



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, May 04, 2026
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

1. March 30, 2026 (April) 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. BFR2026-0002; Charles C. Chang; 351 West Pike Street
3. RZC2026-0002 & BFR2026-0004; Jennifer Hickey (Friendship Forest Academy, Inc.); 521 Scenic Highway

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, MAY 4, 2026

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: March 30, 2026 (April) Planning Commission Meeting Minutes

Department: Planning and Development

Date of Meeting: Monday, May 4, 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_03302026



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MEETING MINUTES

Monday, March 30, 2026

CALL TO ORDER: 6:00 p.m.

PRESENT:

Chairperson Bruce Hardy

Vice-Chairperson Jeff West

Commission Member Darion Ward

Commission Member Sheila Huff

Commission Member Stephanie Henriksen

APPROVAL OF AGENDA:

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

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

- The agenda was amended by Tabling Item No. 2. RZM2025-00023 (Curt Thompson; 464 West Pike Street) to Monday, May 4, 2026, Planning Commission Meeting.

Revision No. 1. (Wednesday, April 1, 2026): Under Approval of Agenda, first bullet point – deleted the reference to rescheduling Item No. 3. RZC2025-00074 (Zaidh Cuellar; 303 Scenic Highway) to Monday, May 4, 2026, Planning Commission Meeting.

- The remaining business was re-indexed accordingly, with former Item No. 3. RZC2025-00074 (Zaidh Cuellar; 303 Scenic Highway), Item No. 4. RZM2026-00001 & BFR2026-00001 (Parkland Homebuilders; 0 Springlake Road), Item No. 5. RZC2026-00001 & BFR2026-00003 (Amicasa Home Care Corp; 1298 Old Norcross Road), and Item No. 6. An Ordinance to amend the City of Lawrenceville Ordinance (2020) adopted May 2020 as amended to Article 1 and Article 2, as the new Item No. 2., No. 3., No. 4., and No. 5., respectively.

Motion made to **APPROVE THE AGENDA AS AMENDED** by Vice-Chairperson West, Seconded by Commission Ward.

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

APPROVAL OF PRIOR MEETING MINUTES

Motion made to **APPROVE** Monday, March 2, 2026, Planning Commission Meeting Minutes by Council Member Huff and Seconded by Vice-Chairperson West

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

NEW BUSINESS

2. RZC2025-00074 – Applicant: Zaidh Cuellar; Owner: NZ Holdings Inc.; An application to rezone the subject property from ON (Office/Neighborhood District) to OI (Office/Institutional District) for a Medical Office; Address: 303 Scenic Highway; Parcel Identification Number: 5142 118; Area: Approximately 0.90 Acres.

Motion made to recommend **APPROVAL** of **RZC2025-00074** with Planning Commission recommendations by Vice-Chairperson West and Seconded by Commission Member Ward

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

Proponent: Applicant – Zaidh Cuellar

Opponent: None

Staff Comment: The Planning Commission’s recommendation included approval of the submitted renderings and elevations, which incorporate modifications to the existing structure. A copy is included for your reference.

3. RZM2026-00001 & BFR2026-00001 – Applicant: Parkland Homebuilders, LLC; Owners: CE Smith Family, LLLP And Ruth H. Yancey; An application to rezone the subject property from RM-12 (Multifamily Residential District) to RM-12 (Multifamily Residential District) with a buffer reduction request to allow for 90 stacked townhomes; Address: 0 Springlake Road; Parcel Identification Number(S): 5179 002 and 5179 239; Area: Approximately 7.54 Acres.

Motion made to recommend **APPROVAL** of **RZM2026-00001 & BFR2026-00001** with Planning Commission recommendations by Vice-Chairperson West and Seconded by Commission Member Huff

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

Proponent: Tyler Lasser (LJA Engineering), Jim Jacoby (Parkland Homebuilders, LLC).

Opponent: None

Staff Comment: The Planning Commission’s discussion included comments regarding staff-recommended conditions, including buffer requirements, deceleration lanes, on-site

leasing and management, parking ratios, on-street parking, deck size, traffic, driveway dimensions, emergency vehicle access, and visitor parking. Staff-recommended conditions, including multiple variances and a buffer reduction, adequately address the majority of the Commission’s questions. Traffic-related concerns are anticipated to be addressed through planned improvements to the Paper Mill Road and Springlake Road intersection, including the construction of a traffic circle intended to improve daily vehicular flow. A copy is included for your reference.

- 4. **RZC2026-00001 & BFR2026-00003** – Applicant: Amicasa Home Care Corp; Owner: 1298 Old Norcross Road, LLC; An application to rezone the subject property from OI (Office/Institutional District) and RS-150 (Single-Family Residential District) to OI (Office/Institutional District) with a Buffer Reduction request to allow for an Assisted Living Facility; Address: 1298 Old Norcross Road; Parcel Identification Number(S): 7006 008 and 7006 050; Area: Approximately 3.13 Acres.

Motion made to recommend approval of **RZC2026-00001 & BFR2026-00003** with Staff recommended conditions by Commission Member Henriksen and Seconded by Commission Member Huff

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

Proponent: Evelyn Azike (Applicant)

Opponent: Dan Sapp & Ruth Sapp (Adjacent Property Owner); Jian Lun Chen & Maggie Chen (Adjacent Property Owner)

Staff Comment: Opponents are not opposed to the proposed request; however, their primary concerns relate to traffic patterns and the discharge of stormwater during inclement weather events.

- 5. 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).

Motion made to recommend **APPROVAL** by Vice-Chairperson West and Seconded by Commission Member Ward

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

Proponent: None

Opponent: None

Staff Comment: None

FINAL ADJOURNMENT – 7:31 p.m.

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

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



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION & DEVELOPMENT

RECOMMENDED CONDITIONS – 0330~~02~~2026

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.** The existing structure shall remain and shall be improved based on the submitted renderings and elevations, including the proposed building addition. ~~Final building design, site design, and exterior appearance~~ Final exterior modifications 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.

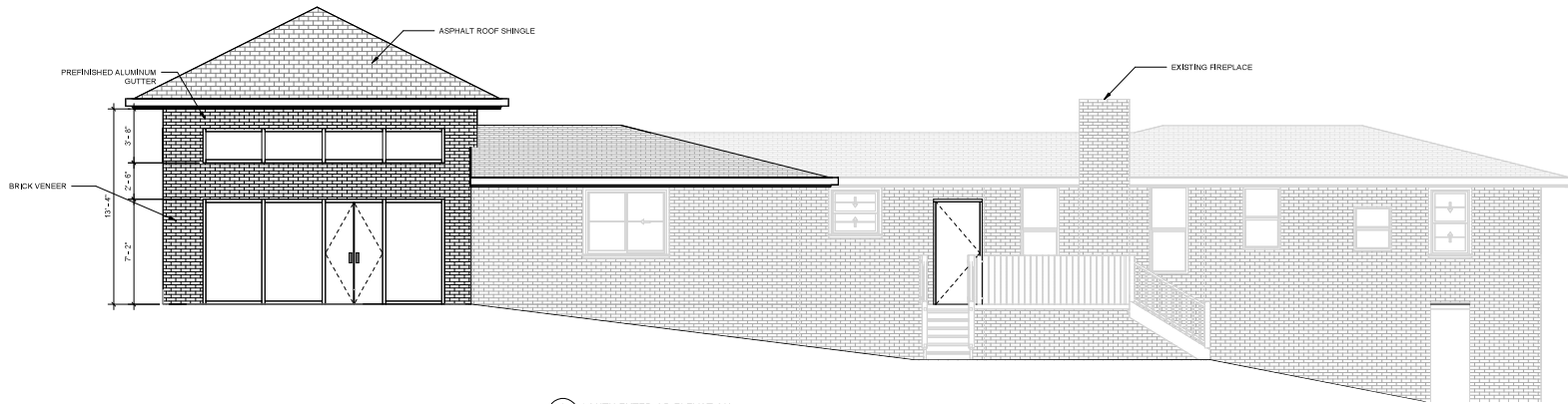




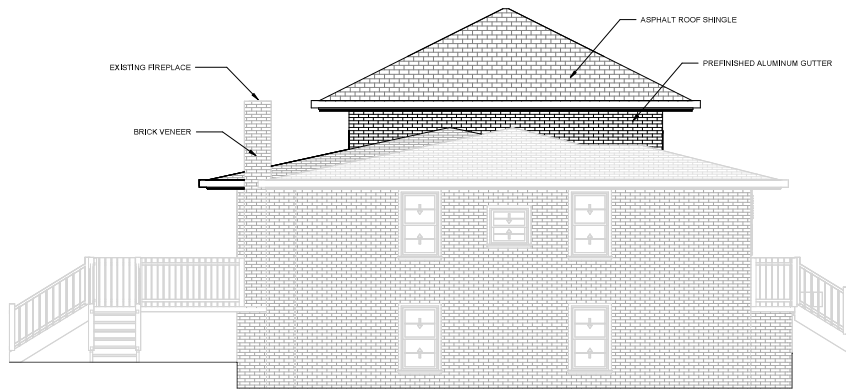
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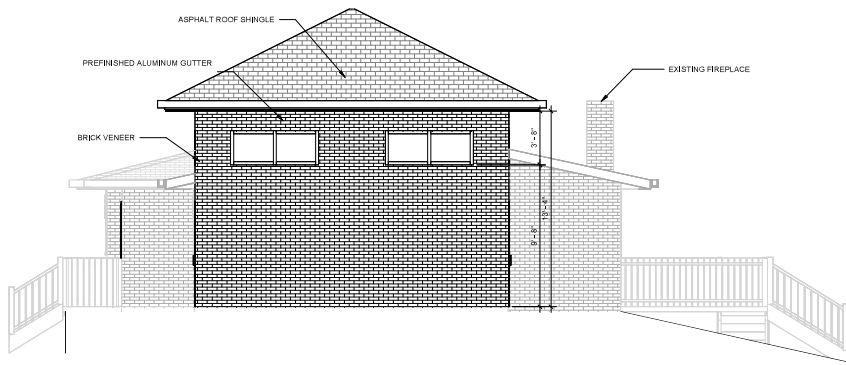
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2 SOUTH EXTERIOR ELEVATION
 A200 1/4" = 1'-0"



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



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



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OWNER
 ZAIDH CUELLAR (404) 385-4748

CONSULTANTS

KEY PLAN



SEAL
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PROJECT INFORMATION
COMMERCIAL REMODEL

303 scenic highway
 Lawrenceville, GA 30046

PROJ. NO.
 25006

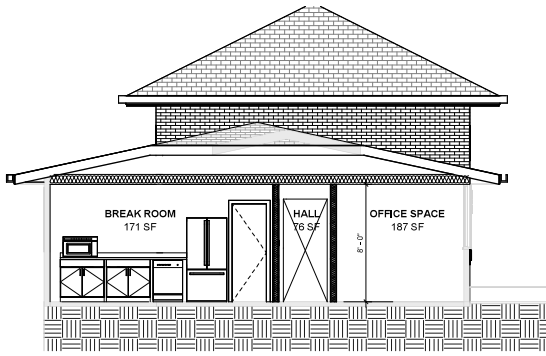
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ISSUE #	DATE	DESCRIPTION
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EXTERIOR ELEVATIONS

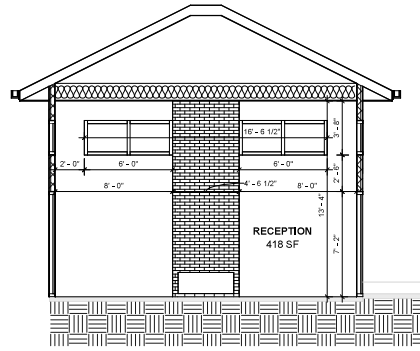
A200

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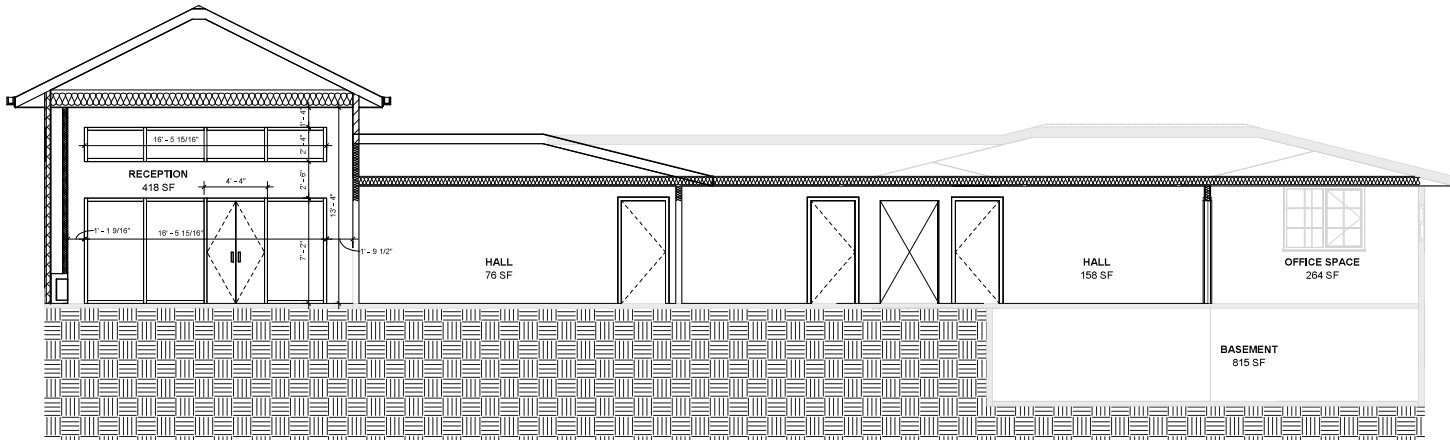
GRAPHIC SCALE HERE



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



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



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



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PROJECT INFORMATION
COMMERCIAL REMODEL

303 scenic highway
Lawrenceville, GA 30046

PROJ. NO.
2506

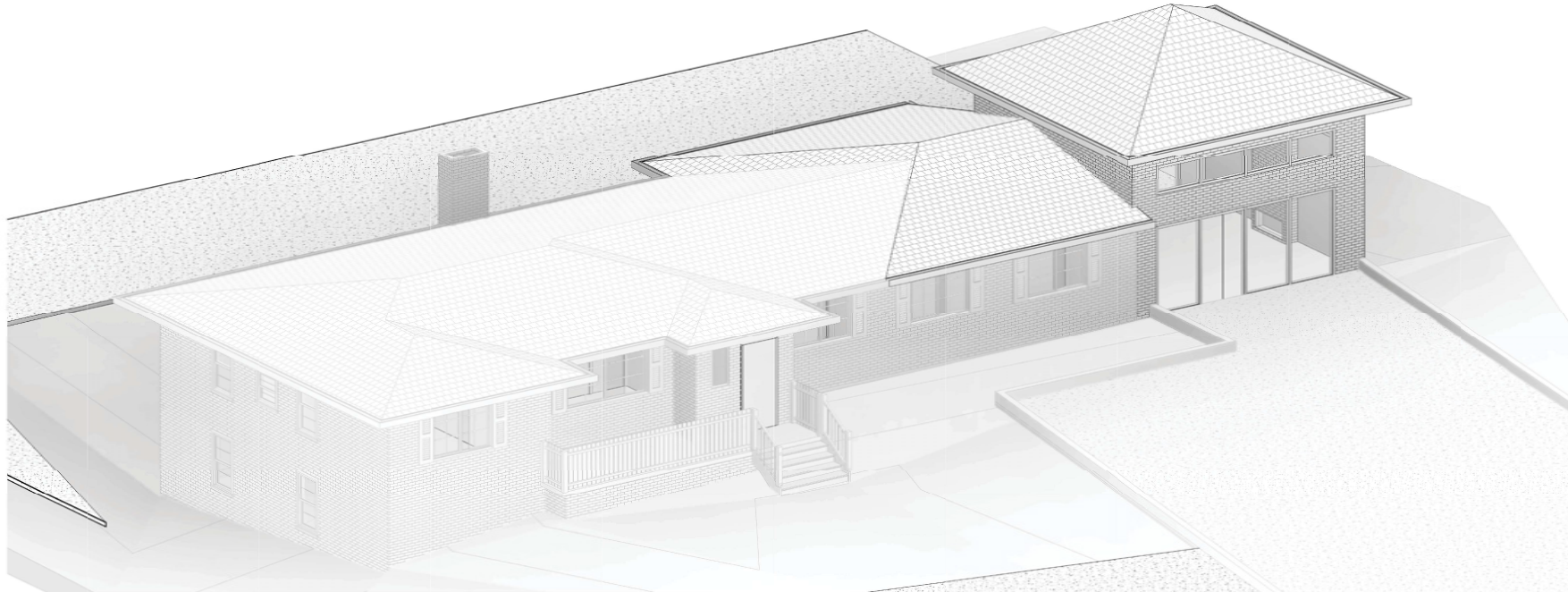
ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
0	11/27/2025	PERMIT SET

BUILDING SECTION

A300

2/21/2025 09:13:39 P.M.

0 1 2
INCHES
SCALE HERE



1
A900 3D View 1

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



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PROJECT INFORMATION
**COMMERCIAL
REMODEL**

303 scenic highway
Lawrenceville, GA 30046

PROJ. NO.
25006

ISSUE RECORD

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

3D VIEWS

A900



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION & DEVELOPMENT

RECOMMENDED CONDITIONS – 03302026

RZM2026-00001

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

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

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

2. To satisfy the following site development considerations:

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

- B.** The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.
- C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** All grassed areas ~~on-dwelling lots~~ shall be sodded.
- F.** The required parking ratio for development shall be two (2) spaces per townhouse unit.
- G.** Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- H.** All underground utilities shall be provided throughout the development.

3. The following variances are approved:

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

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_03302026

BFR2026-00001

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

1. To restrict the Buffer Reduction as follows:

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

SPRINGLAKE

PARK

By:



Parcel Numbers:

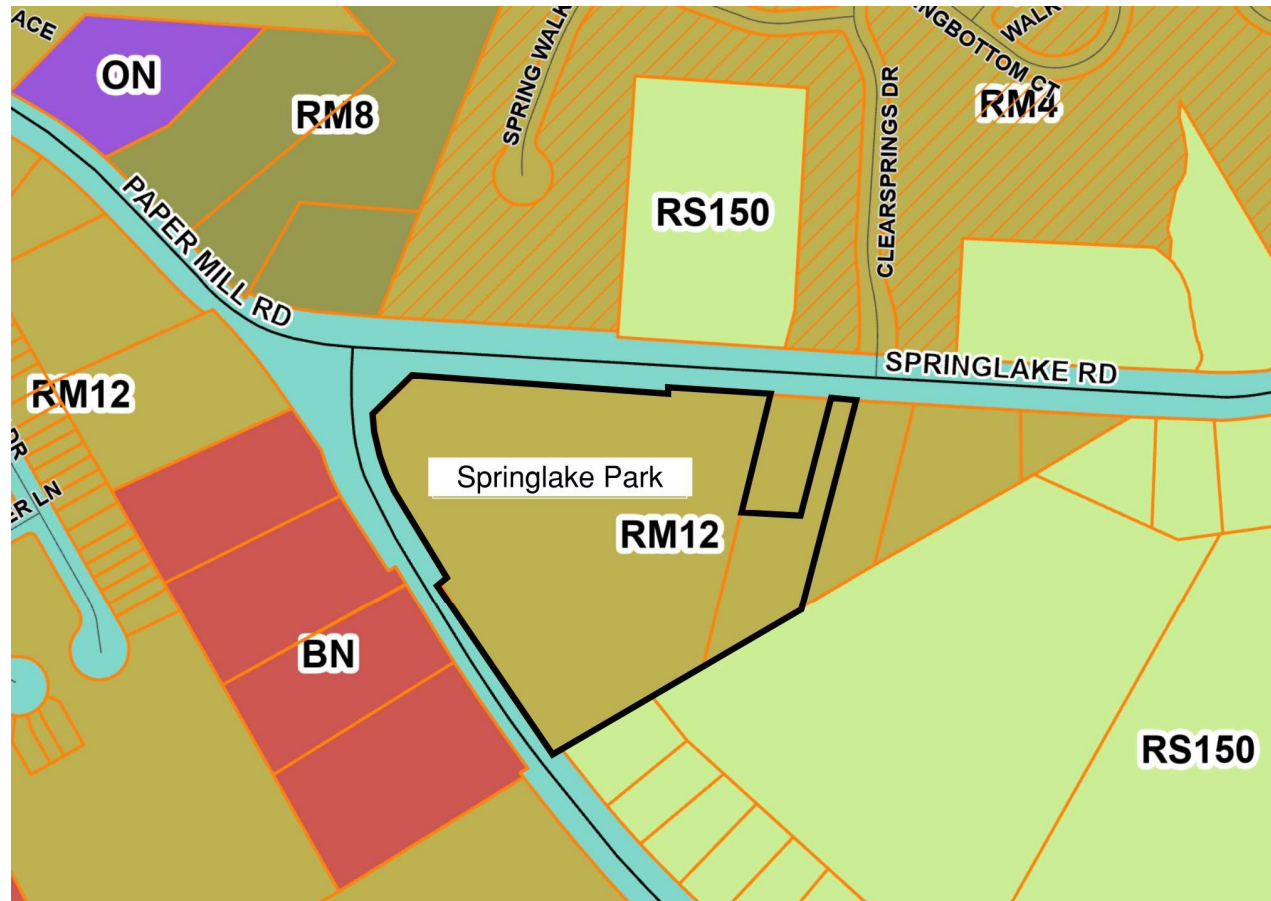
R5179 002 - 6.661 Acres

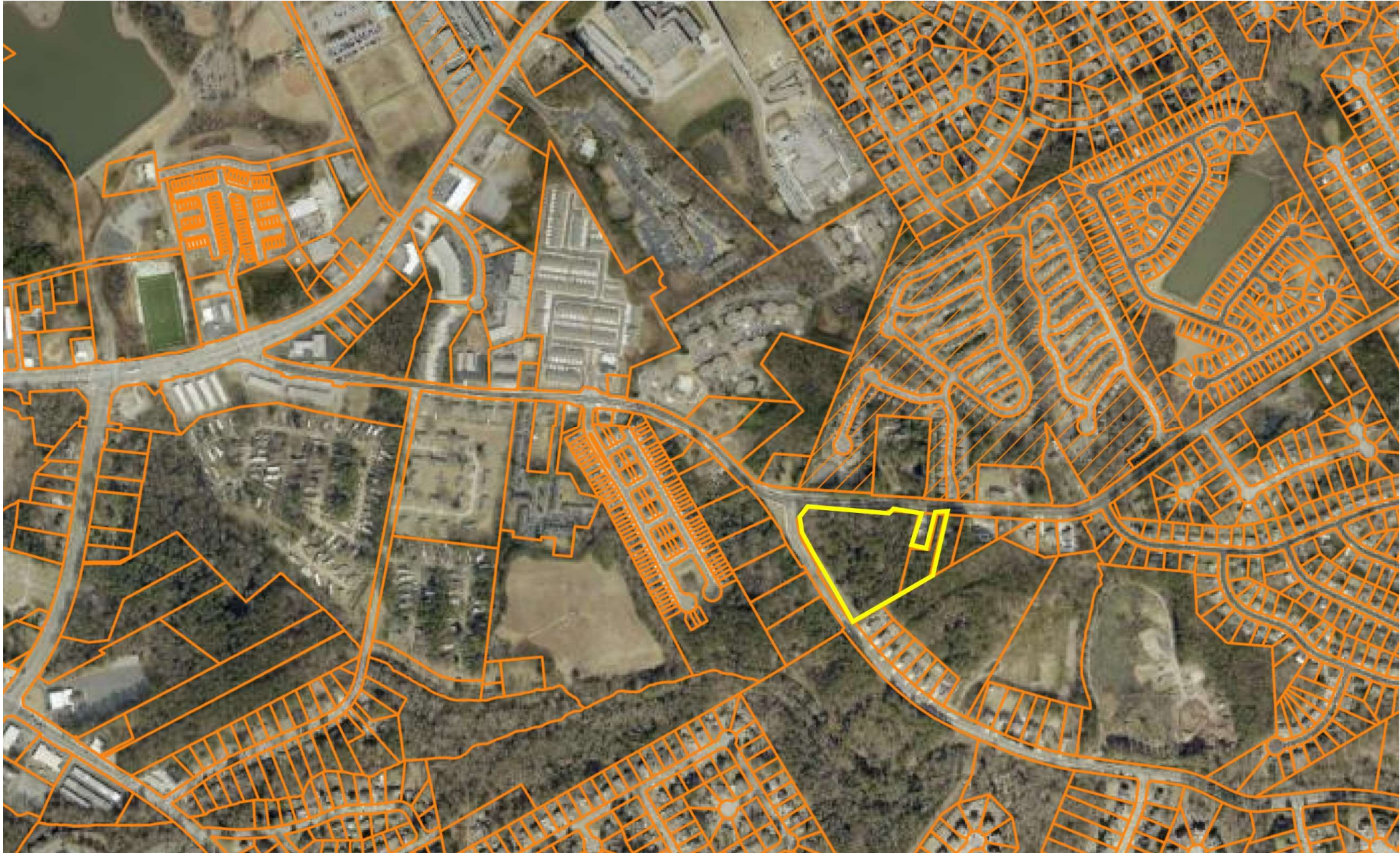
R5179 239 - .875 Acres

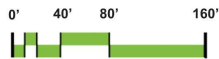
Total Acreage: 7.536

Existing Zoning: RM-12
(old code)

Proposed Zoning: RM-12
(current code)







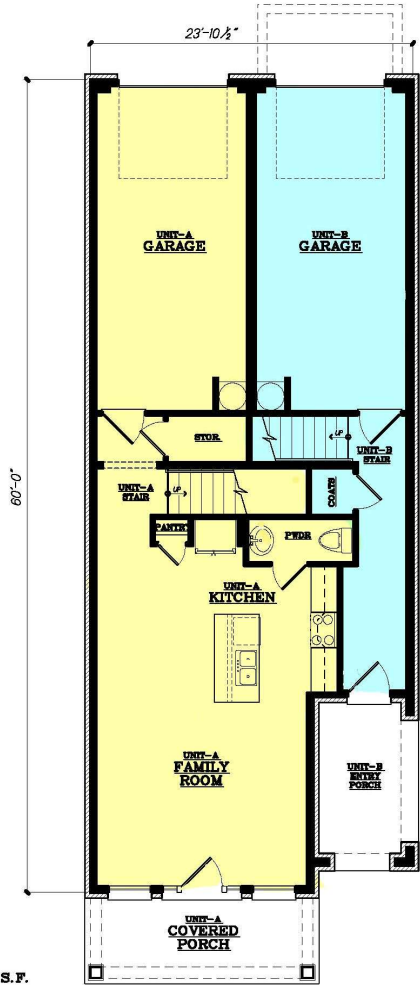
SPRINGLAKE PARK







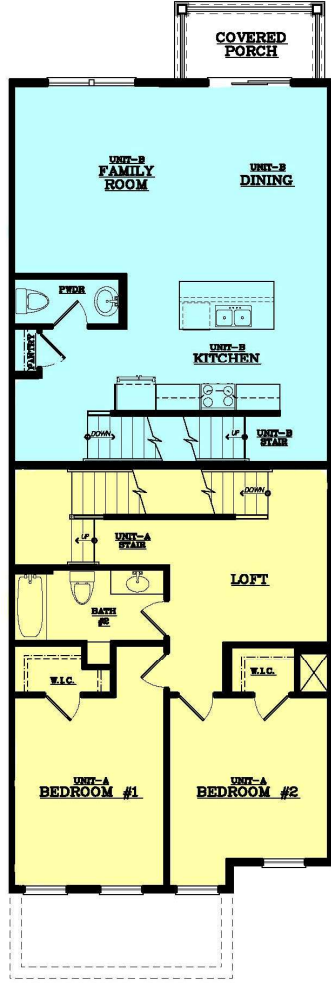




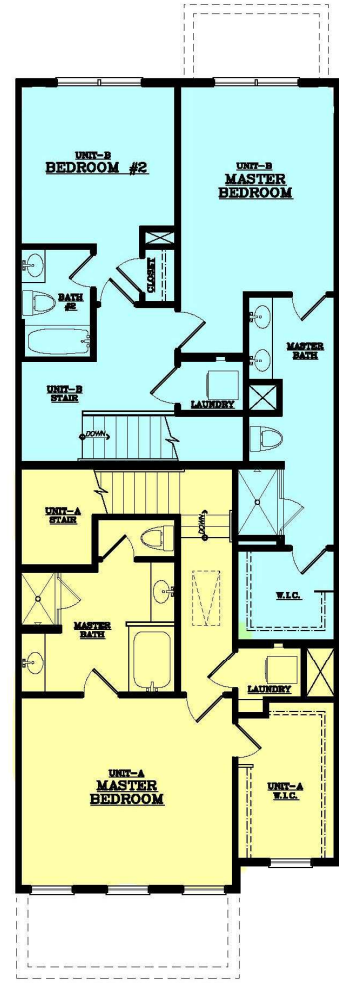
UNIT A 1,950 S.F.

UNIT B 1,800 S.F.

1st. LEVEL PLAN



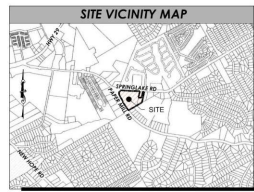
2nd. LEVEL PLAN



3rd. LEVEL PLAN







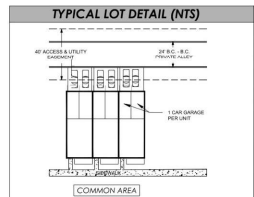
SITE DATA

EXISTING ZONING: RM-12
 PROPOSED ZONING: RM-12
 SITE AREA: +/- 7.53 ACRES
 PROPOSED UNITS: 90 UNITS
 GROSS/NET DENSITY: 11.94 UNITS PER ACRE

LOT DEVELOPMENT STANDARDS:
 MIN. PROJECT AREA: 100' x 100'
 MIN. LOT WIDTH: 25'
 FRONT YARD: 25'
 SIDE SETBACK: 40'
 REAR YARD: 40'
 MAX. LOT COVERAGE: 60%
 MAX. BUILDING HEIGHT: 35'

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

PROPOSED AMENITIES: POOL, CLUBHOUSE



PARKING CALCS

TYPE	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
TOWNHOUSE STAGES	1	2	90
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL			180
(MIN. 1.8 SPACES PER SINGLE-FAMILY UNIT)			
QUESTIIONARY PARKING PROVIDED (90 DEGREE SPACES)			30
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL			210

- SITE LEGEND**
- COMMON AREA
 - CLUBHOUSE
 - COMMUNITY PARK
 - DUMPSTER
 - MAIL KIOSK
 - POOL
 - PUBLIC ART
 - SIDEWALK
 - STORMWATER MANAGEMENT AREA (UNDERGROUND OR TERRAIN)

PROPERTY ADDRESS:
 SPRING LAKE ROAD
 LAWRENCEVILLE, GA 30046

PROPERTY OWNERS:
 PID R5179 002 - VANDY RUTH H
 PID R5179 239 - CE SMITH FAMILY LLLP

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

STORMWATER NOTE:
 STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE.

VARIANCES:
 1. MINIMUM SETBACK - (REDUCED FROM 50' TO 25')
 2. INCREASE NUMBER OF 3 BEDROOM UNITS FROM 15% MAX TO 65%
 3. EACH UNIT ACCESSED INTERNALLY, VIA A DOUBLE LOADED CORRIDOR - (REMOVED)
 4. PROVIDE A 5' WIDE LANDSCAPED SETBACK ALONG EXTERIOR STREETS - (REDUCED FROM 5' TO 25')
 5. REDUCE THE REQUIRED BUFFER ADJACENT TO RS-150 - (REDUCED FROM 5' TO 20')
 6. VARIANCE TO REDUCE 10' x 10' REAR DECK TO 10' x 8'

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

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

FEMA NOTE:
 ACCORDING TO FIRM NUMBER 13130C009F DATED 9/20/2005 FOR CITY OF LAWRENCEVILLE, GA, THE PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

LJA ENGINEERING, INC.
 16 2025 LA ENGINEERING, INC.
 209 SOUTH MAIN STREET
 ALPHARETTA, GA 30009
 770-225-4730

REVISIONS

NO.	DATE	DESCRIPTION

SPRINGLAKE PARK

CLIENT: **PARKLAND COMMUNITIES**

24 HR. CONTACT: IAN YOUNG
 IAN@PARKLANDCO.COM
 925 NORTH POINT PKWY., SUITE 300
 ALPHARETTA, GA 30005

PROJECT: ZONING PLAN FOR **SPRINGLAKE PARK**
 SPRINGLAKE RD
 DISTRICT 6, PARCEL ID: R5179 002
 CITY OF LAWRENCEVILLE, GA 30046

CALL BEFORE YOU DIG

811

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NORTH ARROW & SCALE

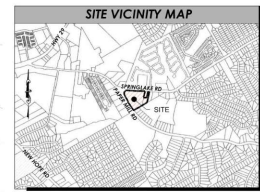
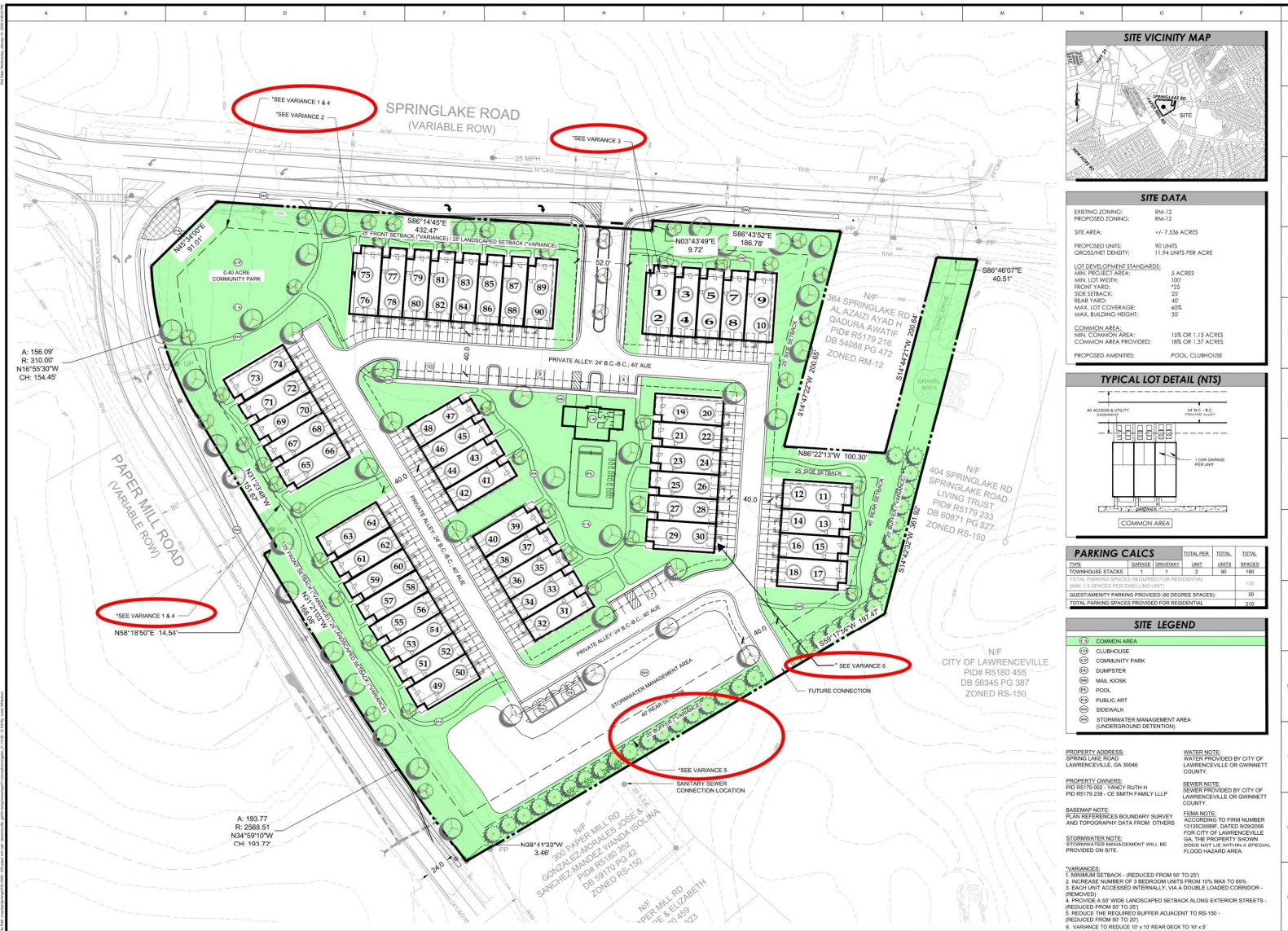
SCALE: 1" = 40'

DESIGN INFO

ISSUE TITLE	ZONING PLAN
DESIGNED BY:	CE
DRAWN BY:	CE
REVIEWED BY:	JMS
DATE:	04/19/2024
DATE:	05/07/2024

REZONING SITE PLAN

SHEET NUMBER: **Z-100**



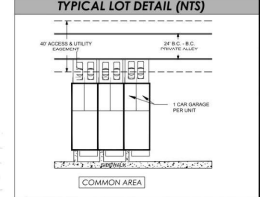
SITE DATA

EXISTING ZONING: RM-12
 PROPOSED ZONING: RM-12
 SITE AREA: 47.536 ACRES
 PROPOSED UNITS: 90 UNITS
 GROSS/NET DENSITY: 11.94 UNITS PER ACRE

LOT DEVELOPMENT STANDARDS:
 MIN. PROJECT AREA: 3 ACRES
 MIN. LOT WIDTH: 100'
 FRONT YARD: 25'
 SIDE SETBACK: 23'
 REAR YARD: 40'
 MAX. LOT COVERAGE: 60%
 MAX. BUILDING HEIGHT: 35'

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

PROPOSED AMENITIES: POOL, CLUBHOUSE



PARKING CALCS

TYPE	DAMAGE	DRIVEWAY	UNIT	UNITS	SPACES
TORNADOE STACKS	1	1	2	90	180
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL (MIN. 1.8 SPACES PER SINGLE UNIT)					180
QUESTIMENTARY PARKING PROVIDED (IN DEGREE SPACES):					30
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL					210

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

PROPERTY ADDRESS: SPRING LAKE ROAD, LAWRENCEVILLE, GA 30046

PROPERTY OWNERS: PID R5179 002 - YANBY FRUTH H, PID R5179 039 - CE SMITH FAMILY LLP

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

STORMWATER NOTE: STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE.

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

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

FEMA NOTE: ACCORDING TO FIRM NUMBER 13150C008P, DATED 8/29/2006 FOR CITY OF LAWRENCEVILLE, GA, THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

***VARIANCES:**
 1. MINIMUM SETBACK - (REDUCED FROM 50' TO 25')
 2. INCREASE NUMBER OF 1-BEDROOM UNITS FROM 10% MAX TO 45%
 3. EACH UNIT ACCESSED INTERNALLY, VIA A DOUBLE LOADED CORRIDOR - (REMOVED)
 4. PROVIDE A 50' WIDE LANDSCAPED SETBACK ALONG EXTERIOR STREETS - (REDUCED FROM 50' TO 25')
 5. REDUCE THE REQUIRED BUFFER ADJACENT TO RS-150 - (REDUCED FROM 50' TO 20')
 6. VARIANCE TO REDUCE 10' x 10' REAR DECK TO 10' x 6'

LJA ENGINEERING, INC.
 13202 LJA ENGINEERING, INC.
 299 SOUTH MARK STREET
 ALPHARETTA, GA 30009
 770-225-4730

REVISIONS

NO.	DATE	DESCRIPTION

CLIENT
PARKLAND CO.
 24 HR. CONTACT:
 IAN YOUNG
 IAN@PARKLANDCO.COM
 925 NORTH POINT PKWY., SUITE 300
 ALPHARETTA, GA 30005

PROJECT
 ZONING PLAN FOR
SPRINGLAKE PARK
 SPRINGLAKE RD
 DISTRICT 6, PARCEL ID: R5179 002
 CITY OF LAWRENCEVILLE, GA

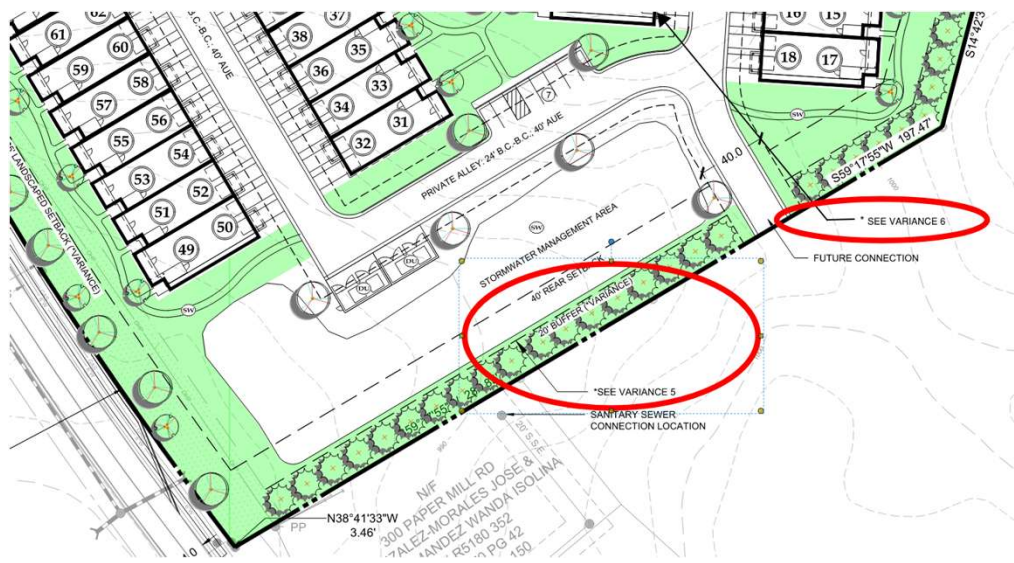
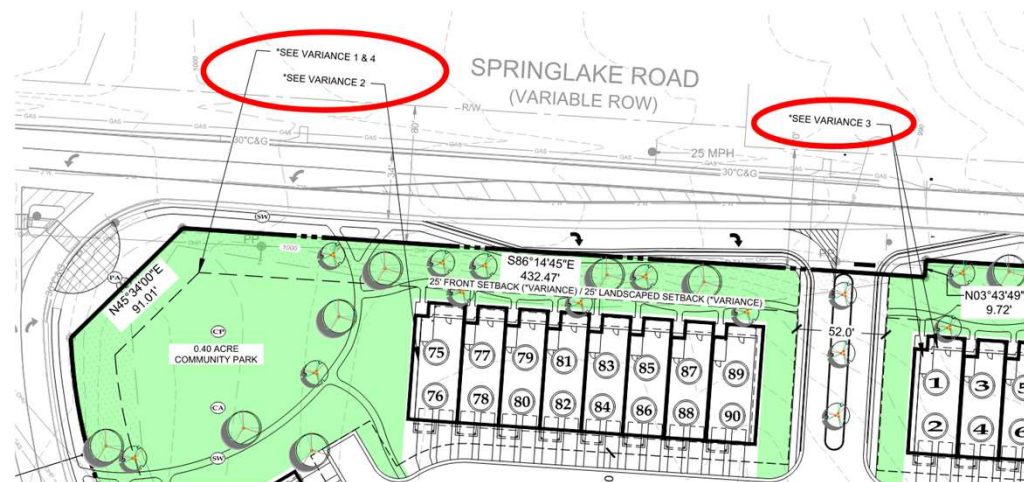
CALL BEFORE YOU DIG
811
 SAFETY IS IN YOUR HANDS EVERY DIG, EVERY TIME.

NORTH ARROW & SCALE

DESIGN INFO

NO.	DATE	DESCRIPTION
1	01/27/2024	ISSUE TITLE
2	01/27/2024	DESIGNER
3	01/27/2024	DESIGNED BY
4	01/27/2024	DESIGNED BY
5	01/27/2024	DATE

REZONING SITE PLAN
 SHEET NUMBER
Z-100



VARIANCES:

1. MINIMUM SETBACK – (REDUCED FROM 50’ TO 25’) – TO CREATE A MORE FRIENDLY PEDESTRIAN SCALE STREETScape WITH THE FRONTS OF THE UNITS DIRECTLY ALONG THE STREET
2. INCREASE NUMBER OF 3 BEDROOM UNITS ALLOWED (FROM 10% MAX. TO 65% MAX.)
3. REMOVE THE REQUIREMENT INTERNAL DOUBLE LOADED CORRIDOR - OUR STYLE TOWNHOME HAS ALL ENTRANCES ACCESSING A PUBLIC/GREEN SPACE
4. REDUCE THE 50’ WIDE LANDSCAPE STRIP ALONG EXTERIOR STREETS TO 25’ - ADDITIONALLY ALLOWS A MORE PEDESTRIAN SCALE STREETScape BRINGING THE FRONTS OF THE UNITS CLOSER TO THE STREET
5. REDUCE THE REQUIRED 50’ BUFFER ADJACENT TO RS-150 TO 20’ – TO BE REPLANTED AS NEEDED WHERE SPARSE
6. TO REDUCE THE REQUIRED DECK SIZE FROM 10’ X 10’ TO 10’ X 5’

Projected Rent Assumptions

Projected rents assume stabilized performance consistent with comparable assets in the surrounding submarket.

SPRINGLAKE PARK RENTS

Unit Count	Bed	Bath	Size	Asking Rent
33	2	2.5	1650	\$2,100
57	3	2.5	1950	\$2,300
Total Subject Units				90
Weighted Average Rent				\$2,227

WEIGHTED AVG. RENT
\$2,227

Median Household Income
(IN 5 MI Radius of Lawrenceville):

- \$89.801/12 months = \$7,131.97/month
- **\$7,483.42 * 30% = \$2,245.03**

- 2025 - \$89,801

Questions and Answers



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION & DEVELOPMENT

RECOMMENDED CONDITIONS – 03302026

RZC2026-00001

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

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

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

2. To satisfy the following site development considerations:

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

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

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_03302026

BFR2026-00003

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

1. To restrict the Buffer Reduction as follows:

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

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

ORDINANCE ZON-ORD-2026-XX

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

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

Section 1.

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

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

Section 2.

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

Section 3.

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

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

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

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

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

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

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

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

E. Site Plan and Development Standards.

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

F. Building, Canopy and Architectural Standards.

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

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

c. Canopy lighting shall be fully recessed and shielded.

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

G. Access, Parking, and Circulation.

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

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

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

H. Buffers, Landscaping, and Screening.

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

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

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

I. Lighting.

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

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

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

K. Hours of Operation.

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

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

otherwise approved by the City Council.

L. Real-Time Information Center (RTIC).

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

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

Section 4.

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

Section 5.

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

Section 6.

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

Section 7.

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

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

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, MAY 4, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

- Item:** BFR2026-0002; Charles C. Chang; 351 West Pike Street
- Department:** Planning and Development
- Date of Meeting:** Monday, May 4, 2026
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Buffer reduction from 75 feet to 37.5 feet between dissimilar zoning classifications.
- Planning & Development Recommendation:** Approval with Conditions
- Planning Commission Recommendation:**

Summary: The applicant requests a Buffer Reduction to allow for the development of a Catering Service (Shared Kitchen). The subject property is an approximately 0.23-acre parcel zoned BG (General Business District), located at the northern right-of-way of West Pike Street (State Route 120), near its intersection with Langley Drive.

Attachments/Exhibits:

- BFR2026-0002_ATTCH_04172026



LAWRENCEVILLE

Planning & Development

BUFFER REDUCTION

CASE NUMBER(S): BFR2025-0002

APPLICANT(S): CHARLES CHANG

PROPERTY OWNER(S): RAJESH KR MITTAL

LOCATION(S): 351 WEST PIKE STREET

PARCEL IDENTIFICATION NUMBER(S): 5143 026

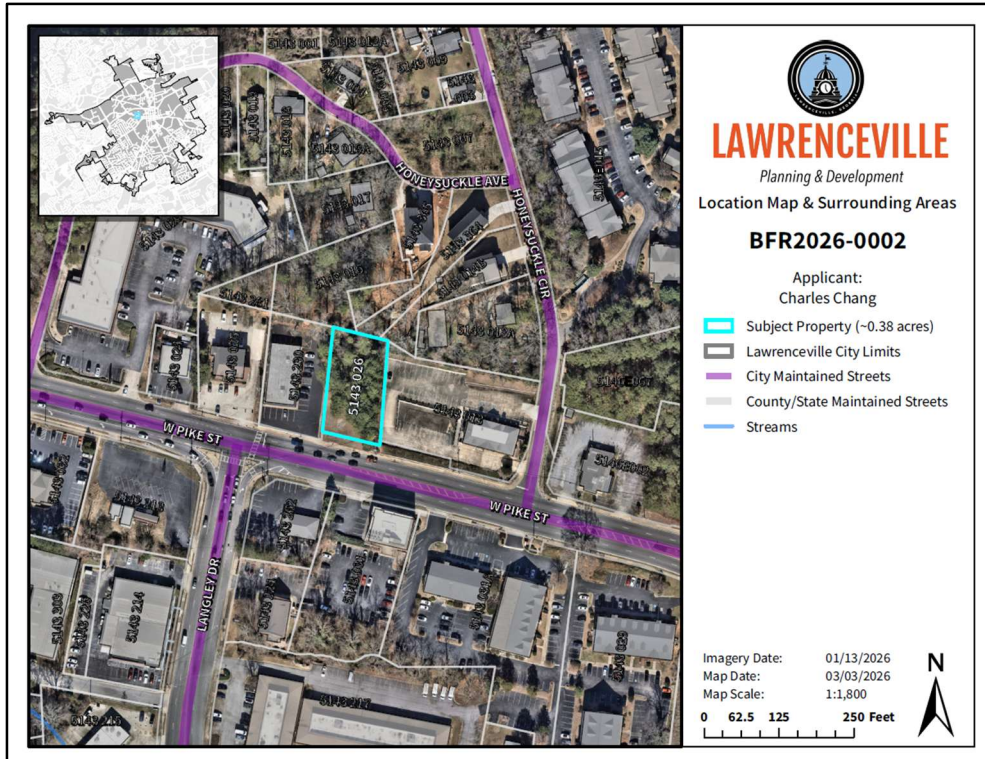
APPROXIMATE ACREAGE: 0.23 ACRES

CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: REDUCTION OF 75' UNDISTURBED BUFFER

DEPARTMENT RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



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>10,019 sq. ft</i>	<i>N/A</i>
Lot Width	<i>None</i>	<i>99.7 ft</i>	<i>N/A</i>
Front Setback	<i>50 ft</i>	<i>50 ft</i>	<i>N/A</i>
Side Setback	<i>10 ft</i>	<i>10 ft</i>	<i>N/A</i>
Rear Setback	<i>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
Shared Kitchen (Retail Sales and Services)	<i>1 per 300 SF GFA 2,300 SF 8 spaces</i>	<i>8 spaces</i>	<i>N/A</i>

Article 4 Buffers, Section 403 Buffers Table

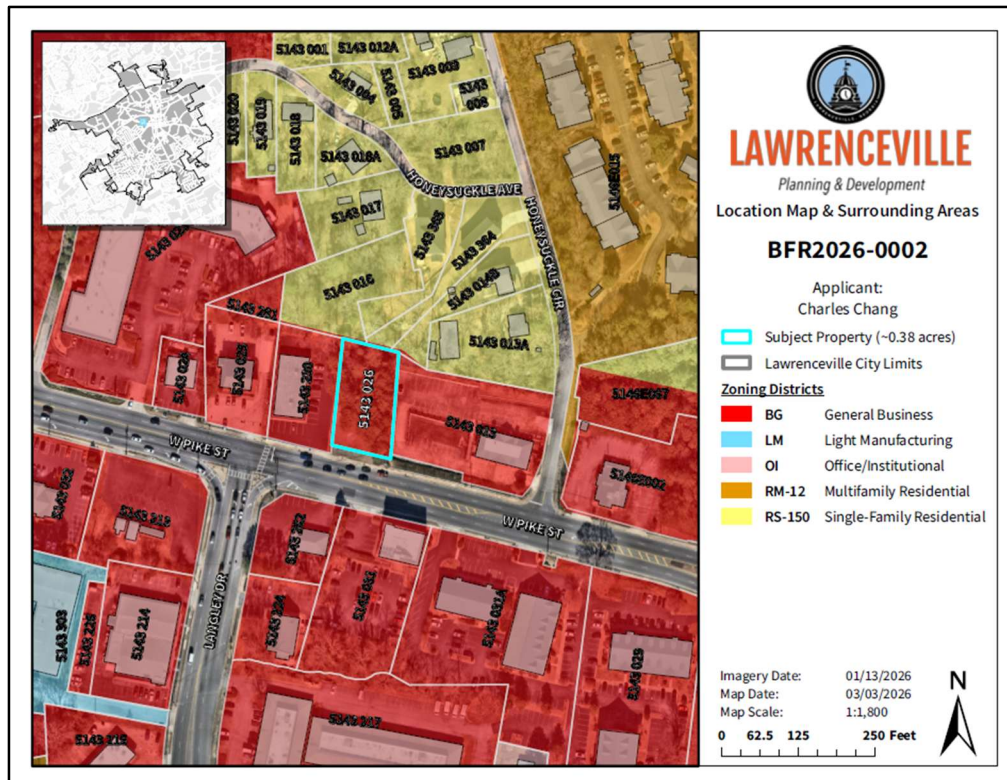
Standard	Requirement	Proposal	Recommendation
BG / RS-150	<i>75 feet</i>	<i>37.5 feet</i>	<i>Approval w/ Conditions</i>

According to the applicant, the 75-foot buffer required by code on the rear side of the property significantly reduces the buildable area of an already small lot (approximately 0.23 acres in area). The subject property is only 178 feet in depth, meaning that when the 75-foot buffer and the 50-foot front setback are considered, the buildable area is restricted to a narrow 53-foot-wide area.

Given that the single-family districts that border the property are either undeveloped (parcel 5143 016, which serves as a pseudo-buffer with residential uses further to the north) or contain dwellings that are in excess of 150 feet from the subject property, the

buffer reduction may be appropriate. Further, the neighboring BG properties have reduced or non-existent buffers to the rear. While these properties were developed prior to the adoption of the 2020 Lawrenceville Zoning Ordinance and its requisite buffer requirements, the development character of these properties should be taken into consideration.

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 as well as single-family residential along Honeysuckle Circle. Nearby commercial uses include a place of worship and medical / general offices zoned BG (General Business District). The properties to the rear (north) of the subject property, along Honeysuckle Circle, are zoned RS-150 (Single-Family Residential District); these properties are the subject of this buffer reduction request. Given the reasoning provided in the prior section, the buffer reduction request may be appropriate, if properly conditioned.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate 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 facility 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 50% reduction of the required 75-foot rear buffer (to 37.5 feet) to allow development of a 2,300-square-foot multitenant shared kitchen on a small (0.23-acre) BG-zoned property along West Pike Street. The site is currently vacant and meets all other applicable zoning and development standards, including setbacks and parking requirements. Due to the parcel’s limited depth (178 feet), the full buffer and front setback would significantly constrain the buildable area.

Surrounding conditions include a mix of commercial uses along the corridor and single-family residential to the north; however, nearby residential structures are set back at least 150 feet and/or buffered by undeveloped land. Additionally, adjacent commercial properties developed prior to the current ordinance have reduced or no buffers, reflecting an established development pattern. Further, similar buffer reduction requests have been recently approved in the immediate area: 1) BFR2025-00003 at 377 West Pike Street (approved with conditions on 2/23/2026), and 2) BFR2025-00005 at 335 West Pike Street (approved with conditions on 3/19/2026).

The request appears consistent with the Downtown character area of the 2045 Comprehensive Plan, which supports economic activity and compatible infill development. Given the site constraints, surrounding context, and limited impact on nearby residences, the buffer reduction may be appropriate if properly conditioned. Staff recommends **APPROVAL WITH CONDITIONS** that ensure enhanced buffering, landscaping, and site design measures to minimize impacts on adjacent residential properties.

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 shared kitchen is consistent with the surrounding mix of commercial and office uses along West Pike Street and is compatible with the general development pattern in the area.

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

With appropriate conditions for buffering and site design, the reduced buffer is not expected to adversely affect nearby residential properties, which are either significantly set back or separated by undeveloped land.

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

While the property has economic potential under current zoning, strict application of the 75-foot buffer would significantly limit the buildable area, constraining reasonable development of the site.

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

The proposed use is relatively low-intensity and is not expected to create excessive demand on existing streets, utilities, or public facilities.

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

The proposal aligns with the 2045 Comprehensive Plan’s Downtown character area, supporting infill development and economic activity compatible with surrounding 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 small size and shallow depth of the subject property, combined with existing development patterns and limited impact on adjacent residences, provide justification for the requested buffer reduction.

Further, similar buffer reduction requests have been recently approved in the immediate area: 1) BFR2025-00003 at 377 West Pike Street (approved with conditions on 2/23/2026), and 2) BFR2025-00005 at 335 West Pike Street (approved with conditions on 3/19/2026).



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_05042026

BFR2026-0002

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

1. To restrict the Buffer Reduction as follows:

- A. Allows a fifty percent (50%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RS-150), from seventy-five (75) feet to thirty-seven and one-half (37.5) feet along the subject property's northern property line.
- B. The buffer reduction shall apply only to the development of a multitenant shared kitchen facility, including associated parking, driveways, dumpsters, and stormwater facilities, as shown on the site plan. received by the Planning and Development Department on February 27, 2026.

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. In areas where required buffers lack sufficient vegetation to achieve effective screening, the applicant shall provide supplemental planting and landscape enhancements. A detailed replanting and landscape enhancement plan shall be prepared by a qualified professional and submitted for review and approval by the Director of Planning and Development prior to the issuance of any applicable permits. The plan shall demonstrate how the buffer will be brought into compliance with applicable screening and landscaping standards, including plant species, sizes, spacing, and maintenance provisions.
- D. All outdoor service areas, including dumpsters and loading areas, shall be screened from view of adjacent residential properties.

- E.** Site lighting shall be directed away from adjacent residential properties and shall comply with City lighting standards to prevent light spillover.
- F.** 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.
- G.** 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.
- H.** All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.



LAWRENCEVILLE

Planning & Development

BFR2026-0002
RECEIVED FEBRUARY 27, 2026
PLANNING & DEVELOPMENT DEPARTMENT

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Charles C Chang</u>	NAME: <u>RAJESH KR MITTAL</u>
ADDRESS: <u>5720 BUFORD Hwy Suite 200</u>	ADDRESS: <u>3771 OLD BRIDGEWAY</u>
CITY: <u>NORCROSS</u>	CITY: <u>DULUTH</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>404-403-2260</u>	PHONE: <u>678 367 8253</u>
CONTACT PERSON: <u>Charles Chang</u> PHONE: <u>404-403-2260</u>	
CONTACT'S E-MAIL: <u>CDDC.ATL@YAHOO.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>BG1</u> ACREAGE: <u>0.23</u>	
PARCEL NUMBER(S): <u>R5143026</u>	
ADDRESS OF PROPERTY: <u>351 WEST PIKE ST.</u>	
PROPOSED USE: <u>Shared kitchen</u>	

Charles C Chang
SIGNATURE OF APPLICANT DATE

Rajesh Kr Mittal
SIGNATURE OF OWNER DATE

Charles C Chang
TYPED OR PRINTED NAME

RAJESH KR MITTAL
TYPED OR PRINTED NAME

Quang Xuan Do Feb 20, 26
NOTARY PUBLIC DATE

Quang Xuan Do Feb 20, 26
NOTARY PUBLIC DATE

Quang Xuan Do
NOTARY PUBLIC

Quang Xuan Do
NOTARY PUBLIC

Forsyth County, GEORGIA
My Commission Expires
06/21/2027

Forsyth County, GEORGIA
My Commission Expires
06/21/2027



LAWRENCEVILLE

Planning & Development

BFR2026-0002
RECEIVED FEBRUARY 27, 2026
PLANNING & DEVELOPMENT DEPARTMENT

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

2.

BFR2026-0002
RECEIVED FEBRUARY 27, 2026
PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE APPLICATION

ADMINISTRATIVE

BOARD OF APPEALS

CITY COUNCIL

GENERAL INFORMATION

Unless otherwise provided for in the City of Lawrenceville Zoning Ordinance and Development Regulations, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Zoning Ordinance and Development Regulations, and The Code of City of Lawrenceville in accordance with the standards and procedures as set forth in the Zoning Ordinance, Article 9 Administration and Enforcement, and the Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance.

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street – variance not to exceed ten (10) feet; 2. Side Yard – variance not to exceed five (5) feet; 3. Rear Yard – variance not to exceed ten (10) feet.


APPLICANT INFORMATION

APPLICANT NAME: HAMENDRA PATEL

EMAIL: dino680@yahoo.com PHONE: 404 723 0932

STREET ADDRESS: 1174 CAMERON CREEK SUITE:

CITY: MARIETTA STATE: GA ZIP CODE: 30062

SIGNATURE OF APPLICANT:  DATE: 1/29/26


PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: RAJESH KR MUTTAL

EMAIL: RAJ@PESTOLOVE.COM PHONE: 678 367 8253

STREET ADDRESS: 3771 OLD BRIDGEWAY SUITE:

CITY: DUWTH STATE: GA ZIP CODE: 30096

SIGNATURE OF PROPERTY OWNER:  DATE:

SITE INFORMATION

VARIANCE DESCRIPTION: REDUCE THE 75' REQUIRED UNDISTURBED BUFFER TO NEW 37.5' TO BUILD DRIVEWAY 2 DUMPSTER BOX

STREET ADDRESS: 351 W. PIKE ST SUITE/UNIT #:

CITY: LAWRENCEVILLE STATE: GA ZIP CODE:

PIN: LOT NO.: BLOCK NO.:

Letter of intent 351 west pike st

From: Rajesh Kumar Mittal (raj@pestolove.com)
To: cddcatl@yahoo.com
Cc: annamittal56@gmail.com; agrawalanubha@yahoo.com
Date: Friday, February 13, 2026 at 10:41 AM EST

Dear Sir/Madam,

I am writing to inform you of my intent to develop land parcel number R5143026, located at 351 W Pike Street, Lawrenceville, GA 30046.

The proposed use for this property is a catering kitchen facility where food will be prepared exclusively for delivery. Please note that no customers will visit the premises, as all orders will be distributed off-site.

I kindly request your review and approval of this proposal at your earliest convenience. Should you require any additional information or documentation, please do not hesitate to contact me.

Thank you for your time and consideration.

Sincerely,
Rajesh Mittal

BFR2026-0002
RECEIVED FEBRUARY 27, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION

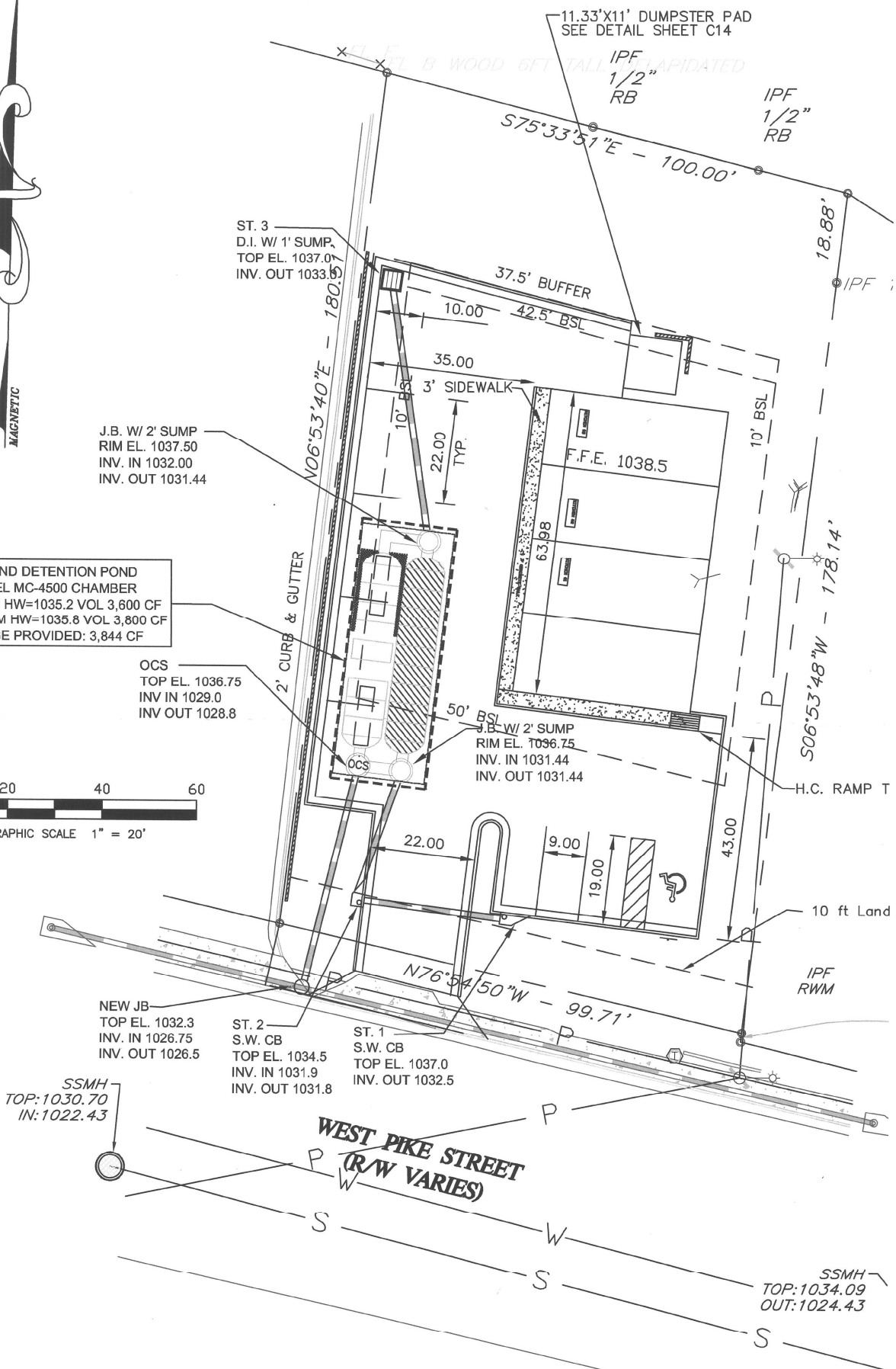
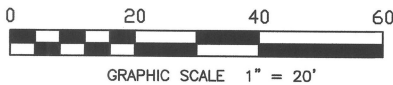
ALL THAT TRACT or parcel of land lying and being in Land Lot 143, 5th District, City of Lawrenceville, Gwinnett County, Georgia; containing 0.460 acres and being more particularly described according to a plat of survey prepared by Hannon, Meeks & Bagwell, Surveyors, dated October 4, 1983 recorded in Plat Book 33, Page 168B, Gwinnett County records, which plat is incorporated herein and made a part hereof by reference.

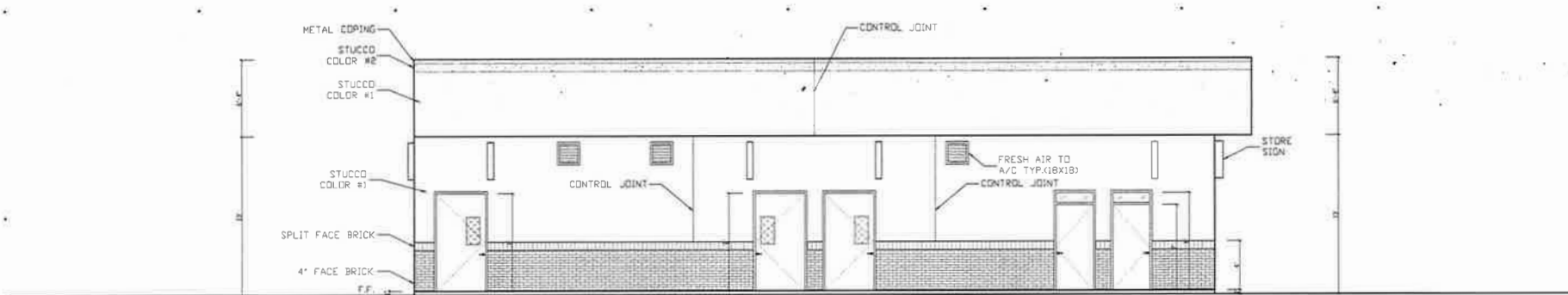
LESS AND EXCEPT that portion of the above-described property that lies within the right of way of West Pike Street a/k/a Georgia Highway No. 120.

BFR2026-0002
RECEIVED FEBRUARY 27, 2026
PLANNING & DEVELOPMENT DEPARTMENT

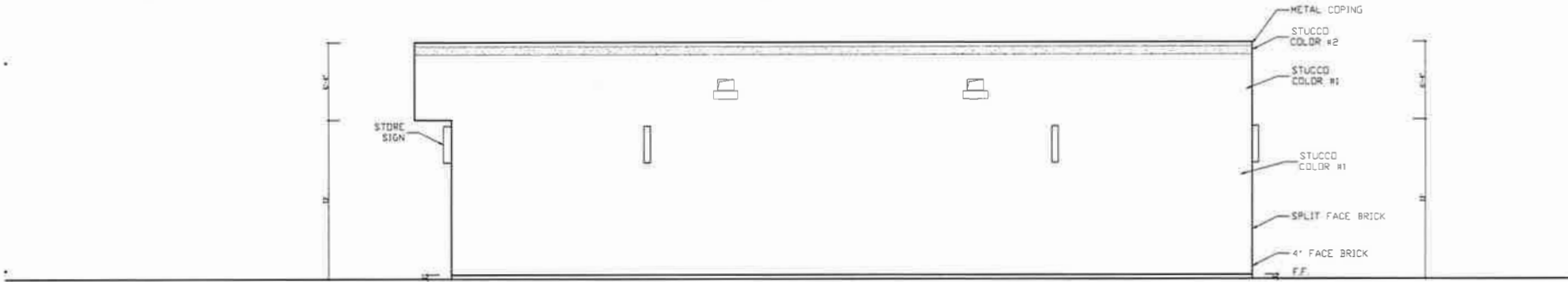


UNDERGROUND DETENTION POND
 2x40 LF MODEL MC-4500 CHAMBER
 25-YR STORM HW=1035.2 VOL 3,600 CF
 100-YR STORM HW=1035.8 VOL 3,800 CF
 TOT. STORAGE PROVIDED: 3,844 CF

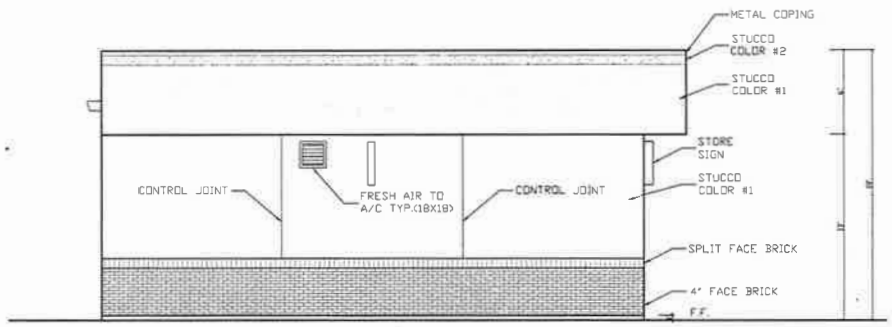




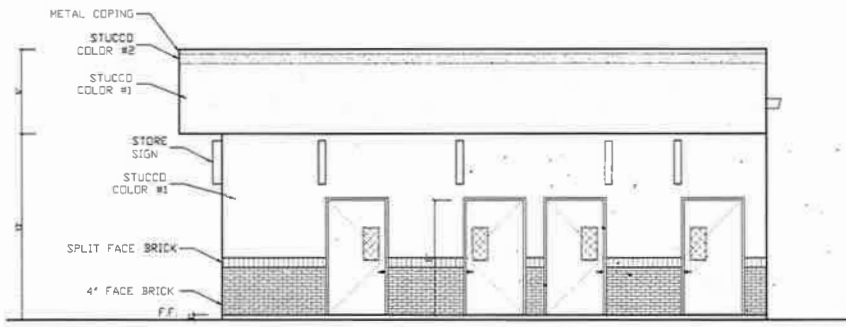
1 FRONT ELEVATION
1/4"=1'-0"



2 REAR ELEVATION
1/4"=1'-0"



3 LEFT SIDE ELEVATION
1/4"=1'-0"



4 RIGHT SIDE ELEVATION
1/4"=1'-0"

NAU, LLC
SHARED KITCHENS
WEST SIDE OF
LAURENSVILLE, GA 30049



CUSTOM DESIGN
&
DEVELOPMENT
CORPORATION
4729 WOODBURN HWY.
SUITE 100
HORCHOW, GA 30091
TEL: (770)-338-8868
FAX: (770)-678-3888

ELEVATIONS
NOTES & DETAIL

REVISION	BY

DRAWN BY:
SCALE: AS NOTED
PROJECT NO:
DATE: 10/21/2025
SHEET

A2.0
OF SHEETS

ISSUED/RELEASED FOR CONSTRUCTION

BFR2026-0002
RECEIVED FEBRUARY 27, 2026
PLANNING & DEVELOPMENT DEPARTMENT








LAWRENCEVILLE

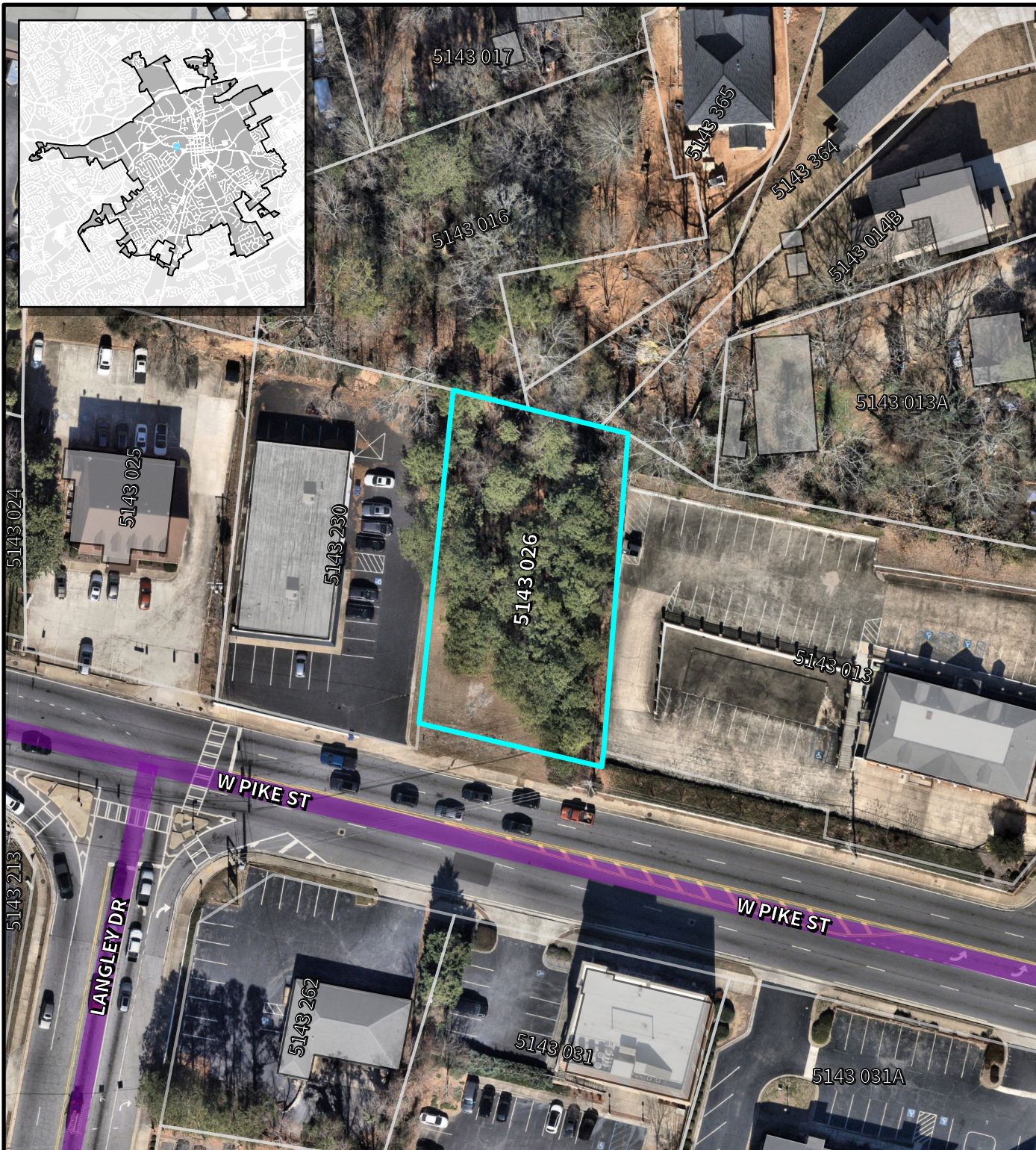
Planning & Development

Location Map & Surrounding Areas

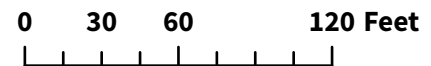
BFR2026-0002

Applicant:
Charles Chang

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



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





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2026-0002

Applicant:
Charles Chang

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 RS-150 Single-Family Residential



Imagery Date: 01/13/2026

Map Date: 03/03/2026

Map Scale: 1:900

0 30 60 120 Feet



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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2026-0002

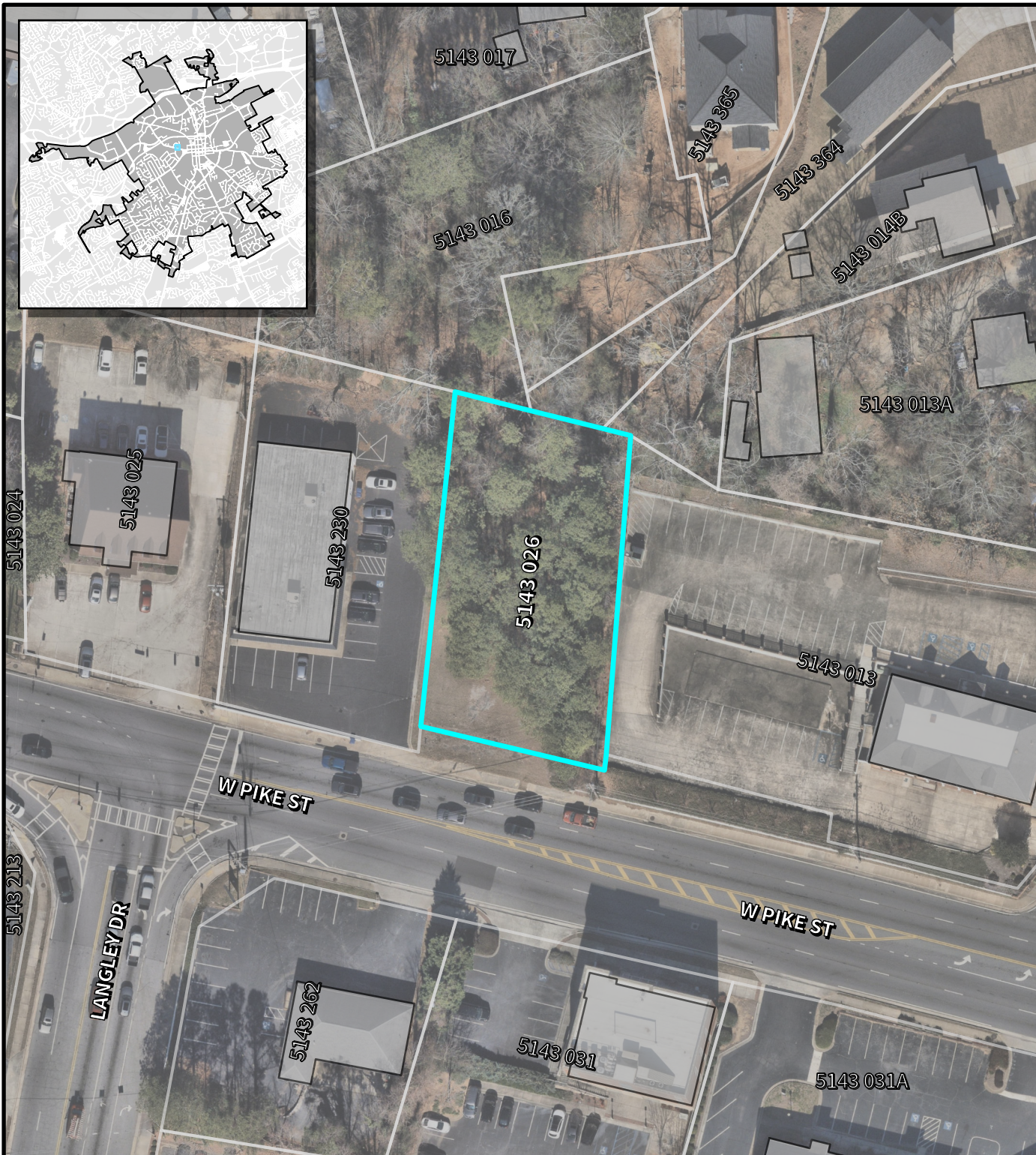
Applicant:
Charles Chang

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown



Imagery Date: 01/13/2026

Map Date: 03/03/2026

Map Scale: 1:900

0 30 60 120 Feet



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LAWRENCEVILLE

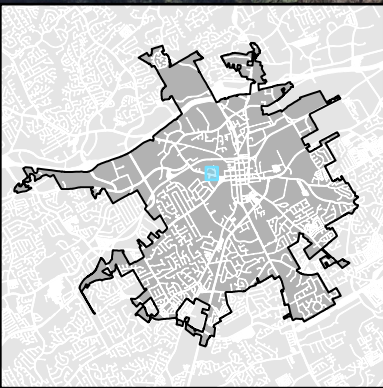
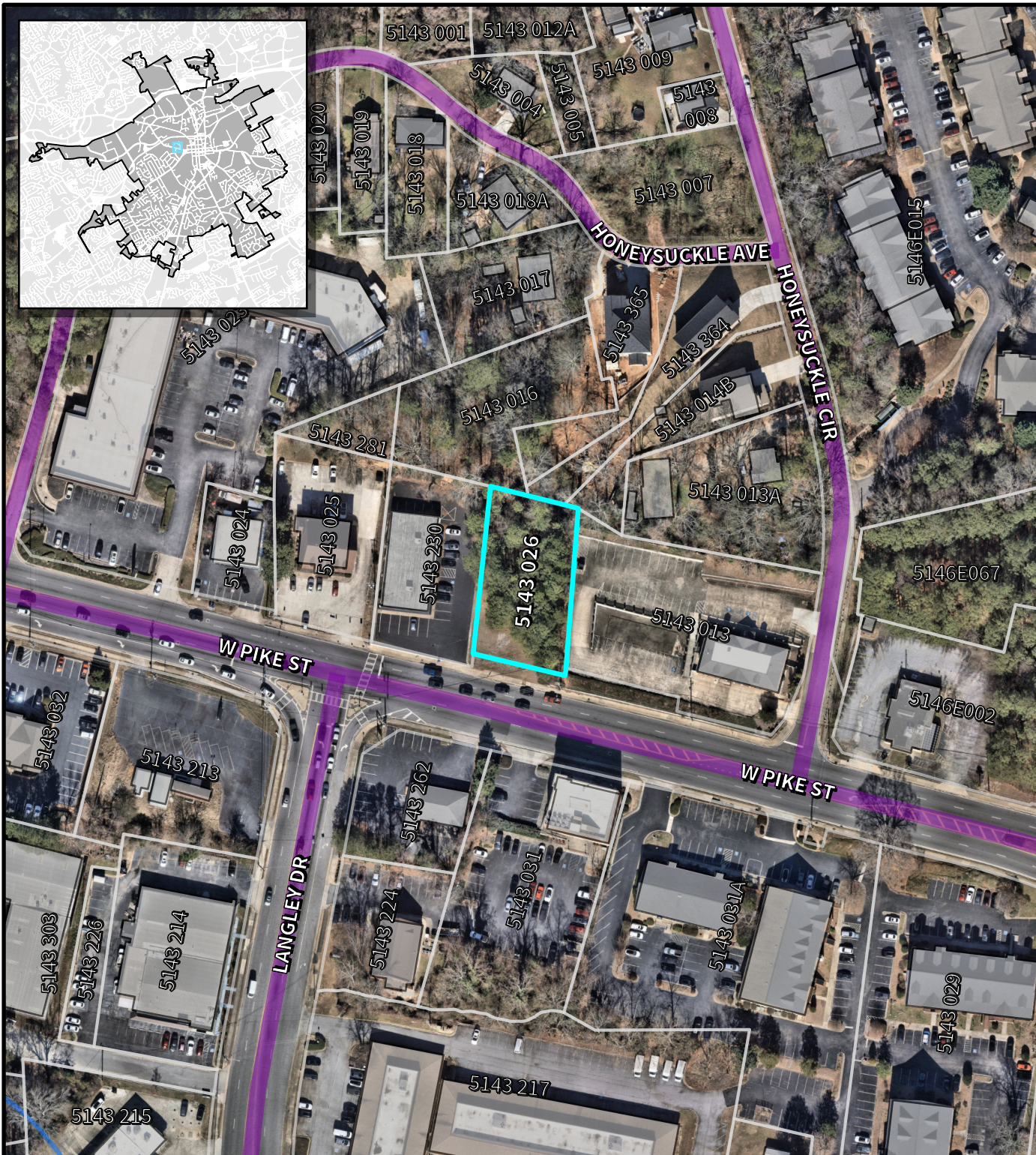
Planning & Development

Location Map & Surrounding Areas

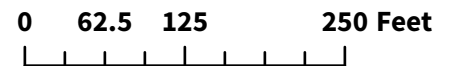
BFR2026-0002

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





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas






BFR2026-0002

Applicant:
Charles Chang

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

Zoning Districts

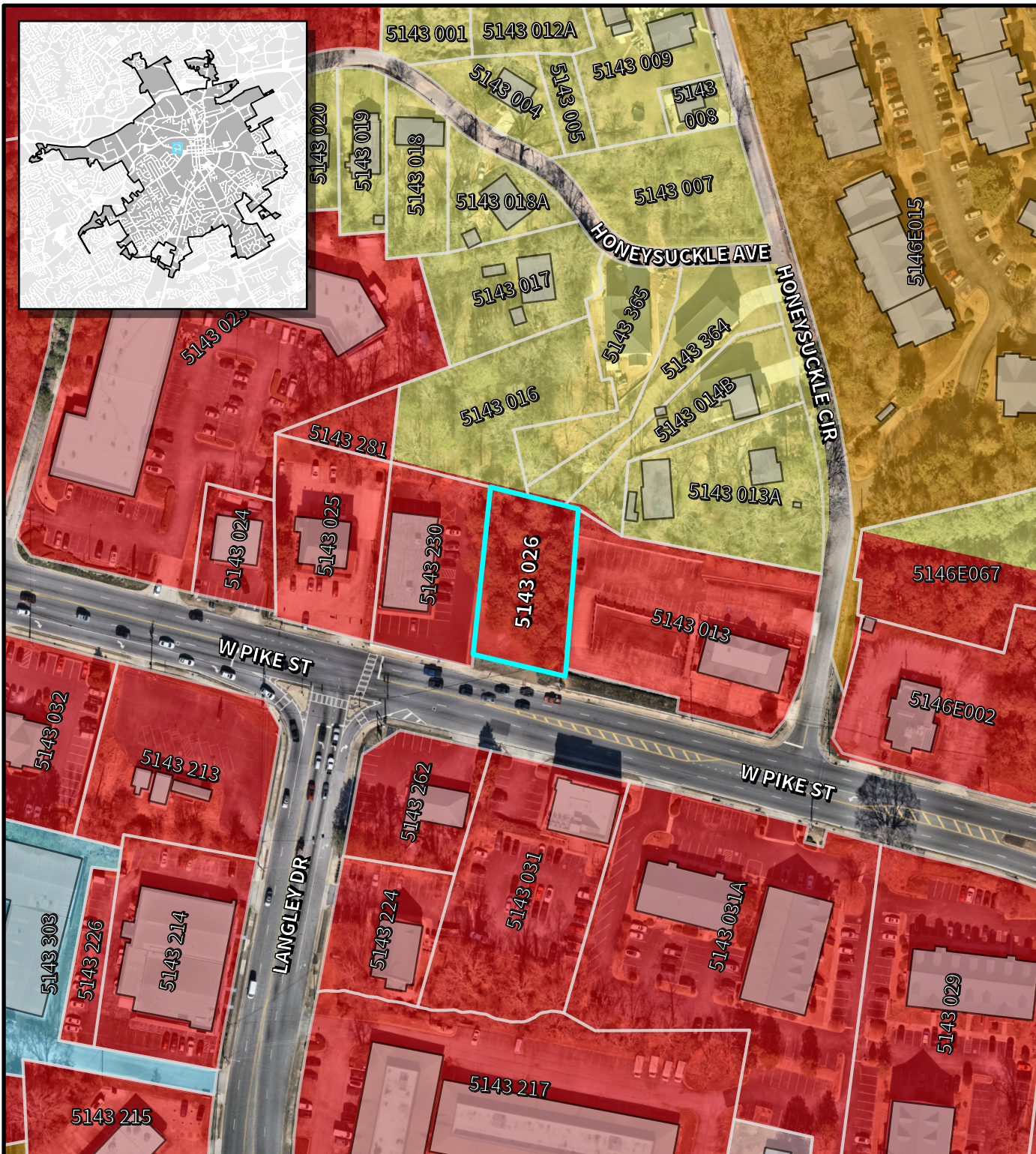
-  **BG** General Business
-  **LM** Light Manufacturing
-  **OI** Office/Institutional
-  **RM-12** Multifamily Residential
-  **RS-150** Single-Family Residential

Imagery Date: 01/13/2026

Map Date: 03/03/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2026-0002

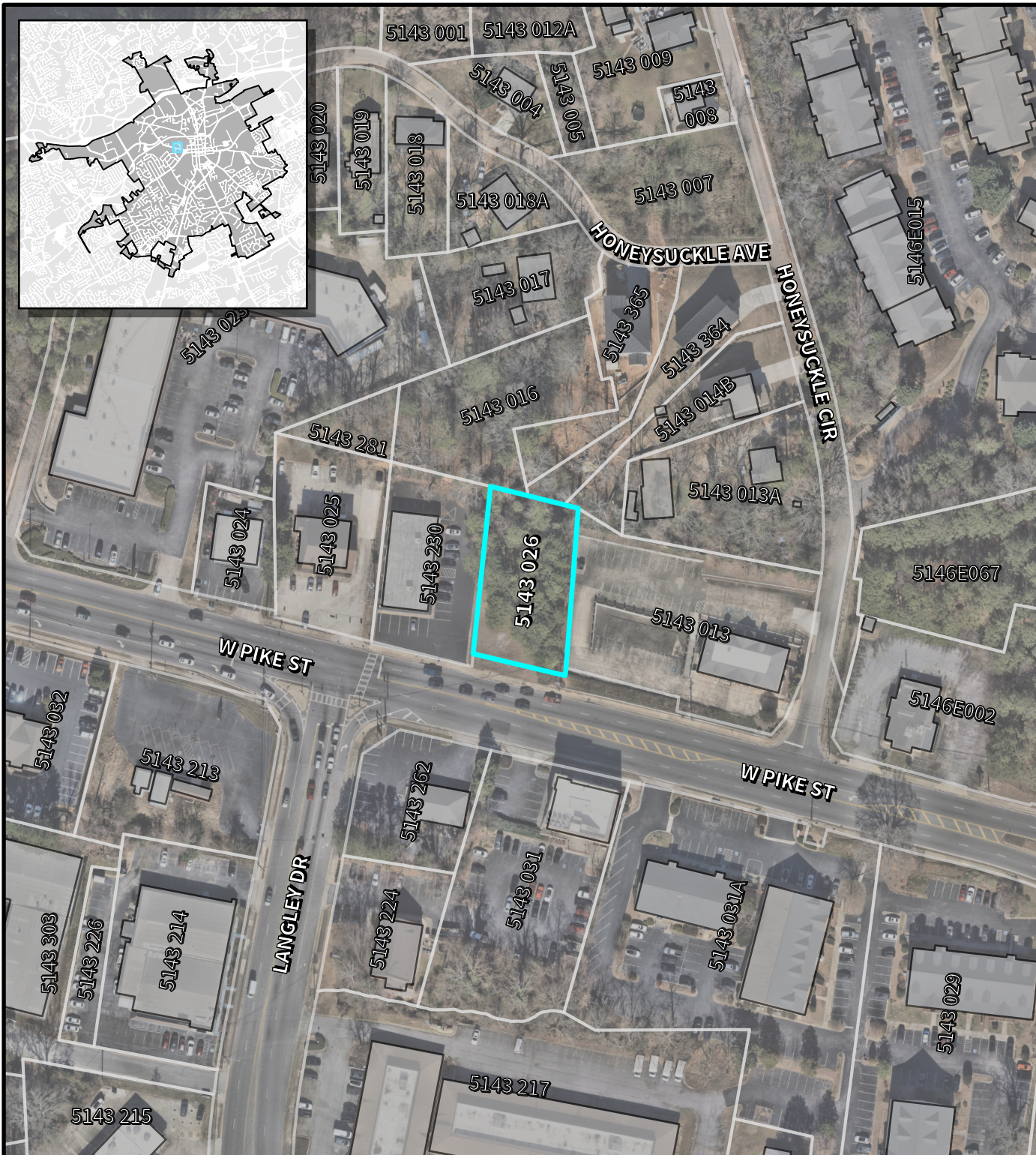
Applicant:
Charles Chang

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown



Imagery Date: 01/13/2026

Map Date: 03/03/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



N





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, MAY 4, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZC2026-0002 & BFR2026-0004; Jennifer Hickey (Friendship Forest Academy, Inc.); 521 Scenic Highway

Department: Planning and Development

Date of Meeting: Monday, May 4, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone property from ON (Office Neighborhood) to OI (Office Institutional) and Buffer reduction from 50 feet to 0 feet between dissimilar zoning classifications.

Planning & Development Recommendation: Approval with Conditions

Planning Commission Recommendation:

Summary: The applicant requests the rezoning of an approximately 0.59-acre parcel at 521 Scenic Highway. The applicant proposes a rezoning from ON (Office - Neighborhood District) to OI (Office Institutional District), along with a concurrent buffer reduction, to develop a small school for neurodivergent children. The subject property is known as Lot 3, Unit 2 of the Scenic Forest subdivision, located along the western right-of-way of Scenic Highway, south of its intersection with Hickory Lane.

Attachments/Exhibits:

- RZC2026-0002 & BFR2026-0004_ATTCH_04172026



LAWRENCEVILLE

Planning & Development

REZONING AND BUFFER REDUCTION

CASE NUMBER(S): RZC2026-0002 & BFR2026-0004

APPLICANT(S): JENNIFER HICKEY

PROPERTY OWNER(S): MARC CAIN – CUZ PROPERTIES LLC

LOCATION(S): 521 SCENIC HIGHWAY

PARCEL IDENTIFICATION NUMBER(S): 5116 106

APPROXIMATE ACREAGE: 0.59 ACRES

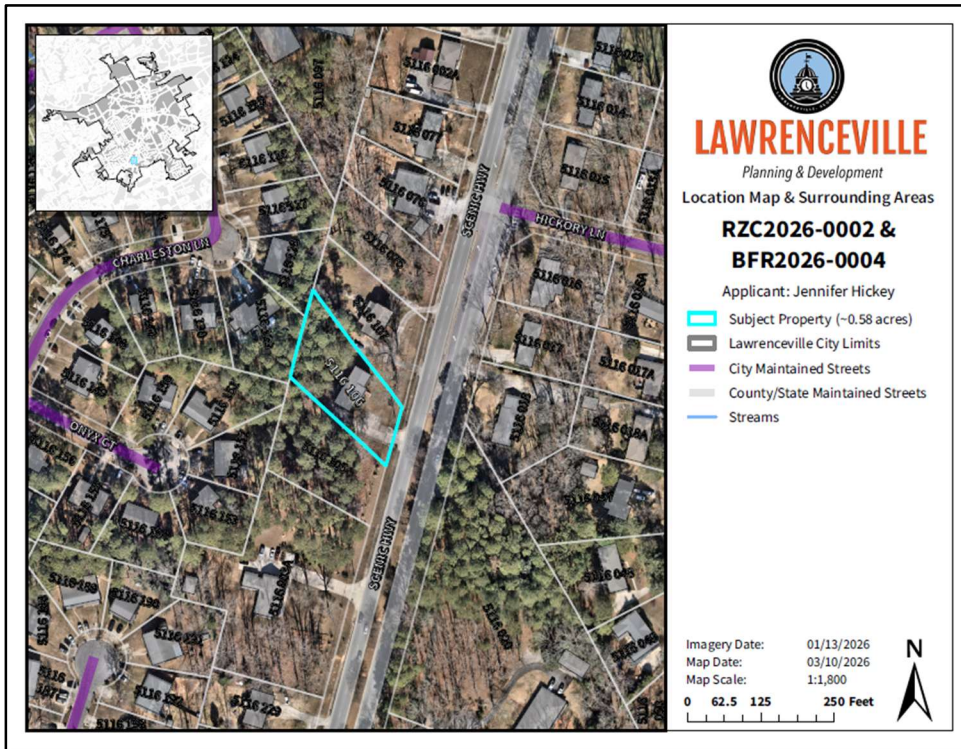
CURRENT ZONING: ON (OFFICE NEIGHBORHOOD DISTRICT)

PROPOSED ZONING: OI (OFFICE INSTITUTIONAL DISTRICT)

PROPOSED DEVELOPMENT: SPECIAL NEEDS SCHOOL

DEPARTMENT RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



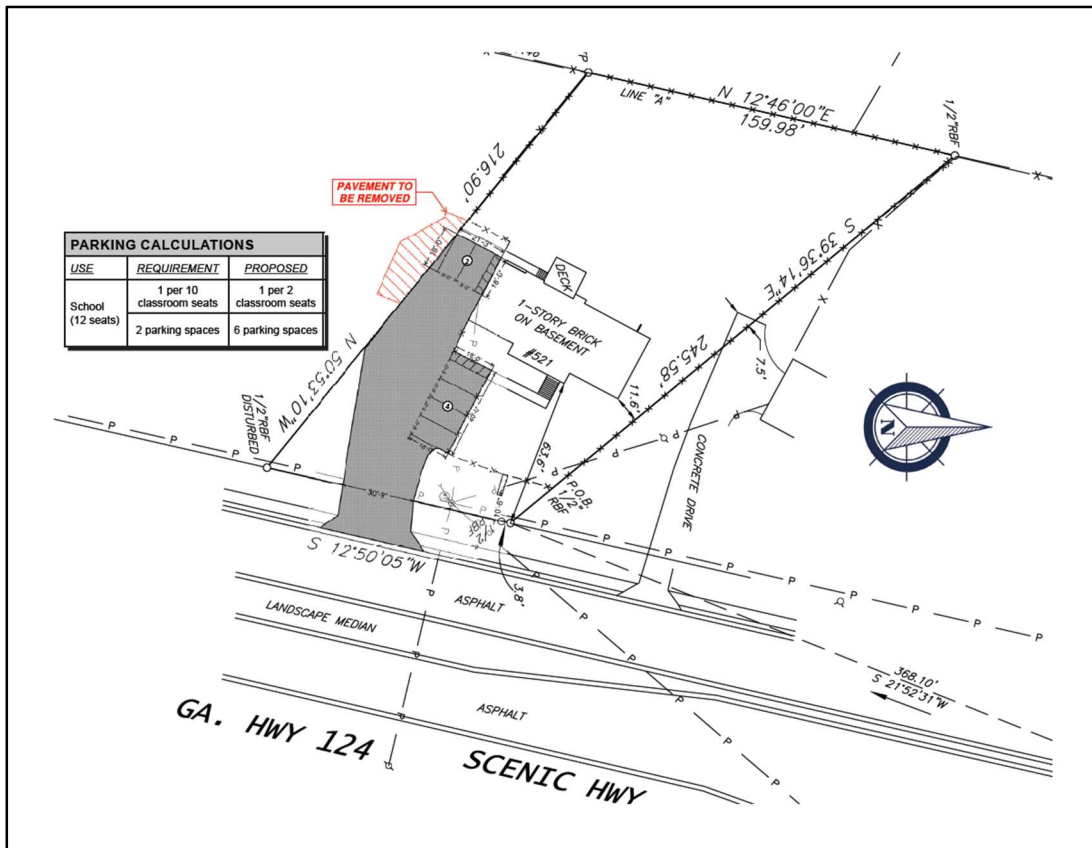
ZONING HISTORY

The subject property was zoned RS-180 (Single Family Residential District) in 1962 and was rezoned to ON (Office Neighborhood District) in 1997 (RZ-97-16) for use as an attorney's office; this remains its current zoning classification.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 0.59-acre parcel at 521 Scenic Highway. The applicant proposes a rezoning from ON (Office - Neighborhood District) to OI (Office Institutional District), along with a concurrent buffer reduction, to develop a small school for neurodivergent children. The subject property is known as Lot 3, Unit 2 of the Scenic Forest subdivision, located along the western right-of-way of Scenic Highway, south of its intersection with Hickory Lane.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The subject property currently consists of a two-story, 3,141 square-foot ranch house constructed in 1973. The last recorded use of the property is as a law office, which had been its primary use since 1997. Existing site features include a curb-cut, driveway, monument sign, parking, and landscaping.

The letter of intent provided by the applicant describes the proposed use as follows:

The proposed school will provide individualized educational services for children ages approximately 5–14 with learning differences such as autism, ADHD, and related neurodevelopmental profiles. The program is intentionally small and relationship-based, emphasizing individualized instruction, calm learning environments, and strong student-teacher relationships.

The applicant proposes some site improvements, such as a repaved and restriped parking area (including removal of concrete that encroaches on a neighboring property), a 4-foot-tall decorative iron fence with brick pillars in the front yard, a 6-foot-tall privacy fence in the side and rear yards, and improved decorative landscaping in the front yard. No exterior modifications are proposed for the primary structure.

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	25,918 sq. ft	N/A
Lot Width	100 ft	106 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	<i>Major Arterials, State Highways, and Access Roads parallel to expressways</i>	<i>Major Arterial</i>	<i>N/A</i>

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
OI / RS-180	<i>50 feet</i>	<i>0 feet</i>	<i>Approval w/ Conditions</i>

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

Standard	Requirement	Proposal	Recommendation
Parking: School, Primary or Secondary (12 seats)	<i>1 per 10 classroom seats 2 parking spaces</i>	<i>1 per 2 classroom seats 6 parking spaces</i>	<i>N/A</i>

Along with the requested rezoning, the applicant is requesting to reduce the required undisturbed buffer on the southern property line (adjoining with a property zoned RS-180) from 50 feet to 0 feet. The justifications provided include a lack of any residential development on the adjacent property as well as the fact that the existing development on the subject property is within this buffer area. Enforcement of current buffer standards would require removal of all improvements and structures from the subject property and render nearly half of the lot undevelopable; this may be considered an unreasonable requirement. As such, the buffer reduction request may be appropriate.

No other adjustments from lot development and parking standards 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.

In addition to the above requirements, private schools are also subject to the following supplementary regulations per Article 2 of the 2020 Lawrenceville Zoning Ordinance:

200.3.70 SCHOOLS AND COLLEGES (PRIVATE)

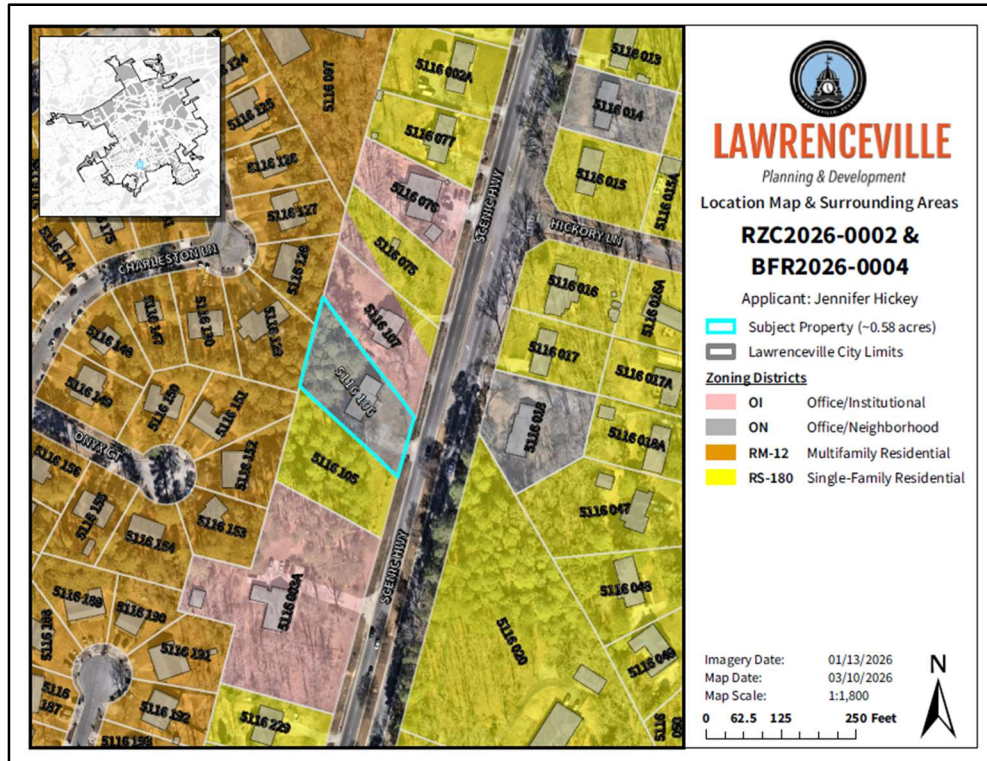
- A. The proposed facility shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.
- B. The proposed facility shall be located on a parcel of land with a minimum of two hundred (200) feet of road frontage.
- C. The proposed site contains at least five acres of land with at least four acres lying outside of any 100-year FEMA Flood Hazard area.
- D. Proposed buildings are setback not less than 50 feet from any street and not less than 20 feet from any side or rear property line. Note: If an abutting property is zoned non-residential, the minimum side and rear yard setbacks for the buildings shall match the minimum setbacks required of the adjacent zoning category where it abuts the non-residential category.
- E. Parking is not to be located within the 50-foot front yard setback.
- F. When adjacent to a property zoned for a single-family detached residential use, a buffer of at least 40 feet shall be provided along the common property line(s).
- G. The tract shall be one contiguous zoning classification.
- H. A Special Use Permit is required in AR zoning districts.

The following variances are requested:

- A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection B. Allows for a reduction of the minimum required road frontage from two hundred (200) feet to one hundred and six (106) feet.
- A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection C. Allows for a reduction of the minimum required lot size from five (5) acres to 0.595 acres.
- A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection D. Allows for a reduction of the minimum required side setback from twenty (20) feet to ten (10) feet.
- A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection E. Allows for parking to be located within the required fifty (50) foot front yard setback.
- A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection F. Eliminates the required buffer with a property zoned for single-family detached residential use.

The applicant contends that the supplementary standards for private schools are designed for larger institutional campuses and that applying them to a significantly smaller site would create undue hardship. Given the limited scale of the proposed school and its relatively small number of students and staff, the requested variances may be justified.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

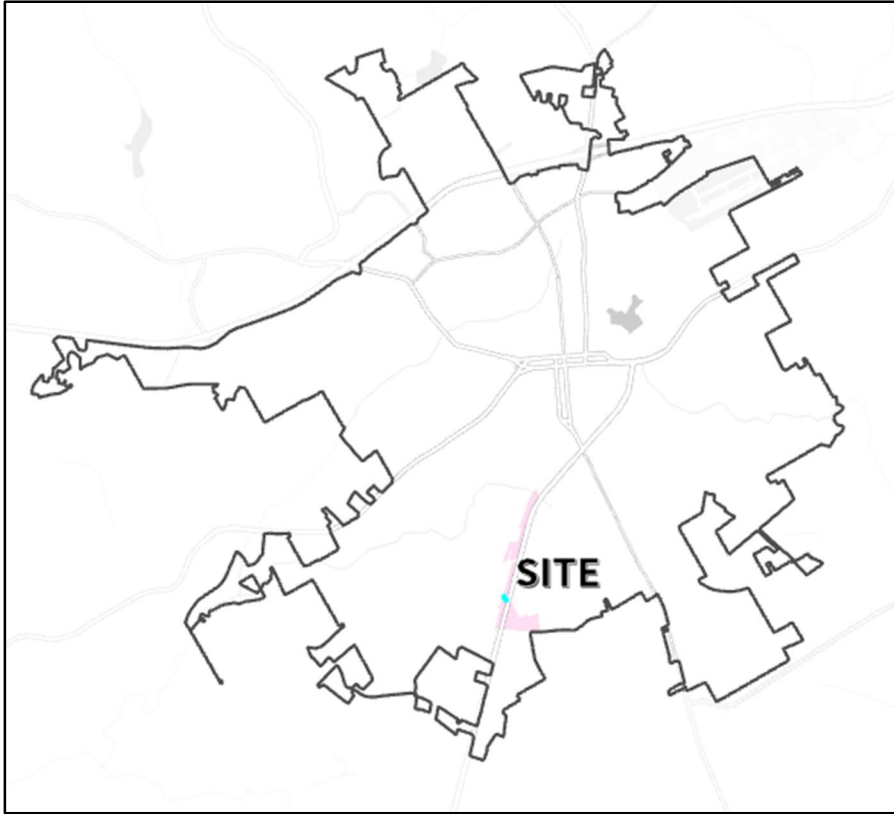


SURROUNDING ZONING AND USE

The Scenic Highway corridor near its intersection with Hickory Lane is an area predominately characterized by single-family homes, which are split between use as residential dwellings and institutional/commercial offices. The parcels immediately adjacent to the subject property are zoned OI (Office Institutional District), RS-180 (Single-Family Residential District), and RM-12 (Multifamily Residential District).

Given the concentration of OI-zoned properties utilized for office and institutional uses along the western side of Scenic Highway, the proposed rezoning to OI for a special needs school may be consistent with the existing zoning and development pattern in the area.

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

The applicant requests rezoning of a 0.59-acre parcel at 521 Scenic Highway from ON to OI, along with a buffer reduction, to allow a small private school serving neurodivergent children. The site, currently developed with a former law office, requires only minor improvements.

While the proposal meets general OI standards and aligns with the Office character area of the 2045 Comprehensive Plan, it requires multiple variances from supplementary standards due to the site’s limited size, including reductions in frontage, lot area, setbacks, parking placement, and elimination of the required buffer. Given the low-intensity use, surrounding zoning and development patterns, and similar nearby rezonings, the request may be appropriate with mitigation. Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning and buffer reduction.

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 small private school is compatible with the mix of office and residential uses along the Scenic Highway corridor and aligns with the existing pattern of residential-to-office conversions in the area.

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

With appropriate conditions for screening, fencing, and site design, the proposal is not expected to adversely affect adjacent properties; however, the elimination of the required buffer may necessitate careful mitigation.

- 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 proposed rezoning allows for continued adaptive reuse of the existing structure in a manner consistent with surrounding institutional and office uses.

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

The proposed school is small in scale with limited enrollment and staff, and is not expected to create excessive impacts on traffic, utilities, or public services.

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

The request is generally consistent with the 2045 Comprehensive Plan’s Office character area, supporting low-intensity institutional and professional uses along major corridors.

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

The property’s size, existing development within buffer areas, and the prevalence of similar office/institutional uses along Scenic Highway support the request.

Similar rezoning requests have been approved recently in the general vicinity, such as at 405 Scenic Highway (RZC2023-00047, approved 6/21/2023) and at 320 & 327 Scenic Highway (RZC2025-00072, approved 12/10/2025). An ongoing case at 277 Scenic Highway will be heard at the end of April 2026 (RZC2025-00074).



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS – 05042026

RZC2025-0002

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, including a small private school serving neurodivergent children.
- B.** The maximum enrollment, staffing levels, and hours of operation shall be subject to review and approval by the Director of Planning and Development to ensure compatibility with adjacent residential properties.
- C.** Final building design, site design, fencing, and exterior appearance shall be approved by the Director of Planning and Development.
- D.** Temporary promotional displays (including tents, canopies, banners, balloons, and similar items), yard signs, and sign-twirlers shall be prohibited.
- E.** Outdoor storage, peddlers, and parking lot sales unrelated to the approved use 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.** All site improvements, including parking, drive aisles, curb cuts, and internal circulation, shall be in general conformity with the submitted site plan, received by the Planning and Development Department on April 1, 2026.
- B.** Any existing encroachments into setbacks, buffers, or adjacent properties shall be removed prior to issuance of 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 existing structure shall maintain a residential appearance, with exterior modifications limited to minor improvements or maintenance unless otherwise approved.
 - E.* All fencing (four-foot-tall decorative fence in front yard and six-foot-tall privacy fencing in and rear yards) shall be installed as shown on the approved site plan and maintained in good condition.
 - 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 500 square feet gross floor area in accordance with the submitted site plan; all parking shall be provided and maintained an approved hard surface and striped.
 - H.* Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
 - I.* 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.
 - J.* Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.
 - K.* If provided, dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 3.** The following variances are approved:
- A.* A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection B. Allows for a reduction of the minimum required road frontage from two hundred (200) feet to one hundred and six (106) feet.
 - B.* A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection C. Allows for a reduction of the minimum required lot size from five (5) acres to 0.595 acres.
 - C.* A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection D. Allows for a reduction of the minimum required side setback from twenty (20) feet to ten (10) feet
 - D.* A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection E. Allows for parking to be located within the required fifty (50) foot front yard setback.

- E.* A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection F. Eliminates the required buffer with a property zoned for single-family detached residential use.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_05042026

BFR2026-00002

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

- 1. To restrict the Buffer Reduction as follows:**
 - A.** Eliminates the required fifty (50) foot buffer along the southern property line adjacent to a RS-180 zoning district, reducing the buffer to zero (0) feet.
 - B.** The buffer reduction shall apply only to the existing structure and site improvements as shown on the site plan received April 1, 2026, and shall not authorize additional building area or expansion beyond what is approved.
 - C.** Enhanced screening shall be provided along the southern property line as follows:
 - i.** Where feasible, enhanced landscaping shall be installed within the front yard portion, subject to review and approval by the Director of Planning and Development.
 - ii.** A minimum six (6) foot opaque fence and supplemental landscaping shall be installed and maintained along the side and rear yard portions to mitigate impacts on adjacent residential properties.
 - D.** All site improvements shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
 - 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.
 - F.** All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

RZC2026-0002 & BFR2026-0004
RECEIVED MARCH 6, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jennifer Hickey</u>	NAME: <u>Marc Cain - Cuz Properties LLC</u>
ADDRESS: <u>12 Bethesda Church Rd</u>	ADDRESS: <u>1485 Temple Johnson Road</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
CONTACT PERSON: <u>Jennifer Hickey</u> PHONE: <u>321-298-4331</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>O-N</u> REQUESTED ZONING DISTRICT: <u>O-I</u>	
PARCEL NUMBER(S): <u>5116 106</u> ACREAGE: <u>0.595</u>	
ADDRESS OF PROPERTY: <u>521 Scenic Hwy, Lawrenceville, GA, 30046</u>	

J Hickey 3-4-2026
SIGNATURE OF APPLICANT DATE

Marc Cain 3/4/26
SIGNATURE OF OWNER DATE

Jennifer Hickey
TYPED OR PRINTED NAME

Marc Cain
TYPED OR PRINTED NAME

Alissa Legates 3-4-26
NOTARY PUBLIC DATE

Alissa Legates 3-4-26
NOTARY PUBLIC DATE



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

RZC2026-0002 & BFR2026-0004
RECEIVED MARCH 6, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

BUFFER REDUCTION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Friendship Forest Academy</u>	NAME: <u>Marc Cain</u>
ADDRESS: <u>12 Bethesda Church Rd</u>	ADDRESS: <u>1485 Temple Johnson Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>770-322-4361</u>	PHONE: <u>770-963-6427</u>
CONTACT PERSON: <u>Jennifer Hickey</u> PHONE: <u>321-298-4331</u>	
CONTACT'S E-MAIL: <u>jennifer@friendshipforestacademy.org</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>O-N (applying for O-I)</u> ACREAGE: <u>0.67</u>	
PARCEL NUMBER(S): <u>5116 106</u>	
ADDRESS OF PROPERTY: <u>521 Scenic Hwy Lawrenceville, GA 30046</u>	
PROPOSED BUFFER: <u>0 feet along the southern property line, which is adjacent to property zoned RS-150</u>	

Jennifer Hickey 3-6-2026
SIGNATURE OF APPLICANT DATE

Jennifer Hickey
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC



Marc Cain 03-06-2026
SIGNATURE OF OWNER DATE

Cuz Properties
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC



RZC2026-0002 & BFR2026-0004
RECEIVED MARCH 6, 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? 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.



LETTER OF INTENT

Re: Rezoning and Variance Request

Property Address: 521 Scenic Hwy, Lawrenceville, GA 30046

Parcel ID: 5116 106

Applicant: Friendship Forest Academy, Inc.

To:
City of Lawrenceville
Planning and Development Department
70 S. Clayton Street
Lawrenceville, Georgia 30046

Introduction and Proposed Use

This Letter of Intent is submitted in support of the Applicant’s request to rezone the property located at 521 Scenic Hwy from **Office–Neighborhood (O-N)** to **Office–Institutional (O-I)** to allow the operation of a small private school serving neurodivergent children.

The proposed school will provide individualized educational services for children ages approximately **5–14** with learning differences such as autism, ADHD, and related neurodevelopmental profiles. The program is intentionally small and relationship-based, emphasizing individualized instruction, calm learning environments, and strong student-teacher relationships.

Key characteristics of the school include:

- Maximum class size of **six (6) students**
- Highly individualized instruction
- Approximately **2:1 student-to-teacher ratio**
- Standard school hours (approximately 8:30 a.m.–3:30 p.m., Monday–Friday)
- No athletic fields, stadium lighting, or large assemblies

Initial enrollment is anticipated to be approximately **12 students**, with fewer than ten staff members on site daily. The school model is intentionally limited in scale in order to preserve individualized educational support and maintain minimal impact on surrounding properties.

Site Conditions and Planned Use

The Applicant does not have immediate plans for structural changes to the existing building or site improvements. The property will be used as currently developed to the extent practicable. The Applicant acknowledges that parking may eventually need to be reconfigured to meet commercial standards. Should parking reconfiguration become necessary in the future, the Applicant will address such changes through the appropriate procedures with the Planning and Development Department and City Council at that time.



The existing monument sign on the property will remain unchanged.

The Applicant is aware of and intends to fully comply with the City of Lawrenceville Zoning Ordinance, Article 2 Supplementary and Accessory Standards, Section 200.3.36 (Fences and Walls), and will ensure that any existing or future fencing on the property conforms to those requirements.

Rezoning Justification (O-N to O-I)

The requested rezoning from **Office–Neighborhood (O-N)** to **Office–Institutional (O-I)** is appropriate for this property and proposed use.

The Office–Institutional designation better reflects the intended use of the property for a small educational institution while maintaining compatibility with surrounding office and residential development patterns. Institutional uses such as schools are commonly located within office districts due to their similar operational characteristics, including daytime hours, limited evening activity, and moderate traffic patterns.

The property is located within the **Office Character Area as identified in the City of Lawrenceville 2045 Comprehensive Plan**, which supports professional, office, and institutional uses that provide services to the surrounding community. The proposed use aligns with the goals of the Comprehensive Plan by utilizing existing developed land for a community-serving institutional purpose while maintaining compatibility with nearby development.

Buffer Reduction Request

The Applicant is requesting a reduction of the required **50-foot buffer along the southern property line**, which is adjacent to property zoned **RS-150**.

The proposed buffer would be **0 feet**.

This request is justified by several factors:

- The property is located within the **Office Character Area** according to the City of Lawrenceville 2045 Comprehensive Plan.
- The site has **already been developed in this manner**, and the area where the buffer would typically be located has already been cleared.
- The adjacent residential property is **currently undeveloped**, meaning there would be no disruption to existing residents.

Because of these conditions, the buffer requirement does not provide meaningful mitigation and would unnecessarily restrict the reasonable use of the property. The requested reduction will not adversely impact surrounding properties or neighborhood character.

Variance Requests



If required, we are seeking relief from the Zoning Ordinance, **Article 2 Supplementary and Accessory Standards, Section 200.3.70 Schools and Colleges (Private)** in the form of the following variances:

1. **A variance from the Article 2 Supplementary and Accessory Standards, Section 200.3.70 Schools and Colleges (Private), Part B.**

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

Allow for a reduction of the minimum required road frontage to one hundred and six (106) feet.

2. **A variance from the Article 2 Supplementary and Accessory Standards, Section 200.3.70 Schools and Colleges (Private), Part D.**

Proposed buildings are setback not less than 50 feet from any street and not less than 20 feet from any side or rear property line.

Allow for a reduction of the minimum required side setback to eleven (11) feet.

3. **A variance from the Article 2 Supplementary and Accessory Standards, Section 200.3.70 Schools and Colleges (Private), Part E.**

Parking is not located within the 50-foot front yard setback.

Allow for parking within the 50-foot front yard setback.

4. **A variance from the Article 2 Supplementary and Accessory Standards, Section 200.3.70 Schools and Colleges (Private), Part F.**

When adjacent to a property zoned for a single-family detached residential use, a buffer of at least 40 feet shall be provided along the common property line(s).

Allow for an elimination of the required buffer to 0 (zero) feet.

These dimensional and design requirements are generally intended for larger institutional campuses and traditional schools occupying substantially larger properties. Applying those standards to this small parcel would present an unnecessary hardship and would limit the reasonable use of the property. See also aforementioned justifications for the requested buffer reduction.

Given the small scale of the proposed school, the limited number of students and staff, and the existing site conditions, the requested variances are appropriate and will not negatively impact surrounding properties.

Conclusion

The proposed rezoning and associated requests will allow the property to be used for a **small, low-intensity educational program that serves an important community need.** The scale of the



school, its limited enrollment, and its daytime operational hours make it compatible with surrounding office and residential uses.

The request is consistent with the **Office Character Area identified in the Lawrenceville 2045 Comprehensive Plan**, and the requested variances and buffer reduction are justified by the existing development conditions and the small scale of the proposed institutional use.

The Applicant respectfully requests approval of the rezoning, buffer reduction, and any associated variances.

Thank you for your consideration.

Sincerely,

Jennifer Hickey
President, Board of Directors
Friendship Forest Academy, Inc.
12 Bethesda Church Rd.
Lawrenceville, GA 30044
770-322-4361
jennifer@friendshipforestacademy.org

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 116 of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia, containing 0.5952 acres (a/k/a Lot 3, Block “B” of Scenic Forest, Unit 2), as shown on that certain Survey for Karen B. Beyers, Atty., dated October 15, 1997, prepared by Michael A. Royston & Associates, Inc., certified by Michael A. Royston, GRL5 No. 1731, and being more particularly described according to said survey as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, begin at a point in the centerline of Georgia Highway 124 a/k/a Scenic Highway, which point is located 364.39 feet southwesterly along centerline to its point of intersection with the centerline of Hickory Lane (60 foot right of way), from said centerline of Georgia Highway 124 run thence in a generally northwesterly direction at an interior angle of 90 degrees from said centerline a distance of 56.0 feet to a point marked by an iron pin placed on the northwesterly right of way line of Georgia Highway 124 a/k/a Scenic Highway (112 foot right of way), which point marks the TRUE PLACE OR POINT OF BEGINNING.

FROM THE TRUE PLACE OR POINT OF BEGINNING AS THUS ESTABLISHED and continuing along the aforesaid right of way line south 12 degrees 55 minutes 09 seconds west a distance of 106.32 feet to a point marked by an iron pin placed, thence leaving the aforesaid right of way line run north 50 degrees 53 minutes 39 seconds west a distance of 216.96 feet to a point marked by an iron pin found; run thence north 12 degrees 46 minutes 00 seconds east a distance of 160.00 feet to a point marked by an iron pin found; run thence south 39 degrees 38 minutes 06 seconds east a distance of 245.76 feet to a point marked by an iron pin placed on the northwesterly right of way line of Georgia Highway 124 a/k/a Scenic Highway, which point marks the TRUE PLACE OR POINT OF BEGINNING.

SURVEYOR CERTIFICATION
 This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make 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, 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.

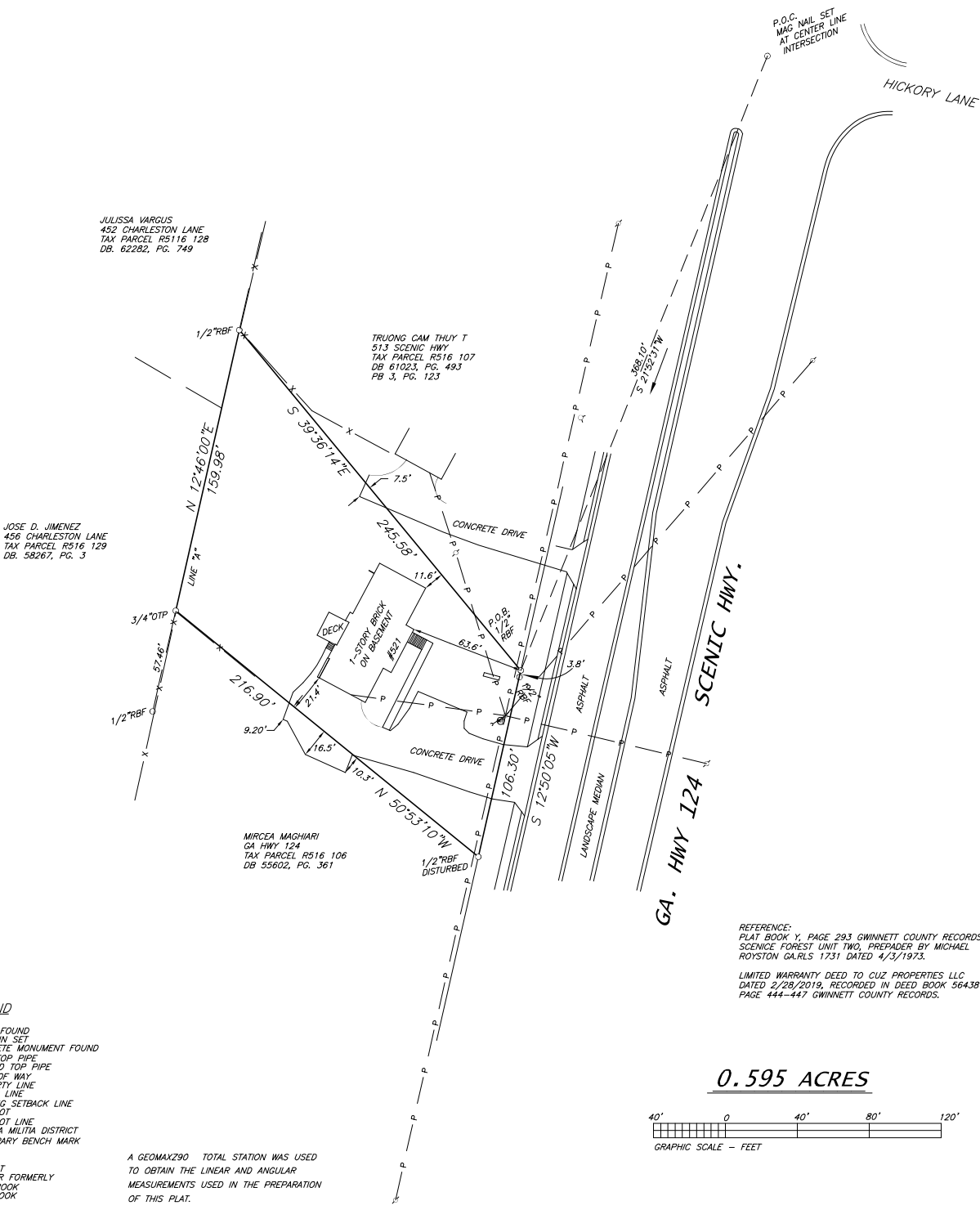
Ronald C Smith 2/15/2026

Ronald Calvin Smith, Ga. R.L.S. no. 292'



NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS DEPICTED AS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13135C0088F DATED 9/29/2006

THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT



RZC2026-0002 & BFR2026-0004
 RECEIVED MARCH 6, 2026
 PLANNING & DEVELOPMENT DEPARTMENT

REFERENCE:
 PLAT BOOK Y, PAGE 293 GWINNETT COUNTY RECORDS
 SCENICE FOREST UNIT TWO, PREPARED BY MICHAEL ROYSTON GA.RLS 1731 DATED 4/3/1973.
 LIMITED WARRANTY DEED TO CUZ PROPERTIES LLC DATED 2/28/2019, RECORDED IN DEED BOOK 56438 PAGE 444-447 GWINNETT COUNTY RECORDS.

0.595 ACRES



- LEGEND**
- R.B.F. = REBAR FOUND
 - I.P.S. = IRON PIN SET
 - C.M.F. = CONCRETE MONUMENT FOUND
 - O.T.P. = OPEN TOP PIPE
 - C.T.P. = CRIMPED TOP PIPE
 - R/W = RIGHT OF WAY
 - PL = PROPERTY LINE
 - CL = CENTER LINE
 - B.S.L. = BUILDING SETBACK LINE
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - G.M.D. = GEORGIA MILITIA DISTRICT
 - T.B.M. = TEMPORARY BENCH MARK
 - R. = RADIUS
 - CH. = CHORD
 - TAN. = TANGENT
 - N/O/F. = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - D.E. = DRAINAGE EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - F.F.E. = FINISHED FLOOR ELEVATION
 - (MH) = MANHOLE
 - (DI) = DRAIN INLET
 - (FH) = FIRE HYDRANT
 - (LP) = LIGHT POLE
 - (PP) = POWER POLE
 - (PL) = POWER LINE
 - (FL) = FENCE LINE
 - (WL) = WATER LINE
 - (GL) = GAS LINE
 - (V) = VALVE
 - (W) = WELL
 - (D) = DEED OR PLAT CALL
 - (P.O.C.) = POINT OF COMMENCEMENT
 - (P.O.B.) = POINT OF BEGINNING

A GEOMAX290 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,738 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 42,712 FEET.

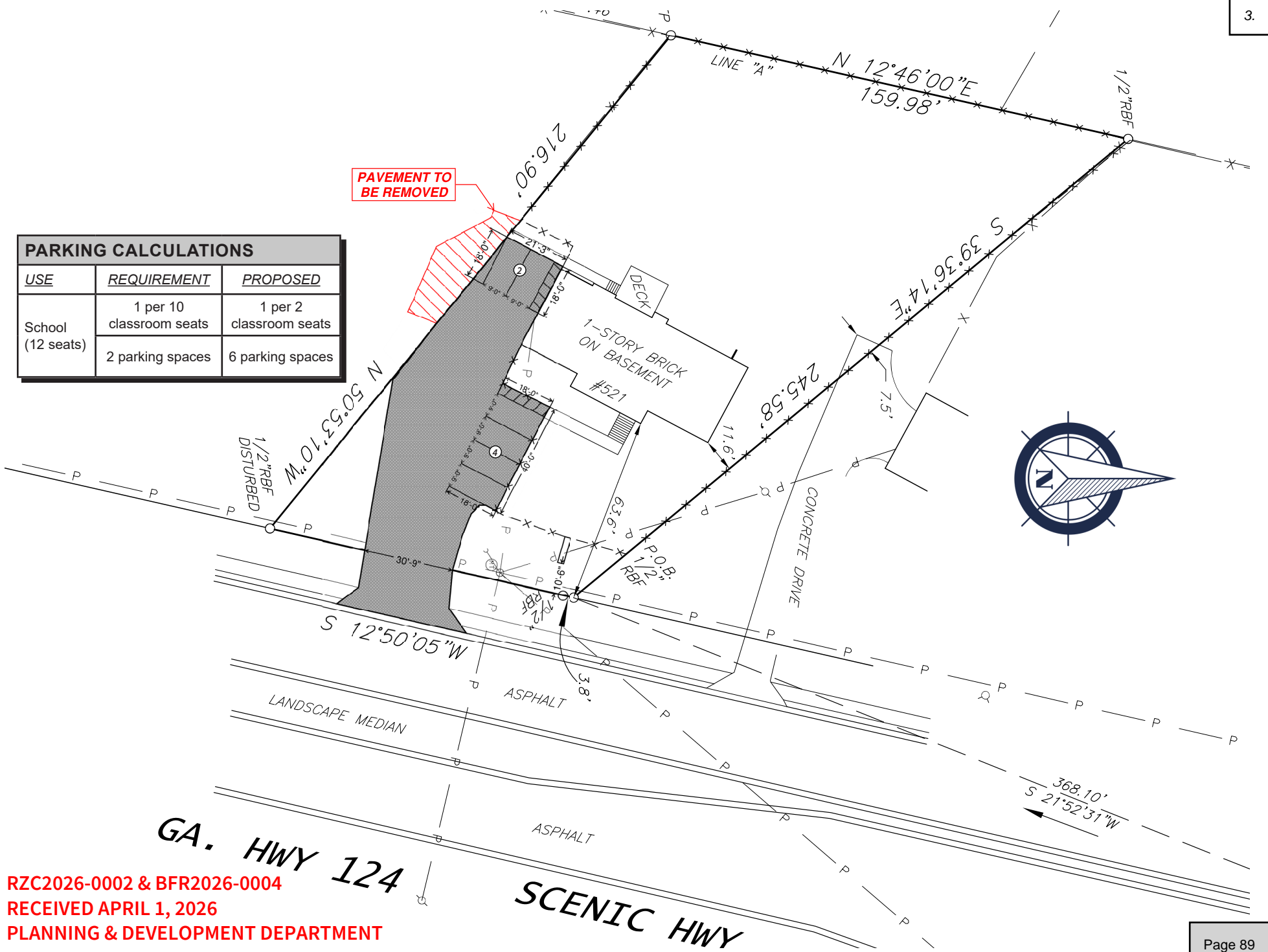
STATUTE OF REPOSE 9-3-20.2
 THE STATUTE OF REPOSE FOR THIS PLAT IS THE FIELD WORK DATE AS SHOWN IN THE TITLE BLOCK.

RETRACEMENT SURVEY FOR:

CUZ PROPERTIES, LLC

FIELD WORK DATE: 2/15/2026	DATE OF PLAT PREPARATION: 2/13/2026
LAND LOT(S) 116	5th DISTRICT GWINNETT CO
RONALD CALVIN SMITH, LLC	
244 BOULEVARD, MONROE GA. 30655 Phone 770-289-4175 LSF#1478	
SCALE: 1" = 40'	Page 88
JOB NO. 521SCENICHWY	

PARKING CALCULATIONS		
USE	REQUIREMENT	PROPOSED
School (12 seats)	1 per 10 classroom seats	1 per 2 classroom seats
	2 parking spaces	6 parking spaces



RZC2026-0002 & BFR2026-0004
 RECEIVED APRIL 1, 2026
 PLANNING & DEVELOPMENT DEPARTMENT

521 SCENIC HIGHWAY



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

EXISTING CONDITIONS



RZC2026-0002 & BFR2026-0004
RECEIVED MARCH 6, 2026
PLANNING & DEVELOPMENT DEPARTMENT

CONCEPTUAL RENDERING










LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

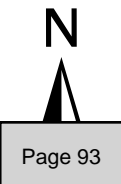
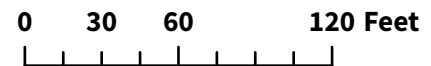
RZC2026-0002 & BFR2026-0004

Applicant: Jennifer Hickey

-  Subject Property (~0.58 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams



Imagery Date: 01/13/2026
 Map Date: 03/10/2026
 Map Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas





RZC2026-0002 & BFR2026-0004

Applicant: Jennifer Hickey

 Subject Property (~0.58 acres)

 Lawrenceville City Limits

Zoning Districts

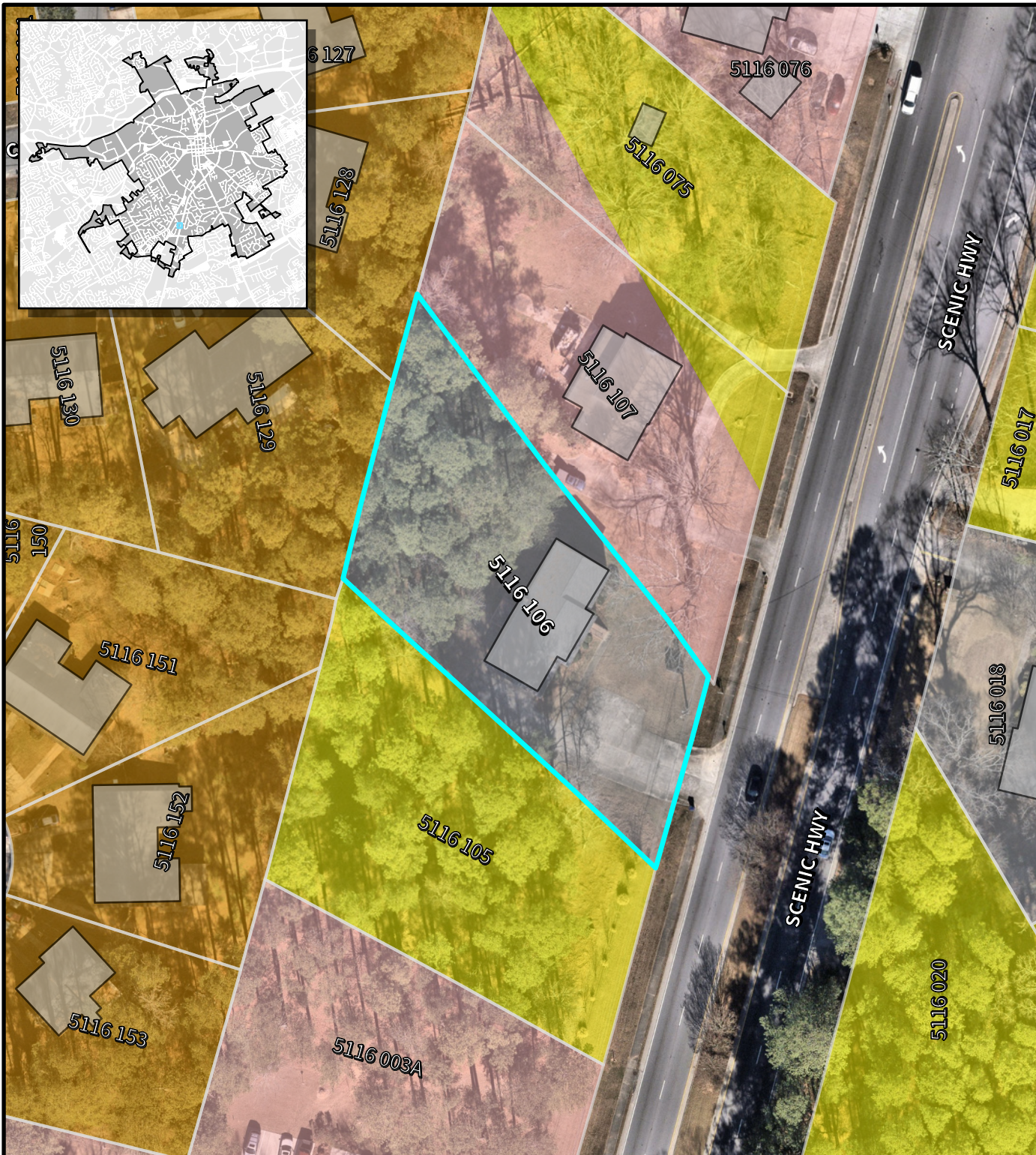
-  OI Office/Institutional
-  ON Office/Neighborhood
-  RM-12 Multifamily Residential
-  RS-180 Single-Family Residential

Imagery Date: 01/13/2026

Map Date: 03/10/2026

Map Scale: 1:900

0 30 60 120 Feet










LAWRENCEVILLE

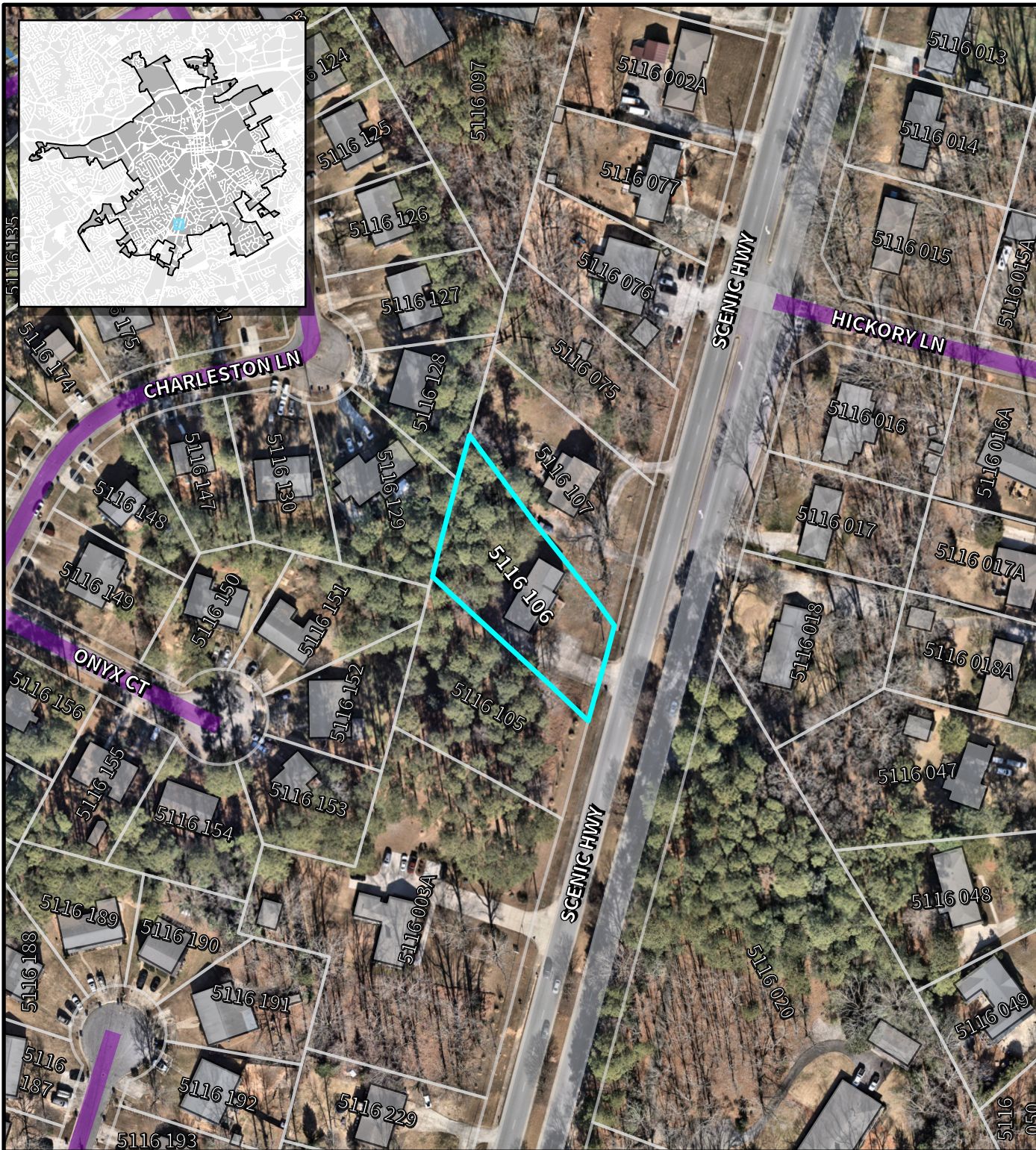
Planning & Development

Location Map & Surrounding Areas

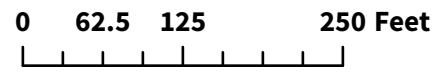
RZC2026-0002 & BFR2026-0004

Applicant: Jennifer Hickey

-  Subject Property (~0.58 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams



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





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-0002 & BFR2026-0004

Applicant: Jennifer Hickey

Subject Property (~0.58 acres)

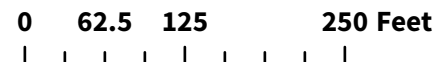
Lawrenceville City Limits

Zoning Districts

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



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





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZC2026-0002 & BFR2026-0004

Applicant: Jennifer Hickey


 Subject Property (~0.58 acres)

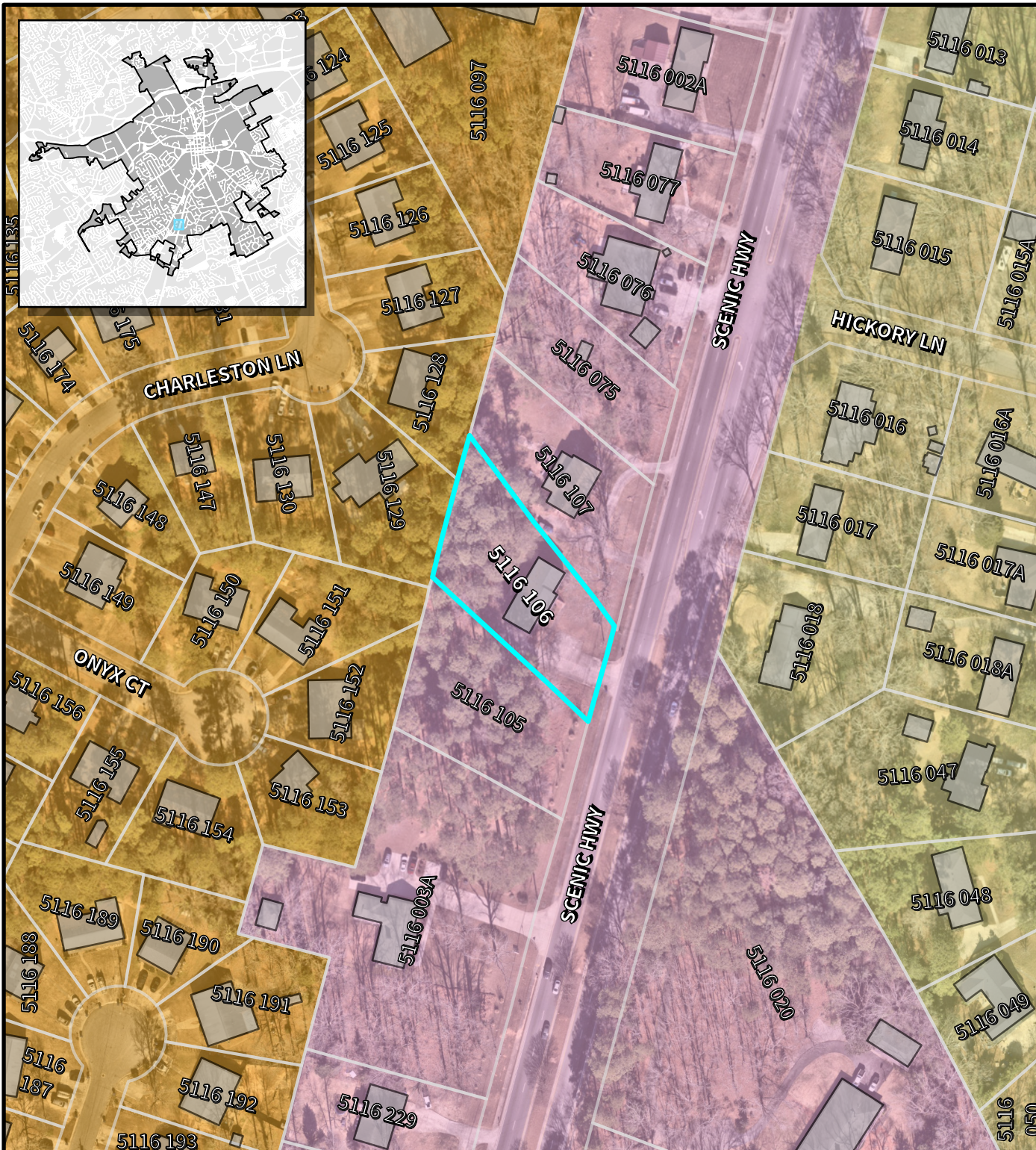
 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Mixed Residential

 Office



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

