



# LAWRENCEVILLE

## GEORGIA

### CITY COUNCIL WORK SESSION AGENDA

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Wednesday, December 10, 2025  
2:00 PM

Council Chambers  
70 S. Clayton St, GA 30046

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#### **Call to Order**

#### **Prayer**

#### **Pledge of Allegiance**

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

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

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

- [1.](#) Tax Allocation District (TAD) Funding for the North DTL Project Presentation
- [2.](#) Tax Allocation District (TAD) Funding for the North DTL Project
- [3.](#) RZC2025-00072; Zaidh Cuellar; 320 & 326 Scenic Highway
- [4.](#) ANNX2025-00014 & RZC2025-00073; RaceTrac Inc. c/o Dillard Sellers; 1011 & 1025 Buford Drive and 508 & 518 Braselton Highway
- [5.](#) RZM2025-00021; Hayley Todd - Planners & Engineers Collaborative; Belmont Drive Parcel Assemblage
- [6.](#) RZM2025-00023; Curt Thompson; 464 West Pike Street
- [7.](#) RZR2025-00031; Scott Smith; 151 Honeysuckle Avenue
- [8.](#) SUP2025-00116; Atlantis Industrial Properties; 742 Winer Industrial Way
- [9.](#) Ordinance to Amend Section 10-210, of Article VII, of Chapter 10 of the Code of the City of Lawrenceville, Georgia, Related to Body Art Studios and Body Artist

- [10.](#) Contract Award – On-Demand Installation of New Gas Mains & Gas Services
- [11.](#) Resolution to Rename US Auto Sales Boulevard to Hosea Road
- [12.](#) Georgia Gwinnett College MOU
- [13.](#) Change Order No. 1 to contract SB015-22 with Over and Under General Contractors, Inc., Lawrenceville, Georgia, in the amount of \$400,000.00

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

**Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 10, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** Tax Allocation District (TAD) Funding for the North DTL Project Presentation
- Department:** Community & Economic Development
- Date of Meeting:** Wednesday, December 10, 2025
- Fiscal Impact:** \$0
- Presented By:** Jasmine Jackson, Director, Community & Economic Development  
Geoff Koski, KB Advisory Group
- Action Requested:** No action requested

**Summary:** The Downtown Development Authority (DDA) has identified a priority project within the northern portion of the Downtown Lawrenceville Tax Allocation District (TAD). Geoff Koski, President of KB Advisory, will present to the City Council an in-depth overview of the Tax Allocation District (TAD) and its role in supporting the North DTL Project. His presentation will outline the project’s vision, planned improvements, and anticipated economic and community impacts. Geoff will also review the current and projected funding within the TAD, and explain how the North DTL Project aligns with the TAD’s guiding parameters and redevelopment goals.

As part of this briefing, the City is seeking Council approval to utilize TAD funds for the North DTL Project, ensuring the initiative is positioned for implementation within the established financial and planning framework for Downtown Lawrenceville.

**Attachments/Exhibits:**

- Lawrenceville TAD Council Presentation\_KB\_121025.pdf

# Lawrenceville Commercial Corridors TAD Update & DTL TAD Funding Request Briefing



**LAWRENCEVILLE**  
GEORGIA

**December 2025**



**KB** ADVISORY GROUP

Geoff Koski  
KB Advisory Group  
President & Owner  
Geoff@kbagroup.com  
www.kbagroup.com

# TAD Program Development

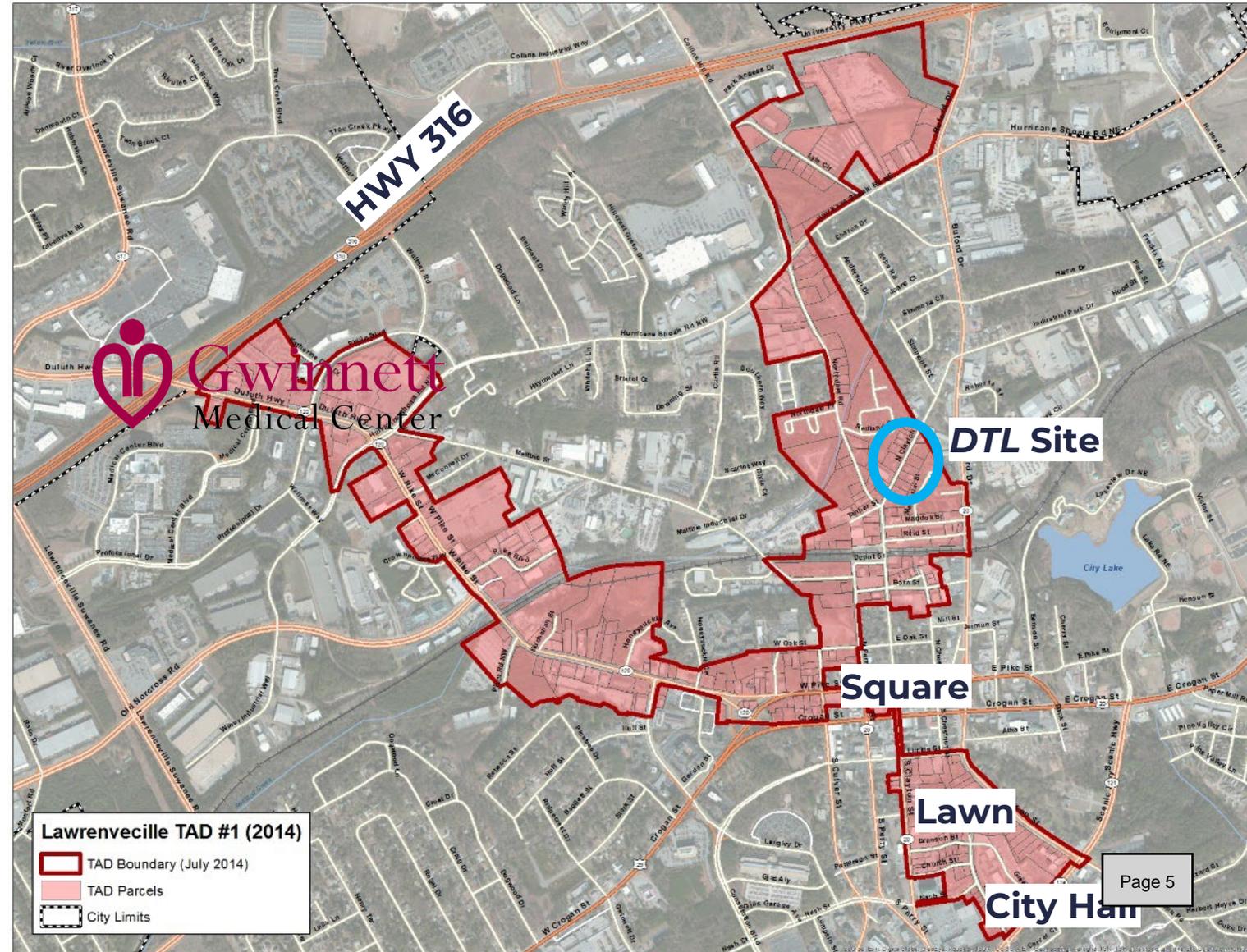
Updated TAD 2014

Lawrenceville rescinded and combined and reset two 2011 TADs

- Reestablish a new lower base value.
- Remove GGC Area
- Add Lawn and City Hall Area
- Combine into one TAD for easier administration.
- Original TADs were rescinded.
- Replacement TAD was *named TAD #1: Commercial Corridors*.
- Gwinnett County agreed to join in, not Gwinnett Schools.

## 2014 Tax Allocation District #1: Commercial Corridors TAD

1.



# TAD Growth History

The City of Lawrenceville and the Lawrenceville DDA undertook several major reinvestments within the TAD from 2014-2024.

All were done without the use of TAD funding.

- 1. Lawrenceville Lawn
- 2. South Lawn: Redevelopment and reconfiguration of public housing and maintenance/utility sites between Lawn and City Hall
- 3. Grizzly Parkway
- 4. Historic Depot Entertainment District
- 5. Strategic Land Acquisition

**1. Lawrenceville Lawn**  
**2. South Lawn: Redevelopment and reconfiguration of public housing and maintenance/utility sites between Lawn and City Hall**

2014

2018

2024



**\$200+ million investment (Public and Private)**

# 1. Lawrenceville Lawn

## 2. South Lawn: Redevelopment and reconfiguration of public housing and maintenance/utility sites between Lawn and City Hall

### City of Lawrenceville Named 2023 Regional Excellence Award Winner at State of the Region

The Atlanta Regional Commission recognized the Lawrenceville Lawn and Lawrenceville SouthLawn in the Livable Center category during the 2023 Regional Excellence Awards.



2014

- 3. Grizzly Parkway
- 4. Historic Depot Entertainment District
- 5. Strategic Land Acquisition

2018

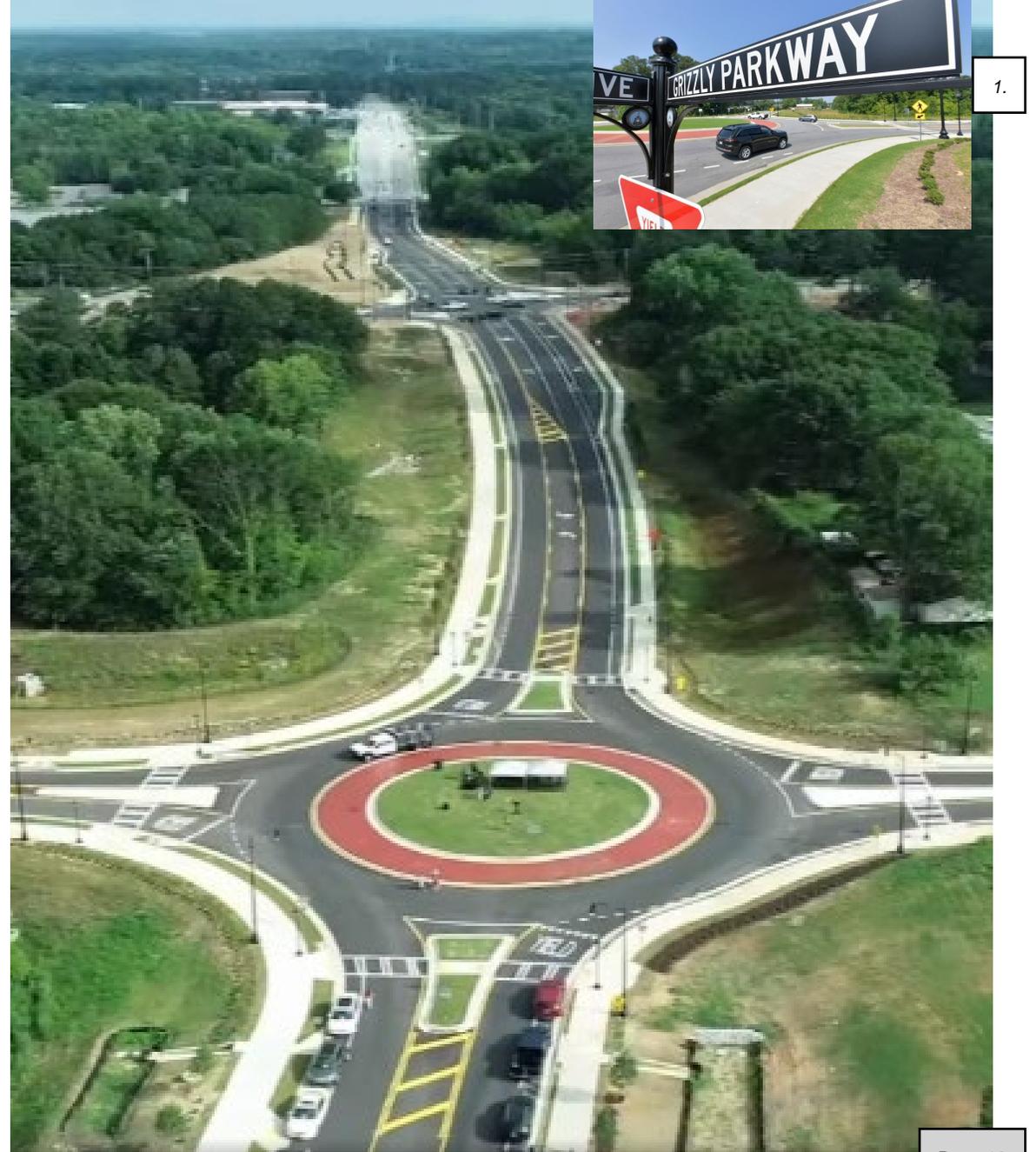
**\$30 million investment**

2024

1.



- 3. Grizzly Parkway
- 4. Historic Depot Entertainment District
- 5. Strategic Land Acquisition



# Public Investment Summary

2014-2025

In and around the  
Commercial Corridors  
TAD without the use of  
TAD funding

- **Lawrenceville Arts Center** - \$25 million
- **College Corridor (AKA Grizzly Parkway)** - \$30 million
- **Lawrenceville Lawn & Amphitheatre** - \$4 million
- **Hyro Dog Park** - \$680,000
- **Lawrenceville Lawn Playground Upgrade and Expansion** - \$600,000
- **Shoe Horn Alley** - \$281,000 (+ land)
- **Rhodes Jordan Spur Trail** - \$886,000
- **The Lawrence Hotel** - \$40 million
- **GGC Convocation Center** - \$48 million
- **Hooper Renwick Library** – \$20.5 million (Gwinnett provided \$18.8 million (SPLOST), Lawrenceville contributed \$1.7 million, and the 3.8 acre site, with \$3+ Mil,. streetscape improvements)
- **Downtown 1-way to 2-Way Street conversions-** \$10M



# TAD Accounting

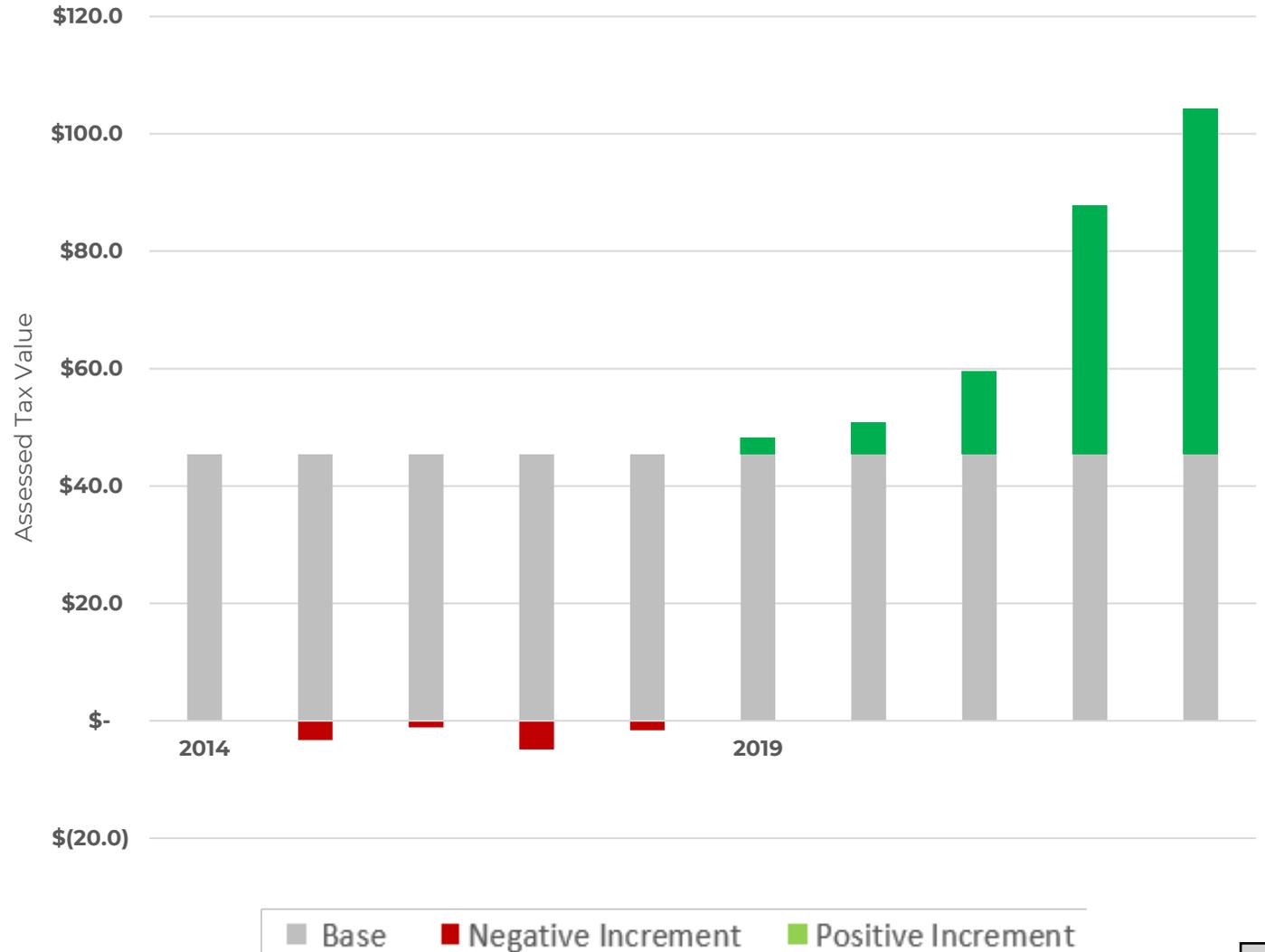
# TAD Growth History

First couple of years were rough BY DESIGN:

- Lots of land acquisition moved many properties to exempt.
- Demolition associated with Grizzly Parkway & Lawrenceville Lawn.
- Now we are beginning to see results of investment reflected in land values.

## 2014 Tax Allocation District #1: Commercial Corridors Valuation and revenue 2014-2023

1.

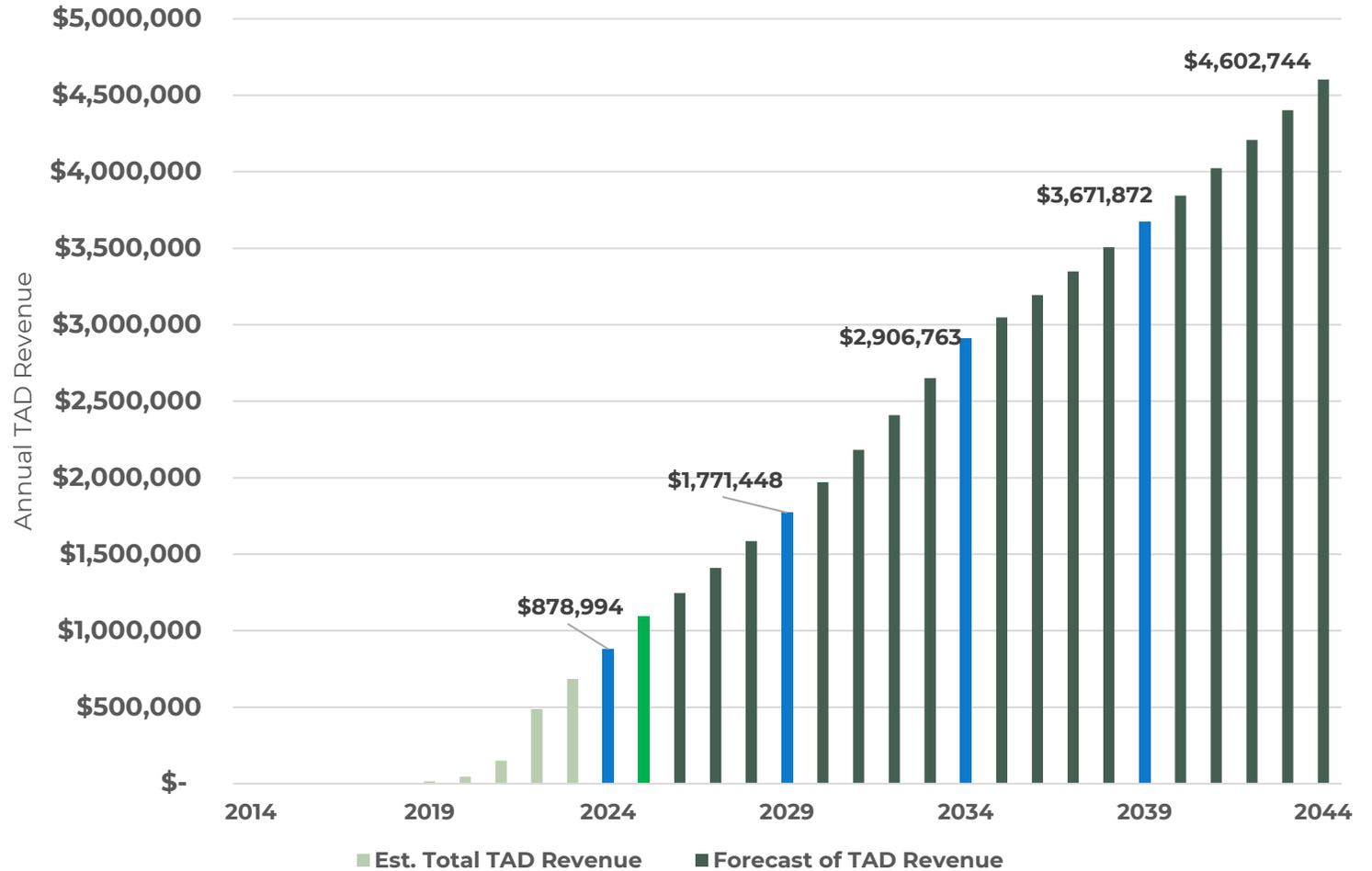


# TAD Revenue Forecast

Annual TAD revenue will likely increase each year based on:

- Inflation (3%)
- New Development and Redevelopment in TAD
- Halo Effect

### Lawrenceville Commercial Corridors TAD Revenue History and Forecast



# TAD Account Status

End 2023 FY Balance	\$ 641,282
TAD Spending:	\$ 0
2024 FY TAD Revenue	\$ 555,514
End 2024 FY Balance	\$ 1,196,796
Anticipated 2025 TAD Revenue	+/- \$ 900,000
Anticipated EOY 2025 TAD Balance	+/- \$ 2,100,000

No outstanding TAD bonds, agreements or commitments

# TAD Revenue Forecast

## Cumulative TAD Revenue

Based on conservative development and inflation assumptions

<b>Pay-as-you-go Funding Potential</b>	<b>Cumulative TAD Revenue</b>
<b>10 Years</b>	\$8,100,000
<b>15 Years</b>	\$17,300,000
<b>20 Years</b>	\$36,900,000
<b>25 Years</b>	\$58,000,000

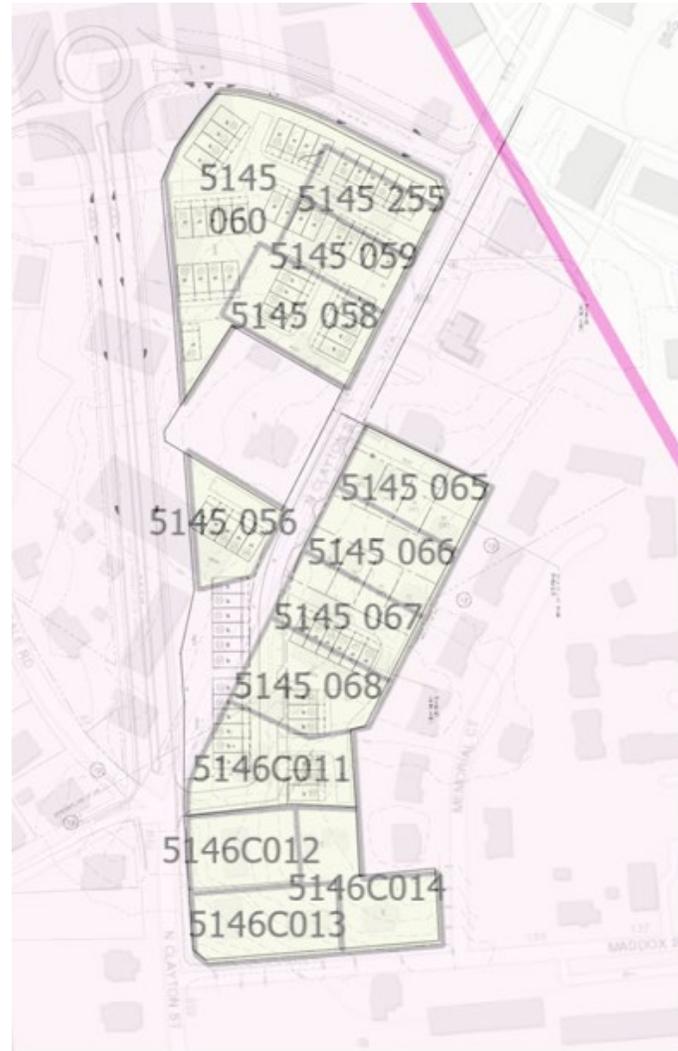
# North DTL TAD Request

- **Applicant:** North DTL CC PH1, LLC, a Dunwoody, GA-based Partnership of four experienced Real Estate Developers and Builders.
- **Project name:** North Clayton-Grizzly Parkway Development
- **Location:** 13 Parcels on Maddox and N Clayton St, in TAD
- **Project Description:** Residential, 88 townhomes and 8 Single family homes.
  - Assemble 13 parcels (Private & DDA-owned) on 7.2 Acres
  - Reconfiguration, infrastructure & subdivision
  - Construct 96 townhomes and SF homes @ ~13.3 units/ac, Avg \$563K/home
- **Value Change Forecast:**
  - Appraised: \$2.3 M → \$54 M = \$51.7M increase (22X)
  - Assessed: \$0.9 M → \$22.0 M = \$21.1M TAD Increment
- **TAD Funding Request:** \$1.5 Million to support demolition, stormwater & Infrastructure
- **TAD Funding Ratio:** 3.4% (TAD request to budget), 2.7% ratio to value

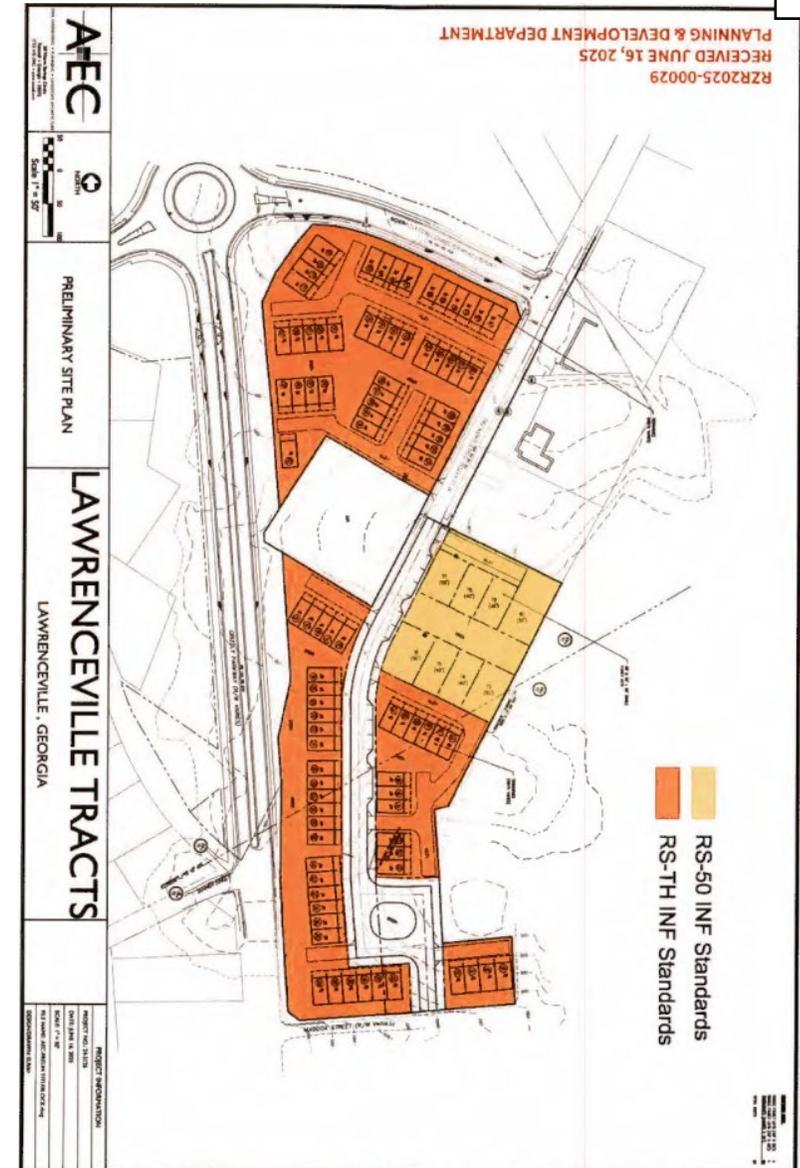
# North DTL TAD Request

Site Plan

Parcel & Roadway  
Reconfiguration



Parcels (2025) in consideration for  
North DTL residential project, with TAD  
boundary (Pink)



# MIX OF DETACHED RESIDENTIAL + TOWNHOMES + COTTAGES

IMAGES PROVIDED FOR DESIGN INSPIRATION ONLY.  
HBA DOES NOT TAKE CREDIT FOR ALL IMAGERY PRESENTED.



NILES BOLTON

## North DTL TAD Request

Conceptual Renderings from  
Rezoning Application  
(Approved)

“... a blend of  
architectural styles and  
cozy outdoor spaces.”

RZR2024-00025  
RECEIVED DECEMBER 31, 2024  
PLANNING & DEVELOPMENT DEPARTMENT

# North DTL TAD Application Review

By KB Advisory Group

# LAWRENCEVILLE TAD – NORTH DTL ANALYSIS

Prepared For:



**LAWRENCEVILLE**  
GEORGIA

Prepared By:



**KB** ADVISORY GROUP



# TAD Increment & Revenue Forecast

The TAD revenue forecast is based on the “increment” which is the difference between the current assessed value and the forecast assessed value after development. In this case, the increment is based on the assumed.

### Development Proposal:

- 88 townhomes and 8 single family homes on 7.2 acres.
- Townhomes sold for average of \$550,000; Single-Family homes sold for average of \$750,000.

Assessed Value Before:	\$1,130,800
Before Redev. Taxes Paid	\$28,432
Appraised Value After	\$58,800,000
Assessed Value After :	\$23,520,000
Increment for TAD:	\$22,389,200
Year 1 Prop. Taxes Paid:	\$795,310
<b>Year 1 TAD Revenue:</b>	<b>\$290,777</b>

- Note1. This analysis models that 75% of homes claim homestead exemptions of \$20,000 City, \$8,000 Schools, \$1,000 County. and \$7,000 Recreation. Developer estimates 90% owner occupancy.
- Note 2: This analysis excludes inclusion of Gwinnett Recreation taxes in TAD reimbursements as per the TAD IGA.



# North DTL Analysis – TAD Increment Analysis

During the 20-year period from 2027 to 2046, the parcels in the assemblage, after redevelopment, would be expected to pay approximately:

- **\$8.6 million to the TAD fund;**
- **\$74,000 to City of Lawrenceville**
- **\$1.1 million to Gwinnett County**
- **\$13 million to Gwinnett County Schools**

Cumulative Property Tax Revenue With TAD-Catalyzed redevelopment in Thousands

	Revenue to TAD	Revenue To Lawrenceville	Revenue to Gwinnett	Revenue to Gw Schools	Total Taxes Paid
<b>10 Years</b>	\$3,539	\$37	\$463	\$5,393	\$9,432
<b>15 Years</b>	\$5,849	\$55	\$744	\$8,870	\$15,519
<b>20 Years</b>	\$8,607	\$74	\$1,068	\$13,000	\$22,749
<b>25 Years</b>	\$11,896	\$92	\$1,442	\$17,906	\$31,336



## “But For” Feasibility Review

### Applicant states:

“The request for assistance from TAD funds for this project is due to the high cost of the real estate, inflationary cost of construction, and the inherent risk of completing a project of this size while attempting to stretch the feasibility of the market accepting the product and price points desired by the city. Providing the best price for the Lawrenceville residents for the assemblage at approximately 1.2 million per acre is required to help ensure the assemblage will remain together through closing and meet the city’s long-term plans for the college corridor.”

### KB Advisory notes:

*The applicant’s concerns regarding market risk, land cost, cost of construction and market acceptance are reasonable.*

*The type and quality of development sought for by the City and DDA in support of the Grizzly Parkway-area planning vision are untested in this market-area, but plausible if well-executed with TAD support for infrastructure costs. Successful execution of this project will enhance market economics of TAD area and larger “Halo effect”.*

*Conventional development at lower densities and price-points based on existing infrastructure and parcel configuration would likely be possible without TAD support and lower land costs, however this scale of development would not meet planning goals, be market feasible, or provide reasonable return on Grizzly Parkway infrastructure investment.*

# INTERNAL REVIEW FOR NORTH DTL TAD APPLICATION

1. Lawrenceville DDA (As TAD administrative entity) has reviewed TAD funding request application.
2. Lawrenceville DDA has commissioned third-party review (by KB Advisory Group) of TAD funding request application.
3. Rezoning Approved
4. Lawrenceville City Council has received executive session presentation of project, funding application, DDA review, and KB Analysis Report.
5. Lawrenceville DDA recommends approval of *North DTL* TAD request structured as:
  - Up to \$1,500,000 direct reimbursement from TAD fund balance upon completion for costs (with receipts) related to:
    - Demolition;
    - Sitework, grading and retaining walls;
    - Infrastructure including stormwater mitigation, water, sewer, power; roads, sidewalks, streetscapes, and lighting;
    - Include guardrails and claw-backs for noncompliance in agreement..

# North DTL TAD Application Next Steps

# NEXT STEPS

1. **Gwinnett and Lawrenceville appoint members of 5-person TAD Advisory Committee as per IGA to approve TAD project. *No later than November 3***
  - *3 Gwinnett appointees (Comm. Chair, Planning Dir., Economic Development. Div. Dir.) + 2 Lawrenceville appointees;*
  - *“Review for feasibility and consistency with the objectives of the [TAD] Redevelopment Plan”.*
2. **Lawrenceville submits application materials and supporting documentation to TAD Advisory Committee members. *No later than November 3***
3. **TAD Advisory Committee votes to concur with TAD request. *No later than November 21.***
4. **Lawrenceville City Council, as TAD Redevelopment Agent, votes to approve TAD funding application *December 10, 2025***
5. **Construction proceeds, receipts submitted to TAD administrator.**
6. **TAD funds disbursed as agreed.**

# Supplemental: Response to Gwinnett Questions (Oct 20, 2025):

- “Provide a scenario for 20-year projection of value and TAD revenue if financing and redevelopment does not occur (slide 34)”
- “Expand on the estimated halo effect that would likely result from project (slide 17 or 36)”



# North DTL Analysis – TAD Increment Analysis

- Provide a scenario for 20-year projection of value and TAD revenue if financing and redevelopment does not occur (slide 34)

## TAD-Catalyzed Growth Scenario

- \$872 K parcels redeveloped @ \$19.7 M in 2027. 3.5% inflation
  - 2025 Assd. Val. \$872 K
  - 2027 Assd. Val \$19.7 M
  - 2037 Assd. Val \$27.8 M
  - 2047 Assd. Val \$39.2 M

## No Redevelopment Scenario

- \$872 K parcels grow @ 3.5% inflation
  - 2025 Assd. Val \$872 K
  - 2027 Assd. Val \$906 K
  - 2037 Assd. Val \$1.3 M
  - 2047 Assd. Val \$1.8 M

Cumulative Property Tax Revenue With TAD-Catalyzed redevelopment in Thousands

	Revenue to TAD	Revenue To Lawrenceville	Revenue to Gwinnett	Revenue to Gw Schools	Total Taxes Paid
10 Years	\$3,539	\$37	\$463	\$5,393	\$9,432
15 Years	\$5,849	\$55	\$744	\$8,870	\$15,519
20 Years	\$8,607	\$74	\$1,068	\$13,000	\$22,749
25 Years	\$11,896	\$92	\$1,442	\$17,906	\$31,336

Cumulative Revenue with no TAD-induced redevelopment in Thousands

	Revenue to TAD	Revenue To Lawrenceville	Revenue to Gwinnett	Revenue to Gw Schools	Total Taxes Paid
10 Years	\$30	\$28	\$102	\$214	\$375
15 Years	\$66	\$43	\$155	\$352	\$616
20 Years	\$120	\$57	\$210	\$516	\$903
25 Years	\$195	\$71	\$267	\$711	\$1,245

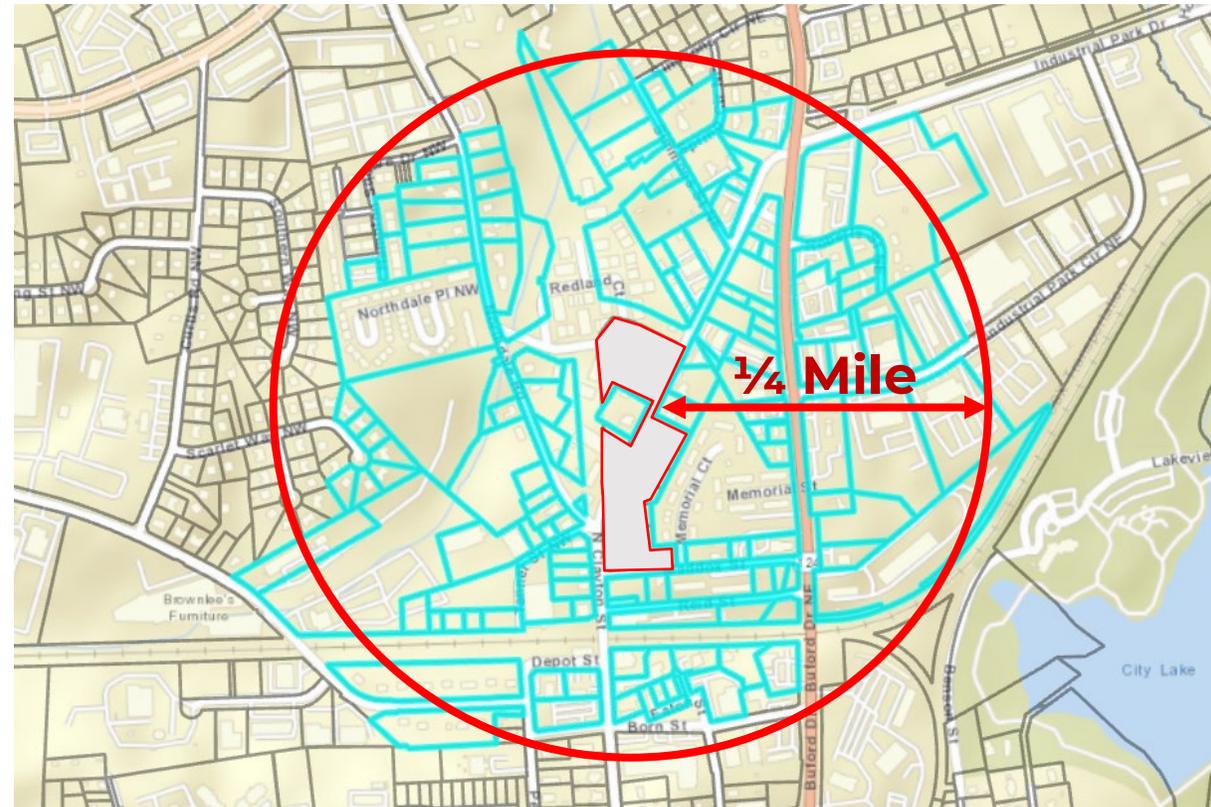
Source

# Halo Analysis

- *“Expand on the estimated halo effect that would likely result from project (slide 17 or 36)”*

**What if the successful redevelopment of the North DTL project influences a “Halo” of properties around the project?**

- Value of properties within ¼ mile of DTLV Project, excluding project Parcels: \$31.2 million, assessed (2024)
- *What if this catalytic development project stimulates stronger growth within 1/4 mile of the project?*
- *What if a successful new development project in catalyzes 20% of properties within 1/4 mile to redevelop?*





## Halo Analysis

*The North DTL project would reasonably stimulate a “halo effect of:*

- *\$114 million in net new property value*
- *\$9.9 million net additional tax revenue to Gwinnett, Gwinnett Schools, City of Lawrenceville and the TAD #1 Fund over 10 years.*

**Summary: What are the combined benefits of property value growth and increased redevelopment catalyzed by the new project? Over the next ten years (2026-2035)**

Property Value Increase (In \$ Millions)	Base Case	Halo with TAD	Halo Benefit
Property Value Increase from ValueGrowth	\$162.1	\$229.4	\$67.3
Property Value from Redevelopment	\$77.9	\$124.7	\$46.8
<b>Total Property Value</b>	<b>\$240.0</b>	<b>\$354.1</b>	<b>\$114.1</b>
Tax Digest Increase (In \$ Millions)	Base Case	Halo with TAD	Halo Benefit
Tax Digest from Value Growth	\$64.8	\$91.8	\$27.0
Tax Digest from Redevelopment	\$31.2	\$49.9	\$18.7
<b>Total Tax Digest</b>	<b>\$96</b>	<b>\$142</b>	<b>\$46</b>
Property Tax Revenue (In \$ Millions)	Base Case	Halo with TAD	Halo Benefit
City of Lawrenceville	\$1.4	\$1.7	\$0.2
Gwinnett County	\$5.3	\$6.5	\$0.7
Gwinnett Schools	\$14.4	\$20.3	\$3.6
Lawrenceville TAD	\$1.9	\$4.4	\$2.5
<b>Net new property Tax Revenue 2026-2035</b>	<b>\$23.0</b>	<b>\$32.9</b>	<b>\$9.9</b>
<b>Average Annual Property Tax Revenue 2026-2035</b>	<b>\$2.3</b>	<b>\$3.3</b>	<b>\$1.0</b>

Source Georgia DOR 2014 vs 2024 Digest for Gwinnett County ; 4x Growth ratio from Metro ATL, residential case studies (i/e. \$500K teardown results in \$2.0 M new home), KB Advisory Group Assumptions: 75% of Halo growth is inside TAD, 25% is outside,



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 10

AGENDA CATEGORY: GENERAL CITY BUSINESS

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

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

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

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

**Fiscal Impact:** An amount not to exceed **\$1,500,000** will be approved and available upon approval of this agenda item. The funds will be available in account 2701320-573010. This project will be funded through existing Tax Allocation District (TAD) funds.

**Attachments/Exhibits:**

North DTL TAD Committee Meeting Minutes – November 17



# LAWRENCEVILLE

## GEORGIA

### TAD COMMITTEE MEETING – NORTH DTL PROJECT AGENDA

Monday, November 17, 2025  
1:00 PM

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

**Attendees:**

**TAD Committee Members:**

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

**Non-Committee Attendees:**

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

**Call to Order:**

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

Meeting adjourned at 1:35pm



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 10, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

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

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

**Attachments/Exhibits:**

- RZC2025-00072\_FULL ATTCHMNTS\_11212025
- RZC2025-00072\_ATTCHMNT 2\_11212025
- RZC2025-00072\_MC REC CNDS\_12042025



# LAWRENCEVILLE

## Planning & Development

### REZONING

**CASE NUMBER(S):** RZC2025-00072

**APPLICANT(S):** ZAIDH CUELLAR

**PROPERTY OWNER(S):** HECTOR MALDONADO CASTIBLANCO

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

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

**APPROXIMATE ACREAGE:** 0.74 ACRES

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

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

**PROPOSED DEVELOPMENT:** MEDICAL OFFICES

**DEPARTMENT RECOMMENDATION:** DENIAL

#### VICINITY MAP





**ZONING AND DEVELOPMENT STANDARDS**

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

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

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

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

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

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

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

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

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

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

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

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

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

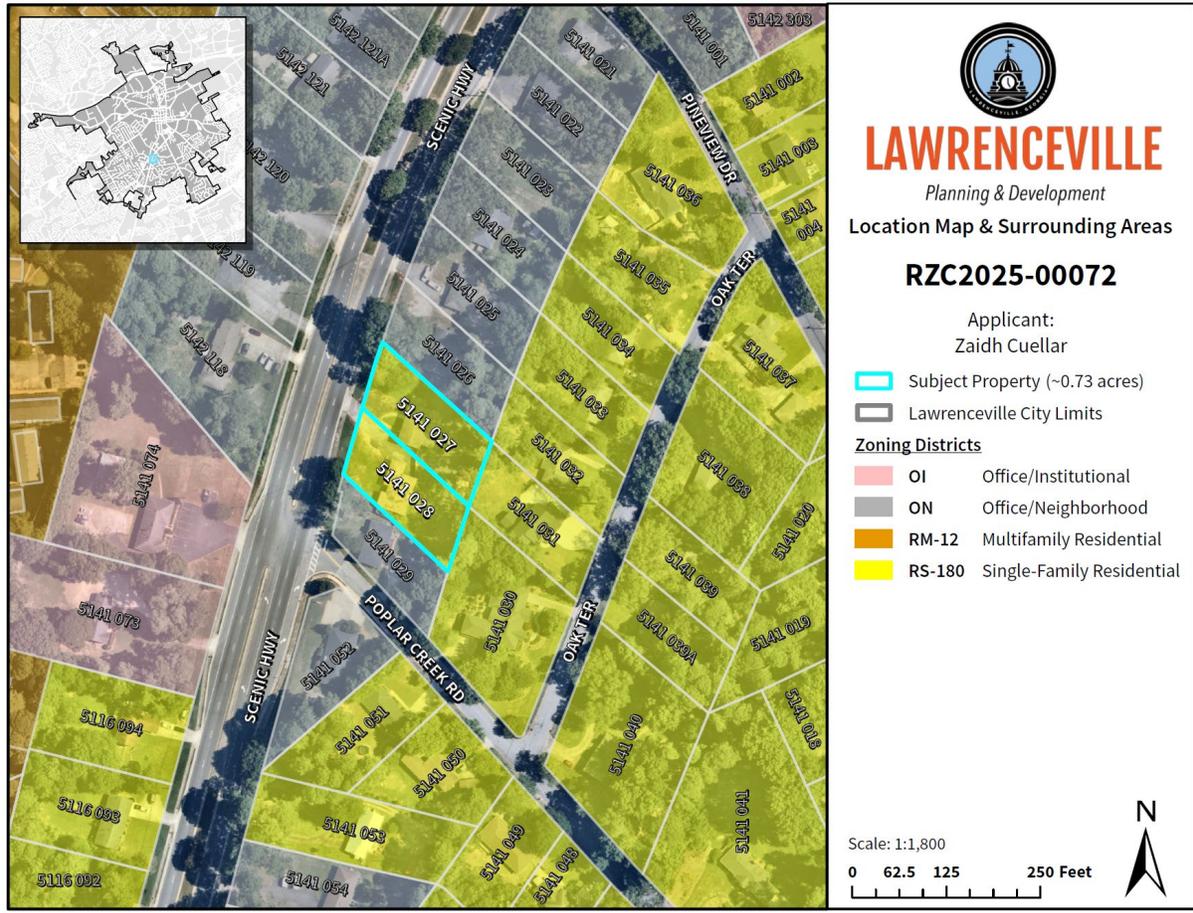
Based on current conditions, the specific variance required is as follows:

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

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

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

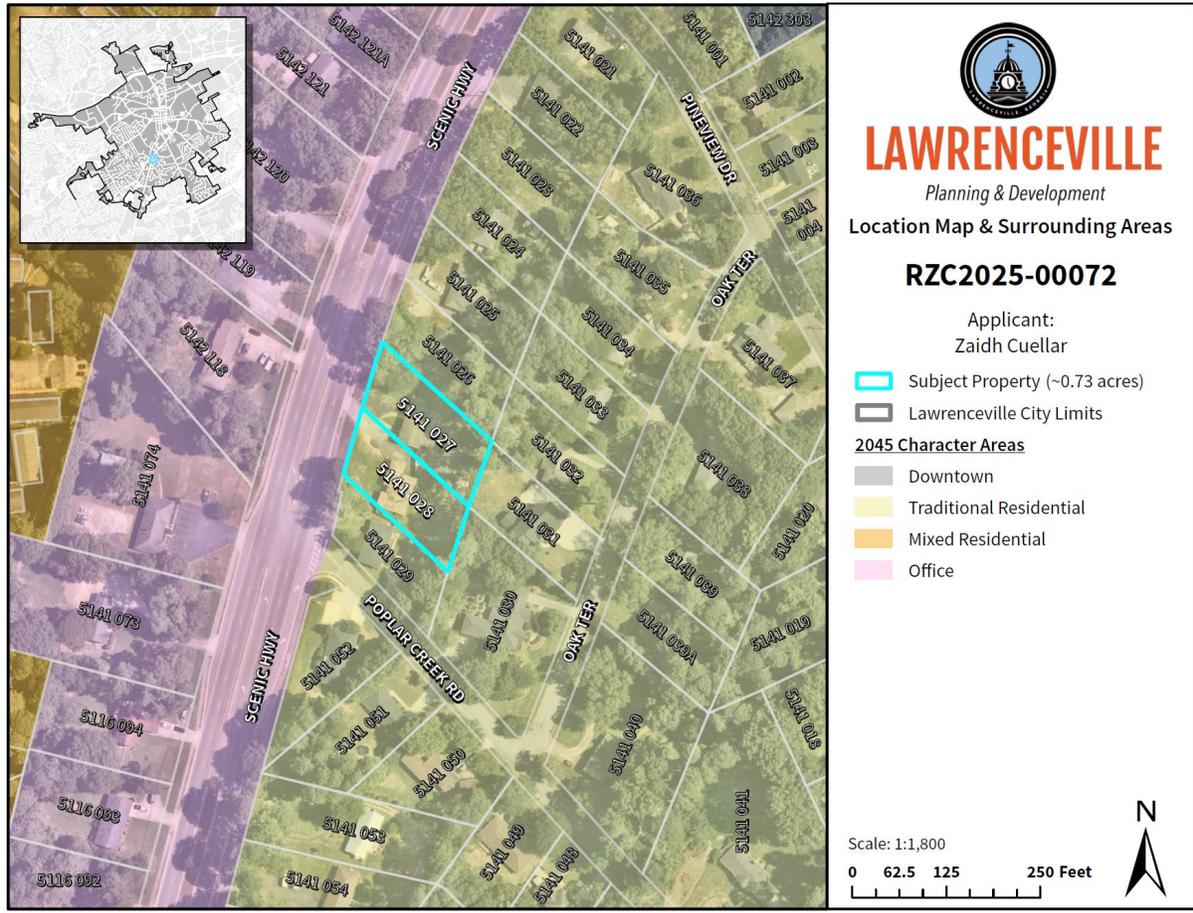
### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### SURROUNDING ZONING AND USE

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

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



#### 2045 COMPREHENSIVE PLAN

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

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

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

**STAFF RECOMMENDATION**

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

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

Georgia Power will serve this development.

**GAS DEPARTMENT**

Lawrenceville Gas will serve this development.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



# LAWRENCEVILLE

## Planning & Development

### PLANNING & DEVELOPMENT

#### RECOMMENDED CONDITIONS – 12012025

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

#### RZC2025-00072

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

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

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

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

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

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

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



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

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

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

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

PRESENT ZONING DISTRICT(S): R180 REQUESTED ZONING DISTRICT: IO

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

ADDRESS OF PROPERTY: 320 SCENIC HWY LAWRENCEVILLE GA 30046

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

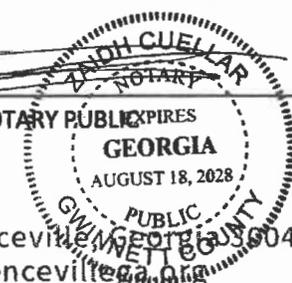
ZAIDH CUELLAR  
TYPED OR PRINTED NAME

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

Hector Maldonado Castiblanco  
TYPED OR PRINTED NAME

[Signature] 7-19-2025  
NOTARY PUBLIC DATE

[Signature] 7-19-2025  
NOTARY PUBLIC DATE



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

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

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



# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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

July 19, 2025

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

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

Dear Planning and Zoning Department:

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

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

**Intended Use & Community Benefits**

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

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

**Compliance & Coordination**

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

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

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

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

Sincerely,



Hector Maldonado-Castiblanco  
770-896-9853

CC: Zaidh Cuellar 404-380-4748

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

**EXHIBIT A**

**LEGAL DESCRIPTION**

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

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

**Parcel ID: R5141 027**

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

**EXHIBIT A**

LEGAL DESCRIPTION

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

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

**Parcel ID:** R5141 028

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

RZC2025-00072

RECEIVED OCTOBER 3, 2025

PLANNING & DEVELOPMENT DEPARTMENT

FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA...

Field Observation Notes

- 1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY RETRACEMENT SURVEY" AND COMPLETED ON 11/20/2024...

Zoning Information

EXISTING ZONING (PER ZONING MAP): RS180
MIN LOT AREA: 18,000 SQ FT
MIN LOT WIDTH: 100'

Map or Plat Closure Statement & Notes

- 1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 208.847 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.



735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9283 FAX: 770.418.9289

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



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

Symbols & Abbreviations

- PP POWERPOLE
GUY WIRE
LX LIGHT POLE
STREET LIGHT POLE
ELEC. TRANSFORMER

Utility Notes

- 1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA...

Significant Observations

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

Map or Plat Certification

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

PRESENTED BEFORE ME THIS 22ND DAY OF SEPTEMBER, IN THE YEAR OF 2025.

Signature of Jeremy W. Witherington, Registered Professional Engineer, No. 3497



Surveyor's Certification

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; and that all monuments shown hereon actually exist or are marked as future, and their location, size, type, and material are correctly shown; This plat conforms to all requirements of the Georgia Plat Act. By:

Signature of Jeremy W. Witherington, Date 09/22/2025, Printed Name JEREMY W. WITHERINGTON, No. 3497

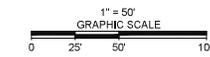
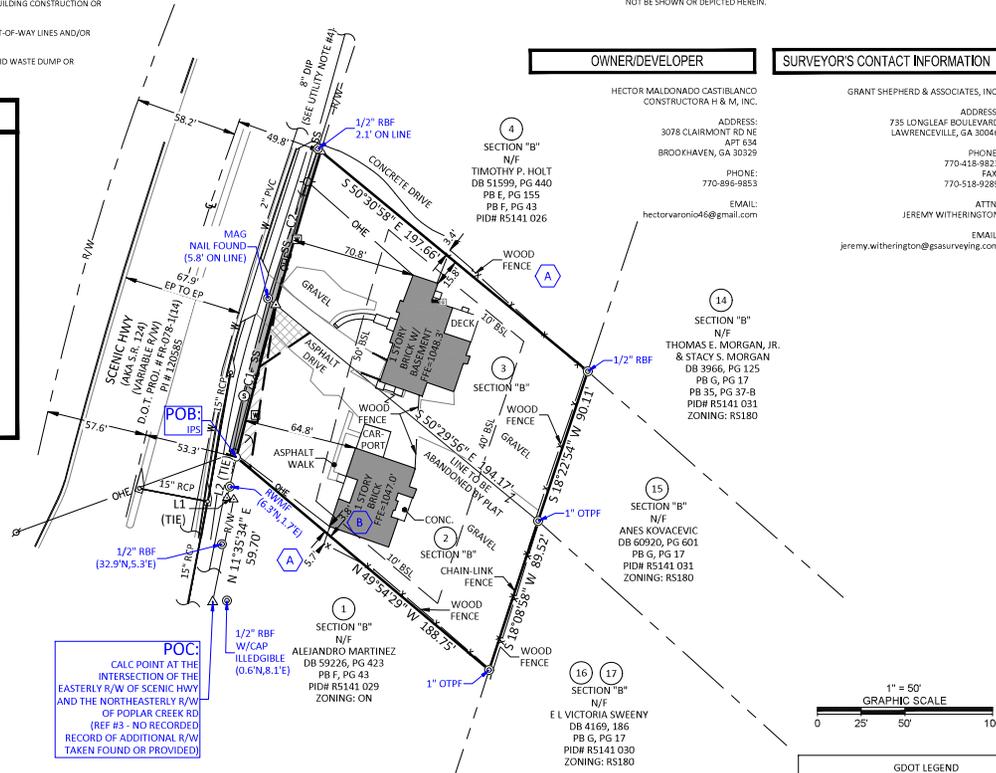
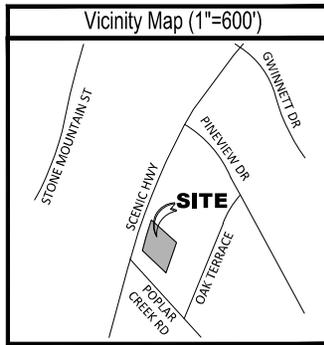
Final Plat Approval Certification

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

City Engineer: Date
Planning Director: Date
City Clerk: Date
City Manager: Date

Map or Plat and Survey References

- 1. PLAT BOOK F, PAGE 43, GWINNETT COUNTY, GEORGIA PUBLIC RECORDS.
2. PLAT BOOK G, PAGE 17, GWINNETT COUNTY, GEORGIA PUBLIC RECORDS.
3. GEORGIA DEPARTMENT OF TRANSPORTATION PLANS, PROJECT NUMBER FR-078-1(14), PI NUMBER 120585, LAST REVISED 05/11/1992.



GDOT LEGEND table with columns for Right-of-Way Taken, Easement for Construction of Slopes, and Easement for Construction of Driveway.

LINE TABLE and CURVE TABLE with columns for Line, Bearing, Distance, Curve, Arc Length, Radius, Chord Bearing, and Chord Length.

DATE OF PRINT/PDF table with columns for No. #, DATE / BY, and DESCRIPTION.



# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZC2025-00072

Applicant:  
Zaidh Cuellar

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



5142 118

5141 074

SCENIC HWY

POPLAR CREEK RD

OAK TER

5141 052

5141 051

5141 028

5141 027

5141 026

5141 025

5141 024

5141 030

5141 031

5141 032

5141 033

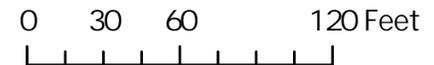
5141 034

5141 035

5141 039A

5141 040

Scale: 1:900





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZC2025-00072

Applicant:  
Zaidh Cuellar

 Subject Property (~0.73 acres)

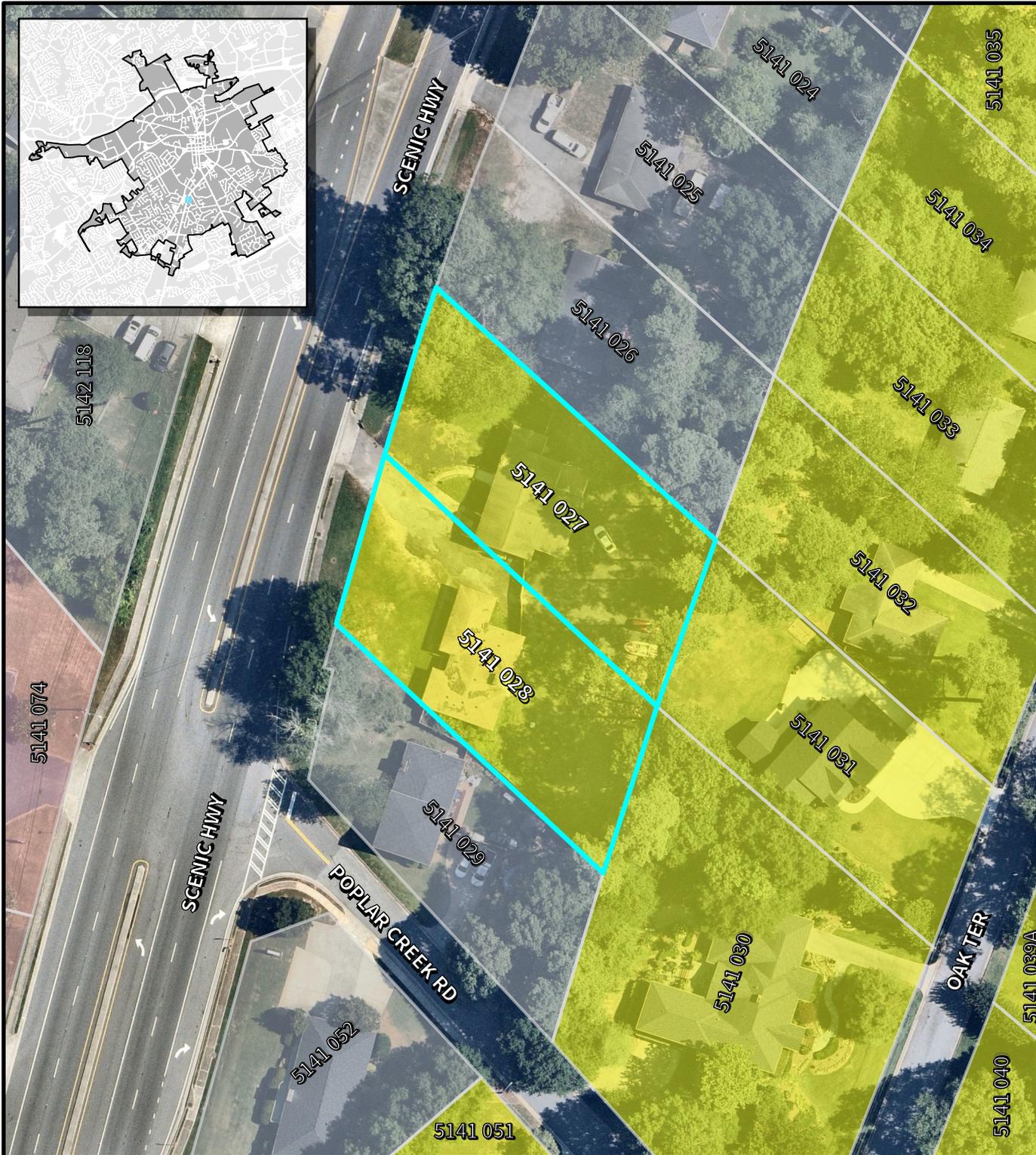
 Lawrenceville City Limits

### Zoning Districts

 OI Of ice/Institutional

 ON Of ice/Neighborhood

 RS-180 Single-Family Residential



5142 118

5141 074

SCENIC HWY

5141 024

5141 025

5141 035

5141 034

5141 026

5141 033

5141 027

5141 032

5141 028

5141 031

5141 029

5141 030

OAK TER

5141 039A

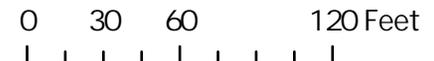
5141 052

POPLAR CREEK RD

5141 051

5141 040

Scale: 1:900





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZC2025-00072

Applicant:  
Zaidh Cuellar

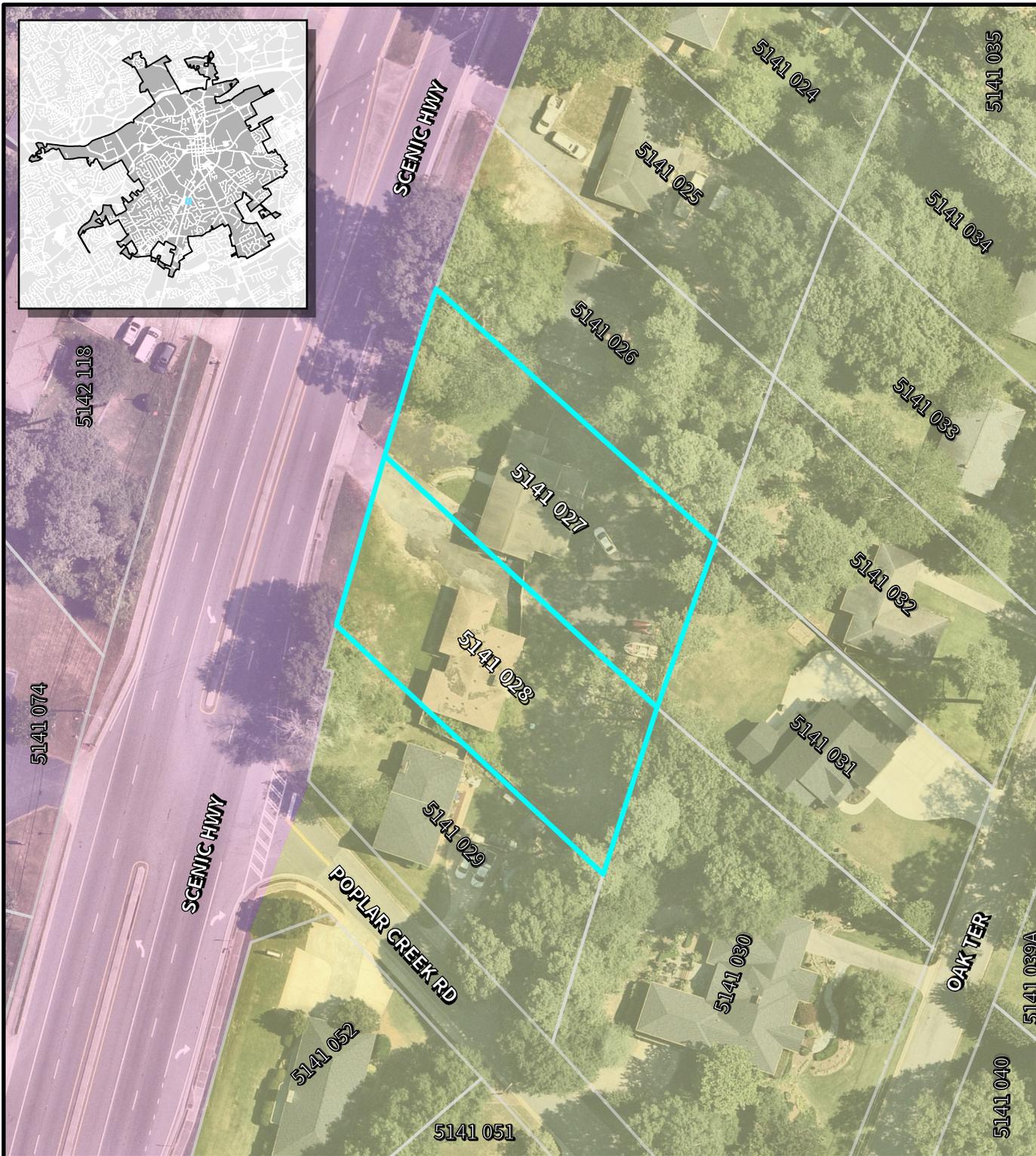
 Subject Property (~0.73 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Traditional Residential

 Office



Scale: 1:900





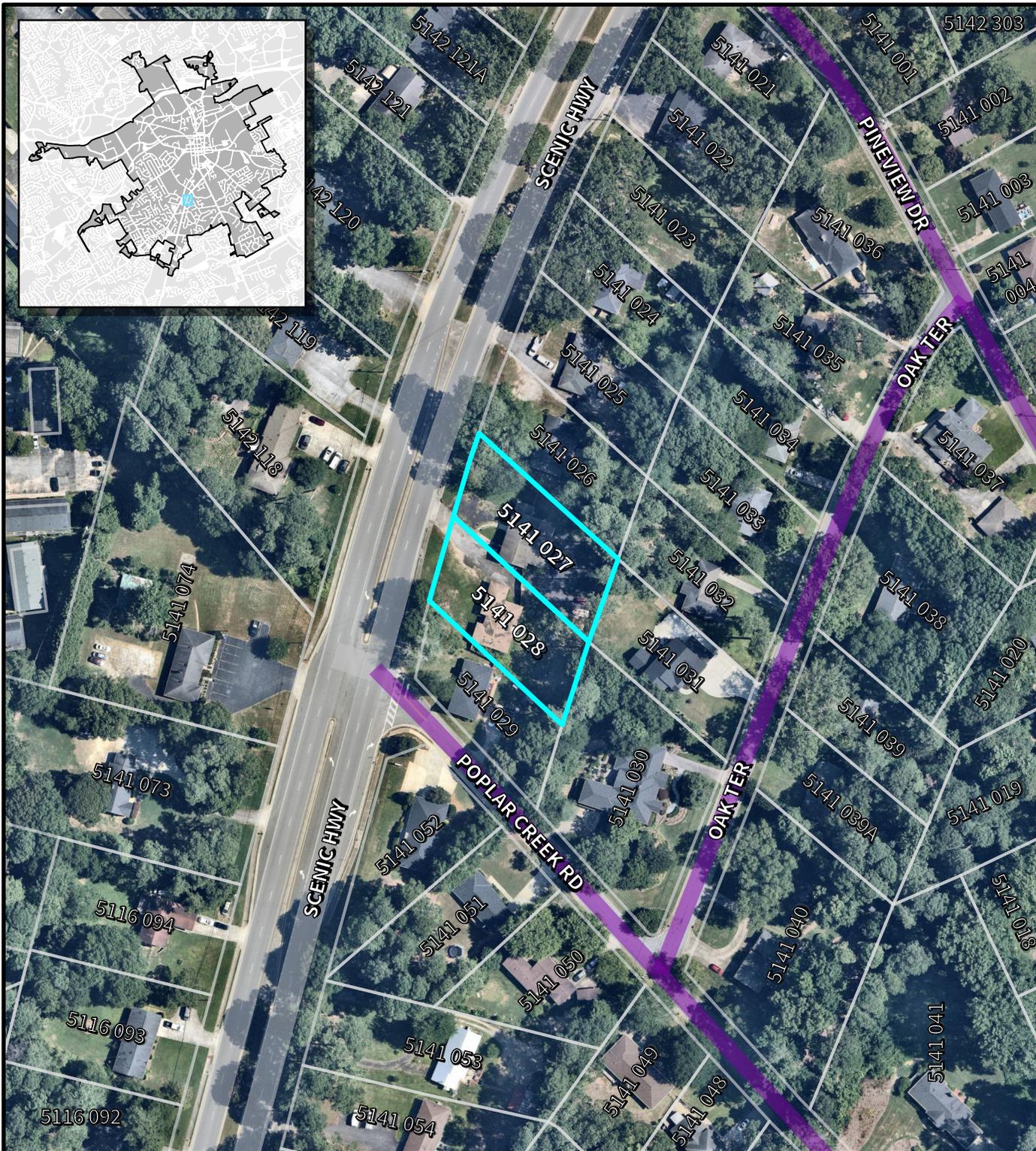
# LAWRENCEVILLE

Planning & Development  
Location Map & Surrounding Areas

## RZC2025-00072

Applicant:  
Zaidh Cuellar

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



Scale: 1:1,800

0 62.5 125 250 Feet



N





# LAWRENCEVILLE

Planning & Development  
Location Map & Surrounding Areas

## RZC2025-00072

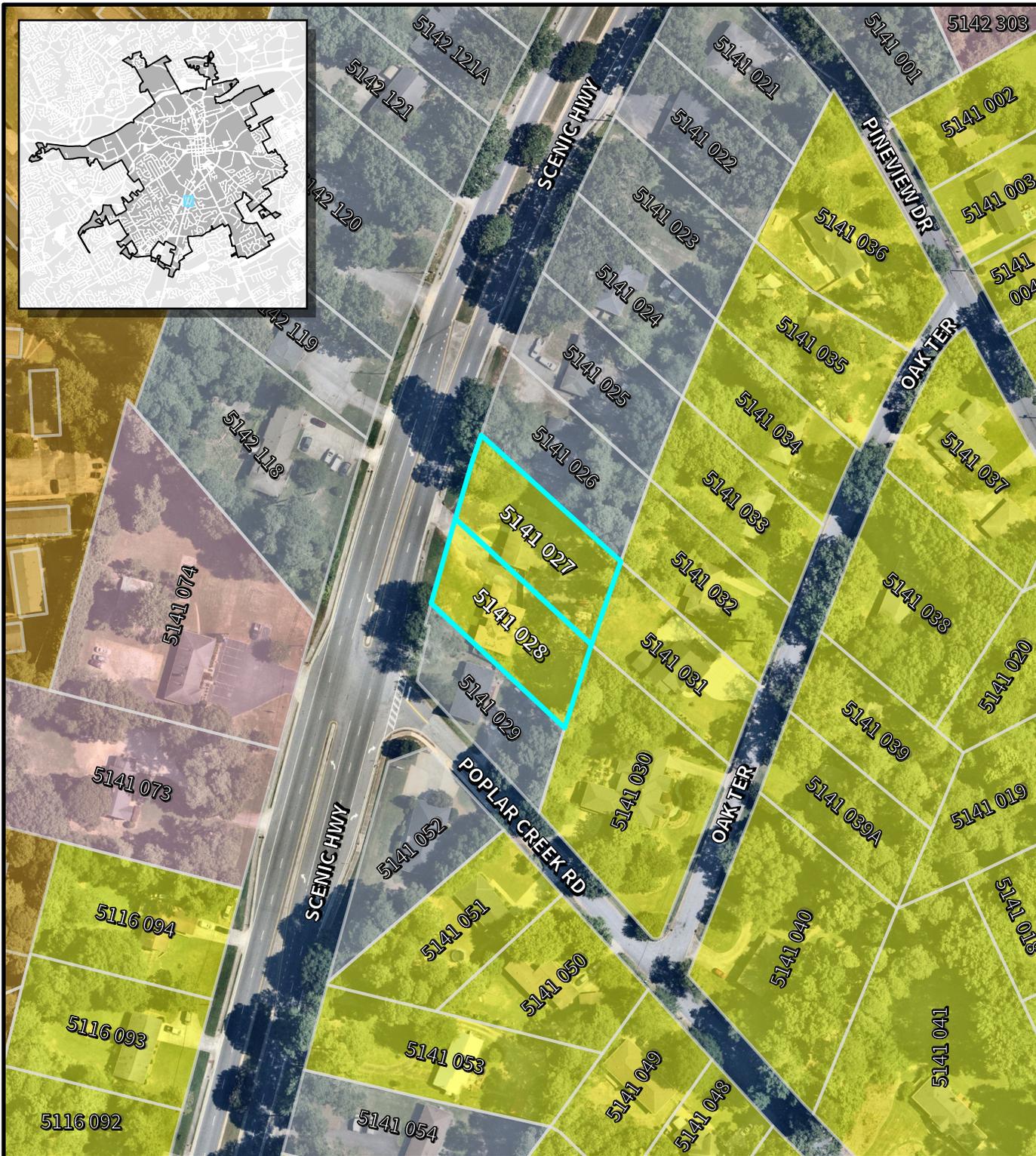
Applicant:  
Zaidh Cuellar

 Subject Property (~0.73 acres)

 Lawrenceville City Limits

### Zoning Districts

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



Scale: 1:1,800





# LAWRENCEVILLE

Planning & Development  
Location Map & Surrounding Areas

## RZC2025-00072

Applicant:  
Zaidh Cuellar

 Subject Property (~0.73 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Downtown

 Traditional Residential

 Mixed Residential

 Office



Scale: 1:1,800

0 62.5 125 250 Feet





C2025-00072\_ATTCHMNT 2\_11212025



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# LAWRENCEVILLE

## Planning & Development

### MAYOR AND COUNCIL ~~PLANNING & DEVELOPMENT~~

#### RECOMMENDED CONDITIONS - 1204~~1~~2025

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

#### RZC2025-00072

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

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

- A. Limited to office and institutional uses only.
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- 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.
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- F. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

2. To satisfy the following site development considerations:

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

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C2025-00072\_M&C REC CNDS\_12042025



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 10, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

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

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

**Attachments/Exhibits:**

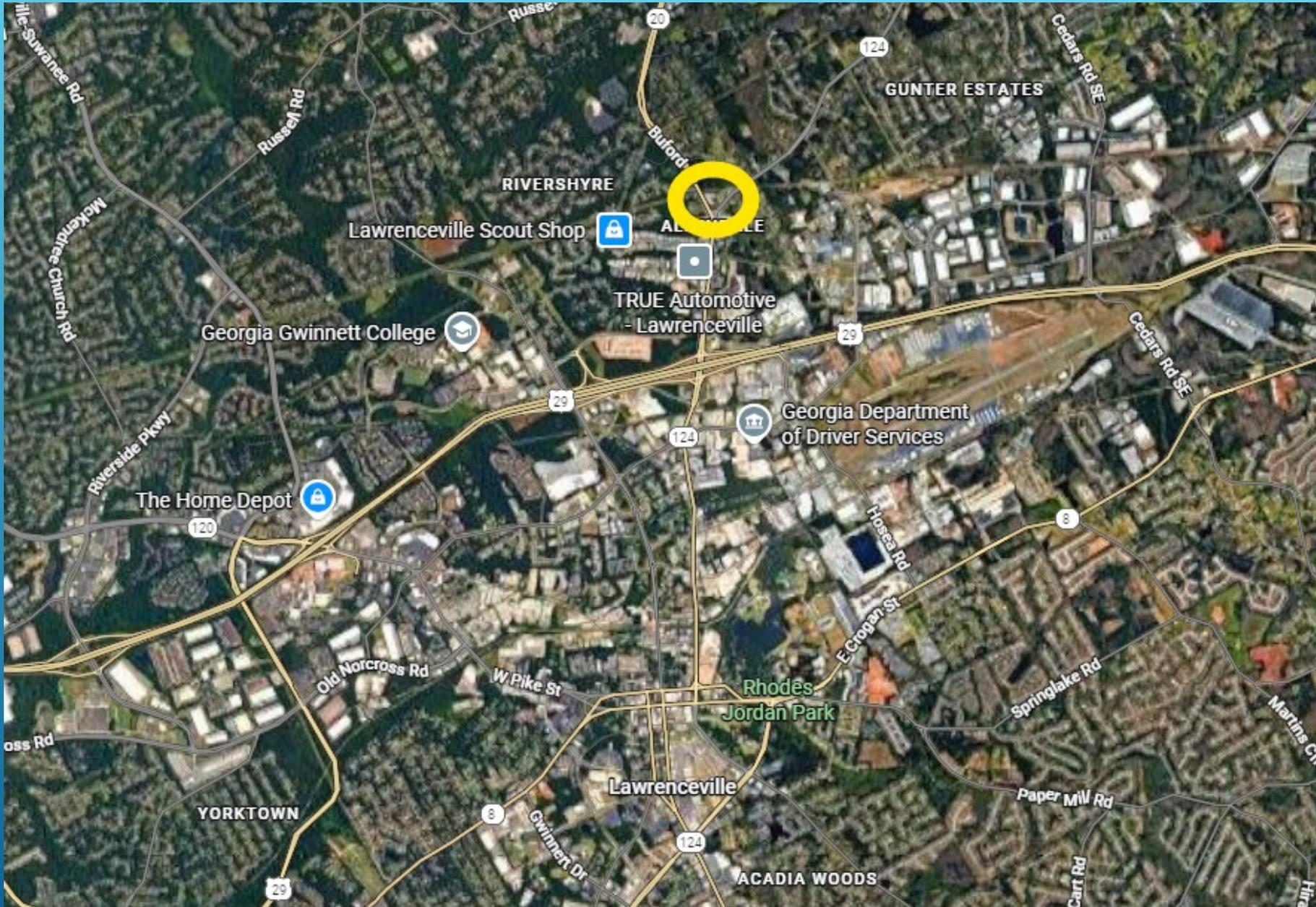
- ANN2025-00014 RZC2025-00073\_FULL ATTCHMNTS\_11212025
- RACETRAC PC PRESENTATION 12.1.25
- ANN2025-00014 RZC2025-00073\_M&C REC CNDS\_12042025

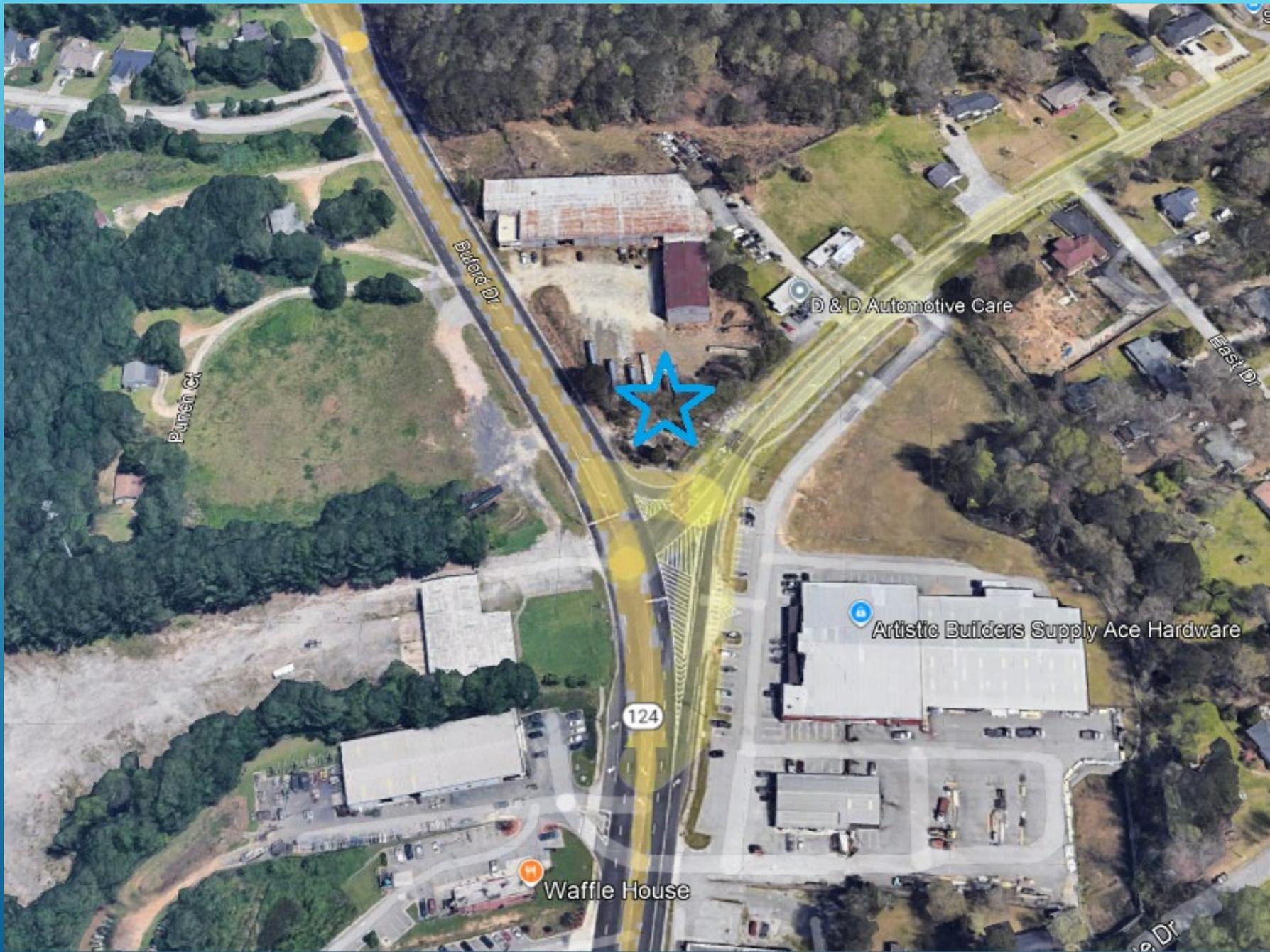


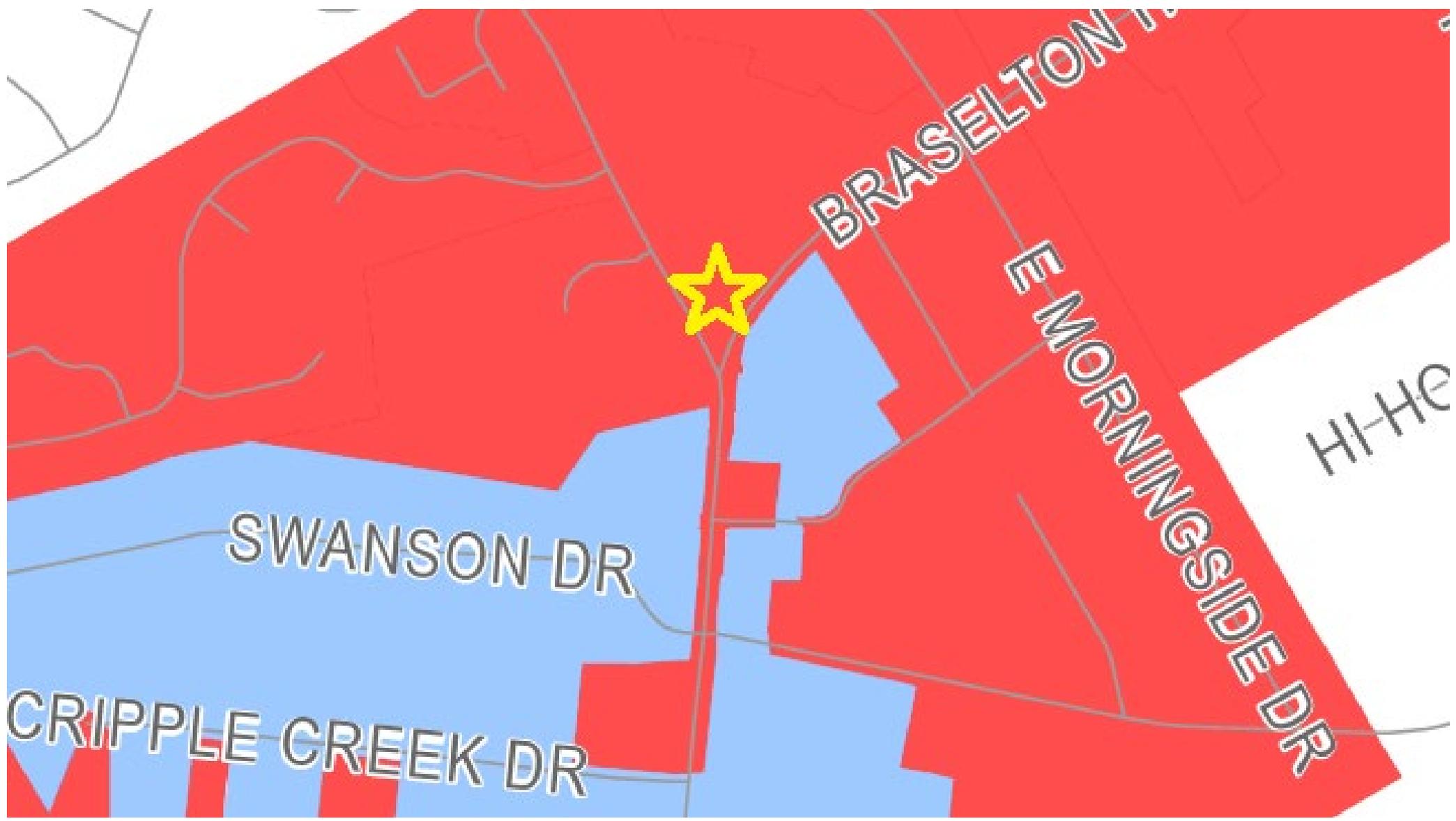
City of Lawrenceville  
Planning  
Commission

Annexation &  
Rezoning Requests

+/- 3.61 acres  
Buford Drive &  
Braselton Highway







# LAWRENCEVILLE

Planning & Development

4.

Location Map & Surrounding Areas

## ANNX2025-00014 & RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

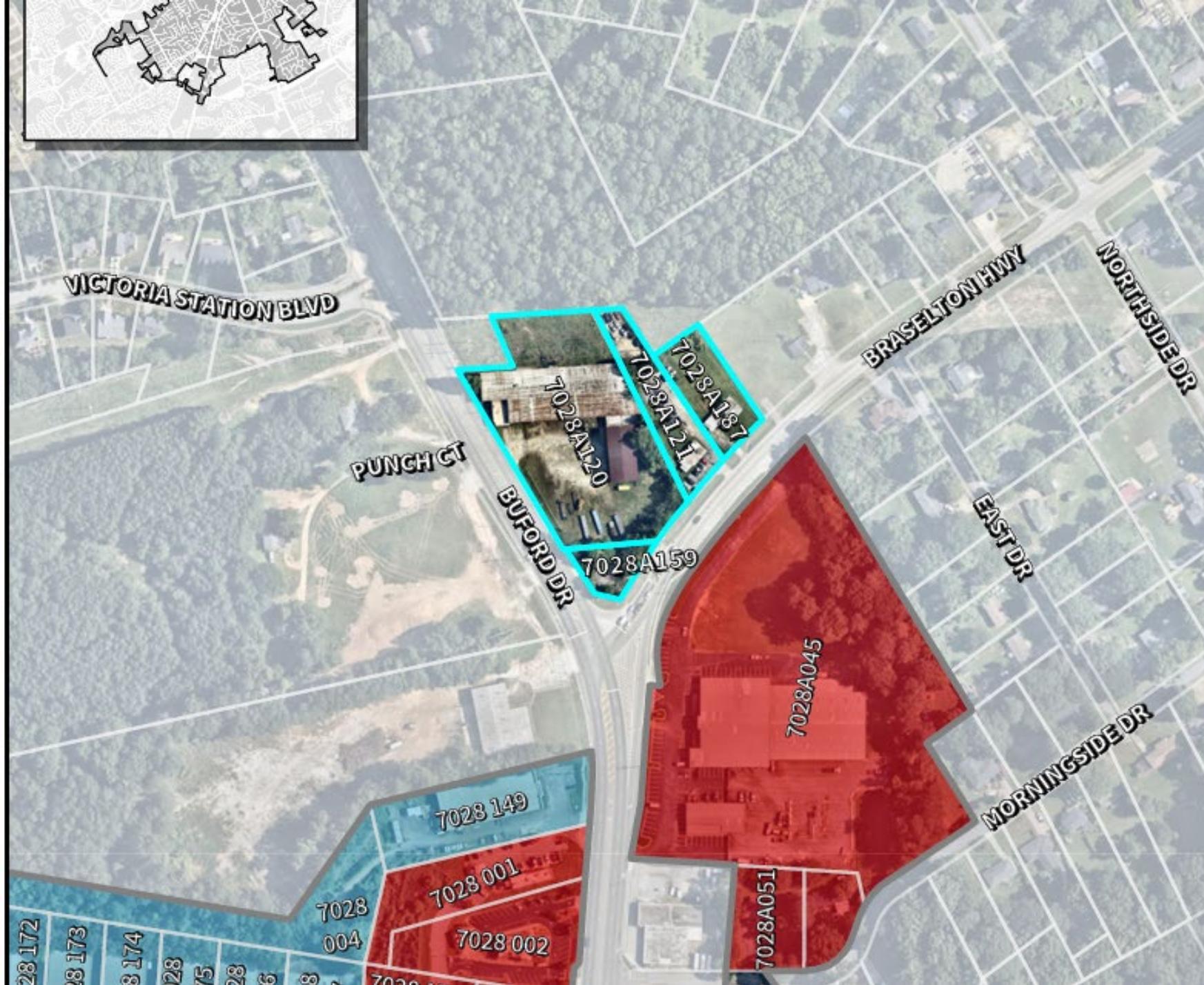
 Subject Property (~3.72 acres)

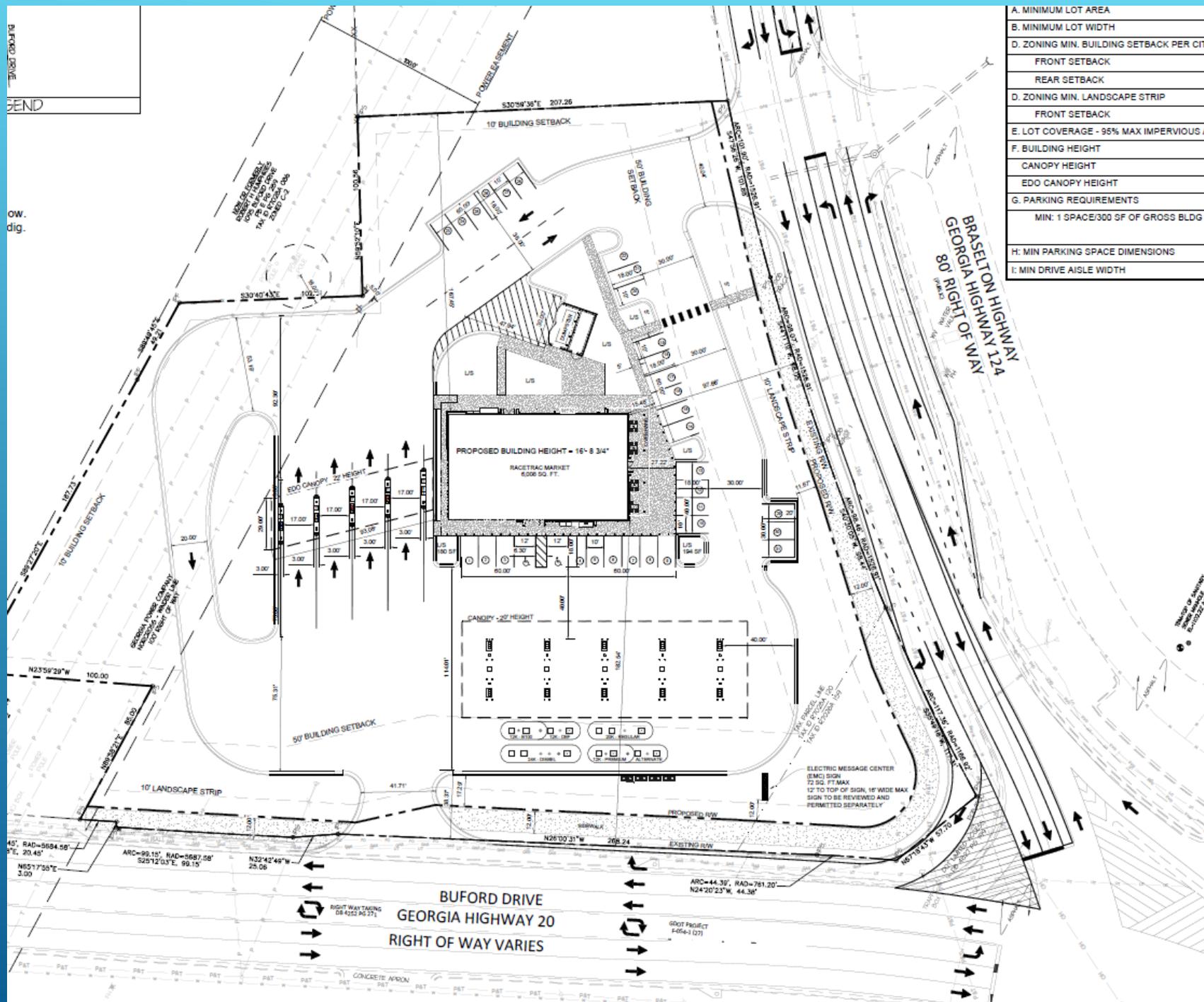
 Lawrenceville City Limits

### Zoning Districts

 BG General Business

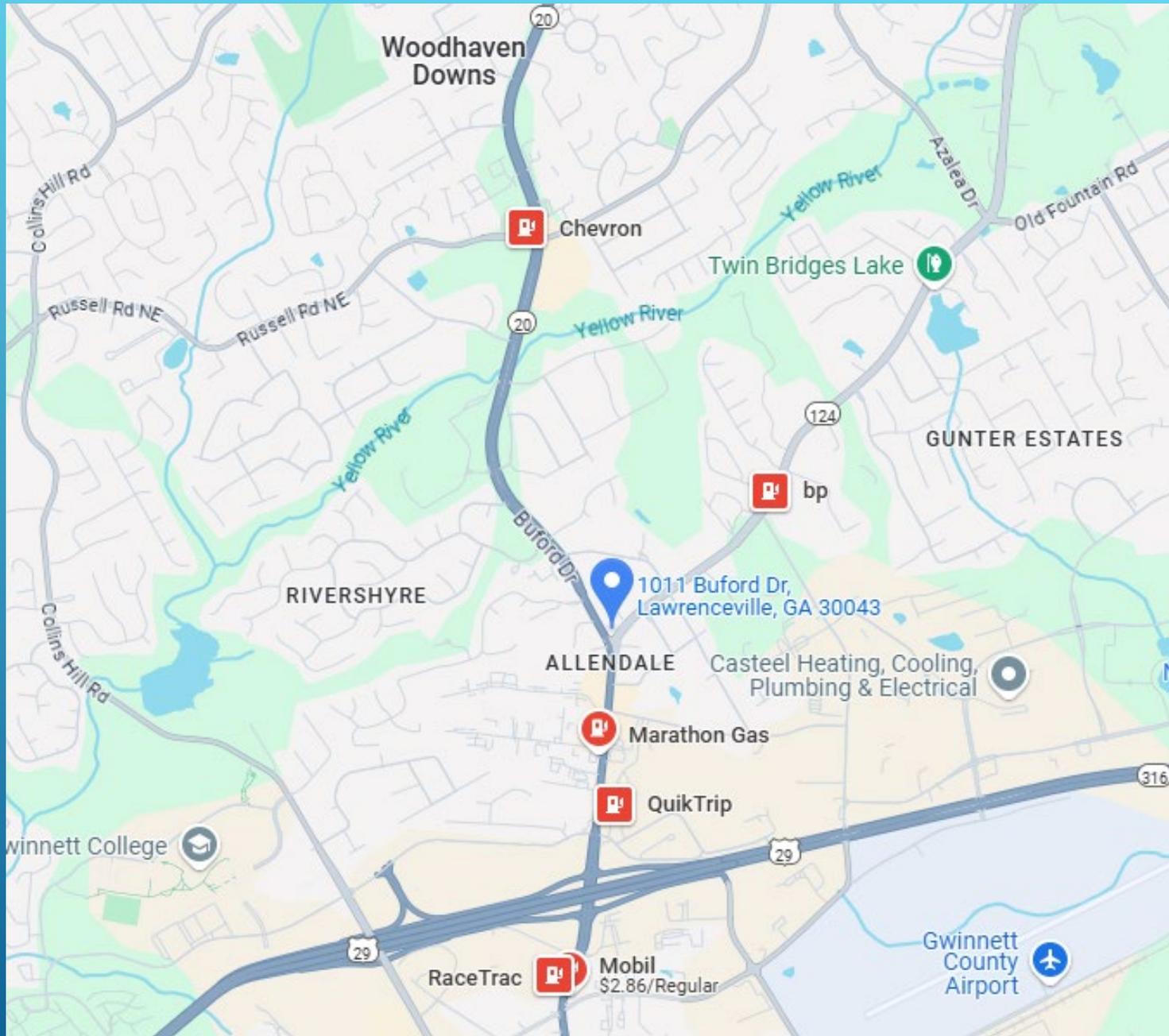
 LM Light Manufacturing





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





# Request Recommendation of Approval for Annexation & BG Zoning

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

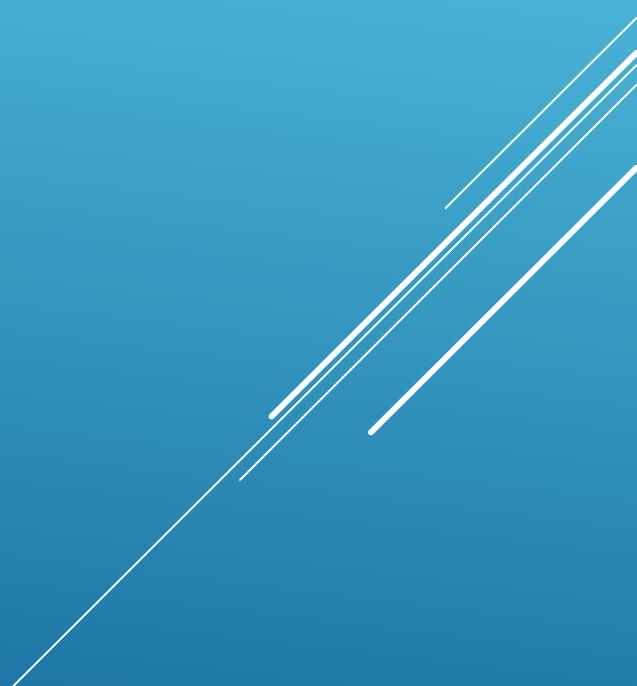
► **Contact:**

Baxter Russell

[brussell@dillardsellers.com](mailto:brussell@dillardsellers.com)

(404) 665-1224

**COMMENTS &  
QUESTIONS**





# LAWRENCEVILLE

## Planning & Development

### ANNEXATION & REZONING

**CASE NUMBER(S):** ANN2025-00014 & RZC2025-00073

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

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

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

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

**APPROXIMATE ACREAGE:** 3.61 ACRES

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

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

**PROPOSED DEVELOPMENT:** CONVENIENCE STORE W/ FUEL PUMPS

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

#### VICINITY MAP



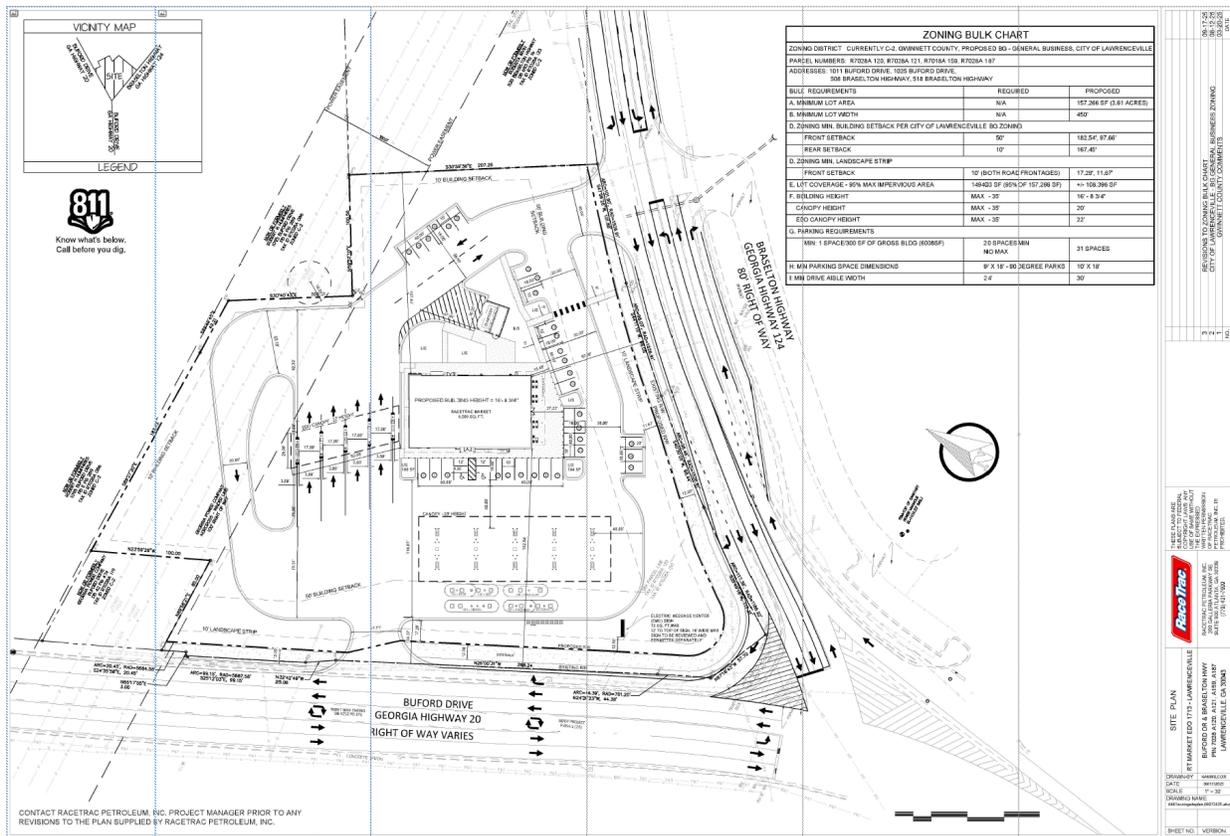
### ZONING HISTORY

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

### PROJECT SUMMARY

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

### PROPOSED SITE PLAN



**ZONING AND DEVELOPMENT STANDARDS**

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

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

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

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

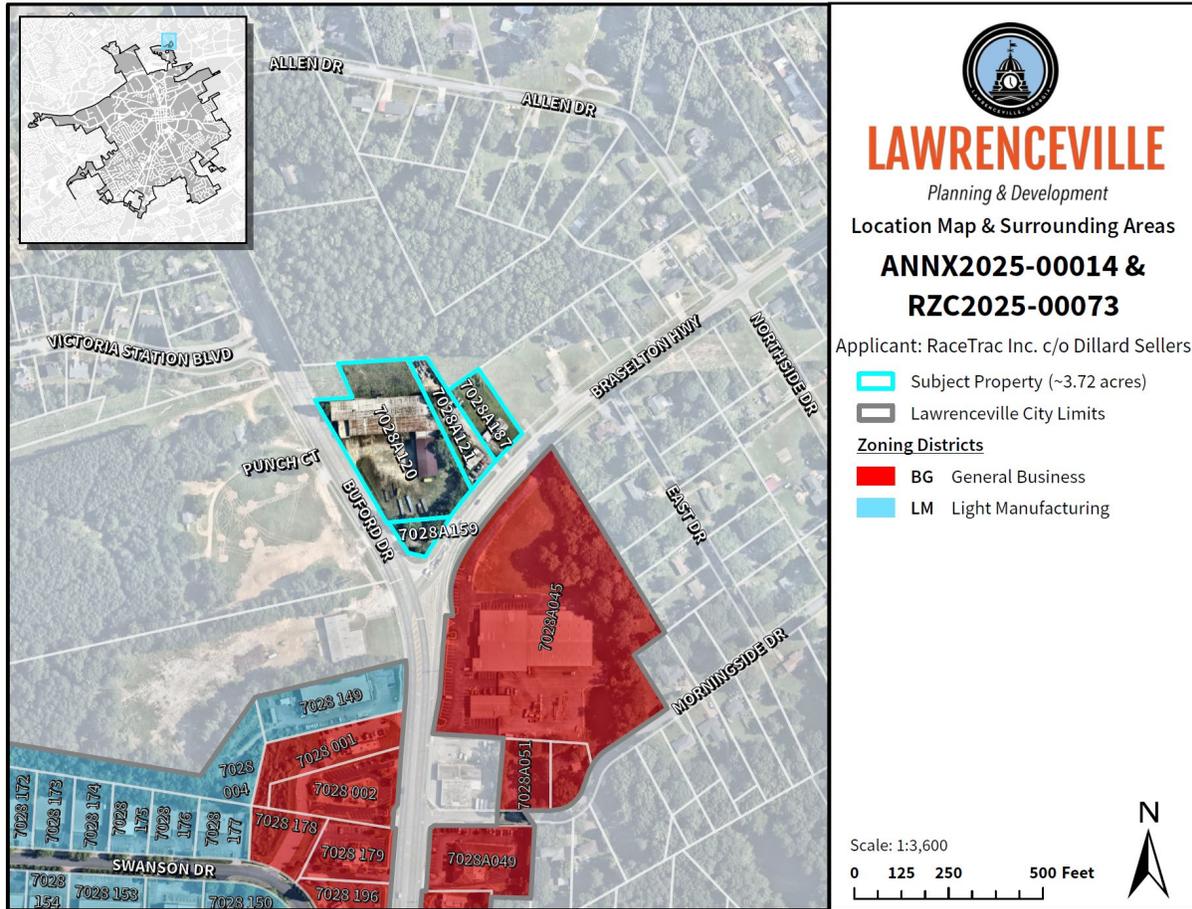
**Article 5 Buffers, Section 403 – Buffers Table**

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

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

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

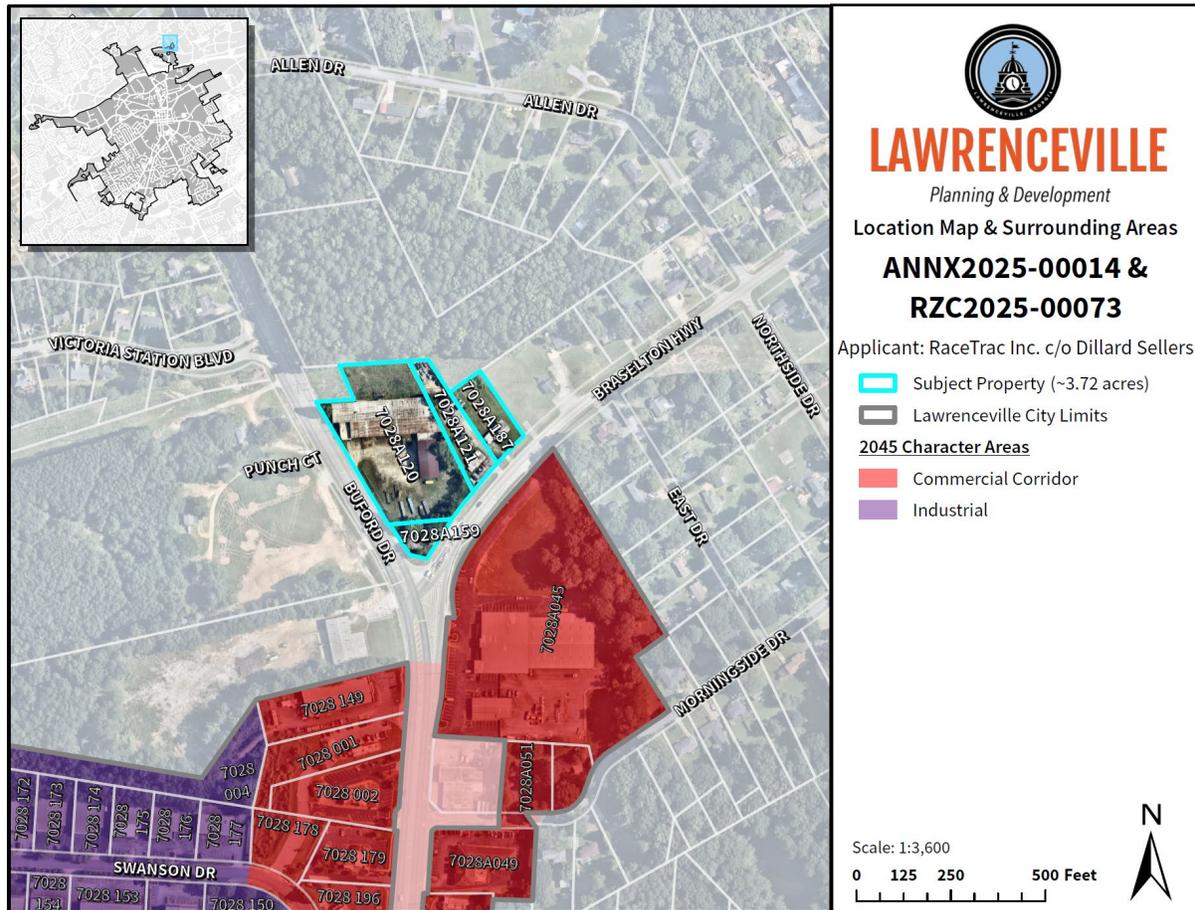
### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### SURROUNDING ZONING AND USE

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

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



#### 2045 COMPREHENSIVE PLAN

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

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

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

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

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

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

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

**STAFF RECOMMENDATION**

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

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

Georgia Power will serve this development.

**GAS DEPARTMENT**

Lawrenceville Gas will serve this development.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING & DEVELOPMENT**

### **RECOMMENDED CONDITIONS - 12012025**

### **ANNX2025-00014**

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

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

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

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

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

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

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

IT IS SO ORDAINED, this DATE<sup>th</sup> day of MONTH, YEAR.

Attest:

\_\_\_\_\_  
Karen Pierce, City Clerk

\_\_\_\_\_  
Mayor David R. Still



# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING & DEVELOPMENT**

### **RECOMMENDED CONDITIONS – 12012025**

### **RZC2025-00073**

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

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

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

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

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

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

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

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



# LAWRENCEVILLE

GWINNETT · METRO ATLANTA

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

Date Received \_\_\_\_\_  
Case File #: ANX \_\_\_\_\_

### APPLICATION FOR ANNEXATION

DATE \_\_\_\_\_

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

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

Area: 3.61 acres \_\_\_\_\_ acres or \_\_\_\_\_ square feet.

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

Two Owners:

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

Owners of Property: \_\_\_\_\_

Address if different from Property: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

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

Phone: 404-665-1224

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

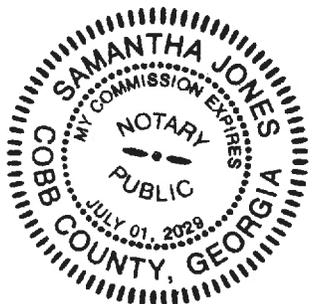
\_\_\_\_\_  
Signature of Owner Date

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

\_\_\_\_\_  
Print Name of Owner Date

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

\_\_\_\_\_  
Signature of Notary Date



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





# LAWRENCEVILLE

GWINNETT • METRO ATLANTA

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### DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

\_\_\_\_\_ YES

X NO

If yes, please complete the following section:

Name and Official Position of Government Official(s):

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant

10/1/2025  
Date

Print Name of Applicant

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

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



# LAWRENCEVILLE

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Date Received \_\_\_\_\_  
Case File #: ANX \_\_\_\_\_

### CONFLICT OF INTEREST DISCLOSURE

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

  
\_\_\_\_\_  
Signature of Applicant                      Date                      9/30/25

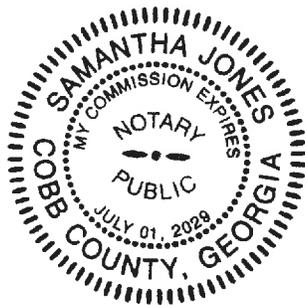
\_\_\_\_\_  
Signature of Owner                      Date

Justen Grambalvo                      9/30/25  
\_\_\_\_\_  
Print Name of Applicant                      Date

\_\_\_\_\_  
Print Name of Owner                      Date

  
\_\_\_\_\_  
Signature of Notary Public                      Date                      9/30/25

Stamp:





# LAWRENCEVILLE

WINNETT · METRO ATLANTA

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Address if different from Property: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

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

Phone: 404-665-1224

\_\_\_\_\_  
Signature of Applicant Date

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

\_\_\_\_\_  
Print Name of Applicant Date

*Judith J. Humphries*  
Print Name of Owner Date

\_\_\_\_\_  
Signature of Notary Date

*Susan Peters*  
Signature of Notary Date 9/29/25

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

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



# LAWRENCEVILLE

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Date Received \_\_\_\_\_  
Case File #: ANX \_\_\_\_\_

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\_\_\_\_\_  
Signature of Applicant                      Date

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

\_\_\_\_\_  
Print Name of Applicant                      Date

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

\_\_\_\_\_  
Signature of Notary Public                      Date

Stamp:



# LAWRENCEVILLE

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Lawrenceville, GA 30046  
Phone: 678-407-6583  
E-Mail: [Planning@lawrencevillega.org](mailto:Planning@lawrencevillega.org)

Date Received \_\_\_\_\_  
Case File #: ANX \_\_\_\_\_

## APPLICATION FOR ANNEXATION

DATE \_\_\_\_\_

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

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

Area: 3.61 acres \_\_\_\_\_ acres or \_\_\_\_\_ square feet.

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

Two Owners:

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

Owners of Property: \_\_\_\_\_

Address if different from Property: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

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

Phone: 404-665-1224

\_\_\_\_\_  
Signature of Applicant                      Date

CE Smith  
\_\_\_\_\_  
Signature of Owner                      Date

\_\_\_\_\_  
Print Name of Applicant                      Date

CE Smith  
\_\_\_\_\_  
Print Name of Owner                      Date

\_\_\_\_\_  
Signature of Notary                      Date

Susan Peters 9/29/25  
\_\_\_\_\_  
Signature of Notary                      Date

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

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



# LAWRENCEVILLE

GWINNETT • METRO ATLANTA

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

Date Received \_\_\_\_\_  
Case File #: ANX \_\_\_\_\_

### CONFLICT OF INTEREST DISCLOSURE

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

\_\_\_\_\_  
Signature of Applicant                      Date

*C.E. Smith*  
\_\_\_\_\_  
Signature of Owner                      Date

\_\_\_\_\_  
Print Name of Applicant                      Date

*C.E. Smith*  
\_\_\_\_\_  
Print Name of Owner                      Date

\_\_\_\_\_  
Signature of Notary Public                      Date

Stamp:

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



# LAWRENCEVILLE

Planning & Development

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

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

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

Jugen Giambalvo 9/30/25  
 TYPED OR PRINTED NAME

[Signature] 9/30/25  
 NOTARY PUBLIC DATE

\_\_\_\_\_  
 SIGNATURE OF OWNER DATE

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

\_\_\_\_\_  
 NOTARY PUBLIC DATE



PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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



# LAWRENCEVILLE

Planning & Development

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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

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



# LAWRENCEVILLE

Planning & Development

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>RaceTrac Inc. c/o Dillard Sellers</u>	NAME: <u>Please see attached owners' information</u>
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CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: _____ ZIP: _____
PHONE: <u>404-665-1224</u>	PHONE: _____
CONTACT PERSON: <u>R. Baxter Russell with Dillard Sellers</u> PHONE: <u>404-665-1224</u>	
CONTACT'S E-MAIL: <u>brussell@dillardsellers.com</u>	
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PARCEL NUMBER(S): <u>7028A120, 7028A121, 7028A159, 7028A187</u>	
ADDRESS OF PROPERTY: <u>1011 &amp; 1025 Buford Drive; 508 &amp; 518 Braselton Hwy</u>	
PROPOSED USE: <u>RaceTrac market with fuel pumps</u>	

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

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

\_\_\_\_\_  
NOTARY PUBLIC                                      DATE

*Judith J. Humphries*  
SIGNATURE OF OWNER                      DATE

Judith J Humphries  
TYPED OR PRINTED NAME

*Ann Peters* 9/29/25  
NOTARY PUBLIC                                      DATE

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

**Susan Peters**  
NOTARY PUBLIC  
ANNO 25 JUL 14 & RZC2025-00073  
RECEIVED OCTOBER 3, 2025  
My Commission Expires 10/12/2025  
PLANNING & DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

Planning & Development

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>RaceTrac Inc. c/o Dillard Sellers</u>	NAME: <u>Please see attached owners' information</u>
ADDRESS: <u>1776 Peachtree St., NW, Ste. 415-S</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: _____ ZIP: _____
PHONE: <u>404-665-1224</u>	PHONE: _____
CONTACT PERSON: <u>R. Baxter Russell with Dillard Sellers</u> PHONE: <u>404-665-1224</u>	
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PROPOSED USE: <u>RaceTrac market with fuel pumps</u>	

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

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

\_\_\_\_\_  
NOTARY PUBLIC                                      DATE

C.E. Smith  
SIGNATURE OF OWNER                      DATE

C.E. Smith  
TYPED OR PRINTED NAME

Susan Peters 9/29/25  
NOTARY PUBLIC                                      DATE

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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

October 21, 2025

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

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

Applicant/Owner:

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

Dear Mayor Still:

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

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

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

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

**ANNX2025-00014 & RZC2025-00073**  
**RECEIVED OCTOBER 22, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

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

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

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

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

Sincerely,

Glenn P. Stephens  
County Administrator

ANX2025-00018

CERTIFIED MAIL #: 9214 8902 9562 6590 1614 0850 60

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

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

**ANNX2025-00014 & RZC2025-00073**  
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**PLANNING & DEVELOPMENT DEPARTMENT**

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RECEIVED OCTOBER 22, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

VICTORIA STATION BLVD

PUNCH CT

BUFORD DR

BRASELTON HWY

EAST DR

7028A120

7028A121

7028A187

7028A159

LAWRENCEVILLE

 ANX2025-00018

7028A120, 7028A121, 7028A159, 7028A159

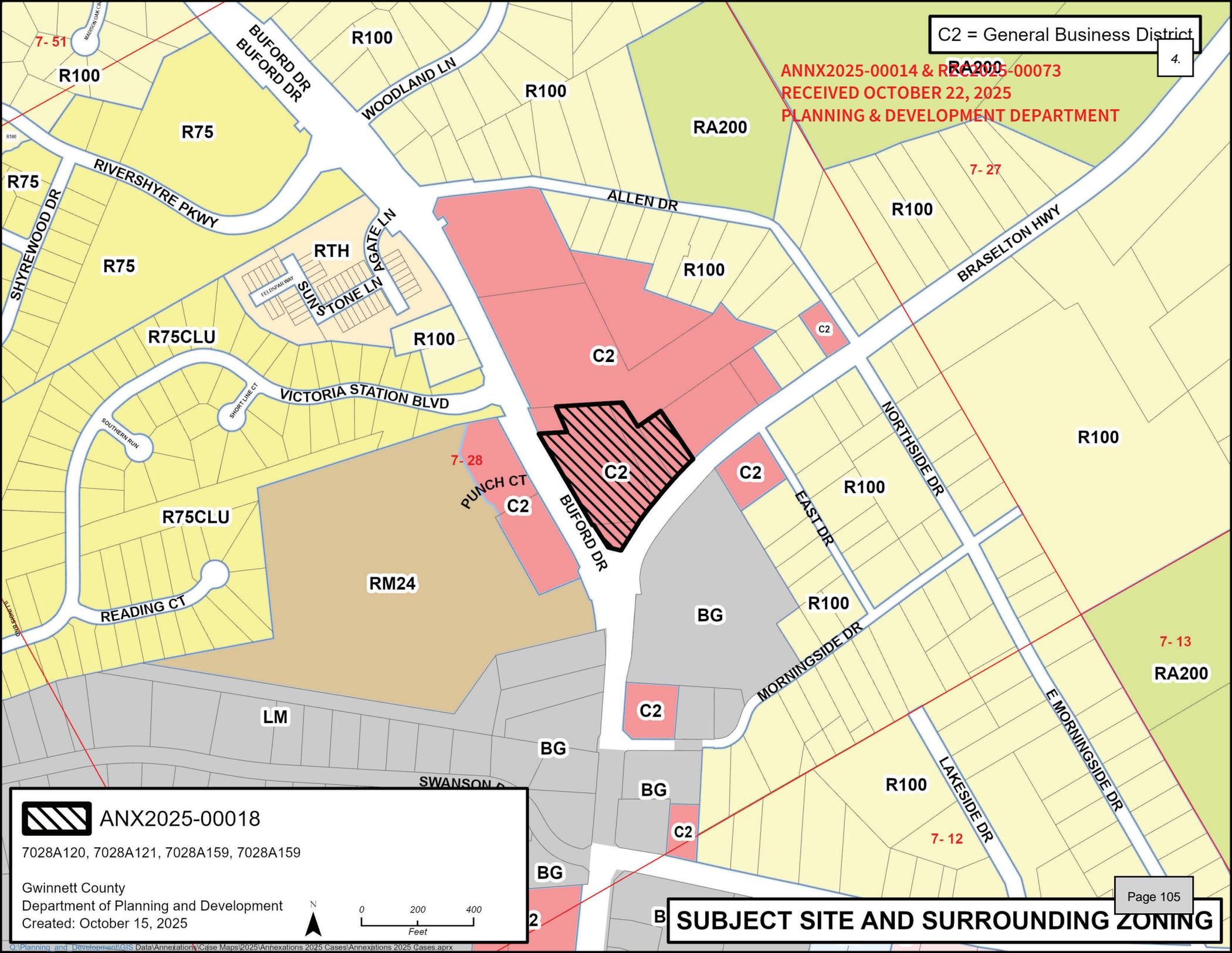
Gwinnett County  
Department of Planning and Development  
Created: October 15, 2025



C2 = General Business District

4.

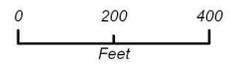
ANNX2025-00014 & REC2025-00073  
RECEIVED OCTOBER 22, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



 ANX2025-00018

7028A120, 7028A121, 7028A159, 7028A159

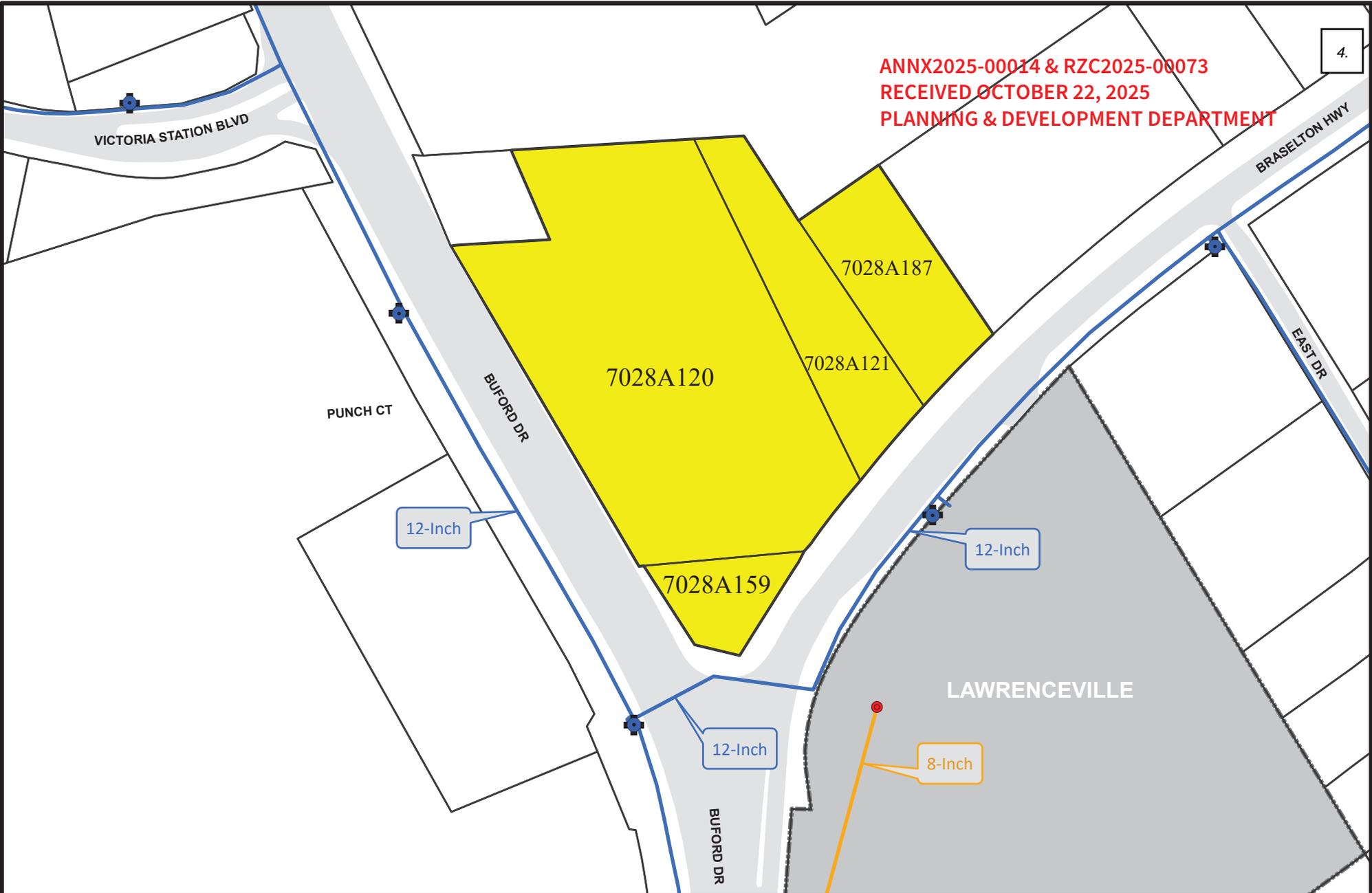
Gwinnett County  
Department of Planning and Development  
Created: October 15, 2025



**SUBJECT SITE AND SURROUNDING ZONING**

C:\Planning and Development\GIS Data\Annexations\Case Maps\2025\Annexations 2025 Cases\Annexations 2025 Cases.aprx

ANNX2025-00014 & RZC2025-00073  
RECEIVED OCTOBER 22, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



**LEGEND**

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

**ANX-2025-018**

**Water & Sewer  
Utility Map**

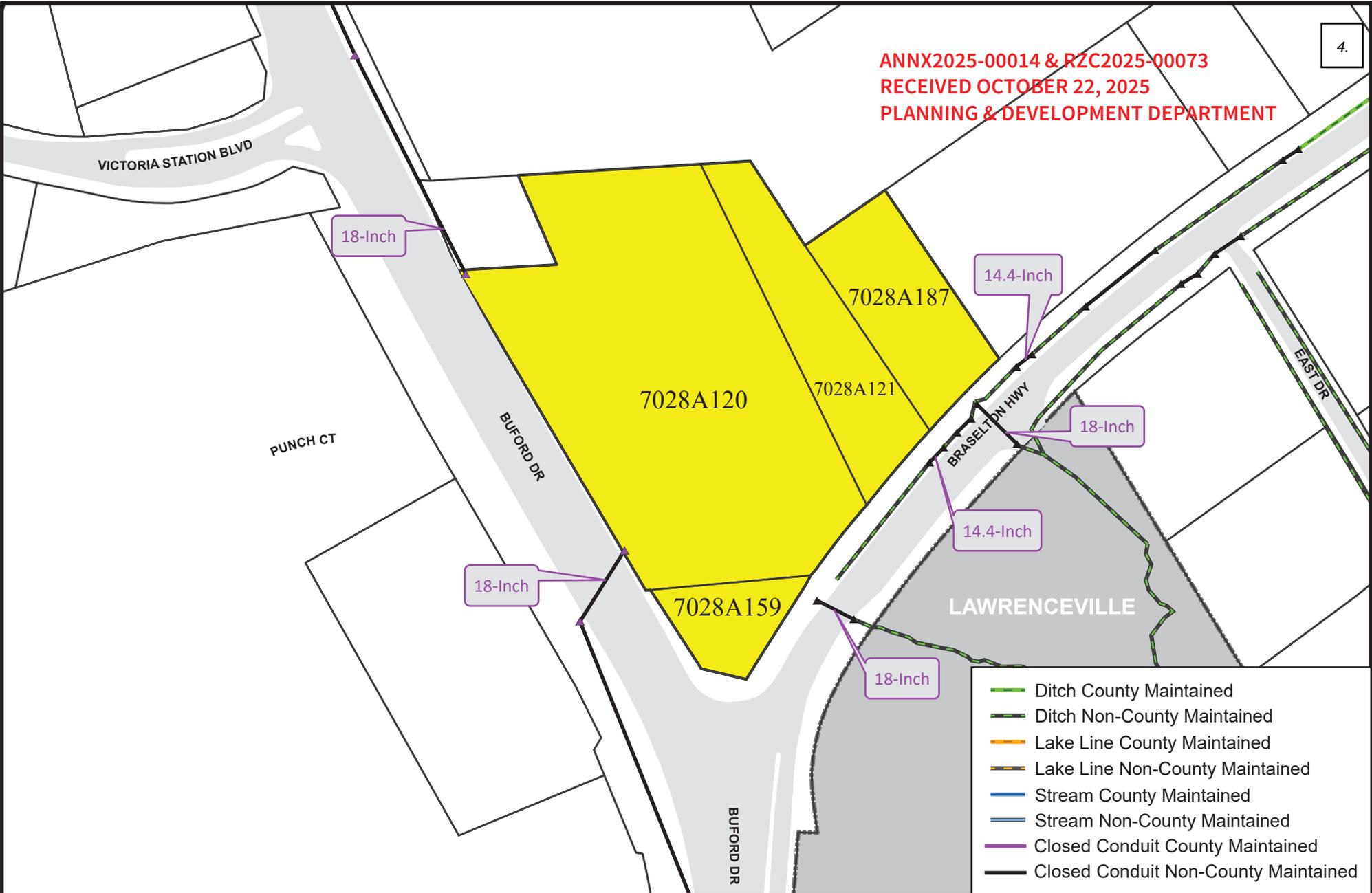
North arrow and scale bar (0, 75, 150 Feet).

**LOCATION**



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RECEIVED OCTOBER 22, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

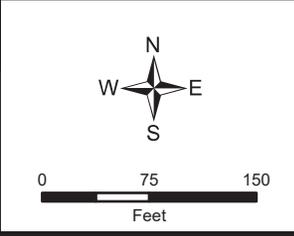


**LEGEND**

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

**ANX-2025-018**

**Stormwater  
Utility Map**



**LOCATION**

Page 107

Legend

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

# SECTION 7

ANNX2025-00014 & RZC2025-00073

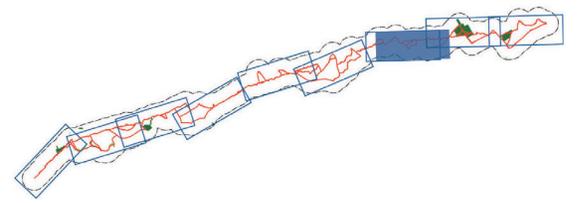
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The alignment enters Section 7 in the utility corridor through a residential area north of Rivershyre Parkway, and then to Buford Drive, where Alternative 1a follows a utility corridor north to Rivershyre Parkway, and then to Buford Drive, while Alternative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

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

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

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



**Letter of Intent**

**City of Lawrenceville**

**Annexation  
Rezoning**

**Applicant:**  
RaceTrac Inc.  
c/o Dillard Sellers

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

**Parcel IDs:**  
7028A120  
7028A121  
7028A159  
7028A187

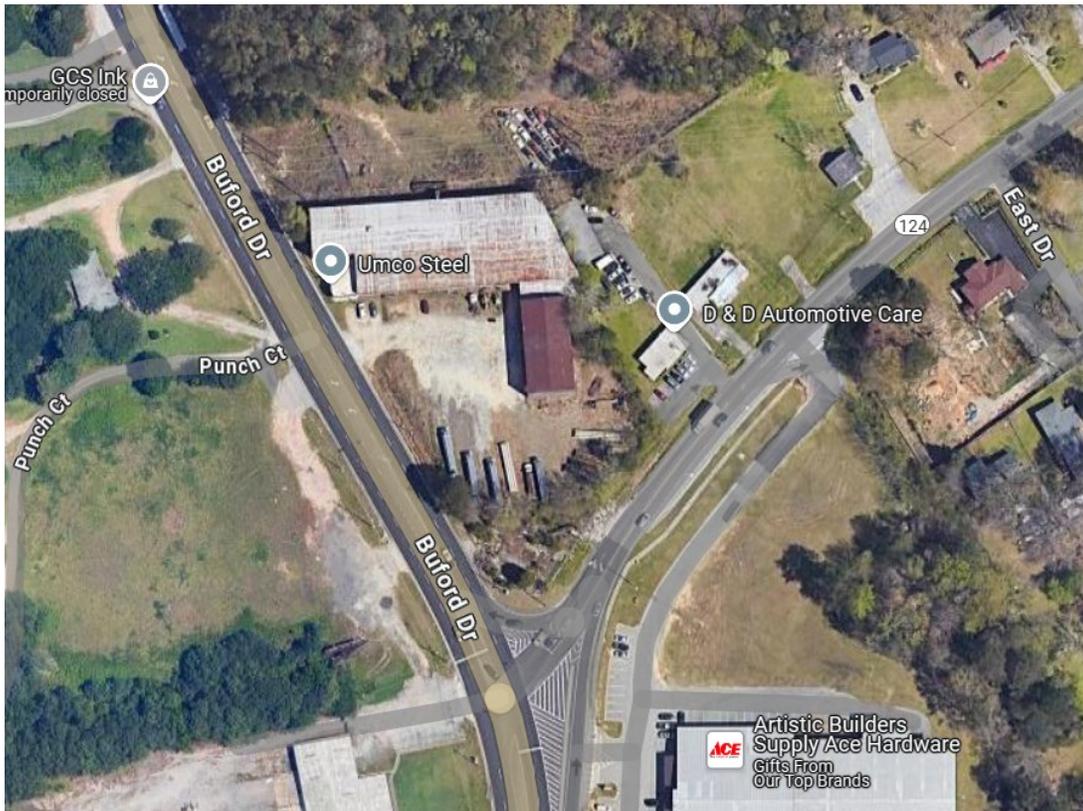
**Submitted for Applicant by:**

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

### I. INTRODUCTION

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

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



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

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

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

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

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

**II. IMPACT ANALYSIS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**III. CONCLUSION**

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

Sincerely,  
DILLARD SELLERS, LLC

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

**Exhibit A**  
**REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE**

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

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

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

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

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

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

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

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

Standing Objection

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

Evidence Objection

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

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

Legal Description

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

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

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

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

Tract 1  
1095 Buford Drive

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

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

Tract 2  
50B Braselton Highway

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

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

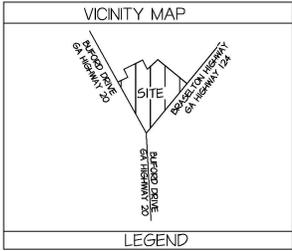
Tract 3  
51B Braselton Highway

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

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

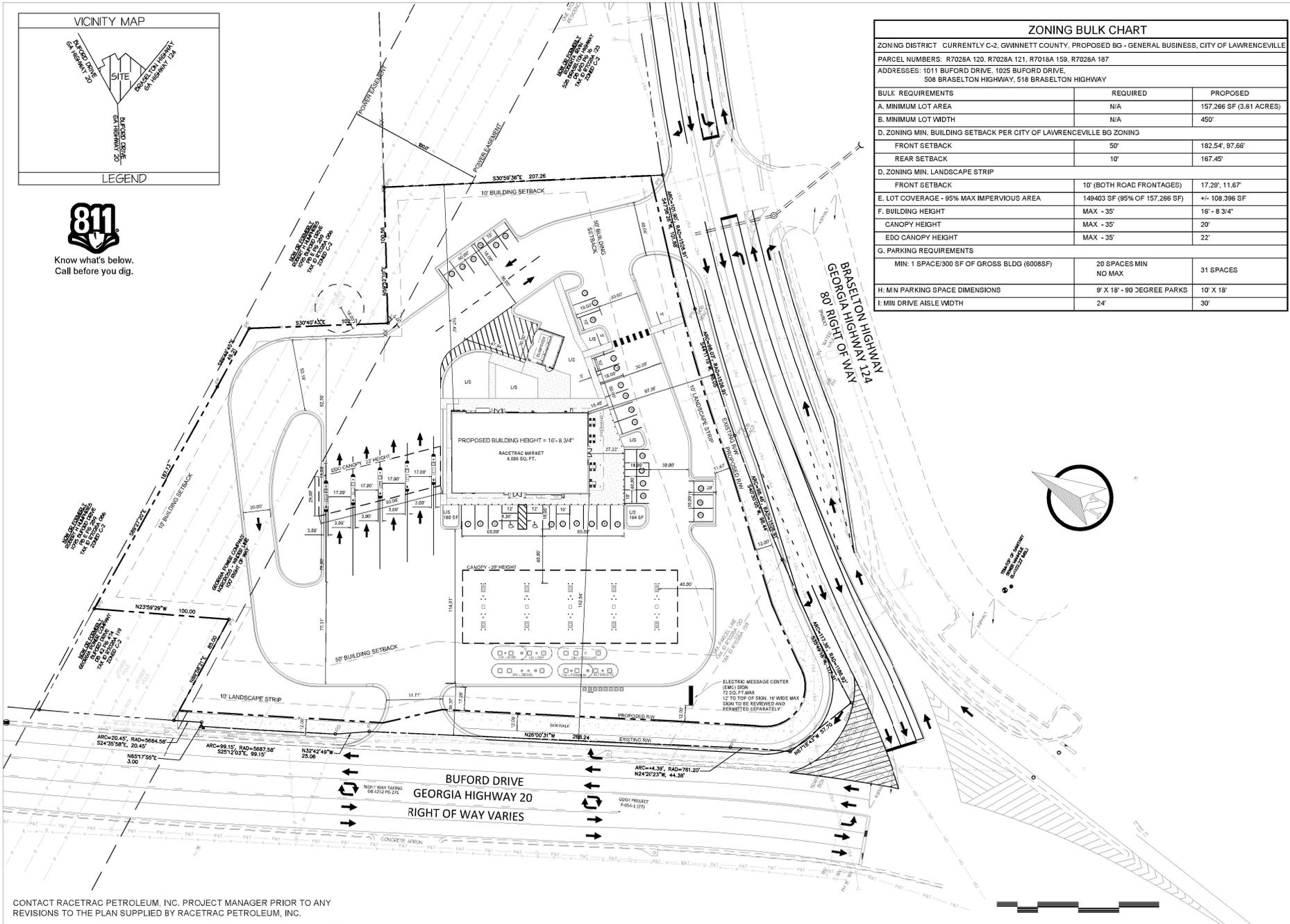






Know whats below.  
Call before you dig.

ZONING BULK CHART		
ZONING DISTRICT: CURRENTLY C-2, GWINNETT COUNTY, PROPOSED BG - GENERAL BUSINESS, CITY OF LAWRENCEVILLE		
PARCEL NUMBERS: R7028A 120, R7028A 121, R7016A 159, R7028A 187		
ADDRESSES: 1011 BUFORD DRIVE, 1025 BUFORD DRIVE, 508 BRASELTON HIGHWAY, 518 BRASELTON HIGHWAY		
BULK REQUIREMENTS	REQUIRED	PROPOSED
A. MINIMUM LOT AREA	N/A	157,266 SF (3.61 ACRES)
B. MINIMUM LOT WIDTH	N/A	450'
D. ZONING MIN. BUILDING SETBACK PER CITY OF LAWRENCEVILLE BG ZONING		
FRONT SETBACK	50'	182.54', 97.66'
REAR SETBACK	10'	167.45'
D. ZONING MIN. LANDSCAPE STRIP		
FRONT SETBACK	10' (BOTH ROAD FRONTAGES)	17.28', 11.67'
E. LOT COVERAGE - 95% MAX IMPERVIOUS AREA	148403 SF (95% OF 157,266 SF)	+/- 108,396 SF
F. BUILDING HEIGHT	MAX - 35'	16' - 8 3/4"
CANOPY HEIGHT	MAX - 35'	20'
EEO CANOPY HEIGHT	MAX - 35'	22'
G. PARKING REQUIREMENTS		
MIN: 1 SPACE/300 SF OF GROSS BLDG (6008SF)	20 SPACES MIN NO MAX	31 SPACES
H. MIN PARKING SPACE DIMENSIONS	9' X 18' - 90 DEGREE PARKS	10' X 18'
I. MIN DRIVE AISLE WIDTH	24'	30'



CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

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

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**RaceTrac**

RACETRAC PETROLEUM, INC.  
 8015 BRASELTON HIGHWAY, SUITE 200  
 LAWRENCEVILLE, GA 30043  
 (770) 831-1000

SITE PLAN  
 RT MARKET EDD 1713 - LAWRENCEVILLE  
 BUFORD DR & BRASELTON HWY  
 PIN 7028 A120, A121, A158, A 187  
 LAWRENCEVILLE, GA 30043

DRAWN BY: HANWELCOX  
 DATE: 09/17/2025  
 SCALE: 1" = 30'  
 DRAWING NAME: 64612zoningplan-2807285.dwg  
 SHEET NO.: VERSION

REVISIONS TO ZONING BULK CHART  
 3  
 2  
 1  
 NO. COMMENTS  
 CITY OF LAWRENCEVILLE - BG GENERAL BUSINESS ZONING  
 GWINNETT COUNTY COMMENTS

09-17-25  
 09-17-25  
 09-26-25  
 DATE



1 BIRDS EYE

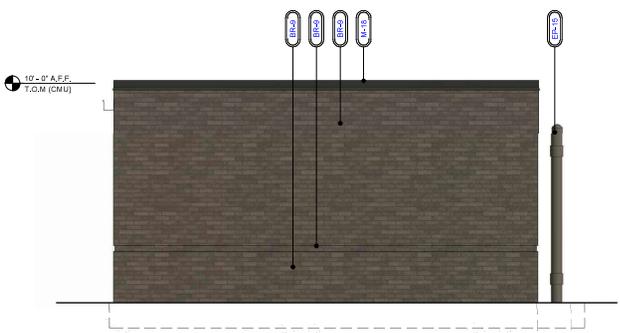
**RACETRAC - HWY 124 & 20 EFC**  
 Burford Drive & Braselton HWY



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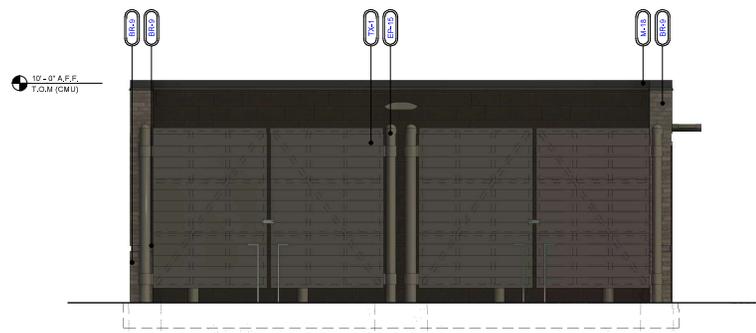
ANNEX 2025-00014 & RZ 2025-00075

**RECEIVED OCTOBER 3, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



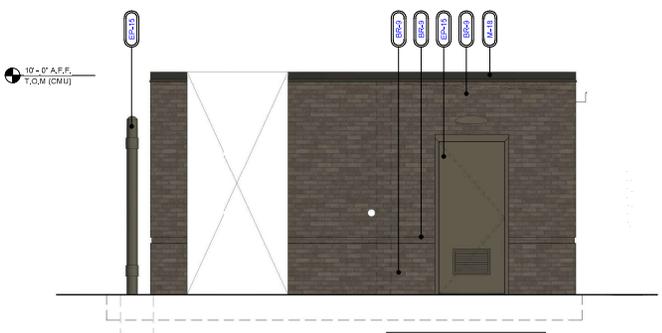
4 DUMPSTER ENCLOSURE RIGHT ELEVATION  
3/8" = 1'-0"

RIGHT ELEVATION (NON-ENTRY)		
MATERIAL	SQ. FOOT	% OF ELEVATION
STONE	0	0%
BRICK	190	84%
EPS	0	0%
GLAZING	0	0%
METAL	12	6%
WOOD	0	0%



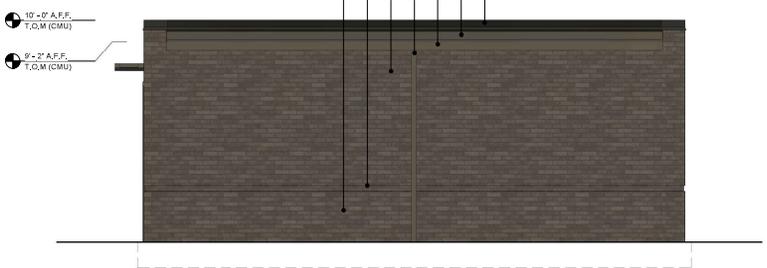
5 DUMPSTER ENCLOSURE FRONT ELEVATION  
3/8" = 1'-0"

FRONT ELEVATION		
MATERIAL	SQ. FOOT	% OF ELEVATION
STONE	0	0%
BRICK	72	29%
EPS	0	0%
GLAZING	0	0%
METAL	28	11%
WOOD	152	60%



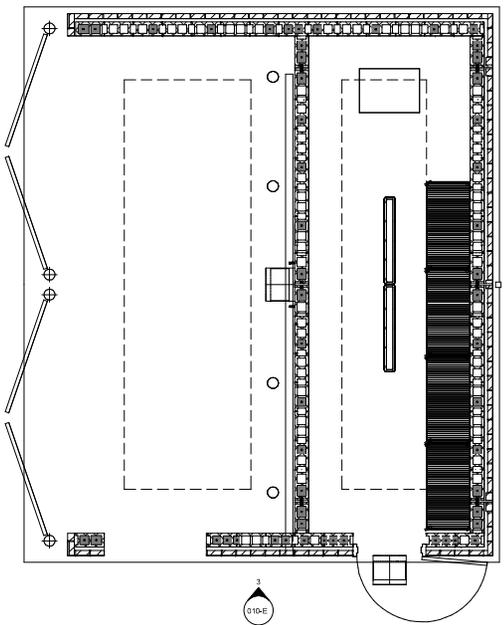
3 DUMPSTER ENCLOSURE LEFT ELEVATION  
3/8" = 1'-0"

LEFT ELEVATION (ENTRY)		
MATERIAL	SQ. FOOT	% OF ELEVATION
STONE	0	0%
BRICK	120	78%
EPS	0	0%
GLAZING	0	0%
METAL	34	22%
WOOD	0	0%



2 DUMPSTER ENCLOSURE REAR ELEVATION  
3/8" = 1'-0"

REAR ELEVATION		
MATERIAL	SQ. FOOT	% OF ELEVATION
STONE	0	0%
BRICK	217	85%
EPS	0	0%
GLAZING	0	0%
METAL	35	14%
WOOD	0	0%



1 DUMPSTER ENCLOSURE PLAN  
3/8" = 1'-0"

DUMPSTER FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BRCK			
BRCK	GENERAL	STONE MOUNTAIN (QUEEN 1/8 BOND)	MORTAR: ARGOS MAGNOLIA DARK
METAL			
TX-19		PREFINISHED 4" METAL COPING	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
PAINT			
EP-16	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048
TREX			
TX-1	SELECT COMPOSITE	1"X 6"	WOODLAND BROWN

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**DESIGN PROFESSIONALS**

**GPD GROUP**  
 Professional Corporation  
1015 N. BARRACLOUGH, SUITE 203  
 ALPHARETTA, GA 30401

ISSUE/REVISION RECORD	
DATE	DESCRIPTION
08/25/24	PRELIM PACKAGE
09/10/25	PRELIM PACKAGE

**RaceTrac**  
RACE TRAC, INC.  
 290 GALLERIA PARKWAY SOUTHEAST  
 SUITE 900  
 ATLANTA, GEORGIA 30339  
 (770) 421-7000

PROJECT NAME  
**HWY 124 @ 20**

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

RACE TRAC STORE NUMBER  
**#1713**

PROTOTYPE SERIES 2024  
**2024 RH MO**

PLAN MODIFICATION NOTICE  
 SPB NO. 0203 DATE 05/17/24

STANDARD PLAN BULLETIN (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE REVISION RECORD COLUMN ABOVE LISTS ANY NUMBER OR SPB INCORPORATED TO THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACE TRAC ENGINEERING AND CONSTRUCTION FOR ANY FUTURE BULLETIN THIS SET INCORPORATED HEREIN.

PROFESSIONAL SEAL

PRELIMINARY DRAFT NOT CONSTRUCTION BID RELIANCE RECORDING PURPOSES OR IMPLEMENTATION.

PROJECT NUMBER  
 2024157\_35

SHEET TITLE  
**DUMPSTER ENCLOSURE ELEVATIONS**

SHEET NUMBER  
**010-E**

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DESIGN PROFESSIONALS



ISSUE/REVISION RECORD

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

**RaceTrac**

RACE TRAC INC.  
 200 GALLERIA PARKWAY SOUTHEAST  
 SUITE 800  
 ATLANTA, GEORGIA 30339  
 (770) 421-7600

PROJECT NAME

**HWY 124 @ 20**

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

RACETRAC STORE NUMBER

**#1713**

PROTOTYPE SERIES 2024  
**2024 RH MO**

PLAN MODIFICATION NOTICE

SPB NO. 0203 DATE 05/17/24

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

PROFESSIONAL SEAL

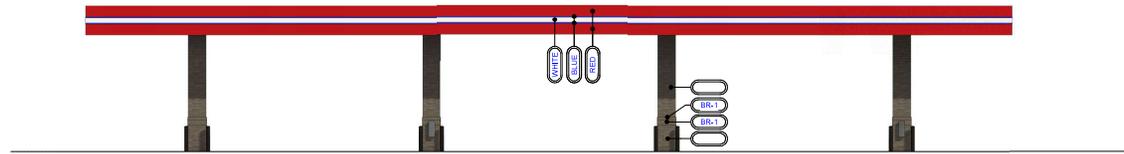
PRELIMINARY DRAFT NOT FOR CONSTRUCTION. NO RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION.

PROJECT NUMBER  
**2024157.35**

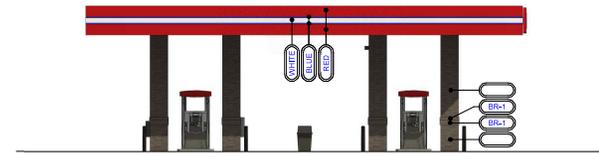
SHEET TITLE  
**FUEL CANOPY ELEVATIONS**

SHEET NUMBER

**100**



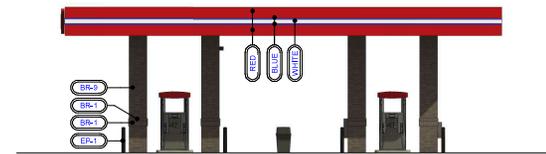
4 CANOPY REAR ELEVATION  
 1/8" = 1'-0"



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



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



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

FUEL CANOPY FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BLUE	-	-	2" BLUE STRIPE
RED	-	-	PREFER TO SPECIFICATION CHART OR SHEET C100
WHITE	-	-	5" WHITE STRIPE
BRICK	-	-	-
BR-1	GENERAL	STONE MOUNTAIN (GREEN TO BOND)	MORTAR: ARDOS
BR-2	SHALE	(GREEN TO BOND)	MAGNOLIA DARK
PAINT	-	-	-
EP-10	SHERWIN WILLIAMS	-	PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #1049

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







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

August 26, 2025

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

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

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

Dear Mr. Ellis:

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

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

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

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

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

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

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

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



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

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE  
Division Director, Infrastructure Support  
678.376.2130

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

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



# SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: [DWRCapacityCertification@GwinnettCounty.com](mailto:DWRCapacityCertification@GwinnettCounty.com)

PLANNING & DEVELOPMENT DEPARTMENT

Project Request Type:

Pre-Rezoning

New Request

Renew Request  
SCC # C2024-136-07

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

APPROVED FOR PERMITTING & RZC2025-00073 RECEIVED OCTOBER 3, 2025

### DWR Use Only:

Capacity Certification Request No. C2025-230-08

Approved  Conditionally Approved\*  Denied

\*(See attached letter for conditions)

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

Signature: *D Taylor* 08/26/2025

Gwinnett County Planning and Development Permit No.: \_\_\_\_\_

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

Development/Project Name: Racetrac Market

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

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

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

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

Total Area of Development: 3.36 acres

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

Property Owner Name: rhumphri@bellsouth.net

Property Owner Email: Judith J. Humphries Phone #: \_\_\_\_\_

Developer Contact: Kirk Ellis Company: Racetrac Inc.

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

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

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

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

Additional Recipients: Austin Smith

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

**DWR Use Only**

Capacity Certification Request No.: C2025-230-08

Development/Project Name: Racetrac Market

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

Downstream Pump Station: Alcovy Sewer Basin: Alcovy River

PLANNING & DEVELOPMENT DEPARTMENT

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

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

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

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

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

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

**Provide your BEST estimated dates for:**

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

Zoning Approval: October 2025 Completion/Occupancy: August 2026

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

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

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



Once a complete package with all supporting documentation has been received

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

If additional analysis or flow monitoring is required

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

ANNX25-00014 & RZC2025-00073  
RECEIVED OCTOBER 3, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

The screenshot displays a web-based Geographic Information System (GIS) interface. The browser address bar shows the URL: <https://gis.gwinnettcountry.com/GISDataBrowser/WebPages/Map/FundyViewer.aspx>. The page title is "Gwinnett Geographic Information Systems".

The interface includes a "Layers" panel on the left with the following sections:

- Main Layers:**
  - Postal
  - Education
  - Political Districts
  - Elections
  - Land Planning
  - Recreation
  - Public Safety
  - Survey Monuments
  - Facilities
  - Solid Waste Service Areas
  - Environmental
  - Floodplain
- Street Layers:**
  - Roads
- Parcel Layers:**
  - Land Parcels
  - Parcel Annotation
  - Tax Neighborhoods
  - Rezoning Cases
  - Historical zoning cases
  - Zoning

The "Active Layer" is set to "Septic Tank Pa...". The map shows a grid of land parcels, many labeled with IDs such as 7028A087, 7028A096, 7028A120, 7028A121, 7028A124, 7028A125, 7028A126, 7028A127, 7028A128, 7028A150, 7028A001, 7028A004, 7028A007, 7028A009, 7028A011, 7028A013, 7028A018, 7028A019, 7028A024, 7028A025, 7028A027, 7028A029, 7028A031, 7028A032, 7028A033, 7028A034, 7028A036, 7028A037, 7028A038, 7028A040, 7028A042, 7028A043, 7028A044, 7028A045, 7028A046, 7028A047, 7028A048, 7028A049, 7028A050, 7028A051, 7028A052, 7028A053, 7028A054, 7028A055, 7028A056, 7028A057, 7028A058, 7028A059, 7028A060, 7028A061, 7028A062, 7028A063, 7028A064, 7028A065, 7028A066, 7028A067, 7028A068, 7028A069, 7028A070, 7028A071, 7028A072, 7028A073, 7028A074, 7028A075, 7028A076, 7028A077, 7028A078, 7028A079, 7028A080, 7028A081, 7028A082, 7028A083, 7028A084, 7028A085, 7028A086, 7028A087, 7028A088, 7028A089, 7028A090, 7028A091, 7028A092, 7028A093, 7028A094, 7028A095, 7028A096, 7028A097, 7028A098, 7028A099, 7028A100, 7028A101, 7028A102, 7028A103, 7028A104, 7028A105, 7028A106, 7028A107, 7028A108, 7028A109, 7028A110, 7028A111, 7028A112, 7028A113, 7028A114, 7028A115, 7028A116, 7028A117, 7028A118, 7028A119, 7028A120, 7028A121, 7028A122, 7028A123, 7028A124, 7028A125, 7028A126, 7028A127, 7028A128, 7028A129, 7028A130, 7028A131, 7028A132, 7028A133, 7028A134, 7028A135, 7028A136, 7028A137, 7028A138, 7028A139, 7028A140, 7028A141, 7028A142, 7028A143, 7028A144, 7028A145, 7028A146, 7028A147, 7028A148, 7028A149, 7028A150, 7028A151, 7028A152, 7028A153, 7028A154, 7028A155, 7028A156, 7028A157, 7028A158, 7028A159, 7028A160, 7028A161, 7028A162, 7028A163, 7028A164, 7028A165, 7028A166, 7028A167, 7028A168, 7028A169, 7028A170, 7028A171, 7028A172, 7028A173, 7028A174, 7028A175, 7028A176, 7028A177, 7028A178, 7028A179, 7028A180, 7028A181, 7028A182, 7028A183, 7028A184, 7028A185, 7028A186, 7028A187, 7028A188, 7028A189, 7028A190, 7028A191, 7028A192, 7028A193, 7028A194, 7028A195, 7028A196, 7028A197, 7028A198, 7028A199, 7028A200.

Other map features include street names like "C.H. HUMPHRIES", "PUNCH CT", "BIKARD DR", "BRABELLON HWY", "O.T. SMITH", and "J.T. SWANSON, JR". A scale of 1:1,664.46 is shown at the bottom left. The bottom right corner displays the time "10:25 AM 4/25/2024".

**Sanitary Sewer Calculations**

**Ractrac Marketplace – NW Corner Ga Hwy 20 & Hwy 124**

**08-07-25**

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

Type of Development – Commercial

Type of Unit – Gas Station

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

AAFD gpm = gpd x 1 d / 1440 min

AAFD gpm = 3000 gpd x 1 d / 1440 min

AAFD gpm = 2.083 gpm

Type of Development – Commercial

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

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

AAFD gpm = gpd x 1 d / 1440 min

AAFD gpm = 217 gpd x 1d/1440 min

AAFD gpm = 0.151 gpm

Type of Development – Commercial

Type of Unit – Gas Station (Retail)

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

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

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

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

**Total**

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

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





**SUPERSEDED BY  
C2025-230-08**

**APPROVED**  
 **DENIED**  
 **CONDITIONALLY APPROVED**  
**Sewer Capacity Request #C2024-136-07**  
**Expiration Date: 07/01/2025**  
**Tie-In Manhole FID: 2987491**

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

July 1, 2024

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

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

Dear Rowshi Craven:

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

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

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

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

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

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

**Certification Invalidation:** This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a new Sewer Capacity Request with updated information prior to the expiration of the previous one.



# Gwinnett

GWINNETT COUNTY  
DEPARTMENT OF WATER RESOURCE 4.

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

**SUPERSEDED BY  
C2025-230-08**

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Lorraine Campagne, PE  
Section Manager, Development Support  
678.376.7058

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

ANNXX2025-00014 & RZC2025-00073  
RECEIVED OCTOBER 3, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



# SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: [DWRCapacityCertification@GwinnettCounty.com](mailto:DWRCapacityCertification@GwinnettCounty.com)

PLANNING & DEVELOPMENT DEPARTMENT

Project Request Type:

Pre-Rezoning

New Request

Renew Request  
SCC # \_\_\_\_\_

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

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

**DWR Use Only:**

Capacity Certification Request No. C2024-136-07

Approved  Conditionally Approved\*  Denied

\*(See attached letter for conditions)

Printed Name: Lorraine Campagne, Section Manager, Development Support

Signature:

Gwinnett County Planning and Development Permit No.: \_\_\_\_\_

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

Development/Project Name: Racetrac Market

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

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

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

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

Total Area of Development: 3.36 acres

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

Property Owner Name: rhumphri@bellsouth.net

Property Owner Email: Judith J. Humphries Phone #: \_\_\_\_\_

Developer Contact: Rowshi Craven Company: Racetrac Inc.

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

Developer Email: rcraven@racetrac.com Phone #: 404.849.8418

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

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

Additional Recipients: Austin Smith

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

**DWR Use Only**

**SUPERSEDED** 4.  
C2025-230-08

Capacity Certification Request No.: C2024-136-07

Development/Project Name: Racetrac Market

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

Downstream Pump Station: ALCOVY Sewer Basin: ALCOVY

ANNEX 225-08014 & RC225-0003  
REGULAR BOARD MEETING  
OCTOBER 2, 2024  
PLANNING & DEVELOPMENT DEPARTMENT

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

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

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

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

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

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

**Provide your BEST estimated dates for:**

Zoning Submittal: September/1/2024 Plan Submittal October 30 2024 Begin Construction: January 2025

Zoning Approval: October/22/2024 Completion/Occupancy: June 2025

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

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

Detailed flow calculations for proposed development project based on the most current wastewater flow estimation guidelines:  
<https://www.gwinnettcounty.com/static/departments/water/pdf/wastewater-flow-estimation-guidance.pdf>

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

Proposed utility plan  
Design Professional sign/seal:  Date: 5/13/24



Once a complete package with all supporting documentation has been received  
**PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING**  
  
If additional analysis or flow monitoring is required  
**PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING**

**DWR Received**  
May 14, 2024



# LAWRENCEVILLE

*Planning & Development*

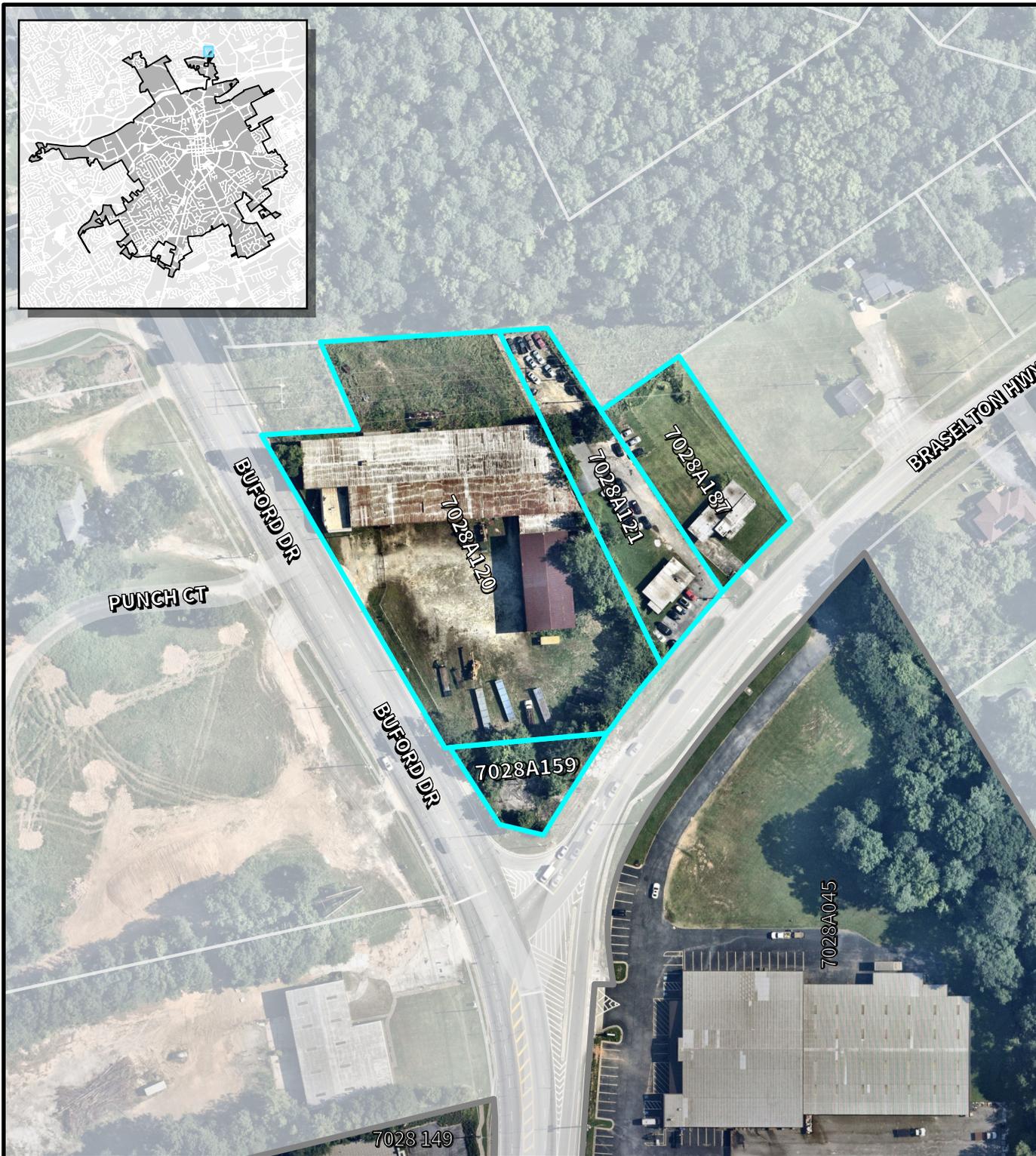
Location Map & Surrounding Areas

## ANNX2025-00014 &

## RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

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



Scale: 1:1,800

0 62.5 125 250 Feet





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &

RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

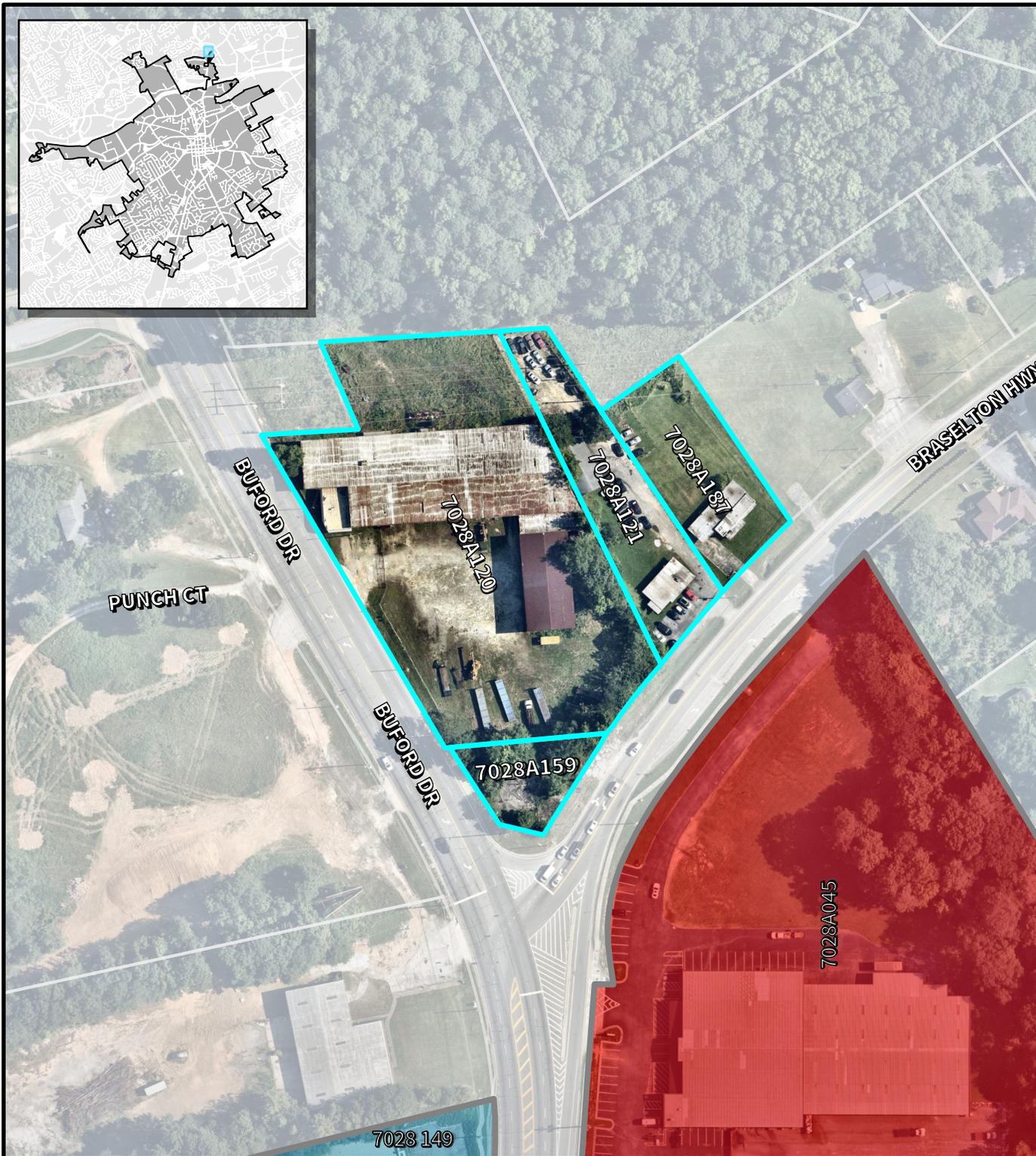
 Subject Property (~3.72 acres)

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 LM Light Manufacturing



Scale: 1:1,800

0 62.5 125 250 Feet



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &

RZC2025-00073

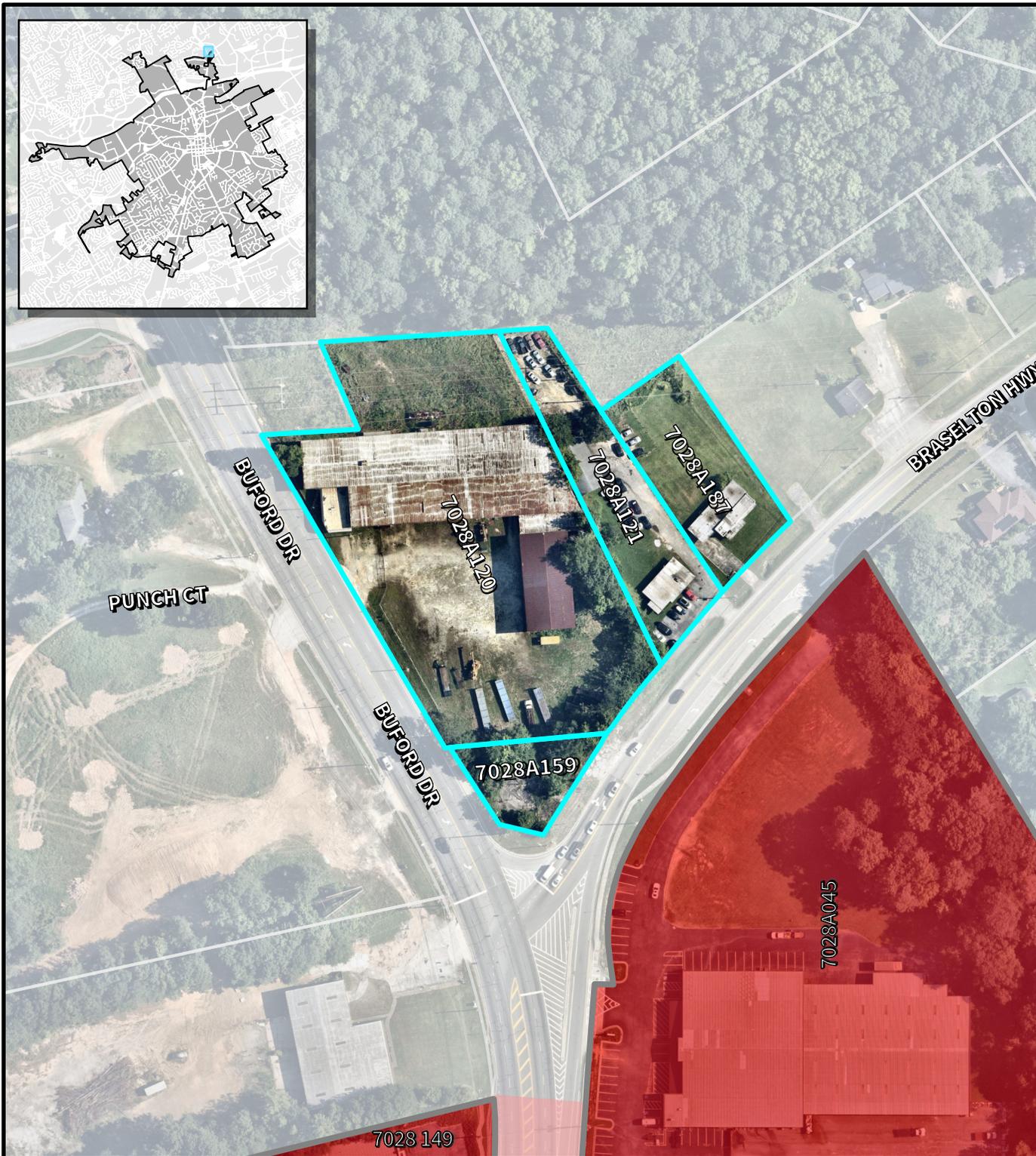
Applicant: RaceTrac Inc. c/o Dillard Sellers

 Subject Property (~3.72 acres)

 Lawrenceville City Limits

2045 Character Areas

 Commercial Corridor



Scale: 1:1,800

0 62.5 125 250 Feet





# LAWRENCEVILLE

Planning & Development

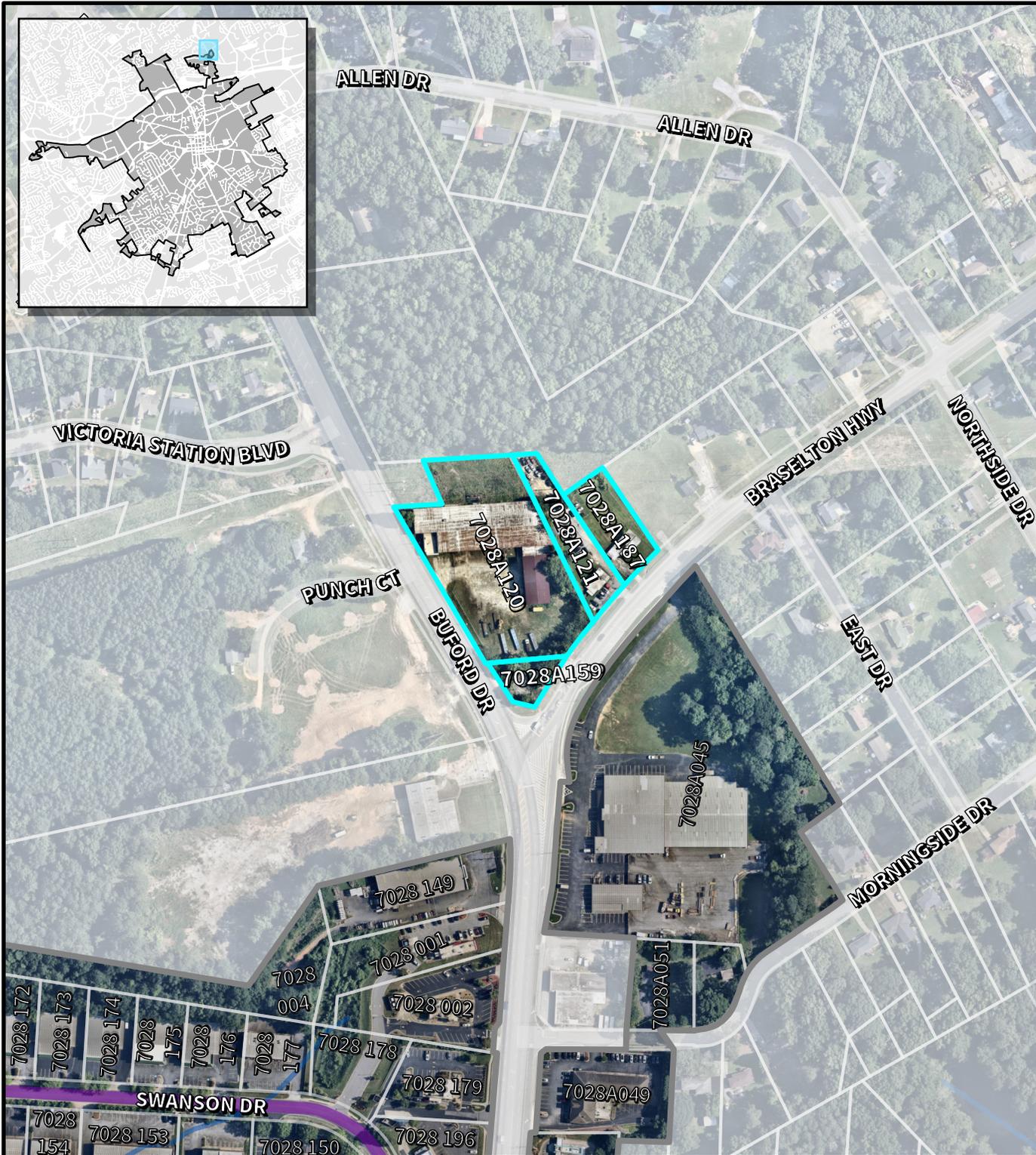
Location Map & Surrounding Areas

## ANNX2025-00014 &

## RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

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



Scale: 1:3,600

0 125 250 500 Feet



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## ANNX2025-00014 &

## RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

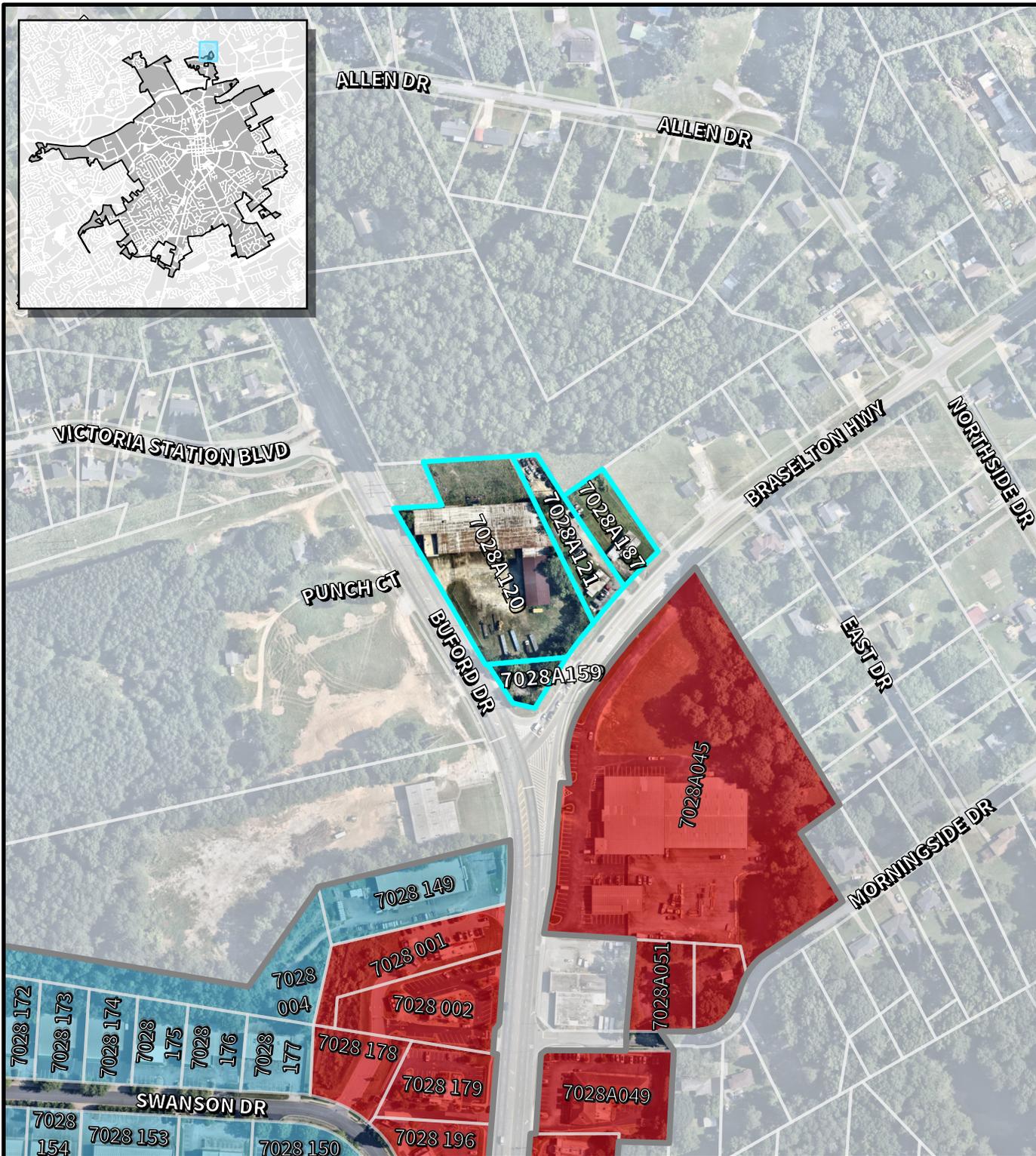
 Subject Property (~3.72 acres)

 Lawrenceville City Limits

### Zoning Districts

 BG General Business

 LM Light Manufacturing



Scale: 1:3,600

0 125 250 500 Feet



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## ANNX2025-00014 &

## RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

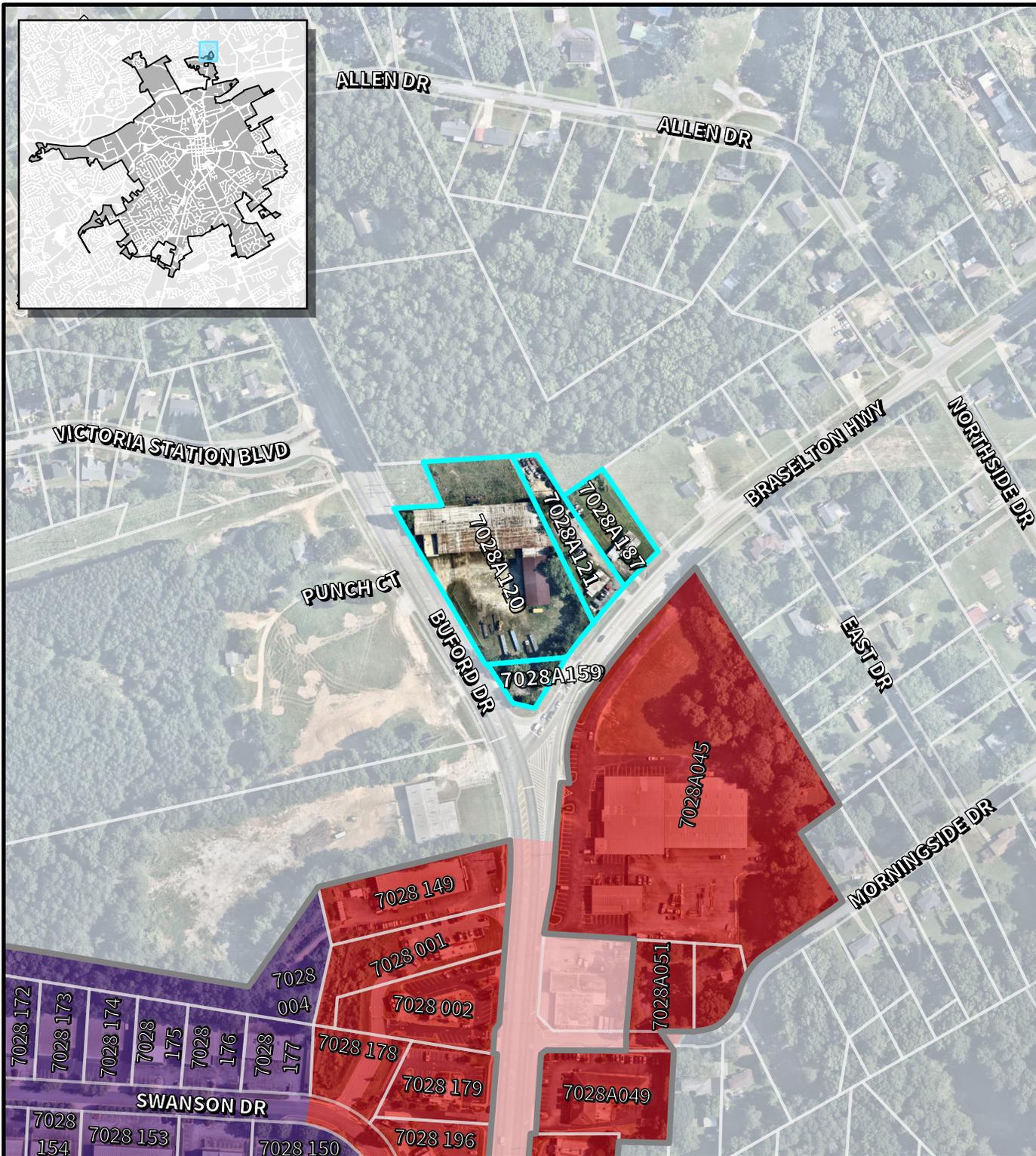
 Subject Property (~3.72 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Commercial Corridor

 Industrial



Scale: 1:3,600

0 125 250 500 Feet





# LAWRENCEVILLE

## Planning & Development

### MAYOR AND COUNCIL ~~PLANNING & DEVELOPMENT~~

### RECOMMENDED CONDITIONS - 12042025

#### RZC2025-00073

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

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

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

- a. Adult Bookstores or Entertainment
- b. Automotive Uses such as:
  - i. Parts Stores
  - ii. Used Car Sales
  - iii. Tire Sales
  - iv. Car Wash
  - ~~iv.v.~~ Auto Repair/Body Shop
  - ~~v.vi.~~ Car/Truck Rental
- c. Contractor's Offices
- d. Emission Inspection Stations
- e. Equipment Rental
- f. Extended Stay Hotels or Motels
- g. Recovered Materials Processing Facilities
- h. Smoke Shops/Novelty Stores
- i. Tattoo Parlors
- j. Taxidermists

NX2025-00014 RZC2025-00073\_M&C REC CNDS\_12042025

k. Yard Trimmings Composting Facilities

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

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

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

NX2025-00014 RZC2025-00073\_M&C REC CNDS\_12042025

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

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

NX2025-00014 RZC2025-00073\_M&C REC CNDS\_12042025

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

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

~~13.~~

NX2025-00014 RZC2025-00073\_M&C REC CNDS\_12042025



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 10, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** RZM2025-00021; Hayley Todd - Planners & Engineers Collaborative; Belmont Drive Parcel Assemblage
- Department:** Planning and Development
- Date of Meeting:** Wednesday, December 10, 2025
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Rezone the subject property from BG (General Business District) and LM (Light Manufacturing District) to CMU (Community Mixed-Use District)

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

**Planning Commission Recommendation:** **Approval with Recommendations**

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

**Attachments/Exhibits:**

- RZM2025-00021\_RPRT\_08062025.docx
- RZM2025-00021\_P&D REC CNDS\_08062025.docx
- RZM2025-00021\_ATTCHMNTS\_08112025.pdf
- RZM2025-00021\_SITE PLN REV3 NTS\_09182025.pdf



# LAWRENCEVILLE

## Planning & Development

### REZONING

**CASE NUMBER(S):** RZM2025-00021

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

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

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

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

**APPROXIMATE ACREAGE:** 20 ACRES

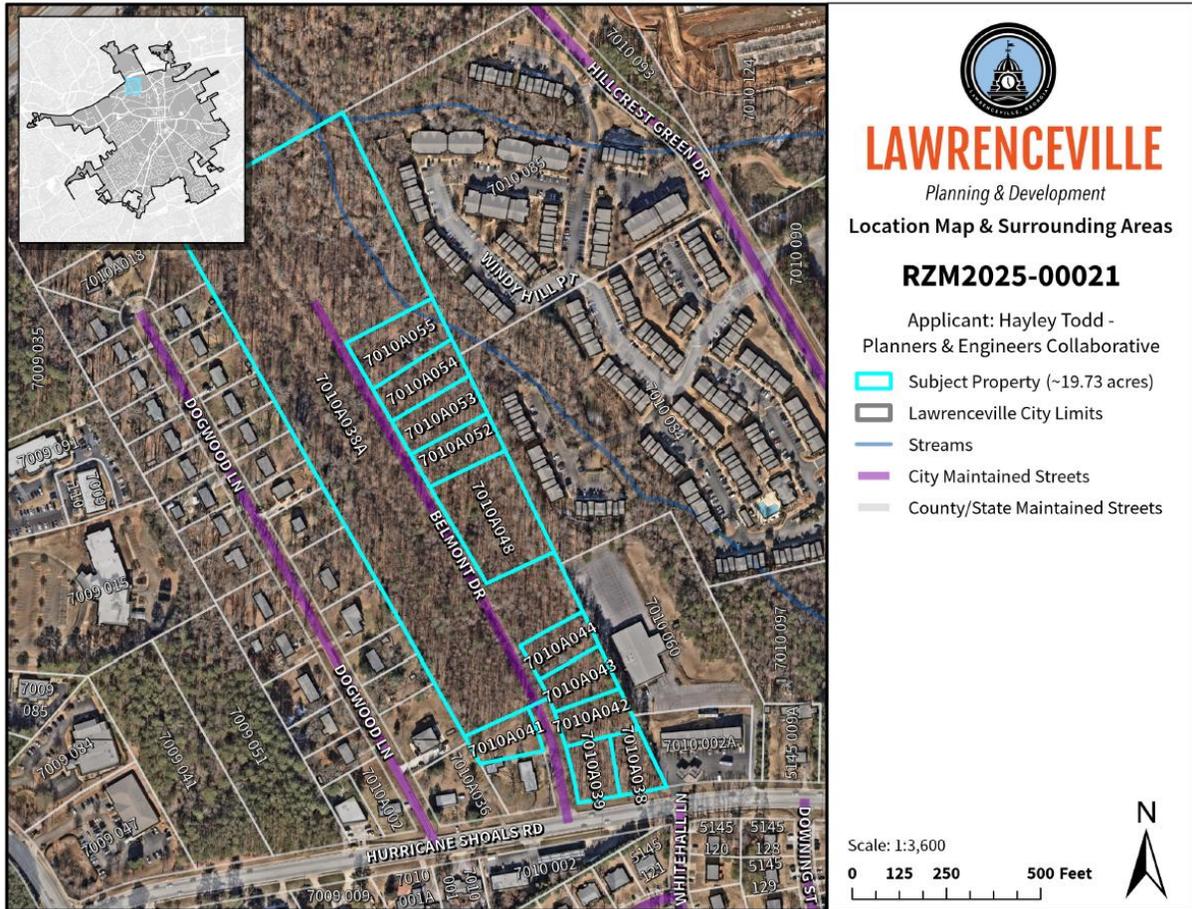
**CURRENT ZONING:** BG (GENERAL BUSINESS DISTRICT) & LM (LIGHT  
MANUFACTURING DISTRICT)

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

**PROPOSED DEVELOPMENT:** 252 SENIOR HOUSING UNITS

**DEPARTMENT RECOMMENDATION:** **APPROVAL WITH CONDITIONS**

# VICINITY MAP





**ZONING AND DEVELOPMENT STANDARDS**

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

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

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

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

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

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

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

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
<b>Minimum Lot Area</b>	5 acres	20 acres	N/A
<b>Minimum Unit Width</b>	20 feet	24 feet	N/A
<b>External Minimum Front Setback</b>	25 feet	25 feet	N/A
<b>External Minimum Side Setback</b>	20 feet	20 feet	N/A
<b>External Minimum Rear Setback</b>	20 feet	20 feet	N/A
<b>Minimum Heated Floor Area</b>	See Table Below	See Table Below	N/A
<b>Impervious Surface Coverage</b>	40% (7.74 acres)	40% (7.74 acres)	N/A
<b>Maximum Building Height</b>	35 feet	35 feet	N/A
<b>Green / Common Space %</b>	2.90 acres (15% of gross acreage)	9.29 acres (47% of gross acreage)	N/A
<b>Minimum Public Green Space</b>	3,000 SF	8,500 SF	N/A
<b>Adjacency to Public Green Space</b>	24 Units (50%)	48 Units (100%)	N/A

**Minimum Heated Floor Area**

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

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

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

**Minimum Heated Floor Area**

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
<b>Studio</b>	650 sq. ft	750 – 1,100 square feet	N/A
<b>1-bedroom</b>	800 sq. ft		
<b>2-bedroom</b>	1,000 sq. ft		
<b>3-bedroom</b>	1,200 sq. ft (10%)		

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

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

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

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

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

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

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

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for an increase of the maximum percentage of Residential Uses from seventy-five percent (75 %) to one hundred percent (100 %).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Civic/Institutional Uses from fifteen percent (15 %) to zero.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15 %) to zero.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the required fifty (50) feet front setback along Belmont Drive to twenty-five (25) feet.
- A variance from the Zoning Ordinance, Article 4 – Buffers, Section 401 – Standards for Permanent Buffers, Part 2. Allows for a reduction in the required buffer between CMU and RS-150 zoning districts from fifty (50) feet to thirty (30) feet.

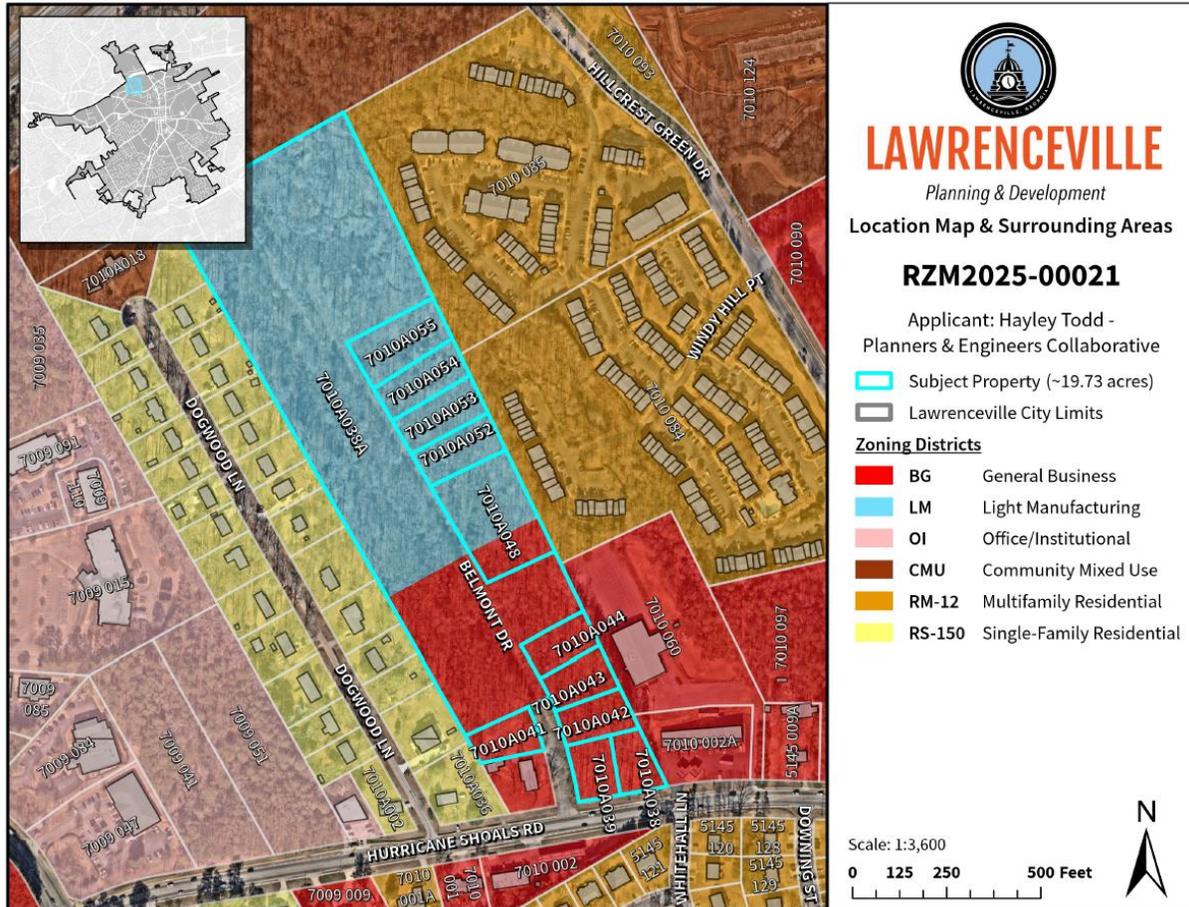
The applicant is requesting these variances to support a cohesive and context-sensitive residential community. First, a variance is needed to allow the development to be 100% residential, as the CMU zoning district typically requires a mix of uses; however, the proposed senior housing community is intended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

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

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

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

# CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



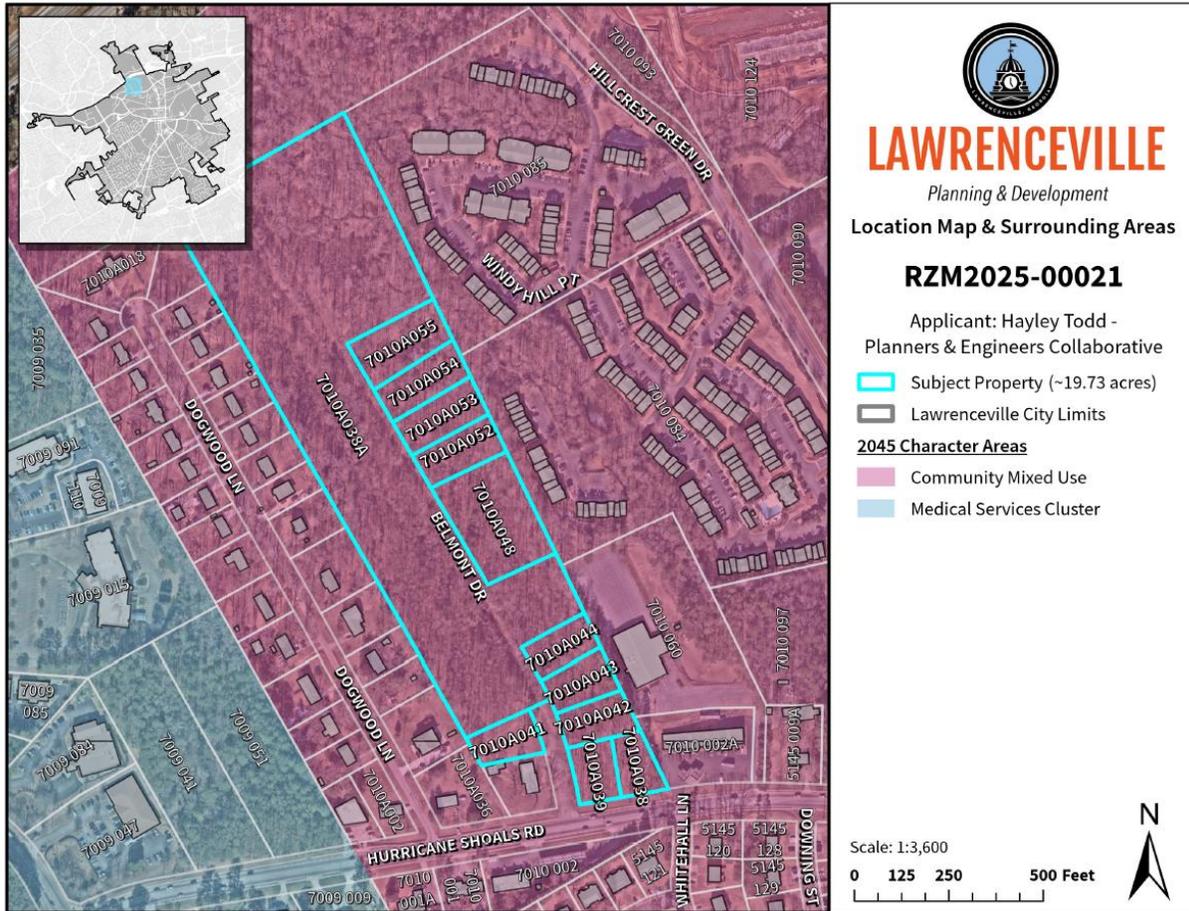
## SURROUNDING ZONING AND USE

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

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

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

# LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



## 2045 COMPREHENSIVE PLAN

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

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

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

**STAFF RECOMMENDATION**

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

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

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

Lawrenceville Power will not serve this development.

**GAS DEPARTMENT**

Lawrenceville Gas will serve this development.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



# LAWRENCEVILLE

## Planning & Development

### PLANNING & DEVELOPMENT

### RECOMMENDED CONDITIONS

#### RZM2025-00021

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

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

- A.** A maximum of two hundred fifty-two (252) housing units, including a minimum of twenty-four (24) single-family attached cottages, a minimum of twenty-four (24) single-family attached townhomes, and a maximum of two hundred four (204) multifamily apartment units. Density of housing units is not to exceed thirteen units per acre (13 UPA).
- B.** The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated July 7, 2025, with variances necessary to meet zoning conditions and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- C.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- D.** Multifamily, Cottage, and Townhome Units shall meet the following standards:
  - 1. Four (4) bedroom units shall be prohibited
  - 2. All units shall include granite counter tops and stainless-steel appliances.
  - 3. All dwelling units shall meet fifty to sixty percent (50%-60%) of the current Atlanta Region AMI and the development shall provide an annual certification to the Planning and Development Department indicating that this standard is being met.

4. Townhouse dwelling units shall be a minimum of twenty feet (20 ft.) from the forty foot (40 ft.) Private Access or Utility Easement.

**E.** All townhouse units shall have a two (2) car garage, with a driveway measuring sixteen (16) feet in width and twenty-six (26) feet in depth (as measured from the curb), providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department

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

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

**B.** The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to always be maintained and functional, with any required repairs to be made within one week. Pending approval of the City of Lawrenceville Planning and Development Department, and Gwinnett County Department of Planning and Development Fire Plan Review Section.

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

**D.** Provide a fifty-foot-wide (50 ft.) front yard building setback adjacent to the northern right-of-way of Hurricane Shoals Road.

**E.** Provide a minimum 30-foot wide natural or enhanced buffer adjacent to the westernmost property line, where adjacent to residential properties.

**F.** Provide a 5-foot concrete sidewalk along the road frontage of Hurricane Shoals Road.

**G.** The required parking ratio for the townhouse section of development shall be a minimum of 4 spaces per unit.

**H.** The required parking ratio for the cottage section of development shall be a minimum of 2 spaces per unit.

**I.** The required parking ratio for the multifamily residential component of

development shall be a minimum of 1.5 spaces per unit.

- J.** Maximum multifamily building height shall be seventy feet (70 ft).
- K.** Ground signage shall be limited to one (1) monument type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building’s architectural treatments.
- L.** Natural vegetation shall remain on the property until the issuance of a development permit.
- M.** New billboards or oversized signs shall be prohibited.
- N.** Outdoor storage shall be prohibited.
- O.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- P.** Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- Q.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- R.** Peddlers and/or parking lot sales shall be prohibited.
- S.** The owner shall repaint or repair any graffiti or vandalism within seventy two (72) hours of notice from the City.

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

- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for an increase of the maximum percentage of Residential Uses from seventy-five percent (75 %) to one hundred percent (100 %).

- B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Civic/Institutional Uses from fifteen percent (15 %) to zero.
- C.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15 %) to zero.
- D.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the required fifty (50) feet front setback along Belmont Drive to twenty-five (25) feet.
- E.** A variance from the Zoning Ordinance, Article 4 – Buffers, Section 401 – Standards for Permanent Buffers, Part 2. Allows for a reduction in the required buffer between CMU and RS-150 zoning districts from fifty (50) feet to thirty (30) feet.

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PLANNING & DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Planners & Engineers Collaborative +	NAME: Smith Charitable Remainder Unitrust
ADDRESS: <u>350 Research Court</u>	ADDRESS: <u>963 Buford Dr</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>Hayley Todd</u> PHONE: <u>678-684-6287</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>LM &amp; BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R7010A055, R7010A054, R7010A041, R7010A052, R7010A053, R7010A042, R7010A043, R7010A044, R7010A038A, &amp; R7010A048</u> ACREAGE: <u>19.3</u>	
ADDRESS OF PROPERTY: <u>Belmont Dr, Lawrenceville, GA 30046</u>	

Hayley Todd 7/7/25  
SIGNATURE OF APPLICANT DATE

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

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



CE Smith 7/7/25  
SIGNATURE OF OWNER DATE

Smith Charitable Remainder Unitrust  
TYPED OR PRINTED NAME

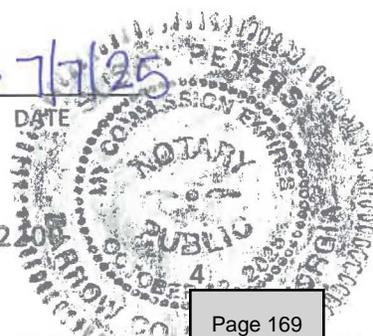
Susan Peters 7/7/25  
NOTARY PUBLIC DATE

Susan Peters

NOTARY PUBLIC, Georgia 30046-2200

770.963.2414 • www.lawrencevillega.gov

My Commission Expires 10/12/2025



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



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>_Planners &amp; Engineers Collaborative +</u>	NAME: <u>CE Smith Family, LLLP</u>
ADDRESS: <u>350 Research Court</u>	ADDRESS: <u>963 Buford Dr</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>Hayley Todd</u> PHONE: <u>678-684-6287</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R7010A039 &amp; R7010A038</u> ACREAGE: <u>0.8</u>	
ADDRESS OF PROPERTY: <u>Belmont Dr, Lawrenceville, GA 30046</u>	

Hayley Todd 7/7/25  
SIGNATURE OF APPLICANT DATE

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

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

CE Smith 7/7/25  
SIGNATURE OF OWNER DATE

CE Smith Family, LLLP  
TYPED OR PRINTED NAME

Susan Peters 7/7/25  
NOTARY PUBLIC DATE

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# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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RECEIVED AUGUST 11, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

8/8/2025

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

Dear Community Development Officials,

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

**Site and Proposal**

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

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

The zoning actions requested include:

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

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

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

**Constitutional Objections**

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

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

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

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

### **Conclusion**

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

Sincerely,

*Hayley Todd*

Zoning Manager, Planners and Engineers Collaborative, Inc.

LEGAL DESCRIPTION  
OVERALL TRACT

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

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

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

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

LEGAL DESCRIPTION

TRACT 1

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

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

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

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

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

LEGAL DESCRIPTION

TRACT 2

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

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

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

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

LEGAL DESCRIPTION

TRACT 3

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

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

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

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

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

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

NOTES

- 1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13155000736, PANEL 73 OF 153, EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD), THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN AUGUST 2025. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
8. THE PROPERTY HAS DIRECT ACCESS TO HURRICANE SHOALS ROAD, A DEDICATED PUBLIC STREET HIGHWAY.
9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION - OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:
BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;
THENCE leaving said northerly right of way of Hurricane Shoals Road and proceed along west side of Belmont Drive the following courses and distances: N097626"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.46 feet, being subtended by a chord bearing of N131316"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S715022"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N292914"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N292914"W a distance of 166.68 feet to a found 3/4 inch crimp top pipe; thence N293146"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N283800"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N295152"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N601441"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S253658"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S253553"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S260246"E a distance of 109.92 feet to a set 1/2 inch rebar with cap; thence S254028"E a distance of 110.03 feet to a set 1/2 inch rebar with cap; thence S254028"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S254028"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S284028"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 120.13 feet to a found 1 1/2 inch open top pipe disturbed; thence S254040"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way the following courses and distances: S802313"W a distance of 127.22 feet to a set 1/2 inch rebar with cap; S802313"W a distance of 119.89 feet to a set 1/2 inch rebar with cap; S781825"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.
Tract or parcel contains 872,175 square feet or 20,022 acres.

LEGAL DESCRIPTION - TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:
BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;
THENCE leaving said northerly right of way of Hurricane Shoals Road and proceed along west side of Belmont Drive the following courses and distances: N097626"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.46 feet, being subtended by a chord bearing of N131316"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S715022"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N292914"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N292914"W a distance of 166.68 feet to a found 3/4 inch crimp top pipe; thence N293146"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N283800"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N295152"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N601441"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S253658"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S253553"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S260246"E a distance of 109.92 feet to a set 1/2 inch rebar with cap; thence S254028"E a distance of 110.03 feet to a set 1/2 inch rebar with cap; thence S254028"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S254028"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S284028"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S255142"E a distance of 120.13 feet to a found 1 1/2 inch open top pipe disturbed; thence S254040"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way the following courses and distances: along a curve turning to the right with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of S104431"E, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; S094636"E a distance of 133.00 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way of Hurricane Shoals Road S781825"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.
Tract or parcel contains 836,960 square feet or 19,214 acres.

LEGAL DESCRIPTION - TRACT 2

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

LEGAL DESCRIPTION - TRACT 3

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

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

To Lincoln Avenue Communities:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 7/25/2025
Date of Map or Plat: 8/6/2025
Surveyor's Signature
Printed name

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.
Date of Map or Plat: 8/6/2025



PEC Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBITRATORS + SURVEYING + CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)481-1241 WWW.PEC-PA.COM
A-LS000004

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

LAND LOT(S) 10
DISTRICT 7TH

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

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

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







**RZM2025-00021**  
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# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

### RZM2025-00021

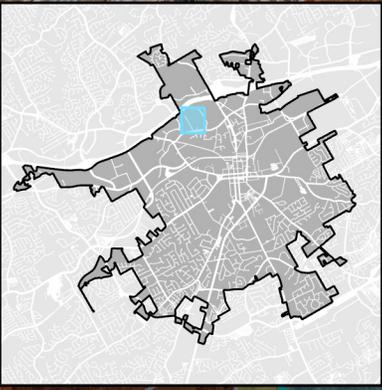
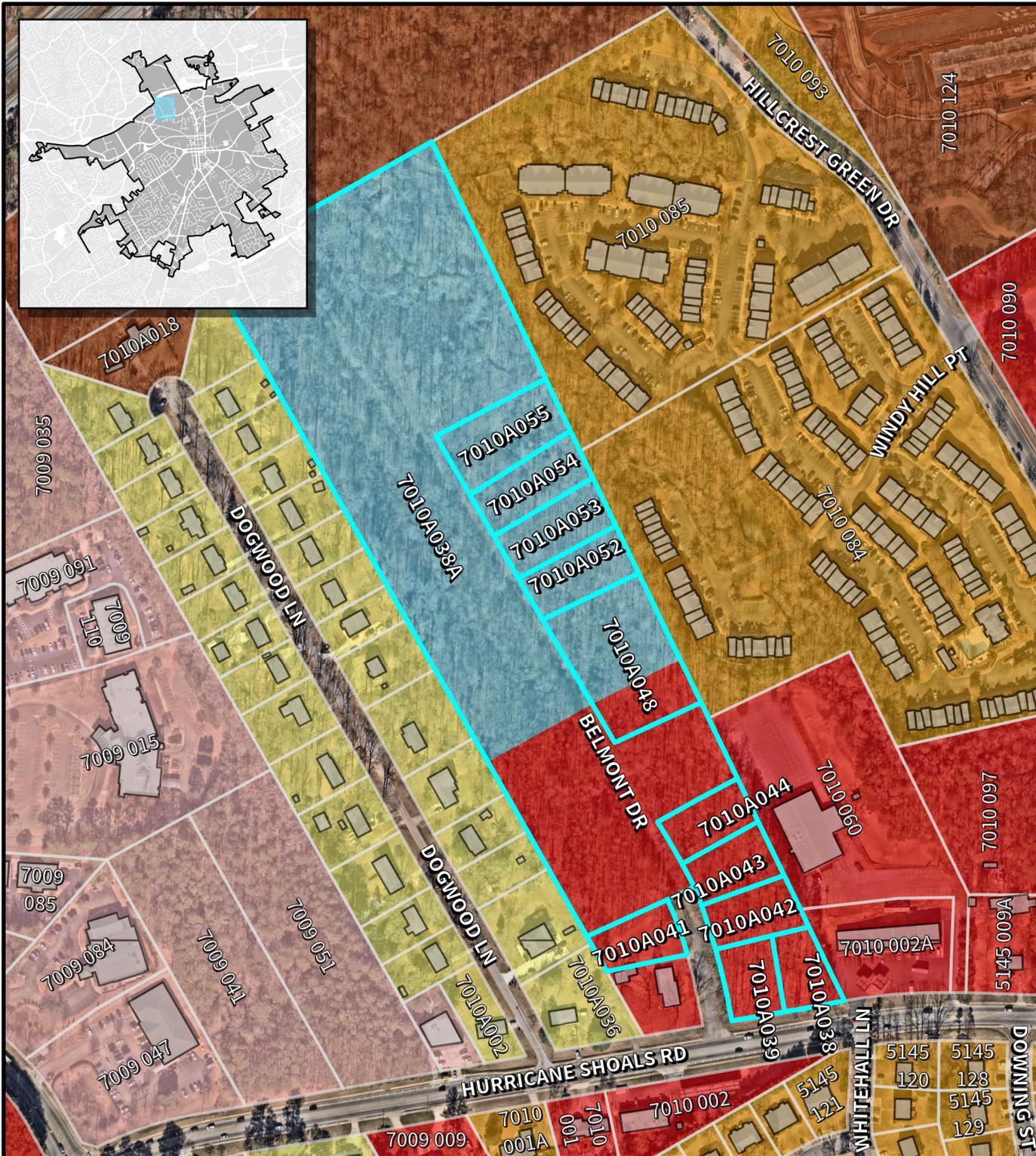
Applicant: Hayley Todd -  
Planners & Engineers Collaborative

 Subject Property (~19.73 acres)

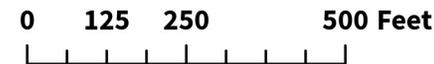
 Lawrenceville City Limits

#### Zoning Districts

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



Scale: 1:3,600





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZM2025-00021

Applicant: Hayley Todd -  
Planners & Engineers Collaborative

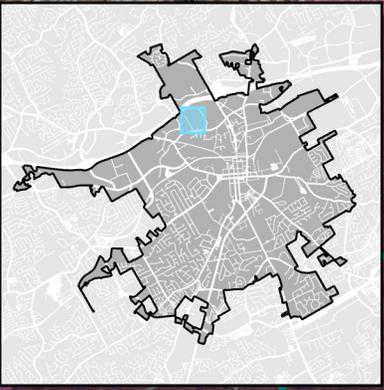
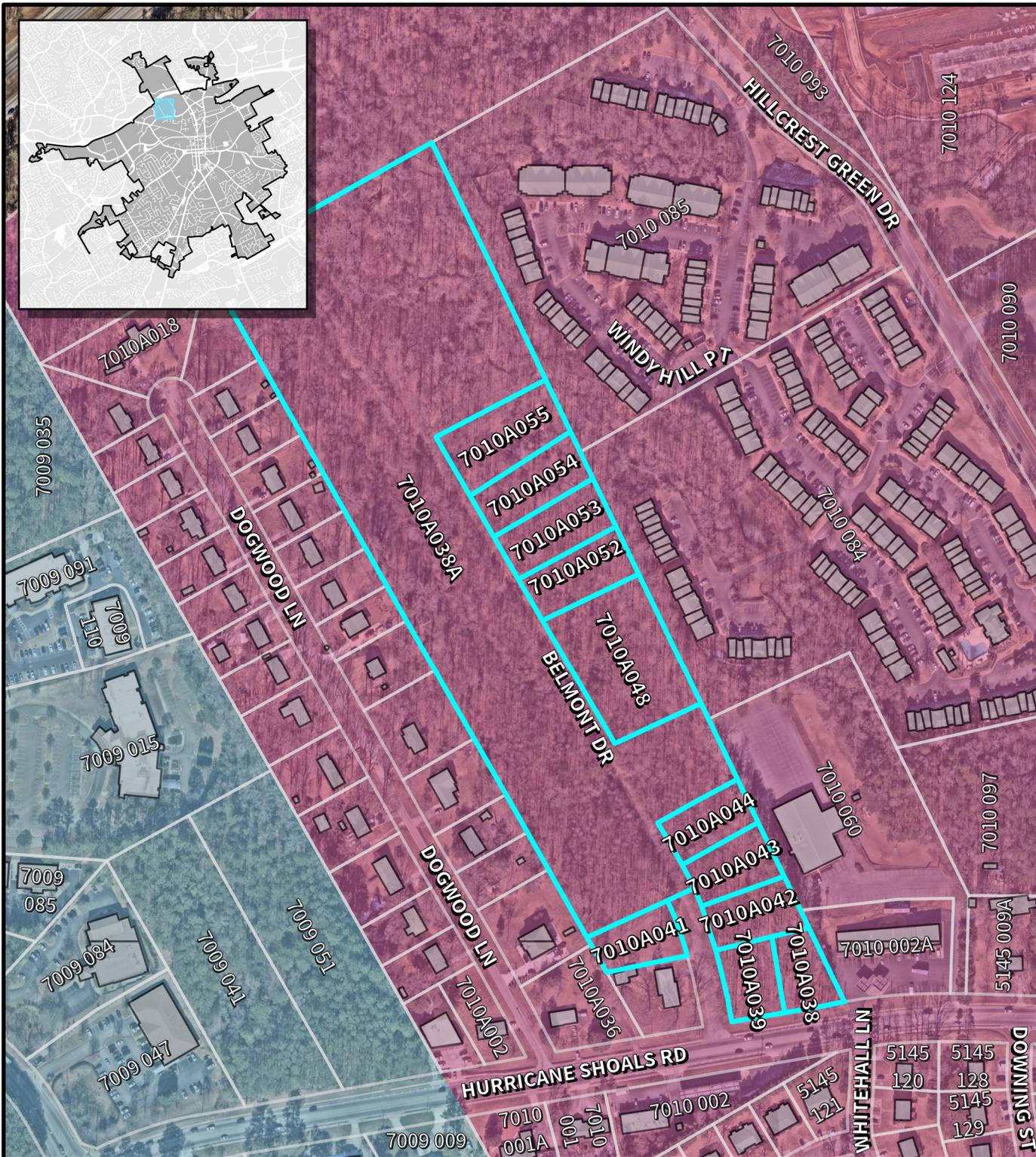
 Subject Property (~19.73 acres)

 Lawrenceville City Limits

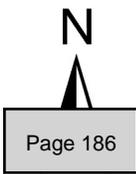
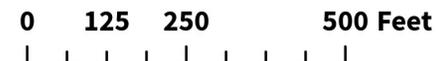
### 2045 Character Areas

 Community Mixed Use

 Medical Services Cluster



Scale: 1:3,600







# LAWRENCEVILLE

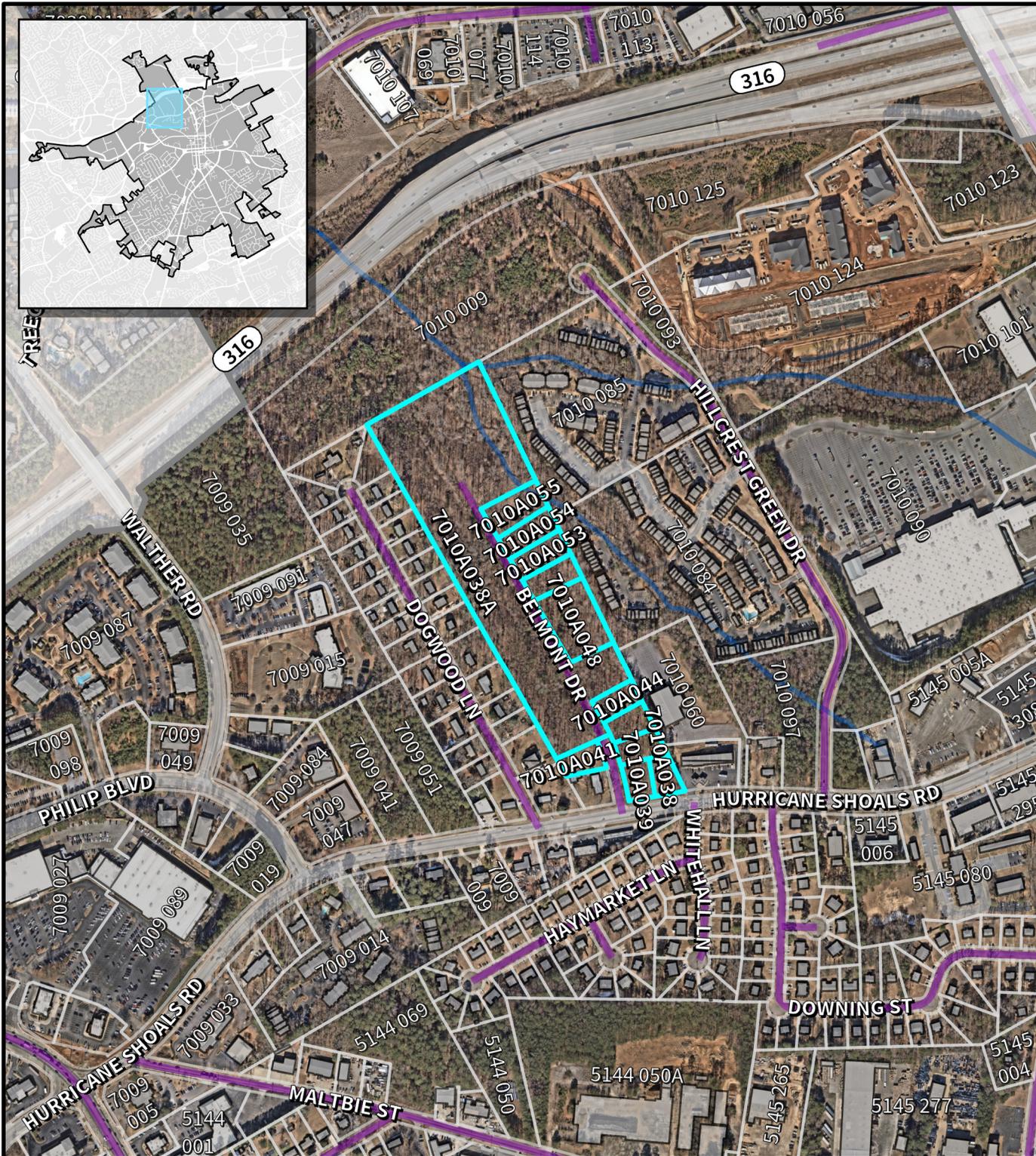
Planning & Development

Location Map & Surrounding Areas

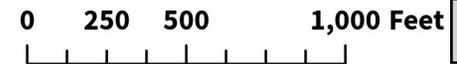
## RZM2025-00021

Applicant: Hayley Todd -  
Planners & Engineers Collaborative

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



Scale: 1:7,200





# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

### RZM2025-00021

Applicant: Hayley Todd -  
Planners & Engineers Collaborative

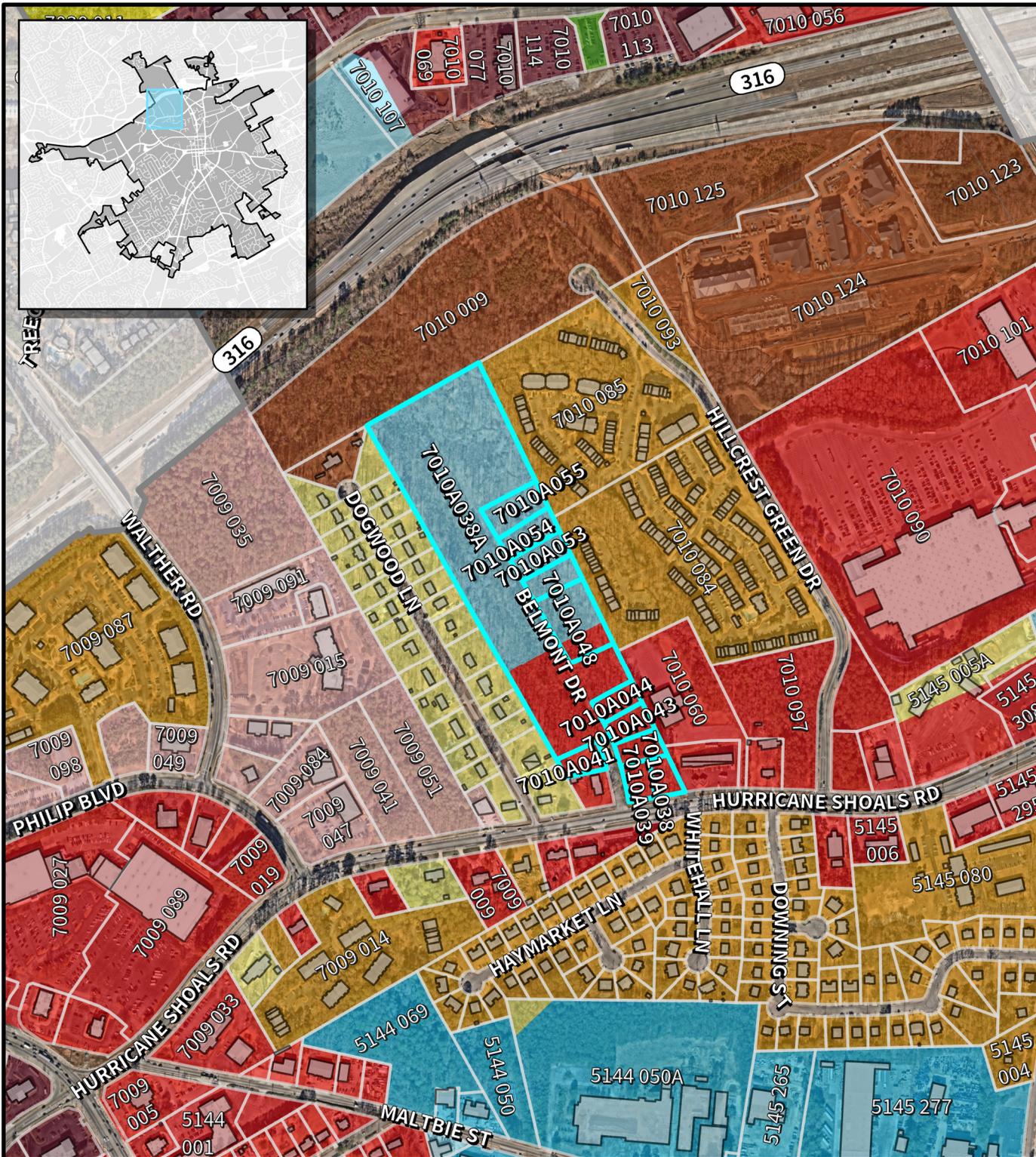
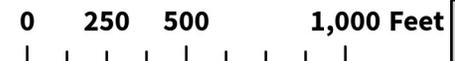
 Subject Property (~19.73 acres)

 Lawrenceville City Limits

#### Zoning Districts

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

Scale: 1:7,200





# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

### RZM2025-00021

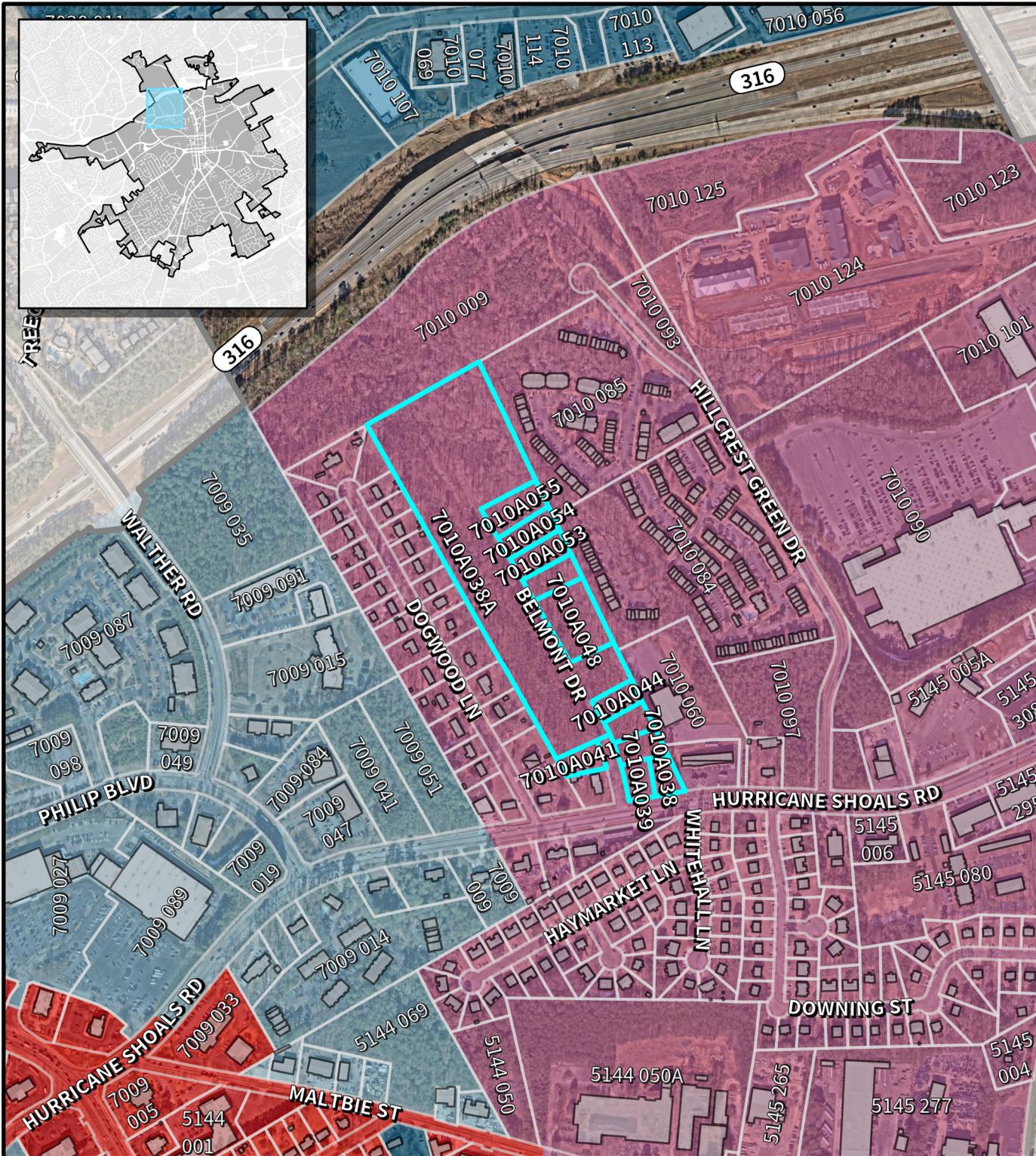
Applicant: Hayley Todd -  
Planners & Engineers Collaborative

 Subject Property (~19.73 acres)

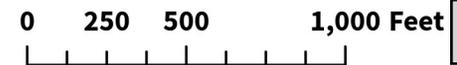
 Lawrenceville City Limits

#### 2045 Character Areas

-  Downtown
-  Community Mixed Use
-  Commercial Corridor
-  Medical Services Cluster
-  Education Center



Scale: 1:7,200





# LAWRENCEVILLE

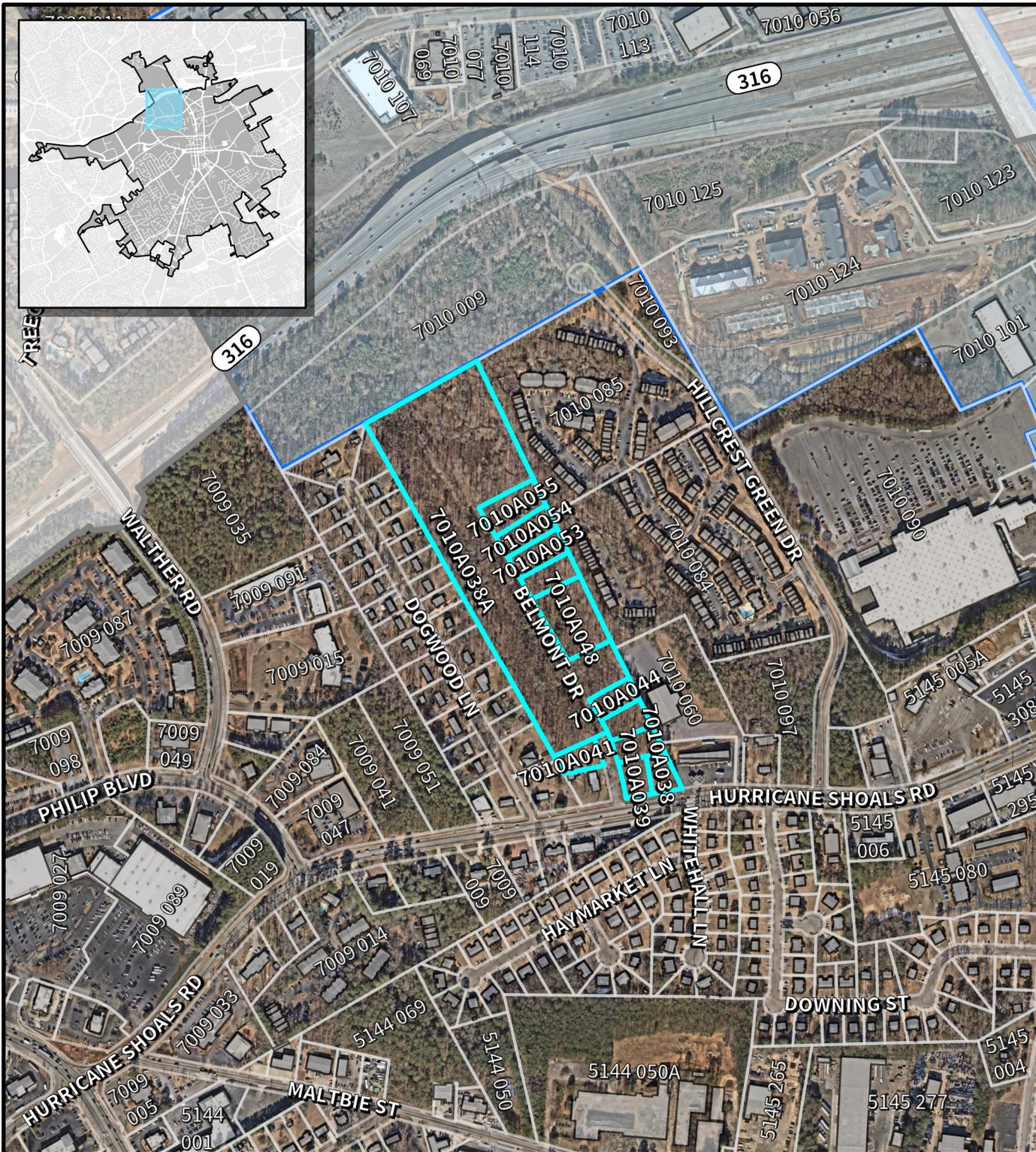
Planning & Development

Location Map & Surrounding Areas

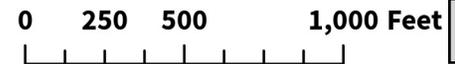
## RZM2025-00021

Applicant: Hayley Todd -  
Planners & Engineers Collaborative

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



Scale: 1:7,200





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

Date: 8/6/2025

Applicant: Ramona Booker @ PEC+

Case No.:

Email: RBooker@pec.plus

Development Name: Belmont Estates

Location: Belmont Dr.

DISTRICT: 70 LANDLOT: 10A PARCEL: 038A

WATER AVAILABILITY:

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

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

SANITARY SEWER AVAILABILITY:

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

**Proposed Development Utility Letter**

**Sewer Availability continued**

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

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

**Water, Sewer, and Stormwater Requirements**

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

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

**Private Road Developments**

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

**Master Water Meter**

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

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

Respectfully,

*Robert Krasnoff*

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

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



# LAWRENCEVILLE

GEORGIA

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

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

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

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

Sincerely,

Todd Hardigree  
Gas Director



8/5/25

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

Thank you for your request regarding:

Property:

**Belmont Estates**

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

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

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

Thank You  
 Patrick Mise  
 Comcast Business Development  
 Mobile 678 898 3201  
[Patrick\\_mise@cable.comcast.com](mailto:Patrick_mise@cable.comcast.com)

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ARCHITECTURE • SURVEYING • CONSTRUCTION • INTERIOR DESIGN  
390 BLOSSARD COURT, STE 200  
FARMVILLE, GEORGIA, 30622

**PROJECT**  
**BELMONT ESTATES**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT  
BELMONT DRIVE @ HURRICANE  
SIGNALS RD  
LAWRENCEVILLE, GA 30046  
GWINNETT COUNTY

**FOR**  
LINCOLN AVENUE  
COMMUNITIES

**MUNICIPALITY PROJECT #**

**REVISIONS**

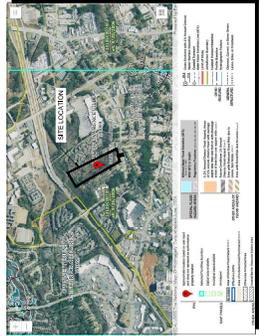
NO.	DATE	BY	DESCRIPTION
1	06/24/2025	KW	ISSUED FOR PERMITS
2	06/24/2025	KW	CLIENT COMMENTS
3	06/24/2025	KW	ADDED FOUR SALE LOTS

THIS SCALE ONLY VALID IF COUNTERSIGNED AND DATED WITH ORIGINAL SIGNATURE

RYAN SCHULTZ  
PROFESSIONAL ENGINEER  
STATE OF GEORGIA  
LICENSE NO. 100120222

**ZONING MASTER PLAN**

SCALE: 1" = 100'  
DATE: 06/25/2025  
PROJECT: 20244.00A



**SITE DATA**

BT AREA: 163,842

ZONING: R5-150

EXISTING ZONING: R5-150 (GWINNETT COUNTY)

PROPOSED ZONING: CMU (LAWRENCEVILLE)

ZONING JURISDICTION: CITY OF LAWRENCEVILLE

USE-CATEGORY: RESIDENTIAL

4 STORY MULTI-FAMILY UNITS: 193 UNITS

TOWNHOME MULTI-FAMILY UNITS: 4 UNITS

TOWNHOME SINGLE-FAMILY UNITS: 2 UNITS

TOTAL PROPOSED DENSITY: 240 UNITS (15.86 UPA)

COMMON SPACES: 52 FEET (MINIMUM FROM 4 FEET)

REQUIRED BUFFERS: 50' ADJACENT TO HOUSING FAMILY

MINIMUM HEIGHT: 8 FT

MAXIMUM HEIGHT: 5 FT

REAR SETBACK: 5 FT

MAXIMUM REAR HEIGHT: 30 FT

MINIMUM SIDE SETBACK: 5 FT

MAXIMUM SIDE SETBACK: 30 FT

MINIMUM FRONT SETBACK: 10 FEET

MAXIMUM FRONT SETBACK: 30 FEET

MINIMUM FRONT SETBACK - HURRICANE SHALS: 10 FEET

MINIMUM FRONT SETBACK - INTERNAL HWY ROAD: 25 FEET

REAR SETBACK: 40 FT

MAXIMUM REAR HEIGHT: 5 FT MAX HEIGHT

MINIMUM COMMON SPACES: 15% (8,840)

COMMON SPACES PROVIDED: 47% (87,942)

MINIMUM COMMON SPACES: 275 SPACES (1.07 SPACES PER UNIT)

MINIMUM COMMON SPACES: 58 SPACES (0.24 SPACES PER UNIT)

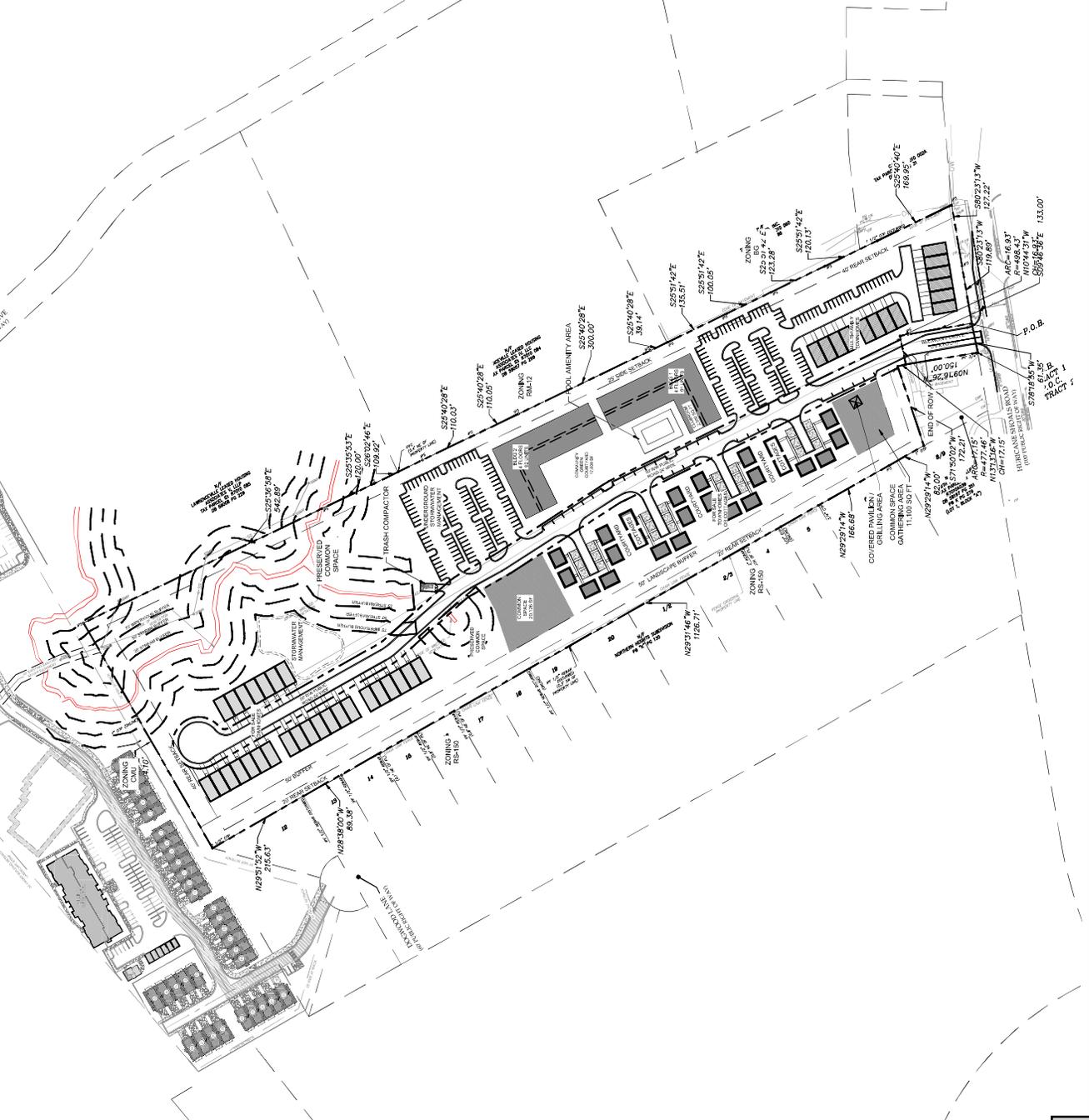
MINIMUM COMMON SPACES: 194 (0.79 SPACES PER UNIT)

TOWNHOME PARKING PROVIDED: 40 SPACES

TOTAL PARKING PROVIDED: 40 SPACES

**24 HOUR CONTACT:**  
RYAN SCHULTZ

24 HOUR CONTACT: RYAN SCHULTZ





# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 10, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

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

**Department:** Planning and Development

**Date of Meeting:** Wednesday, December 10, 2025

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

**Applicants Request:** Rezone the Subject Property from BG (General Business District) to CMU (Community Mixed-Use) to Allow for a Mixed-Used Development

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

**Planning Commission Recommendation:**

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

**Attachments/Exhibits:**

- RZM2025-00023\_FULL ATTCHMNTS\_11212025.docx



# LAWRENCEVILLE

## Planning & Development

### REZONING

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

**APPLICANT(S):** CURT THOMPSON

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

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

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

**APPROXIMATE ACREAGE:** 5.15 ACRES

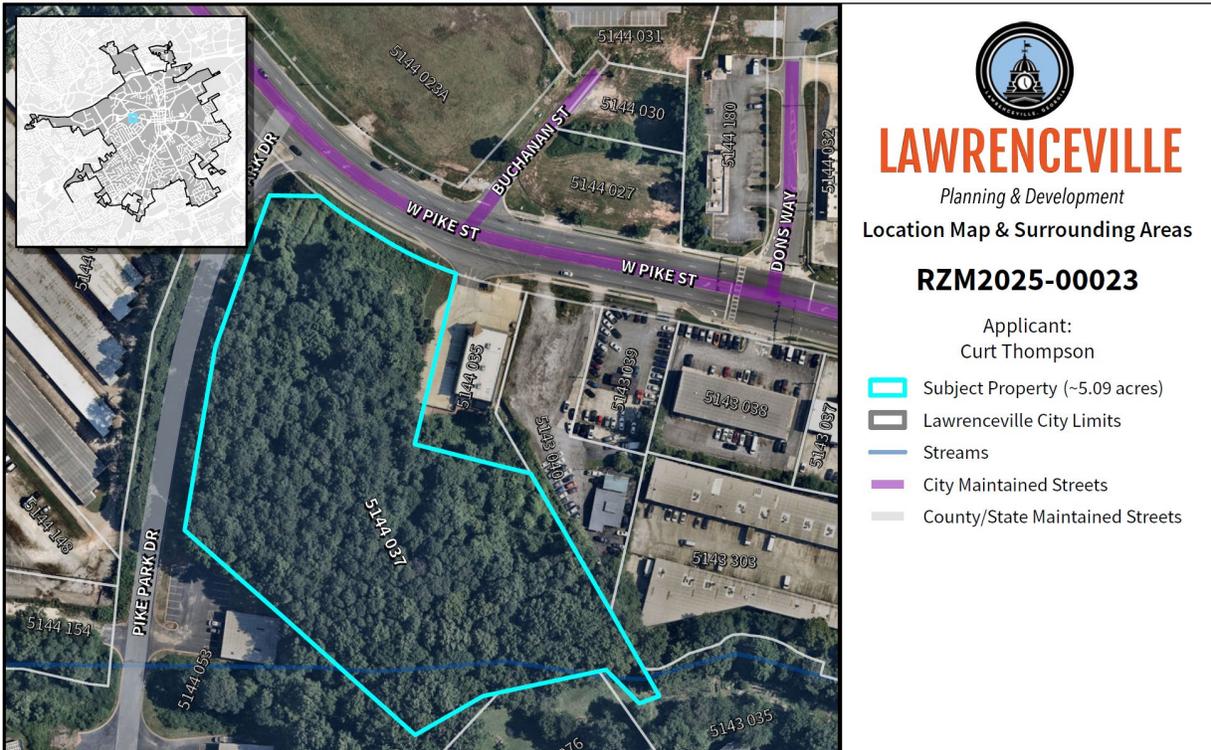
**CURRENT ZONING:** BG (GENERAL BUSINESS DISTRICT)

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

**PROPOSED DEVELOPMENT:** MIXED-USE DEVELOPMENT

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

### VICINITY MAP



### ZONING HISTORY

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

### PROJECT SUMMARY

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

### CONCEPT PLAN



**ZONING AND DEVELOPMENT STANDARDS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

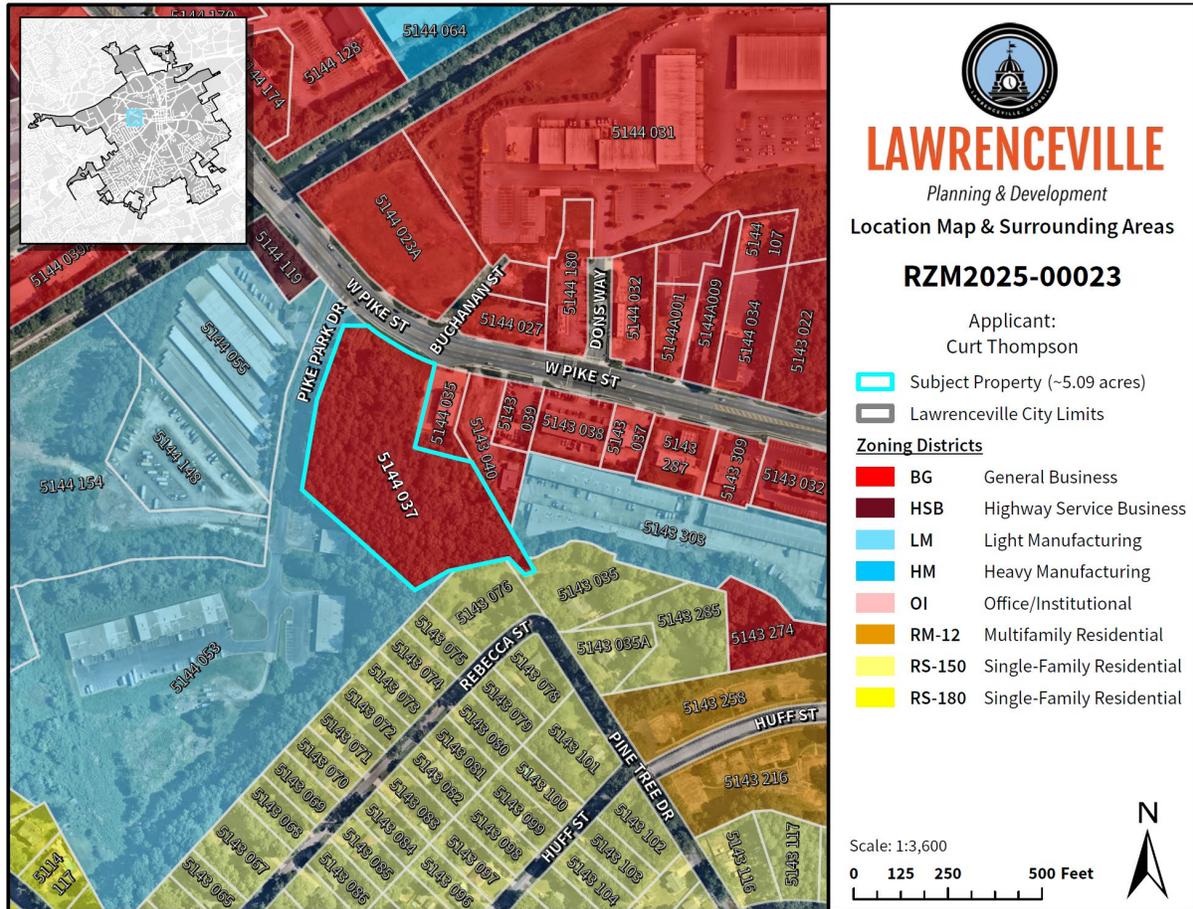
1. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for a reduction of the required twenty (20) feet side setback to ten (10) feet.
2. A variance from the Zoning Ordinance, Article 1 – Districts,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

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

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

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

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

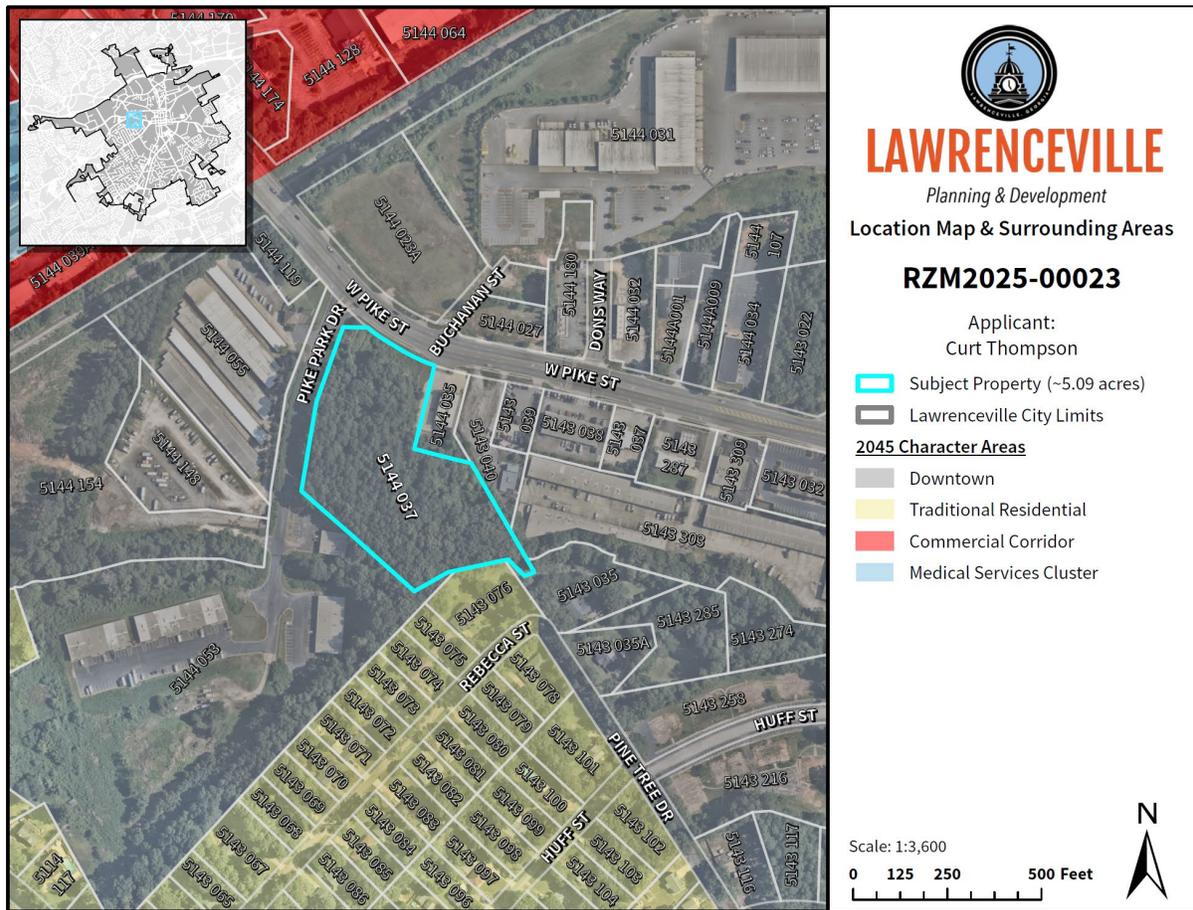


### SURROUNDING ZONING AND USE

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

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

# LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



## 2045 COMPREHENSIVE PLAN

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

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

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

**STAFF RECOMMENDATION**

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

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

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

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

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

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

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

Lawrenceville Power will serve this development.

**GAS DEPARTMENT**

Lawrenceville Gas will serve this development.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



# LAWRENCEVILLE

## Planning & Development

### PLANNING & DEVELOPMENT

#### RECOMMENDED CONDITIONS - 12012025

#### RZM2025-00023

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

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

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

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

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

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

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

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

Restrictive Covenant shall include the following:

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

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

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

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

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

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

of the Planning and Development Department.

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

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

- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection G. Green/Common Space,

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

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

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



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

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

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

Curt Thompson  
TYPED OR PRINTED NAME

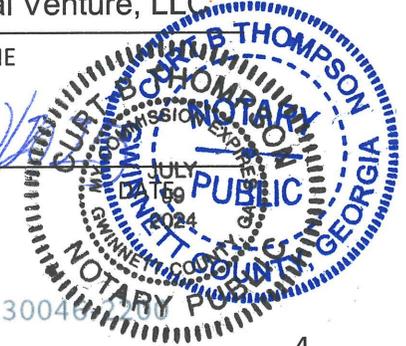
[Signature]  
NOTARY PUBLIC



[Signature] 09.30.2025  
SIGNATURE OF OWNER DATE

12 Brothers Capital Venture, LLC  
TYPED OR PRINTED NAME

[Signature]  
NOTARY PUBLIC



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# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



# Letter of Intent for Rezoning

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

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

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

Dear Members of the Planning Commission:

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

### I. Introduction

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

### II. Property Description

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

### III. Project Overview

The proposed development will consist of:

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

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**IV. Rationale for Rezoning**

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

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

**V. Compliance and Community Benefits**

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

**VI. Next Steps**

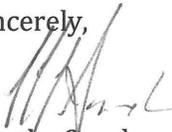
We respectfully request the Planning Commission’s consideration of this rezoning application. We are committed to working collaboratively with city staff, stakeholders, and the community to ensure the successful realization of this transformative project.

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

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

Thank you for your time and consideration.

Sincerely,



Martha Sanchez  
Member  
Edgewater II Venture Management LLC  
12 Brothers LLC

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONCEPTUAL DESIGN - PRELIMINARY DENSITY STUDY

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

Apartment	Type	Unit Count	Apt Area - Sq.ft/unit	2-Bed units	Type	Unit Count	Apt Area - Sq.ft/unit
Occupancy Area	Type 2E (2-Bed)	10	1056.6	Apartment A (77 x 2-Bed units) + (7 x 1-Bed units)	Type 2C (2-Bed)	18	1092.3
	Type 2F (2-Bed)	6	1061.6		Type 2D (1-Bed)	18	730
	Type 2G (2-Bed)	2	1002.6				
	Type 2H (1-Bed)	2	615				
	<b>Total Apt. Units</b>	<b>20 Units</b>					

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

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

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

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 PLANNING & DEVELOPMENT DEPARTMENT

# MIXED-USE | 464 West Pike

464 W Pike St  
Lawrenceville, GA 30046

Telephone: 770.516.5007

## EXECUTIVE SUMMARY

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

**Developer:** Edgewater II Venture Management LLC

**OWNER NAME:** 12 Brothers LLC

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

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

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

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

**SPECIAL USE REQUESTED:** None currently requested

**CONTACT PERSON:** Cris Driskell

**TELEPHONE NUMBER:** 770.516.5007

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

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

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

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

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**PLANNING & DEVELOPMENT DEPARTMENT**

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

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## I. INTRODUCTION

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

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

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

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## II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

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

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

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

### III. PROJECT SUMMARY

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

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

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

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### Development Program

The site will include:

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

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### Zoning and Land Use Compliance

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

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

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

## Design and Architecture

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

## Green Space and Amenities

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

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

## Infrastructure and Connectivity

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

## Parking and Transportation

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

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

**Parking Calculations**

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

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

**Land Use Allocation**

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

**Project Timeline**

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

### Projected Pricing Information

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

### Budget and Resources

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

### Prior Experience

Avonlea Pointe – Duluth, Georgia

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

### Conclusion

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

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

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## DEVELOPMENT TEAM CONTACT

**Builder:** Cris Driskell

Contact: 770.516.5007

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

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

Contact: 404.787.3434

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

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

Contact: 404.787.3434

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

**Surveyor:** Boundary Zone

Contact: : 770.271.5772

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

## PROPERTY MANAGEMENT

**Company:** Edgewater II Venture Management

Contact: 404.931.8109

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PLANNING & DEVELOPMENT DEPARTMENT**

2503-21

**Exhibit "A"**

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

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

**AS WELL AS:**

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

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

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

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**TAX ID #R5144 037**

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PLANNING & DEVELOPMENT DEPARTMENT**



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

DATE	REVISION



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



FOR THE FIRM  
BOUNDARY ZONE, INC. NOT VALID WITHOUT ORIGINAL SIGNATURE  
LSF #839

*Stephen Calber*  
STEPHEN CALBER DATE: 06-19-2025  
FLS 12906

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

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

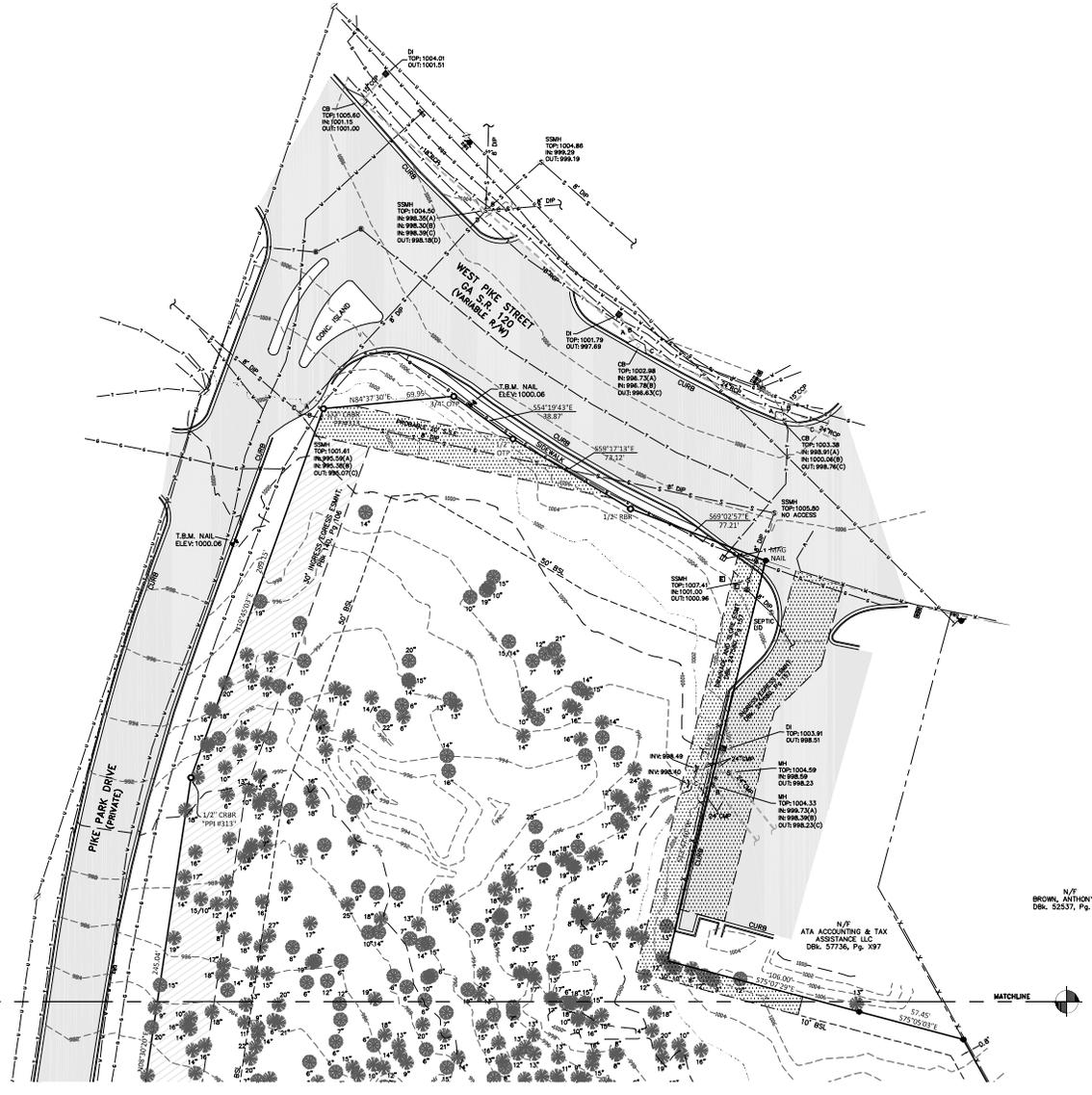
**ZONING INFORMATION:**  
BG  
BUSINESS GENERAL DISTRICT

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

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

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

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



BOUNDARY REFERENCES: DBL 0987, Pg. 36

THE FIELDWORK WAS COMPLETED ON 06/09/2025

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

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

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

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

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

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

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

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

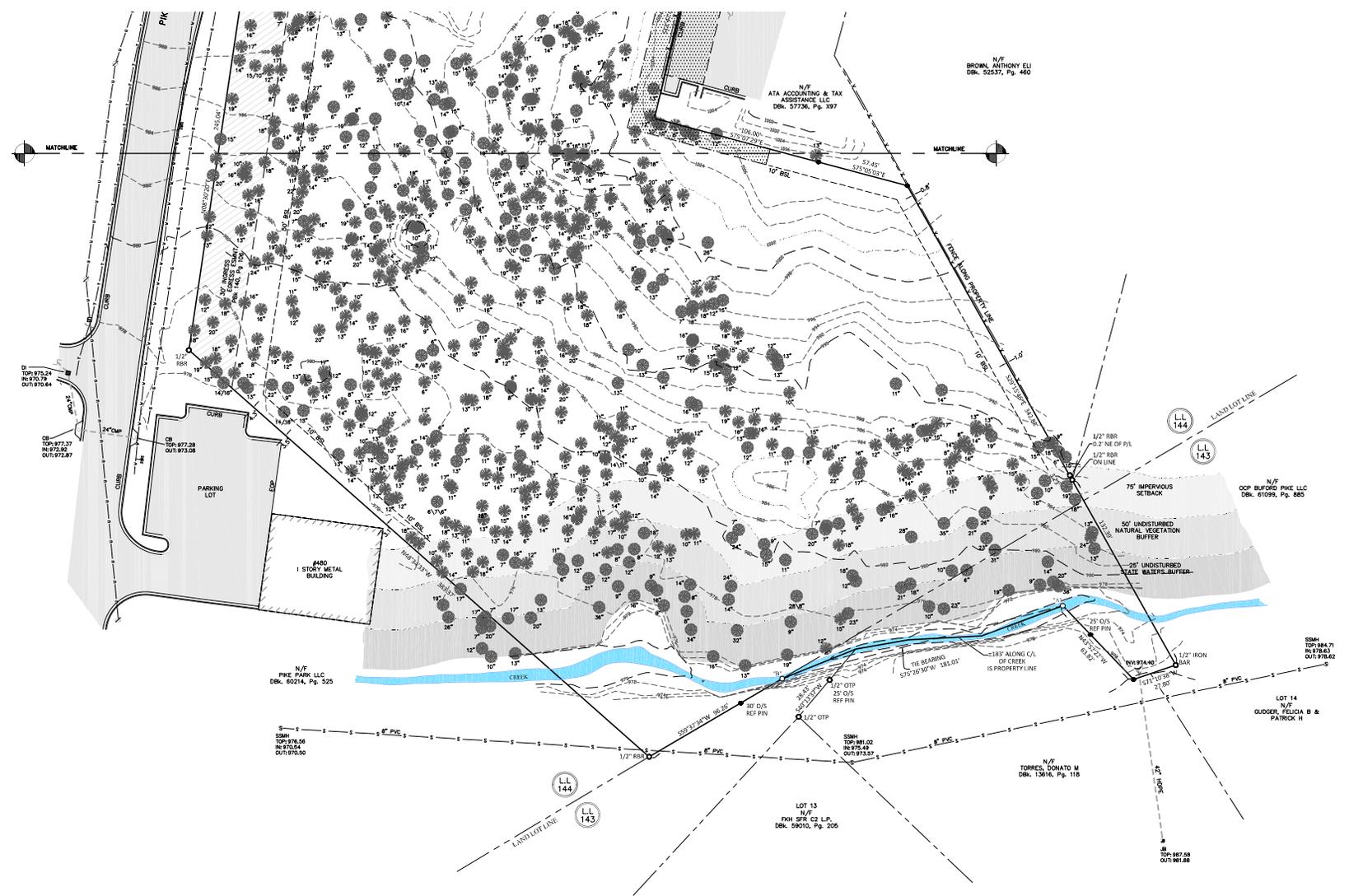
PROJECT 2745401  
SHEET 1 of 2

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



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

DATE	REVISION



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

BOUNDARY REFERENCES: DBL 6987, Pg. 36  
THE FIELDWORK WAS COMPLETED ON 06/09/2025  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 358,355 FEET.  
FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE S SERIES 3" TOTAL STATION AND GPS RTK REAL TIME FREQUENCY CORRS RECEIVERS.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.01 FEET.

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

PROJECT 2745401  
SHEET 2 of 2

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



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



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



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

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

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

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

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

**PARKING CALCULATIONS**

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



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

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

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

CONSULTING ENTERPRISES, CORP.  
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
PHONE: (770) 614-8143

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

REVISIONS

NO.	DATE	DESCRIPTION

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

A100

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

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

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

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

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

**PARKING CALCULATIONS**

TYPE OF USE	QTY	REQUIRED RATIO	REQUIRED SPACES
TOWN HOMES PER SEC. 102.6.C.2	8	2.5 SPACE/UNIT	20
RETAIL/OFFICE SPACE (SQ.FT)	9400	1.0 SPACE/300 SQ.FT	32
APARTMENTS ABOVE RETAIL/OFFICE SPACE	20	1.0 SPACE/UNIT	20
APT. BUILDING (SQ.FT)	118	1.0 SPACE/UNIT	118
REQUIRED SPACES >>>			172
25% REDUCTION PER SECTION 507 >>>			48
NET REQUIRED SPACES >>>			124
STANDARD PARKING SPACES PROVIDED >>>			172
COMPACT PARKING SPACES PROVIDED >>>			0
HANDICAP PARKING SPACES PROVIDED >>>			10
TOTAL PARKING SPACES PROVIDED >>>			182



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

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

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

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

**EC**

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

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH  
CHECKED: [ ]  
DATE: 09-24-2025  
SCALE: AS NOTED  
SHEET: A101



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



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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL  
PLANS  
ONLY

DRAWN  
AMMARNATH

CHECKED

DATE  
09-24-2025

SCALE  
AS NOTED

SHEET  
A203



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



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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL  
PLANS  
ONLY

DRAWN:  
AMMARNATH

CHECKED:

DATE:  
09-24-2025

SCALE:  
AS NOTED

SHEET

A204



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



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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL  
 PLANS  
 ONLY

DRAWN  
 AMMARNATH  
 CHECKED

DATE  
 09-24-2025

SCALE  
 AS NOTED

SHEET  
**A302**



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



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

**EC**

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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL  
PLANS  
ONLY

DRAWN  
AMMARNATH

CHECKED

DATE  
09-24-2025

SCALE  
AS NOTED

SHEET

**A303**



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



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

CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
 FIGURE 1791414-010

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL  
 PLANS  
 ONLY

DRAWN  
 AMMARNATH

CHECKED

DATE  
 09-24-2025

SCALE  
 AS NOTED

SHEET

A402



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



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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH

CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET

**A403**



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



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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH  
 CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET  
**A502**



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



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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH

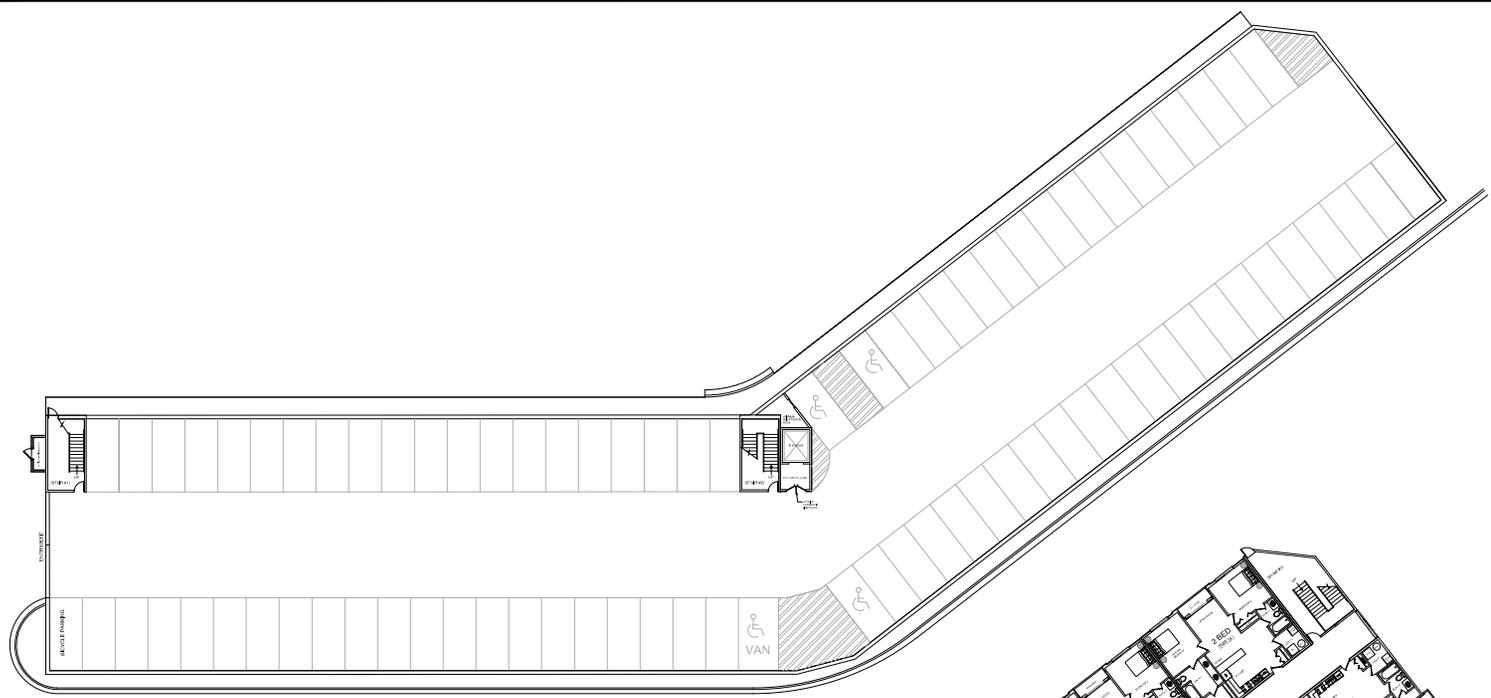
CHECKED:

DATE: 09-24-2025

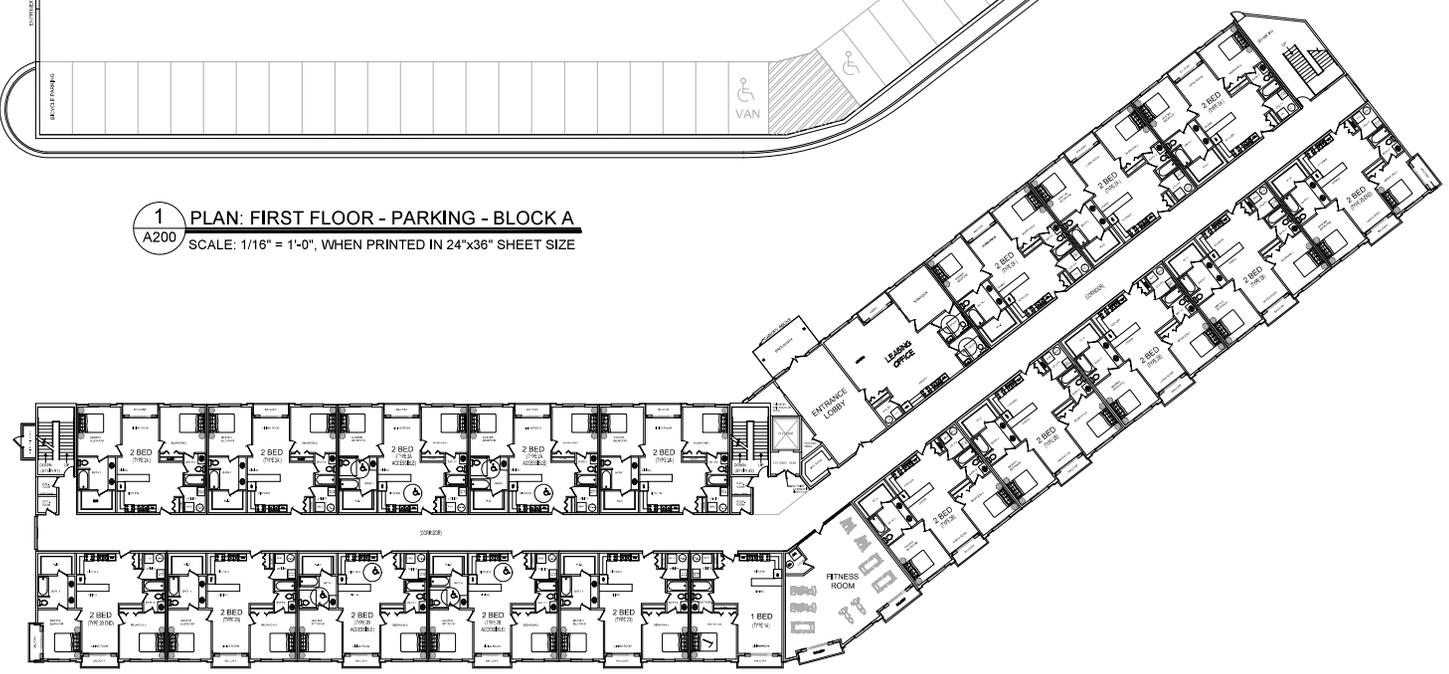
SCALE: AS NOTED

SHEET

A503



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



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



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

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

REVISIONS

NO.	DATE	DESCRIPTION

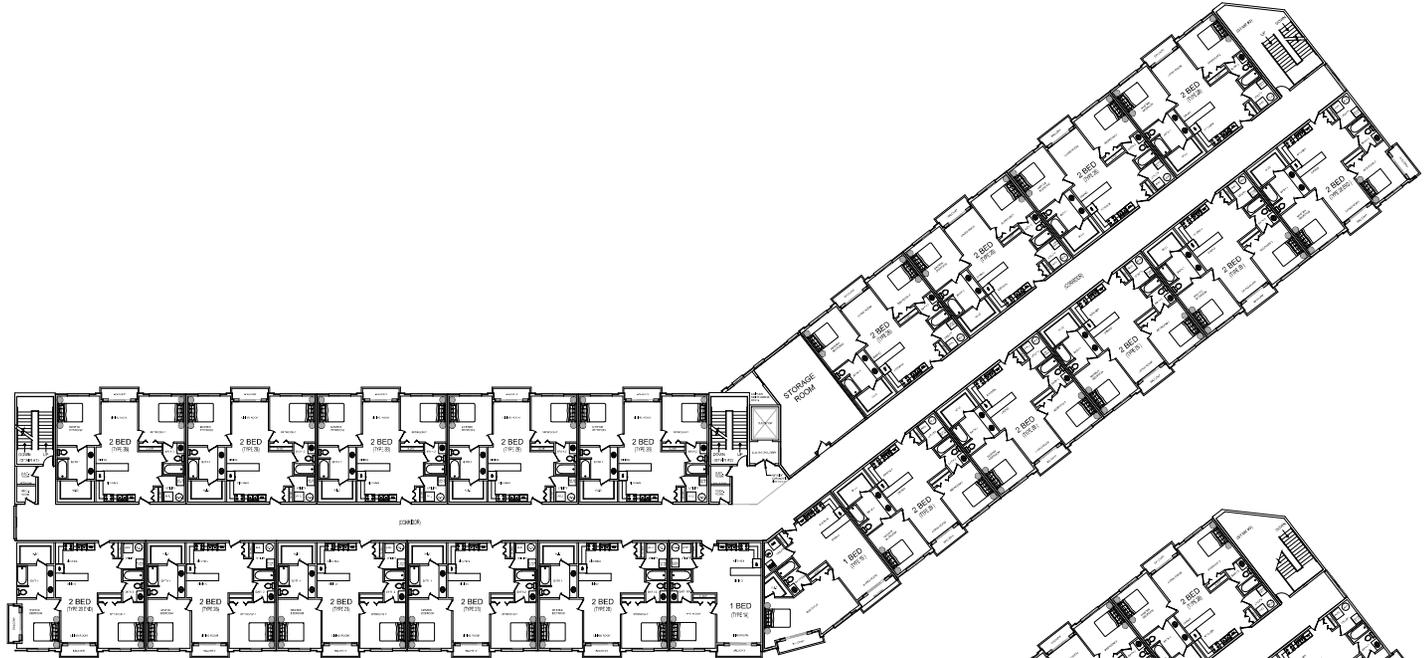
CONCEPTUAL  
 PLANS  
 ONLY

DRAWN  
 AMMARNAATH  
 CHECKED

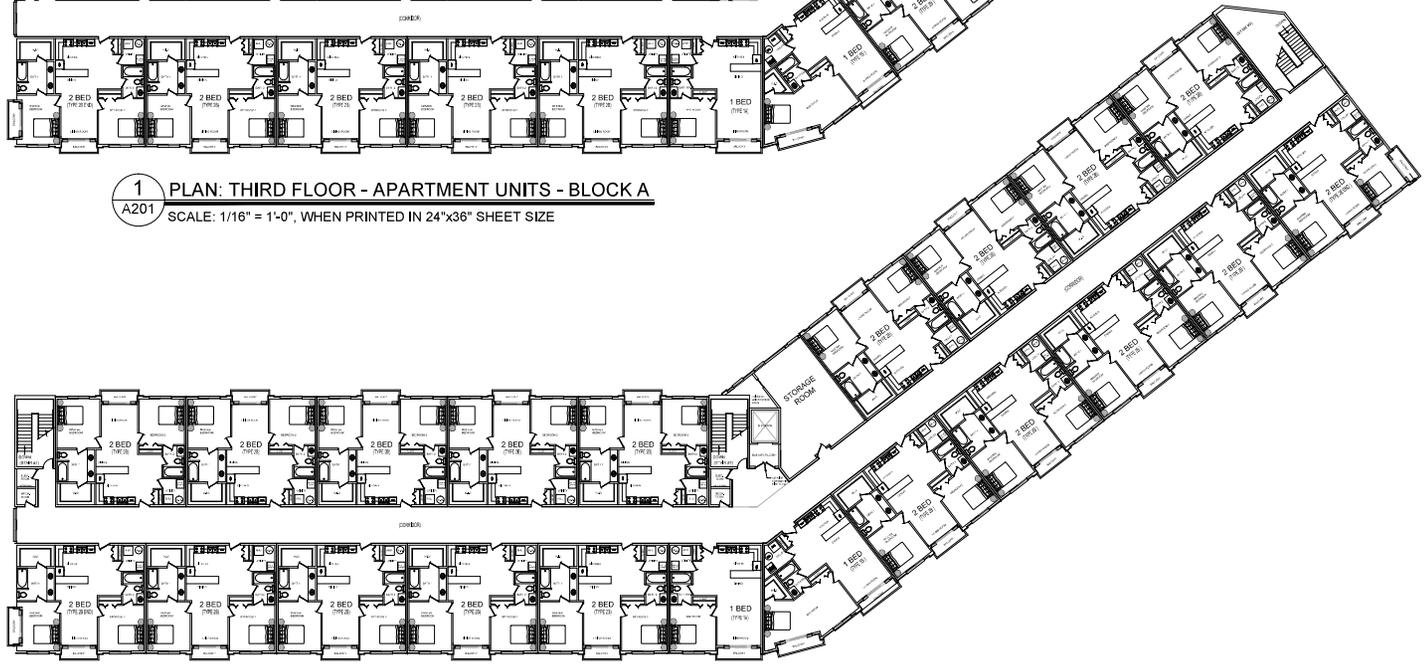
DATE  
 09-24-2025

SCALE  
 AS NOTED

SHEET  
**A200**



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



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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH

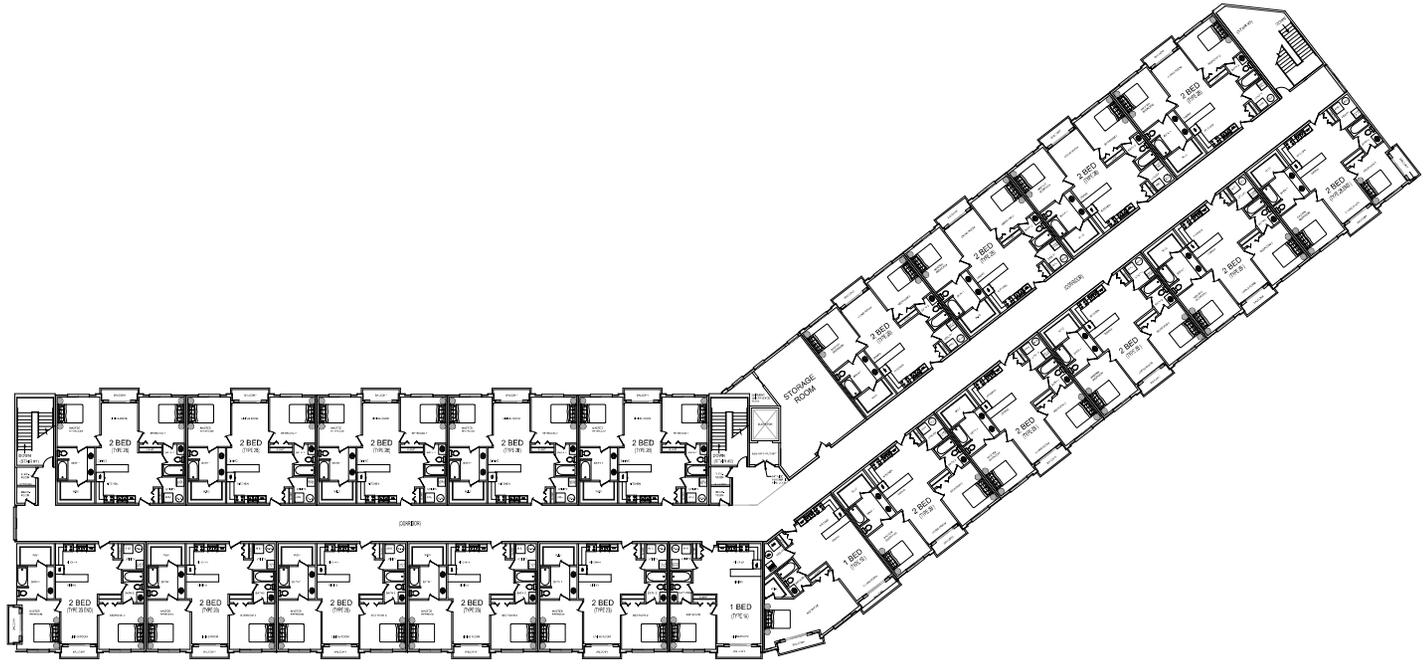
CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET

A201



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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

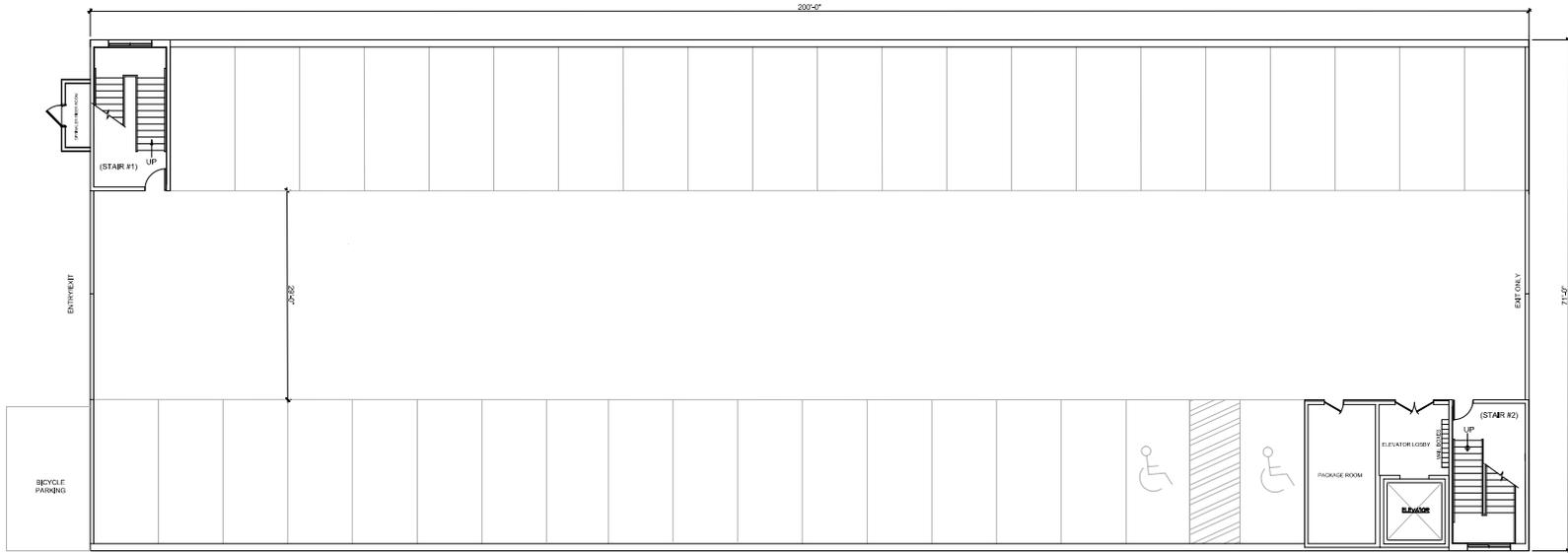
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CHECKED:

DATE: 09-24-2025

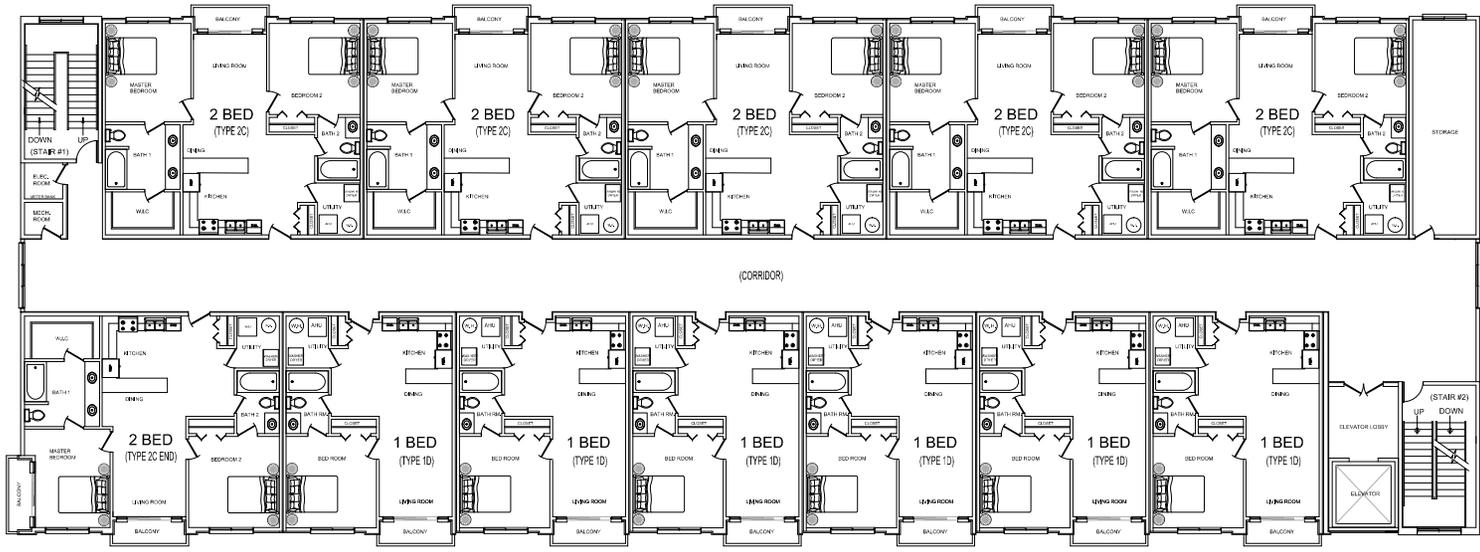
SCALE: AS NOTED

SHEET

A202



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



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

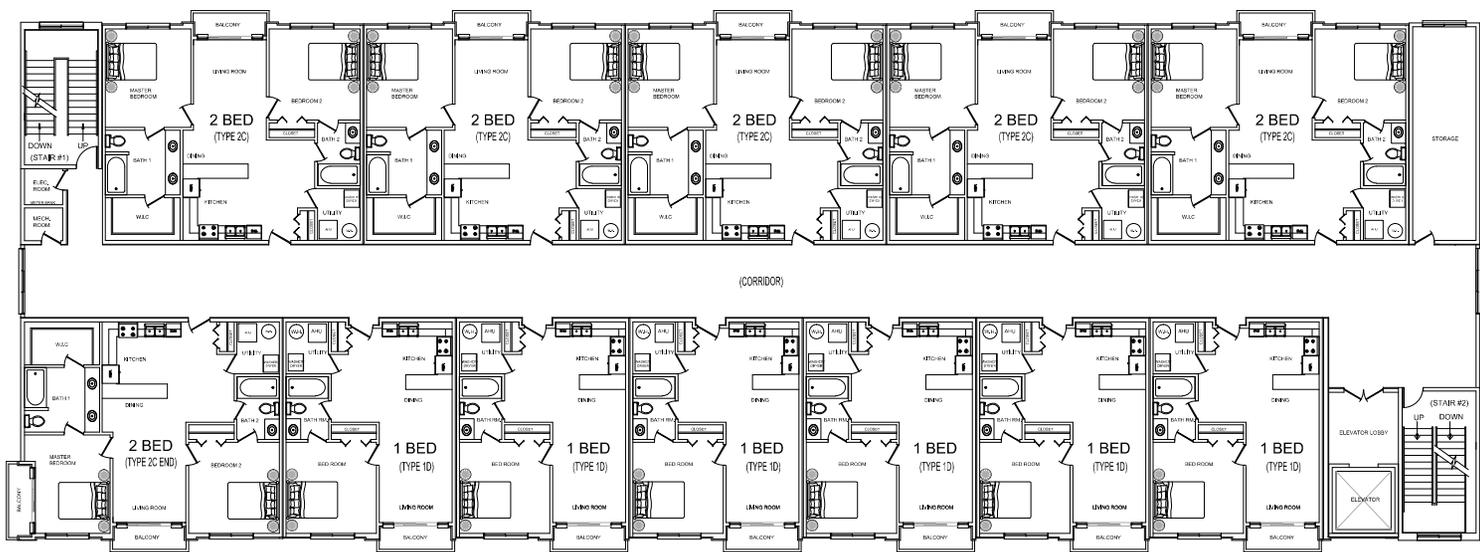
CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
 PHONE: (770) 944-4403

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

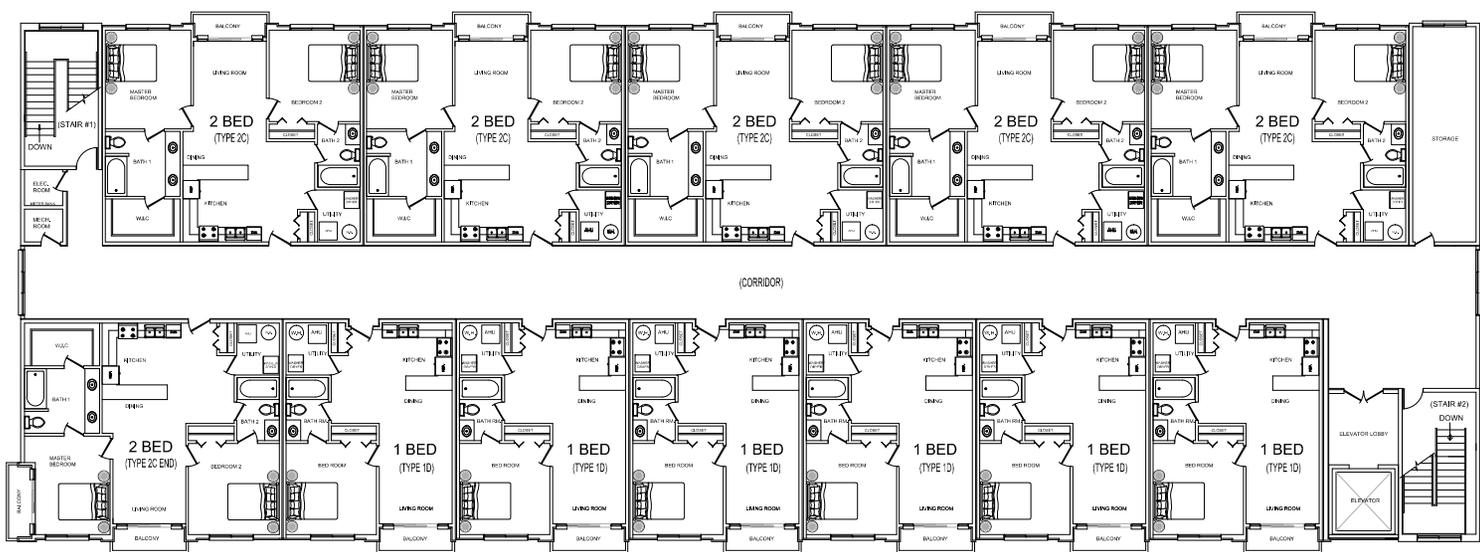
REVISIONS		
NO.	DATE	DESCRIPTION

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

A300



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



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



CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE  
 PHONE: (770) 444-1403



PLANS - THIRD AND FOURTH FLOOR - APARTMENT UNITS - BLOCK B  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

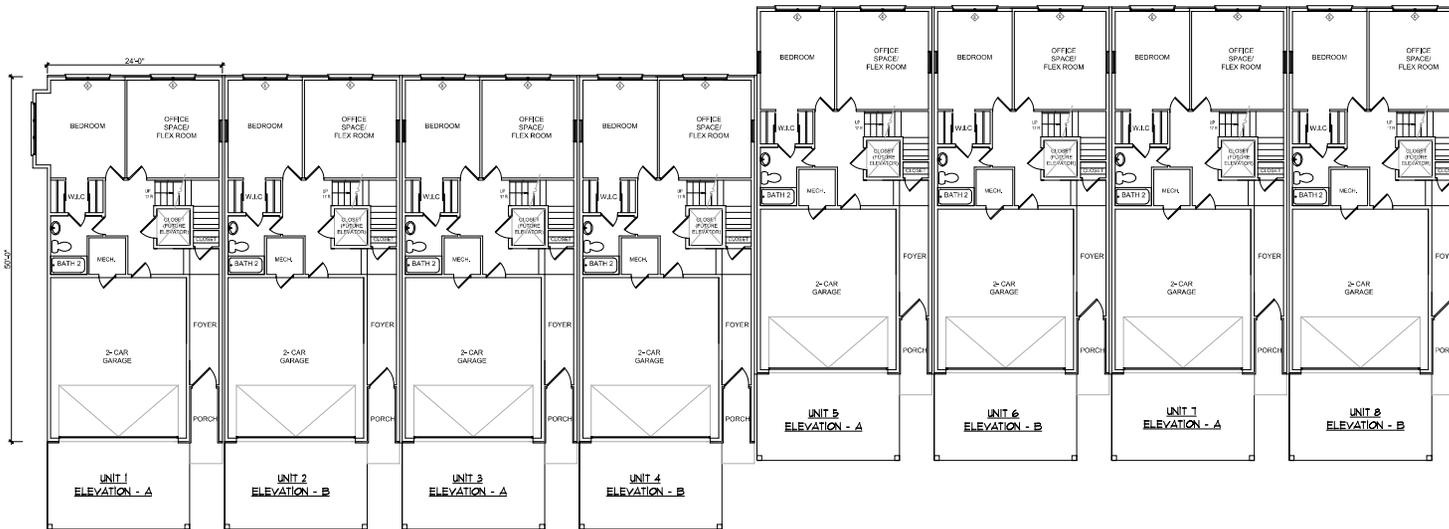
REVISIONS

NO.	DATE	DESCRIPTION

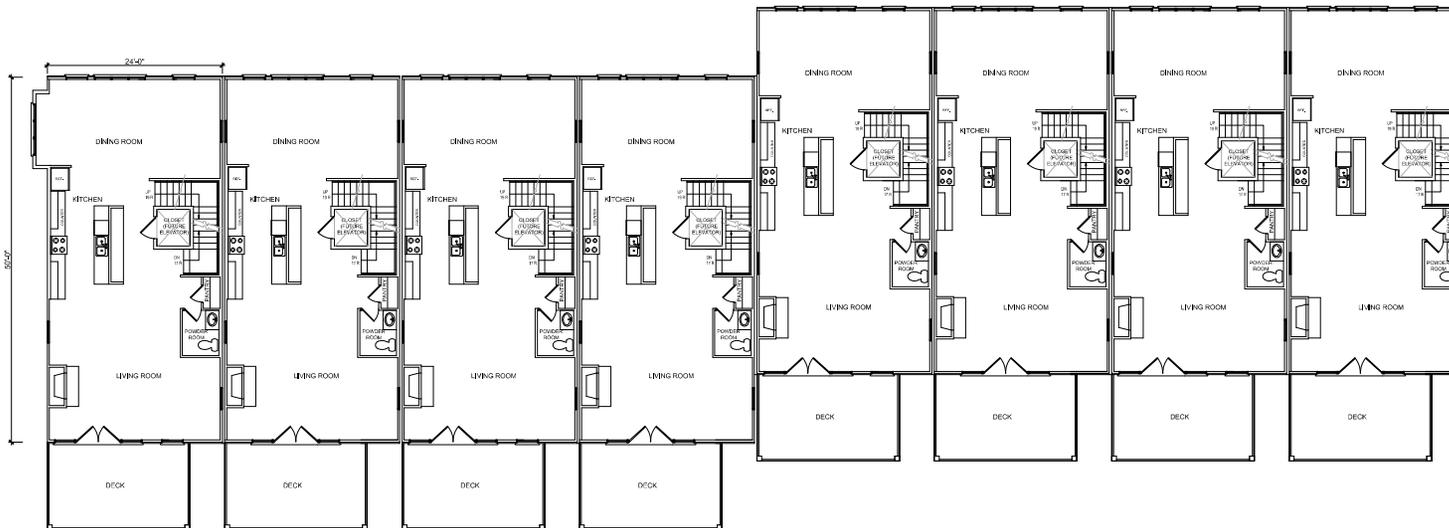
CONCEPTUAL PLANS ONLY

DRAWN: AMMARNAATH  
 CHECKED:  
 DATE: 09-24-2025  
 SCALE: AS NOTED  
 SHEET

A301



**1 PLAN: FIRST FLOOR - TOWNHOMES - BLOCK C**  
 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



**2 PLAN: SECOND FLOOR - TOWNHOMES - BLOCK C**  
 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE  
 PHONE: (770) 414-4400

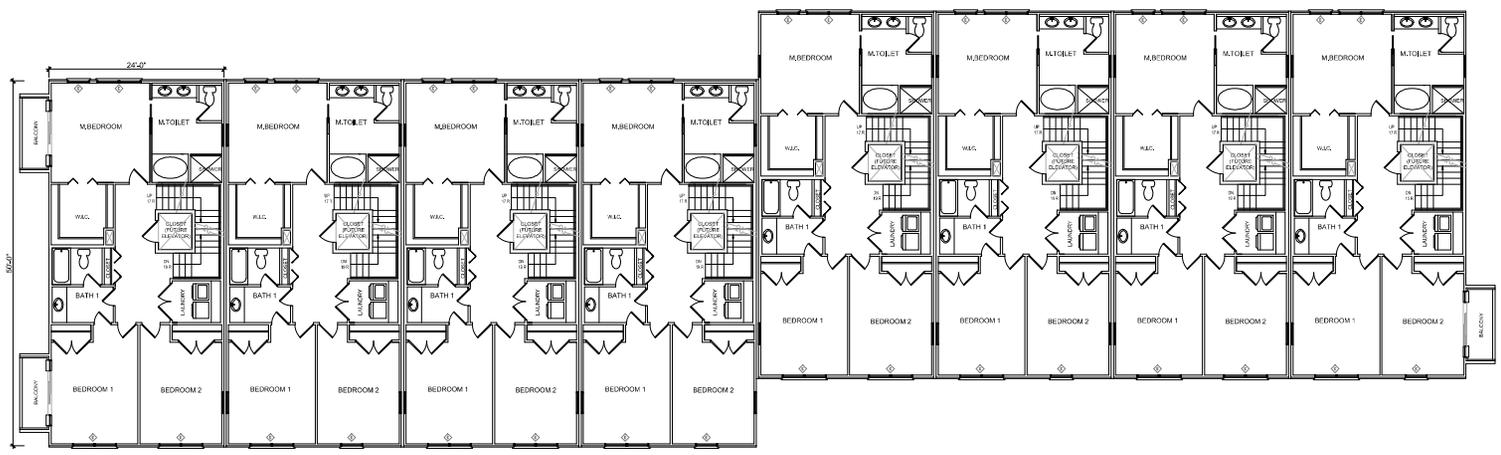
PLANS - FIRST AND SECOND FLOOR - TOWNHOMES - BLOCK C  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 14&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY  
 DRAWN: AMMARNATH  
 CHECKED: [ ]  
 DATE: 09-24-2025  
 SCALE: AS NOTED  
 SHEET

A400



**1** PLAN: THIRD FLOOR - TOWNHOMES (BLOCK C)  
**A401** SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

**EC** CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE  
 PHONE: (770) 441-4400

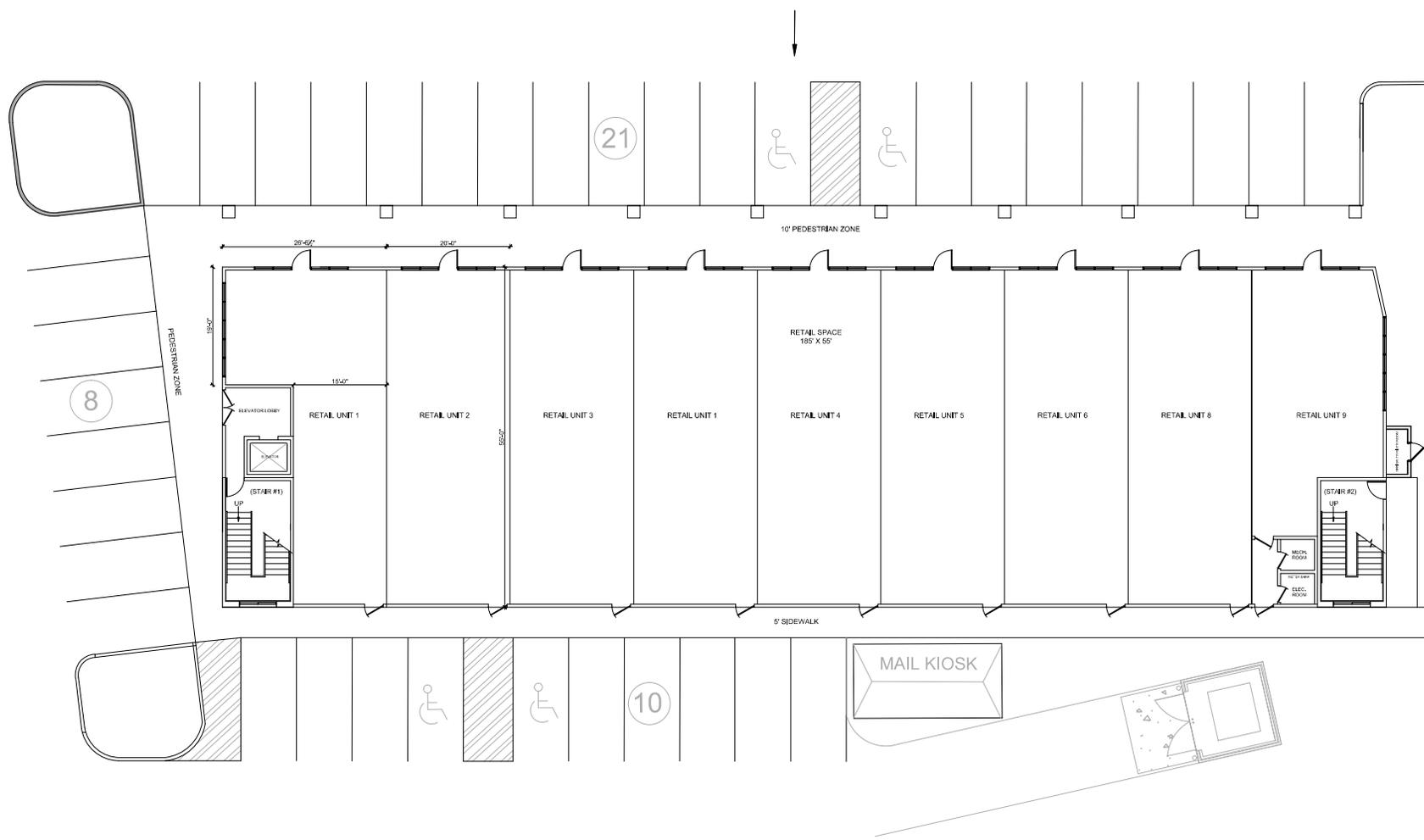
PLAN - THIRD FLOOR - TOWNHOMES - BLOCK C  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY  
 DRAWN: AMMARNATH  
 CHECKED: \_\_\_\_\_  
 DATE: 09-24-2025  
 SCALE: AS NOTED  
 SHEET

**A401**



**1** PLAN: FIRST FLOOR - MIXED-USE BUILDING - BLOCK D  
 A500 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
 PHONE: (770) 441-4403

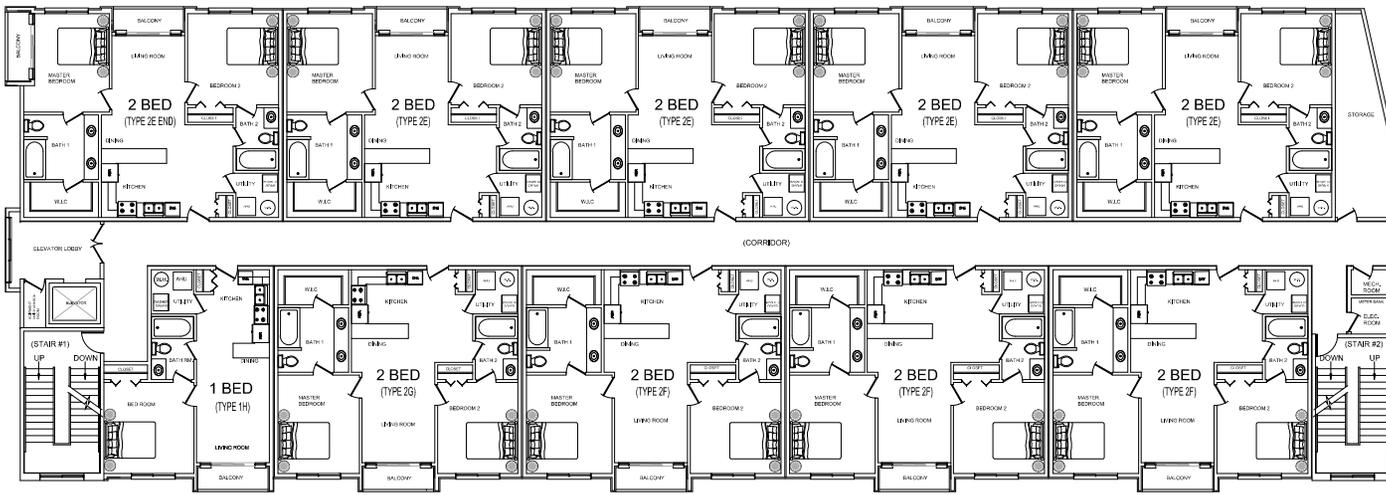
PLAN - FIRST FLOOR - MIXED-USE BUILDING - BLOCK D  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

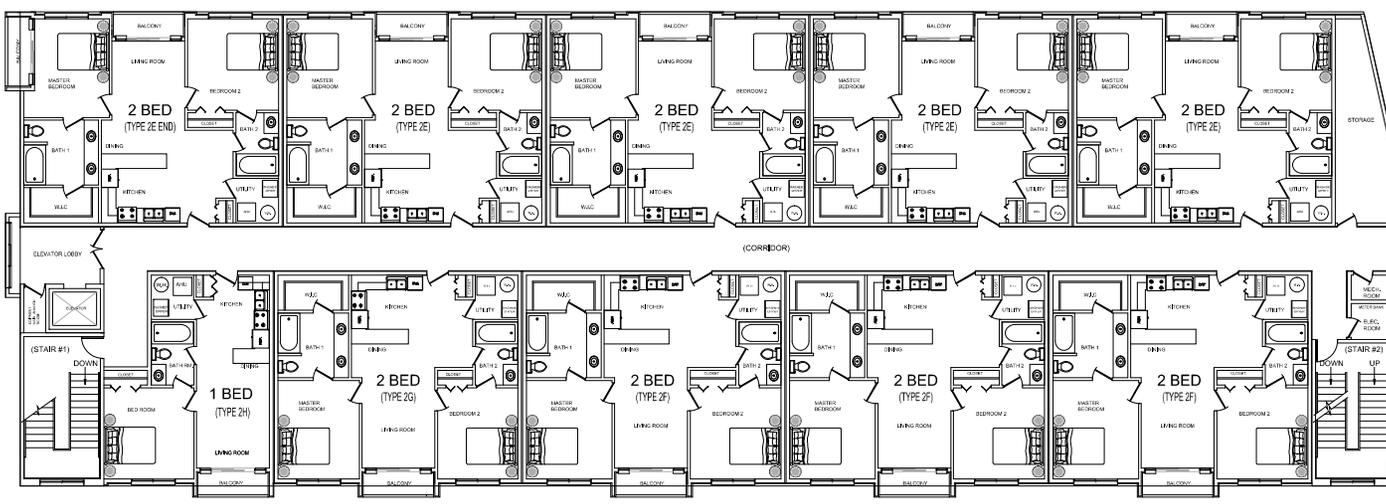
NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY  
 DRAWN: AMMARNATH  
 CHECKED: [ ]  
 DATE: 09-24-2025  
 SCALE: AS NOTED  
 SHEET

**A500**



**1 PLAN: SECOND FLOOR - MIXED-USE BUILDING (BLOCK D)**  
 A501 SCALE: 1/8"=1'-0", WHEN PRINTED ON 24"x36" SHEET SIZE



**2 PLAN: THIRD FLOOR - MIXED-USE BUILDING (BLOCK D)**  
 A501 SCALE: 1/8"=1'-0", WHEN PRINTED ON 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE  
 PHONE: (770) 444-4400



PLANS - SECOND AND THIRD FLOOR - MIXED-USE BUILDING - BLOCK D  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 14&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNAATH  
 CHECKED:  
 DATE: 09-24-2025  
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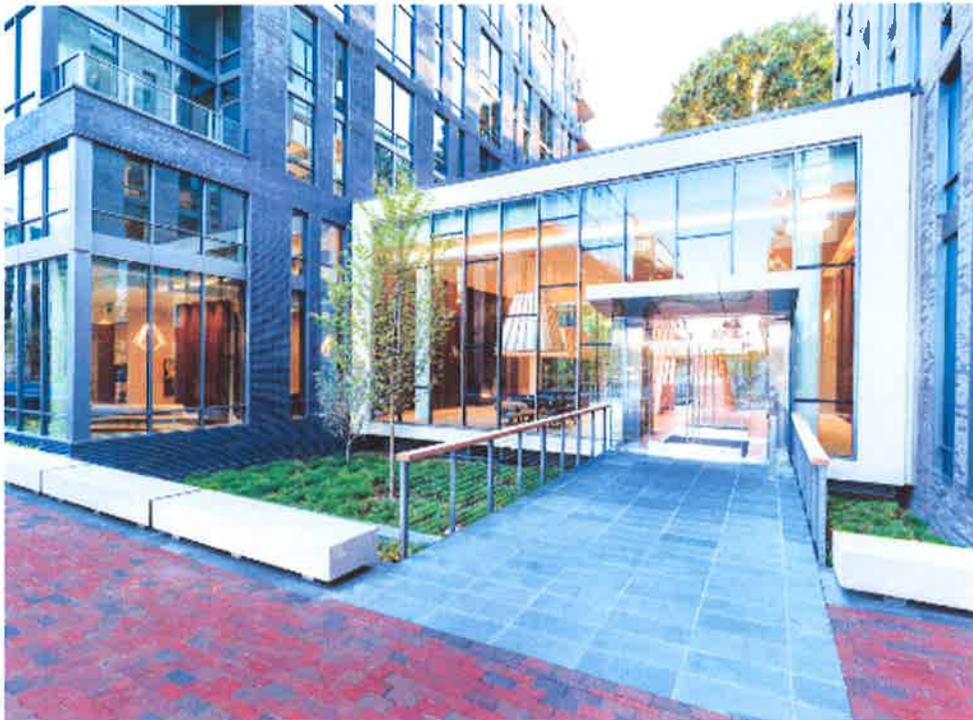
A501

# Projected Renderings Of Exterior



RZM2025-00023  
RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

# Projected Renderings Of Exterior



RZM2025-00023  
RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

# Projected Renderings Of Interior



RZM2025-00023  
RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

# Projected Renderings Of Interior



RZM2025-00023  
RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

# Projected Renderings Of Amenities



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RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

# Projected Renderings Of Amenities



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RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

# Projected Renderings Of Interior Apartments



RZM2025-00023  
RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

# Projected Renderings Of Interior



RZM2025-00023  
RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



November 10, 2025

Martha Sanchez
12 Brothers Venture Capital, LLC
3775 Venture Drive Bldg 300
Duluth, GA 30096

APPROVED
DENIED
CONDITIONALLY APPROVED
Sewer Capacity Request #C2025-294-11
Expiration Date: 11/10/2026
Tie-In Manhole FID: 218930

RE: Sewer Availability for Proposed Development – 464 West Pike
Parcel ID 5144 037

Dear Ms. Sanchez:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 6,000 square feet of retail space; 3,400 square feet of office space; leasing center with a fitness center and pool; 27 one-bedrooms and 111 two-bedrooms on the above parcel and determined:

Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of 16.77 gpm discharging to the sewer tie-in manhole at Facility ID 218930.

Capacity Allocation: Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

Certification Expiration: The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a

RZM2025-00023
RECEIVED NOVEMBER 17, 2025
PLANNING & DEVELOPMENT DEPARTMENT



new Sewer Capacity Request with updated information prior to the expiration of the previous one.

Please contact us at 678-376-7026 if you have any questions.

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE  
Division Director, Infrastructure Support  
678.376.2130

C: Gwinnett County DWR – Lorraine Campagne, Section Manager; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III; Geniva Sylvain, Engineer III  
Gwinnett County P&D – Charli Young, Planning Manager; Christina Dejarnette, Engineer II; Wendell Tumale, Engineer III; Dominique Graves, Engineer II



SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: DWRCapacityCertification@GwinnettCounty.com

Select Request Type:
[checked] Pre-Rezoning
[ ] New Request
[ ] Renew Request
[ ] Revise Existing Request

DWR Use Only:
Capacity Certification Request No. C2025-294-11
[checked] Approved [ ] Conditionally Approved\* [ ] Denied
Printed Name: Della Taylor, PE - Division Director, Infrastructure Support
Signature: [Handwritten Signature] 11/10/2025

Gwinnett County Planning and Development Permit No.:

Check if development/project requires public or private pump station: [ ] Pumping Rate (gpm)

Development/Project Name: 464 West Pike
Development Address: 464 West Pike Street (City) Lawrenceville (Zip) 30046
Parcel Number(s): R5144 037

Project Description: Develop with Retail spaces, townhomes & apartment homes
Refer attached Utility Concept Plan for number of units and/or square footage per each type of use

Total Area of Development: 5.151 acres
If residential, total number of units: 138 Density: 26.8 units/acre

Property Owner Name: 12 Brothers Venture Capital, LLC (Martha Sanchez)
Property Owner Email: ms@globalprg.com Phone #: 404-931-8109

Developer Contact: Martha Sanchez Company: 12 Brothers Venture Capital, LLC
Address: 3775 Venture Drive, Bldg. D300 City: Duluth Zip: 30096
Developer Email: ms@globalprg.com Phone #: 404-931-8109

Engineering Contact: Rajesh Patel Engineering Firm: Boundary Zone, Inc.
Engineer Email: rpatel@boundaryzone.com Phone #: 770-271-5772

Additional Recipients:
Recipient(s) Email(s):

**DWR Use Only**

Capacity Certification Request No.: C2025-294-11

Development/Project Name: \_\_\_\_\_

Gwinnett County Planning and Development Permit No.: \_\_\_\_\_ (if available)

Downstream Pump Station: Patterson Sewer Basin: Patterson

**Total requested annual average daily flow (AADF) in gallons per minute (gpm):** 16.77

Flow (gpm) 16.77 to tie-in manhole facility ID: 218930

Flow (gpm) \_\_\_\_\_ to tie-in manhole facility ID: \_\_\_\_\_

Flow (gpm) \_\_\_\_\_ to tie-in manhole facility ID: \_\_\_\_\_

Flow (gpm) \_\_\_\_\_ to tie-in manhole facility ID: \_\_\_\_\_

Flow (gpm) \_\_\_\_\_ to tie-in manhole facility ID: \_\_\_\_\_

**Provide your BEST estimated dates for:**

Zoning Submittal: 10/2025 Plan Submittal 04/2026 Begin Construction: 10/2026

Zoning Approval: 12/2025 Completion/Occupancy: 03/2028

**Include the following in the submittal package:**

GIS map **highlighting** proposed development, surrounding utilities, and location of tie-in manhole.  
<https://gis.gwinnettcountry.com/GISDataBrowser>

Detailed flow calculations for proposed development project based on the most current wastewater flow estimation guidelines:  
<https://www.gwinnettcountry.com/static/departments/water/pdf/wastewater-flow-estimation-guidance.pdf>

- Annual average daily flow (gpm)
- Peak flow (gpm) for all heavy water users (i.e. laundromats, carwashes, industrial, etc.) – please note that the peaking factor has been changed from 2.5 to 4.0 unless justification can be provided.
- Batch discharges from processing facilities (breweries, industrial, etc.)
- Pump station flow rates – If a pump has been selected, provide a pumping rate and pump curve. If a pump has not been selected, assume a minimum pumping rate of 4 times the AADF. Be sure to provide the pump flow rate on page 1 of the request form.

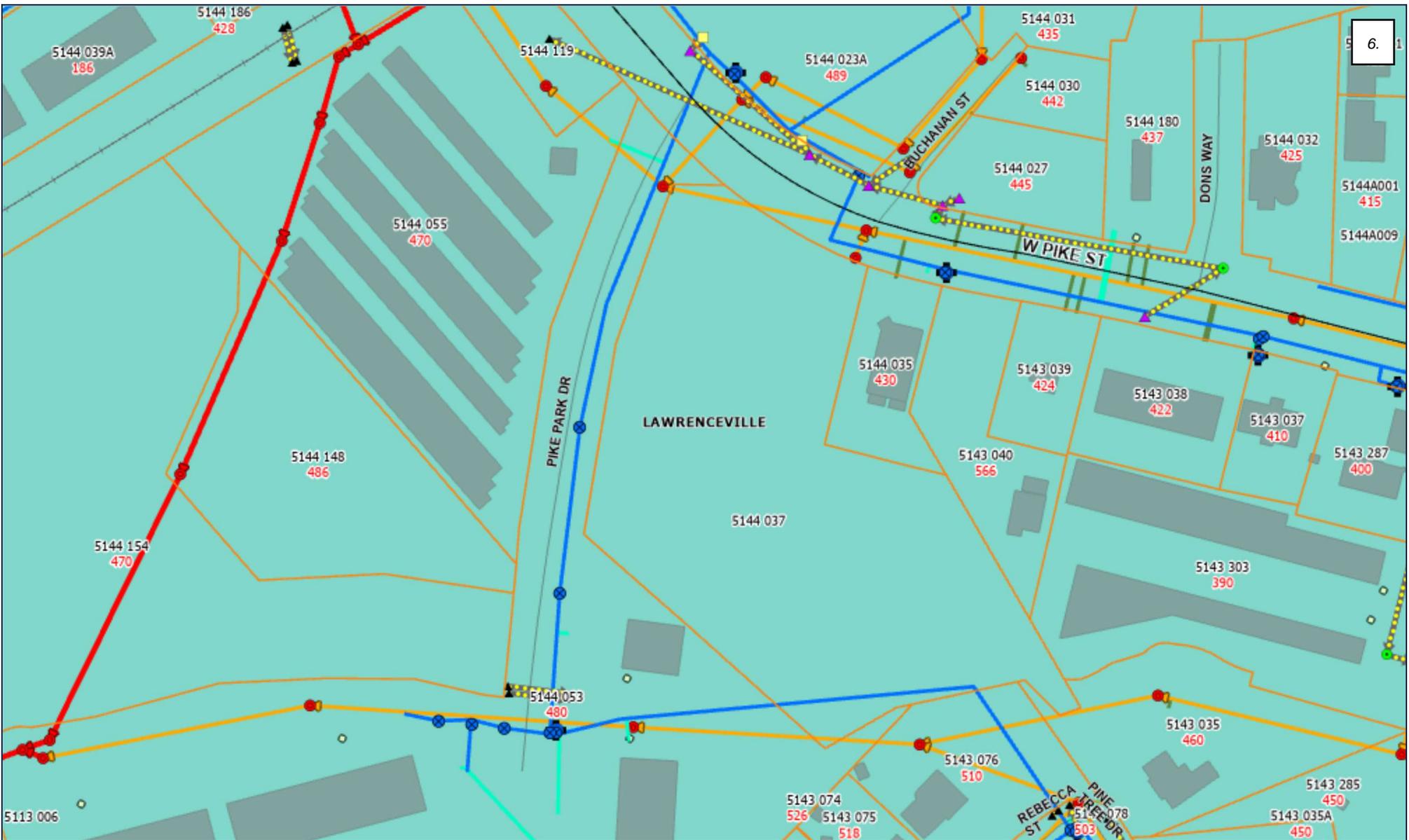
Proposed utility plan  
 Design Professional sign/seal: *Rajesh Patel* Date: 10/07/2025



Once a complete package with all supporting documentation has been received  
**PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING**

If additional analysis or flow monitoring is required  
**PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING**

**RZM2025-00023**  
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**PLANNING & DEVELOPMENT DEPARTMENT**



# 464 West Pike Street, Lawrenceville



10/7/2025 12:54:35 PM

Utilities

**RZM2025-00023**  
**RECEIVED NOVEMBER 17, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

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## WASTEWATER FLOW ESTIMATION

**Development Name:** 464 West Pike  
**Development Address:** 464 West Pike Street, Lawrenceville, GA 30046  
**Parcel Number(s):** R5144 037

Land Use Category / Facility	Annual Ave Daily Unit Flow (gpd)	Per Unit	# of Unit (s)	Annual Ave Daily Flow (gpd)
Retail Shops / Store	100	1,000 sq. ft.	6,000	600
Office - General	175	1,000 sq. ft.	3,400	595
Residential Townhomes	250	Each	8	2,000
Residential 1-Bedroom	110	Each	27	2,970
Residential 2-Bedroom	155	Each	111	17,205
Office - Leasing	175	1,000 sq. ft.	1,080	189
Fitness Center	500	1,000 sq. ft.	960	480
Clubhouse	50	1,000 sq. ft.	1,250	63
Swimming Pool	25	Employee	2	50
			<b>Total &gt;&gt;</b>	24,152

Annual Average Daily Flow (gpm) =  $\text{AADF (gpd)} / 1440 =$  **16.77 gpm**

**RZM2025-00023**

**RECEIVED NOVEMBER 17, 2025**

**PLANNING & DEVELOPMENT DEPARTMENT**

800 Satellite Blvd NW, Suwanee, GA 30024  
 1100 Peachtree St NE #200, Atlanta, GA 30309  
 125 TownPark Drive, Suite 300, Kennesaw, GA 30144  
 Phone: (770) 271 5772





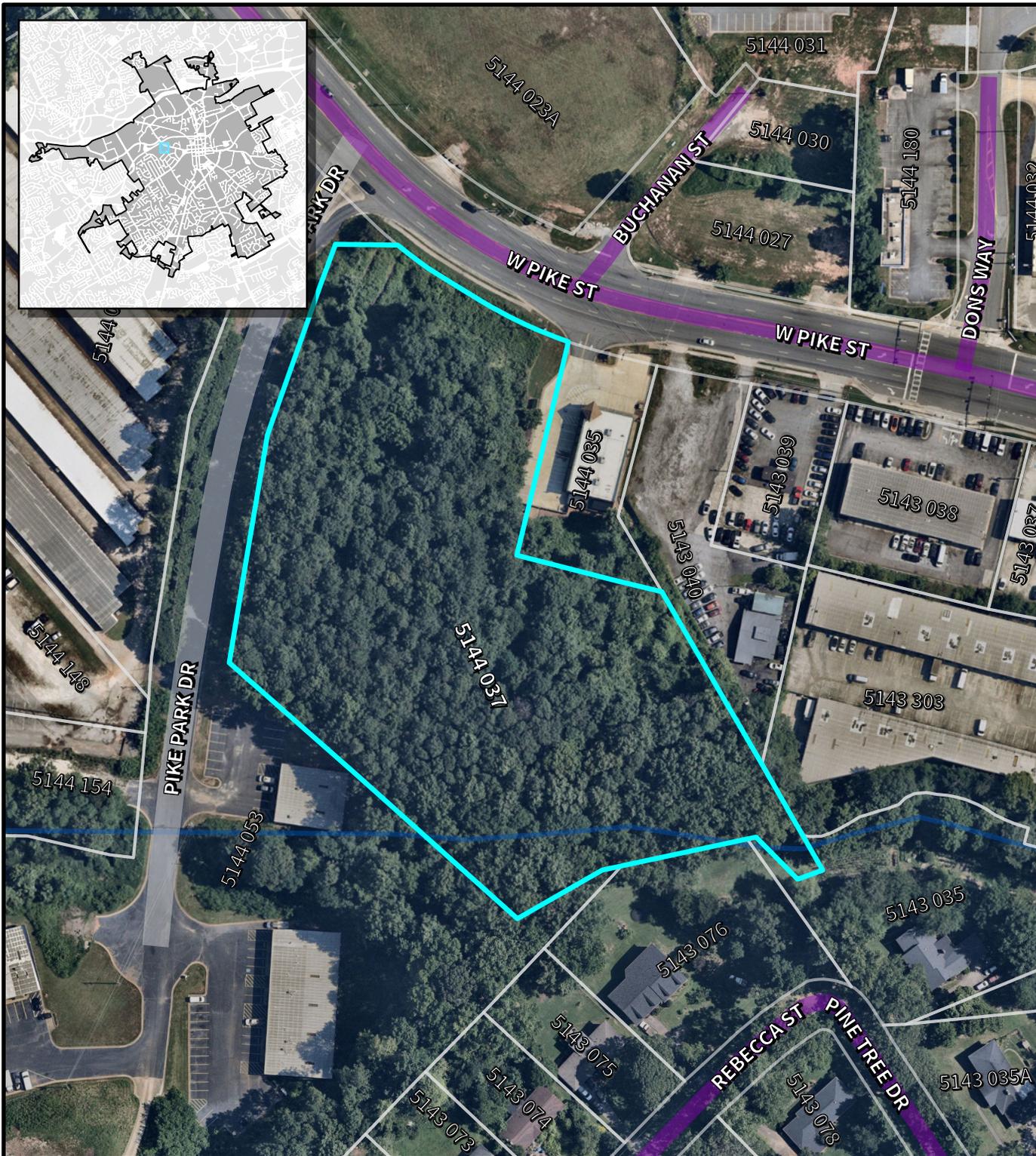
# LAWRENCEVILLE

Planning & Development  
Location Map & Surrounding Areas

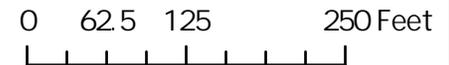
## RZM2025-00023

Applicant:  
Curt Thompson

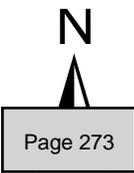
-  Subject Property (~5.09 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZM2025-00023

Applicant:  
Curt Thompson

 Subject Property (~5.09 acres)

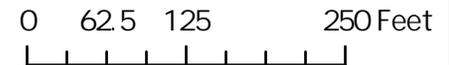
 Lawrenceville City Limits

### Zoning Districts

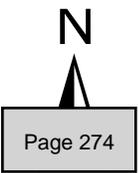
-  BG General Business
-  HSB Highway Service Business
-  LM Light Manufacturing
-  RS-150 Single-Family Residential



Scale: 1:1,800



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZM2025-00023

Applicant:  
Curt Thompson

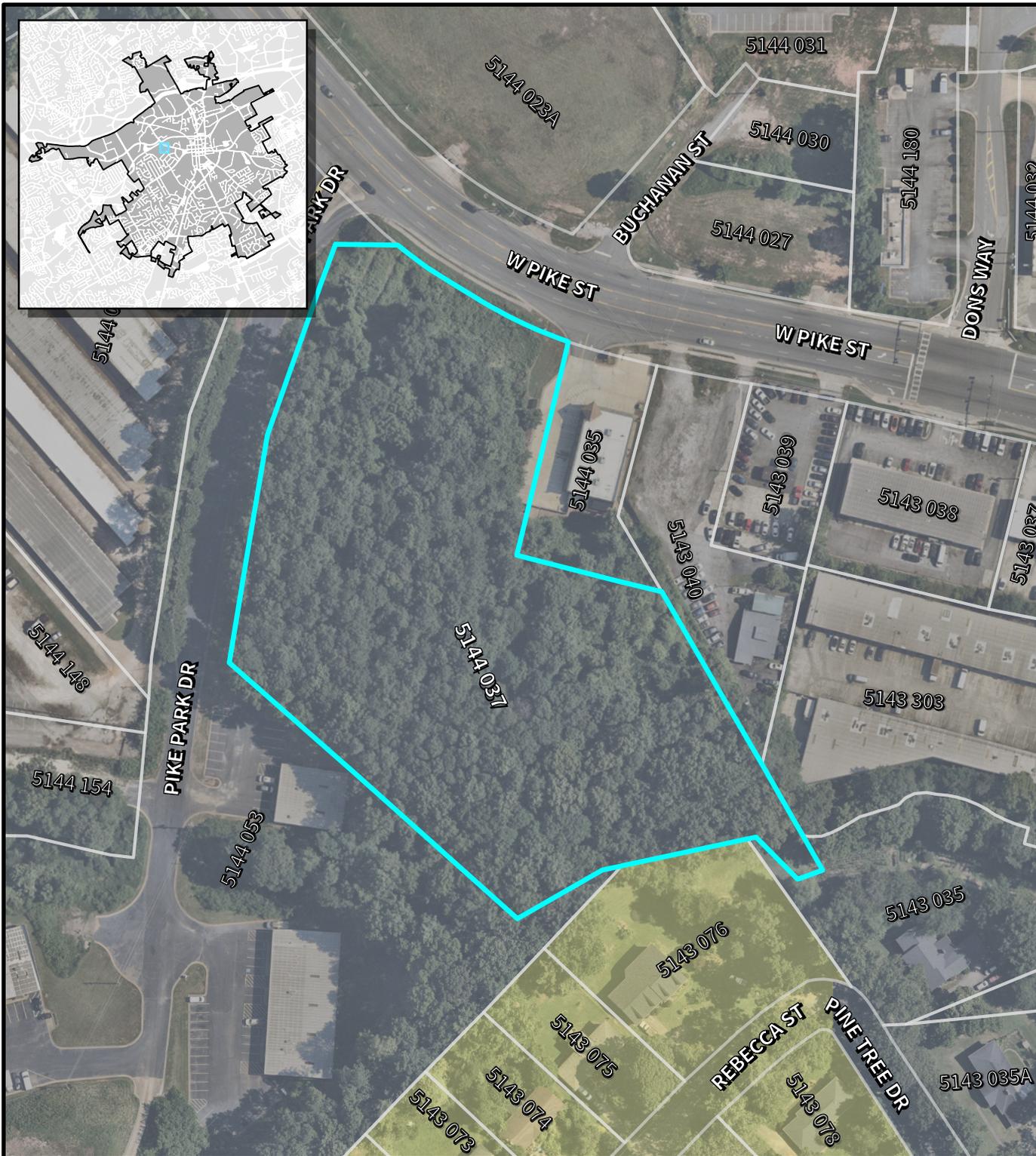
 Subject Property (~5.09 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Downtown

 Traditional Residential



Scale: 1:1,800

0 62.5 125 250 Feet



N





# LAWRENCEVILLE

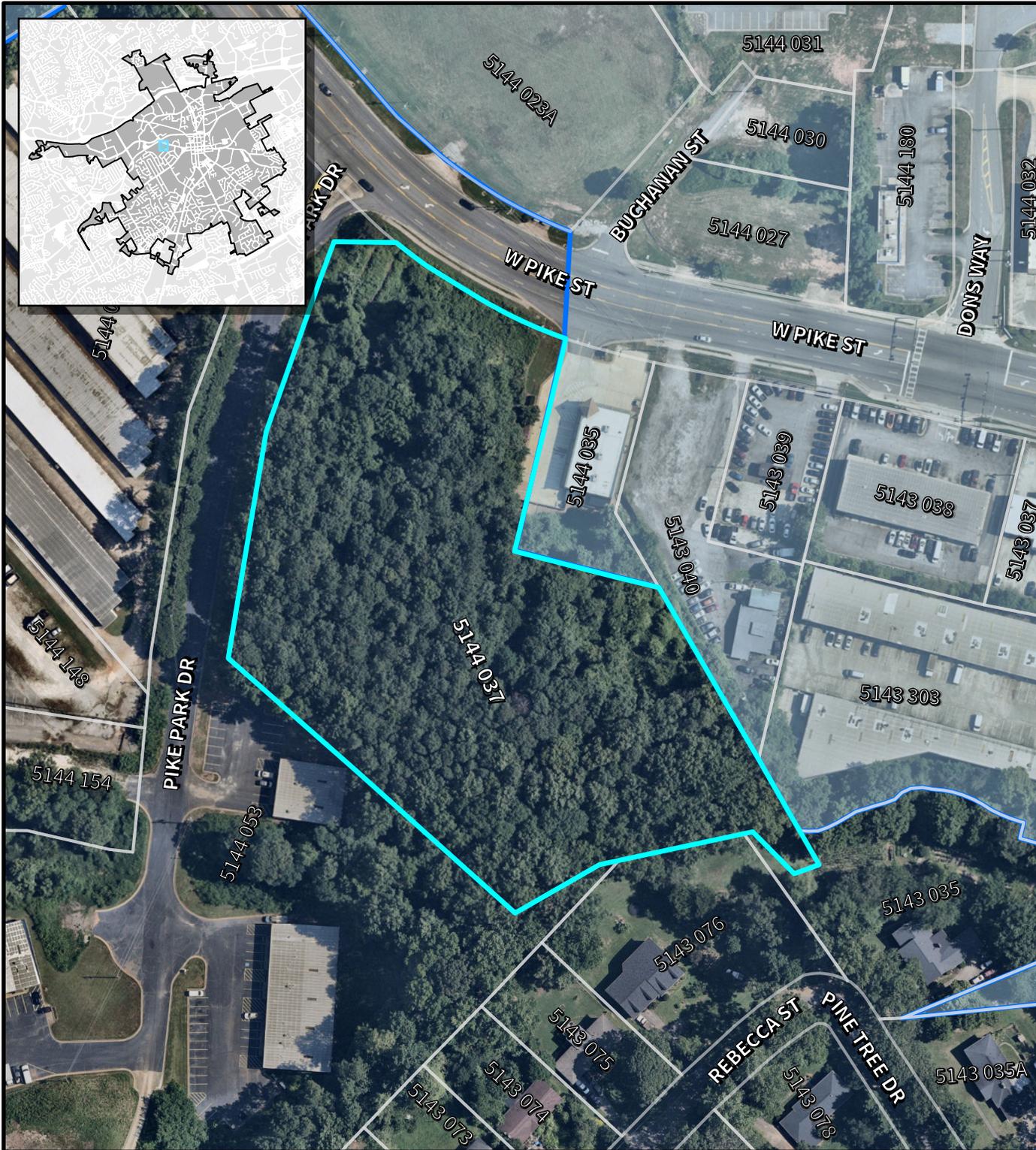
Planning & Development

Location Map & Surrounding Areas

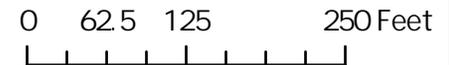
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Applicant:  
Curt Thompson

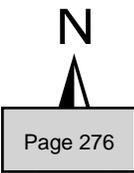
-  Subject Property (~5.09 acres)
-  Lawrenceville City Limits
-  DDA Boundary



Scale: 1:1,800



N





# LAWRENCEVILLE

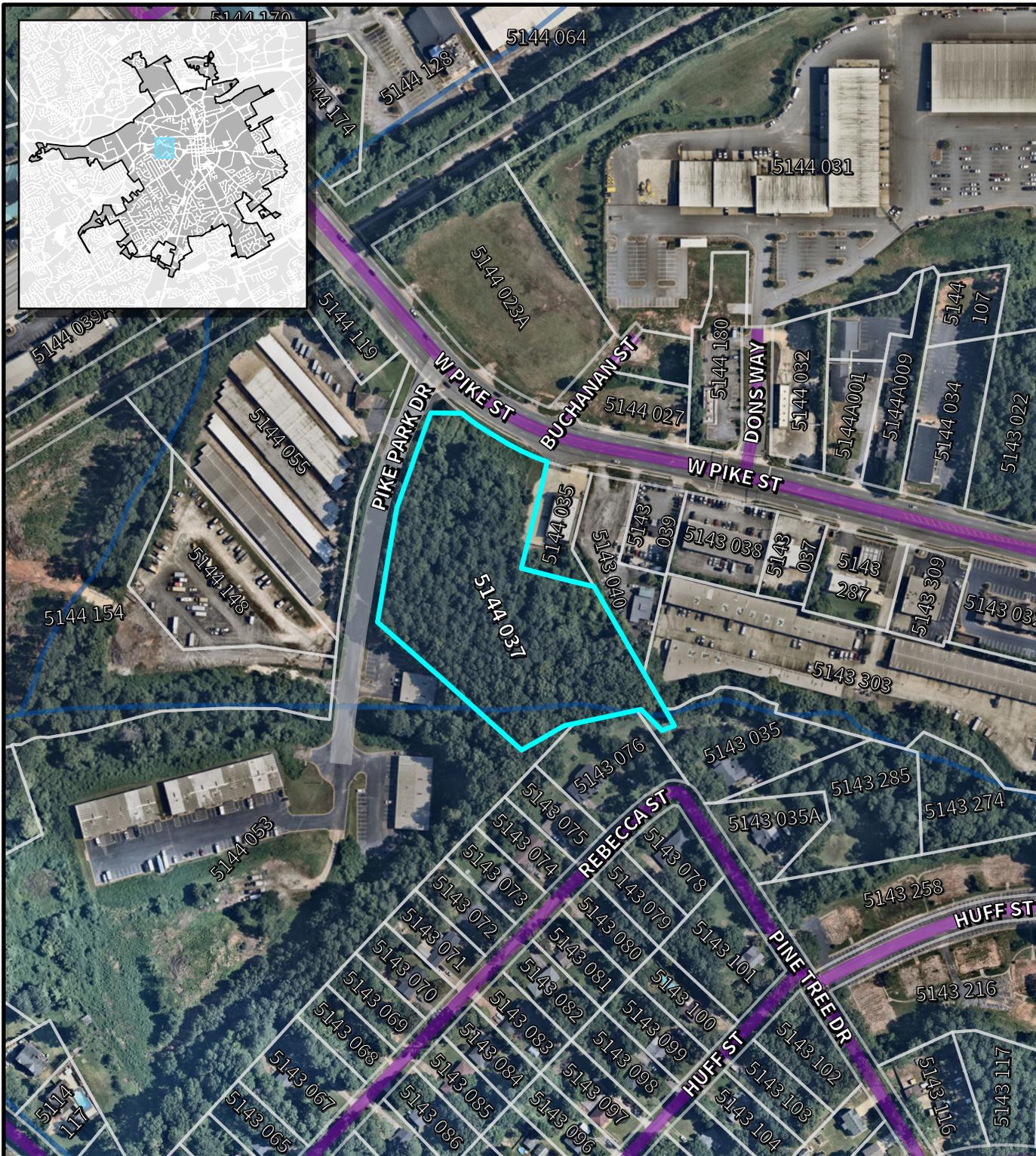
Planning & Development

Location Map & Surrounding Areas

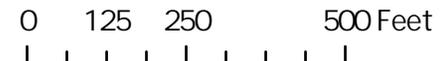
## RZM2025-00023

Applicant:  
Curt Thompson

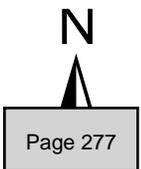
-  Subject Property (~5.09 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:3,600



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZM2025-00023

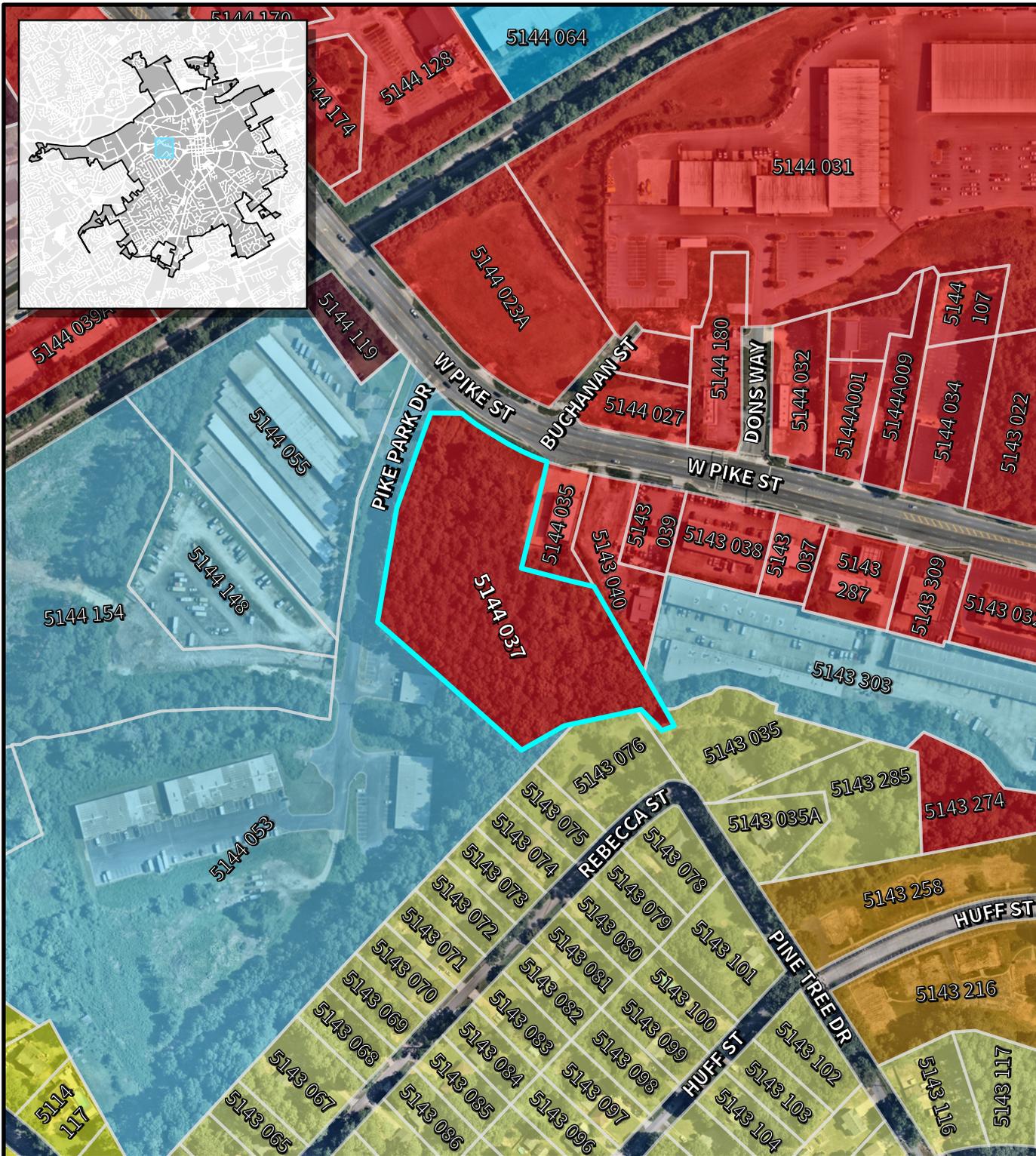
Applicant:  
Curt Thompson

 Subject Property (~5.09 acres)

 Lawrenceville City Limits

### Zoning Districts

-  BG General Business
-  HSB Highway Service Business
-  LM Light Manufacturing
-  HM Heavy Manufacturing
-  OI Office/Institutional
-  RM-12 Multifamily Residential
-  RS-150 Single-Family Residential
-  RS-180 Single-Family Residential



Scale: 1:3,600

0 125 250 500 Feet



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZM2025-00023

Applicant:  
Curt Thompson

 Subject Property (~5.09 acres)

 Lawrenceville City Limits

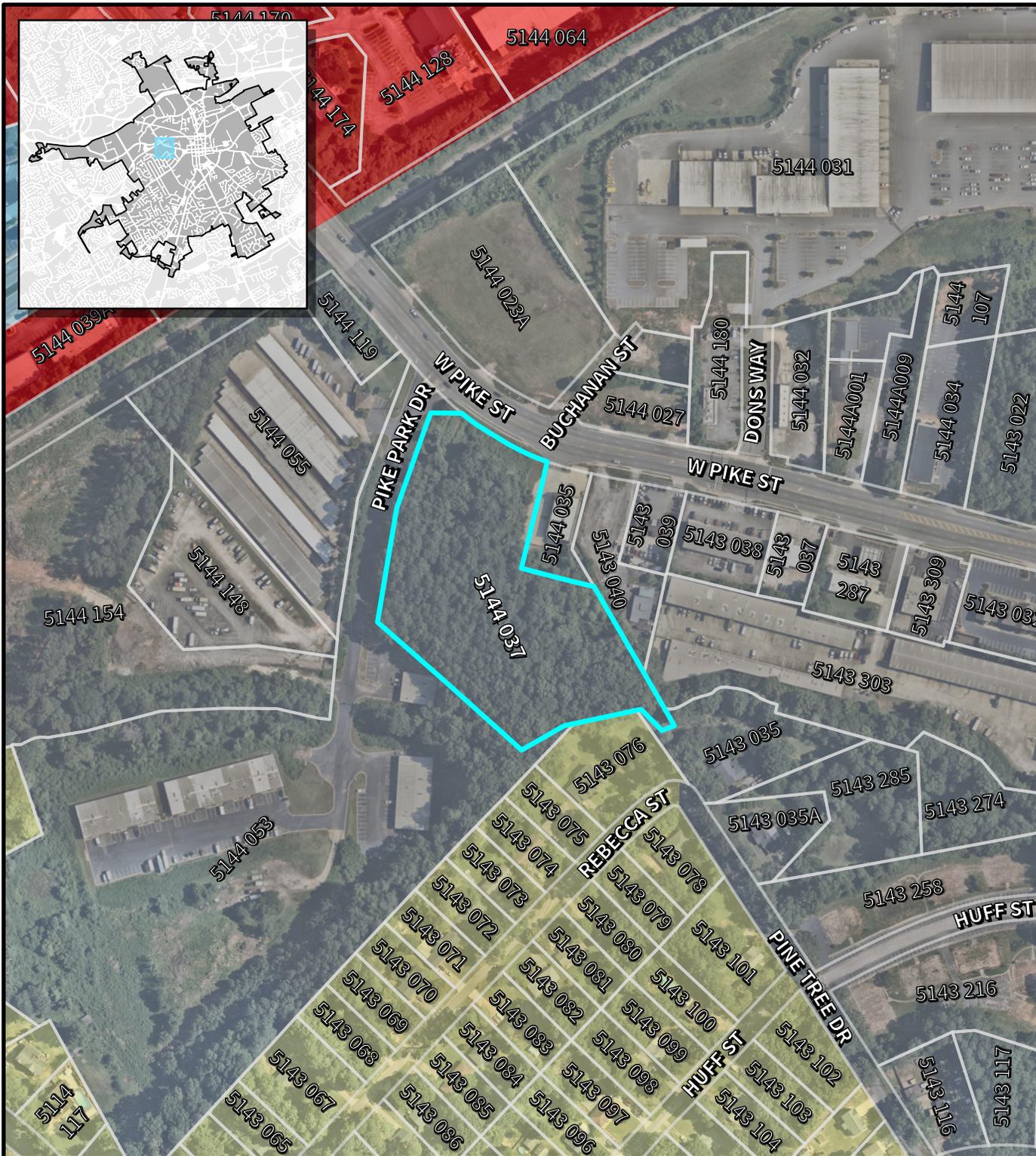
### 2045 Character Areas

 Downtown

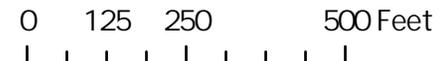
 Traditional Residential

 Commercial Corridor

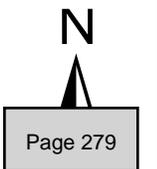
 Medical Services Cluster



Scale: 1:3,600



N





# LAWRENCEVILLE

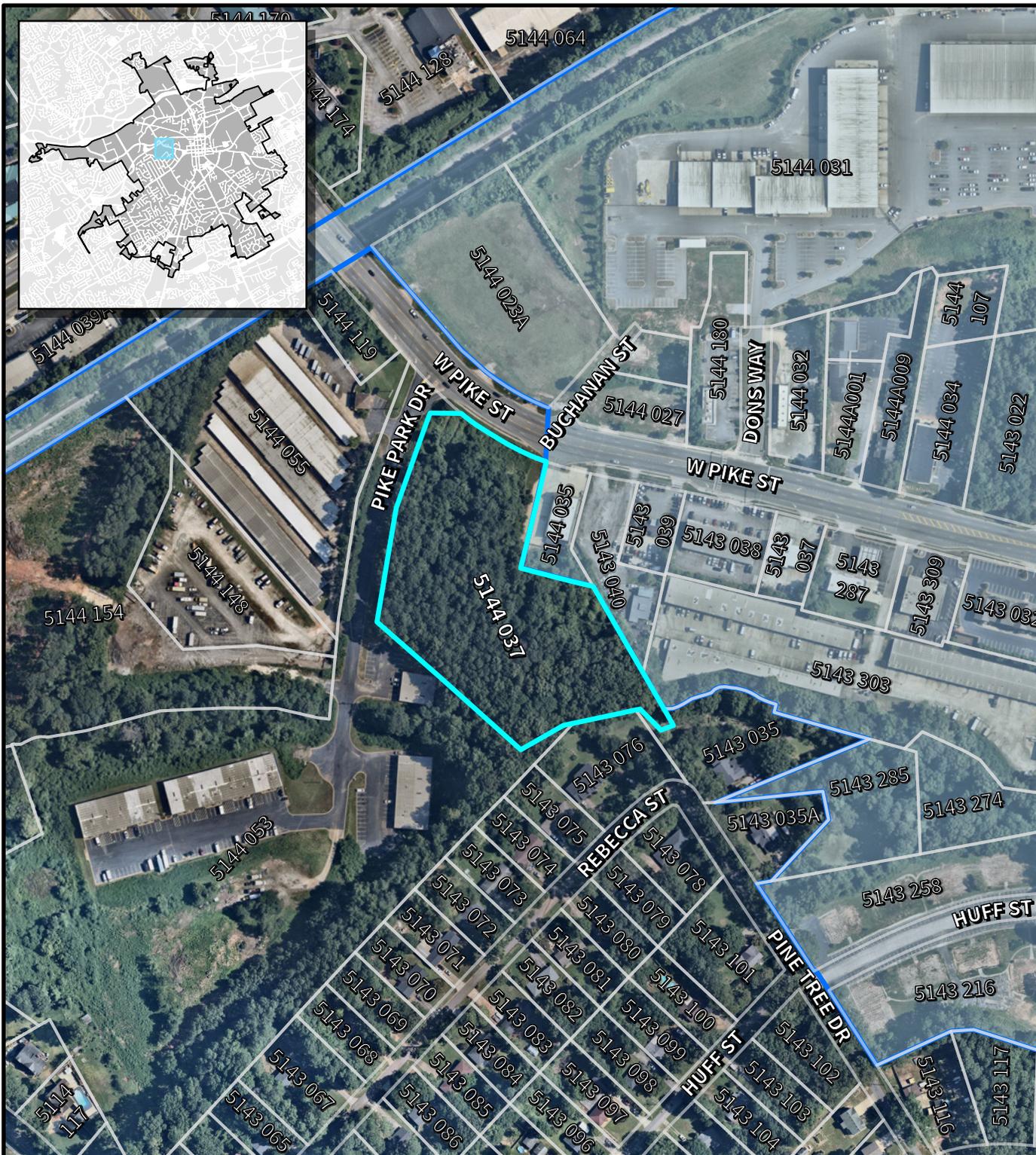
Planning & Development

Location Map & Surrounding Areas

## RZM2025-00023

Applicant:  
Curt Thompson

-  Subject Property (~5.09 acres)
-  Lawrenceville City Limits
-  DDA Boundary



Scale: 1:3,600



N





# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 10, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** RZR2025-00031; Scott Smith; 151 Honeysuckle Avenue
- Department:** Planning and Development
- Date of Meeting:** Wednesday, December 10, 2025
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Rezone the Subject Property from RS-150 (Single-Family Residential District) to RS-50 INF (One-Family Infill Residential District) to Develop three (3) Single-Family Residences
- Planning & Development Recommendation:** Approval with Conditions
- Planning Commission Recommendation:** Approval with Staff Recommendations

**Summary:** The applicant requests a rezoning of an approximately 0.39-acre parcel from RS-150 (Single-Family Residential District) to RS-50 INF (One-Family Infill Residential District) to develop three (3) single-family homes. The subject property is located on the northern right-of-way of Honeysuckle Avenue, Northwest of its intersection with Honeysuckle Circle.

**Attachments/Exhibits:**

- RZR2025-00031\_FULL ATTCHMNTS\_11212025
- RZR2025-00031\_M&C REC CNDS\_12042025



# LAWRENCEVILLE

## Planning & Development

### REZONING

**CASE NUMBER(S):** RZR2025-00031

**APPLICANT(S):** SCOTT SMITH

**PROPERTY OWNER(S):** MEHIC MIRNES

**LOCATION(S):** 151 HONEYSUCKLE AVE

**PARCEL IDENTIFICATION NUMBER(S):** R5143 007

**APPROXIMATE ACREAGE:** 0.39 ACRES

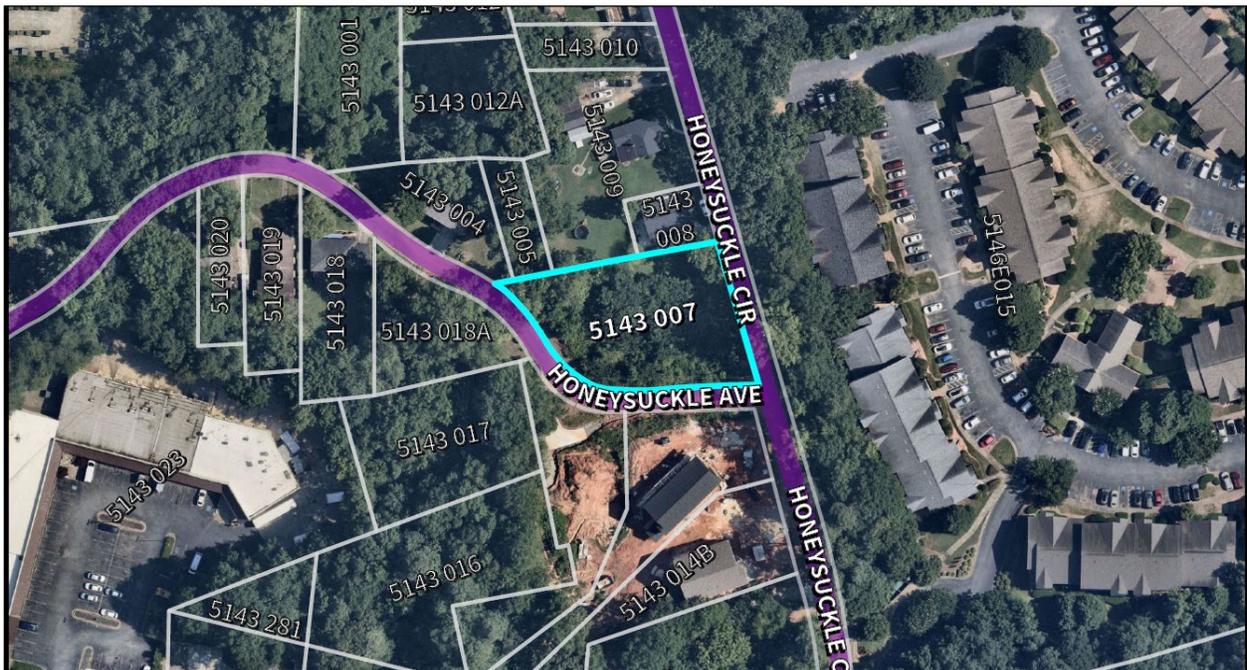
**CURRENT ZONING:** RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

**PROPOSED ZONING:** RS-50 INF (ONE-FAMILY INFILL RESIDENTIAL DISTRICT)

**PROPOSED DEVELOPMENT:** 3 ONE-FAMILY HOMES

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

#### VICINITY MAP



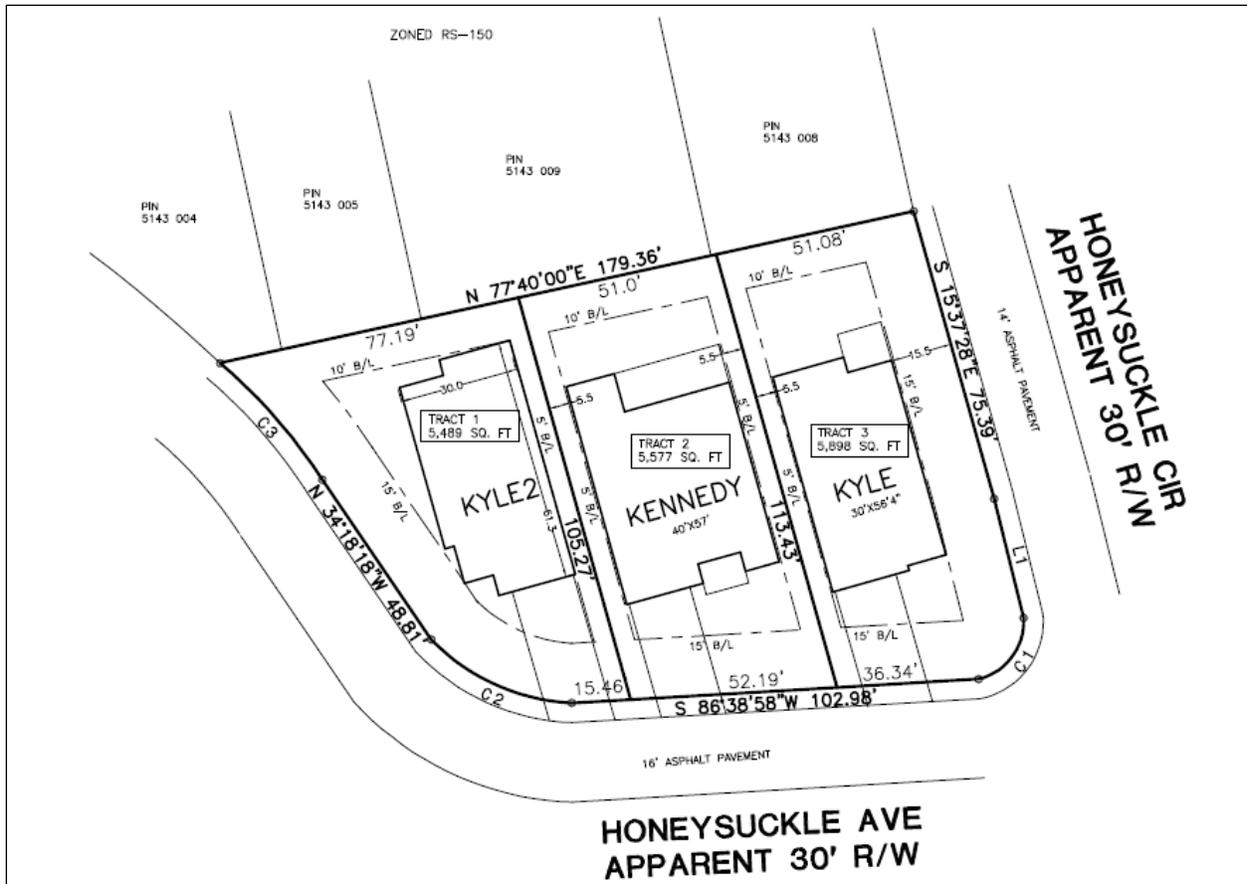
### ZONING HISTORY

The subject property has been zoned RS-150 (Single-Family Residential District) since 1960, the earliest zoning record on file for the property.

### PROJECT SUMMARY

The applicant requests a rezoning of an approximately 0.39-acre parcel from RS-150 (Single-Family Residential District) to RS-50 INF (One-Family Infill Residential District) to develop three single-family homes. The subject property is located on the northern right-of-way of Honeysuckle Avenue, northwest of its intersection with Honeysuckle Circle.

### CONCEPT PLAN



**ZONING AND DEVELOPMENT STANDARDS**

The applicant intends to subdivide and develop a 0.39-acre lot with three (3) residential detached dwellings. The request represents a shift towards higher-density residential development in place of the traditional large-lot single-family residential zoning. By allowing for smaller lots, the development would increase housing density on the site, possibly making the area more walkable and increasing the local population. As proposed, the development consists of the following:

- Type: Three (3) Detached Dwellings
- Building Height: Two stories (35 feet maximum)
- Building Features: Two-car front-entry garages
- Architecture: A style that maintains architectural consistency with the historic downtown area.
- Lot Area: ~5,500 square feet (~50 ft. width & ~110 ft. depth)
- Site Features: N/A - Common space requirements are waived for developments with fewer than five (5) units.

As presented, the proposed development meets the standards for the RS-50 INF zoning districts regarding site development, lot dimensional, and common area standards:

**Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, C. Site Development Standards**

Standard	Requirement	Proposal	Recommendation
Gross Density	<i>12 units per acre (UPA)</i>	<i>7.7 units per acre (UPA)</i>	N/A
Off-Street Parking	<i>2.5 spaces per dwelling unit (7.5 spaces)</i>	<i>4 spaces per dwelling unit (12 spaces)</i>	N/A
Road Classification	<i>Local Street</i>	<i>Local Street</i>	N/A

**Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, D. Lot Dimensional Standards**

Standard	Requirement	Proposal	Recommendation
Min. Lot Area	3,500 sq. ft.	5,489 sq. ft.	N/A
Min. Lot Width	50 feet	52.19 feet	N/A
Min. Front Yard Setback	10 feet (internal) 15 feet (local street)	15 feet (local street)	N/A
Min. Rear Yard Setback	10 feet	10 feet	N/A
Min. Side Yard Setback	5 feet	5 feet	N/A
Min. Heated Floor Area	1,600 sq. ft. (1 story) 1,800 sq. ft. (2 stories)	~2,700 sq. ft. (2 stories)	N/A
Max. Building Height	35 feet	35 feet	N/A

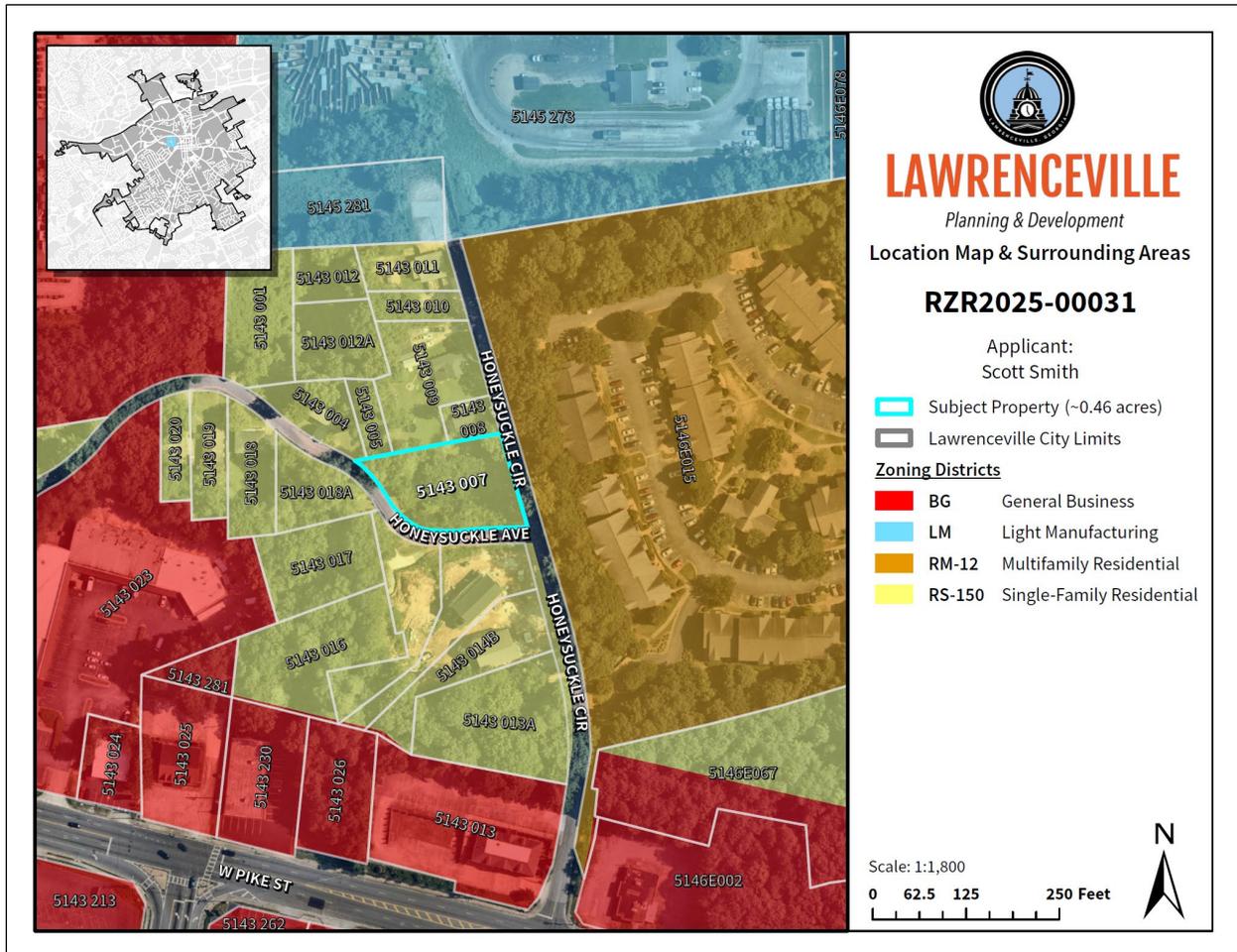
**Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, H. Minimum Common Area Standards**

Standard	Requirement	Proposal	Recommendation
Min. Common Area	10% (0.039 acres)	0%	N/A – Fewer than five (5) units

Based on the site plan submitted, no variances from these standards are required. No architectural renderings were submitted with the application; future building plans will be reviewed carefully to ensure that the architectural style is of a high quality and maintains consistency with the immediate area as well as the greater historic downtown core.

While not explicitly prohibited in the RS-50 INF zoning district, front-entry units are generally regarded as inferior to rear-entry units, both aesthetically and from the perspective of walkability. The facades of front-entry units tend to be dominated by garages, and driveways and curb cuts may increase the potential of vehicle-pedestrian conflicts. If topographically feasible, it may be prudent to condition approval on reconfiguring the site plan to allow rear-entry garages with a shared driveway.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



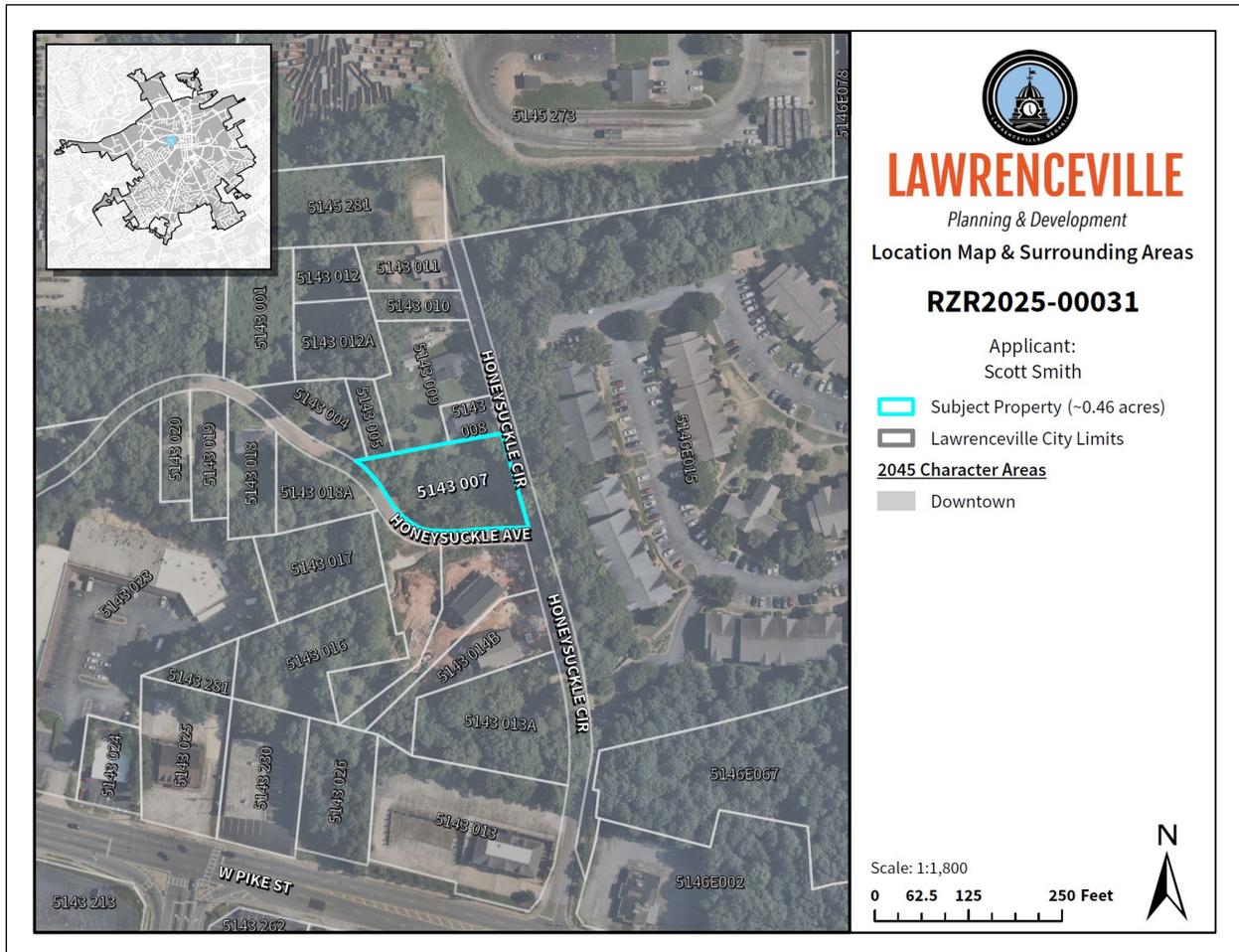
### SURROUNDING ZONING AND USE

The subject property is surrounded by single-family residential uses and zoning districts along Honeysuckle Circle and Honeysuckle Avenue. The area is currently in the process of redevelopment; three single-family homes across the right-of-way of Honeysuckle Avenue are nearing completion. The general neighborhood is already host to several older single-family homes on uncharacteristically small lots for the predominant RS-150 zoning district; it’s possible that many of these homes were constructed prior to widespread adoption of current lot development standards. From this standpoint, the proposed development is exceedingly compatible with surrounding uses – the recent adoption of the RS-50 INF district means that such developments now have a compatible legal framework.

Otherwise, the subject property is nearby a variety of existing zoning districts and uses, including commercial properties along West Pike Street zoned BG (General Business District), the Square at Lawrenceville apartments (zoned RM-12 – Multifamily Residential District) to the east, and a WM Transfer Station zoned LM (Light Manufacturing District) to

the north. Considering the variety of uses and zoning districts of the downtown Lawrenceville area, the proposed development may be appropriate.

**LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP**



**2045 COMPREHENSIVE PLAN**

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown character area, defined as such:

*Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.*

Such a development may be considered appropriate within the Downtown character area. By incorporating smaller lot single-family homes, the development can be expected to raise the housing density and may serve to enhance the walkability of the area. Additionally, investments in pedestrian infrastructure and streetscape upgrades will focus on improving walkability and accessibility.

**STAFF RECOMMENDATION**

Based on the submitted application and supporting materials, the request to rezone the 0.39-acre parcel from RS-150 (Single-Family Residential District) to RS-50 INF (One-Family Infill Residential District) to allow three single-family detached dwellings appears appropriate. The proposed development meets all applicable RS-50 INF zoning, dimensional, and site development standards without requiring variances, and its lot sizes, building scale, and density are compatible with both the existing and emerging development pattern along Honeysuckle Avenue, where small-lot infill homes are already present or under construction. The proposal also aligns with the intent of the Downtown character area as described in the 2045 Comprehensive Plan, which encourages higher-density residential options, reinvestment, and increased walkability near the historic core.

However, while front-entry garages are allowed, they may detract from pedestrian safety and the walkable character envisioned for this area. To support better streetscape conditions and achieve the intent of the RS-50 INF district, staff recommend requiring rear-entry access where topographically feasible or, alternatively, enhanced architectural treatments and minimized driveway widths to reduce garage dominance along the street. Furthermore, elevations for all sides of the proposed homes should be submitted to ensure compliance with the architectural and design standards. This will also help maintain harmony with the historic character of Downtown Lawrenceville.

Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** to ensure high-quality architectural design, improved pedestrian orientation, and consistency with the city’s infill development goals.

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

Engineering Dept has an upcoming stormwater project (Honeysuckle Avenue Drainage Improvements) that may require permanent/temporary easements and right of way.

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

Lawrenceville Power will serve this development.

**GAS DEPARTMENT**

Lawrenceville Gas will serve this development.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

**STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:**

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

*The proposed RS-50 INF zoning is suitable given that the surrounding area already contains small-lot single-family homes and is actively transitioning toward higher-density infill development near downtown. The three-lot subdivision is compatible with both existing development patterns and ongoing redevelopment on Honeysuckle Avenue.*

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

*The proposal is unlikely to adversely affect nearby properties, as it maintains a single-family residential character consistent with the neighborhood and introduces no known burdens on access, noise, or infrastructure beyond typical residential impacts.*

- 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 RS-150 zoning; however, the ability to develop only one large-lot home limits its potential relative to market conditions and the evolving urban context of downtown Lawrenceville.*

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

*The project will induce demand on public facilities in the form of traffic, utilities, stormwater runoff, and schools. However, the effects of this demand can be mitigated through zoning conditions, consistent monitoring of outcomes, and active planning efforts moving forward.*

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;

*The proposal aligns with the 2045 Comprehensive Plan’s Downtown character area, which supports higher-density housing options, walkability, infill development, and compatible residential reinvestment near the historic core.*

6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;

*Recent redevelopment activity on surrounding parcels, the presence of similarly sized lots in the immediate area, and the adoption of the RS-50 INF district to facilitate appropriate urban infill all support approval of the request as part of a broader neighborhood transition.*



# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING AND DEVELOPMENT**

### **RECOMMENDED CONDITIONS - 12012025**

### **RZR2025-00031**

Approval of a rezoning to RS-50 INF (One-Family Infill Residential District), subject to the following enumerated conditions:

**1. To restrict the use of the property as follows:**

- A.** Three (3) One-Family dwellings, not to exceed eight units per acre (8 UPA).
- B.** Each dwelling shall be constructed with three sides of brick. The remaining balance of the home may be the same, or fiber-cement shake or siding with a minimum thirty-six-inch (36 in.) brick water table. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The front façade of each dwelling shall be adjacent to the public right-of-way (Honeysuckle Avenue).
- D.** Each dwelling shall have a garage or covered carport that accommodates two cars.
- E.** Each unit/dwelling shall be rear loaded and accessed from Honeysuckle Circle via a forty (40) foot Private Access Utility Easement, with a Minimum Pavement Width of twenty-four (24) feet and two (2) curb and gutter as measure from back-of-curb to back-of-curb. Forty (40) foot Private Access Utility Easement shall be adjacent to the northern or rear property line. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.

- 2. To satisfy the following site development considerations:
  - A. Provide a minimum fifteen-foot (15 ft.) Front Yard Building Setback adjacent to Honeysuckle Avenue and Honeysuckle Circle.
  - B. Provide a ten-foot (10 ft.) Rear Yard Building Setback.
  - C. Underground utilities shall be provided throughout the development.
  - D. Natural vegetation shall remain on the property until the issuance of a development permit.
  - 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.



# LAWRENCEVILLE GEORGIA

## REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Scott Smith</u>	NAME: <u>MEHIC MIRNES</u>
ADDRESS: <u>2700 Braselton Hwy</u>	ADDRESS: <u>461 CRANE DRIVE</u>
CITY: <u>Dacula Ga</u> <u>BOX 10-430</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga</u> ZIP: <u>30019</u>	STATE: <u>Ga.</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Scott Smith</u> PHONE: <u>770-650-4448</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>RS-150</u> REQUESTED ZONING DISTRICT: <u>RS-50</u>	
PARCEL NUMBER(S): <u>5 143 - 007</u> ACREAGE: _____	
ADDRESS OF PROPERTY: <u>151 Honey Suckle Ave</u>	

Scott Smith 9-19-25  
SIGNATURE OF APPLICANT DATE

Mirnes Mehic 9-19-25  
SIGNATURE OF OWNER DATE

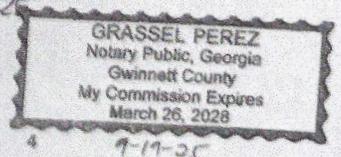
Scott Smith  
TYPED OR PRINTED NAME

Mirnes Mehic  
TYPED OR PRINTED NAME

Kimberly Duncan 9-19-25  
NOTARY PUBLIC DATE

[Signature] 9-19-25  
NOTARY PUBLIC DATE

This Notary is  
Signature  
Only.



RZR2025-00031  
RECEIVED OCTOBER 3, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? 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? \_\_\_\_\_  
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

151 Honeysuckle Avenue

9-19-29

The owner of the property intends to develop this property with the proposed zoning of RS-50 with three new homes.

The lot is currently vacant and the develop wishes to improve the property with new homes with a flare of modern architecture.

Once rezoning is approve he will move forward with dividing the lots process and obtaining permits for the houses.

Legal Description

151 Honeysuckle Ave

All that tract or parcel of land lying and being in land lot 143, District 5, City of Lawrenceville, Gwinnett County Georgia and being more particularly described as follows:

Beginning at the curvature of the intersection of the Northerly right of way of Honeysuckle Avenue with its intersection of the right of way of Honeysuckle Circle said point being the TRUE POINT OF BEGINNING

Thence along the Northerly right of way of Honeysuckle Avenue along the curvature of the right of way an arc distance of 20.78 ‘, arc having a radius of 15.00 feet and a chord of

S 36°20’16” W – 19.16 feet to a point;

Thence S 86°38’58” W a distance of 102.98 feet to a point;

Thence along the arc of a curve 39.85 ‘ arc having a radius of 52.75 feet and a chord of

N 65°43’26” W – 38.91 feet to a point;

Thence N 34°18’18” W a distance of 48.81 feet to a point;

Thence along the arc of a curve 39.33, curve having a radius of 134.97 ft. and a chord of

N 41°17’49” W – 39.20 feet to a point;

Thence leaving the right of way of Honeysuckle Avenue N 77 °40’00” E a distance of 179.36 feet to a point on the Westerly right of way of Honeysuckle Circle;

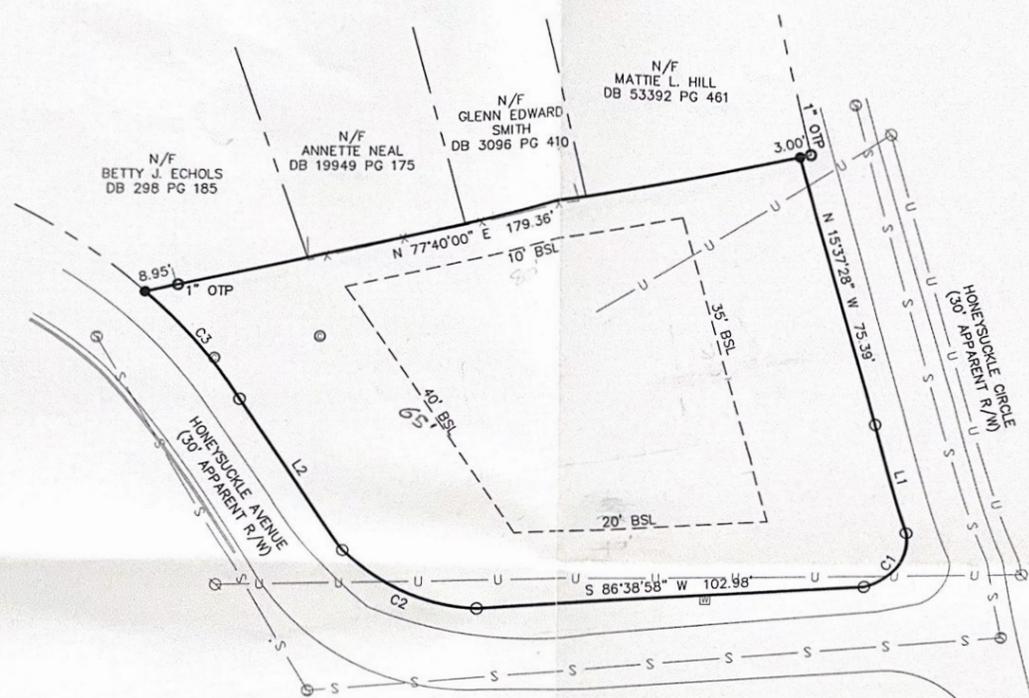
Thence along the westerly right of way of Honeysuckle Circle S 15° 37’28” E a distance of 75.39 feet to a point;

Thence S 13 °58’27” E a distance of 30.94 feet to a point and the point of beginning

Track shown on a Boundary Survey for Manuel Beganovic prepared by Boundary Zone, INC dated 1/13/17 and contains 0.389 acres/16,963 sq. ft.

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- ▲ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ POWER/LIGHT POLE
- ⊕ GUY WIRE
- ⊕ POWER METER
- ⊕ POWER BOX
- ⊕ A/C UNIT
- ⊕ MANHOLE
- ⊕ CLEAN OUT
- ⊕ CATCH BASIN
- ⊕ JUNCTION BOX
- ⊕ OUTFLOW STRUCTURE
- ⊕ DRAINAGE INLET
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ CABLE BOX
- ⊕ TELEPHONE BOX
- ⊕ SIGNAL CONTROL BOX
- ⊕ SIGN
- W- WATER LINE
- U- OVERHEAD UTILITY LINE
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- X- FENCE LINE
- 20- CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- O.H. OVERHANG
- CNT CANTILEVER
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



LINE	BEARING	DISTANCE
L1	S 13°58'27" E	30.94'
L2	S 34°18'18" E	48.81'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	20.78'	15.00'	S 36°20'16" W	19.16'
C2	39.85'	52.75'	N 65°43'26" W	38.91'
C3	39.33'	134.97'	N 41°17'49" W	39.20'

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



**BOUNDARY SURVEY**  
 PREPARED FOR: MANUEL BEGANOVIC  
 LAND LOT 143, 5TH DISTRICT  
 CITY OF LAWRENCEVILLE  
 GWINNETT COUNTY, GEORGIA - 01/13/17



4/13/17  
 FOR THE FIRM  
**BOUNDARY ZONE, INC.**  
 LSF #839  
 NOT VALID WITHOUT ORIGINAL SIGNATURE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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TOTAL AREA: 0.389 ACRES / 16,963 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 201, PAGE 416, PLAT BOOK 30, PAGE 226  
 FIELDWORK PERFORMED ON 01/10/17

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 198,563 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

**BOUNDARY zone inc.**

LAND SURVEYING SERVICES  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING

MEMPHIS: 4100 SOUTH LEE STREET, SUITE 101, MEMPHIS, GEORGIA 30148  
 ATLANTA: 200 PRINCETON STREET NE, SUITE 400, ATLANTA, GEORGIA 30308  
 MARIETTA: 1870 THE EXCHANGE, SUITE 100, MARIETTA, GA 30159  
 RALEIGH: 2000 CARRINGTON AVENUE, NORTH CAROLINA 27612

WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226

GRAPHIC SCALE - IN FEET

PROJECT  
 1805101

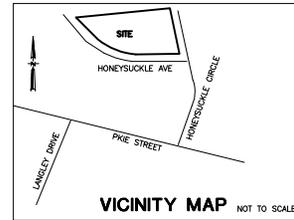
SHEET  
 1 OF 1

**RZR2025-00031**  
**RECEIVED OCTOBER 3, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**RZR2025-00031**  
**RECEIVED OCTOBER 3, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

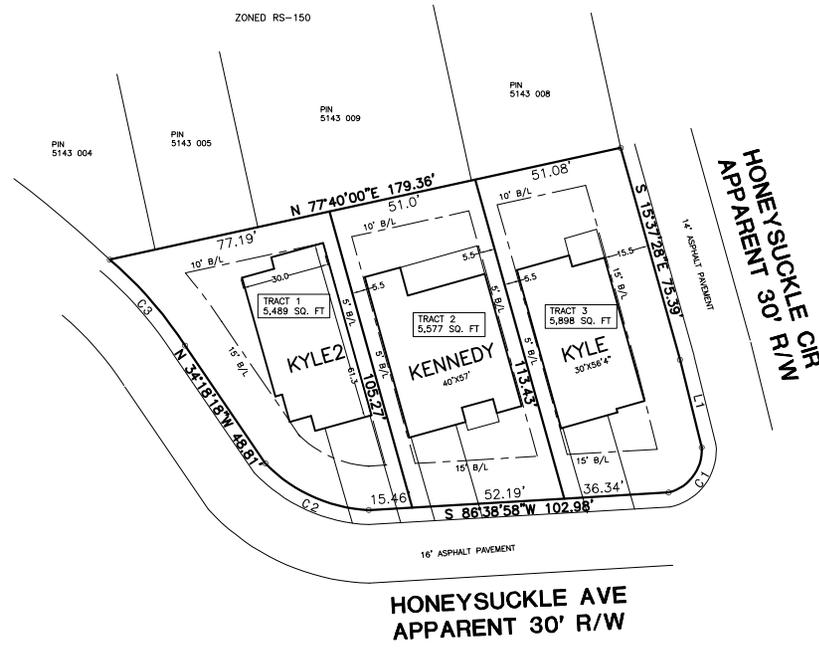


NOT FOR RECORDING



**LEGEND**

R/W	RIGHT OF WAY	FES	FLARED END SECTION
WM	WATER METER	JB	JUNCTION BOX
B/L	BUILDING LINE	HW	HEADWALL
R	PROPERTY LINE	CL	CENTER LINE
A	FIRE HYDRANT	DO	DRAINAGE DIRECTION
V	VALVE	HN	HOUSE NUMBER
W	WATER MAIN	IF	IRON PIN FOUND
MH	MANHOLE	IP	IRON PIN SET
SE	SEWER LINE	EP	ELECTRIC POWER
DE	DRAINAGE EASEMENT	R	RADIUS OF CURVATURE
SE	SEWER EASEMENT	CB	DOUBLE WING CATCH BASIN
GP	GAS LINE	CB	SINGLE WING CATCH BASIN
PP	POWER POLE	PP	POWER POLE
NAC	NAIL IN CAP	A	ARC OF CURVE
LP	LIGHT POLE	IN	INVERT
EE	EXISTING ELEVATION	DI	DROP INLET
RB	REBAR	PE	PROPOSED ELEVATION
O.T.P.	OPEN TOP PIPE	POB	POINT OF BEGINNING



SUBJECT PROPERTY  
 151 HONEYSUCKLE AVE

PARCEL ID: 5143 007

PROPERTY IS VACANT

0.389 acres/16,963 sq. ft.

SUBJECT PROPERTY DOES NOT LIE  
 WITHIN A 100 YEAR FLOOD DISTRICT AS  
 PER F.R.M. PANEL NO. 13135C0073F  
 AND 13135C0088F EFFECTIVE DATE  
 09-29-2006

PROPOSED REZONING FROM RS-150 TO RS-50 INFILL

RS-50 INFILL  
 MIN. LOT WIDTH: 50'  
 MIN. LOT AREA: 3,500 SQ. FT  
 FRONT SETBACK: 15' (EXTERNAL LOCAL STREET)  
 SIDE SETBACK: 5'  
 REAR SETBACK: 10'

MIN. 1 STORY: 1,600 SQ. FT  
 MIN. 2 STORY: 1,800 SQ. FT

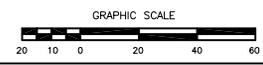
CURRENT OWNER  
 MEHIC MIRNES  
 461 CRANE DRIVE  
 LAWRENCEVILLE, GA. 30046  
 404-405-8043

Course	Bearing	Distance
L1	S 13°58'27" E	30.94'

Curve	Radius	Length	Chord	Chord Bear.
C1	15.00'	20.78'	19.16'	S 36°20'16" W
C2	52.75'	39.85'	38.91'	N 65°43'26" W
C3	134.97'	39.34'	39.20'	N 41°17'49" W

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.  
 COPYRIGHT 2025 DIVERSIFIED TECHNICAL GROUP, LLC  
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

BOUNDARY SHOWN AS PER A SURVEY FOR MANUEL BEGANOVIC  
 PREPARED BY BOUNDARY ZONE, INC DATED 1/13/17  
 NO BOUNDARY SURVEY BY DIVERSIFIED TECHNICAL GROUP, LLC  
 AS OF THIS DATE.



**REVISIONS**

NO.	DATE	DESCRIPTION

**DIVERSIFIED TECHNICAL GROUP, L.L.C.**  
 LAND SURVEYORS — LAND PLANNERS  
 2700 SHILOH RD., SUITE 100-40  
 LAWRENCEVILLE, GA 30046  
 PH: 770-964-7090  
 EMAIL: DtgSurvey@dtgllc.com



**Rezoning Exhibit**  
**Mehic Mirnes**  
 LAND LOTS(S): 143  
 CITY OF LAWRENCEVILLE  
 WINNETT COUNTY, GEORGIA  
 DISTRICT: 5

DATE DRAWN: 8/11/25  
 SCALE: 1" = 20'  
**SHEET TITLE**  
 Rezoning Exhibit

**PROJECT NUMBER**  
**25177-B**  
**DRAWING NUMBER**  
**1**



# LAWRENCEVILLE

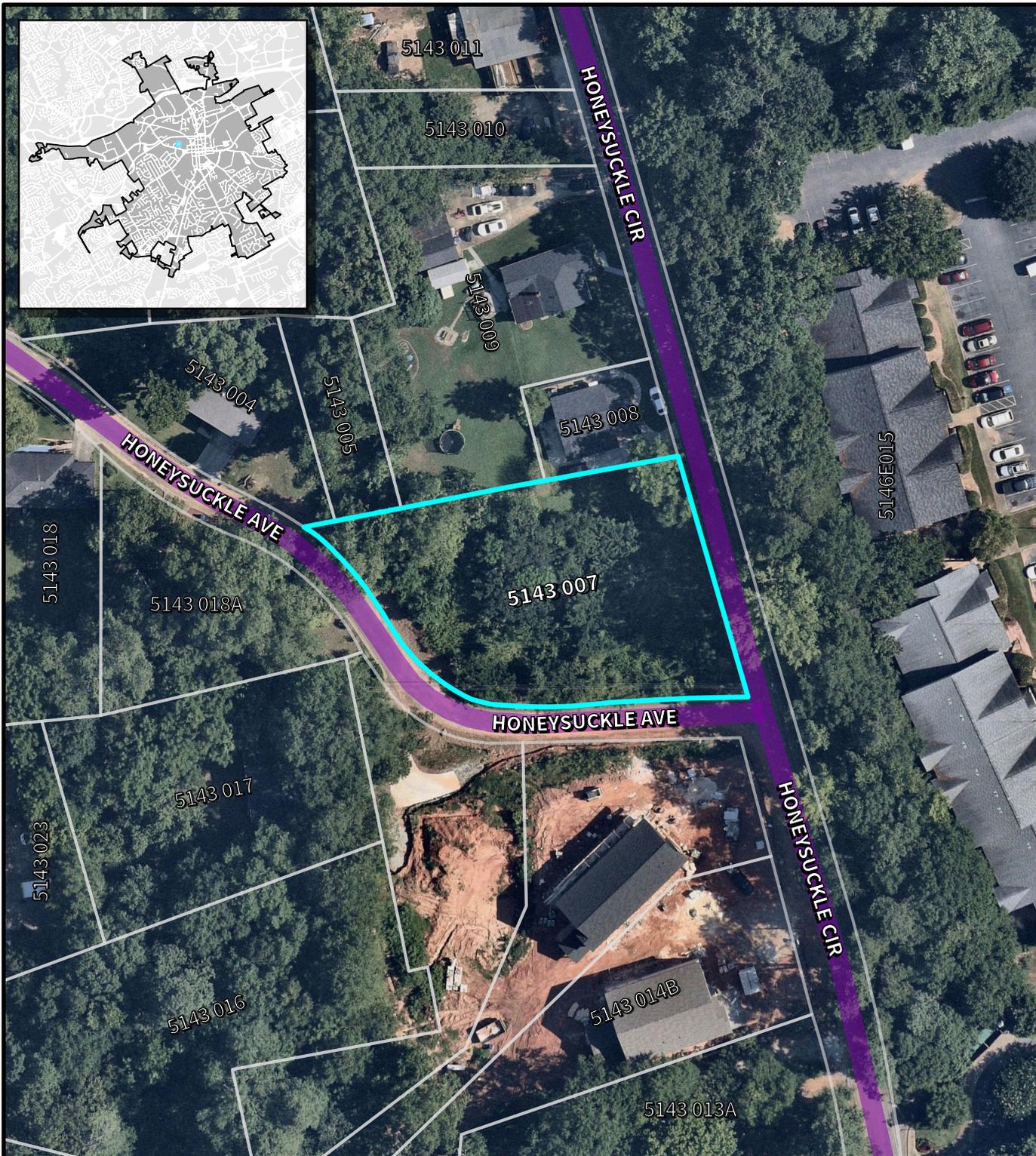
Planning & Development

Location Map & Surrounding Areas

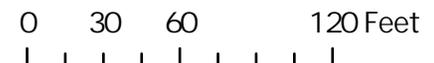
## RZR2025-00031

Applicant:  
Scott Smith

-  Subject Property (~0.46 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:900





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZR2025-00031

Applicant:  
Scott Smith

 Subject Property (~0.46 acres)

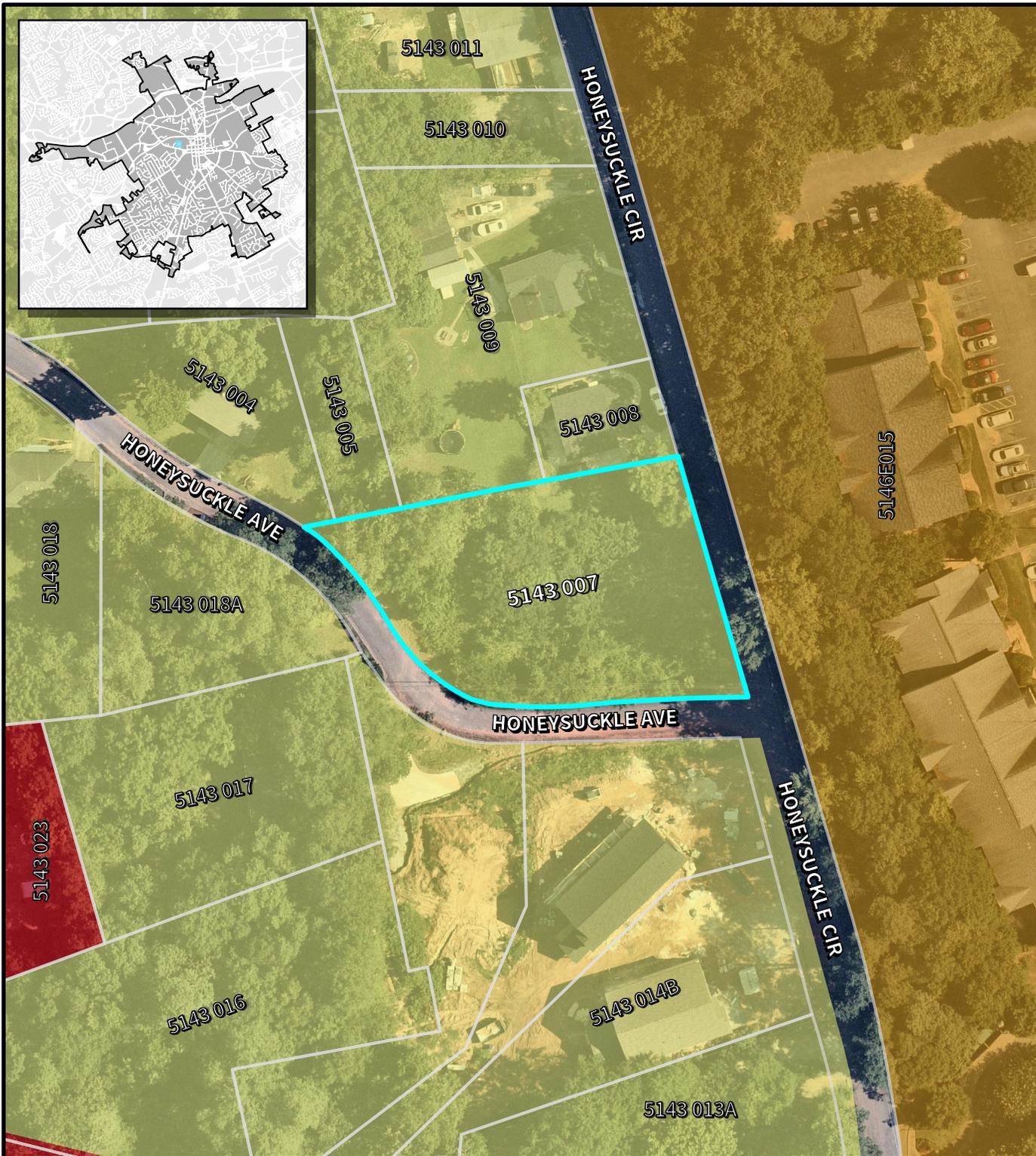
 Lawrenceville City Limits

### Zoning Districts

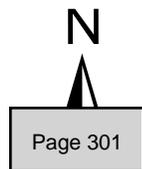
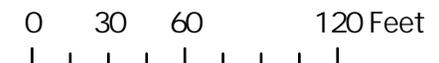
 BG General Business

 RM-12 Multifamily Residential

 RS-150 Single-Family Residential



Scale: 1:900





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZR2025-00031

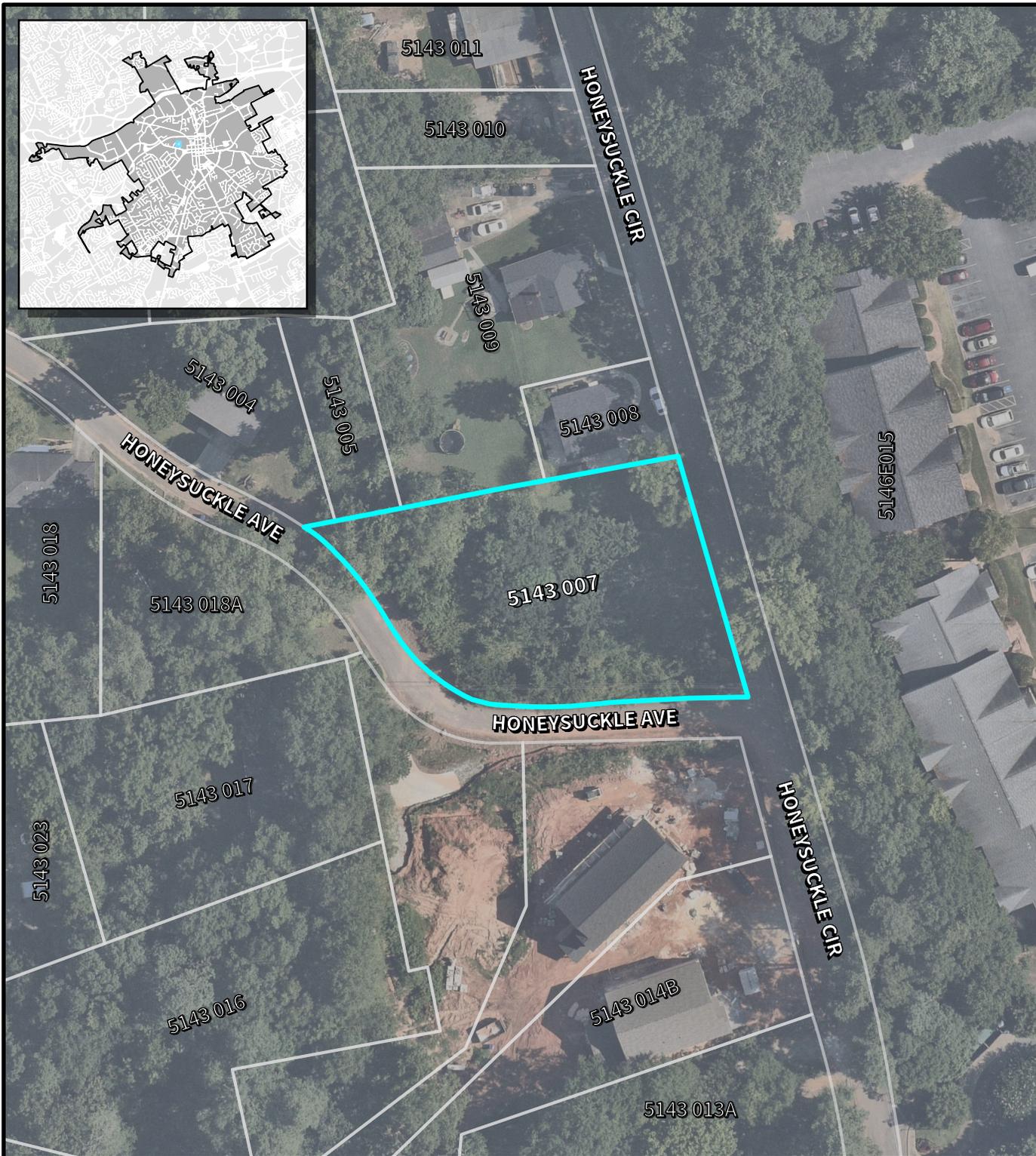
Applicant:  
Scott Smith

 Subject Property (~0.46 acres)

 Lawrenceville City Limits

2045 Character Areas

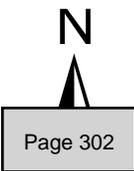
 Downtown



Scale: 1:900



N







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZR2025-00031

Applicant:  
Scott Smith

 Subject Property (~0.46 acres)

 Lawrenceville City Limits

### Zoning Districts

 BG General Business

 LM Light Manufacturing

 RM-12 Multifamily Residential

 RS-150 Single-Family Residential



Scale: 1:1,800





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZR2025-00031

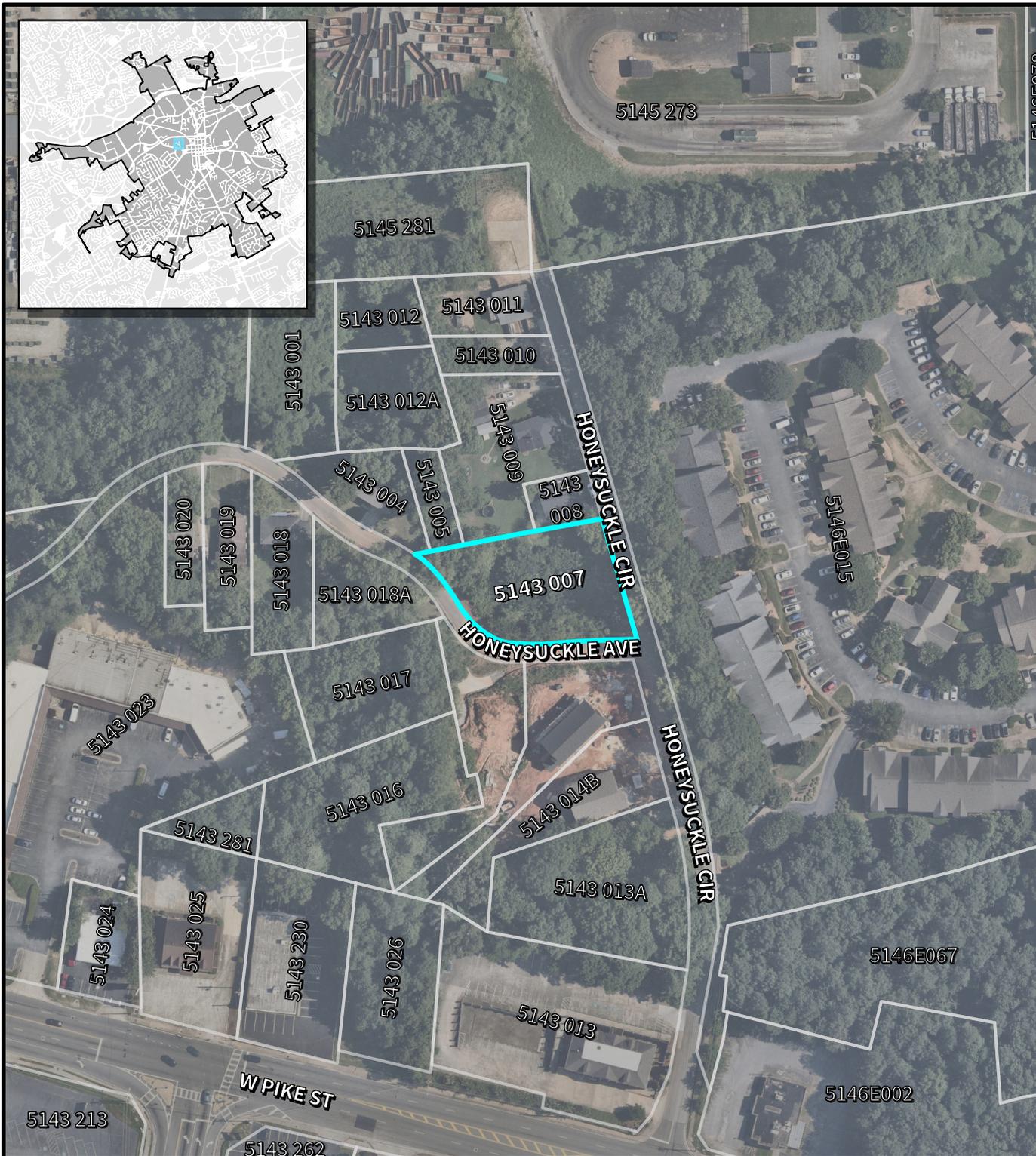
Applicant:  
Scott Smith

 Subject Property (~0.46 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown



Scale: 1:1,800

0 62.5 125 250 Feet



N





# LAWRENCEVILLE

## Planning & Development

**MAYOR AND COUNCIL ~~PLANNING AND DEVELOPMENT~~**

**RECOMMENDED CONDITIONS - 120412025**

**RZR2025-00031**

Approval of a rezoning to RS-50 INF (One-Family Infill Residential District), subject to the following enumerated conditions:

**1. To restrict the use of the property as follows:**

- A.** Three (3) One-Family dwellings, not to exceed eight units per acre (8 UPA).
- B.** Each dwelling shall be constructed with three sides of brick. The remaining balance of the home may be the same, or fiber-cement shake or siding with a minimum thirty-six-inch (36 in.) brick water table. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The front façade of each dwelling shall be adjacent to the public right-of-way (Honeysuckle Avenue).
- D.** Each dwelling shall have a two car garage. ~~or covered carport that accommodates two cars.~~
- E.** Each unit/dwelling shall be rear loaded and accessed from Honeysuckle Circle via a forty (40) foot Private Access Utility Easement, with a Minimum Pavement Width of twenty-four (24) feet and two (2) curb and gutter as measure from back-of-curb to back-of-curb. Forty (40) foot Private Access Utility Easement shall be adjacent to the northern or rear property line. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.

R2025-00031\_M&C REC CNDS\_12042025

2. To satisfy the following site development considerations:

- A. Provide a minimum fifteen-foot (15 ft.) Front Yard Building Setback adjacent to Honeysuckle Avenue and Honeysuckle Circle.
- B. Provide a ten-foot (10 ft.) Rear Yard Building Setback.
- C. Underground utilities shall be provided throughout the development.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- 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.
- ~~E.F.~~ Within 60 days of approval of zoning, dedicate all right-of-way and easements for the Honeysuckle Avenue Improvements project.



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 10, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

**Item:** SUP2025-00116; Atlantis Industrial Properties; 742 Winer Industrial Way

**Department:** Planning and Development

**Date of Meeting:** Wednesday, December 10, 2025

**Presented By:** Todd Hargrave, Director of Planning and Development

**Applicants Request:** Special Use Permit for a Place of Worship

**Planning & Development Recommendation:** Approval with Conditions

**Planning Commission Recommendation:**

**Summary:** The applicant requests a Special Use Permit for 742 Winer Industrial Way to allow for an expansion of the Place of Worship at the location. The subject property is approximately 2.98-acre parcel zoned LM (Light Manufacturing District), located along the eastern right-of-way of Winer Industrial Way, south of its intersection with Old Norcross Road.

**Attachments/Exhibits:**

- SUP2025-00116\_MUNICODE\_11212025.docx
- SUP2025-00116\_FULL ATTCHMNTS\_11212025.pdf



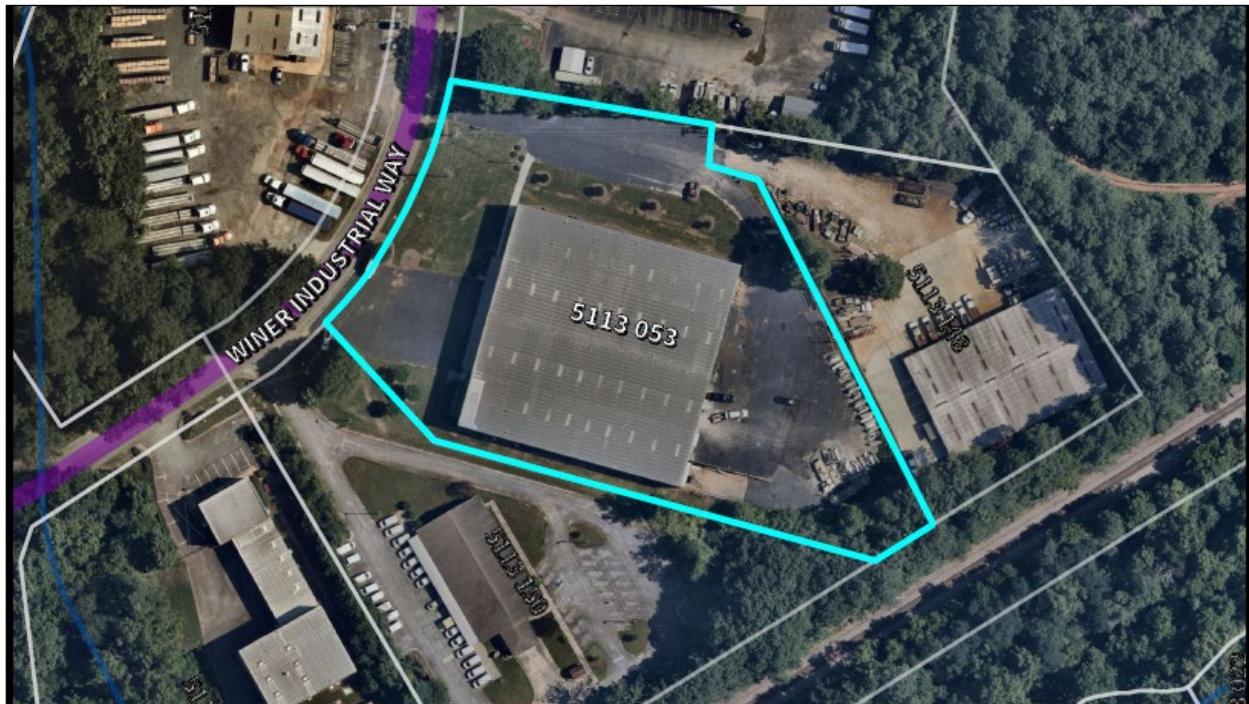
# LAWRENCEVILLE

## Planning & Development

### SPECIAL USE PERMIT

**CASE NUMBER(S):** SUP2025-00116  
**APPLICANT(S):** ATLANTIS INDUSTRIAL PROPERTIES  
**PROPERTY OWNER(S):** ATLANTIS INDUSTRIAL PROPERTIES  
**LOCATION(S):** 742 WINER INDUSTRIAL WAY  
**PARCEL IDENTIFICATION NUMBER(S):** 5113 053  
**APPROXIMATE ACREAGE:** 2.98 ACRES  
**CURRENT ZONING:** LM (LIGHT MANUFACTURING DISTRICT)  
**PROPOSED DEVELOPMENT:** PLACE OF WORSHIP  
**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

#### VICINITY MAP



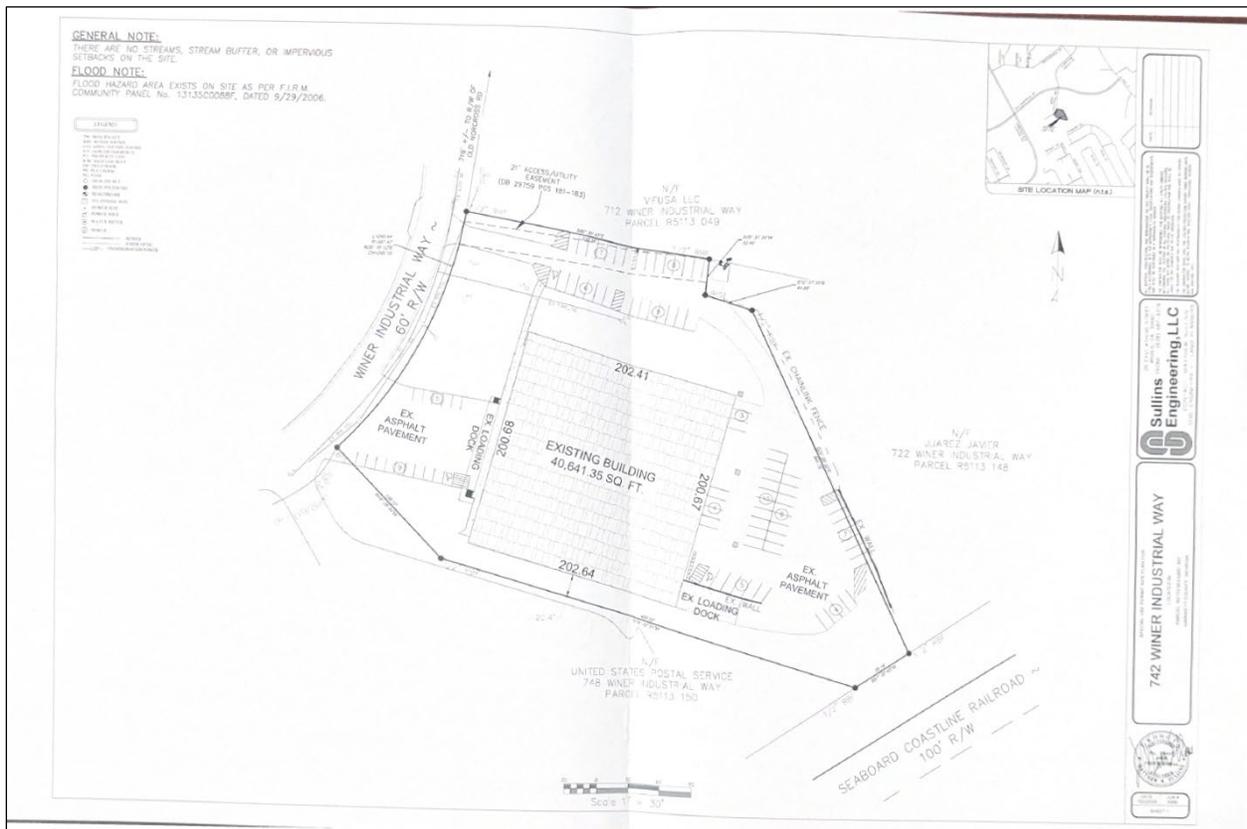
### ZONING HISTORY

The subject property has been zoned LM (Light Manufacturing District) since 1970, the earliest zoning record on file for the parcel.

### PROJECT SUMMARY

The applicant requests a Special Use Permit for 742 Winer Industrial Way to allow for an expansion of the Place of Worship at the location. The subject property is approximately 2.98-acre parcel zoned LM (Light Manufacturing District), located along the eastern right-of-way of Winer Industrial Way, south of its intersection with Old Norcross Road.

### SITE PLAN



**ZONING AND DEVELOPMENT STANDARDS**

The property consists of an approximately 40,000 square-foot one-story office and storage warehouse building constructed circa 2003 with accessory landscaping, driveways, and parking.

**Article 1 Districts, Section 103.2 Use Table**

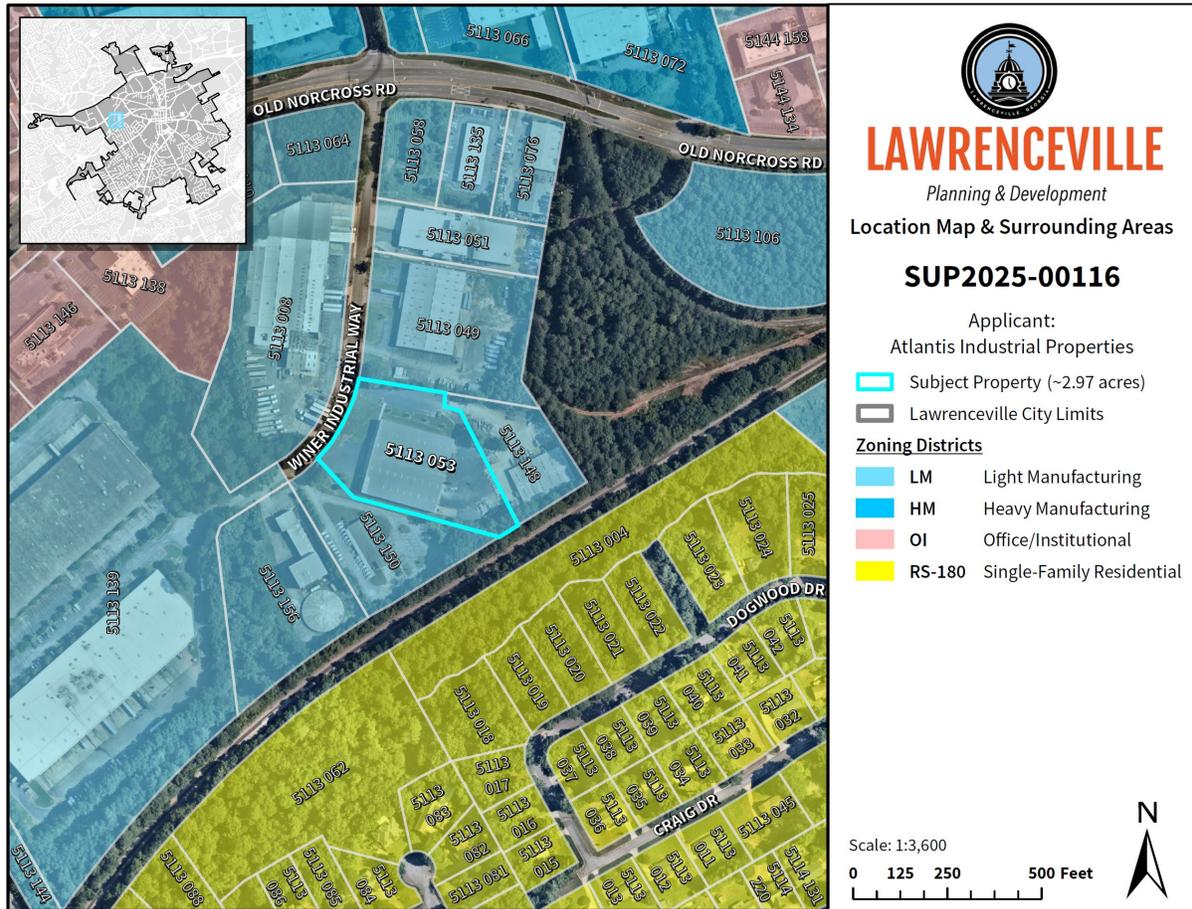
Standard	Requirement	Proposal	Recommendation
Place of Worship	<i>LM – Special Use Permit</i>	<i>LM – Special Use Permit</i>	<i>Approval w/ Conditions</i>

The Place of Worship has been located at 742 Winer Industrial Way since 2010, occupying approximately 5,191 square feet Suite G. According to interior finish plans submitted, the Place of Worship is proposing to expand the use by approximately 5,000 additional square feet into neighboring Suite C. Since a Place of Worship is an existing nonconforming use in LM (Light Manufacturing) zoning districts according to the 2020 Lawrenceville Zoning Ordinance, a Special Use Permit is required to expand the use at this location.

Access to the property is provided via two curb-cuts extending from Winer Industrial Way. The plans submitted for the suite(s) propose approximately 180 seats in the main assembly space. At one parking space per four seats required for Places of Worship, parking regulations require at least forty-five (45) parking spaces for this type and size of facility. The existing parking lot consists of approximately eighty-two (82) parking spaces, which exceeds the minimum requirements and adequately provides enough off-street parking. The hours of operation for Places of Worship typically do not overlap with normal business hours, so competition for parking spaces with adjacent businesses is not anticipated.

As conditions for approval, the Planning & Development department recommends that the existing parking lot and landscaping shall be brought up to current zoning and development standards.

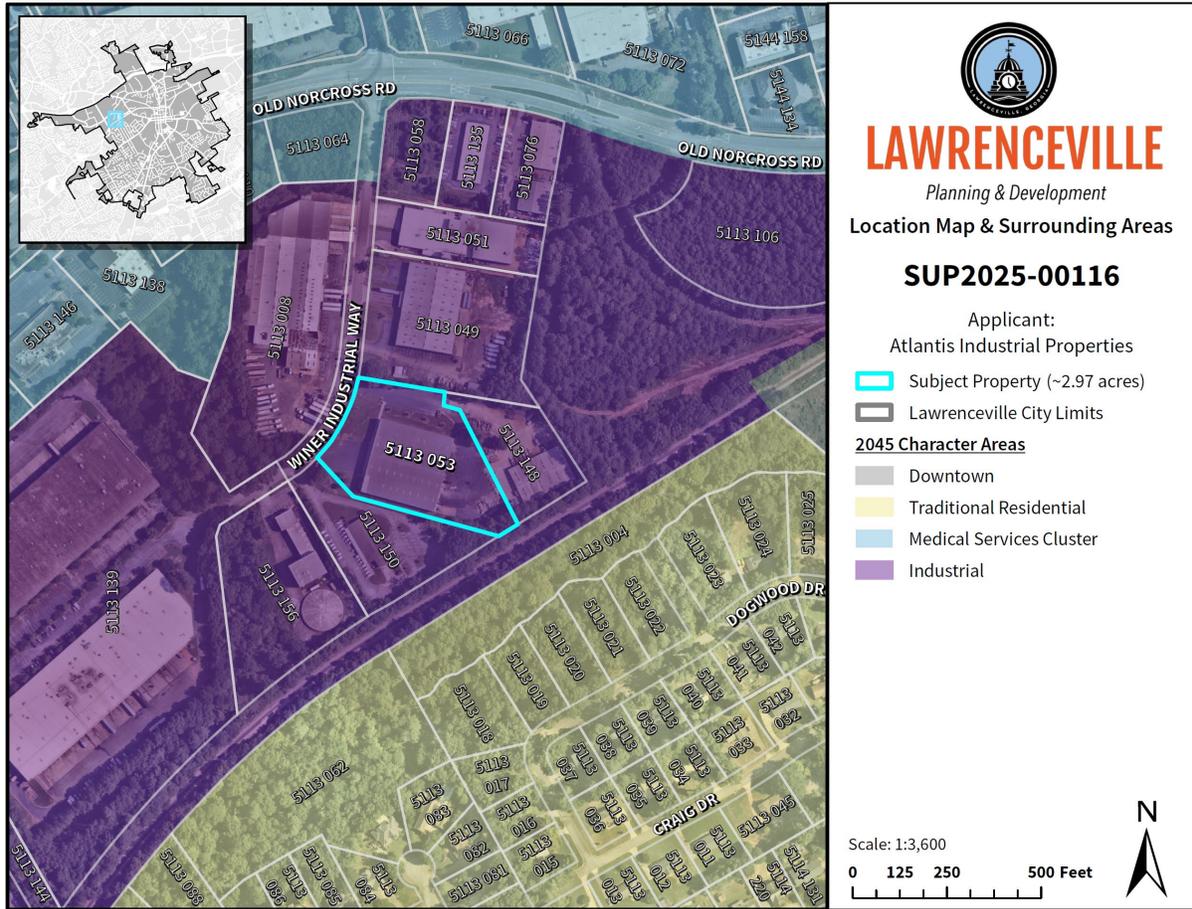
### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of industrial uses on properties zoned LM (Light Manufacturing District) and HM (Heavy Manufacturing District) and institutional/medical uses on properties zoned OI (Office Institutional District). To the south of the subject property, across the railroad right-of-way, are the single-family residential subdivisions of Cragdale Estates and Cramac Plantation, both zoned RS-180 (Single Family Residential District). Overall, the proposed use is mostly compatible with surrounding land uses and zoning.

### LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



#### 2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Industrial character area, defined as such:

*The industrial character area leverages both its location along SR 316 and the growing distribution and technology industries. This area supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities.*

While not strictly consistent with the intent of the Industrial character area, the proposed use may nonetheless still be appropriate.

**STAFF RECOMMENDATION**

As submitted, the proposal to acquire an SUP for a Place of Worship at this location may be appropriate, given the following:

- 1. History of Operation – A Place of Worship has been active at this location as an existing nonconforming use since ~2010 without any notable incidents. A Special Use Permit will finally bring the use in line with its zoning and allow expansion efforts to proceed.
- 2. City Council Precedent – A Place of Worship was approved as a Special Use in an LM zoning district at 860 Collins Hill Road in July 2024; see SUP2024-00091.
- 3. Compatible Use – While the zoning and character area of the subject property is not strictly consistent with the proposed use, it should not interfere with the functionality of existing uses in the area. The hours of operation for a Place of Worship do not typically overlap with the normal business hours for the neighboring industrial uses.

Given these factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

This location is served by Jackson EMC.

**GAS DEPARTMENT**

This location is served by Lawrenceville Gas.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

See CEU2025-15864, an open code violation associated with illicit stormwater discharge at the subject property. Does not appear to be associated with the proposed church, but a neighboring industrial use.

**STREET AND SANITATION DEPARTMENT**

No comment

**STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:**

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

*The proposal may be suitable given that the church has operated on the site for more than a decade without issue and the surrounding area is predominantly industrial and institutional, which presents limited land-use conflict.*

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

*The expansion is unlikely to adversely affect nearby properties because sufficient parking is provided and typical hours of worship do not overlap with surrounding industrial business operations.*

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;

*The property currently has a reasonable economic use as an industrial facility and has been functioning with multiple suites.*

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

*Impacts on public facilities would be anticipated in the form of traffic and utility demand; however, these impacts may be mitigated with appropriate conditions, site development requirements, and planning.*

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;

*While not fully aligned with the Industrial character area’s emphasis on business and technology uses, the proposal remains conditionally appropriate given past approvals and demonstrated compatibility.*

- 6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;

*The long-standing presence of place of worship use, recent policy precedent for similar approvals in LM zoning, and limited operational interference with neighboring uses provide supportive grounds for approval, although an existing adjacent code-violation unrelated to the church should be monitored.*



# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING & DEVELOPMENT**

### **RECOMMENDED CONDITIONS - 12012025**

### **SUP2025-00116**

Approval of Special Use Permit for a Place of Worship at the subject property, subject to the following enumerated conditions:

To restrict the Special Use Permit as follows:

- A.** Light Industrial uses, which may include a Place of Worship as a special use.
  - 1.** No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
  - 2.** Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
  - 3.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
  - 4.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
  - 5.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours. The property's parking lot shall be brought into a state of good repair and maintenance. This includes cleaning out runoff that has built up, repairing cracks that have formed, and restriping the parking bays.
  - 6.** The property's landscaping shall be replanted and consistently maintained so that patches of bare dirt and soil are minimized.
  - 7.** Business must acquire a new Certificate of Occupancy within 90 days of approval from City Council, or this Special Use Permit is void. The name of

the business/tenant name shall be consistent across the Gwinnett Fire Marshall Certificate of Occupancy, City of Lawrenceville Certificate of Occupancy, and the City of Lawrenceville Occupational Tax Certificate.



# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Atlantis Ind. Prop</u>	NAME: <u>Atlantis Ind. Prop</u>
ADDRESS: <u>742 Winer Ind Way</u>	ADDRESS: <u>742 Winer Ind. Way</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>678-859-3591</u>	PHONE: <u>678-859-3591</u>
CONTACT PERSON: <u>Tony Faulkner</u> PHONE: <u>678-859-3591</u>	
CONTACT'S E-MAIL: <u>tonyf2001@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>Lm</u> ACREAGE: <u>2.98</u>	
PARCEL NUMBER(S): <u>R5113053</u>	
ADDRESS OF PROPERTY: <u>742 Winer Ind. Way, Lawrenceville GA</u>	
PROPOSED SPECIAL USE: <u>Place of worship IN LM zoning</u>	

[Signature] 9-10-2025  
 SIGNATURE OF APPLICANT DATE

[Signature] \_\_\_\_\_  
 SIGNATURE OF OWNER DATE

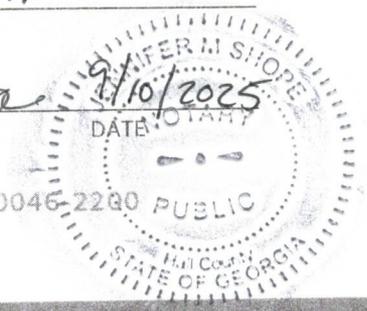
Tony Faulkner  
 TYPED OR PRINTED NAME

Tony Faulkner  
 TYPED OR PRINTED NAME

[Signature] 9/10/2025  
 NOTARY PUBLIC DATE

[Signature] 9/10/2025  
 NOTARY PUBLIC DATE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
 770.963.2414 • www.lawrencevillega.org



**SUP2025-00116**  
**RECEIVED OCTOBER 3, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



# LAWRENCEVILLE GEORGIA

## DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville?   N    
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville?   N    
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
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**SUP2025-00116**  
**RECEIVED OCTOBER 3, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



# LAWRENCEVILLE GEORGIA

### VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE CITY OF LAWRENCEVILLE, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER: R 5 - 113 - 053  
(Map Reference Number) District Land Lot Parcel

*742 Winer Industrial*

*[Handwritten Signature]*

Signature of Applicant

*9-10-2025*

Date

*Tony Faulkner / owner*

Type or Print Name and Title

\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\*

### REVENUE TECHNICIAN'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

*Joe Perez*  
NAME

*Asst. Finance Dir.*  
TITLE

*9/11/2025*  
DATE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
770.963.2414 • www.lawrencevillega.org

**SUP2025-00116**

**RECEIVED OCTOBER 3, 2025**

**PLANNING & DEVELOPMENT DEPARTMENT**

**ATLANTIS INDUSTRIAL PROPERTIES, LLC  
742 WINER IND WAY  
LAWRENCEVILLE, GA 30046  
678-859-3591**

**September 30, 2025**

To: City of Lawrenceville

**Subject: Letter of Intent for Interior Buildout of 5,000 sq ft Commercial Space for Church Sanctuary**

We are writing to express our intent to lease and build out approximately 5,000 square feet of commercial space located at 742 Winer Industrial Way, Ste C, for the purpose of extending a church sanctuary from Suite G to Suite C, which would be a total of 10,000 sq ft. This letter outlines the preliminary terms and conditions under which Desarrollo Christiano (Church) proposes to proceed with the interior buildout and lease of the space.

**1. Purpose of Use**

The space will be used exclusively as a church sanctuary for worship services, community gatherings, and related religious activities. No exterior modifications or structural changes to the building are anticipated.

**2. Scope of Buildout**

The buildout will be limited to interior improvements including but not limited to:

- Installation of seating, stage/platform, audio/visual systems
- Interior partitioning for ancillary rooms (e.g., office, storage, restrooms)
- Flooring, lighting, and HVAC adjustments as needed

All work will comply with local building codes, zoning regulations, and ADA requirements.

**TONY FAULKNER  
OWNER**



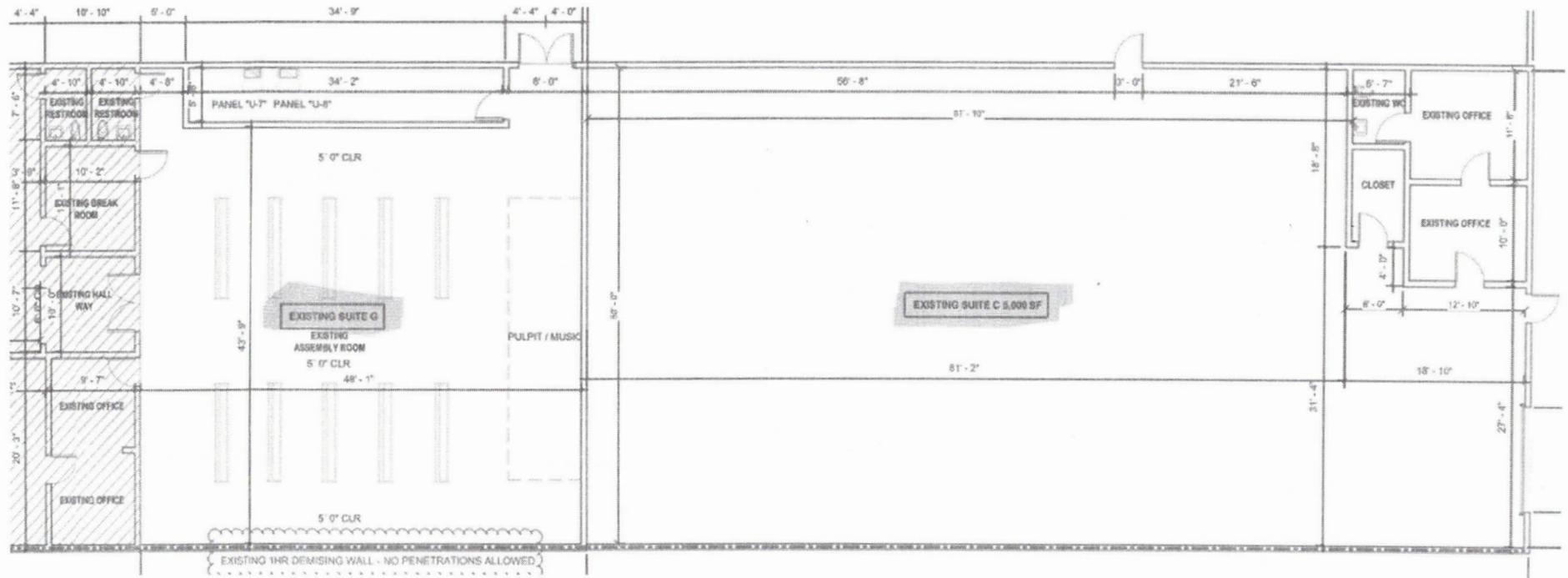
**SUP2025-00116  
RECEIVED OCTOBER 3, 2025  
PLANNING & DEVELOPMENT DEPARTMENT**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 113, OF THE 5<sup>TH</sup> LAND DISTRICT., GWINNETT COUNTY, GEORGIA, CONTAINING **2.97 ACRES** AND BEING IN THE CITY OF LAWRENCEVILLE, AS SHOWN ON THAT PLAT OF SURVEY FOR ATLANTIS INDUSTRIAL PROPERTIES, DATED MARCH 20<sup>TH</sup>, 2025, PREPARED BY GARMON LAND SURVEYING LLC., CERTIFIED BY ANTHONY P. GARMON, GEORGIA REGISTERED LAND SURVEYOR NO. 3230, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WINER INDUSTRIAL WAY (HAVING A SIXTY FOOT RIGHT- OF-WAY), SAID POINT BEING LOCATED 716' FEET +/- FROM THE RIGHT OF WAY OF OLD NORCROSS ROAD.

LEAVING SAID RIGHT OF WAY OF WINER INDUSTRIAL WAY,  
 THENCE S 80°35'43" E A DISTANCE OF 230.14' TO A ½" REBAR FOUND;  
 THENCE S 05°31'30" W A DISTANCE OF 32.46' TO A ½" REBAR SET;  
 THENCE S 72°57'35" E A DISTANCE OF 44.88' TO A ½" REBAR FOUND;  
 THENCE S 25°59'32" E A DISTANCE OF 340.75' TO A ½" REBAR FOUND;  
 THENCE S 57°32'45" W A DISTANCE OF 59.14' TO A ½" REBAR FOUND;  
 THENCE N 74°32'51" W A DISTANCE OF 400.02' TO A ½" REBAR FOUND;  
 THENCE N 44°28'34" W A DISTANCE OF 138.17' TO A ½" REBAR SET;  
 THENCE WITH A CURVE TURNING TO THE NORTHEASTERLY DIRECTION ALONG THE RIGHT OF WAY OF WINER INDUSTRIAL WAY WITH AN ARC LENGTH OF 249.44', WITH A RADIUS OF 387.47', WITH A CHORD BEARING OF N 28°16'12" E, AND WITH A CHORD LENGTH OF 245.15' TO A ½" REBAR FOUND WHICH IS THE **TRUE POINT OF BEGINNING**.





SUP2025-00116  
RECEIVED OCTOBER 3, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2025-00116

Applicant:  
Atlantis Industrial Properties

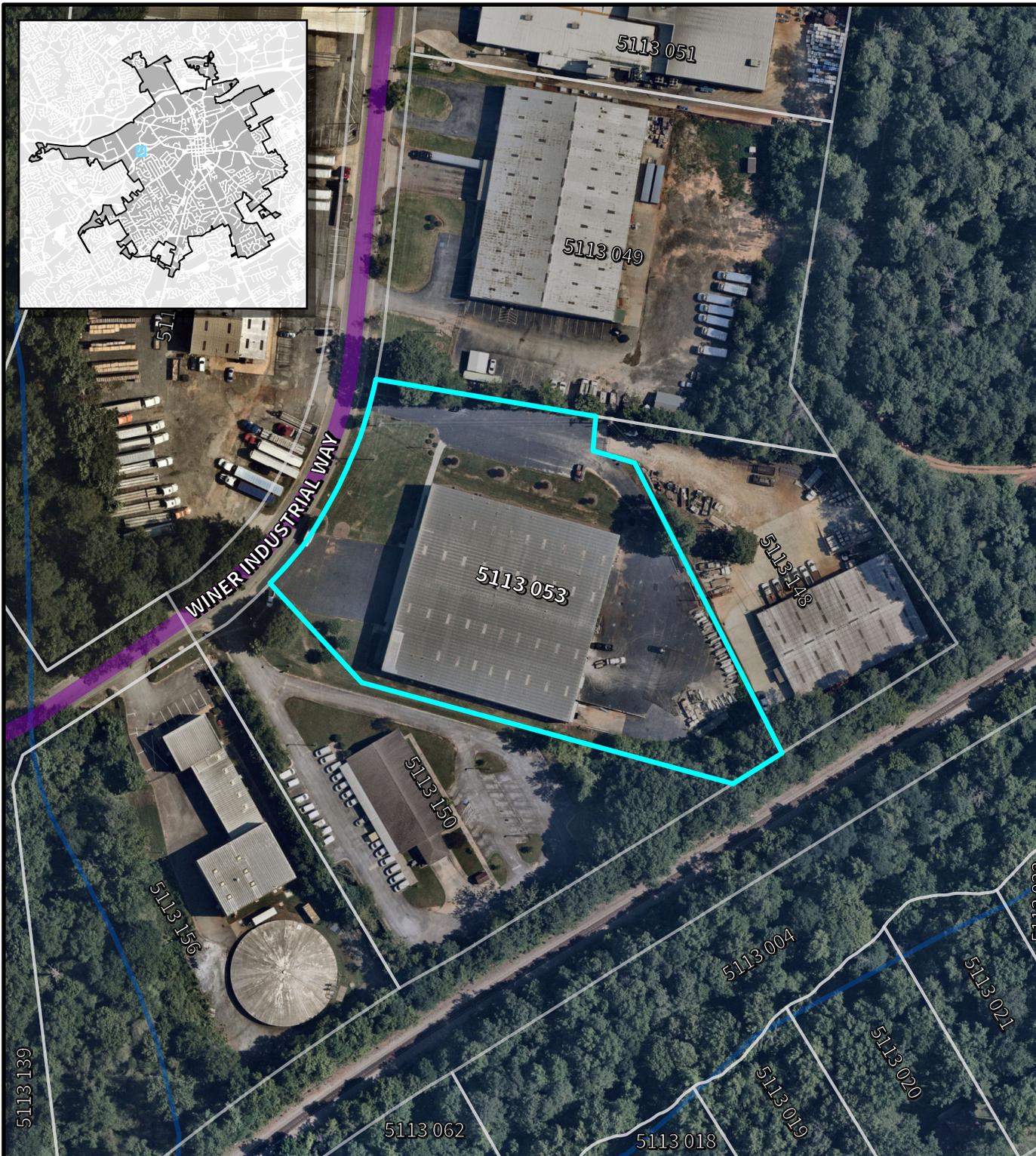
 Subject Property (~2.97 acres)

 Lawrenceville City Limits

 Streams

 City Maintained Streets

 County/State Maintained Streets



Scale: 1:1,800

0 62.5 125 250 Feet



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2025-00116

Applicant:

Atlantis Industrial Properties

 Subject Property (~2.97 acres)

 Lawrenceville City Limits

### Zoning Districts

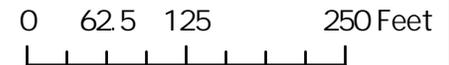
 LM Light Manufacturing

 OI Of ice/Institutional

 RS-180 Single-Family Residential



Scale: 1:1,800



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2025-00116

Applicant:

Atlantis Industrial Properties

Subject Property (~2.97 acres)

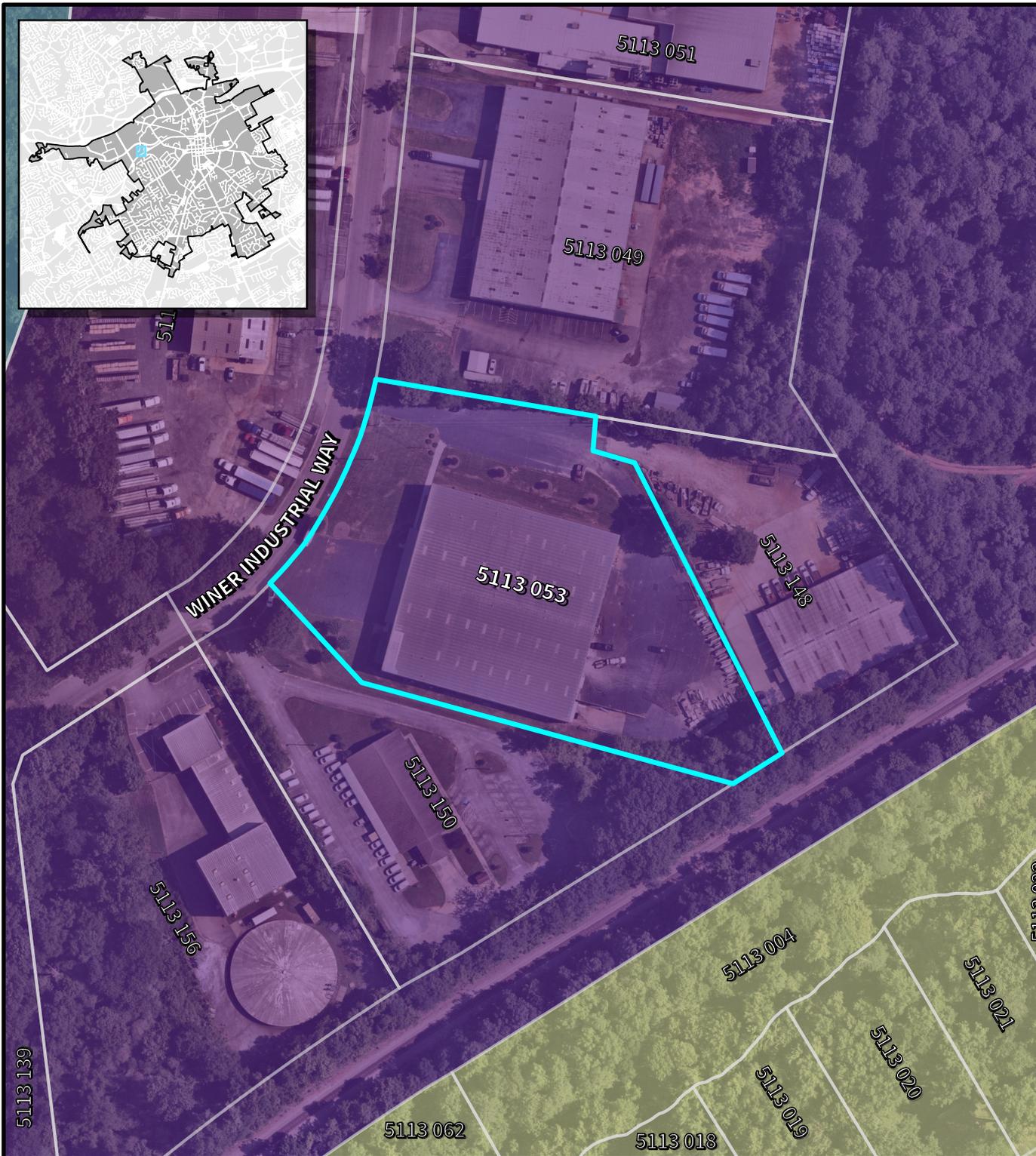
Lawrenceville City Limits

### 2045 Character Areas

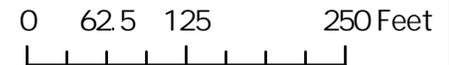
Traditional Residential

Medical Services Cluster

Industrial



Scale: 1:1,800



N





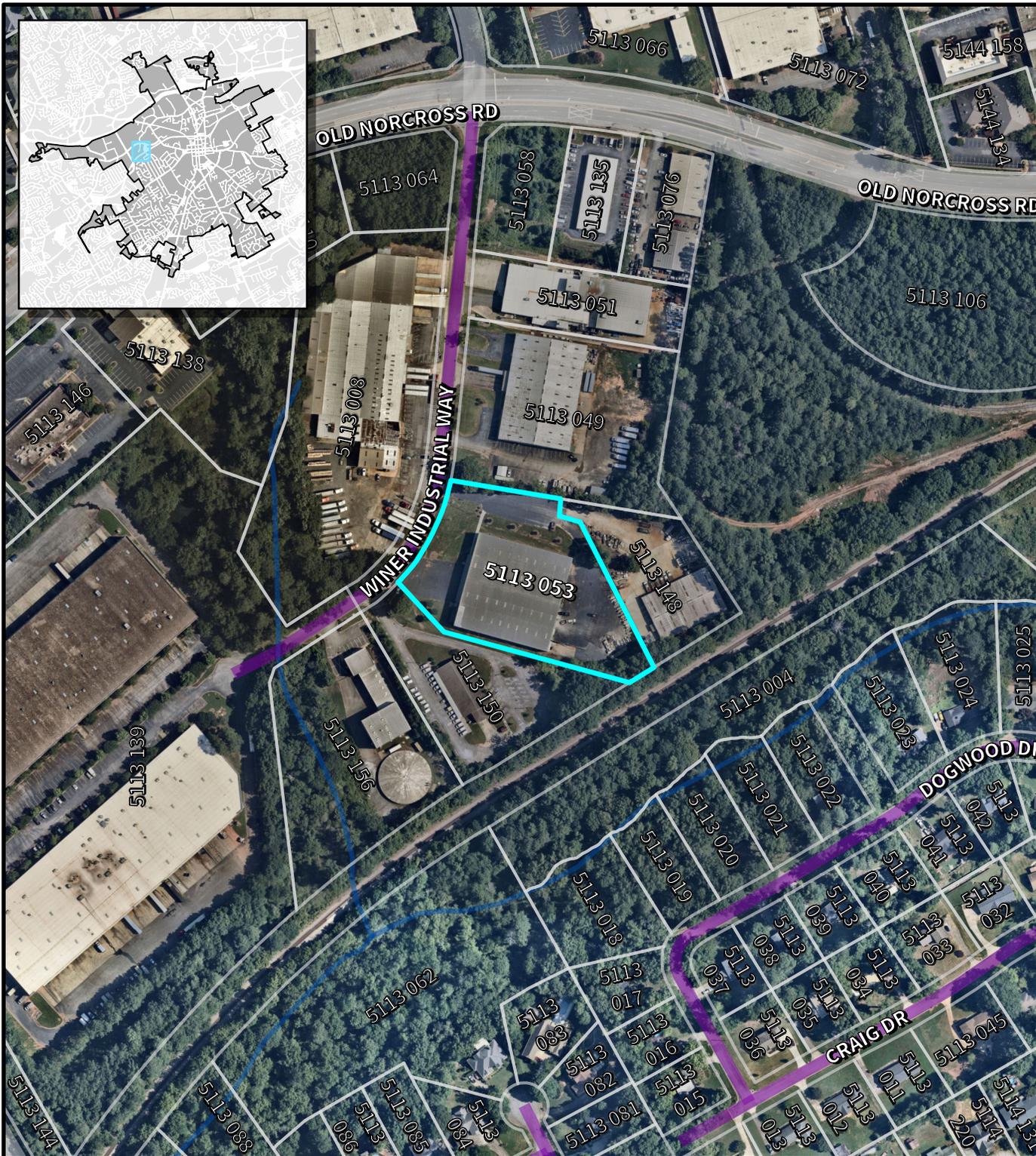
# LAWRENCEVILLE

Planning & Development  
Location Map & Surrounding Areas

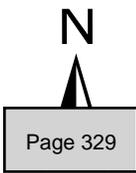
## SUP2025-00116

Applicant:  
Atlantis Industrial Properties

-  Subject Property (~2.97 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:3,600









# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 10, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

**Item:** Ordinance to Amend Section 10-210, of Article VII, of Chapter 10 of the Code of the City of Lawrenceville, Georgia, Related to Body Art Studios and Body Artist

**Department:** Planning and Development

**Date of Meeting:** Wednesday, December 10, 2025

**Presented By:** Todd Hargrave, Director of Planning and Development

**Applicants Request:** Review of Amendment

**Planning & Development Recommendation:** Approval

**Planning Commission Recommendation:**

**Summary:** Ordinance to Amend Section 10-210, of Article VII, of Chapter 10 of the Code of the City of Lawrenceville, Georgia, Related to Body Art Studios and Body Artist.

**Attachments/Exhibits:**

- CoO; CH 10 ART VII DIV 1 SEC 10-210; 10292025; 10292025.docx

**AN ORDINANCE TO AMEND CHAPTER 10 OF THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA, ARTICLE VII. CONSTRUCTION CODES, DIVISION 1. STATE MINIMUM CODES, BY DELETING SEC. 10-210 BODY ART STUDIOS AND BODY ARTISTS., WHICH SHALL READ AS IN FOLLOWS:**

**Section 1:**

The Code of the City of Lawrenceville, Georgia is hereby amended by deleting Chapter 10, Article VII. Construction Codes, Division 1. State Minimum Codes, Sec. 10-210. Body Art Studios and Body Artists in its entirety and replacing the language to read as follows:

Sec. 10-210. Body art studios and body artists.

The regulations of the county board of health, adopted by resolution [Insert Month, Day, Year], based upon rules of the state's department of public health, as referenced in chapter 511-3-8, as now or hereafter amended, and having been adopted by resolution of the City Council on [Insert Month, Day, Year], as the health regulations governing body art studios for the City are made a part of this Code as though fully set out at length in this section. Copies of the body art regulations are on file in the office of the City Clerk.

\_\_\_\_\_  
David R. Still, Mayor

Date Signed: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Karen Pierce, City Clerk



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 10, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** Contract Award – On-Demand Installation of New Gas Mains & Gas Services
- Department:** Natural Gas
- Date of Meeting:** Wednesday, December 10, 2025
- Fiscal Impact:** \$1,423,270
- Presented By:** Todd Hardegree, Director of Natural Gas
- Action Requested:** Approve award for On-Demand Installation: New Gas Mains & Gas Services contract to, W.L. Griffin in the amount of \$1,423,270, with final contract to follow approval; contract prepared by staff, submitted to City Clerk, for City Attorney review and approval prior to execution.

**Summary:** The City issued an Invitation to Bid (ITB) for *On-Demand Installation of New Gas Mains and New Gas Services* to support continued system expansion, service connections, and the timely execution of small- to mid-scale construction tasks that require rapid vendor deployment. The scope of work includes installation of new gas mains, service lines, associated appurtenances, and all labor, equipment, traffic control, and restoration required to deliver work in full compliance with applicable codes, safety standards, and City specifications.

The solicitation was publicly advertised through the City’s procurement portal in accordance with the Purchasing Ordinance. Bidders were required to demonstrate competency, licensing, safety practices, equipment readiness, and capacity to perform work on an as-needed basis.

Based on the evaluation, W.L. Griffin Company, LLC is the lowest responsive and responsible bidder and demonstrated the capability to deliver the required work to City standards. The Purchasing Division and Gas Department jointly recommend award of the contract to W.L. Griffin Company, LLC.

The contract will establish a one-year term, with four (4) optional one-year renewals, subject to mutual agreement and annual price adjustments based on changes in the Atlanta Consumer Price Index (CPI).

**Background:** Three bids were received by the deadline:

- W.L. Griffin Company, LLC – \$1,423,270
- Gunter Construction Company, Inc. – \$2,115,150
- Primoris Distribution – \$2,559,436.21

Staff has reviewed all submissions for responsiveness, responsibility, compliance with bid specifications, and alignment with the City’s performance and safety expectations.

**Fiscal Impact:** Funding is approved and available in the Natural Gas Fund

**Concurrences:** Other departments, agencies, personnel, who agree and have formally supported.

**Attachments/Exhibits:**

- SB008-26 Bid Results.pdf
- SB008-26 Bid Certification.pdf





# LAWRENCEVILLE

GEORGIA

## Solicitation Award Checklist

Solicitation Name: SB008-26 New Gas Mains/Services WL Griffin

### Purchasing Procedural Requirements

Addenda Acknowledgement	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Bid Bond	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Bid Schedule	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Certificate of Insurance	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
E-Verify	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Non-Collusion Affidavit	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Secretary of State Registered	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Purchasing Signature 

### Department / Stakeholder

Meets technical requirements as stated	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
References checked	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Statement of Bidders Qualifications	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Department Signature 



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 10, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** Resolution to Rename US Auto Sales Boulevard to Hosea Road
- Department:** Public Works
- Date of Meeting:** Wednesday, December 10, 2025
- Fiscal Impact:** \$10,000.00 for roadway signage replacement; Funding 08-015 Undefined Large Road S/W Improvement
- Presented By:** Reginald Anderson, Public Works Director
- Action Requested:** Approve the Resolution to rename US Auto Sales Boulevard to Hosea Road

**Summary:** On May 6, 2013, at the request of US Auto Sales, the City Council passed a resolution to change the name of the portion of Hosea Road from SR 316/ University Parkway to Hurricane Shoals Road to US Auto Sales Boulevard. Since US Auto Sales is no longer in business at this location, the City Council has decided that it would be in the best interest of the city to rename US Auto Sales Boulevard back to its original name, Hosea Road.

**Fiscal Impact:**

- \$10,000.00 for roadway signage replacement; Funding 08-015 Undefined Large Road S/W Improvement

**Concurrences:** Since this is a county-maintained roadway, the City of Lawrenceville has submitted a name change application to Gwinnett County for their approval. Once the name change application is approved, the road name signage on State Route 316 / University Parkway (SR 316) will need to be updated to reflect the name change. The Georgia Department of Transportation (GDOT), which maintains SR 316, requires an approved resolution from the City requesting the name change. Upon approval of the name change application and this resolution, GDOT will provide the city with a cost estimate for the replacement of the signage on SR 316 to reflect the name change.

**Attachments/Exhibits:**

- Resolution Renaming US Auto Sales Boulevard.docx

**RESOLUTION \_\_\_\_\_**

**RESOLUTION TO RENAME US AUTO SALES BOULEVARD TO HOSEA ROAD**

**WHEREAS**, the City Council of the City of Lawrenceville changed the name of the portion of Hosea Road from SR 316 / University Parkway to Hurricane Shoals Road on May 6, 2013, at the request of US Auto Sales; and

**WHEREAS**, US Auto Sales is no longer in business at that location; and

**WHEREAS**, the City Council of the City of Lawrenceville has determined that it would be in the best interest of the city to rename US Auto Sales Boulevard back to the original name of Hosea Road.

**NOW THEREFORE**, the City Council of the City of Lawrenceville hereby resolves that the City Street currently known as US Auto Sales Boulevard from its starting point at SR 316 / University Parkway to Hurricane Shoals Road, is hereby renamed to Hosea Road.

**IT IS FURTHER RESOLVED**, that the City Clerk, City Attorney, and Public Works Director are hereby authorized and directed to take all action necessary to notify the proper parties of the change of the street names as set forth in this Resolution, and to have proper signage placed at the necessary and appropriate locations along or near the affected area and streets.

**IT IS SO RESOLVED** this \_\_\_\_\_ day of December, 2025.

\_\_\_\_\_  
David R. Still, Mayor

ATTEST:

\_\_\_\_\_  
Karen Pierce, City Clerk



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 10, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** Georgia Gwinnett College MOU
- Department:** Police
- Date of Meeting:** Wednesday, December 10, 2025
- Fiscal Impact:** \$0.00
- Presented By:** John Mullin, Chief of Police
- Action Requested:** Approval to accept Memorandum of Understanding between the City of Lawrenceville and Georgia Gwinnett College

**Summary:** Responses to emergency or special circumstances may exceed the immediate resources, skill and equipment capacities of either Party’s law enforcement agency, the City of Lawrenceville and Georgia Gwinnett College may request that the other Party provide certified police officers to assist in providing law enforcement services.

**Background:** The purpose of this MOU is to permit each Party to assign law enforcement officers to the other Party for law enforcement services within the City of Lawrenceville or on the Georgia Gwinnett College campus as requested by the law enforcement agencies of the Parties.

**Fiscal Impact:** \$0.00

**Concurrences:** Georgia Gwinnett College and the Board of Regents concur

**Attachments/Exhibits:**

- GGC MOU.pdf

**Memorandum of Understanding**

This Memorandum of Understanding ("MOU") is entered into on the 1st of November, 2025, by and between the City of Lawrenceville and Georgia Gwinnett College, an institution within the University System of Georgia and the Board of Regents for the University System of Georgia. The City of Lawrenceville and Georgia Gwinnett College are hereinafter collectively referred to as "Party" or "Parties." This agreement incorporates by reference standards contained in O.C.G.A. § 36-69-1 et seq., including subsequent amendments thereto.

**Purpose**

WHEREAS, responses to emergency or special circumstances may exceed the immediate resources, skill, and equipment capacities of either Party's law enforcement agency, the City of Lawrenceville and Georgia Gwinnett College may request that the other Party provide certified police officers to assist in providing law enforcement services.

WHEREAS, pursuant to O.C.G.A. § 36-69-1 et seq., Georgia Gwinnett College is authorized to furnish assistance extra territorially to the City of Lawrenceville upon the approval of the Board of Regents for the University System of Georgia and the President of Georgia Gwinnett College with this MOU.

WHEREAS, pursuant to O.C.G.A. § 36-69-1 et seq., the City of Lawrenceville is authorized to furnish assistance extra territorially to Georgia Gwinnett College with the approval of the President of Georgia Gwinnett College, as well as the governing body for the local political subdivision or county sheriff, as applicable.

NOW, THEREFORE, the Parties agree as follows:

**I. Purpose**

The purpose of this MOU is to permit each Party to assign law enforcement officers to the other Party for law enforcement services within the City of Lawrenceville or on the Georgia Gwinnett College campus as requested by the law enforcement agencies of the Parties. In accordance with O.C.G.A. § 36-69-8, nothing in this MOU shall be construed as creating a duty on the part of the Parties to respond to a request for assistance, or to stay at the scene of a local emergency for any length of time.

**II. Requests**

Requests for assistance may be made by the Chief of Police of the City of Lawrenceville or the Chief of Police of Georgia Gwinnett College in a local emergency, in the

prevention or detection of violations of any law, in the apprehension or arrest of any person who violates a criminal law of this state, or in any criminal case.

**III. Authorities**

The senior officer of the requesting Party shall be in command of the local emergency as to strategy, tactics, and overall direction of the operations.

**IV. Powers and Duties of Responding Personnel**

In accordance with O.C.G.A. § 36-69-4, responding employees of either Party shall have the same powers, duties, rights, privileges, and immunities as if they were performing their duties in the political subdivision or on the campus of the institution in which they are normally employed.

**V. Responsibility for Expenses and Compensation of Employees**

Parties responding to requests in conformance with this MOU shall pay any expense for furnishing of their own equipment, loss or damage to such equipment, and costs incurred in operation and maintenance of their equipment. The responding Party shall compensate responding employees during the time they are rendering aid and defray actual travel expenses of employees. Compensation shall include compensation due to personal injury or death while employees are rendering aid. (O.C.G.A. § 36-69-5.)

**VI. Effective Date and Term**

This agreement shall take effect upon execution and approval by the officials named below, including presentation to and approval by the Board of Regents for the University System of Georgia, and shall continue in full force and effect unless terminated by any or all of the Parties in writing.

IN WITNESS WHEREOF, the Parties hereto execute this Memorandum of Understanding.

**City of Lawrenceville**

**Georgia Gwinnett College**

**Jann L.  
Joseph**

Digitally signed by Jann L.  
Joseph  
Date: 2025.10.13  
16:03:03 -04'00'

\_\_\_\_\_

\_\_\_\_\_

David Still

Dr. Jann L. Joseph

**Mayor, City of Lawrenceville**

**President, Georgia Gwinnett College**

Date: \_\_\_\_\_

Date: **10.13.2025**

\_\_\_\_\_

*Terrance Schneider*

John Mullin

Terrance Schneider

**Chief of Police, City of Lawrenceville**

**Chief of Police, Georgia Gwinnett  
College**

Date: \_\_\_\_\_

Date: 10/9/2025

**Presented to and approved by the Board of Regents:**

\_\_\_\_\_

Secretary to the Board (Printed Name)

Date: \_\_\_\_\_



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 10, 2025

AGENDA CATEGORY: GENERAL BUSINESS DISCUSSION

- Item:** Change Order No. 1 to contract SB015-22 with Over and Under General Contractors, Inc., Lawrenceville, Georgia, in the amount of \$400,000.00
- Department:** Electric
- Date of Meeting:** Wednesday, December 10, 2025
- Fiscal Impact:** \$1,423,270
- Presented By:** Keith Lee, Chief Financial Officer
- Action Requested:** Approve Change Order No. 1 to contract SB015-22 with Over and Under General Contractors, Inc., Lawrenceville, Georgia, in the amount of \$400,000.00, and to authorize the execution of all necessary documents after review and approval by the City Attorney.

**Summary:** The City of Lawrenceville awarded Invitation to Bid SB015-22 to Over and Under General Contractors, Inc. in 2022 for Power Pole Replacement Services on an Annual Contract SB015-22 TabR2. The contract provides for installation and removal of wood, concrete, ductile-iron, and composite poles, along with associated equipment such as lights, cross-arms, transformers, switches, and other appurtenances needed to maintain and upgrade the City’s electric distribution system.

The contract includes renewal and change-order provisions, with each renewal incorporating a 3 percent price escalation. The City is currently in the third renewal term.

As part of ongoing reliability improvements, the Electric Department has identified the need for additional pole replacement and system upgrades in the vicinity of the Gwinnett County Airport (Briscoe Field) and Northside Hospital Gwinnett. These projects are necessary to support recent and anticipated load growth, enhance system redundancy, and improve power quality to critical facilities.

Change Order Summary:

This Change Order No. 1 authorizes additional work under the existing SB015-22 contract in the amount of \$400,000.00, to cover expanded pole replacement, conductor upgrades, and associated materials and labor in the airport and hospital service areas. All work will be performed under the terms, unit pricing, and insurance requirements of the original contract, as escalated in accordance with the approved renewal schedule.

Staff recommends that the Mayor and Council approve Change Order No. 1 to the Power Pole Replacement Services contract (SB015-22) with Over and Under General Contractors, Inc., in the amount of \$400,000.00, for additional pole replacement and system improvements around the airport and hospital areas.

**Fiscal Impact:** Funding for this change order is available in the Electric Department's FY 2025 capital improvement program, under system reliability and distribution upgrade accounts.

**Attachments/Exhibits:**

- Contract Change Order SB015-22 Power Pole Replacement.pdf



# CITY OF LAWRENCEVILLE CONTRACT/PO CHANGE ORDER

Department: Electric Department Change Order #: 1

Project/PO: PO#260424 Power Pole Replacement Contract#291 Change Order Date: 11/03/2025

Contractor/Vendor: Over and Under General Contractors

Reason Codes: **A**-New Requirement, **B**- Unforeseen Condition, **C**- Professional Errors & Omissions, **D**- City Request, **E**- Project Close-out and/or Progress Adjustments not included in Change Order

It is agreed to modify the Contract referred to above as follows:

Item	Reason Code	Item and Description of Change	Change in Contract Amount (Increase/Decrease)
1	D	Funds for Power Pole Replacement	\$400,000.00
		Net Amount	\$400,000.00

A completed Change Order Detail Listing must be attached. If applicable, attach justification memo, proposal, etc.

Original Contract/PO Amount: \$135,980.69

Previous Change Order Amount: \$

Amount of Change Order Requested (Increase/Decrease) \$400,000.00

New Contract/PO Amount (Including this Change Order) \$535,980.69

This contract period provided for completion will be increased/decreased by \_\_\_\_\_ calendar days. Adjusted completion date is \_\_\_\_\_, 20\_\_\_\_\_.

This document will become a supplement to the contract and all provisions of the contract will apply hereto.

*Michael Tatum*

Requestor

Department Director

Authorized Approval