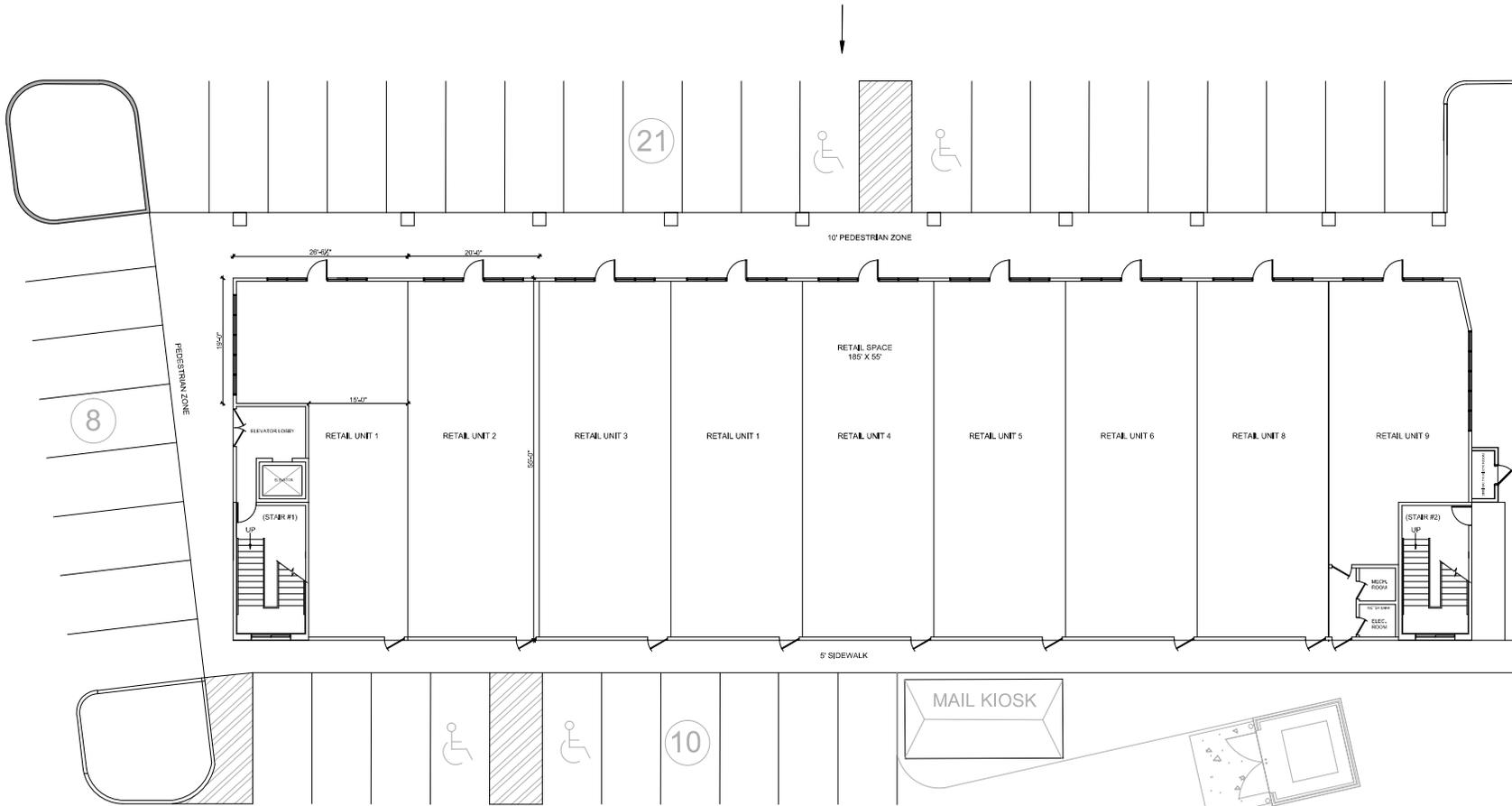
PLAN - THIRD FLOOR - TOWNHOMES - BLOCK C  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

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

**A401**



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

CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
 PHONE: (770) 944-4403



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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

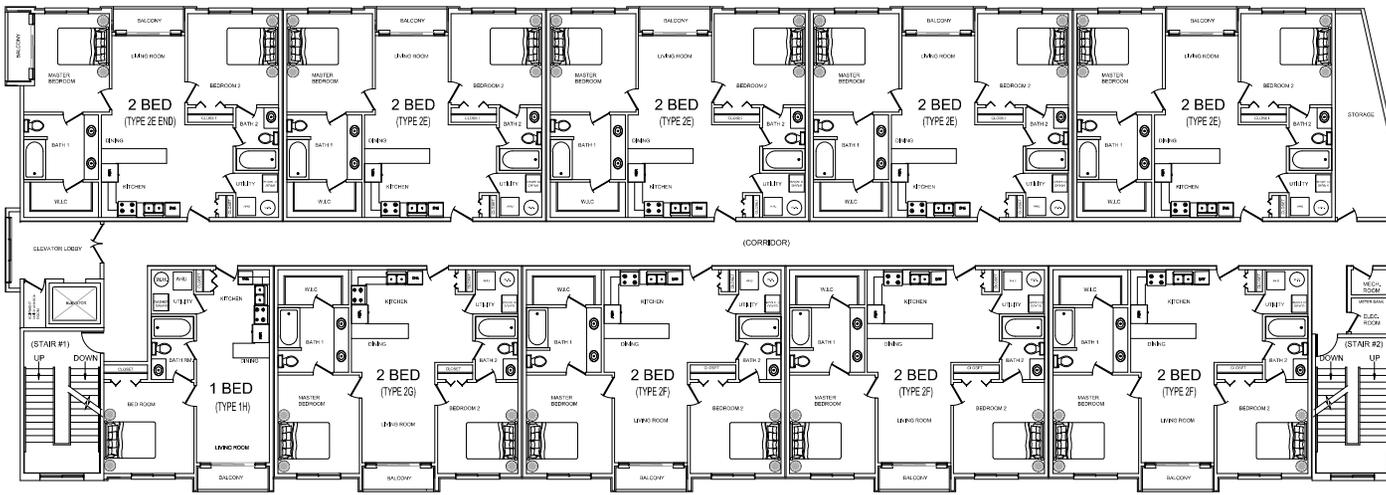
DRAWN: AMMARNATH  
 CHECKED:

DATE: 09-24-2025

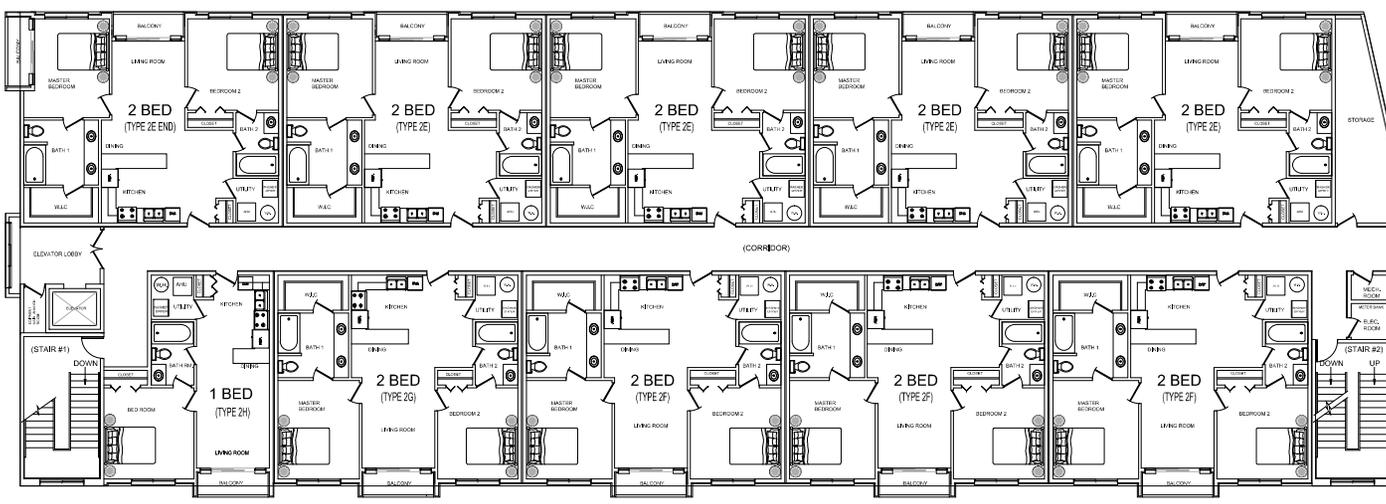
SCALE: AS NOTED

SHEET

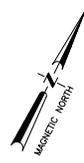
A500



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



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



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

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

REVISIONS

NO.	DATE	DESCRIPTION

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

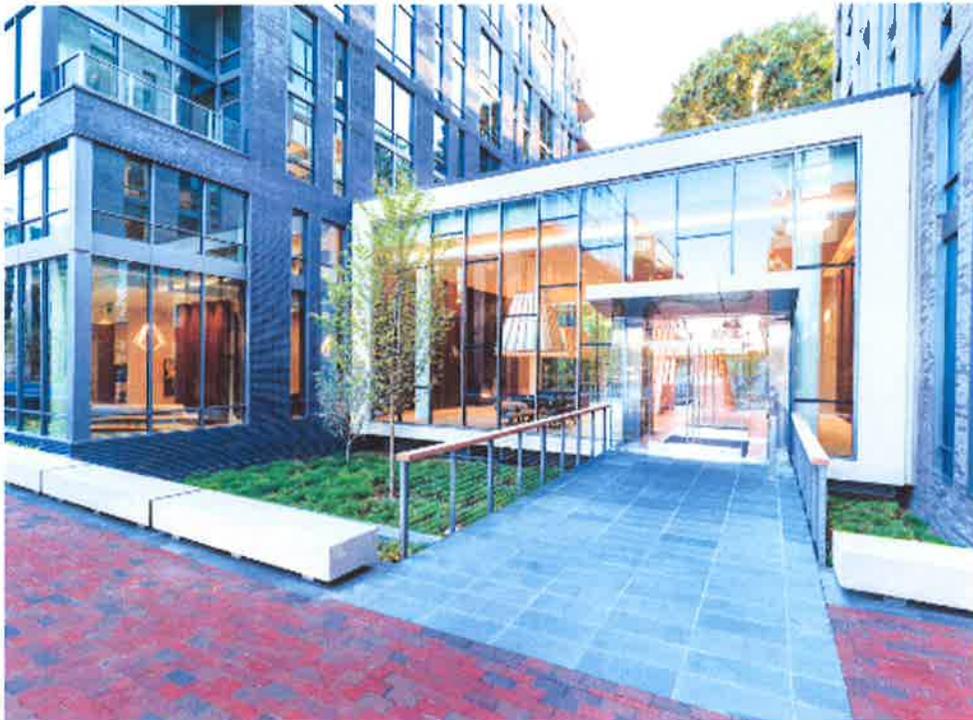
A501

# Projected Renderings Of Exterior



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

# Projected Renderings Of Exterior



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

# Projected Renderings Of Interior



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

# Projected Renderings Of Interior



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

# Projected Renderings Of Amenities



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

# Projected Renderings Of Amenities



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

# Projected Renderings Of Interior Apartments



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

# Projected Renderings Of Interior



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



November 10, 2025

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

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

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

Dear Ms. Sanchez:

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

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

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

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

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

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

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

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



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

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE  
Division Director, Infrastructure Support  
678.376.2130

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



SEWER CAPACITY CERTIFICATION REQUEST

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

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

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

Gwinnett County Planning and Development Permit No.:

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

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

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

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

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

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

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

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

**DWR Use Only**

Capacity Certification Request No.: C2025-294-11

Development/Project Name: \_\_\_\_\_

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

Downstream Pump Station: Patterson Sewer Basin: Patterson

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

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

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

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

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

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

**Provide your BEST estimated dates for:**

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

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

**Include the following in the submittal package:**

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

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

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

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

Proposed utility plan

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



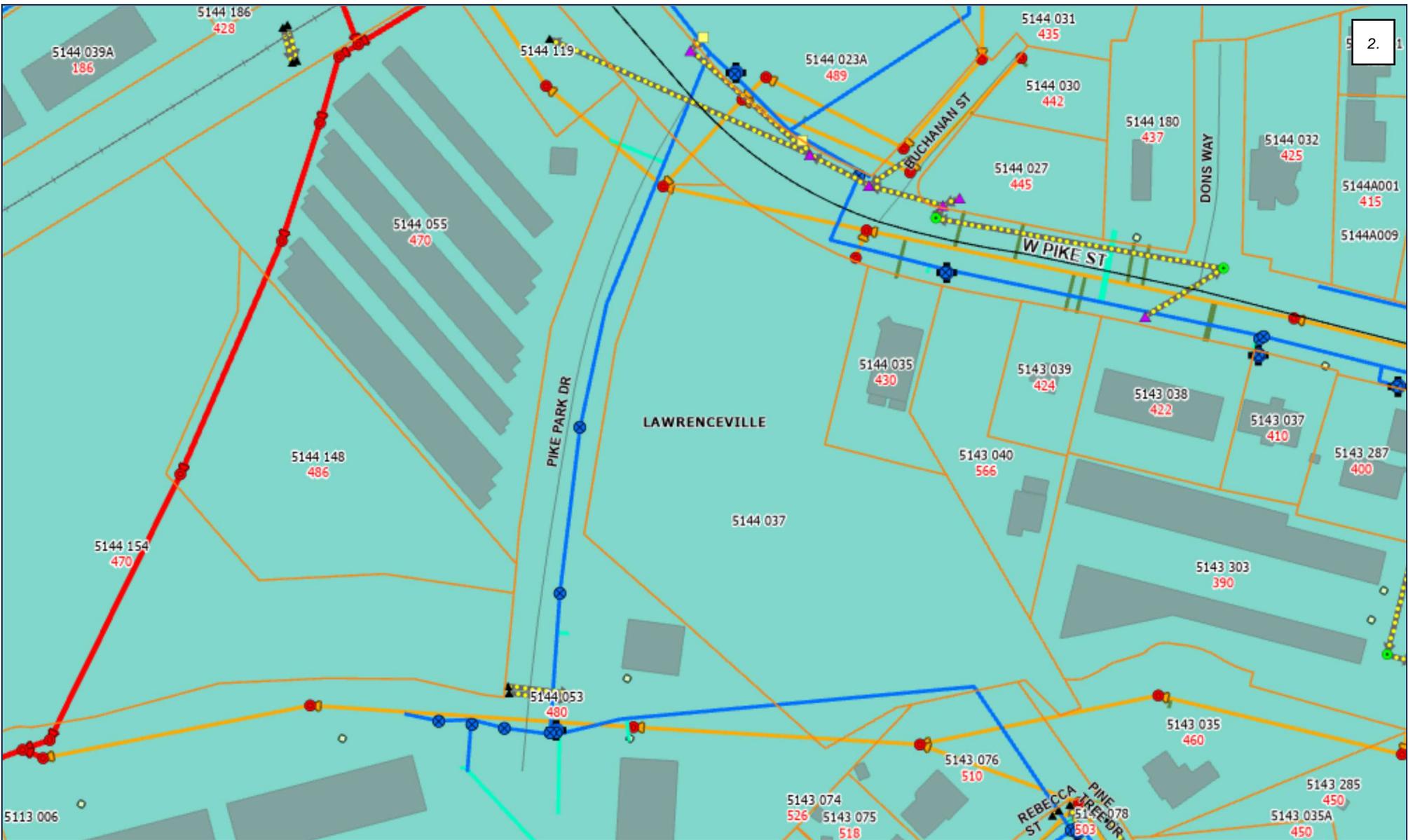
Once a complete package with all supporting documentation has been received

**PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING**

If additional analysis or flow monitoring is required

**PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING**

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



# 464 West Pike Street, Lawrenceville

10/7/2025 12:54:35 PM

Utilities



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

ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THIS MAP IS THE PROPRIETARY PRODUCT OF GWINNETT COUNTY AND IN NO EVENT WILL GWINNETT COUNTY BE LIABLE FOR DAMAGES, INCLUDING ANY LOSS OF PROFITS, LOST SAVINGS, OR OTHER INCIDENTAL OR CONSEQUENTIAL DAMAGES ARISING OUT OF THE USE OF OR INABILITY TO USE THIS MAP.



## WASTEWATER FLOW ESTIMATION

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

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

Annual Average Daily Flow (gpm) = AADF (gpd) / 1440 = **16.77 gpm**

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

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





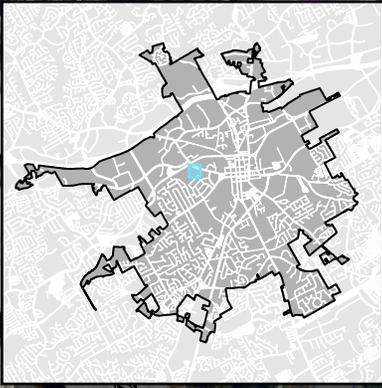
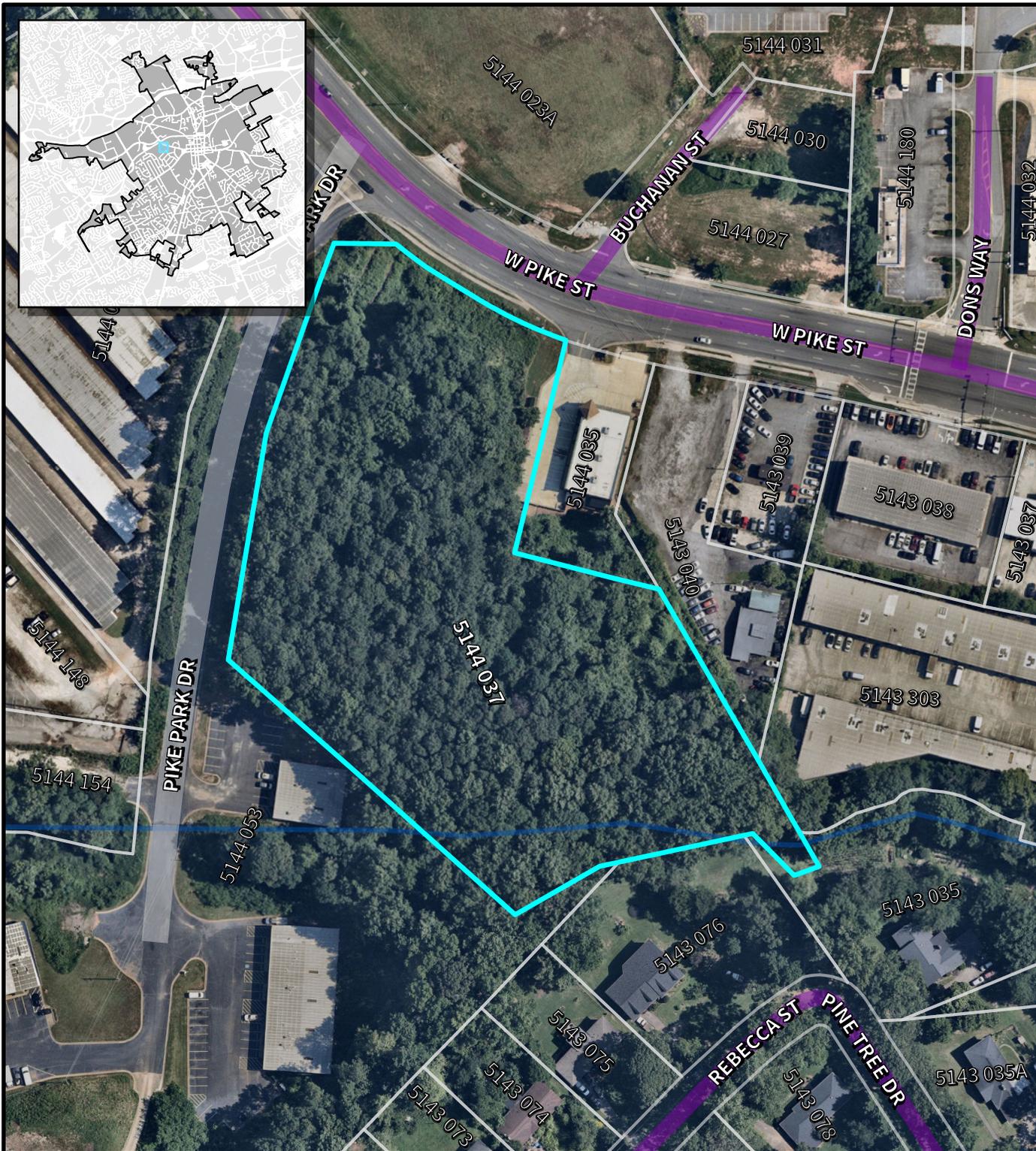
# LAWRENCEVILLE

Planning & Development  
Location Map & Surrounding Areas

## RZM2025-00023

Applicant:  
Curt Thompson

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



Scale: 1:1,800





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZM2025-00023

Applicant:

Curt Thompson

 Subject Property (~5.09 acres)

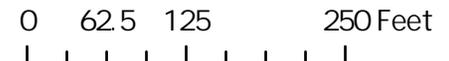
 Lawrenceville City Limits

### Zoning Districts

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



Scale: 1:1,800



N





# LAWRENCEVILLE

Planning & Development  
Location Map & Surrounding Areas

## RZM2025-00023

Applicant:  
Curt Thompson

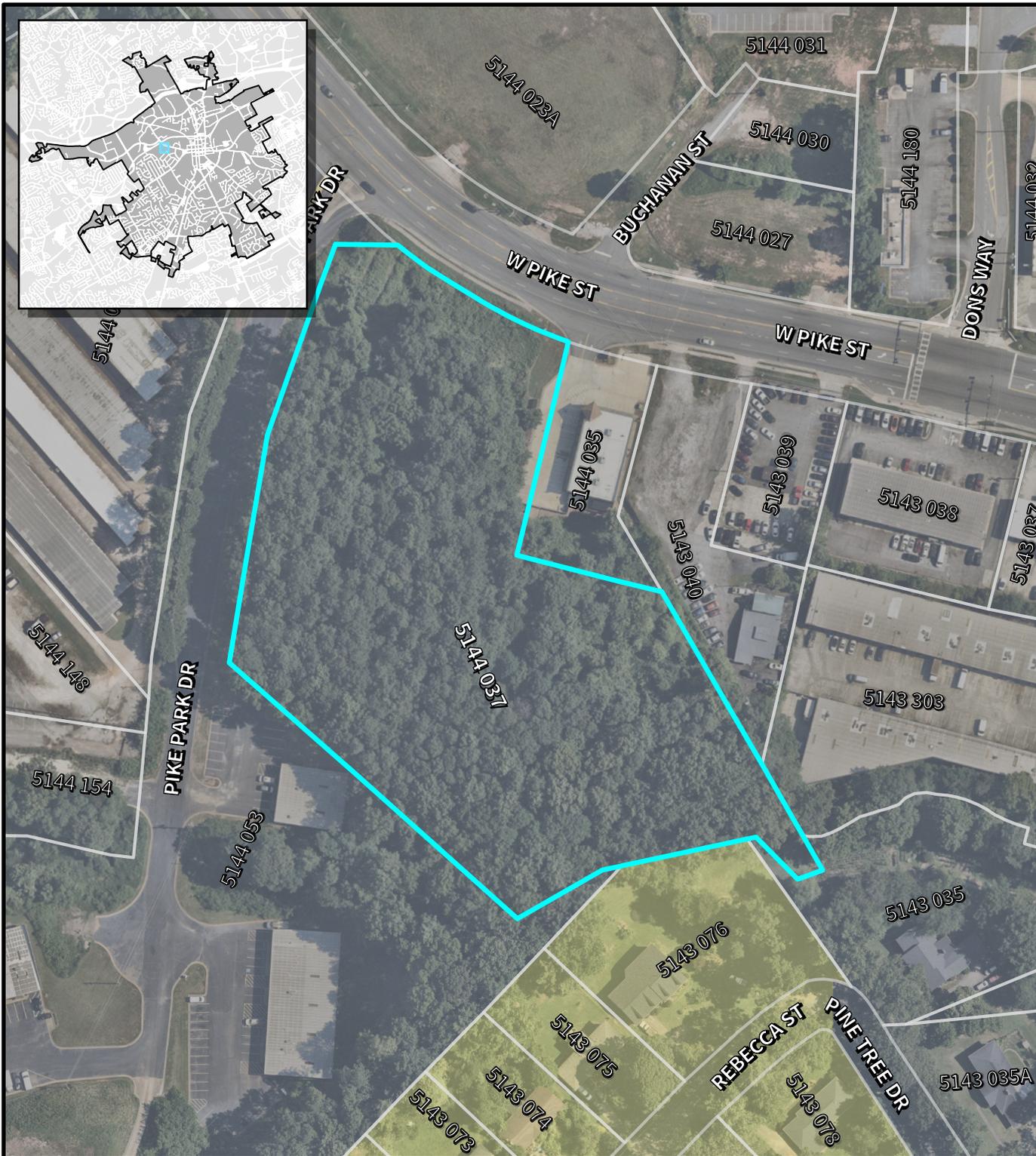
 Subject Property (~5.09 acres)

 Lawrenceville City Limits

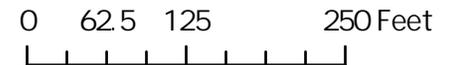
### 2045 Character Areas

 Downtown

 Traditional Residential



Scale: 1:1,800





# LAWRENCEVILLE

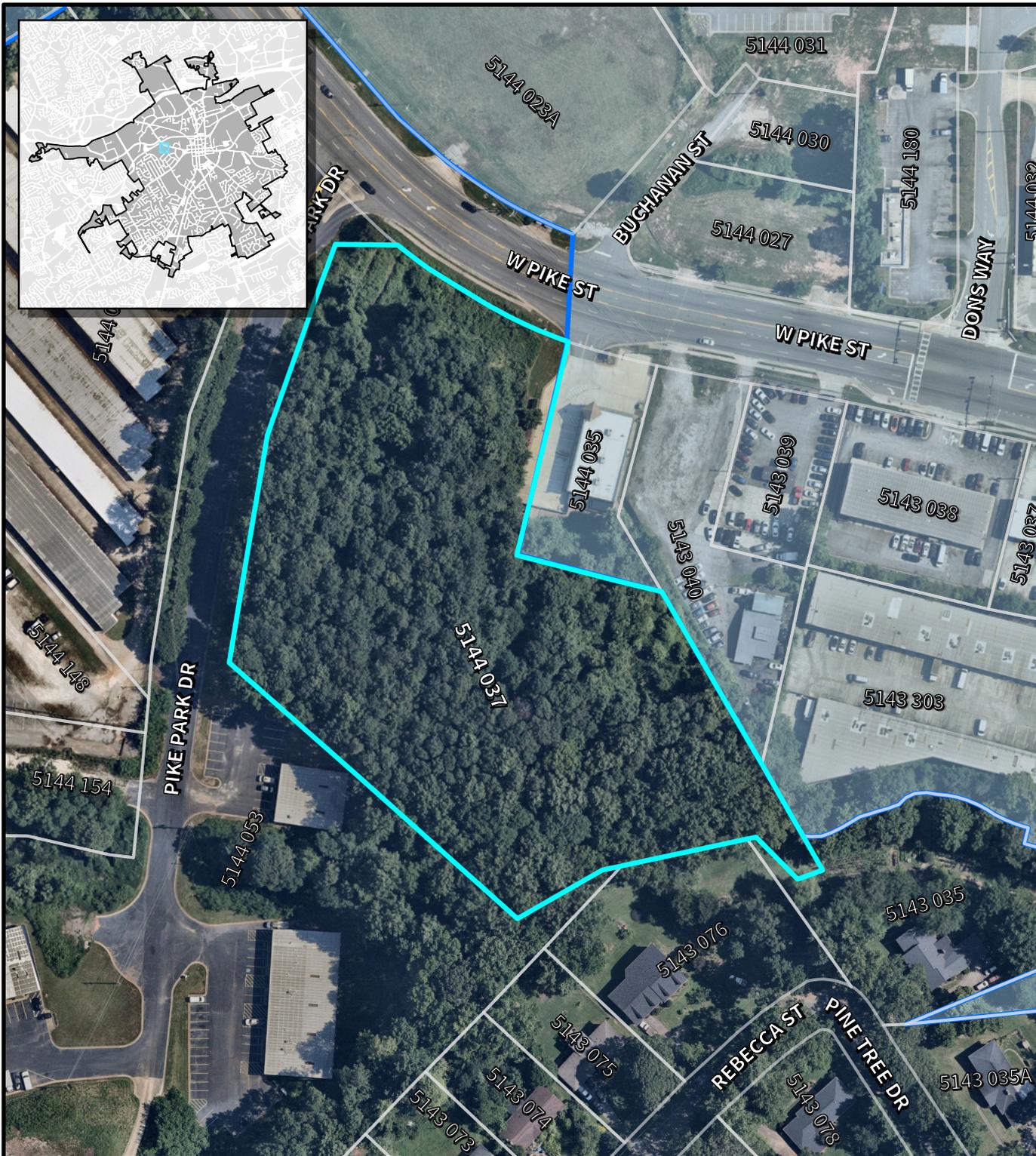
Planning & Development

Location Map & Surrounding Areas

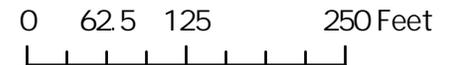
## RZM2025-00023

Applicant:  
Curt Thompson

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



Scale: 1:1,800





# LAWRENCEVILLE

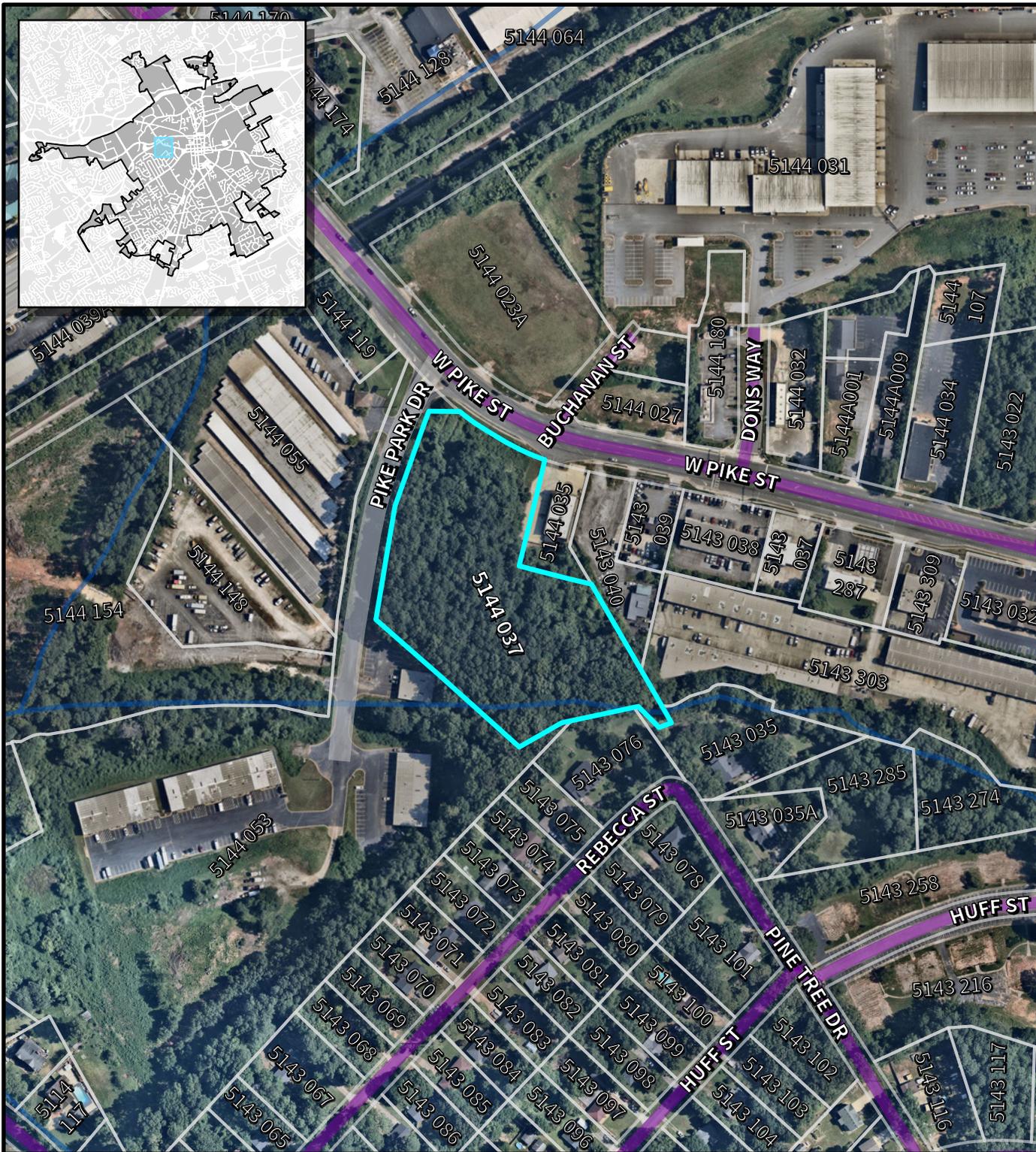
Planning & Development

Location Map & Surrounding Areas

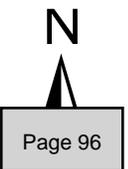
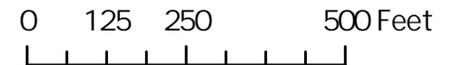
## RZM2025-00023

Applicant:  
Curt Thompson

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



Scale: 1:3,600





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZM2025-00023

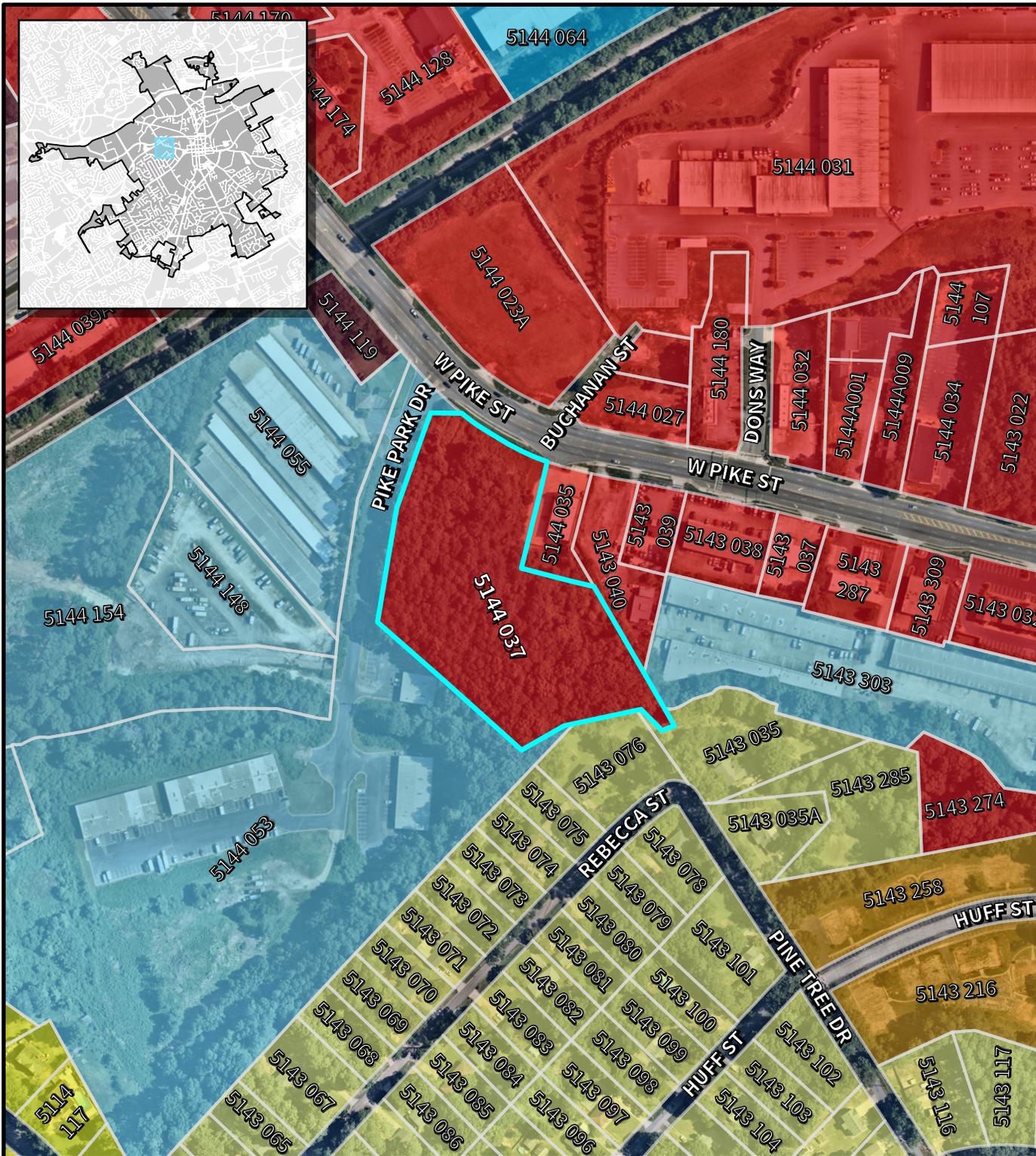
Applicant:  
Curt Thompson

 Subject Property (~5.09 acres)

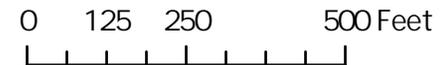
 Lawrenceville City Limits

### Zoning Districts

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



Scale: 1:3,600





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZM2025-00023

Applicant:  
Curt Thompson

 Subject Property (~5.09 acres)

 Lawrenceville City Limits

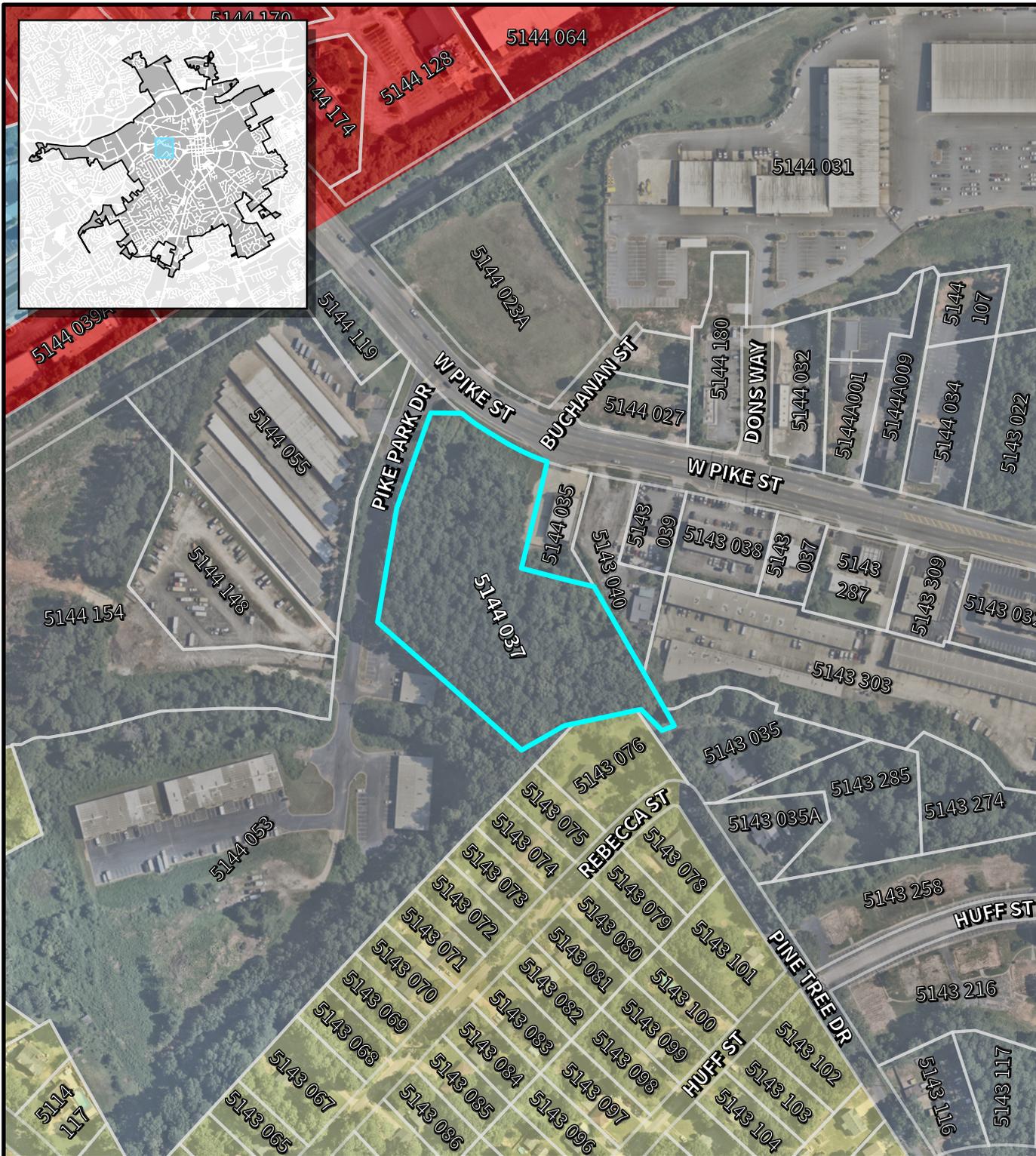
### 2045 Character Areas

 Downtown

 Traditional Residential

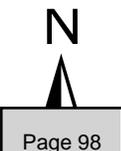
 Commercial Corridor

 Medical Services Cluster



Scale: 1:3,600

0 125 250 500 Feet





# LAWRENCEVILLE

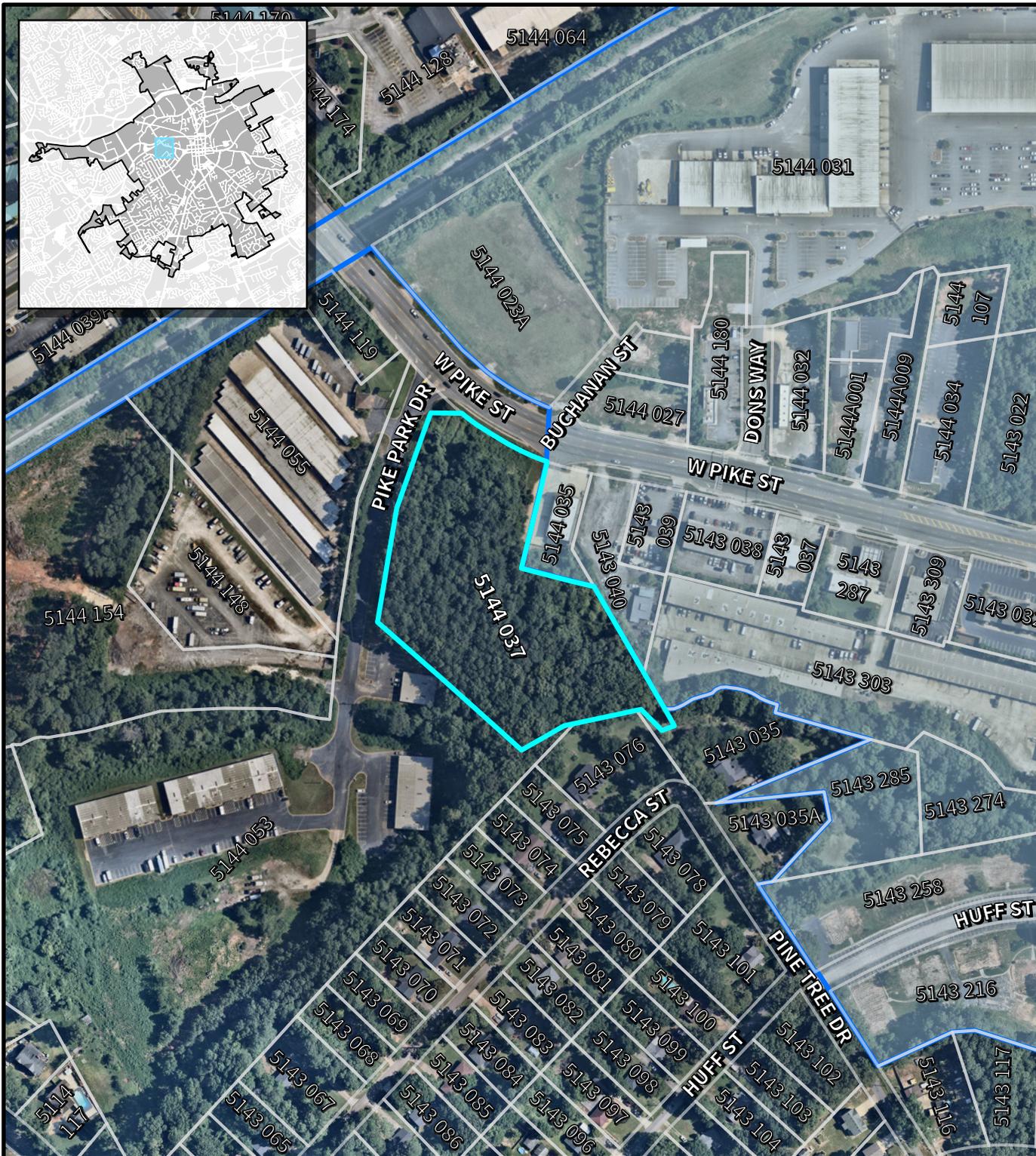
Planning & Development

Location Map & Surrounding Areas

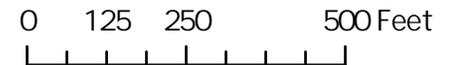
## RZM2025-00023

Applicant:  
Curt Thompson

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



Scale: 1:3,600





# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, MARCH 2, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

- Item:** RZC2025-00074; Zaidh Cuellar; 303 Scenic Highway
- Department:** Planning and Development
- Date of Meeting:** Monday, March 2, 2026
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Rezone subject property from ON (Office/Neighborhood District) to OI (Office/Institutional District) for a Medical Office
- Planning & Development Recommendation:** Approval with Conditions
- Planning Commission Recommendation:**

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

**Attachments/Exhibits:**

- RZC2025-00074\_ATTCH\_02162026



# LAWRENCEVILLE

## Planning & Development

### REZONING

**CASE NUMBER(S):** RZC2025-00074

**APPLICANT(S):** ZAIDH CUELLAR

**PROPERTY OWNER(S):** NZ HOLDINGS INC.

**LOCATION(S):** 303 SCENIC HIGHWAY

**PARCEL IDENTIFICATION NUMBER(S):** 5142 118

**APPROXIMATE ACREAGE:** 0.90 ACRES

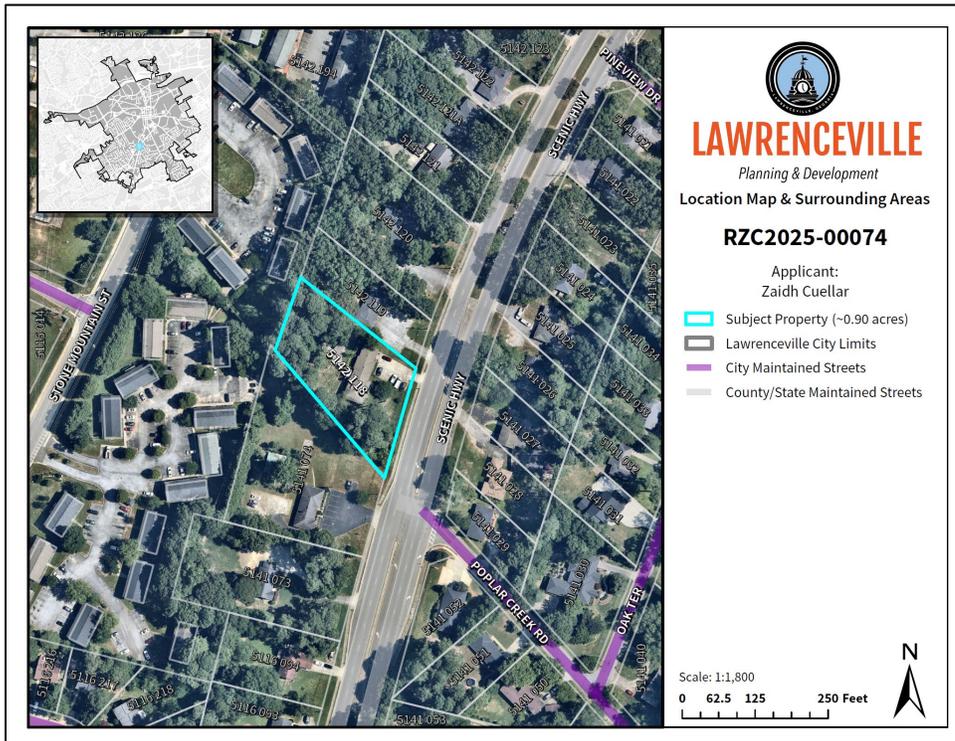
**CURRENT ZONING:** ON (OFFICE NEIGHBORHOOD DISTRICT)

**PROPOSED ZONING:** OI (OFFICE INSTITUTIONAL DISTRICT)

**PROPOSED DEVELOPMENT:** MEDICAL OFFICES

**DEPARTMENT RECOMMENDATION:** APPROVAL W/ CONDITIONS

### VICINITY MAP



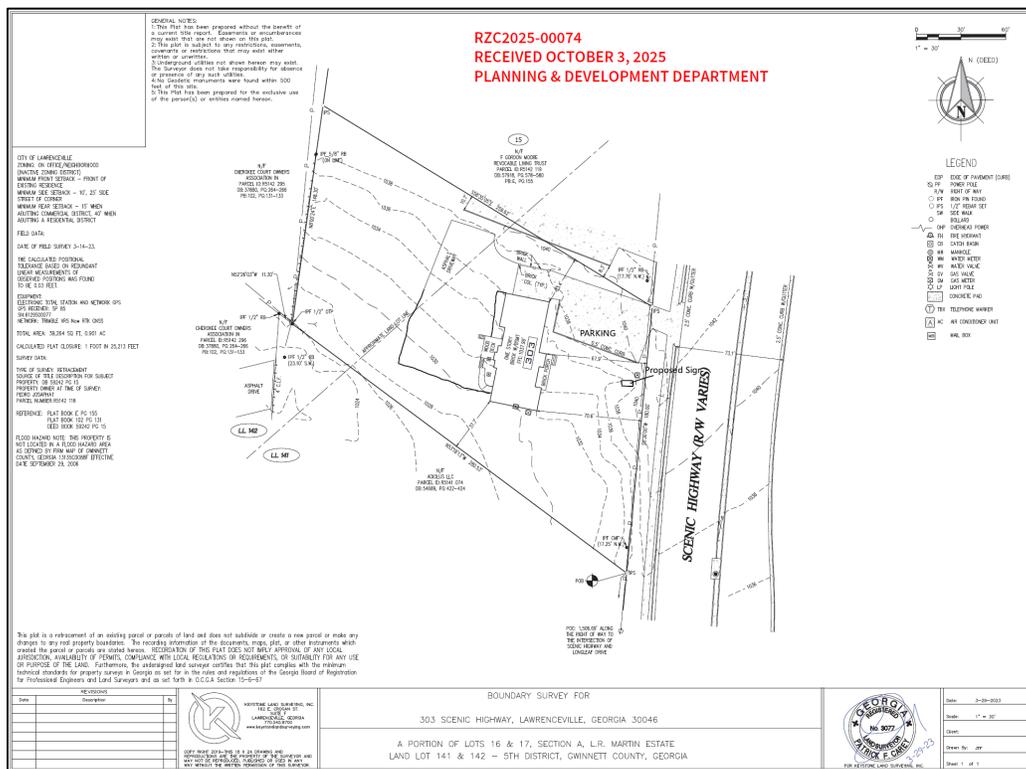
### ZONING HISTORY

In 1960, the subject property was zoned RS-180 (Single Family Residential District). The property was rezoned to ON (Office - Neighborhood District) in 1996, its current zoning classification. In 2023, the property was denied a rezoning (RZC2023-00050 & SUP2023-00081) from ON to OI (Office Institutional District) for a commercial personal care home. In 2025, the property was denied a rezoning (RZC2025-00064) from ON to BG (General Business District) for a catering and take out restaurant.

### PROJECT SUMMARY

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

### SITE SURVEY



**ZONING AND DEVELOPMENT STANDARDS**

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

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

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

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

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

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

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

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

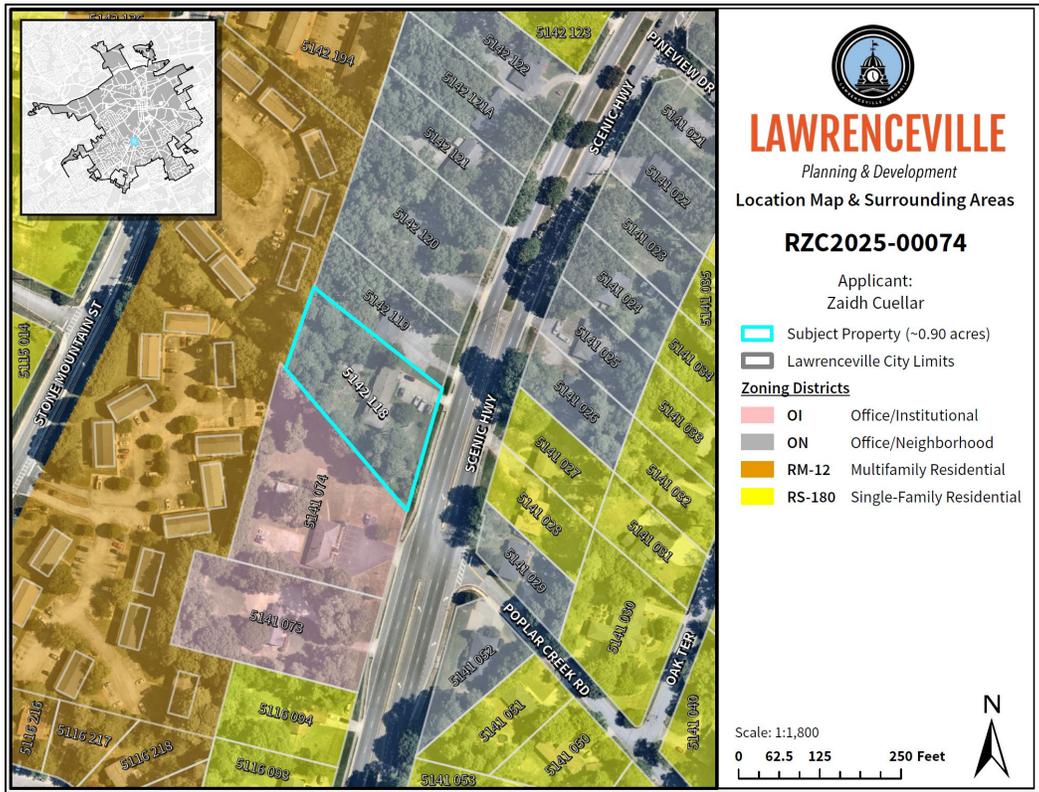
Standard	Requirement	Proposal	Recommendation
OI/RM-12	25	25	N/A

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

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

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

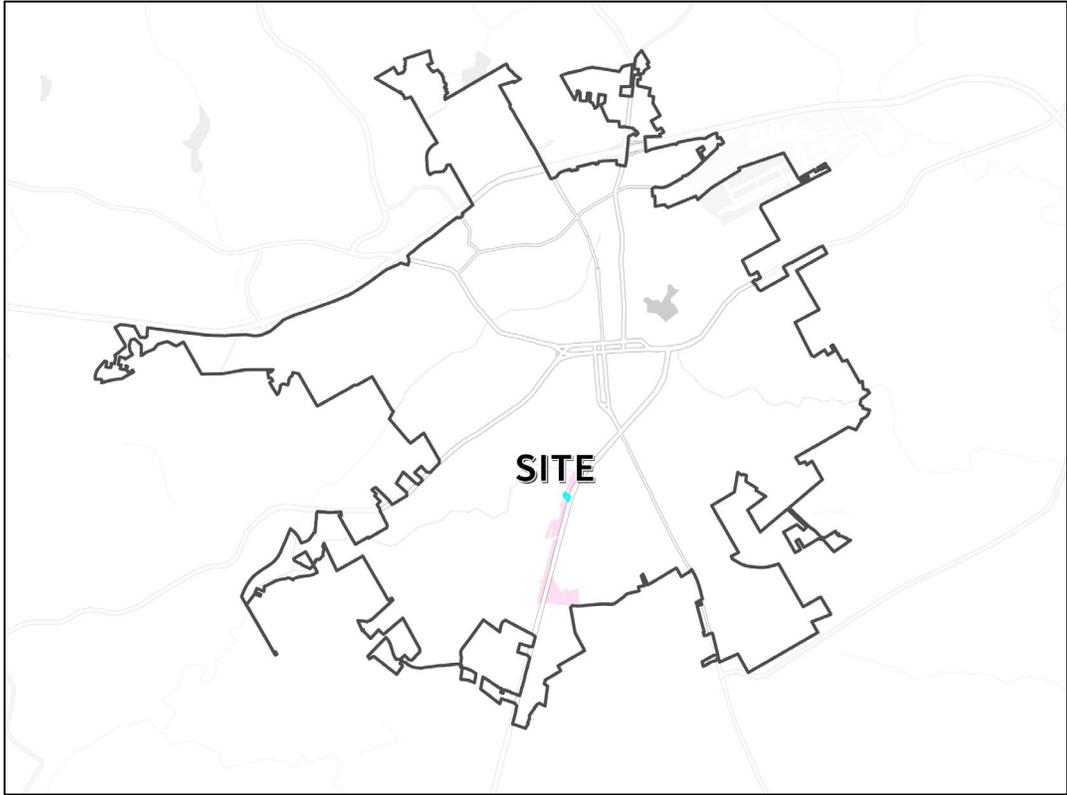
### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### SURROUNDING ZONING AND USE

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

**FUTURE LAND USE PLAN MAP**



**2045 COMPREHENSIVE PLAN**

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

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

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

**STAFF RECOMMENDATION**

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

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

Georgia Power will serve this development.

**GAS DEPARTMENT**

Lawrenceville Gas will serve this development.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Date:** September 29, 2025

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

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

Dear Planning and Development Team,

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

**Purpose of Rezoning**

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

**Site Enhancement Vision**

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

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

**Consistency with Comprehensive Plan and Zoning**

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

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

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

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

**Community Benefits**

Approval of this rezoning will:

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

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

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

Sincerely,



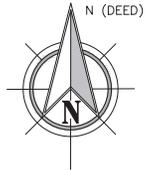
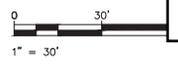
**Zaidh Cuellar**  
President  
NZ Holding Corp.  
404-380-4748  
Zaidhcuellar@mmsofga.com

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

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

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



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

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

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

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

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

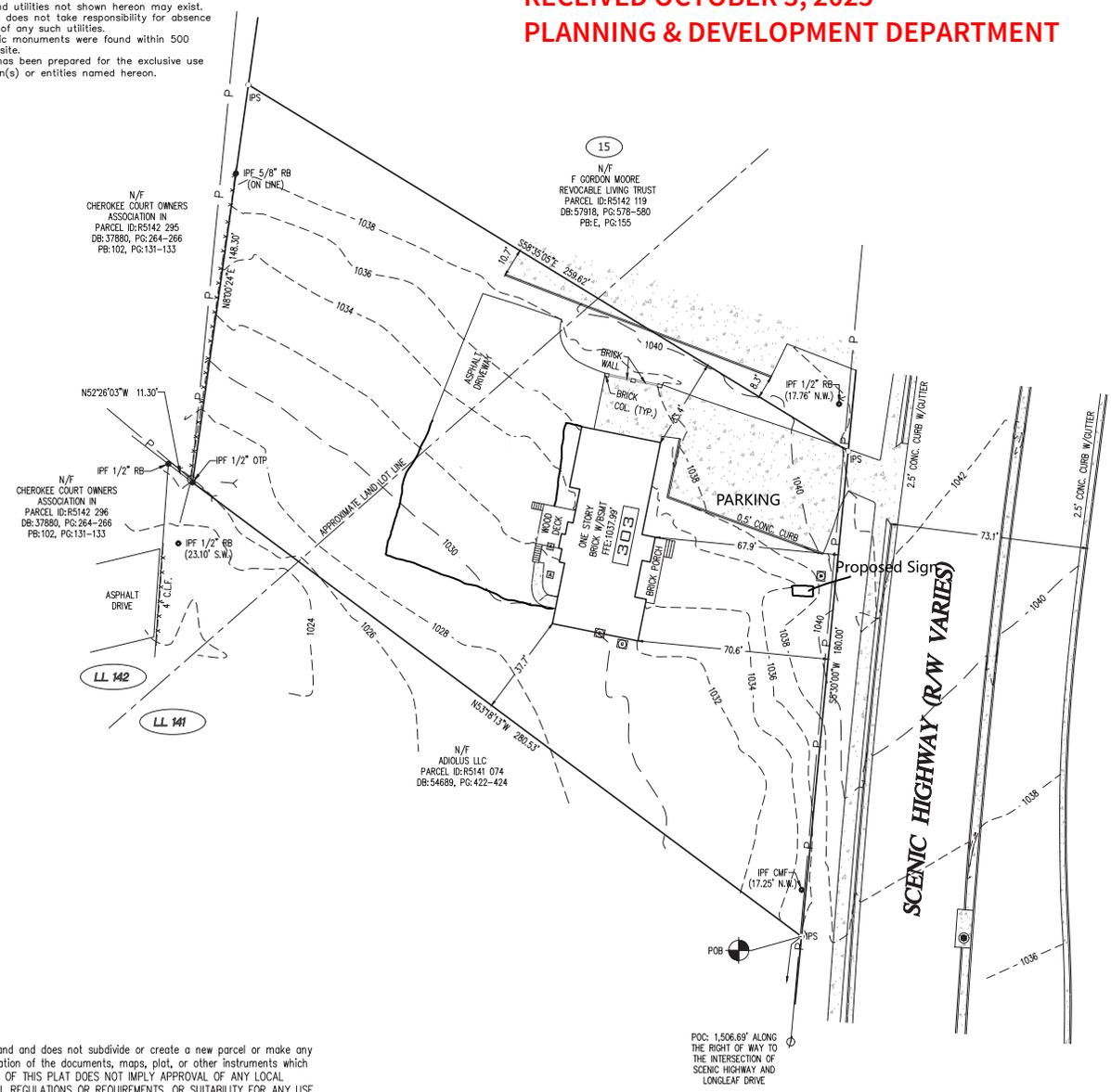
**EQUIPMENT:**  
 ELECTRONIC TOTAL STATION AND NETWORK GPS  
 GPS RECEIVER: SP 85  
 SN:6129500077  
 NETWORK: TRIMBLE VRS Now RTK GNSS

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

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

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

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0088F EFFECTIVE DATE SEPTEMBER 29, 2006



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

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

REVISIONS	
Date	Description

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

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

BOUNDARY SURVEY FOR

303 SCENIC HIGHWAY, LAWRENCEVILLE, GEORGIA 30046

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

FOR KEYSTONE LAND SURVEYING, INC.

Date: 3-29-2023  
 Scale: 1" = 30'  
 Client:  
 Draw:  
 Sheet: **Page 113**



# LAWRENCEVILLE

## *Planning & Development*

### PLANNING & DEVELOPMENT

#### RECOMMENDED CONDITIONS – 03022026

#### RZC2025-00074

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

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

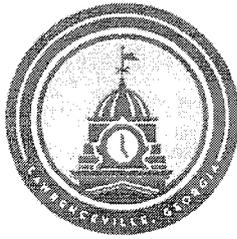
- A.** Limited to office and institutional uses only.
- B.** Final building design, site design, and exterior appearance shall be approved by the Director of Planning and Development.
- C.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material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

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

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

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

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



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

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

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

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

ZAIDH CUELLAR  
TYPED OR PRINTED NAME

NZ HOLDINGS INC.  
TYPED OR PRINTED NAME

[Signature] 09-30-25  
NOTARY PUBLIC DATE

[Signature] 09-30-25  
NOTARY PUBLIC DATE

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

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

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

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



# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



# LAWRENCEVILLE

Planning & Development

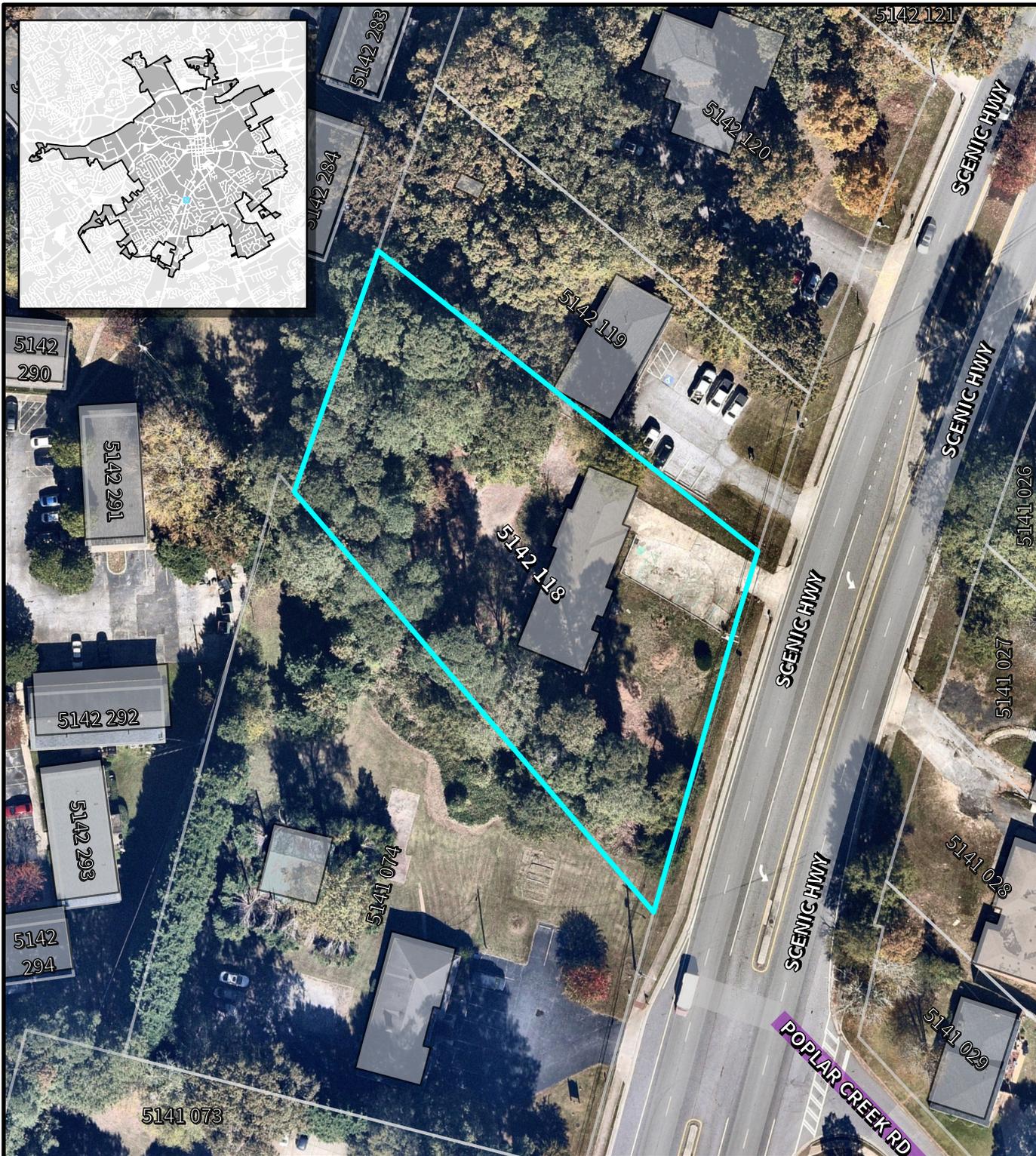
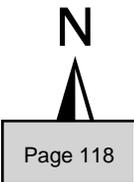
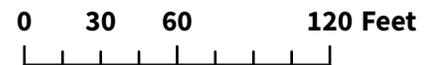
Location Map & Surrounding Areas

## RZC2025-00074

Applicant:  
Zaidh Cuellar

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

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





# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

### RZC2025-00074

Applicant:  
Zaidh Cuellar

 Subject Property (~0.90 acres)

 Lawrenceville City Limits

#### Zoning Districts

 OI Office/Institutional

 ON Office/Neighborhood

 RM-12 Multifamily Residential

Imagery Date: 11/03/2025

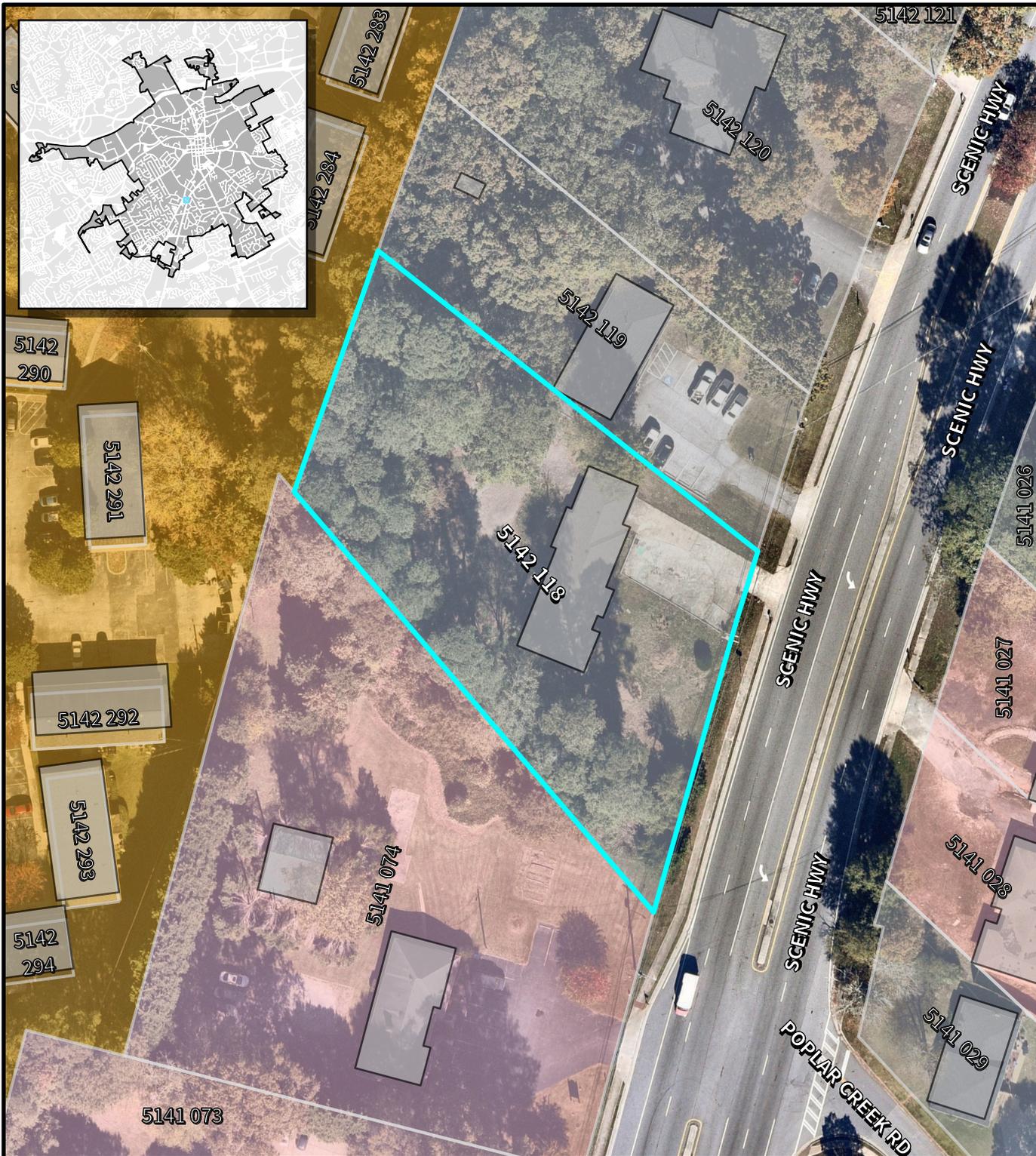
Map Date: 01/21/2026

Map Scale: 1:900

0 30 60 120 Feet



N





# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

### RZC2025-00074

Applicant:  
Zaidh Cuellar

 Subject Property (~0.90 acres)

 Lawrenceville City Limits

#### 2045 Character Areas

 Traditional Residential

 Mixed Residential

 Office

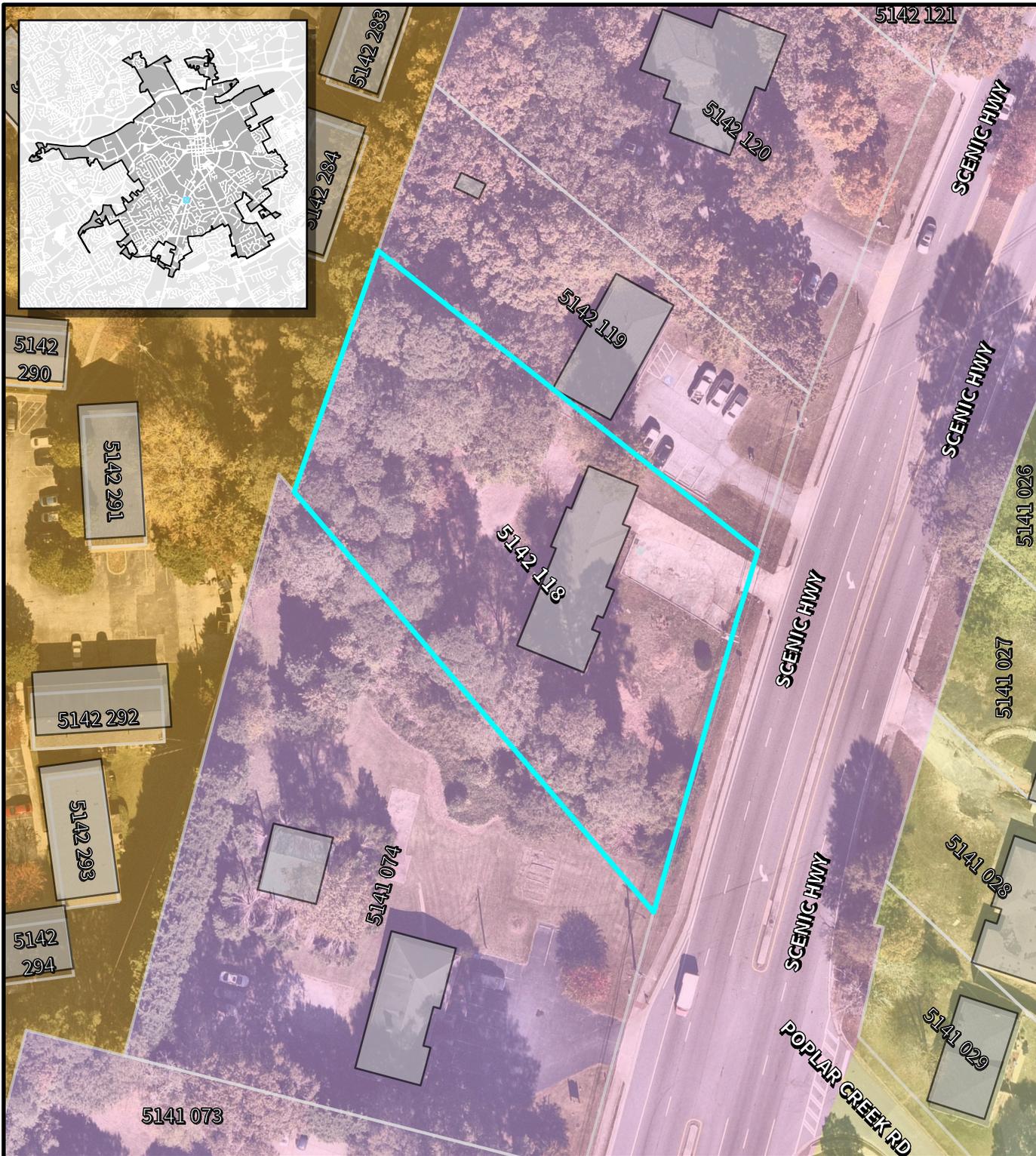
Imagery Date: 11/03/2025

Map Date: 01/21/2026

Map Scale: 1:900

0 30 60 120 Feet

N





# LAWRENCEVILLE

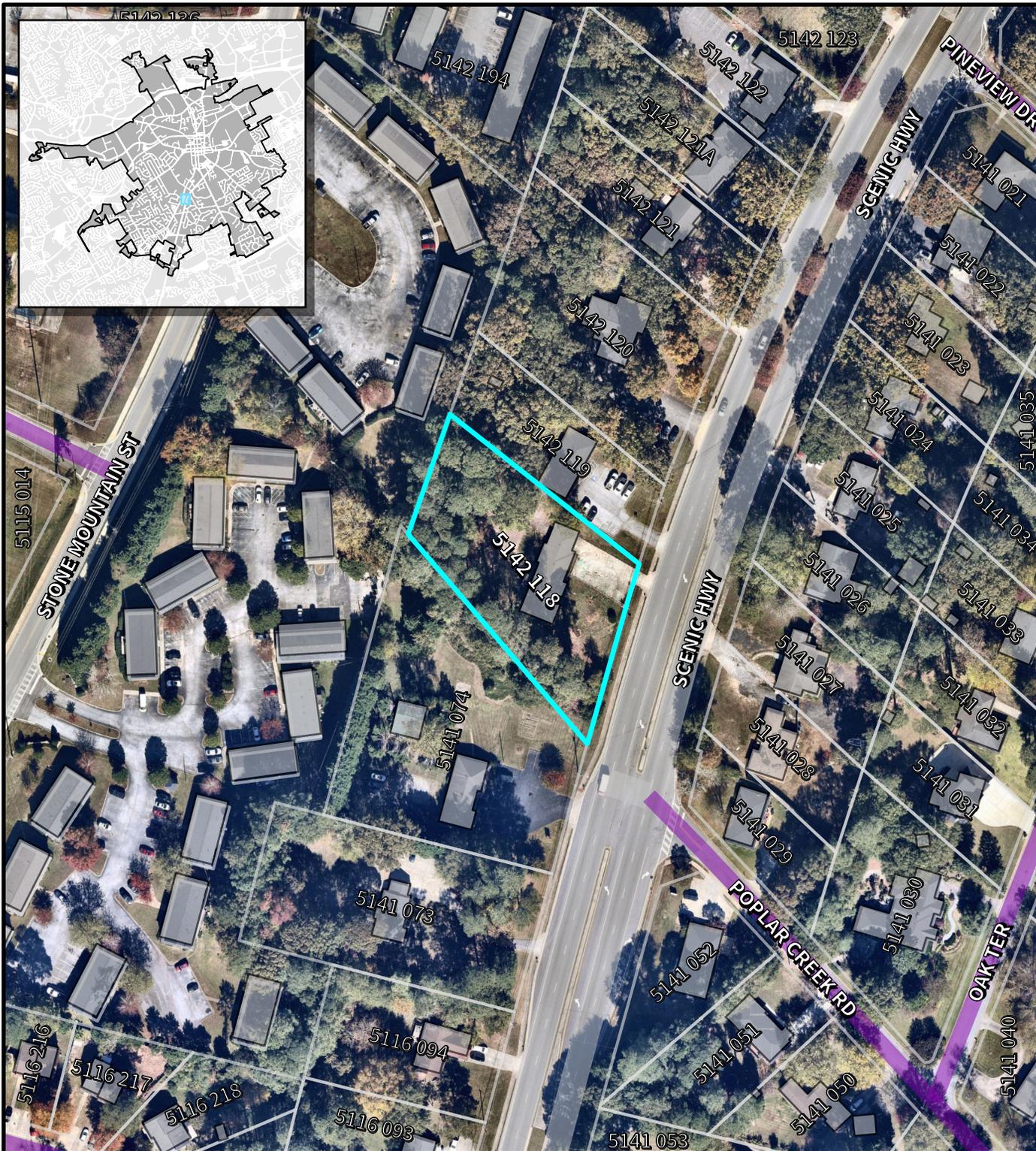
Planning & Development

Location Map & Surrounding Areas

## RZC2025-00074

Applicant:  
Zaidh Cuellar

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



5115 014  
STONE MOUNTAIN ST

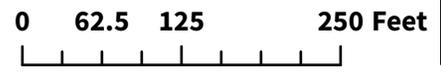
SCENIC HWY

PINEVIEW DR

POPLAR CREEK RD

OAK TER

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





# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

### RZC2025-00074

Applicant:  
Zaidh Cuellar

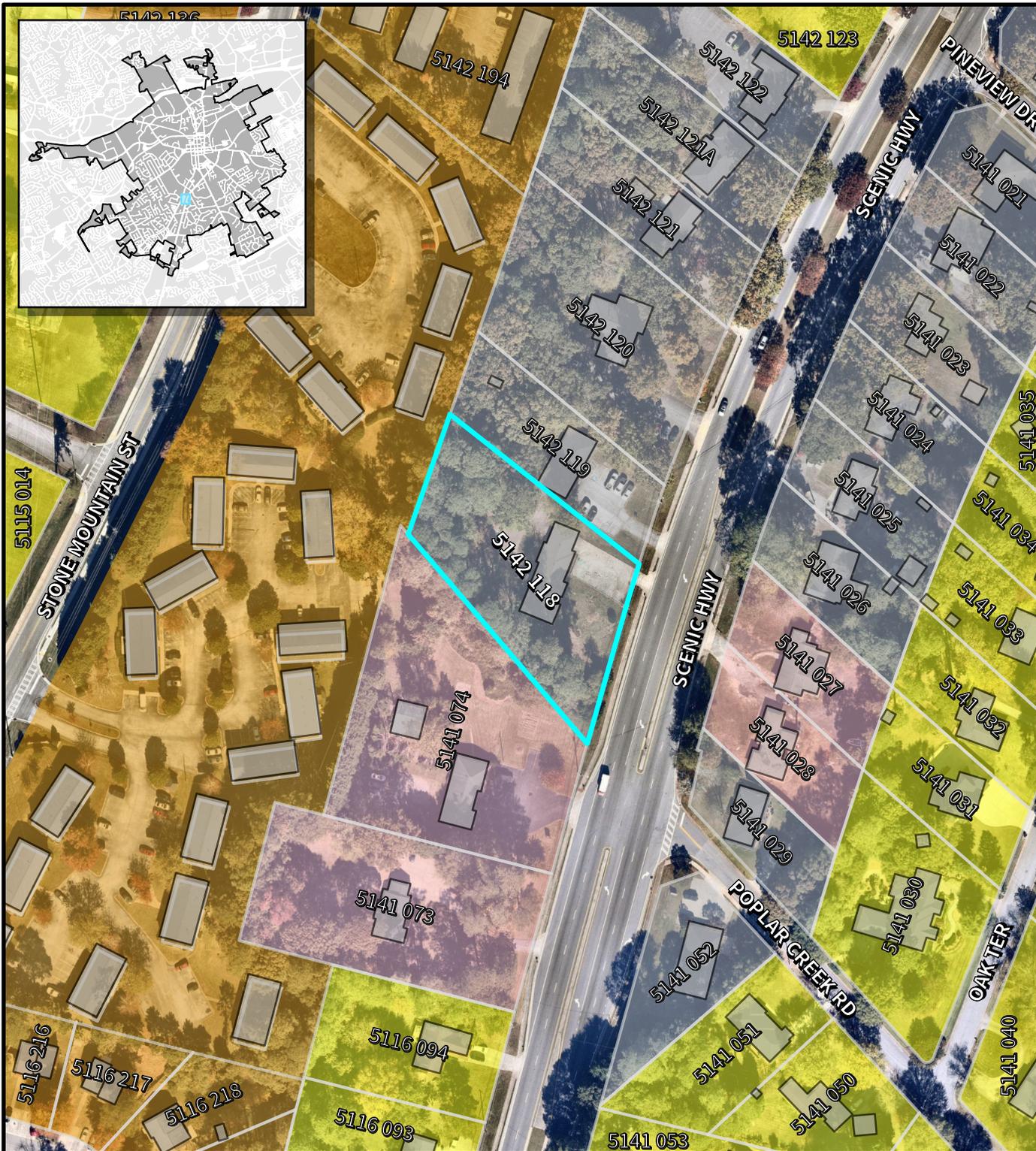
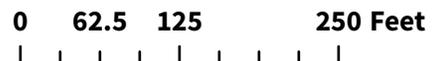
 Subject Property (~0.90 acres)

 Lawrenceville City Limits

#### Zoning Districts

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

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





# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

### RZC2025-00074

Applicant:  
Zaidh Cuellar

 Subject Property (~0.90 acres)

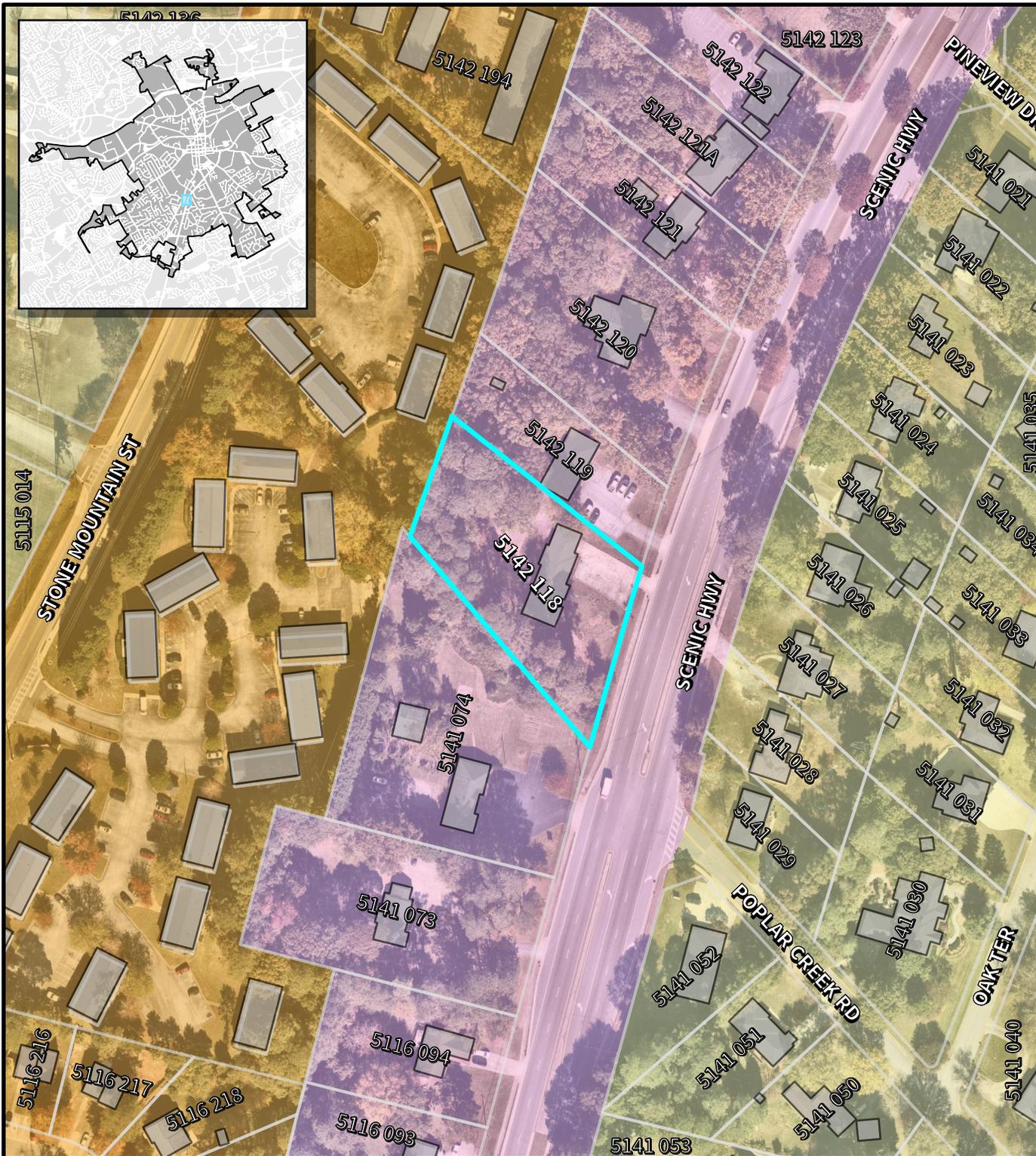
 Lawrenceville City Limits

#### 2045 Character Areas

 Traditional Residential

 Mixed Residential

 Office



Imagery Date: 11/03/2025

Map Date: 01/21/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet

N

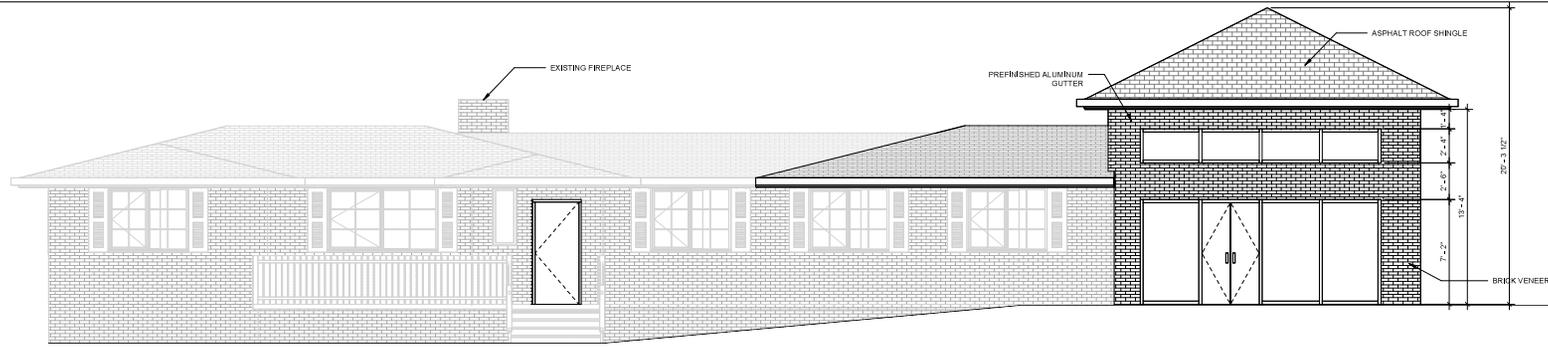


C2025-00074\_ATTCH 2\_02252026

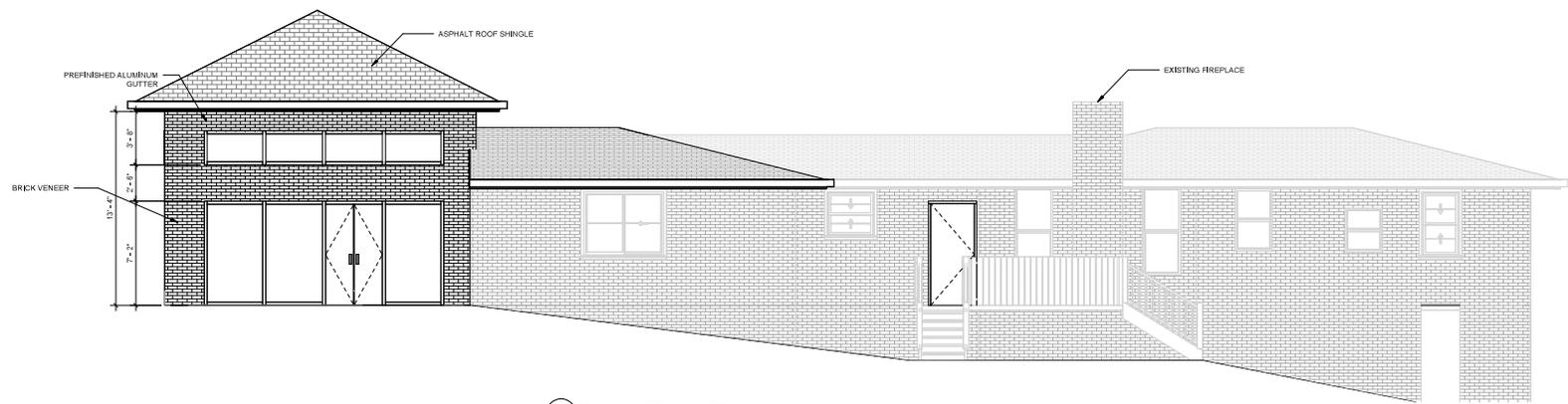


C2025-00074\_ATT CH 2\_02252026

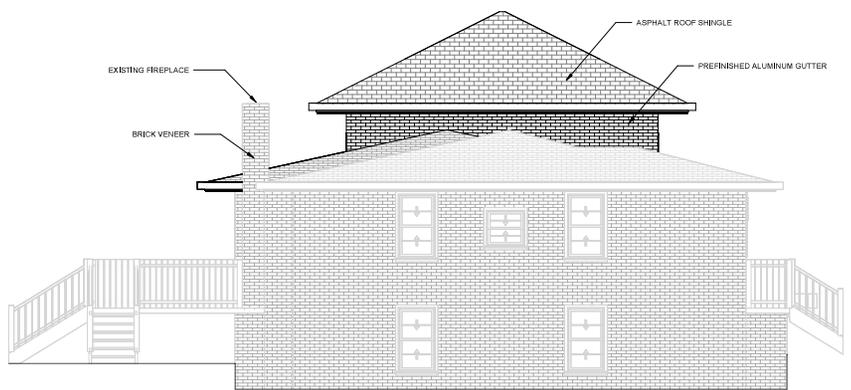
0 1 2 3  
 FEET  
 GRAPHIC SCALE HERE



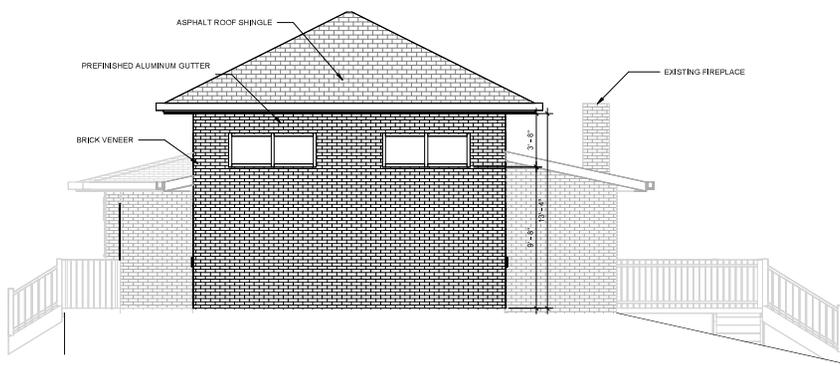
1 NORTH EXTERIOR ELEVATION  
 (A200) 1/4" = 1'-0"



2 SOUTH EXTERIOR ELEVATION  
 (A200) 1/4" = 1'-0"



3 WEST EXTERIOR ELEVATION  
 (A200) 1/4" = 1'-0"



4 EAST EXTERIOR ELEVATION  
 (A200) 1/4" = 1'-0"



ZELLER COMPANIES, INC.  
 470-238-8382

WWW.ZELLERCOMPANIES.COM

ALL DESIGN, DESIGN ARRANGEMENTS AND LABOR SPECIFICATIONS OR REPRESENTATION OF THE DRAWING ARE OWNED BY AND THE PROPERTY OF ZELLER COMPANIES, INC. AND SHALL REMAIN THE SOLE PROPERTY OF ZELLER COMPANIES, INC. THE DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR COMPANY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF ZELLER COMPANIES, INC. WITHOUT REPRESENTATION HEREBY AS A CONTRACTOR, CONTRACTOR, ARCHITECT, ENGINEER, ARCHITECTURAL FIRM, OR OTHER, AND OTHER LAWS, THE DESIGN, ARRANGEMENTS AND DESIGN DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PATENTED APPLICATIONS.

OWNER  
 ZAIDH CUELLAR (404) 385-4748

CONSULTANTS

KEY PLAN



SEAL  
 © 2024 ZELLER COMPANIES

PROJECT INFORMATION  
**COMMERCIAL REMODEL**

303 scenic highway  
 Lawrenceville, GA 30046

PROJ. NO.  
 25006

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

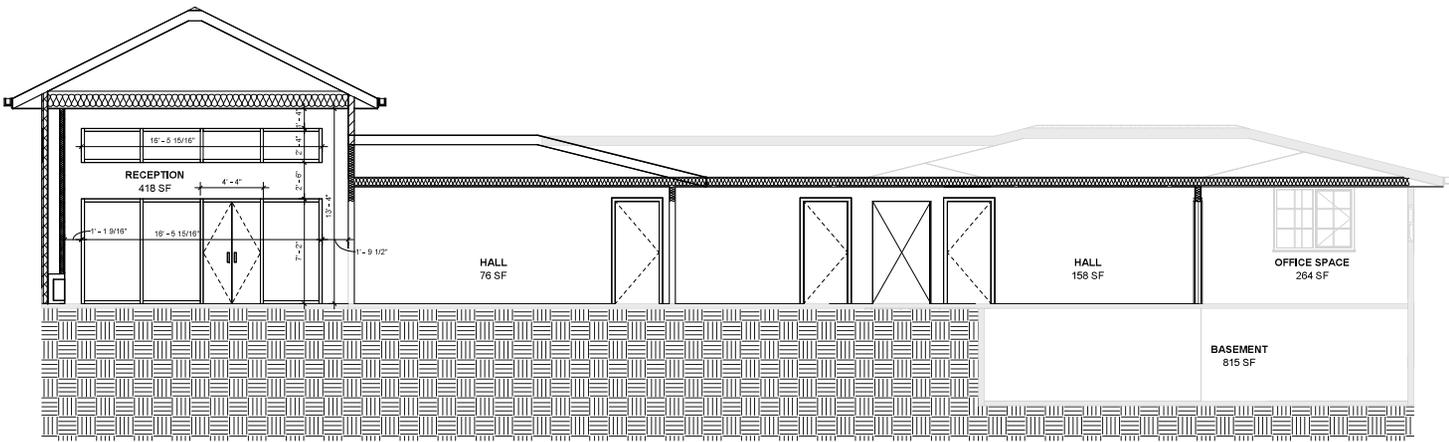
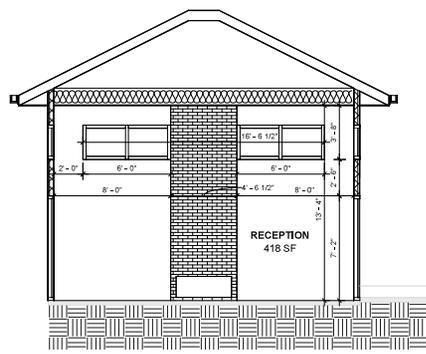
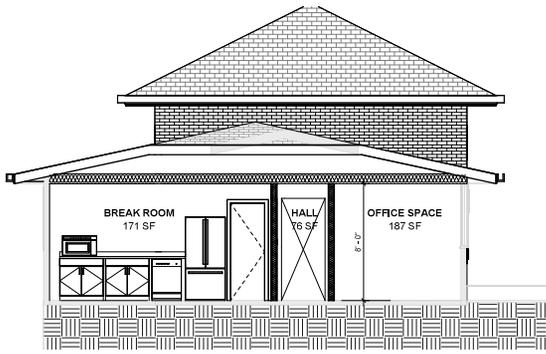
EXTERIOR ELEVATIONS

**A200**

2/21/2025 08:13:37 P.M.

C200-0004-ATTACH 2-02-2026

0 1 2  
 1/4" = 1'-0"  
 GRAPHIC SCALE HERE



ZELLER COMPANIES, INC.  
 470-238-8382

WWW.ZELLERCOMPANIES.COM

ALL DESIGN, DESIGN ARRANGEMENTS AND LABORERIES OR REPRESENTED BY THE OWNERS AND OWNED BY AND THE PROPERTY OF ZELLER COMPANIES, INC. AND NOT BE LOANED, REPRODUCED, COPIED, AND DEVELOPED FOR OTHER PROJECTS. ANY REUSE OF THIS DESIGN OR ANY PART OF IT WITHOUT THE WRITTEN PERMISSION OF ZELLER COMPANIES, INC. IS STRICTLY PROHIBITED. ANY REUSE OF THIS DESIGN OR ANY PART OF IT WITHOUT THE WRITTEN PERMISSION OF ZELLER COMPANIES, INC. IS STRICTLY PROHIBITED. ANY REUSE OF THIS DESIGN OR ANY PART OF IT WITHOUT THE WRITTEN PERMISSION OF ZELLER COMPANIES, INC. IS STRICTLY PROHIBITED. ANY REUSE OF THIS DESIGN OR ANY PART OF IT WITHOUT THE WRITTEN PERMISSION OF ZELLER COMPANIES, INC. IS STRICTLY PROHIBITED.

OWNER  
 ZAIDH CUELLAR (404) 388-4748

CONSULTANTS

KEY PLAN



SEAL  
 © 2025 ZELLER COMPANIES

PROJECT INFORMATION  
**COMMERCIAL REMODEL**

303 scenic highway  
 Lawrenceville, GA 30046

PROJ. NO.  
 25006

ISSUE RECORD

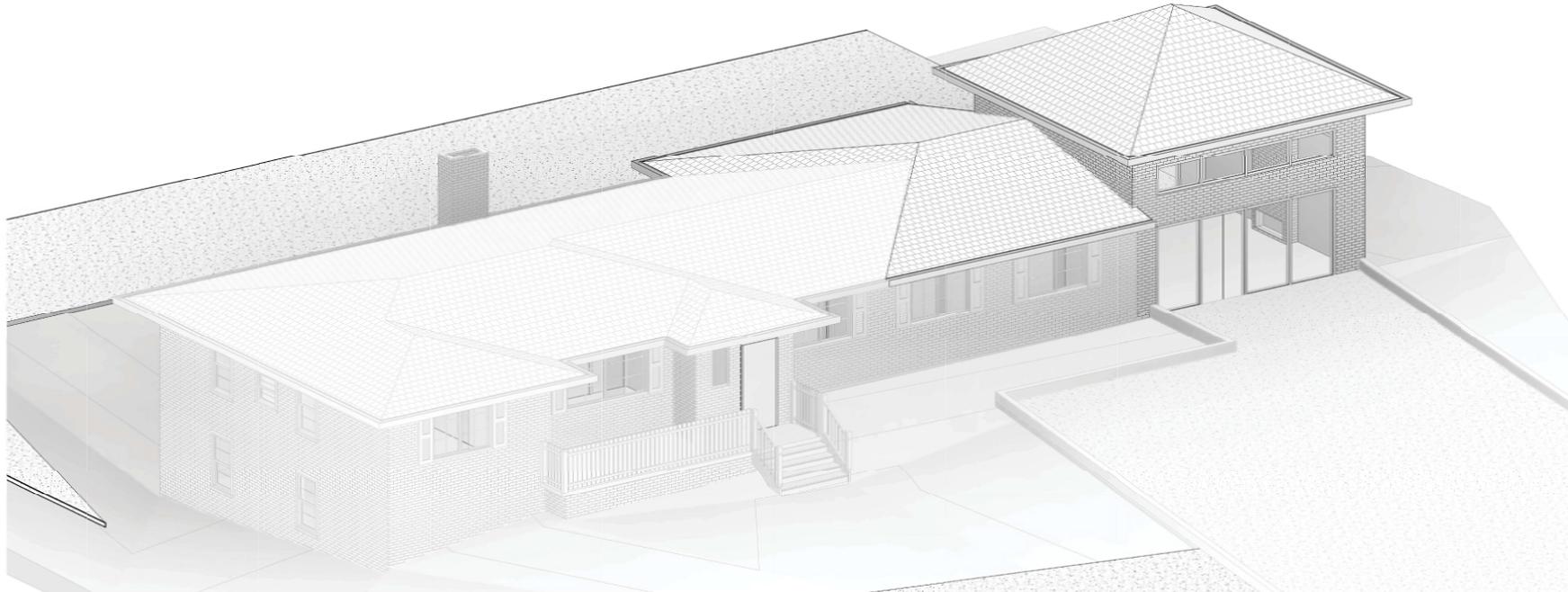
ISSUE #	DATE	DESCRIPTION
0	11/27/2025	ISSUE SET

BUILDING SECTION

**A300**

2/21/2025 09:13:29 P.M.

0 1 2  
INCHES  
UNITS: DIMENSIONS SHOWN HERE



1  
A300 3D View 1

2/21/2025 09:13:46 a.m.



ZELLER COMPANIES, INC.  
470-238-8382

WWW.ZELLERCOMPANIES.COM

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLACEMENTS OR REPRESENTED BY THE DRAWING ARE OWNED BY AND THE PROPERTY OF ZELLER COMPANIES, INC. AND WILL REMAIN THE PROPERTY OF ZELLER COMPANIES, INC. UNLESS OTHERWISE SPECIFIED. NO PART OF THIS DRAWING OR ANY INFORMATION HEREON IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ZELLER COMPANIES, INC. ANY INFORMATION HEREON IS A CONFIDENTIAL TRADE SECRET AND IS NOT TO BE DISCLOSED OR USED IN ANY MANNER, IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ZELLER COMPANIES, INC. ANY INFORMATION HEREON IS A CONFIDENTIAL TRADE SECRET AND IS NOT TO BE DISCLOSED OR USED IN ANY MANNER, IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ZELLER COMPANIES, INC.

OWNER  
ZAIKH CUELLAR (404) 385-4748

CONSULTANTS

KEY PLAN



SEAL  
© 2025 ZELLER COMPANIES

PROJECT INFORMATION  
**COMMERCIAL  
REMODEL**

303 scenic highway  
Lawrenceville, GA 30046

PROJ. NO.  
25006

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

3D VIEWS

**A900**

C2025-00074-ATTCH 2\_01-2025



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, MARCH 2, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

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

**Department:** Planning and Development

**Date of Meeting:** Monday, March 2, 2026

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

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

**Planning & Development Recommendation:** Denial

**Planning Commission Recommendation:**

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

**Attachments/Exhibits:**

- SUP2026-0001\_ATTCH\_02162026



# LAWRENCEVILLE

## Planning & Development

### SPECIAL USE PERMIT

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

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

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

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

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

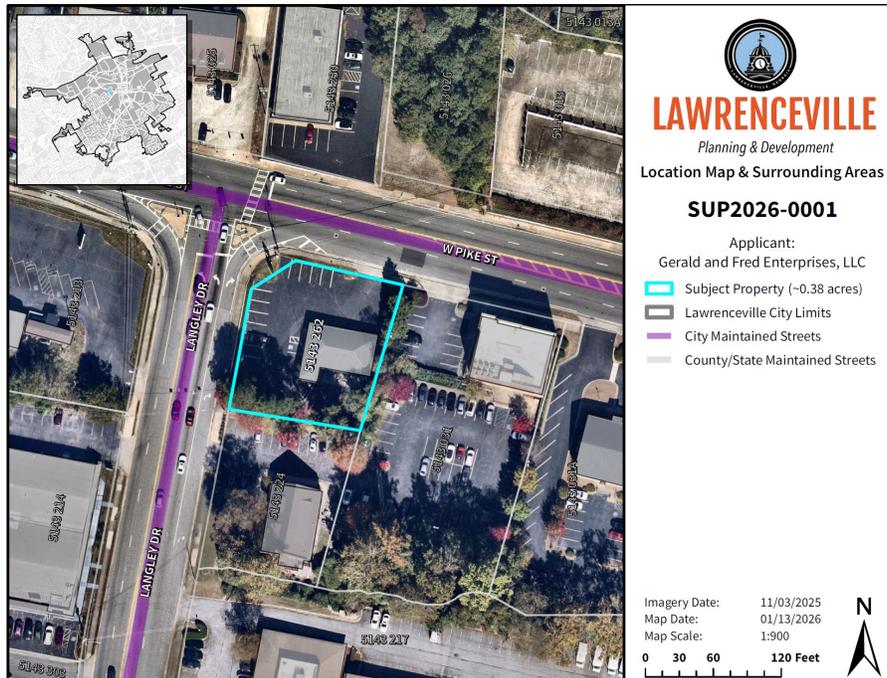
**APPROXIMATE ACREAGE:** 0.37 ACRES

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

**PROPOSED DEVELOPMENT:** AUTOMOBILE REPAIR AND MAINTENANCE

**DEPARTMENT RECOMMENDATION:** DENIAL

#### VICINITY MAP



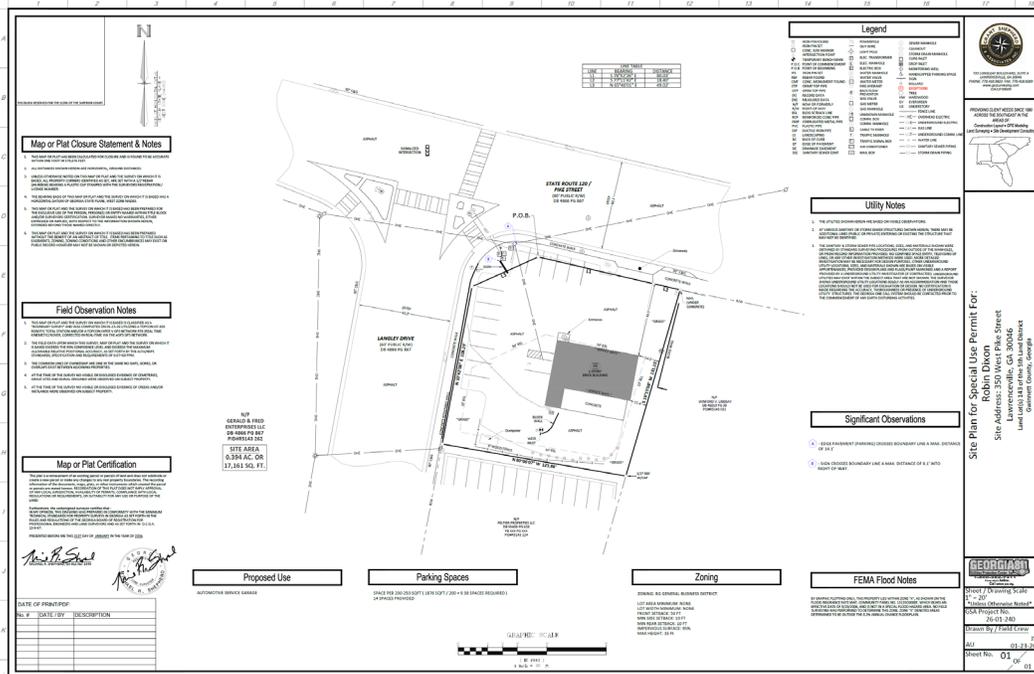
### ZONING HISTORY

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

### PROJECT SUMMARY

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

### SITE PLAN



**ZONING AND DEVELOPMENT STANDARDS**

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

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

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

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

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

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

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

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

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

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

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

**A. Permitted Use**

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

**B. Special Use Permit**

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

**C. Outdoor Storage**

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

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

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

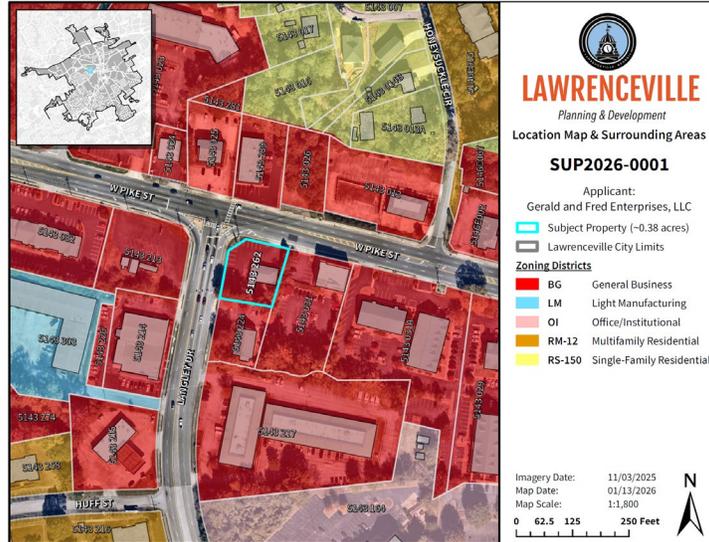
- A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part D. Automobile service bays shall not be adjacent to or visible from a public right-of-way. The approval of a variance would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

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

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

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

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

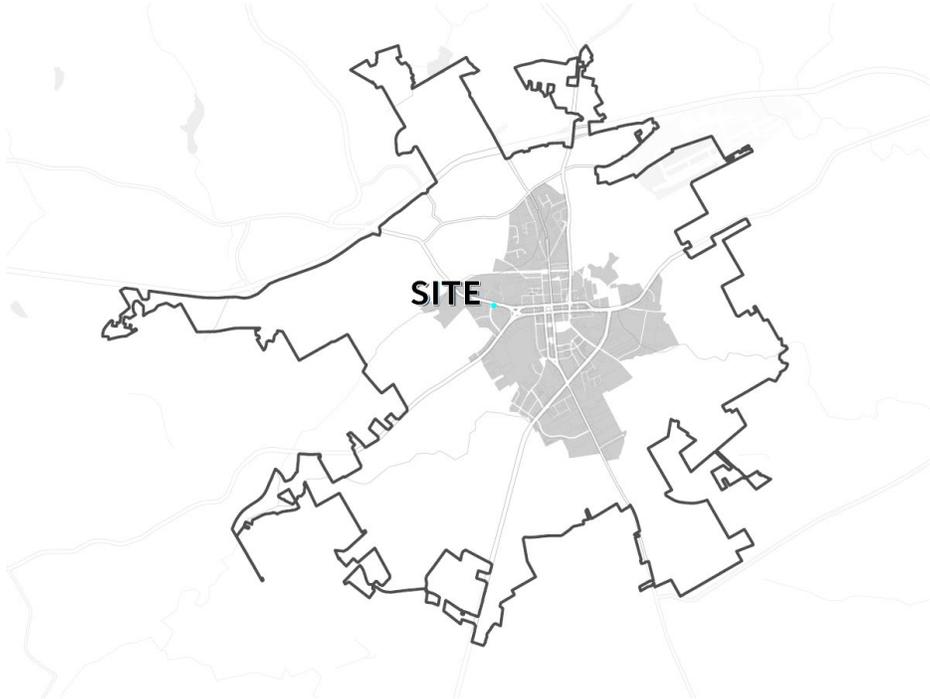


#### SURROUNDING ZONING AND USE

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

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

**FUTURE LAND USE PLAN MAP**



**2045 COMPREHENSIVE PLAN**

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

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

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

**STAFF RECOMMENDATION**

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

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

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

This location is served by Lawrenceville Power.

**GAS DEPARTMENT**

This location is served by Lawrenceville Gas.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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

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



January 2, 2026

To: City of Lawrenceville – Planning and Development

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

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

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

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

Regards,

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

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



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

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



LINE	BEARING	DISTANCE
L1	S 79°59'25" E	30.00'
L2	S 77°11'42" E	18.40'
L3	N 65°46'01" E	49.02'

### Map or Plat Closure Statement & Notes

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

### Field Observation Notes

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

### Map or Plat Certification

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

Furthermore, the undersigned surveyor certifies that:  
 IN MY OPINION, THIS DRAWING WAS PREPARED IN CONJUNCTION WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-4-57.

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

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

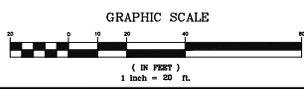
DATE OF PRINT/PDF:		
No. #	DATE / BY	DESCRIPTION

**Proposed Use**  
 AUTOMOTIVE SERVICE GARAGE

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

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

**FEMA Flood Notes**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 131392008H, WHICH BEARS AN EFFECTIVE DATE OF 05/20/2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.



### Legend

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

### Utility Notes

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

### Significant Observations

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



715 LONGLEAF BOULEVARD, SUITE A  
 LAWRENCEVILLE, GA 30046  
 PHONE: 770-962-8822 FAX: 770-968-8209  
 www.gasurveying.com  
 cshc@gsa.net

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



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



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



# LAWRENCEVILLE

## Planning & Development

### PLANNING AND DEVELOPMENT DEPARTMENT

### RECOMMENDED CONDITIONS\_03022026

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

### SUP2026-00001

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

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

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

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

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

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

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

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

Please let me know about a fee

RECEIVED JANUARY 9, 2026  
PLANNING & DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

GEORGIA

Gerald and Fred Enterprises, LLC

Gerald and Fred Enterprises LLC

## SPECIAL USE PERMIT APPLICATION

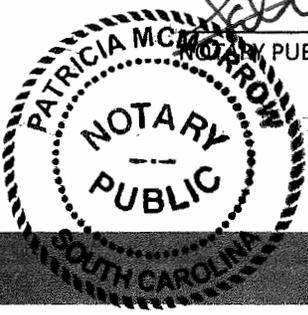
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Fred Cummings</u>	NAME: <u>Fred Cummings</u>
ADDRESS: <u>308 Amberst Ct, Mar 30068</u> <u>119 Spring Beauty Dr</u>	ADDRESS: <u>1308 Amberst St, Mar 30068</u> <u>119 Spring Beauty Dr</u>
CITY: <u>Bluffton</u>	CITY: <u>Bluffton</u>
STATE: <u>SC</u> ZIP: <u>29909</u>	STATE: <u>SC</u> ZIP: <u>29909</u>
PHONE: <u>404-626-5175</u> <u>404-583-2031</u>	PHONE: <u>404-583-2031</u>
CONTACT PERSON: <u>Fred Cummings</u> PHONE: <u>404-583-2031</u>	
CONTACT'S E-MAIL: <u>carcare442@att.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>9500</u> ACREAGE: <u>.37</u>	
PARCEL NUMBER(S): <u>5143-262</u>	
ADDRESS OF PROPERTY: <u>350 W Pike St, Lawrenceville</u>	
PROPOSED SPECIAL USE: <u>automotive repair</u>	

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

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

Fred Cummings  
TYPED OR PRINTED NAME

Fred Cummings  
TYPED OR PRINTED NAME



[Signature]  
NOTARY PUBLIC DATE  
1-9-2026

[Signature]  
NOTARY PUBLIC DATE  
1-9-26



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

Comm exp. 9-24-28

Comm exp. 9-24-28

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



# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

*Gerald and Fred Enterprises, LLC*

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

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

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

\_\_\_\_\_  
NOTARY PUBLIC      DATE

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

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

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

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



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

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



# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Y/N

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

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

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

Y/N

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

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

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

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



# LAWRENCEVILLE

Planning & Development

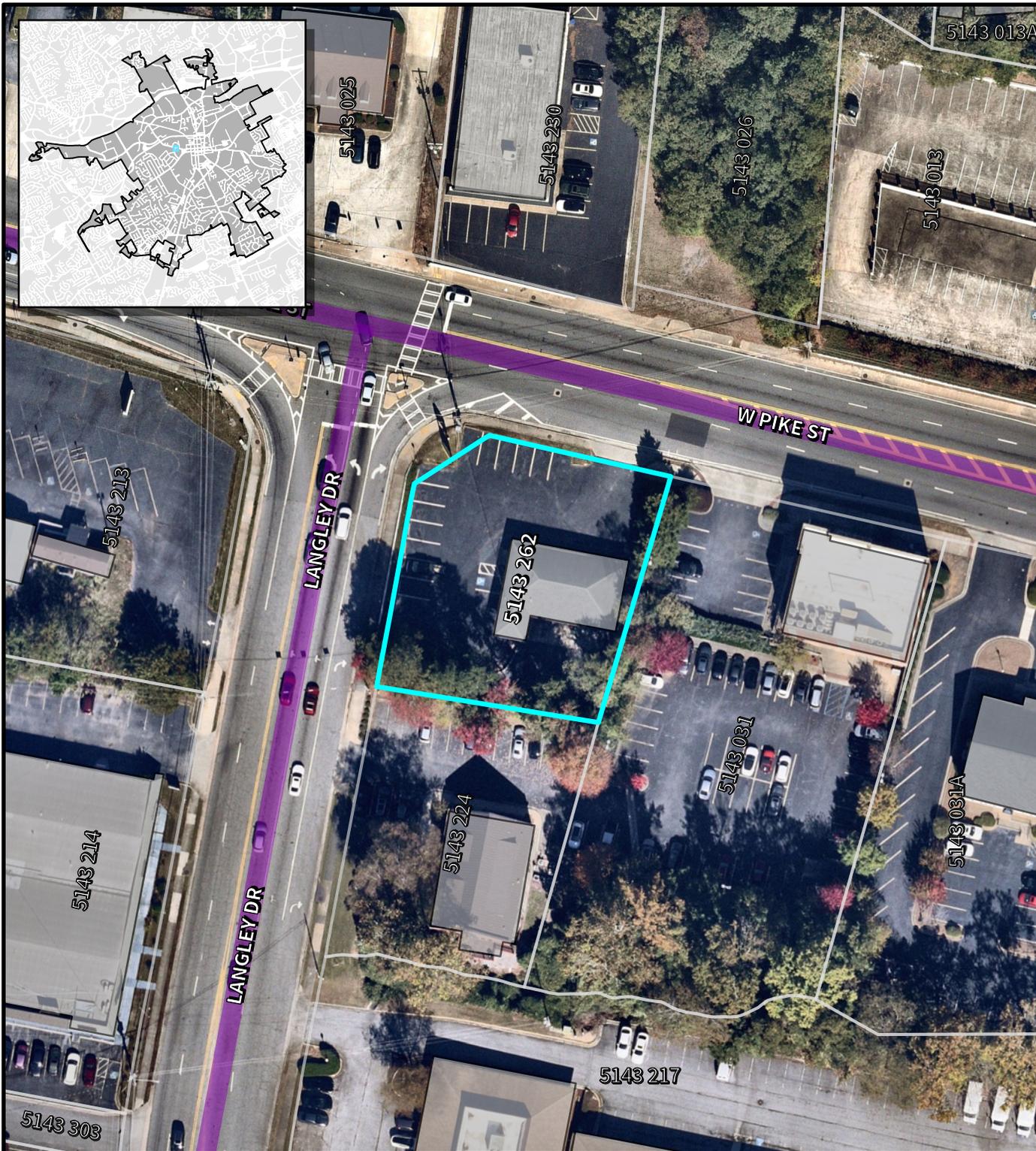
Location Map & Surrounding Areas

## SUP2026-0001

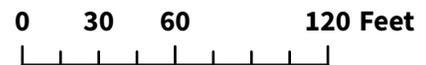
Applicant:

Gerald and Fred Enterprises, LLC

-  Subject Property (~0.38 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Imagery Date: 11/03/2025  
 Map Date: 01/13/2026  
 Map Scale: 1:900





# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

### SUP2026-0001

Applicant:

Gerald and Fred Enterprises, LLC

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

#### Zoning Districts

 BG General Business

 LM Light Manufacturing

 RS-150 Single-Family Residential

Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:900

0 30 60 120 Feet



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2026-0001

Applicant:

Gerald and Fred Enterprises, LLC

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Downtown



Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:900

0 30 60 120 Feet



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2026-0001

Applicant:

Gerald and Fred Enterprises, LLC

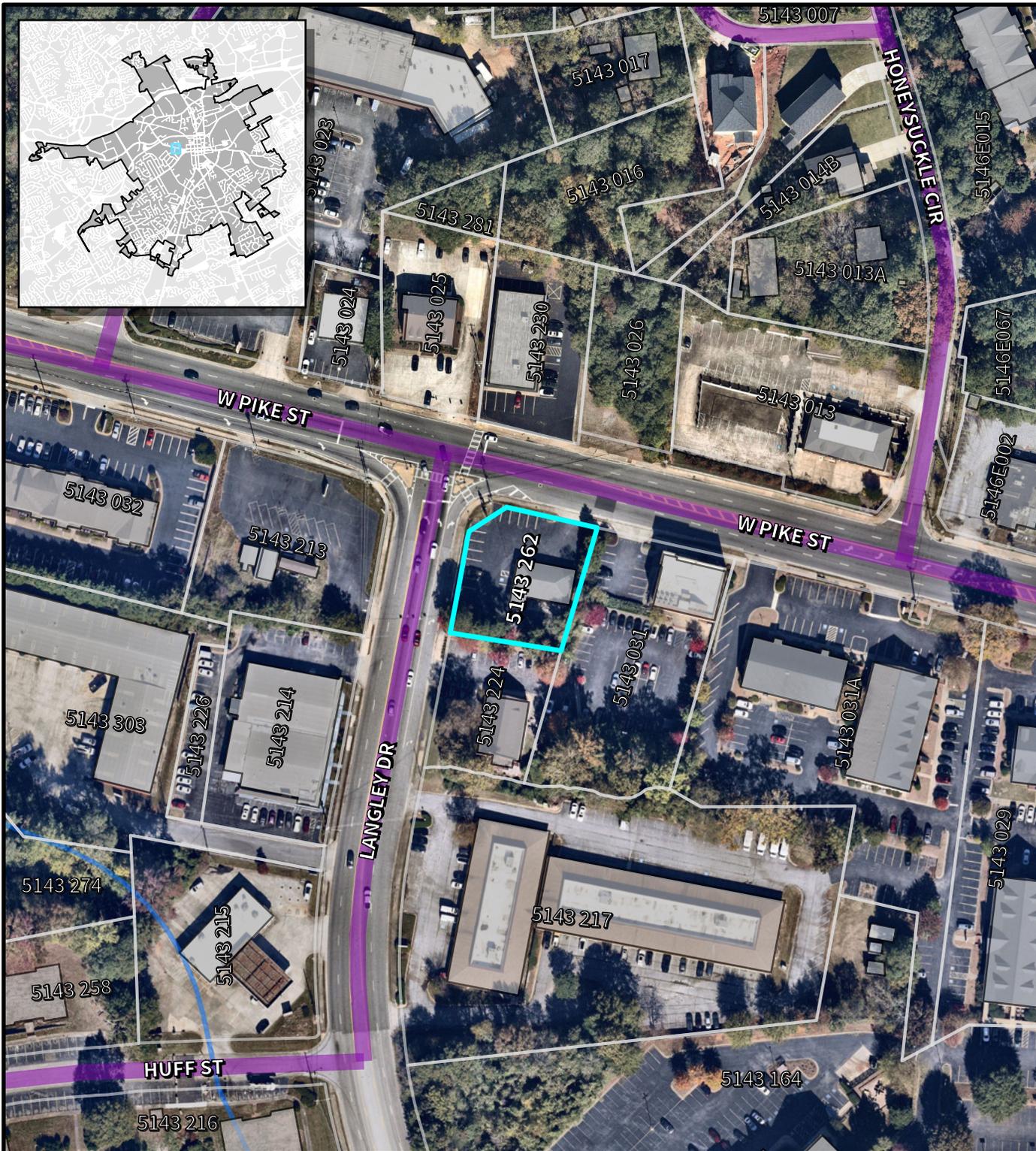
 Subject Property (~0.38 acres)

 Lawrenceville City Limits

 City Maintained Streets

 County/State Maintained Streets

 Streams



Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2026-0001

Applicant:

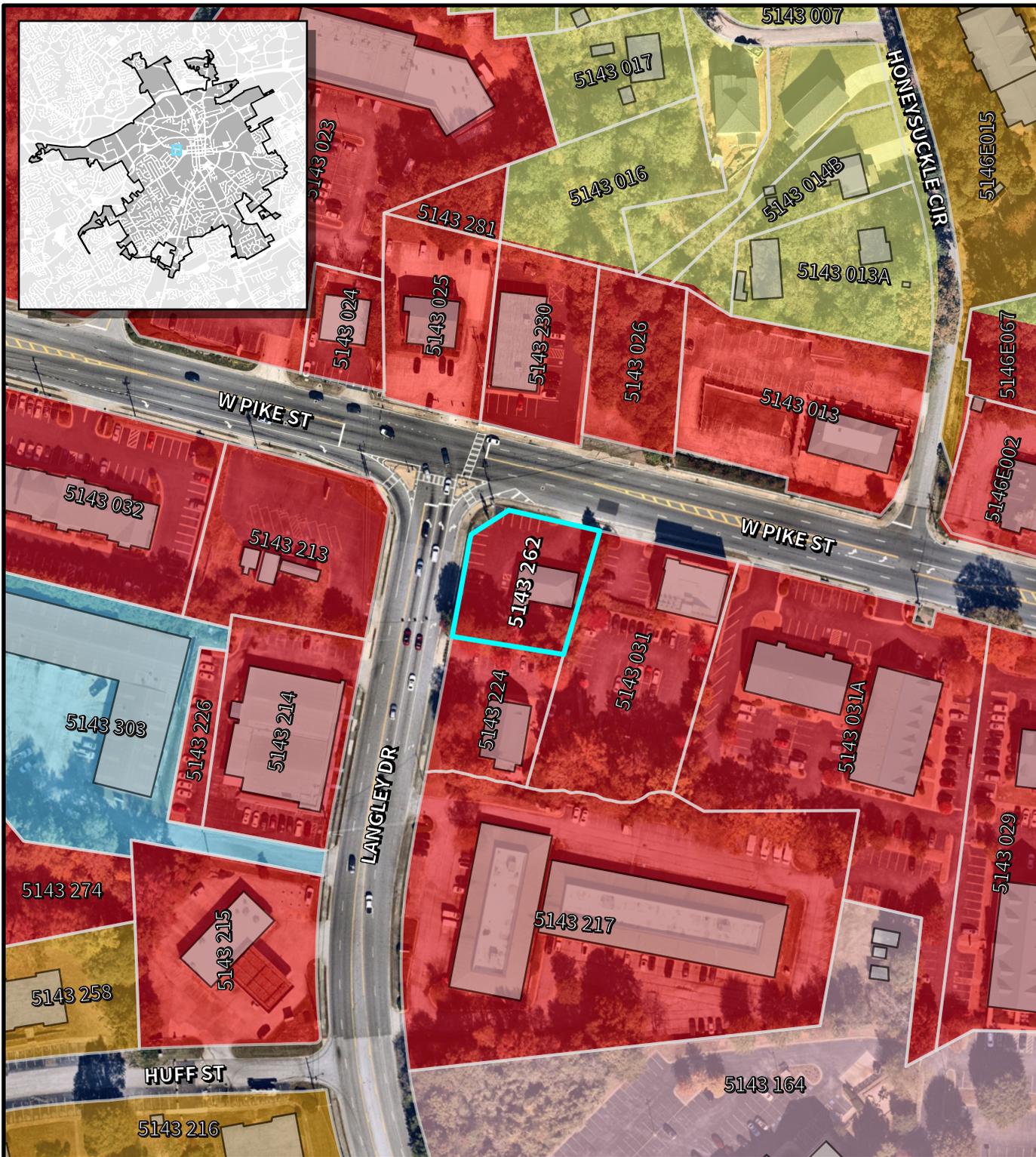
Gerald and Fred Enterprises, LLC

 Subject Property (~0.38 acres)

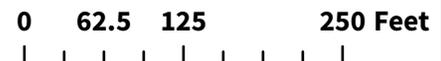
 Lawrenceville City Limits

### Zoning Districts

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



Imagery Date: 11/03/2025  
 Map Date: 01/13/2026  
 Map Scale: 1:1,800





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2026-0001

Applicant:

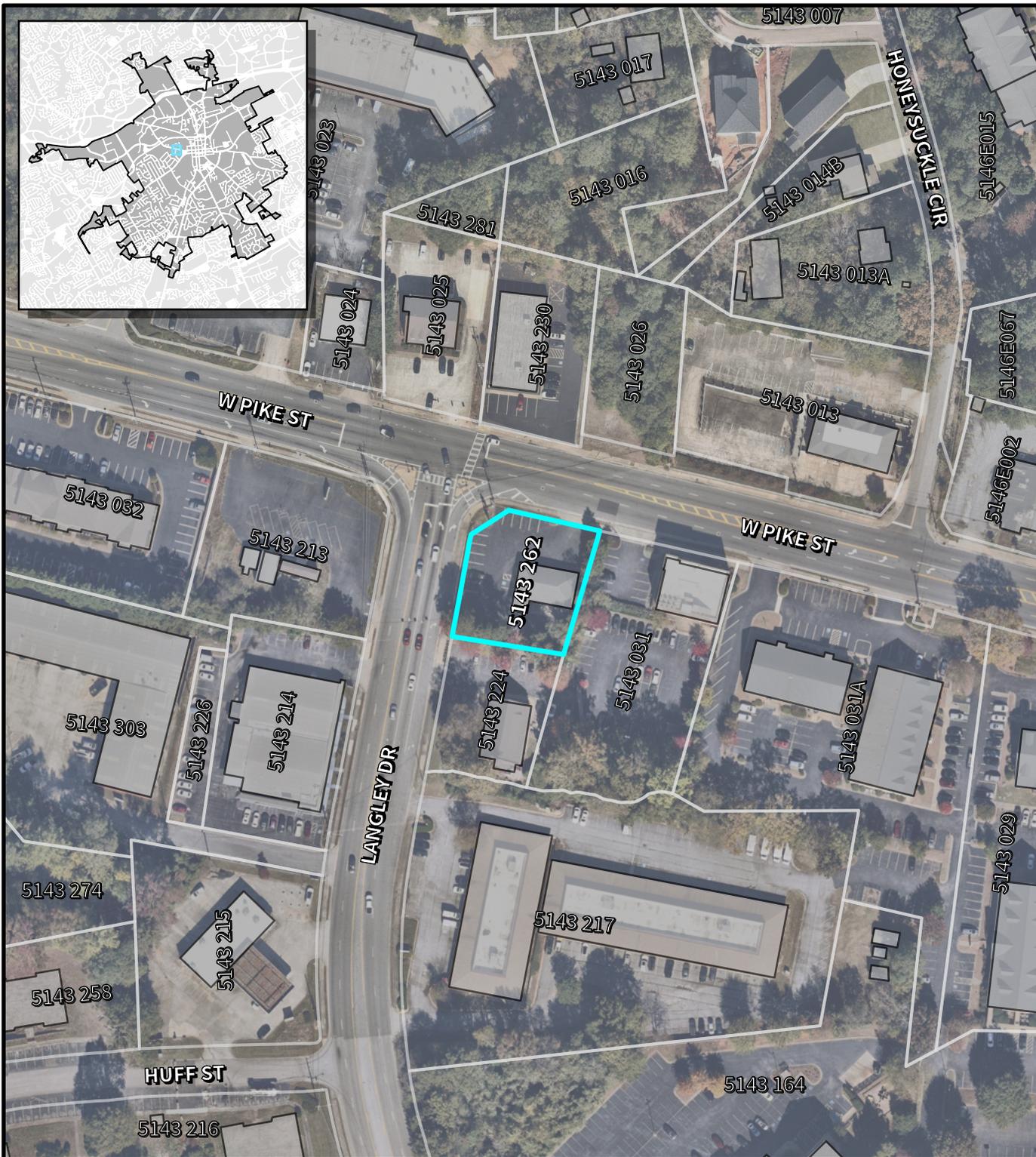
Gerald and Fred Enterprises, LLC

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Downtown



Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet





# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, MARCH 2, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

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

**Department:** Planning and Development

**Date of Meeting:** Monday, March 2, 2026

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

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

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

**Planning Commission Recommendation:**

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

**Attachments/Exhibits:**

- BFR2025-00005\_ATTCH\_02162026



# LAWRENCEVILLE

## Planning & Development

### BUFFER REDUCTION

**CASE NUMBER(S):** BFR2025-00005

**APPLICANT(S):** MACARIO BUSTOS

**PROPERTY OWNER(S):** DANHC PROPERTIES LLC

**LOCATION(S):** 335 WEST PIKE STREET

**PARCEL IDENTIFICATION NUMBER(S):** 5146E002

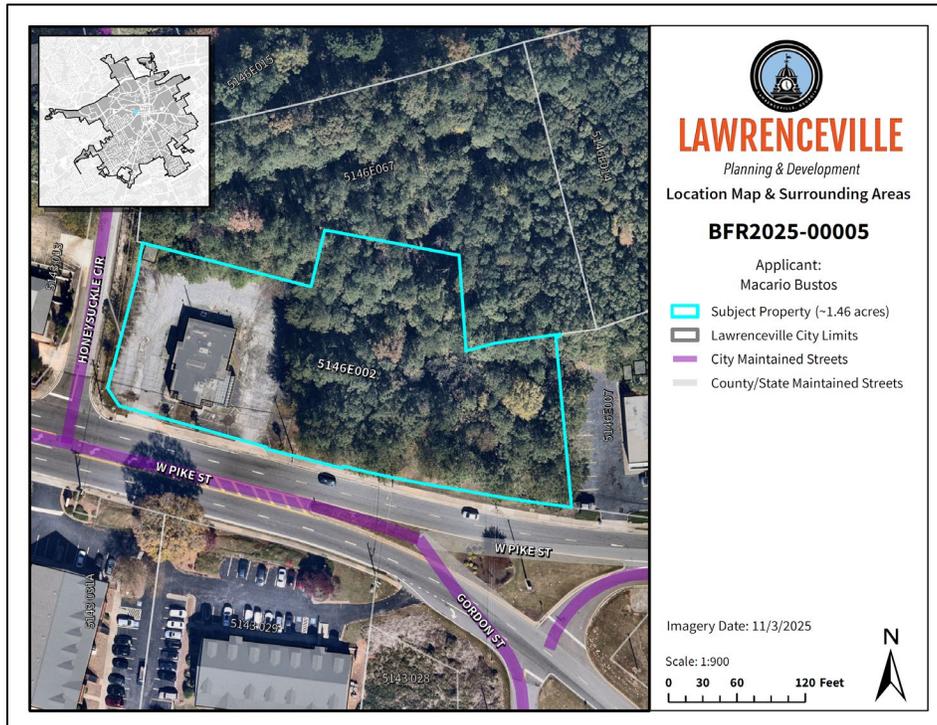
**APPROXIMATE ACREAGE:** 1.46 ACRES

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

**PROPOSED DEVELOPMENT:** REDUCTION OF 50' UNDISTURBED BUFFER

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

### VICINITY MAP





**ZONING AND DEVELOPMENT STANDARDS**

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

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

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

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

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

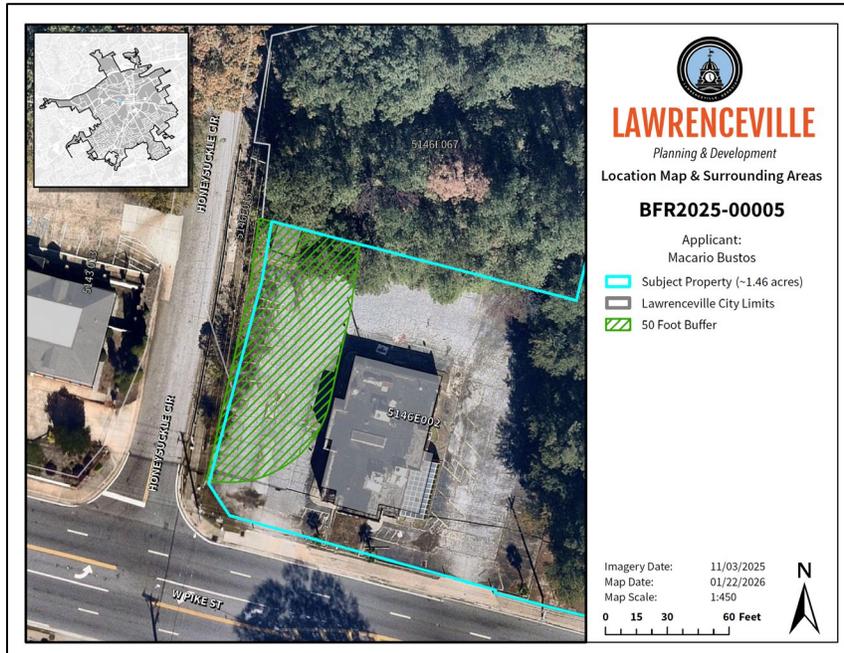
**Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.**

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

Article 4 Buffers, Section 403 Buffers Table

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

**BUFFER**

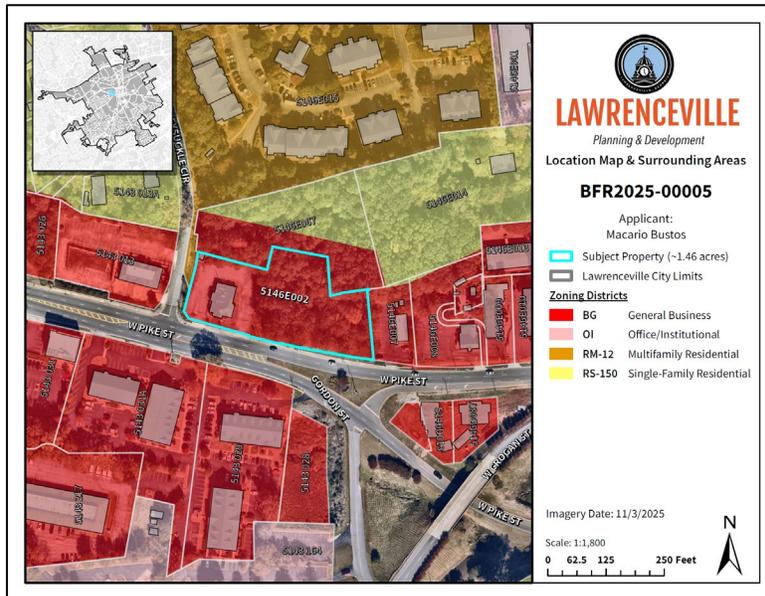


The subject property was originally developed prior to the adoption of current buffer requirements; as such, a large portion of the paved area along the western property line falls into a fifty (50) foot undisturbed buffer where the subject property borders a RM-12 property. However, the subject property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

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

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

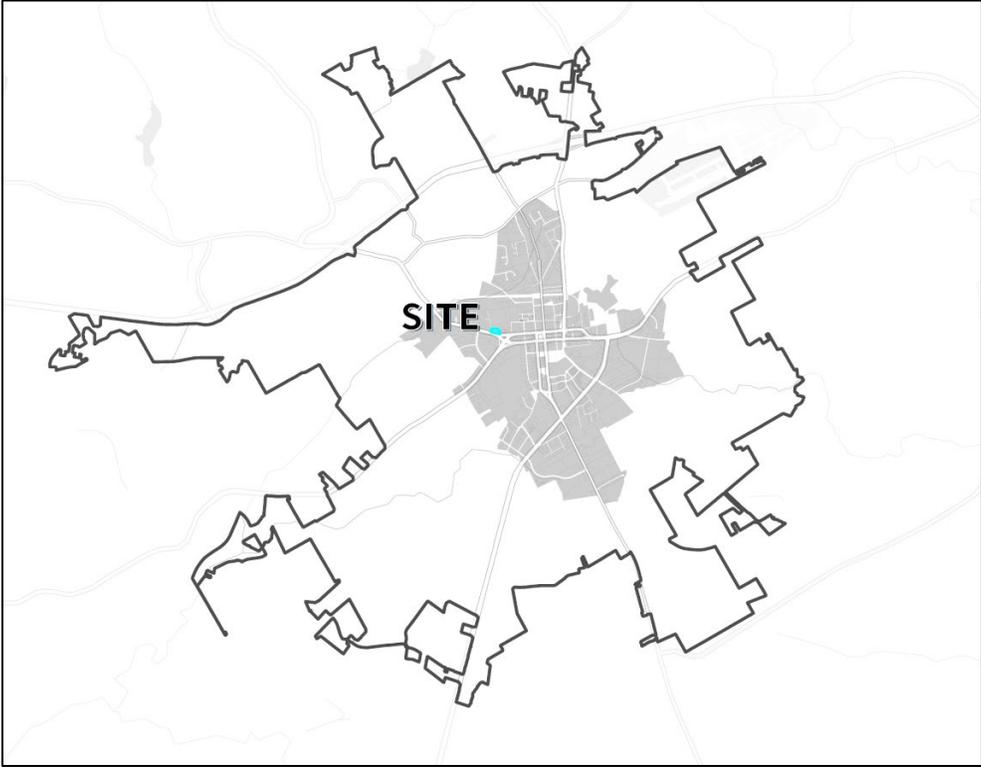
**OFFICIAL ZONING MAP**



**SURROUNDING ZONING AND USE**

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

**FUTURE LAND USE PLAN MAP**



**2045 COMPREHENSIVE PLAN**

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

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

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

**STAFF RECOMMENDATION**

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

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

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

This location is served by Lawrenceville Power.

**GAS DEPARTMENT**

This location is served by Lawrenceville Gas.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



# LAWRENCEVILLE

## Planning & Development

### PLANNING AND DEVELOPMENT DEPARTMENT

### RECOMMENDED CONDITIONS\_03022026

### BFR2025-00005

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

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

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

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

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

- D. All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.
- E. All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

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

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

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



DAVIS ENGINEERING & SURVEYING

Est. 2009

CIVIL ENGINEERING | LAND SURVEYING | CONSTRUCTION LAYOUT

December 22, 2025

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

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

To Whom it May Concern:

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

We are requesting the following variance:

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

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

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

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

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

Sincerely,  
Jason K. Davis, PE.

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

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

**Exhibit "A"**

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

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

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

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

SAID PROPERTY CONTAINS 0.507 ACRES MORE OR LESS

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

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

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

SAID PROPERTY CONTAINS 0.702 ACRES MORE OR LESS.

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

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

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

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

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

# COMBINATION SURVEY FOR: DANHC PROPERTIES, LLC.

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

THIS BLOCK RESERVED FOR THE CLERK  
 OF THE SUPERIOR COURT

GWINNETT CASE NUMBER:  
 PLAT2023-00146

LAWRENCEVILLE CASE NUMBER:  
 XPL2023-00008

**XPL2023-00008**  
 January 24, 2024

These project documents have been reviewed by applicable City Departments and have been found to be in substantial compliance with the applicable codes and regulations.

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

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

**~SURVEYOR CERTIFICATION~**

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

*Dusty L. Lowman*  
**DUSTY L. LOWMAN PLS# 3216**

**Final Plat Approval**

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

DATED THIS 24 DAY OF JAN., 2024.

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

**Owners Acknowledgment and Declaration**

STATE OF GEORGIA, COUNTY OF GWINNETT, CITY OF LAWRENCEVILLE

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

*Celerino Garcia Garcia*  
 SIGNATURE OF DEVELOPER/SUBDIVIDER  
 DATE SIGNED 12 11 2023

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

**FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE**

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

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

**NOTES**

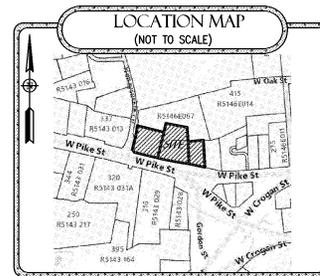
Stream Buffer Easements are to remain in a natural and undisturbed condition.

Structures are not allowed in drainage easements.

Water service provided by Gwinnett County.

Lot serviced by existing sewer.

Existing structures are to remain as non-conforming structures.



**~ZONING INFORMATION~**

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

**~FEMA FLOOD NOTE~**

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

**~SURVEY NOTES~**

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.

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

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD

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

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

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

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITH-OUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: COMBINATION

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

PROPERTY OWNERS AS OF SURVEY DATE:  
 DANHC PROPERTIES, LLC

PARCEL NUMBER: R5146E002, R5146E004 AND R5146E006

PREPARED BY

24 DAWSON VILLAGE WAY SOUTH  
 DAWSONVILLE, GA 30534  
 PHONE: (706) 265-1234

DAVISENGINEERS.COM

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

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

SHEET NO.  
 1 OF 2

23 Page 169

CERTIFICATE OF AUTHORIZATION NUMBER: LSF-0010324

Author: 1/24/2024



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

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

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

TOTAL AREA: 1.46 ACRES  
 DISTURBED AREA: 1.316 ACRES

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

CONTOUR DATA FROM FIELD RUN TOPO COMPILED BY DAVIS ENGINEERING AND SURVEYING, LLC  
 CONTOUR INTERVAL: 2'

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

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

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

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

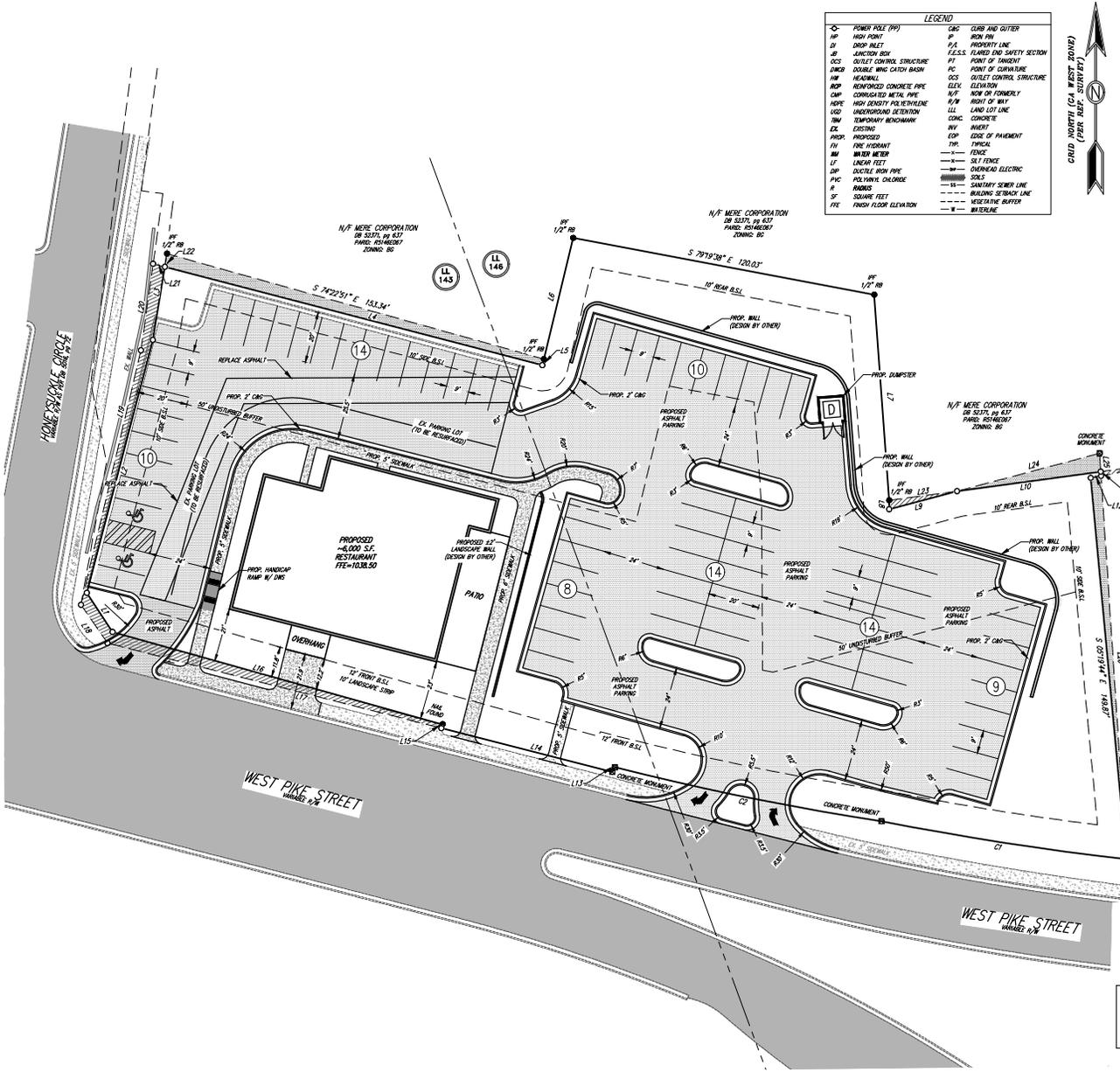
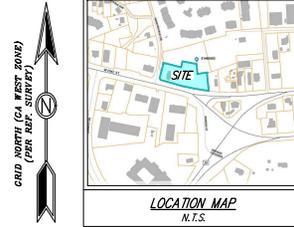
**PARKING CALCULATIONS:**  
 PROPOSED USE: RESTAURANT  
 PARKING REQUIRED: 1 SPACE PER 2.5 SEATS  
 189 SEATS / 2.5 = 76 SPACES REQUIRED

PROVIDED STANDARD SPACES: 77  
 PROVIDED HC SPACES: 2

TOTAL SPACES PROVIDED: 79 SPACES

**LEGEND**

CP	POWER POLE (PP)	CG	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
LI	LINEAR INTERSECTION	P/L	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
CS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENCY
DRB	DOORSTOP RING CATCH BASIN	PC	POINT OF CURVATURE
HR	HEADWALL	OS	OUTLET CONTROL STRUCTURE
ROP	REINFORCED CONCRETE PIPE	ELC	ELECTRICAL
CMP	CONCRETE METAL PIPE	N/P	NOT FOUND OR FORMERLY
PAPE	HIGH DENSITY POLYETHYLENE	N/P	NOT FOUND OR FORMERLY
LDQ	UNDERGROUND DUCTION	LL	LAND LOT LINE
TM	TEMPORARY BENCHMARK	CONC	CONCRETE
EE	EXISTING	INVT	INVERT
PROP	PROPOSED	ESP	EDGE OF PAVEMENT
FW	FIRE WYSIANT	TP	TYPICAL
MM	METER METER	FENCE	FENCE
LF	LINEAR FEET	S/F	SILT FENCE
ESP	EXISTING HIGH PIPE	CE	CORNER ELECTRIC
PVC	POLYVINYL CHLORIDE	SOIL	SOIL
R	RADIUS	SS	SANITARY SEWER LINE
ST	SQUARE FEET	---	BUILDING STRUCK LINE
FFE	FINISH FLOOR ELEVATION	---	VEGETATIVE BUFFER
		---	INTERLACE



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

**DEVELOPER**  
 DANHC PROPERTIES LLC  
 5205 KENDALLS WAY  
 CUMMING, GA 30041  
 ATTN: MACARIO BUSTOS  
 (404) 434-5944  
 bmae123@icloud.com

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

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

REGISTERED PROFESSIONAL ENGINEER  
 GEORGIA LICENSE NO. 10015  
 JACOBUS DAVIS  
 01/15/2026

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

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

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

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

**GEORGIA811**  
 www.Georgia811.com

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

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

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

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



# LAWRENCEVILLE

## GEORGIA

### BUFFER REDUCTION APPLICATION

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

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

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

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

ZONING DISTRICT(S): BG ACREAGE: 1.46

PARCEL NUMBER(S): 5146E002

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

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

SIGNATURE OF APPLICANT

12-29-2025  
DATE

SIGNATURE OF OWNER

12 29 2025  
DATE

Macario Bustos  
PRINTED NAME

Hacienda Mexican Restaurant - Chris Garcia  
TYPED OR PRINTED NAME



Rachel G. Burton  
NOTARY PUBLIC  
12/29/25  
DATE

Rachel G. Burton  
NOTARY PUBLIC  
12/29/2025  
DATE

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

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



# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## BFR2025-00005

Applicant:

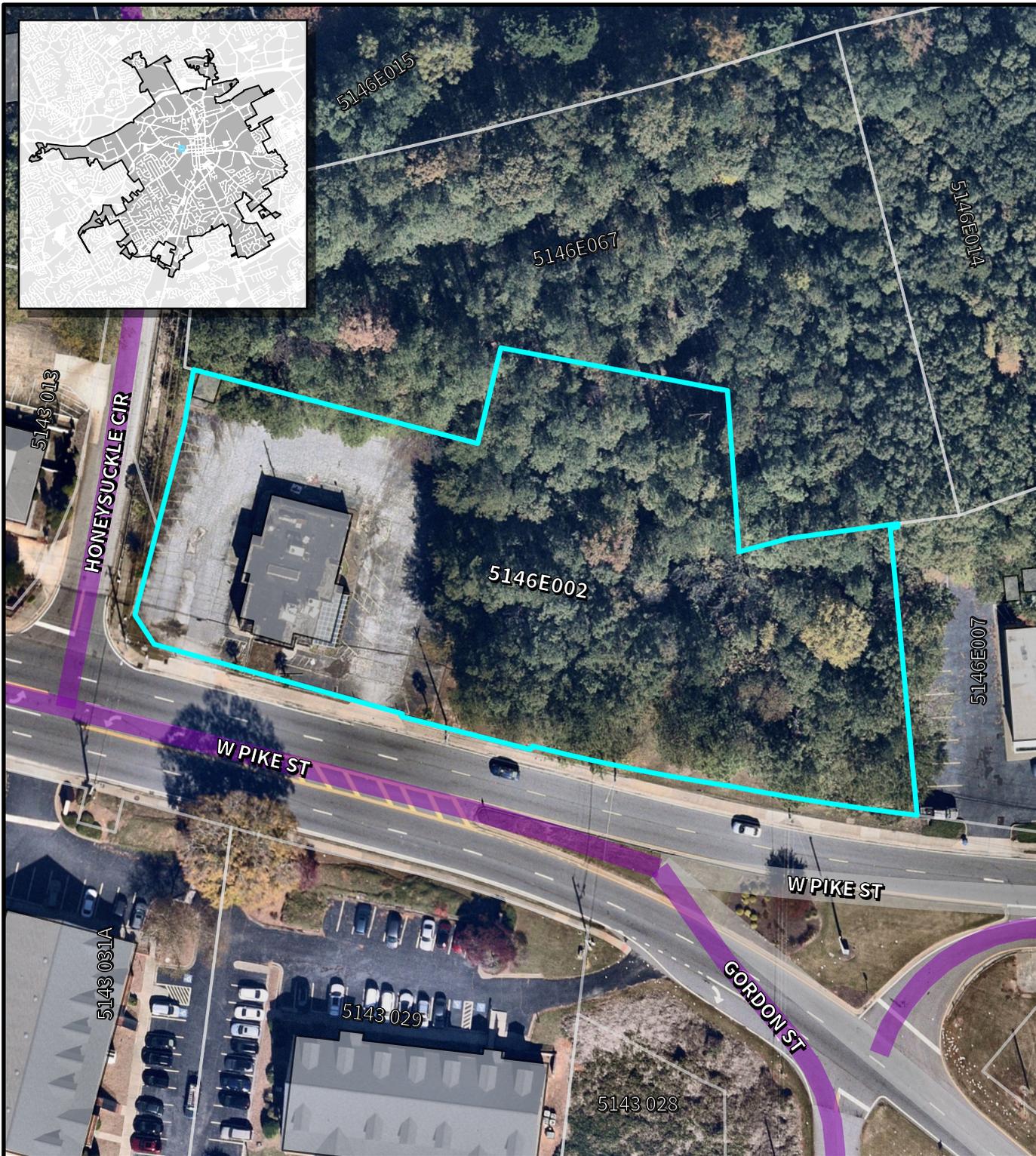
Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

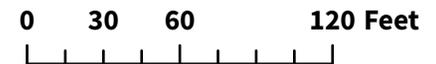
 City Maintained Streets

 County/State Maintained Streets



Imagery Date: 11/3/2025

Scale: 1:900



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## BFR2025-00005

Applicant:  
Macario Bustos

 Subject Property (~1.46 acres)

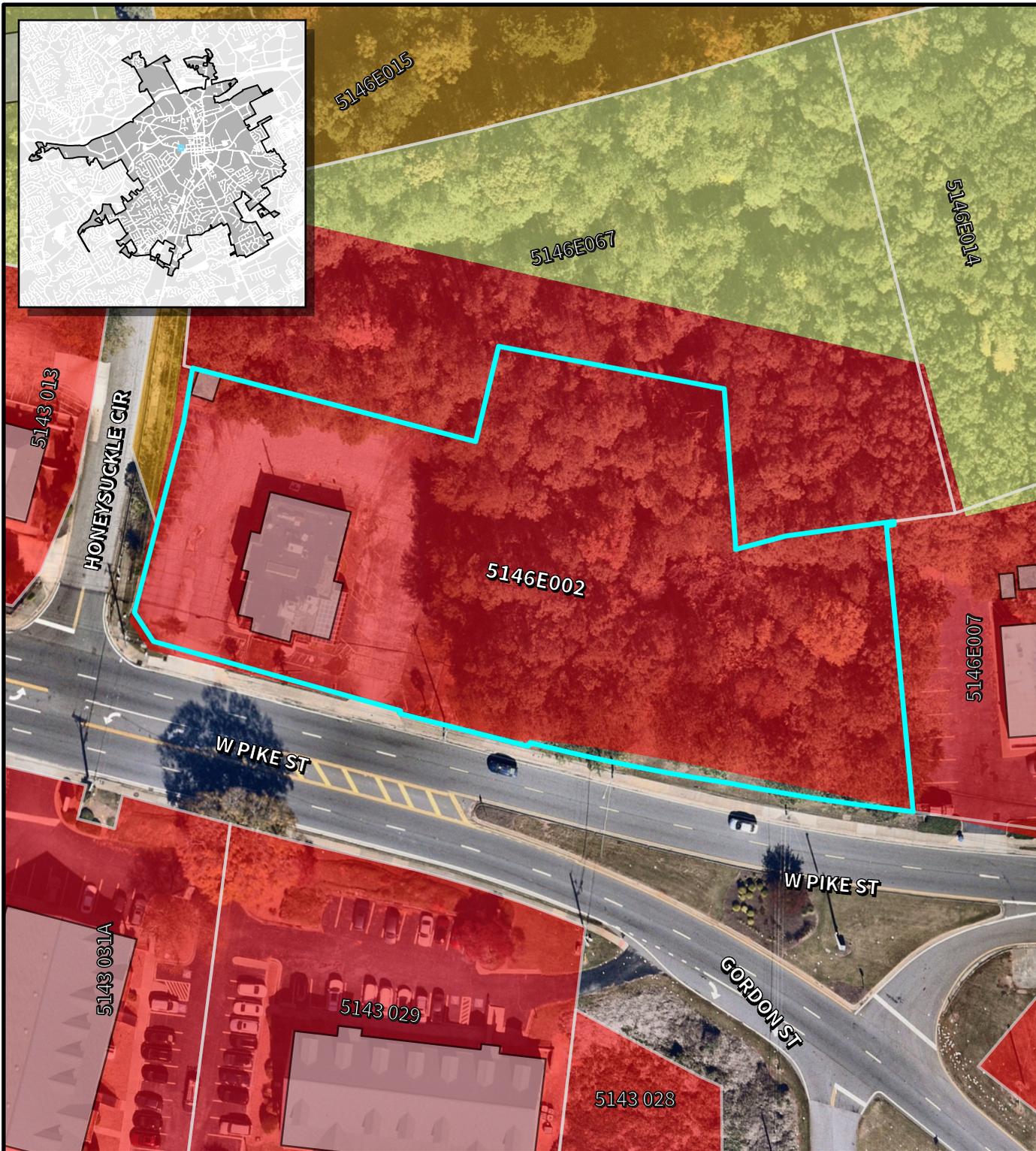
 Lawrenceville City Limits

### Zoning Districts

 **BG** General Business

 **RM-12** Multifamily Residential

 **RS-150** Single-Family Residential



Imagery Date: 11/3/2025

Scale: 1:900



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## BFR2025-00005

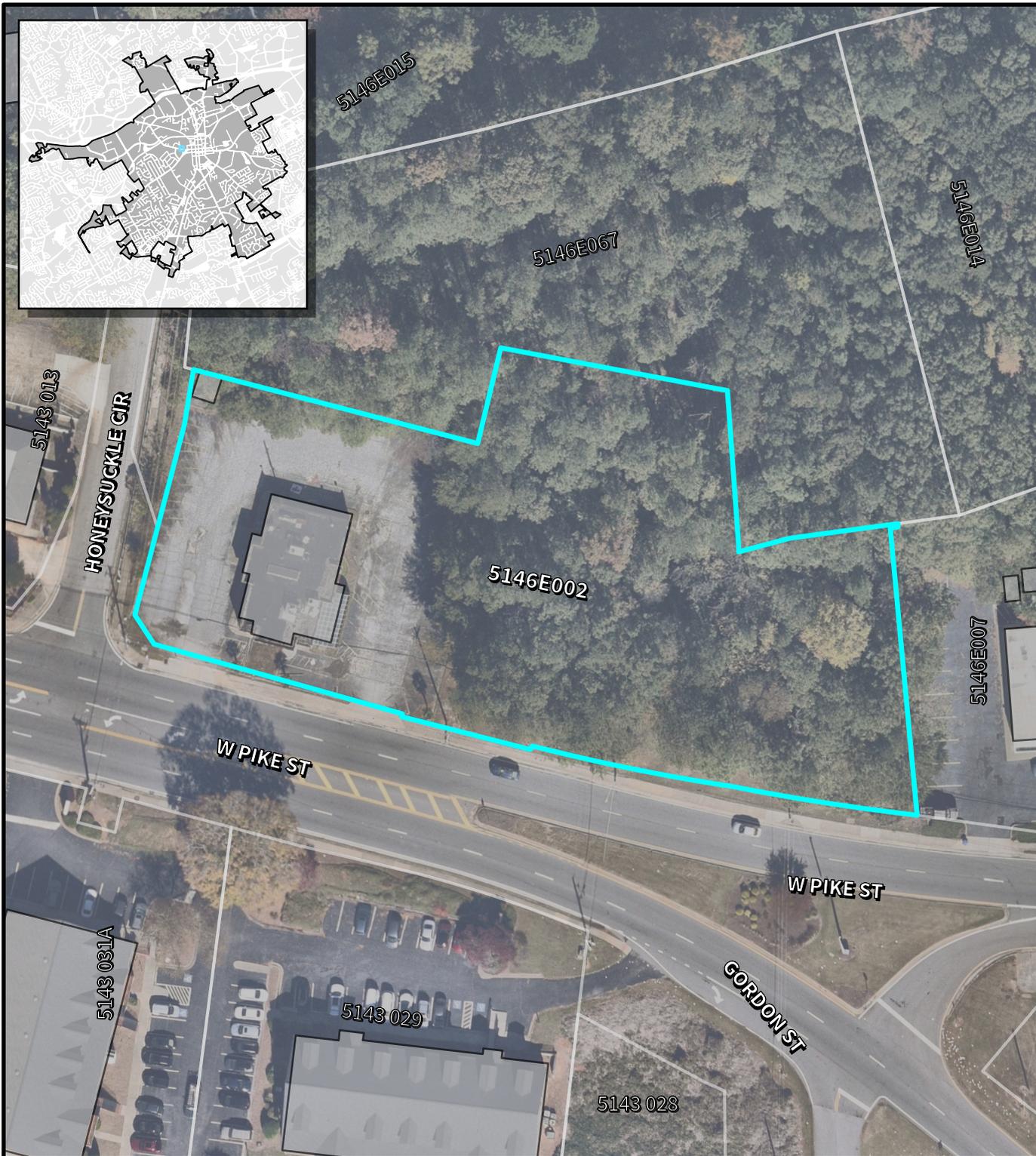
Applicant:  
Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

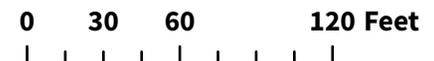
### 2045 Character Areas

 Downtown



Imagery Date: 11/3/2025

Scale: 1:900





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## BFR2025-00005

Applicant:

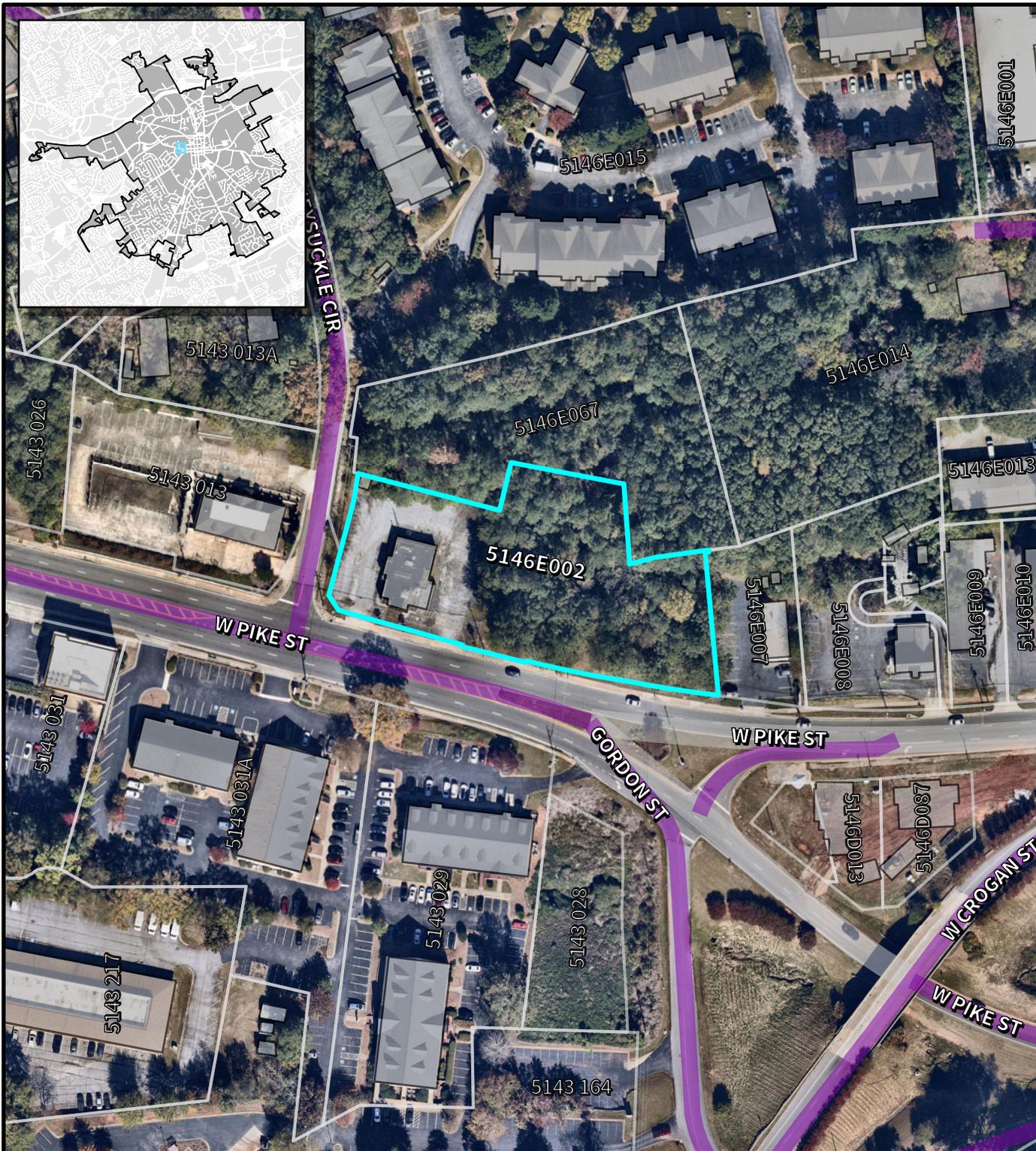
Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

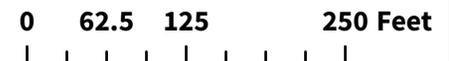
 City Maintained Streets

 County/State Maintained Streets



Imagery Date: 11/3/2025

Scale: 1:1,800



N





# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

### BFR2025-00005

Applicant:  
Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

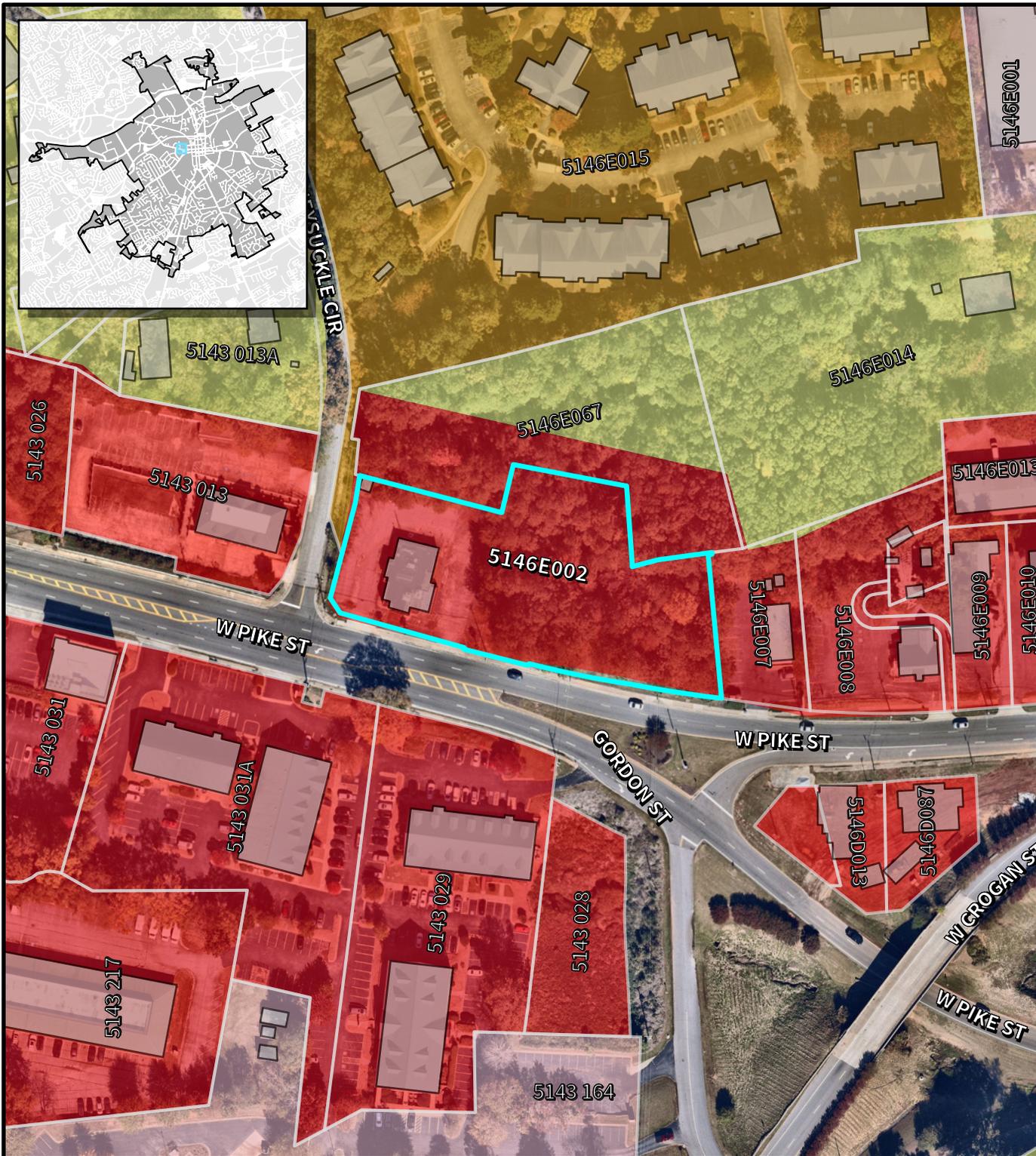
#### Zoning Districts

 BG General Business

 OI Office/Institutional

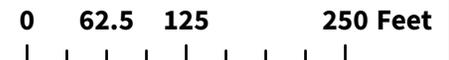
 RM-12 Multifamily Residential

 RS-150 Single-Family Residential



Imagery Date: 11/3/2025

Scale: 1:1,800



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## BFR2025-00005

Applicant:

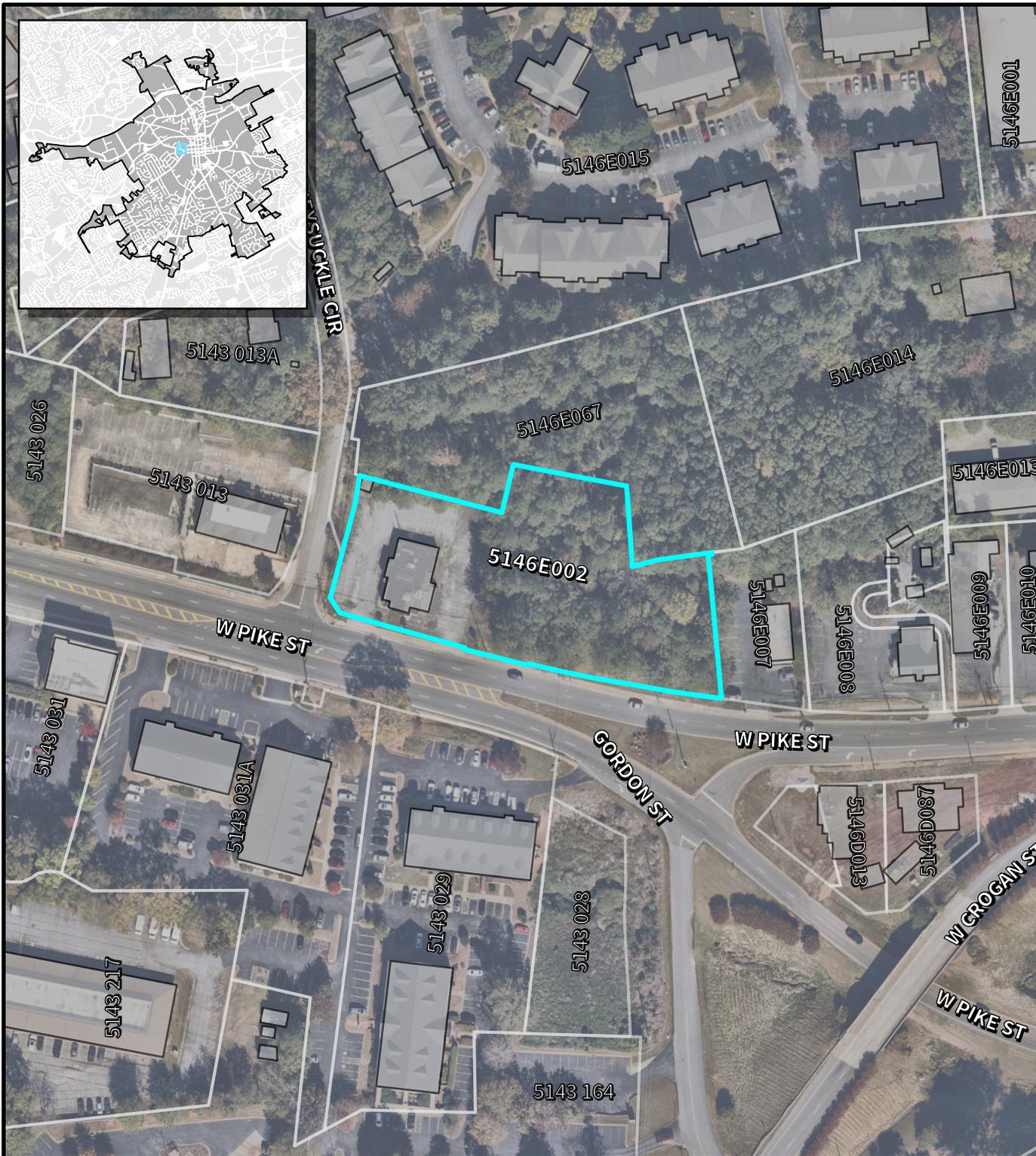
Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

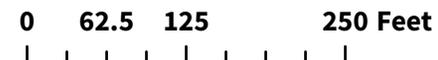
### 2045 Character Areas

 Downtown



Imagery Date: 11/3/2025

Scale: 1:1,800



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## BFR2025-00005

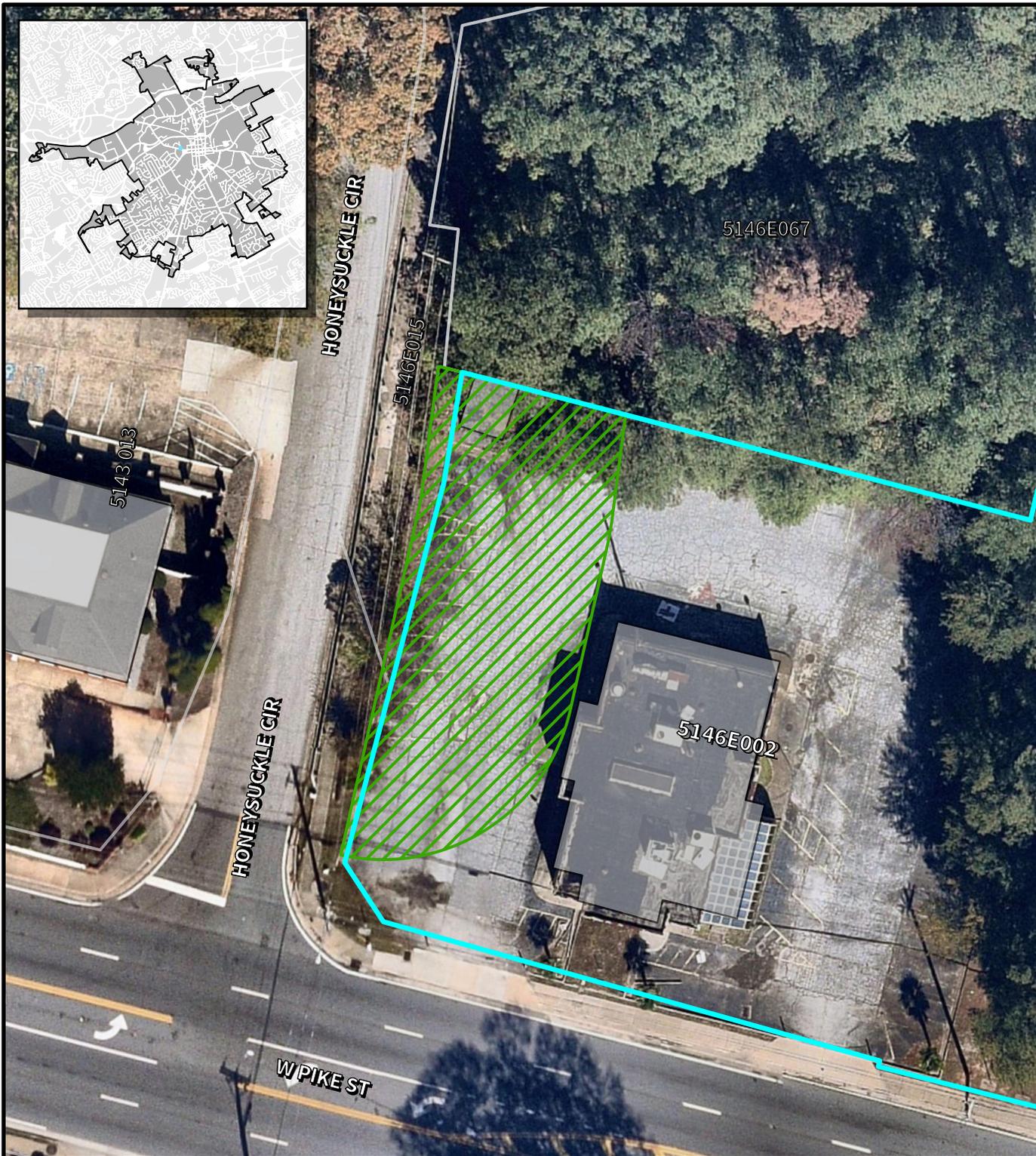
Applicant:

Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

 50Foot Buffer



Imagery Date: 11/03/2025

Map Date: 01/22/2026

Map Scale: 1:450

0 15 30 60 Feet



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## BFR2025-00005

Applicant:

Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

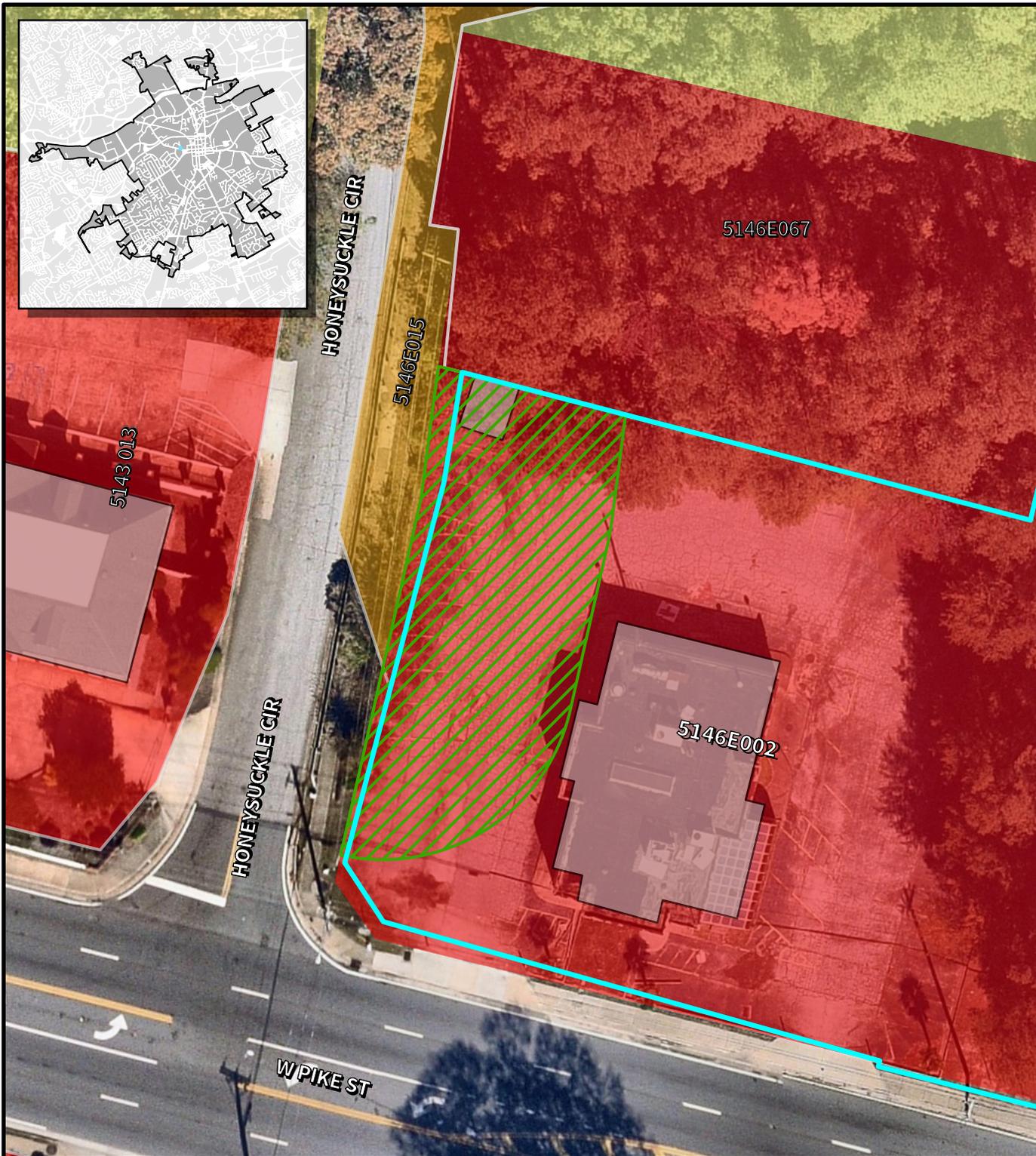
 50Foot Buffer

### Zoning Districts

 BG General Business

 RM-12 Multifamily Residential

 RS-150 Single-Family Residential



Imagery Date: 11/03/2025

Map Date: 01/22/2026

Map Scale: 1:450

0 15 30 60 Feet



N





# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, MARCH 2, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

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

**Department:** Planning and Development

**Date of Meeting:** Monday, March 2, 2026

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

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

**Planning & Development Recommendation:** Approval

**Planning Commission Recommendation:**

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

**Attachments/Exhibits:**

- DRAFT\_ZON ORD 2026-XX\_ART 1 & ART 2 CONV STR\_02122026

**ORDINANCE ZON-ORD-2026-XX**

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

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

Section 1.

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

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

Section 2.

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

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

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

AFT\_ZON ORD 2026-XX\_ART 1 & ART 2 CONV STR\_02122026

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

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

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

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

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

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

**E. Site Plan and Development Standards.**

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

**F. Building, Canopy and Architectural Standards.**

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

c. Canopy lighting shall be fully recessed and shielded.

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

**G. Access, Parking, and Circulation.**

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

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

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

**H. Buffers, Landscaping, and Screening.**

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

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

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

**I. Lighting.**

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

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

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

**K. Hours of Operation.**

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

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

**L. Real-Time Intelligence Center (RTIC).**

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

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

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

Section 4.

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

Section 5.

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

Section 6.

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

Section 7.

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

IT IS SO ORDAINED this XX<sup>XX</sup> day of MONTH, 2026

\_\_\_\_\_  
David R. Still, Mayor

Attest:

AFT\_ZON ORD 2026-XX\_ART 1 & ART 2 CONV STR\_02122026

---

Karen Pierce, City Clerk