LAWRENCEVILLE
GEORGIA

CITY COUNCIL REGULAR MEETING
AGENDA

Monday, July 27, 2026	Council Chambers
7:00 PM	70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Recognitions

1. GMA Certificate Program - Ray Long

Approval of Prior Meeting Minutes

2. June 22, 2026 - Regular Meeting, Executive Session
3. July 08, 2026 - Special Call Public Hearing, Work Session

Announcements

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

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

4. Cooperative Purchasing Contract – CINTAS Omnia Agreement 211092607

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

5. Resolution for Fiscal Year 2027 Millage Rate Public Hearing and Millage Rate Adoption

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

6. An Ordinance to Amend the City of Lawrenceville Zoning Ordinance (2020) (Adopted May 2020 as Amended), which will result in changes to Article 1, Districts, related to Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards, Minimum Lot Area
7. RZM2026-00004; JCT Construction Group c/o LJA Engineering; 737 Grayson Highway
8. ANNX2026-00002 RZM2026-00006 & SUP2026-00006; Owen Herbert; 0 Sugarloaf Parkway
9. BFR2026-0002; Charles C. Chang; 351 West Pike Street
10. RZM2026-00005 & SUP2026-00005; Manoj Patel; 3140 Sugarloaf Parkway

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

11. Ordinance to Amend Chapter 4 of the Code of the City of Lawrenceville to Create the Alcohol Licensing Appeals Board and for other purposes

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

12. Award Contract for Cedars Road to Sugarloaf Parkway DOT Project 13895 (SB026-26)
13. Purchase of Gas Pipe and Materials for Cedars Road to Sugarloaf Parkway DOT Project 13895 (SB002-27)

Executive Session – Personnel, Litigation, Real Estate

Final Adjournment

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JULY 27, 2026
AGENDA CATEGORY: CONSENT AGENDA

Item:	Cooperative Purchasing Contract – CINTAS Omnia Agreement 211092607
Department:	Purchasing
Date of Meeting:	Monday, July 27, 2026
Fiscal Impact:	N/A
Presented By:	Kenneth Morris, Purchasing Director
Action Requested:	Approval of cooperative agreement through Omnia Partners with Cintas authorizing the City to purchase uniforms, janitorial supplies, safety products, and other eligible goods and services available under the cooperative agreement on an as-needed basis with final contract documents to be prepared by staff and submitted to the City Clerk for City Attorney review and approval prior to execution.

Summary: The Purchasing Division respectfully requests City Council approval of an agreement with Cintas utilizing a competitively solicited cooperative purchasing contract through Omnia Partners Public Sector. The agreement will provide the City with access to a comprehensive inventory of products and services, including employee uniforms, facility and janitorial supplies, floor care products, safety-related items, and other competitively priced commodities and services available under the cooperative contract. Utilizing an established cooperative agreement supports the City's commitment to procurement efficiency while maintaining compliance with applicable purchasing policies and best practices.

Approval of this agreement will establish a citywide purchasing vehicle that departments may utilize on an as-needed basis for operational requirements. By leveraging the purchasing power and competitively awarded pricing available through the cooperative contract, the City can reduce administrative costs associated with conducting multiple solicitations for routine and recurring purchases while maintaining access to a broad range of products from a single source. The agreement does not obligate the City to purchase any minimum quantity of goods or services and

will be utilized only when it is determined to provide the best value to the City. Individual purchases that exceed $125,000 will be presented independently to Council for consideration.

The cooperative contract provides flexibility for the City to continue its agreement uniforms, janitorial and facility maintenance supplies, safety products, and other related goods and services offered by Cintas under the contract's scope and pricing structure. Departments will continue to follow all applicable procurement procedures, budgetary controls, and approval requirements prior to making purchases under the agreement.

Approval of this agreement supports the City's goals of operational efficiency, fiscal stewardship, and responsible procurement practices by providing a compliant and cost-effective purchasing solution for routine departmental needs. Staff recommends approval of the agreement with Cintas and authorization for the City to utilize the OMNIA Partners cooperative contract for eligible products and services as needed in support of City operations.

Fiscal Impact: This contract is paid out of General Operating from each department’s approved budget.

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

Attachments/Exhibits:

- CityofLawrenceville-626R Workplace Solutions (001299) Agreement.pdf
- CityofLawrenceville-PriceChartExhibit-626.pdf

CITY OF LAWERENCEVILLE - PRICE CHART EXHIBIT

Material Number	Material Desc.	Frequency	Omnia Rental Price
X275	MENS SNAG RESISTANT MM POLO	Weekly (01)	$0.279
X280	FR CARHARTT JEAN	Weekly (01)	$0.557
X290	CARHARTT FR CARPENTR	Weekly (01)	$0.586
X294	CARHARTT FR WORK SH	Weekly (01)	$0.533
X330	MENS COTTON WORK SHIRT	Weekly (01)	$0.227
X366	HIGH IMAGE JKT	Weekly (01)	$0.310
X371	FR CARHARTT WORK PNT	Weekly (01)	$0.500
X376	CARHARTT ACTIVE JACKET	Weekly (01)	$1.321
X381	CARHARTT 5 PKT JN	Weekly (01)	$0.359
X382	CARHARTT CARP JN	Weekly (01)	$0.341
X383	CARHARTT DUNGAREE PANT	Weekly (01)	$0.382
X391	CARHARTT FR CVRL	Weekly (01)	$1.119
X53758	FR JACKET DBLE LYR	Weekly (01)	$2.079
X53641	CARHARTT HI-VIS COLOR BLOCK	Weekly (01)	$0.705
X60081	MENS FR BASE LAYER	Weekly (01)	$1.086
X64943	ARIAT PANT	Weekly (01)	$0.924
X65777	FR JK 9.5OZ 88C/12N	Weekly (01)	$1.975
X65858	88/12 JACKET LINER	Weekly (01)	$1.189
X73478	FRDUNGRE CRHRT INHRT	Weekly (01)	$0.521
X74533	CARHARTT PANT STRETCH RPSTP	Weekly (01)	$0.526
X23270	COMFORTFLEX CARGO PANT	Weekly (01)	$0.280
X8004	LAUNDRY LOCK UP	Weekly (01)	$1.228
X8010	HANGER RACK	Weekly (01)	$0.000
X80501	HI VIS BOMBER JACKET	Weekly (01)	$1.990
X872	JACKET LINER	Weekly (01)	$0.561
X297	FR CARHARTT T-SHIRT	Weekly (01)	$0.495
X270	MENS CARGO PANTS	Weekly (01)	$0.299
X370	MENS CARGO SHORT	Weekly (01)	$0.289
X677	CINTAS QUILTED BOMBER JACKET	Weekly (01)	$0.564
X935	CINTAS COMFORT MENS SHIRT	Weekly (01)	$0.180
X384	CARHARTT SHIRT	Weekly (01)	$0.299
X2160	SM SHOP TWL-RED	Weekly (01)	$0.072
X268	T SHIRT PRO KNIT	Weekly (01)	$0.155
X66275	LADIES SNAG RESISTANT POLO	Weekly (01)	$0.299
X912	CINTAS CLASSIC COVERALL	Weekly (01)	$0.227
X9680	BOX HVY DUTY WIPER	Weekly (01)	$5.963
X259	MENS PROKNIT NG SHIRTS	Weekly (01)	$0.206
X22935	COMFORTFLEX VENTED BACK SHI	Weekly (01)	$0.191
X23945	COMFORTFLEX WORK PANT	Weekly (01)	$0.277
X10186	4X6 ACTIVE SCRAPER	Weekly (01)	$6.942
X106	SERVICE CHARGE	Weekly (01)	$0.000

X1405	HAND SANITIZER SVC	Weekly (01)	$10.285
X2278	SIGNET SK1 DETERGENT	Weekly (01)	$1.131
X2279	SK2 SINK SANITIZER	Weekly (01)	$1.131
X27026	SIG AIR SVC	Weekly (01)	$5.142
X27027	SIG AIR RFL CLEAN	Monthly (04)	$0.000
X27030	SIG AIRADV DSP ALU	Monthly (04)	$0.000
X27035	SIG ARADV CVR BLACK	Monthly (04)	$0.000
X27045	SIG AUTOSOAP DSP ALU	Monthly (04)	$0.000
X27050	SIG AUTOSOAP CVR BLK	Monthly (04)	$0.000
X27051	SIG AUTOSOAP CVR BLU	Monthly (04)	$0.000
X27069	SIG SOAP SVC	Weekly (01)	$14.829
X27070	SIG SOAP RFL FOAM	Monthly (04)	$0.000
X27082	SIG DUALTP SVC	Weekly (01)	$0.000
X6680	DISP URINAL MAT SVC	Weekly (01)	$2.517
X7464	DISP URINAL MAT RFL	Monthly (04)	$0.000
X7717	WHITE MICROFIBR WIPE	Weekly (01)	$0.380
X7717	WHITE MICROFIBR WIPE L/R	Weekly (01)	$2.700
X9210	URINAL SCREEN SVC	Weekly (01)	$2.517
X9215	URINAL SCREEN RFL	Weekly (01)	$0.000
X27069	SIG SOAP SVC	Weekly (01)	$14.829
X10186	4X6 ACTIVE SCRAPER	Weekly (01)	$6.942
X2279	SK2 SINK SANITIZER	Weekly (01)	$1.131
X27082	SIG DUALTP SVC	Weekly (01)	$0.000
X2278	SIGNET SK1 DETERGENT	Weekly (01)	$1.131
X27026	SIG AIR SVC	Weekly (01)	$5.142
X6680	DISP URINAL MAT SVC	Weekly (01)	$2.517
X27083	SIG DUALTP RFL PAPER	Bi-Weekly (01) ((	$22.216
X27012	SIG ZFOLD RFL PAPER/CS	Monthly (04)	$0.000
X1410	HAND SANITIZER RFL	Weekly (01)	$0.000

Workplace Solutions (001299)
Cooperative Acceptance Agreement

CINTAS READY FOR THE WORKDAY®

4.

Location #: 0258
Contract #: 211092607
Customer #: 16108705
Main Corporate Code: → **Omnia Nebraska Rental/FS MLA CC #13897 MLA Agreement #**
GPO CC #13897 GPO Agreement #211011196

CINTAS INTERNAL USE ONLY

(If locally managed MLA please replace agreement # with current Locally Managed MLA)

Customer/Participating Public Agency: CITY OF LAWRENCEVILLE ("Customer") Phone: Date:
Address: 70 S CLAYTON ST City: LAWRENCEVILLE State: GA Zip: 30046

UNIFORM PRODUCT RENTAL PRICING:

ITEM #	DESCRIPTION	STANDARD ITEM	UNIT PRICE	LOSS/DAMAGE REPLACE. VALUE
		☐ Yes ☐ No		
	see attached price addendum	☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		

Space for additional entries provided on page 5

This Workplace Solutions Cooperative Acceptance Agreement (this "Acceptance Agreement") is effective as of the date of execution for a term of 60 months from the date of installation or renewal (the "Term").					
Standard Name Emblem	$ 2.99	ea	Standard Agency Emblem	$ 2.99	ea
Custom Agency Emblem	$ 3.99	ea	Embroidery	$ N/A	ea
Uniform Advantage	Item:			$ 0.065	ea per week
Premium Uniform Advantage	Item:			$ 0.124	ea per week
Emblem Advantage	Item:			$ 0.023	ea per week
Prep Advantage	Item:			$ 0.034	ea per week
Minimum Charge	$35 per delivery or 50% of initial invoice (the greater of the two).				
Make-Up Charge	$ 1.50	per garment			
Non-Standard/Special Cut Garment (i.e., non-standard, non-stocked unusually small or large sizes, unusually short or long sleeve or length, etc.) premium				$	per garment
Under no circumstances will Cintas accept textiles bearing free liquid. Shop towels may not be used to clean up oil or solvent spills.					
Artwork Charge for Logo Mat	$				
Payment Terms: Net 30					
Size Change	Customer agrees to have employees measured by a Cintas representative using garment "size samples" or Cintas TruFit. A charge of $ per garment will be assessed for employee's size changed within 4 weeks of installation.				
Other					

WORKPLACE SERVICES PRODUCTS PRICING:

ITEM #	DESCRIPTION	RENTAL FREQ.	INVENTORY	UNIT PRICE
	see attached price addendum			

Space for additional entries provided on page 5

Automatic Lost Replacement Charge	Item:	% of inventory	$	ea
Automatic Lost Replacement Charge	Item:	% of inventory	$	ea

	CHECKBOX	INITIALS	DATE
Initial and check box if Unilease. All Garments will be cleaned by customer.	☐		
Initial and check box if receiving Linen Service. Company will take periodic physical inventories of items in possession or under control.	☐		
Initial and check box if receiving direct embroidery. If service is discontinued for any employee or Customer deletes any of the garments direct embroidery for any reason, or terminates this Acceptance Agreement for any reason or fails to renew this Acceptance Agreement, Customer will purchase all direct embroidered garments at the time they are removed from service at the then current replacement values. (See Section 6 of Cintas General Service Terms Section).	☐		

Cintas Representative Initials: Customer Initials:

PLEASE READ THESE TERMS CAREFULLY. BY SIGNING THIS ACCEPTANCE AGREEMENT, YOU ACKNOWLEDGE THAT YOU HAVE READ, AND THAT YOU UNDERSTAND AND AGREE TO BE BOUND BY, THESE TERMS.

OMNIA PARTICIPATING PUBLIC AGENCIES TERMS

1. **Participating Public Agencies:** Cintas Corporation No. 2 ("Cintas") agrees to extend the same terms, conditions, and covenants agreed to under the OMNIA Vendor Agreement executed between Cintas and University of Nebraska (the "Master Agreement") to other government agencies ("Participating Public Agencies") that, in their discretion, desire to access the Master Agreement in accordance with all terms and conditions contained herein or attached hereto. Each Participating Public Agency will be exclusively responsible and deal directly with Cintas on matters relating to length of agreement, ordering, delivery, inspection, acceptance, invoicing, and payment for products and services in accordance with the terms and conditions of the Master Agreement. By executing this Acceptance Agreement, the Customer identified on Page 1 herein agrees to be bound by the terms and conditions set forth in the Master Agreement as a Participating Public Agency and the terms and conditions set forth in this Acceptance Agreement. Master Agreement #001299 available at https://www.omniapartners.com/publicsector.
2. **Dispute Resolution – Arbitration and Class Waiver:** This provision shall take precedence over and supersede any contrary or conflicting provision in the Master Agreement.
   a. **Arbitration Notice:** Customer agrees to the maximum extent permitted by law that any dispute, controversy, or claim arising out of or relating to this Acceptance Agreement (including its enforcement, performance, breach, arbitrability, or interpretation) or to the products or services provided hereunder will be submitted to and resolved by final and binding individual arbitration. ARBITRATION MEANS THAT AN ARBITRATOR, AND NOT A JUDGE OR A JURY, WILL DECIDE THE DISPUTE, CONTROVERSY, OR CLAIM. BY ACCEPTING THESE TERMS, YOU AND CINTAS ARE EACH EXPRESSLY WAIVING THE RIGHT TO A TRIAL BY JURY AND TO PURSUE OR PARTICIPATE IN ANY CLASS ACTION, COLLECTIVE ACTION, OR REPRESENTATIVE CLAIMS OR PROCEEDINGS EITHER IN ARBITRATION OR IN ANY COURT. To the extent a class or collective action or representative claim or proceeding may not be waived, you agree to stay any such actions, claims, and proceedings until after all actions, claims, and proceedings subject to arbitration are fully resolved.
   b. **Arbitration Procedures:** Any arbitration between Customer and Cintas will be governed by the Commercial Dispute Resolution Procedures and the Supplementary Procedures for Consumer Related Disputes (collectively, "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this Acceptance Agreement, and will be administered by the AAA. The AAA Rules and filing forms are available online at www.adr.org, by calling the AAA at 1-800-778-7879, or by contacting Cintas. Any arbitration hearings will take place in the state in which Customer is located; provided, however, that if the claim is for $10,000 or less, Customer may choose for the arbitration instead to conducted: (i) solely on the basis of documents submitted to the arbitrator; or (ii) through a telephonic hearing. The arbitrator must issue a reasoned written decision sufficient to explain the essential findings and conclusions on which the decision and award, if any, are based.
   c. **Fees:** Arbitration fees will be assessed consistent with the AAA Rules.
   d. **No Class Actions in Arbitration or in Any Court, No Jury Trial:** CUSTOMER AND CINTAS AGREE THAT, TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH MAY BRING CLAIMS AGAINST THE OTHER ONLY IN THEIR INDIVIDUAL CAPACITIES AND NOT AS A PLAINTIFF OR CLASS MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING, WHETHER IN ARBITRATION OR IN ANY COURT. FURTHER, UNLESS BOTH CUSTOMER AND CINTAS AGREE OTHERWISE, AN ARBITRATOR OR JUDGE MAY NOT CONSOLIDATE MORE THAN ONE PARTICIPATING PUBLIC AGENCY'S CLAIMS AND MAY NOT OTHERWISE PRESIDE OVER ANY FORM OF A REPRESENTATIVE OR CLASS PROCEEDING.

      FOR THE AVOIDANCE OF DOUBT, CUSTOMER AND CINTAS AGREE TO RESOLVE ANY DISPUTE ON AN INDIVIDUAL, NON-REPRESENTATIVE, NON-CLASS BASIS IN ARBITRATION, BUT IF FOR ANY REASON SUCH DISPUTE PROCEEDS IN COURT, CUSTOMER AND CINTAS AGREE TO WAIVE ANY RIGHT TO HAVE THE DISPUTE PROCEED AS A CLASS ACTION OR IN ANY REPRESENTATIVE CAPACITY WHATSOEVER. IF THE DISPUTE PROCEEDS IN COURT, CUSTOMER AND CINTAS AGREE TO WAIVE ANY RIGHT TO A TRIAL BY JURY.
   e. **Enforceability:** If the requirement to submit any and all disputes, controversies, and claims to binding arbitration is found to be unenforceable or contrary to applicable law, the dispute, controversy or claim will be resolved in accordance with, and governed by, the laws of the State in which the Participating Public Agency exists.
   f. **Severability:** If any section or provision of this ¶ 2, Dispute Resolution – Arbitration and Class Waiver, is found to be unenforceable or invalid, the parties will substitute an enforceable provision that, to the maximum extent possible under applicable law, preserves the original intentions of the parties, and the remainder will be given full force and effect.
3. **Dispute Resolution – Timing of invoice challenges:** Requests for an invoice adjustment or challenges to invoice amounts must be received by Cintas within 60 days of Customer's receipt of the contested invoice, or any billing dispute is waived. Notification to Cintas of a request for an invoice adjustment must be made in writing and must include the invoice number, disputed amount, and the reason for the disputed charge.
4. In the event of any conflict between this Acceptance Agreement and the Master Agreement, the Master Agreement shall prevail, except to the extent this Acceptance Agreement specifically provides that it is superseding a provision in the Master Agreement.

CINTAS GENERAL SERVICE TERMS SECTION

1. **Prices:** Customer agrees to rent from Cintas, and Cintas agrees to provide to Customer, all of Customer's requirements for uniform rental products and services at the prices listed in the Master Agreement, including annual price adjustments. An amendment to this Acceptance Agreement is not required when pricing in the Master Agreement is updated and adjusted. There will be a minimum charge of thirty-five dollars ($35.00) or 50% of initial invoice (whichever is greater) per delivery (the "Minimum Stop Charge") for each Customer location required to purchase its rental services from Cintas as set forth in this Acceptance Agreement. The Minimum Stop Charge shall supersede any conflicting or different term in the Master Agreement.
2. **Buyback of Non-Standard Garments:** Customer has ordered from Company a garment rental service requiring garments that may not be standard to Company's normal rental product line or include direct embroidery or an unusual emblem placement. Non-standard items will also include standard garments that have been embroidered. Those non-standard products will be designated as such under Garment Description in the Uniform Product Rental Pricing Chart(s). In the event the Customer deletes a non-standard product, alters the design of the non-standard product, fails to renew the Acceptance Agreement, or terminates the Acceptance Agreement in whole or in part for any reason, the Customer agrees to buy back all remaining non-standard products allocated to Customer that the Company has in service and out of service at the then current Loss/Damage Replacement Values.
3. **Garments' Lack of Flame Retardant or Acid Resistant Features:** Unless specified otherwise in writing by Cintas, the garments supplied under this Acceptance Agreement are not flame retardant or acid resistant and contain no special flame retardant or acid resistant features. They are not designed for use in areas of flammability risk or where contact with hazardous materials is possible. Flame resistant and acid resistant garments are available from Cintas upon request. Customer warrants that none of the employees for whom garments are supplied pursuant to this Acceptance Agreement require flame retardant or acid resistant clothing.
4. **Logo Mats:** In the event that Customer decides to delete any mat bearing the Customer's logo (Logo Mat) from the rental program, changes the design of the Logo Mats, terminates this Acceptance Agreement for any reason or fails to renew this Acceptance Agreement, the Customer will purchase at the time of deletion, design change or termination, all remaining Logo mats that Cintas has in service and out of service held in inventory at the then current Loss/Damage Replacement Value.
5. **Adding Employees:** Additional employees and merchandise may be added to this Acceptance Agreement at any time upon written or oral request by the Customer to Cintas. Any such additional employees or merchandise shall automatically become a part of and subject to the terms of this Acceptance Agreement. If such employees are employed at a Customer location that is then participating under this Acceptance Agreement, the Customer shall pay Cintas the one-time preparation fee indicated on the Master Agreement and / or outlined above. Customer shall not pay Cintas any one-time preparation fee for garments for employees included in the initial installation of a Customer location. There will be a one-time charge for name and/or company emblems when employees are added to the program in garments requiring emblems.
6. **Emblem Guarantee:** If Customer has requested that Cintas supply emblems designed exclusively for Customer featuring Customer's logo or other specific identification (hereinafter "Customer Emblems"), Cintas will maintain a sufficient quantity of Customer Emblems in inventory to provide for Customer's needs and maintain a low cost per emblem through quantity purchases.

   In the event Customer decides to discontinue the use of Customer Emblems, changes the design of the Customer Emblems, terminates this Acceptance Agreement for any reason or fails to renew this Acceptance Agreement, the Customer will purchase at the time of deletion, design change, termination or expiration, all remaining Customer Emblems that Cintas allocated to Customer at the price indicated on the Master Agreement and / or outlined above of this Acceptance Agreement. In no event shall the number of Customer Emblems allocated to Customer exceed the greater of (a) twelve (12) months' volume for each unique Customer Emblem or (b) a quantity agreed to by Cintas and Customer and noted on the Master Agreement and / or outlined above.
7. **Terminating Employees:** Subject to the provisions of this Acceptance Agreement, the weekly rental charge attributable to any individual leaving the employ of the Customer, or on a temporary leave of absence of three (3) weeks or more, shall be terminated upon oral or written notice by the Customer to Cintas but only after all garments issued to that individual, or value of same at the then current Loss/Damage Replacement Values, are returned to Cintas.
8. **Replacement:** In the event any merchandise is lost, stolen or is not returned to Cintas, or is destroyed or damaged by fire, welding damage, acid, paint, ink, chemicals, neglect or otherwise, the Customer agrees to pay for said merchandise at the then current Loss/Damage Replacement Values.
9. **Additional Customer Locations:** Notwithstanding anything to the contrary contained herein, there will be a minimum term equal to the greater of thirty-six (36) months or the remainder of the Term for any individual Customer location added after the date of this Acceptance Agreement.

10. **Termination for Unavailability of Funds:** If Customer intends to terminate this Acceptance Agreement pursuant to Section 36 of the Master Agreement due to a reduction in local, state, and/or federal funding ("Funding Termination"), Customer shall give prompt written notice to Cintas along with documentation evidencing the extent of unavailability or reduction of funding. In the event that Customer's funding is sufficient to finance this Acceptance Agreement in part, then prior to termination, Cintas shall have the option, in its sole discretion, to reduce the scope of this Acceptance Agreement to conform with the available funds, and Customer shall cooperate in good faith with Cintas to amend this Acceptance Agreement to reflect such reduced scope. If Customer complies with the notice and scope reduction requirements in this Section 10, the termination charges in Section 11 shall not apply to such Funding Termination. If Customer does not comply with the notice and scope reduction requirements in this Section 10, the termination charges in Section 11 shall apply to such Funding Termination. This provision shall take precedence over and supersede any contrary or conflicting provision in the Master Agreement.
11. **Additional Items:** Additional Customer employees, products and services may be added to this Acceptance Agreement and shall automatically become a part of and subject to the terms hereof and all of its provisions. If this Acceptance Agreement is terminated early for convenience, the parties agree that the damages sustained by Cintas will be substantial and difficult to ascertain. Therefore, if this Acceptance Agreement is terminated by Customer prior to the applicable expiration date for any reason other than documented quality of service reasons which are not cured, or terminated by Cintas for non-payment by Customer at any time Customer will pay to Cintas, as termination charges and not as a penalty based upon the following schedule:
    - If this Acceptance Agreement is cancelled for convenience in the first twelve months of the term, Customer shall pay as termination charges equal to 52 weeks of rental service.
    - If this Acceptance Agreement is cancelled for convenience in months thirteen (13) through twenty-four (24) of the term, Customer shall pay as termination charges equal to thirty-nine (39) weeks of rental service.
    - If this Acceptance Agreement is cancelled for convenience in months twenty-five (25) through thirty-six (36) of the term, Customer shall pay as termination charges equal to twenty-six (26) weeks of rental service.
    - If this Acceptance Agreement is cancelled for convenience after thirty-six (36) months of service, Customer shall pay as termination charges of thirteen (13) weeks of rental service.
    - Customer shall also be responsible to return all of the merchandise allocated to such Customer locations terminating this Acceptance Agreement at the then current Loss/Damage Replacement Values and for any unpaid charges on Customer's account prior to termination.
12. **No Federal Contractor:** As a material condition of this Acceptance Agreement, Customer represents and warrants that: (a) this Acceptance Agreement is not federally funded; (b) this Acceptance Agreement does not constitute, and is not entered into to support a federal government contract, subcontract or third party contract; (c) Cintas does not hereby become a subrecipient, subgrantee, project participant, or third party contractor or subcontractor in relation to any contract with the federal government; and (d) by entering this Acceptance Agreement, Cintas does not become obligated to comply with federal regulations or federal laws (including specifically the Service Contact Act), whether by virtue of such obligation flowing down from a contract between Customer and any third party, by virtue of federal funding being used in relation to this project, or otherwise. In the event that any of the foregoing is or becomes untrue, Cintas shall have the option to unilaterally terminate this Acceptance Agreement.
13. **Prevailing Wage/Living Wage:** Customer represents and warrants that this Acceptance Agreement is not subject to laws pertaining to prevailing wages, living wages, or other wage and/or benefit requirements established by law ("Wage Statutes"). Customer agrees and acknowledges that it will not attempt to enforce any Wage Statutes in relation to this Acceptance Agreement and Customer hereby waives and releases Cintas from any and all fines, penalties, interest, or other costs, expenses, or charges of any type imposed by any federal, state, or local authority in relation to Cintas's failure to satisfy any such Wage Statute in relation to this Acceptance Agreement.
14. **PO Economic Terms:** The Parties agree that terms and conditions set forth in any purchase order, Statement of Work, or similar document ("Order Document") will be limited to economic and/or logistical terms such as product type, pricing, dates of service, etc., and that any terms and conditions in an Order Document that conflict with, or could be construed to modify, alter, or expand the terms and conditions set forth in this Acceptance Agreement will be null and void.
15. **Customer Type:** Customer must select the appropriate response below:
    Is Customer a United States Federal government agency or instrumentality?

    ☐ Yes ☑ No

    (If Yes, Customer must provide any applicable U.S. Federal government flowdown terms and conditions, which will only be binding on Cintas if attached hereto and agreed to by Cintas prior to execution of this Acceptance Agreement).
16. **Customer Funding Source:** Customer must select the appropriate response below:
    Will Customer pay for the goods and services ordered under this Acceptance Agreement with any United States Federal government funds?

    ☐ Yes ☑ No

    (If Yes, Customer must provide any applicable U.S. Federal government flowdown terms and conditions, which will only be binding on Cintas if attached hereto and agreed to by Cintas prior to execution of this Acceptance Agreement).
17. **Additional Terms:** Customer must select the appropriate response below:
    Does Customer require any additional terms and conditions to be incorporated into this Acceptance Agreement, or is Customer accepting the Acceptance Agreement without additional terms?

    ☐ Yes, additional terms required
    ☑ No additional terms needed

    (If Yes, Customer must provide any applicable additional terms and conditions using Addendum A – Additional Terms, which will only be binding on Cintas if attached hereto and agreed to by Cintas prior to execution of this Acceptance Agreement).
18. I authorize Cintas to verify my credit on Credit.net and/or by contacting the parties provided. I am authorized to sign on behalf of this company. In addition, I authorize Cintas to open a new account on behalf of the company and deliver the products or services listed above at the agreed upon pricing and delivery terms.

Cintas Location #:	Customer Signature:
Cintas Representative Signature:	Print Name:
Title:	Print Title:
Accepted-GM:	Email:
Cintas Enterprise Account: ☐ Yes ☐ No	Customer Contact:
Cintas Enterprise Partner Name:	Customer Contact Email:

Accounts Payable Contact Billing Information

PLEASE SKIP THIS PAGE IF NO UPDATES TO BILLING

How should the Business Name read on the invoice?

Do you have other sites/locations within your company that are set up for billing with Cintas? ☐ **YES** ☐ **NO** ☐ **UNSURE**

Are you Tax Exempt? ☐ YES ☐ NO If Yes, where can I get a copy of your tax-exempt form?

PAYER INFORMATION: This section covers the address where the person who pays the bills is and their contact information.

Account Payable Contact Name:

Account Payable Contact Phone #:

Account Payable Email:

Payer Street Address:

City: ST/PROV: ZIP/PC:

We will use the Payer address above as the address that is used for credit reference/credit check if it is different from service address.

BILL-TO INFORMATION: This section covers **where the bill will be mailed/sent to.**

☐ **Same as Payer** OR ☐ **Same as Sold-To**

Bill-To Street Address:

City: ST/PROV: ZIP/PC:

WE CAN CUSTOMIZE HOW YOU RECEIVE YOUR BILL FOR PAYMENT PROCESSING

Invoice Delivery (choose one): ☐ **Leave at Site and Email** ☐ **Email Only** ☐ **Physically Mail** ☐ **Leave at site after service**

Do invoices require a purchase order? ☐ **YES** ☐ **NO** **If yes,** please provide PO#

Will the same PO need to appear on each invoice? ☐ **YES** ☐ **NO** Is there an expiration date?

PAYMENT TERMS: Net 30 Standard

PAYMENT OPTIONS

☐ **Check**

☐ **ACH/EFT -** We will have our ACH/EFT team contact the AP contact above with ACH/EFT payment details

☐ **Credit Card -** We will have our Payment Center contact the AP Contact above for credit card details

Unless noted below, your AP contact above will be automatically registered to manage your Cintas account online with myCintas Billing. myCintas allows you to conveniently access your account anytime using your computer, tablet, or mobile device!

Do not send information about Online Bill Pay (US Only)

Cintas Representative Initials: Customer Initials:

UNIFORM PRODUCT RENTAL PRICING (cont.):

Continued from page 1

ITEM #	DESCRIPTION	STANDARD ITEM	UNIT PRICE	LOSS/DAMAGE REPLACE. VALUE
		☐ Yes ☐ No		
	see attached price chart exhibit	☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		
		☐ Yes ☐ No		

WORKPLACE SERVICES PRODUCTS PRICING (cont.):

Continued from page 1

ITEM #	DESCRIPTION	RENTAL FREQ.	INVENTORY	UNIT PRICE
	see attached price chart exhibit			

Additional sites added at a later date will be required to sign the attached Exhibit A with a minimum term of 36 months.

Cintas Representative Initials: _____ Customer Initials: _____

16108705 - CITY OF LAWRENCEVILLE
18 S CLAYTON ST LAWRENCEVILLE GA 30046

16109622 - CITY OF LAWRENCEVILLE
435 W PIKE ST LAWRENCEVILLE GA 30046

16108945 - CITY OF LAWRENCEVILLE
435 W PIKE ST LAWRENCEVILLE GA 30046

16108709 - CITY OF LAWRENCEVILLE
18 S CLAYTON STREET LAWRENCEVILLE GA 30046

16111607 - CITY OF LAWRENCEVILLE
20 S CLAYTON ST LAWRENCEVILLE GA 30046

16108949 - CITY OF LAWRENCEVILLE
435 W PIKE ST LAWRENCEVILLE GA 30046

16108252 - CITY OF LAWRENCEVILLE
70 S CLAYTON STREET LAWRENCEVILLE GA 30046

18931069 - CITY OF LAWRENCEVILLE
72 S CLAYTON ST LAWRENCEVILLE GA 30046

16113673 - CITY OF LAWRENCEVILLE
70 S CLAYTON ST LAWRENCEVILLE GA 30046

16109229- LAWRENCEVILLE ART CENTER
128 W PIKE ST LAWRENCEVILLE, GA 30046

27319580 - CITY OF LAWRENCEVILLE (Facilities)
435 W PIKE ST, STE 100 LAWRENCEVILLE GA 30046

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JULY 27, 2027
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	Resolution for Fiscal Year 2027 Millage Rate Public Hearing and Millage Rate Adoption
Department:	Finance
Date of Meeting:	Monday, July 27, 2026
Fiscal Impact:	Maintain Millage Rate at 3.26
Presented By:	Keith Lee, Chief Financial Officer
Action Requested:	Approve the Resolution to adopt the City Millage Rate of 3.26 mills for Fiscal Year 2027 and Tax Year 2026

Summary: Three public hearings are required by Georgia State Law upon the City's consideration of a millage rate above the rollback rate. The City is proposing to set a millage rate of 3.26, which is 0.326 mills above the calculated rollback rate. The rollback rate is calculated to be 2.934 mills.

Additionally, the Council is being asked to approve the millage of 3.26 by resolution.

Fiscal Impact: Maintain the current millage rate

Attachments/Exhibits:

- Millage Resolution.docx
- FY 2027 Presentation.pptx

RESOLUTION _____

RESOLUTION OF THE CITY OF LAWRENCEVILLE
TO SET THE MILLAGE RATE FOR 2026

WHEREAS, the City of Lawrenceville depends upon revenue derived from various sources; and

WHEREAS, the City of Lawrenceville is dependent upon revenues generated from property taxes;

NOW, THEREFORE, BE IT RESOLVED that the City of Lawrenceville hereby sets its 2026 tax rate at 3.26 mills.

IT IS SO RESOLVED this 27th day of July, 2026.

_____
David R. Still, Mayor

ATTEST:

_____
Karen Pierce, City Clerk

Fiscal Year 2027 Millage Rate Public Hearing

July 8, 2026

LAWRENCEVILLE
GEORGIA

Agenda

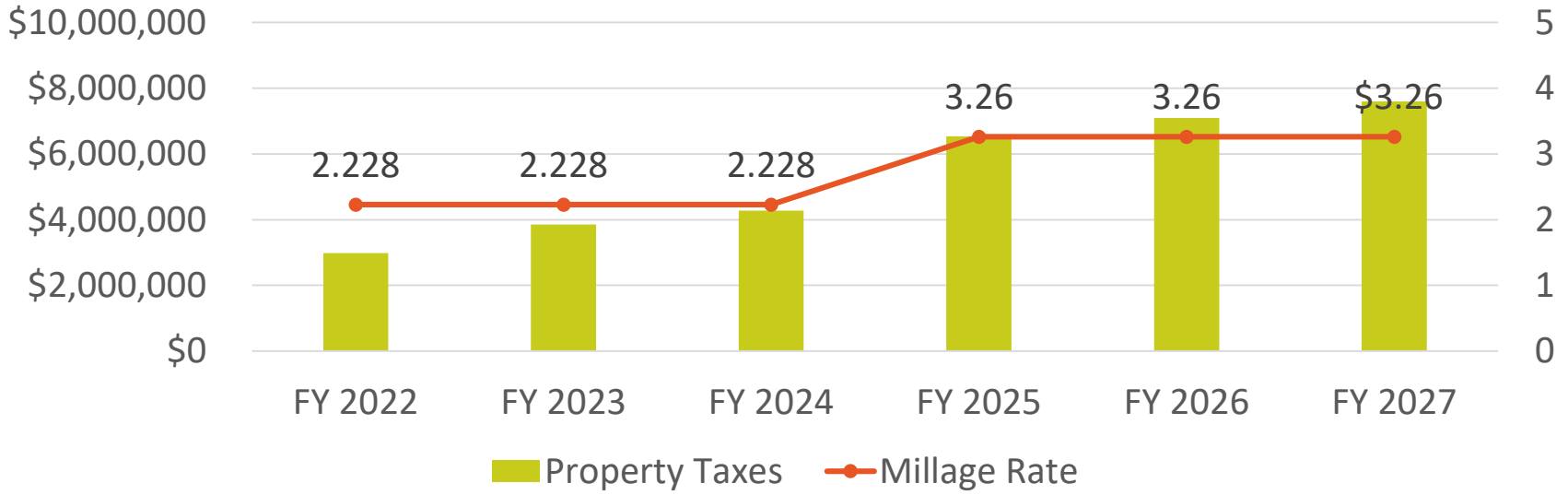
- Proposed Millage
- Public Hearing

Proposed Millage - No Change

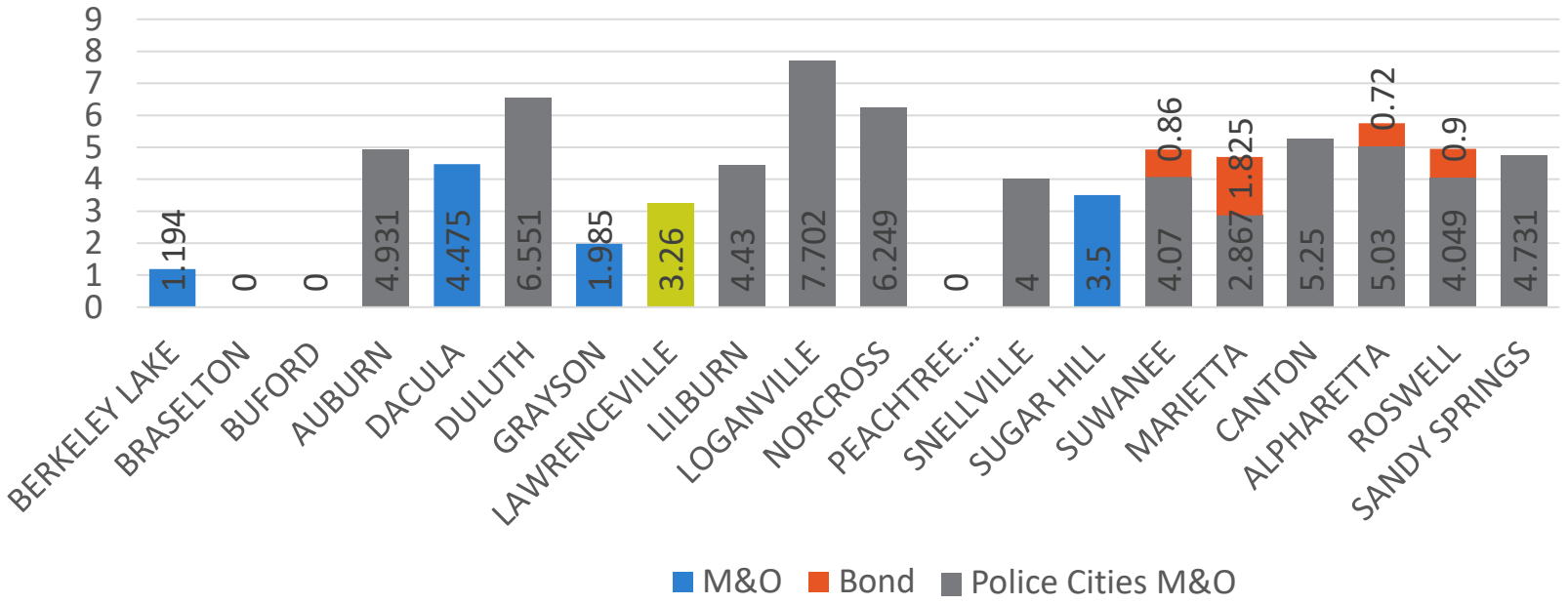
- Proposed Millage is 3.26 (Same as FY 2025)
  - 0.326 mills above roll-back rate
  - Property Tax Revenue for FY 2027: $7,592,750
    - Tax Revenue Increase: $501,715 (actuals)
    - Helps cover services such as:
      - Increased Police Services include the real-time crime center
      - Road and sidewalk maintenance, parks, art projects, and ADA Transitional Plan
      - Inflationary increases
  - The combined County/City millage rate for inside and outside the City will be the same.
  - Impact will be different for each homesteaded property

Proposed Millage – No Change

- The Proposed Millage for FY 2025 is 3.26
  - Rollback Rate 2.934
  - Current Millage 3.26



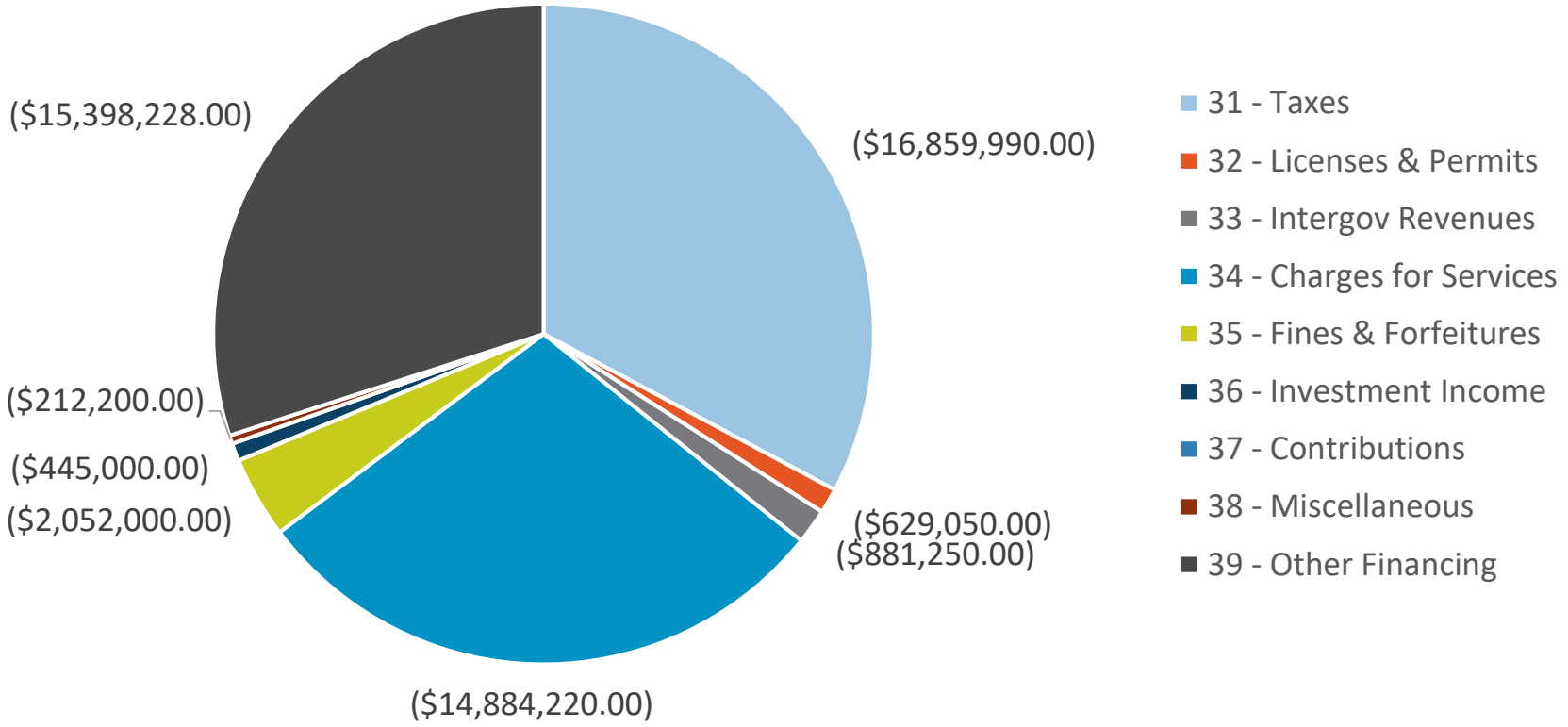
Millage Comparison



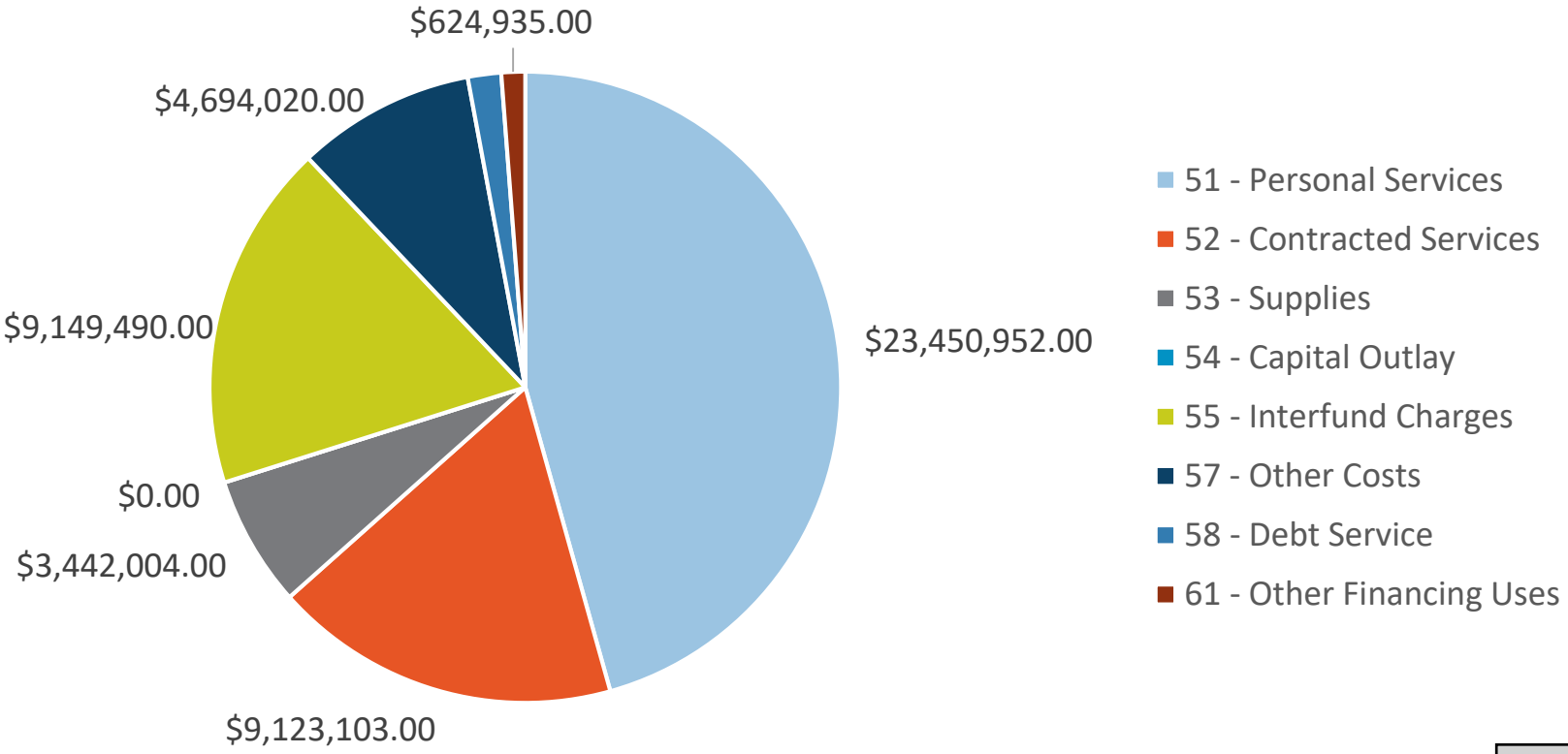
COUNTY TAXES NOT ON CITY PROPERTY

- County Police 2.9
- County Code Enforcement 0.36
- Total 3.26

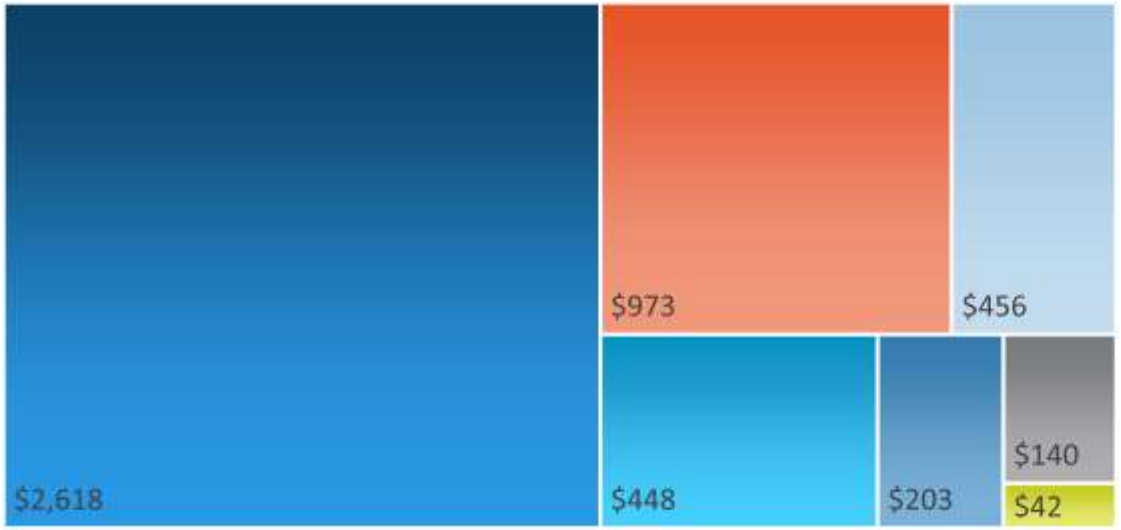
FY 2027 General Fund Revenue



FY 2027 General Fund Expense



Millage ($350,000 home)



District	Millage	Tax	Percent of Tax
City of Lawrenceville	**3.26**	**$456**	**9.25%**
Gwinnett County	6.95	$973	19.71%
Gwinnett Recreation	1	$140	2.84%
Gwinnett Fire and EMS	3.2	$448	9.08%
Gwinnett Economic Development	0.3	$42	0.85%
Gwinnett County Schools	19.1	$2,618	54.17%
Gwinnett County School Bond	1.45	$203	4.11%
Total	**35.26**	**$4,880**	**1**

Other Hearings and Adoption

July 27, 2026 – 12:00 noon

- Public Hearing

July 27, 2025 – 7:00 pm

- Public Hearing
- Adoption

Public Hearing

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JULY 27, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	An Ordinance to Amend the City of Lawrenceville Zoning Ordinance (2020) (Adopted May 2020 as Amended), which will result in changes to Article 1, Districts, related to Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards, Minimum Lot Area
Department:	Planning and Development
Date of Meeting:	Monday, July 27, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Amend City Ordinance ~ Article 1, Districts, Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards, Minimum Lot Area.
Planning & Development Recommendation:	Approval
Planning Commission Recommendation:	

Summary: An Ordinance to Amend the City of Lawrenceville Ordinance (2020) (Adopted May 2020 as Amended), which will result in changes to Article 1, Districts, related to Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot development standards, minimum lot area.

Attachments/Exhibits:

- ZON ORD 2026-XX_ART 1 RM-8_07272026.docx
- ARTICLE 1 DISTRICTS_SEC 102.7_RDLNS_06102026.pdf

ORDINANCE ZON-ORD-2026-XX

AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ORDINANCE (2020) (ADOPTED MAY 2020 AS AMENDED), BY AMENDING ARTICLE 1, DISTRICTS, RELATED TO SECTION 102.7 RM-8 TOWNHOUSE RESIDENTIAL DISTRICT, SUBSECTION B. LOT DEVELOPMENT STANDARDS, MINIMUM LOT AREA.

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

Section 1.

Article 1, Districts, Section 102.7, RM-8 Townhouse Residential District, Table 102.7 B.1., Lot Development Standards, is hereby amended by deleting the existing Minimum Lot Area standard in its entirety and replacing it with a new Minimum Lot Area standard, as set forth herein and incorporated into this Ordinance by reference.

A. Purpose

The RM-8 Townhouse Residential District is designed to provide for townhome development that will be compatible when located near and among lower- and moderate-density types of developments.

Property in the RM-8 Townhouse Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

B. Lot Development Standards

Table 102.7 B.1. Lot Development Standards

Minimum Lot Area	Minimum Unit Width	Minimum Front Yard Building Setback[1]	Minimum Side Yard Building Setback	Minimum Rear Yard Building Setback[1]
1,800 square feet	20 feet	25 feet	0 feet (attached)	20 feet

Table 102.7 B.2. Lot Development Standards

Maximum Lot Coverage	Maximum Building Height
40 percent	35 feet

Table 102.7 B.3. Project Dimensional Standards

Minimum Project Area	Maximum Gross Density	Minimum Common Area
4 acres	8 Units Per Acre (UPA)	15 percent

- Minimum Building Setback - 40 feet if located along a property boundary adjoining a Local Street, Minor Collector, Major Collector, Minor Arterial, Major Arterial, or Freeway roadway that is external to and not part of the internal street network of the development.
- Minimum Side Yard Building Setback – 20 feet if located along a property boundary adjoining a Local Public or Private Street that is internal to the street network of the development and not part of the existing external street network of public roadways.
- Minimum Project Area.

  1. RM-8 Townhouse Residential District.

     The Minimum Project Area requirement for the RM-8 Townhouse Residential District shall not be reduced by Variance.

  2. (RM-12) General Residence District, 3,600 Sq. Ft. District (Legacy Property).

     A Variance request may be submitted only if:

     a. A property was zoned (RM-12) General Residence, 3,600 sq. ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD-2020-9) on May 20, 2020, and

     b. A property does not meet the Minimum Project Area the property owner may apply for a Variance.

  3. Any such Variance requested under subsection (2.) shall require approval by the City Council. No reduction in Minimum Project Area for RM-12 legacy properties shall be effective unless and until the City Council grants said approval through the established Variance process.

- Duplexes shall be prohibited.

Table 102.7 B.4. Lot Development Standards

Minimum Heated Floor Area				
Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom
-	1,000	1,200 sq. ft.	1,400 sq. ft.*	1,600 sq. ft*

Table 102.7 B.5. Lot Development Standards

Minimum Dwelling Unit width	
Double-car garage	20 ft.

* Three-bedroom units shall be limited to 40% of the entire townhouse development.

* Four-bedroom units shall be limited to 10% of the entire townhouse development.

C. Mandatory Homeowners Association

As part of the planning process for the development of a townhome subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development property. The Homeowners 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. 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 single-family 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 a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common area(s)/Park(s) shall be programed with amenities to maximize use such as benches, tables, grills, etc.

D. Architectural Standards

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

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

See figures for examples:

Rear Entry



Front Entry



E. Development Standards:

The following minimum requirements shall be applied to the property:

1. All vehicles shall be parked on a subdivision lot on an approved hard surface.
2. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all buildings (facades/elevations) and interior private drives.
3. A minimum of three and a maximum of eight units shall be allowed in each row of townhouses.
4. Private Drive shall be installed with the following dimensions:

a. Street width shall be 24 feet. Two-foot curb and gutter required (dimensions are back-to-back of curbs).

b. A 5-foot sidewalk is required and shall be 2 feet off the back of the curb.

5. All utilities shall be underground and shall be located within the required right-of-way.

6. All townhouses must be rear entry; driveways shall have no access to exterior streets.

7. Rear entry units shall abide by the following rules and regulations:

   a. Rear entry units garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.

   b. Driveway must provide two external parking spaces (9 ft. x 20 ft. each)

   c. The rear elevation of Rear Entry Units shall be setback 27 feet from the required 24-foot Private Drive.

8. Front entry units shall require the approval of an associated Special Use Permit. If approved, shall abide by the following rules and regulations:

   a. Front entry unit garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.

   b. The front façade of Front Entry Units shall be setback 27 feet from required 24-foot Private Drive.

   c. Driveway must provide two external parking spaces (9 ft. x 20 ft. each).

9. Each townhome residence shall have a two-car garage as a minimum requirement.

10. No plumbing or heating vents shall be placed on the front side roof of any structure in this district.

11. Building fronts shall be staggered to provide architectural relief.

12. Sidewalks on both sides of all streets including cul-de-sacs shall be required as set forth in the subdivision regulations of the City of Lawrenceville.

13. The term “pavement width of streets” as used in this Ordinance shall be defined as from the back of curb to back of curb.

14. No driveway shall have access to exterior streets.

15. Centralized mail kiosk shall have a minimum three-car stacking

lane for every 100 units served.

16. Dumpsters and recycle bins shall be screened from all units and not visible from right-of-way.

F. Utility Restrictions

1. All utilities shall be located underground.
2. All utilities meters shall be located along a side or rear elevation.

G. Green/Common Space:

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

H. Zoning Exhibit

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

1. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent

properties.

2. A plan showing applicable details, to include lots, streets and rights-of-way, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
3. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
4. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
5. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.
6. Conceptual Signage Plan.

Section 2.

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

Section 3.

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

Section 4.

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

Section 5.

This ordinance shall become effective upon its adoption by the City Council.
IT IS SO ORDAINED this XX[XX] day of MONTH, 2026

_____
David R. Still, Mayor

Attest:

_____
Karen Pierce, City Clerk

ORDINANCE ZON-ORD-2026-XX

AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ORDINANCE (2020) (ADOPTED MAY 2020 AS AMENDED), BY AMENDING ARTICLE 1, DISTRICTS, RELATED TO SECTION 102.7 RM-8 TOWNHOUSE RESIDENTIAL DISTRICT, SUBSECTION B. LOT DEVELOPMENT STANDARDS, MINIMUM LOT AREA.

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

Section 1.

Article 1, Districts, Section 102.7, RM-8 Townhouse Residential District, Table 102.7 B.1., Lot Development Standards, is hereby amended by deleting the existing Minimum Lot Area standard in its entirety and replacing it with a new Minimum Lot Area standard, as set forth herein and incorporated into this Ordinance by reference.

A. Purpose

The RM-8 Townhouse Residential District is designed to provide for townhome development that will be compatible when located near and among lower- and moderate-density types of developments.

Property in the RM-8 Townhouse Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

B. Lot Development Standards

Table 102.7 B.1. Lot Development Standards

Minimum Lot Area	Minimum Unit Width	Minimum Front Yard Building Setback[1]	Minimum Side Yard Building Setback	Minimum Rear Yard Building Setback[1]
1,800 square feet	20 feet	25 feet	0 feet (attached)	20 feet

Table 102.7 B.2. Lot Development Standards

Maximum Lot Coverage	Maximum Building Height
40 percent	35 feet

Table 102.7 B.3. Project Dimensional Standards

Minimum Project Area	~~Maximum Lot Coverage~~ Maximum Gross Density	Minimum Common Area
4 acres	~~40 percent~~8 Units Per Acre (UPA)	15 percent

- Minimum Building Setback - 40 feet if located along a property boundary adjoining a Local Street, Minor Collector, Major Collector, Minor Arterial, Major Arterial, or Freeway roadway that is external to and not part of the internal street network of the development.
- Minimum Side Yard Building Setback – 20 feet if located along a property boundary adjoining a Local Public or Private Street that is internal to the street network of the development and not part of the existing external street network of public roadways.
- Minimum Project Area.

  1. RM-8 Townhouse Residential District.

     The Minimum Project Area requirement for the RM-8 Townhouse Residential District shall not be reduced by Variance.

  2. (RM-12) General Residence District, 3,600 Sq. Ft. District (Legacy Property).

     A Variance request may be submitted only if:

     a. A property was zoned (RM-12) General Residence, 3,600 sq. ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD-2020-9) on May 20, 2020, and

     b. A property does not meet the Minimum Project Area the property owner may apply for a Variance.

  3. Any such Variance requested under subsection (2.) shall require approval by the City Council. No reduction in Minimum Project Area for RM-12 legacy properties shall be effective unless and until the City Council grants said approval through the established Variance process.

- Duplexes shall be prohibited.

Table 102.7 B.43. Lot Development Standards

Minimum Heated Floor Area				
Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom
-	1,000	1,200 sq. ft.	1,400 sq. ft.*	1,600 sq. ft*

Table 102.7 B.54. Lot Development Standards

Minimum Dwelling Unit width	
Double-car garage	20 ft.

* Three-bedroom units shall be limited to 40% of the entire townhouse development.

* Four-bedroom units shall be limited to 10% of the entire townhouse development.

*

C. Mandatory Homeowners Association

As part of the planning process for the development of a townhome subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development property. The Homeowners 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. The~~, and 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 single-family 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 a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common area(s)/Park(s) shall be programed with amenities to maximize use such as benches, tables, grills, etc.

D. Architectural Standards

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

a. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip, or flat roof lines.

b. Front, side, and rear facades shall be finished with primarily brick or stone on each elevation.

c. Elevations shall be staggered with alternating exterior treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.

d. Provide a unique architectural entrance with door surround.

e. Incorporate changes in building material texture and color.

f. Provide elements such as shutters and roof eave brackets.

g. Refer to Article 6, Architectural and Design Standards, for types of materials allowed in the district.

See figures for examples:

Rear Entry



Front Entry



E. Development Standards:

The following minimum requirements shall be applied to the property:

a. All vehicles shall be parked on a subdivision lot on an approved hard surface.

b. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all buildings (facades/elevations) and interior private drives.

c. A minimum of three and a maximum of eight units shall be allowed in each row of townhouses.

d. Private Drive shall be installed with the following dimensions:

i. Street width shall be 24 feet. Two-foot curb and gutter required (dimensions are back to back of curbs).

ii. A 5-foot sidewalk is required and shall be 2 feet off the back of the curb.

e. All utilities shall be underground and shall be located within the required right-of-way.

f. All townhouses must be rear entry; driveways shall have no access to exterior streets.

g. Rear entry units shall abide by the following rules and regulations:

i. Rear entry units garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.

ii. Driveway must provide two external parking spaces (9 ft. x 20 ft. each)

iii. The rear elevation of Rear Entry Units shall be setback 27 feet from the required 24-foot Private Drive.

h. Front entry units shall require the approval of an associated Special Use Permit. If approved, shall abide by the following rules and regulations:

i. Front entry unit garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.

ii. The front façade of Front Entry Units shall be setback 27 feet from required 24-foot Private Drive.

iii. Driveway must provide two external parking spaces (9 ft. x 20 ft. each).

i. Each townhome residence shall have a two-car garage as a minimum requirement.

j. No plumbing or heating vents shall be placed on the front side roof of any structure in this district.

k. Building fronts shall be staggered to provide architectural relief.

l. Sidewalks on both sides of all streets including cul-de-sacs shall be required as set forth in the subdivision regulations of the City of Lawrenceville.

m. The term “pavement width of streets” as used in this Ordinance shall be defined as from the back of curb to back of curb.

n. No driveway shall have access to exterior streets.

o. Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.

p. Dumpsters and recycle bins shall be screened from all units and not visible from right-of-way.

F. Utility Restrictions

a. All utilities shall be located underground.

b. All utilities meters shall be located along a side or rear elevation.

G. Green/Common Space:

a. Every development shall be required to construct an area of public green space within the confines of the development.

b. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.

c. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.

d. 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.

i. The minimum size for a public green, park or square 3,000 square feet

ii. Provide a mix of undisturbed natural plantings and/or formal plantings

iii. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.

iv. Install outdoor lighting.

H. Zoning Exhibit

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

a. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.

b. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.

c. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.

d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.

e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.

f. Conceptual Signage Plan.

Section 2.

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

Section 3.

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

Section 4.

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

Section 5.

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

IT IS SO ORDAINED this XX[XX] day of MONTH, 2026

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JULY 27, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZM2026-00004; JCT Construction Group c/o LJA Engineering; 737 Grayson Highway
Department:	Planning and Development
Date of Meeting:	Monday, July 27, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone Property from BG (General Business) to RM-8 (Townhouse Residential)
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Conditions

Summary: The applicant requests the rezoning of an approximately 4.03-acre property located at 737 Grayson Highway (Parcel ID Number: 5140 004) from BG (General Business District) to RM-8 (Townhouse Residential District) to develop twenty-five (25) rear-entry townhome dwelling units at a density of approximately six and one-quarter (6.25) Units Per Acre (UPA). The subject property is located along the western right-of-way of Grayson Highway, between its intersections with Farmer Court and Crane Drive.

Attachments/Exhibits:

- RZM2026-00004_ATTCH_05192026.pdf
- RZM2026-00004_ATTCH2_06012026.pdf
- RZM2026-0004_M&C REC CNDS_07072026.pdf

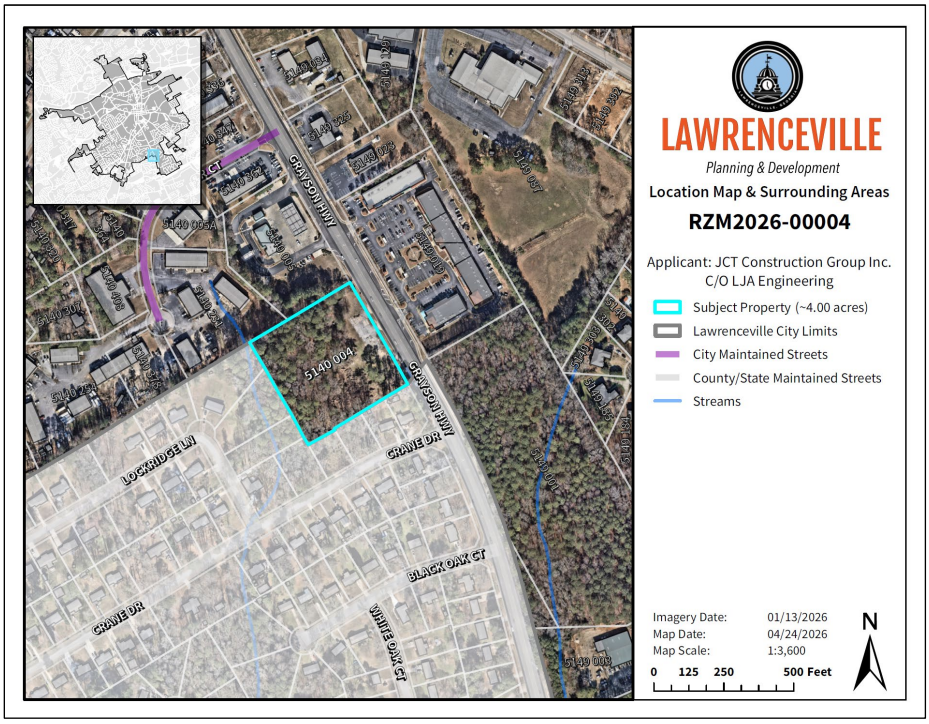
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	**RZM2026-00004**
APPLICANT(S):	JCT CONSTRUCTION GROUP INC. C/O LJA ENGINEERING
PROPERTY OWNER(S):	JEFFREY C THREAT
LOCATION(S):	737 GRAYSON HIGHWAY
PARCEL IDENTIFICATION NUMBER(S):	5140 004
APPROXIMATE ACREAGE:	4.03 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED ZONING:	RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	25 REAR-ENTRY TOWNHOMES
DEPARTMENT RECOMMENDATION:	**APPROVAL WITH CONDITIONS**

VICINITY MAP



RZM2026-00004_ATTCH_05212026

ZONING HISTORY

The subject property was annexed into the City of Lawrenceville and rezoned to BG – General Business District (its current zoning district) at an unspecified time between the years of 1986 and 2002.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 4.03-acre property located at 737 Grayson Highway (Parcel ID Number: 5140 004) from BG (General Business District) to RM-8 (Townhouse Residential District) to develop twenty-five (25) rear-entry townhome dwelling units at a density of approximately six and one-quarter (6.25) Units Per Acre (UPA). The subject property is located along the western right-of-way of Grayson Highway, between its intersections with Farmer Court and Crane Drive.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The proposed RM-8 district permits a comparable attached residential use that is generally compatible with the surrounding mix of commercial, residential, and open-space uses. While the proposal generally conforms to the intent of the RM-8 district, several deviations from the City's townhouse development standards require additional consideration.

RZM2026-00004_ATTCH_05212026

The applicant seeks to develop twenty-five (25) rear-entry townhomes on the subject property. The proposed development includes five separate rows of townhouses consisting of three to seven units per row. Two of these rows (consisting of twelve total units) directly face Grayson Highway, while the remaining three rows (consisting of thirteen units) face an approximately 10,000 square foot internal neighborhood green.

Approval of the requested RM-8 (Townhouse Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

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

Standard	Requirement	Proposal	Recommendation
Min. Lot Area*	*5 acres*	*4 acres*	***See Staff Analysis***
Min. Unit Width	*20 ft*	*24 ft*	*N/A*
Ext. Front Setback	*40 ft*	*25 ft*	***Variance***
Ext. Side Setback	*20 ft*	*20 ft*	*N/A*
Ext. Rear Setback	*20 ft*	*20 ft*	*N/A*
Min. Heated Area	*See Table Below*	*See Table Below*	*N/A*
Max. Lot Coverage	*40%*	*43.4%*	***Variance***
Max. Height	*35 ft*	*35 ft*	*N/A*
Min. Com. Area %	*15%*	*43.7%*	*N/A*

*Minimum lot area shall not be reduced by a Variance.

Minimum Heated Floor Area

Standard	Requirement	Proposal	Recommendation
1-bedroom	*1,000 sq. ft*	*N/A*	***Variance***
2-bedroom	*1,200 sq. ft*		
3-bedroom	*1,400 sq. ft (40%)*	*1,900-2,000 square feet (100%)*	
4-bedroom	*1,600 sq. ft (10%)*		

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

RZM2026-00004_ATTCH_05212026

Standard	Requirement	Proposal	Recommendation
Min. Units Per Row (UPR)	*3 units*	*3 units*	*N/A*
Max. Units Per Row (UPR)	*8 units*	*7 units*	*N/A*
Private Drive Width	*24 ft*	*26 ft*	*N/A*
Sidewalk Width	*5 ft*	*5 ft*	*N/A*
Rear Setback from Private Drive	*27 ft*	*20 ft*	***Variance***
Rear-Entry Units	*25 units (100%)*	*25 units (100%)*	*N/A*
Adjacency to Public Green Space	*13 units (52%)*	*13 units (52%)*	*N/A*
Min. Public Green Space	*3,000 SF*	*~10,000 SF*	*N/A*

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
RM-8 / R-75 (Gwinnett County)	*25 ft*	*25 ft*	*N/A*
RM-8 / BG	*N/A*	*N/A*	*N/A*
RM-8 /LM	*N/A*	*N/A*	*N/A*

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

Standard	Requirement	Proposal	Recommendation
Parking: Dwelling	*4 spaces per unit (100 spaces)*	*4.84 spaces per unit (121 spaces)*	*N/A*

DEVELOPMENT CHARACTER AND USE COMPATIBILITY

The proposed townhouse development may represent an appropriate transitional and compatible land use between the commercial and light industrial uses along Grayson Highway and the adjacent residential neighborhoods to the south and west. The proposal

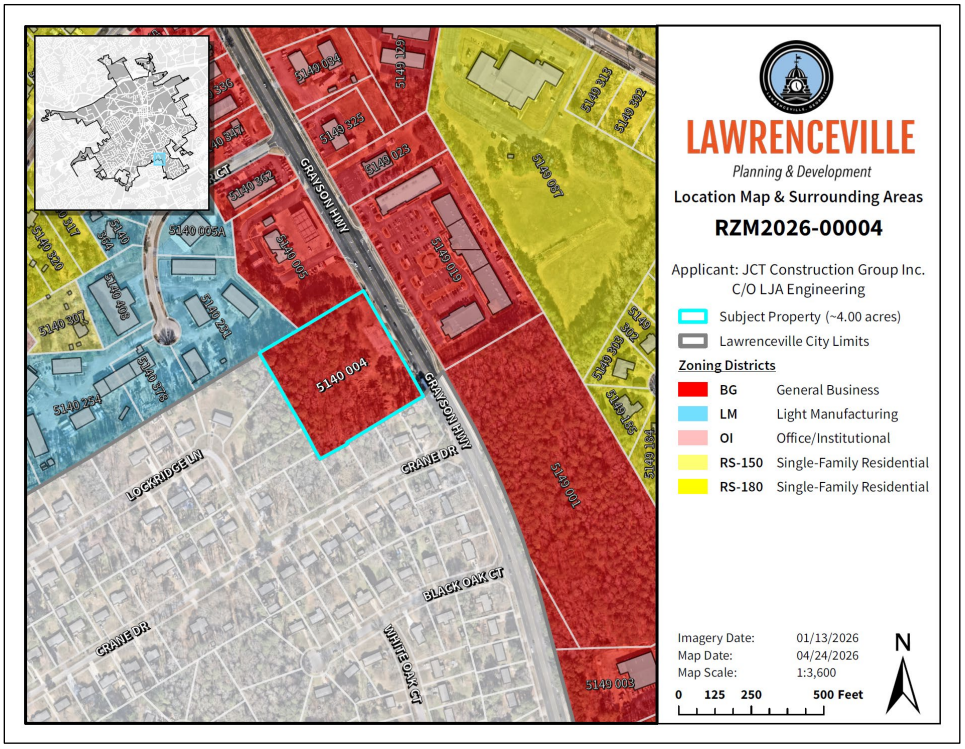
RZM2026-00004_ATTCH_05212026

incorporates several design features intended to improve compatibility with surrounding properties, including rear-loaded garages, enhanced open space, pedestrian-oriented circulation, and moderate residential density.

DESIGN COMPLIANCE AND DEVELOPMENT STANDARDS

The proposed development generally complies with several RM-8 development standards; however, the request requires multiple variances and a text amendment related to minimum lot area, setbacks, lot coverage, and unit mix standards. Because the RM-8 district does not permit reductions to the minimum five-acre lot area through the variance process, approval of the request requires a text amendment to the Zoning Ordinance. Several requested variances exceed Staff's typical administrative support threshold for dimensional deviations; however, Staff recognizes that many of the requested modifications are associated with the project's overall site design, enhanced open space configuration, and rear-loaded development pattern. While policy concerns remain regarding reductions to established district standards, Staff finds that the overall site design and transitional corridor context support consideration of approval in this instance.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

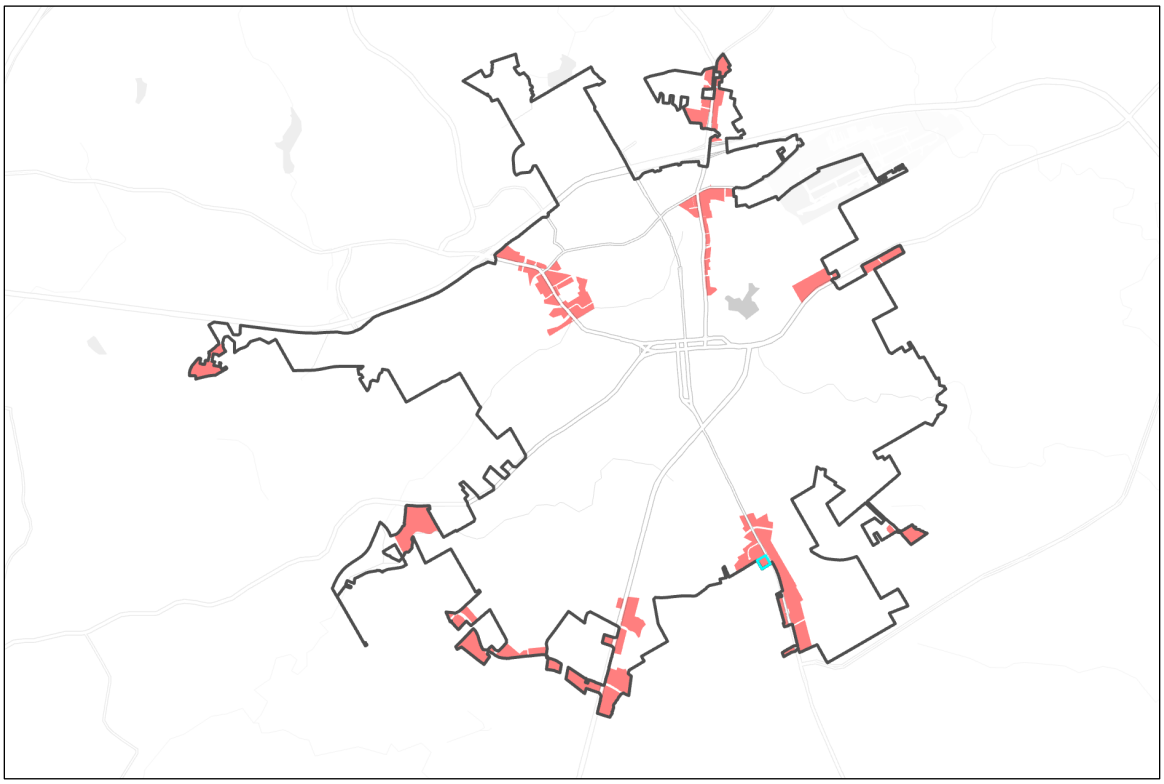
The immediate area surrounding the subject property consists of a mixture of commercial, light industrial, and single-family residential uses. Commercial uses are concentrated along the Grayson Highway corridor, including retail and convenience-oriented development,

RZM2026-00004_ATTCH_05212026

while established single-family residential neighborhoods are located immediately south and west of the property. Office and warehouse use zoned LM Light Manufacturing District are located northwest of the site along Farmer Court.

The proposed townhouse development may serve as an appropriate transitional and compatible land use between the higher-intensity commercial and light industrial uses along Grayson Highway and the adjacent lower-density residential neighborhoods. The proposal's rear-loaded design enhanced open space, pedestrian-oriented layout, and moderate density may further improve compatibility with surrounding properties while supporting reinvestment within the corridor environment.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map designate the subject property within the Commercial Corridor character area, which is primarily intended to accommodate commercial, employment, and corridor-oriented development along major transportation routes. While the proposed townhouse development differs from the corridor's traditional commercial emphasis, contemporary planning practices increasingly recognize the role of compatible residential redevelopment within evolving commercial environments where such development may support transitional land use patterns, corridor reinvestment, and housing diversification.

RZM2026-00004_ATTCH_05212026

The subject property occupies a transitional location between existing commercial and light industrial uses along Grayson Highway and established single-family residential neighborhoods to the south and west. In this context, the proposed townhouse development may serve as an appropriate transitional land use between differing development intensities.

The proposal incorporates several design features intended to improve compatibility with surrounding properties, including rear-loaded garages, enhanced open space, pedestrian-oriented circulation, reduced visual prominence of parking areas, and higher-quality architectural materials. The proposed density of approximately 6.25 units per acre is moderate for an attached residential product and is generally appropriate within the surrounding corridor environment.

While the proposal requires multiple variances and a text amendment associated with the RM-8 district standards, several requested deviations are related to the project's overall site design, open space configuration, and rear-loaded development pattern. Overall, the proposal may be viewed as generally consistent with broader Comprehensive Plan objectives related to compatible transitional redevelopment and corridor reinvestment along Grayson Highway.

STAFF RECOMMENDATION

The proposed townhouse development represents a compatible residential redevelopment opportunity within the evolving Grayson Highway corridor. The proposal incorporates several design features intended to improve compatibility with surrounding properties, including rear-loaded garages, enhanced open space, pedestrian-oriented circulation, and moderate residential density. The development may be an appropriate transitional land use between the higher-intensity commercial and light industrial uses along Grayson Highway and the adjacent single-family residential neighborhoods to the south and west.

While the request requires multiple variances and a text amendment associated with the RM-8 district standards, several requested deviations are related to the project's overall site design, open space configuration, and rear-loaded development pattern. Although the request warrants careful consideration regarding consistency with the intent of the RM-8 district standards, Staff finds that the proposal generally reflects a compatible and contextually appropriate redevelopment pattern within this corridor environment.

Based on the proposal's transitional land use function, enhanced site design, moderate density, and housing diversification benefits, Staff recommends **APPROVAL WITH CONDITIONS** of the requested rezoning and associated variances, subject to appropriate conditions of development.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT - No comment

PUBLIC WORKS - No comment

RZM2026-00004_ATTCH_05212026

ELECTRIC DEPARTMENT - Georgia Power will serve this development.

GAS DEPARTMENT - Lawrenceville Gas will service this development.

DAMAGE PREVENTION DEPARTMENT - No comment

CODE ENFORCEMENT - No comment

STREET AND SANITATION DEPARTMENT - No comment

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 townhouse development may represent an appropriate transitional and compatible land use between the commercial and light industrial uses along Grayson Highway and the adjacent single-family residential neighborhoods to the south and west. The proposal incorporates several design features intended to improve compatibility with surrounding properties, including rear-loaded garages, enhanced open space, pedestrian-oriented circulation, and moderate residential density.

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

   The proposed development is not anticipated to create substantial adverse impacts on adjacent properties due to the moderate density, proposed buffering, and overall site design. The proposal may provide an effective transition between higher-intensity commercial uses and nearby residential neighborhoods while supporting compatible redevelopment within the corridor environment.

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

   The property retains reasonable economic use under its existing BG zoning classification due to its location along the Grayson Highway corridor and proximity to existing commercial development. However, the site's transitional location and surrounding development pattern may also support consideration of attached residential redevelopment on the property.

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

   The proposed townhouse development is not anticipated to create excessive impacts on existing streets, transportation facilities, utilities, or schools due to the moderate scale and density of the project and the availability of existing infrastructure along the corridor. Access improvements, including a proposed deceleration lane, are intended to support traffic circulation and site access.

RZM2026-00004_ATTCH_05212026

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

   The proposal is generally consistent with the broader policy direction of the 2045 Comprehensive Plan. While the Commercial Corridor character area primarily emphasizes commercial and employment-oriented uses, contemporary planning practices increasingly recognize the role of compatible residential redevelopment within evolving commercial corridors that support transitional land use patterns, corridor reinvestment, and housing diversification.

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 and changing conditions affecting the property include the evolving redevelopment character of the Grayson Highway corridor and the transitional relationship between nearby commercial and residential uses. While the proposal requires several variances and a text amendment associated with the RM-8 district standards, Staff finds that the overall site design, moderate density, and transitional development pattern are generally compatible within this corridor environment.

RZM2026-00004_ATTCH_05212026

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS – 06012026

RZM2026-00004

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

1. <u>To restrict the use of the property as follows:</u>

A. Townhouse dwelling units at a maximum of twenty-five (25) dwelling units on approximately 4 acres at a gross density of no more than eight (8) units per acre (UPA).

B. The development shall be designed and constructed in general accordance with the site plan titled "Zoning Plan," dated "November 6, 2025," prepared by "LJA Surveying Inc." with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.

C. The multifamily dwelling units shall be designed in general accordance with the elevations titled "JC Threat Townhouses", dated and received "November 14, 2025," predominantly four-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

D. All townhouse dwelling units shall have two (2) car garage with carriage-style garage doors. The driveway shall measure eighteen (18) feet in width and twenty (20) 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. <u>To satisfy the following site development considerations:</u>

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

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

RZM2026-00004_ATTCH_05212026

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

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

E. All grassed areas shall be sodded.

F. The required parking ratio for development shall be four (4) spaces per townhouse unit.

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

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

3. <u>The following variances are approved:</u>

A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows a reduction in the minimum lot area from five (5) acres to four (4) acres.

B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows a reduction in the minimum external front setback along a major/principal arterial street from forty (40) feet to thirty-two (32) feet.

C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the maximum lot coverage from forty percent (40%) feet to forty-eight percent (48%).

D. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).

E. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required rear setback from a private drive from twenty-seven (27) feet to twenty-two (22) feet.

RZM2026-00004_ATTCH_05212026

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

Applicant's Letter of Intent
JCT Construction Group Inc.
City of Lawrenceville
Rezoning - BG to RM-8
Attached Townhomes

JCT Construction Group, Inc. ("the Applicant") respectfully submits this Letter of Intent requesting the rezoning of approximately 4.03 acres located at 737 Grayson Highway (Parcel R5140 004) from BG (General Business) to RM-8 (Townhouse Residential) to allow for the development of a high-quality, 25-unit townhouse community. The property is situated along Grayson Highway (SR-20), directly across from The Village shopping center, and is bordered by BG-zoned commercial property to the north, LM-zoned industrial property to the east, and established R-75 single-family neighborhoods to the west and south.

The Applicant proposes to develop 25 rear-loaded townhomes, each 24 feet by 50 feet in size, resulting in a density of 6.2 units per acre, which is below the 8 units per acre permitted in the RM-8 zoning district. Each townhome will include a minimum of 2,000 square feet of heated space, with at least three bedrooms and three bathrooms, and will feature a two-car rear-entry garage with an additional two spaces in each driveway, providing four off-street parking spaces per unit. The architectural design will utilize brick and complementary high-quality exterior materials to ensure compatibility with the surrounding community and the overall character of the City of Lawrenceville. Access to the site will be provided via a private street connection to Grayson Highway, which will include a deceleration lane to enhance traffic safety. Internal circulation will be served by 26-foot private alleys and private streets designed to accommodate residents, visitors, public safety vehicles, and service access. Sidewalks with a 2-foot grass strip will be provided throughout the community, offering safe and convenient pedestrian connectivity. A mailbox kiosk will be located adjacent to the central green for easy resident access and postal service compliance. The proposed layout includes a significant amount common area, with 1.76 acres provided, or 43.7% of the site. A centrally located Neighborhood Green of more than 3,000 square feet will serve as the focal point of the community, and over half of the units will be situated adjacent to or directly across from common open space. Additional open space and vegetated areas include a 25-foot undisturbed buffer along all R-75 boundaries, ensuring privacy and compatibility with neighboring homes. The plan also respects all applicable stream buffers, including the 25-foot state buffer, 50-foot city buffer, and 75-foot impervious setback. Stormwater management will be addressed through an underground detention system, allowing the site to effectively manage runoff while preserving functional open space at the surface. Water and sewer service will be provided by Gwinnett County, with sanitary sewer accessible off-site. Two variances are requested in conjunction with this rezoning. First, the Applicant seeks a reduction in the minimum required lot size for RM-8 zoning from 5.0 acres to 4.03 acres. Second, the Applicant requests approval to increase maximum lot coverage from 40% to 43.4%. These variances are modest and necessary to support the rear-loaded alley system, underground stormwater facility, and enhanced open-space network that significantly exceeds ordinance requirements and improves compatibility with surrounding properties.

The Applicant believes that the proposed rezoning represents a logical and beneficial land use transition along the Grayson Highway corridor. The project replaces an underutilized commercial parcel with a thoughtfully designed residential community that offers high-quality for-sale housing, substantial open space, improved site access, modern stormwater infrastructure, and appropriate buffering for surrounding single-family homes. This development aligns with the City of Lawrenceville's long-term goals and contributes positively to the continued growth and revitalization of this portion of the community.

M2026-00604_ATTH_05212026

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to t zoning request will constitute a taking of property 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, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

M2026-00004_ATTCH_05212026

A tract of land lying in Land Lot 140 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a set 5/8” capped rebar (L.S.F. 1390) along the Westerly right-of-way of Georgia Highway 20 (variable right-of-way); thence leaving said right-of-way run South 58 Degrees 36 Minutes 00 Seconds West for a distance of 419.80’ to a found axle; thence run North 29 Degrees 47 Minutes 11 Seconds West for a distance of 420.30’ to a found 1 1/2" angle iron; thence run North 58 Degrees 38 Minutes 31 Seconds East for a distance of 165.62’ to a found 1/2" rebar with cap; thence run North 58 Degrees 31 Minutes 10 Seconds East for a distance of 192.33’ to a found 1/2" rebar with cap; thence run North 59 Degrees 06 Minutes 50 Seconds East for a distance of 49.82’ to a set 5/8” capped rebar (L.S.F. 1390) said point lying on the aforementioned Westerly right-of-way of Georgia Highway 20; thence run South 27 Degrees 19 Minutes 54 Seconds East along said right-of-way for a distance of 13.63’ to a set 5/8” capped rebar (L.S.F. 1390); thence run North 62 Degrees 40 Minutes 6 Seconds East along said right-of-way for a distance of 10.00’ to a found right-of-way monument; thence run South 30 Degrees 09 Minutes 19 Seconds East along said right-of-way for a distance of 405.63’ to the POINT OF BEGINNING.

Said tract containing 175,656 Square Feet or 4.033 Acres.

M2026-00004_ATTCH_05212026

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

ZONING

THE SUBJECT PROPERTY IS ZONED BG PER LAWRENCEVILLE, GEORGIA ZONING MAP DATED MAY 20, 2020.

THE SETBACKS FOR ZONE BG GENERAL BUSINESS PER CITY OF LAWRENCEVILLE MUNICODE ACCESSED ON 10/21/2025 ARE AS FOLLOWS:

FRONT: 50 FEET
SIDE: 10 FEET
REAR: 10 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

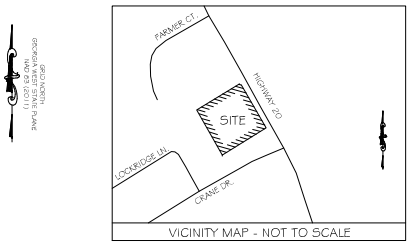
SURVEY LEGAL

A tract of land lying in Land Lot 140 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:
Beginning at a set 5/8" capped rebar (L.S.F. 1390) along the Westerly right-of-way of Georgia Highway 20 (variable right-of-way), thence leaving said right-of-way run South 58 Degrees 36 Minutes 00 Seconds West for a distance of 419.80 to a found axle; thence run North 29 Degrees 47 Minutes 11 Seconds West for a distance of 420.30 to a found 1 1/2" angle iron; thence run North 58 Degrees 38 Minutes 31 Seconds East for a distance of 165.62' to a found 1/2" rebar with cap; thence run North 58 Degrees 31 Minutes 10 Seconds East for a distance of 192.33' to a found 1/2" rebar with cap; thence run North 59 Degrees 06 Minutes 50 Seconds East for a distance of 49.82' to a set 5/8" capped rebar (L.S.F. 1390) said point lying on the aforementioned Westerly right-of-way of Georgia Highway 20; thence run South 27 Degrees 19 Minutes 54 Seconds East along said right-of-way for a distance of 13.63' to a set 5/8" capped rebar (L.S.F. 1390); thence run North 62 Degrees 40 Minutes 6 Seconds East along said right-of-way, for a distance of 10.00 to a found right-of-way monument; thence run South 80 Degrees 09 Minutes 19 Seconds East along said right-of-way for a distance of 405.63' to the POINT OF BEGINNING.
Said tract containing 175,656 Square Feet or 4.033 Acres.

REFERENCES:

1. DB 53472 PG 705
2. PB G PG 46

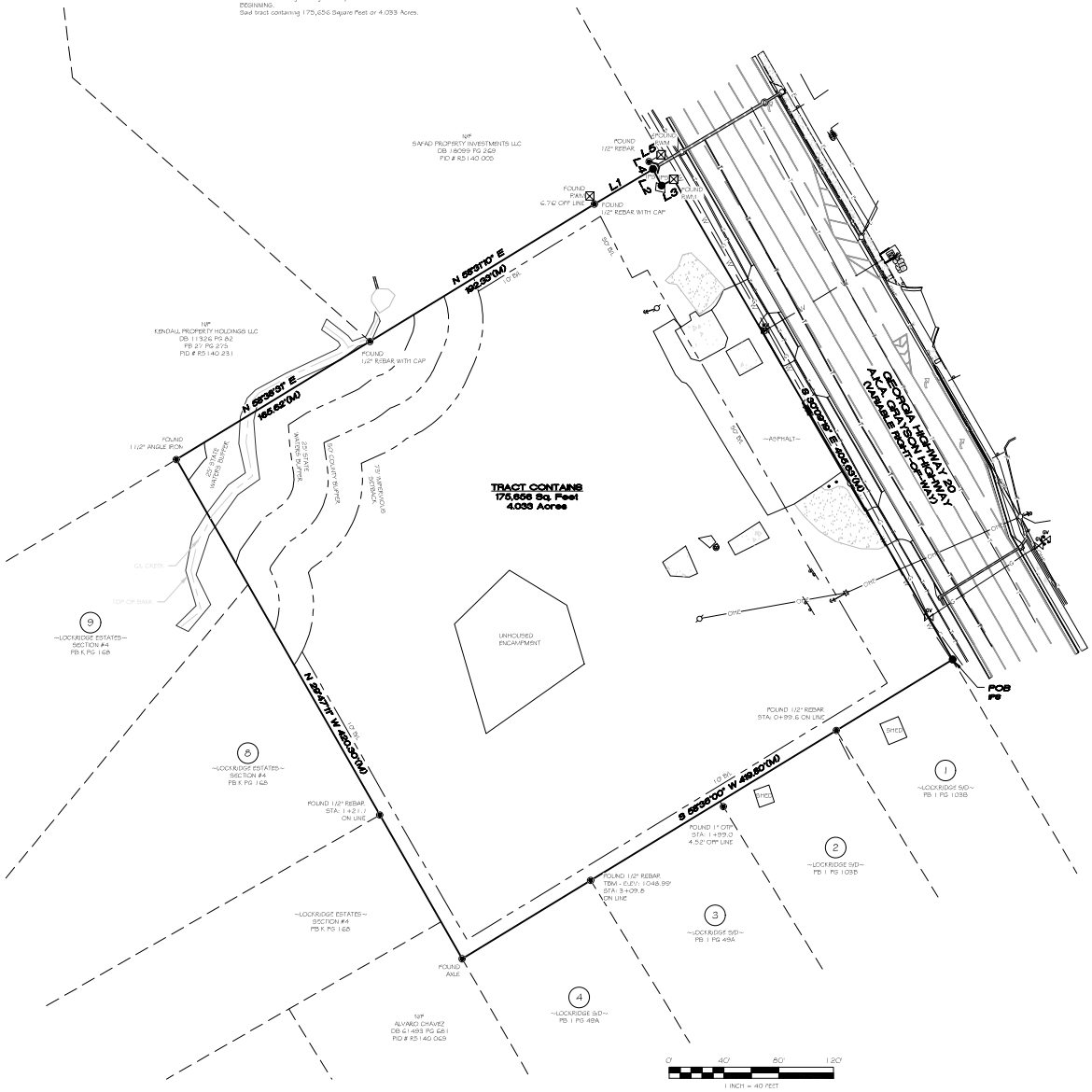
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 59°06'50" E	49.82'
L2	S 27°19'54" E	13.63'
L3	N 62°40'06" E	10.00'
L4	N 28°23'29" W	6.14'
L5	N 60°03'50" E	10.12'



VICINITY MAP - NOT TO SCALE

LEGEND

SIGN
GROUND LIGHT
LIGHT POLE
SPOT ELEVATION
WATER VALVE
FIRE HYDRANT
WATER METER
IRRIGATION CONTROL VALVE
WATER MARKER/ MONUMENT
WATER VAULT
GRATE INLET
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
CLEANOUT
GREASE TRAP
UTILITY POLE
GUY WIRE
ELECTRIC BOX
ELECTRIC MANHOLE
ELECTRIC METER
GAS VALVE
GAS METER
TELEPHONE MANHOLE
TELEPHONE BOX
TELEPHONE PEDESTAL
FIBER OPTIC MARKER
FIBER OPTIC BOX
TRAFFIC SIGNAL POLE
PARKING COUNT
HANDICAP PARKING COUNT
HARDWOOD TREE
ORNAMENTAL TREE
MAILBOX
BENCHMARK
IRON PIN FOUND
COMPUTED POINT
SET 5/8" CAPPED REBAR
R/W MARKER
ASPHALT
CONCRETE
GRAVEL
(M) MEASURED DISTANCE
(C) CALCULATED DISTANCE
(R) RECORD DISTANCE
CTP CRIMP TOP PIPE
OTP OPEN TOP PIPE
CMP CORRUGATED METAL PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
DIP DUCTILE IRON PIPE
PVC POLYVINYL CHLORIDE PIPE
RCP REINFORCED CONCRETE PIPE
OCS OUTLET CONTROL STRUCTURE
HW HEADWALL
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
STORM SEWER LINE
SANITARY SEWER
WATER LINE
GAS LINE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
PROPERTY LINE
ADJACENT PROPERTY LINE
FENCE
SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN
LAND LOT



SURVEY NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for GWINNETT County, Georgia, (Community-panel number 13135C0059F, dated September 29, 2006), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
4. The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by LJA Surveying, and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. LJA makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction. LJA Surveying's reports can be provided upon request.
5. North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 10-08-2025 using the Leica Smartlinx System. All distances are horizontal ground measurements expressed in U.S. Survey Feet (1 foot = 1200/3937 meters). If conversion to International Feet (1 foot = 0.3048) meters) is required apply a scale factor of 1.0001425 to distances shown.
6. The field data upon which this plat is based was gathered using base and rover using multiple setups and duplicate observations on corners. The processed data has a horizontal position of less than 0.2 ft. The scale factor used to adjust the points to ground distances: 0.0001424995.
7. This plat has been calculated for closure and is found to be accurate within one foot in 443,394 feet.
8. Equipment used for measurement:
   Angular: Trimble S5 Robotic Total Station
   Linear: Trimble S5 Robotic Total Station
   GPS: Trimble R12 GPS Receiver
9. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
10. State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
11. The contours and spot elevations shown hereon are based on a field-run topographic survey performed between 10/08/25 and 10/15/25. Vertical control is referenced to the U.S. Geological Survey datum, NAVD 88. Trial benchmarks are shown hereon. Topographic data was collected using conventional survey methods in accordance with the current Georgia Standards of Practice. Contours are shown at one-foot intervals.
12. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
13. There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
14. LJA Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes based on the Subject Property.
15. Current property Owner: THREAT JEFFERY C
    Current Site Address: 737 GRAYSON HWY LAWRENCEVILLE, GEORGIA
    Current PID #: R5140 004

SURVEYOR CERTIFICATION

TO: XXXXXX 4 XXXXXXX Title Insurance Company

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, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF OCTOBER OF 2025.

10/24/2025
M. Chayce Bell, GA P.L.S. #3465 Date

SURVEYOR CERTIFICATION

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.

10/24/2025
M. Chayce Bell, GA P.L.S. #3465 Date

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone: 770.963.5200
LSF No.: 1390

LOCATED IN:
LAND LOT 140, 5TH DISTRICT
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY
GRAYSON HIGHWAY TRACT
FOR
JC THREAT
ATLANTA, GEORGIA

ISSUE/ REVISION	INITIAL	DATE
DESCRIPTION		
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: AES
MAP CHECKED BY: ATM/MC
REVIEWED BY: MDB

PROJECT #: LJA-24-2501

Know what's below. Call before you dig. 811

SHEET 1 OF 2

M2226 05212026

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

SIGN
GROUND LIGHT
LIGHT POLE
SPOT ELEVATION
WATER VALVE
FIRE HYDRANT
WATER METER
IRRIGATION CONTROL VALVE
WATER MARKER/ MONUMENT
WATER VAULT
GRATE INLET
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
CLEANOUT
GREASE TRAP
UTILITY POLE
GUY WIRE
ELECTRIC BOX
ELECTRIC MANHOLE
ELECTRIC METER
GAS VALVE
GAS METER
TELEPHONE MANHOLE
TELEPHONE BOX
TELEPHONE PEDESTAL
FIBER OPTIC MARKER
FIBER OPTIC BOX
TRAFFIC SIGNAL POLE
PARKING COUNT
HANDICAP PARKING COUNT
HARDWOOD TREE
ORNAMENTAL TREE
MAILBOX
BENCHMARK
IRON PIN FOUND
COMPUTED POINT
IPS SET 5/8" CAPPED REBAR
R/W MARKER

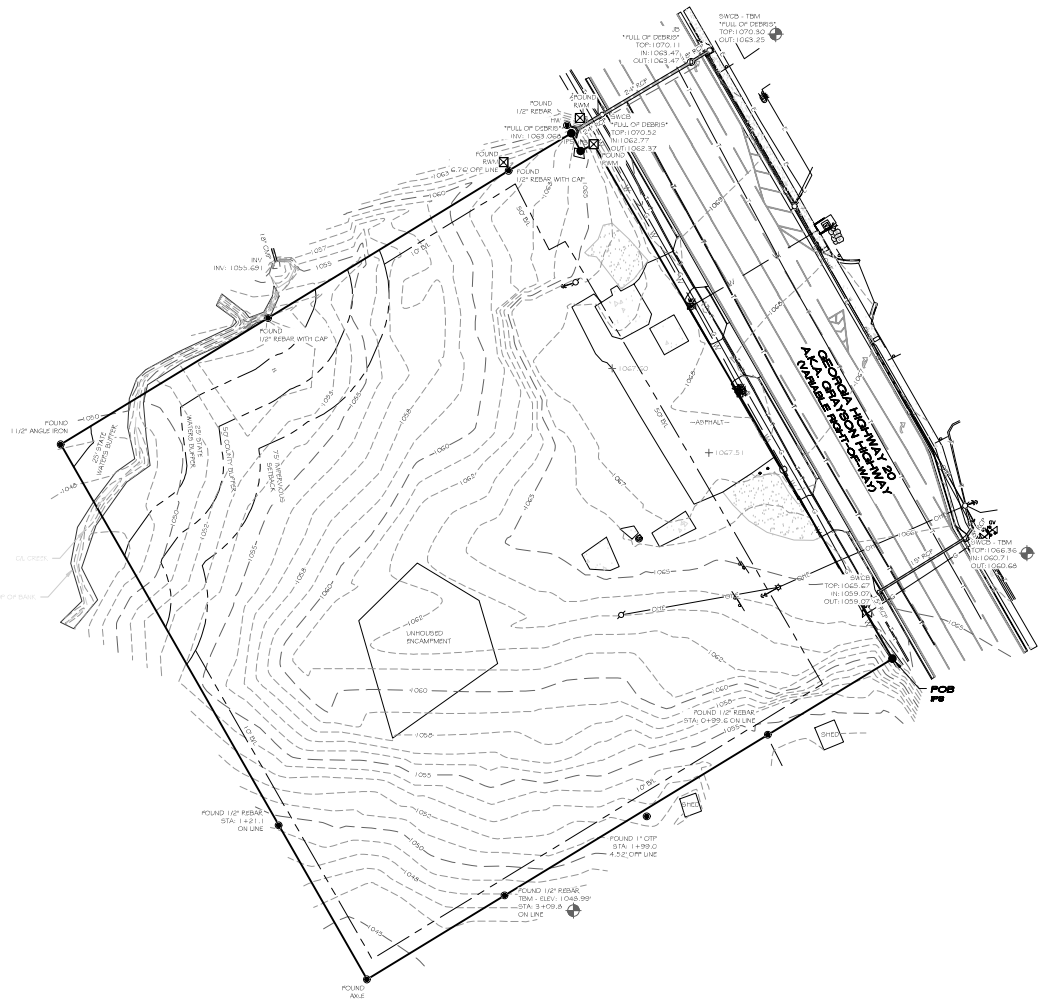
ASPHALT
CONCRETE
GRAVEL

(M) MEASURED DISTANCE
(C) CALCULATED DISTANCE
(R) RECORD DISTANCE

CTP CRIMP TOP PIPE
OTP OPEN TOP PIPE
CMP CORRUGATED METAL PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
DIP DUCTILE IRON PIPE
PVC POLYVINYL CHLORIDE PIPE
RCP REINFORCED CONCRETE PIPE
OCS OUTLET CONTROL STRUCTURE
HW HEADWALL
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

STORM SEWER LINE
SANITARY SEWER
WATER LINE
GAS LINE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
PROPERTY LINE
ADJACENT PROPERTY LINE
FENCE

SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN
LAND LOT



0 40' 80' 120'
1 INCH = 40 FEET



LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 770.963.5200
LSF No. 1350

LOCATED IN:
LAND LOT 140, 5TH DISTRICT
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY
GRAYSON HIGHWAY TRACT
FOR
JC THREAT
ATLANTA, GEORGIA

ISSUED	DATE	DESCRIPTION
INITIAL	04/09/25	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: AGS
MAP CHECKED BY: ATM/AGS
REVIEWED BY: MDB

PROJECT #: LJA24-2501

811 Know what's below. Call before you dig.

THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITY FACILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD SURVEY INFORMATION AND/OR RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT © 2026 LJA SURVEYING INC.
NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC.

SHEET
2 OF 2

M22260000C1 05212026

SITE DATA

ADDRESS:	737 GRAYSON HIGHWAY LAWRENCEVILLE, GA
PARCEL ID:	R5140 004
JURISDICTION:	CITY OF LAWRENCEVILLE
ACREAGE:	± 4.03 ACRES
EXISTING ZONING:	BG - GENERAL BUSINESS
PROPOSED ZONING:	RM-8 TOWNHOUSE RESIDENTIAL
TOTAL UNITS:	25 TOWNHOMES (24' x 50', REAR ENTRY)
GROSS DENSITY:	6.2 U/A

DISTRICT STANDARDS:

MIN. LOT AREA:	5.0 AC *
MAX BUILDING HEIGHT:	35'
MIN. LOT/UNIT WIDTH:	20'
MAX UNITS PER ROW:	8
MIN. UNITS PER ROW:	3
MAX IMPERVIOUS COVERAGE:	40%
PROPOSED IMP. COVERAGE:	43.4%*
MIN. EXTERNAL FRONT SETBACK:	25'
MIN. EXTERNAL REAR YARD S/B:	20' / 40' FT ON MAJOR ARTERIAL
MIN. SIDE YARD S/B:	0'
UNIT SETBACK:	20' FROM DRIVE, 20' FROM ALLEY
RIGHT-OF-WAY	40' ACCESS/UTILITY EASEMENT
STREET WIDTH:	26' BACK OF CURB-BACK OF CURB
SIDEWALKS:	5' WIDTH / 2' GRASS STRIP
COMMON AREA REQ'D:	15% OF TOTAL ACREAGE
COMMON AREA PROVIDED:	1.76 AC (43.7%)

REQ'D: 50% OF TOWNHOUSES MUST BE ADJACENT TO OR DIRECTLY ACROSS THE STREET FROM THE COMMON AREA.
PROVIDED: > 50%

REQUIRED: GREEN, PARK OR SQUARE - 3,000 SF MIN.
PROVIDED: >3,000 SF NEIGHBORHOOD GREEN

PARKING DATA:	2 SPACE PER DRIVEWAY 2 SPACES PER GARAGE
GUEST SPACES:	21 SPACES
TOTAL RESIDENTIAL PARKING:	96 SPACES + 21 GUEST SPACES = 117 SPACES

* VARIANCE REQUESTS:
1. REDUCE MIN. LOT AREA FROM 5.0 ACRES TO 4.0 ACRES.
2. INCREASE LOT COVERAGE FROM 40% TO 43.4%.

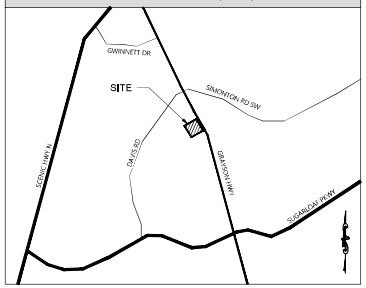
LEGEND

- (25) 25' STATE STREAM BUFFER
- (50) 50' CITY STREAM BUFFER
- (75) 75' IMPERVIOUS SETBACK
- STREAM BUFFER
- UTILITY EASEMENT
- SETBACK
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- COMMON AREA

GENERAL NOTES

1. WATER SERVED BY GWINNETT COUNTY.
2. SEWER LOCATED OFF SITE, PROVIDED BY GWINNETT COUNTY.
3. THERE IS NO FLOODPLAIN LOCATED ON SITE ACCORDING TO FEMA MAP PANEL 13135C0089F, EFFECTIVE 9/29/2006.
4. ALTA SURVEY BY LJA SURVEYING INC., DATED 10/27/25 BY M. CHAYCE BELL, PLS #3465.
5. STORMWATER DETENTION WILL BE MANAGED UNDERGROUND.

VICINITY MAP (NTS)





LINE TABLE

L1	N 59°06'50" E	49.82'
L2	S 27°19'54" E	13.63'
L3	N 62°40'06" E	10.00'
L4	N 28°23'29" W	6.14'
L5	N 60°03'50" E	10.12'

NOT RELEASED FOR CONSTRUCTION

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

CONCEPT PLAN FOR
25 TOWNHOMES
737 GRAYSON HWY
LAWRENCEVILLE, GEORGIA
PARCEL # R5140 004

NORTH
SCALE: 1"= 50'

PROJECT NUMBER
GA941-2501
SHEET TITLE
ZONING PLAN
DATE
11/06/25

ATTACHMENT_092120260004



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

JC THREAT TOWNHOUSES

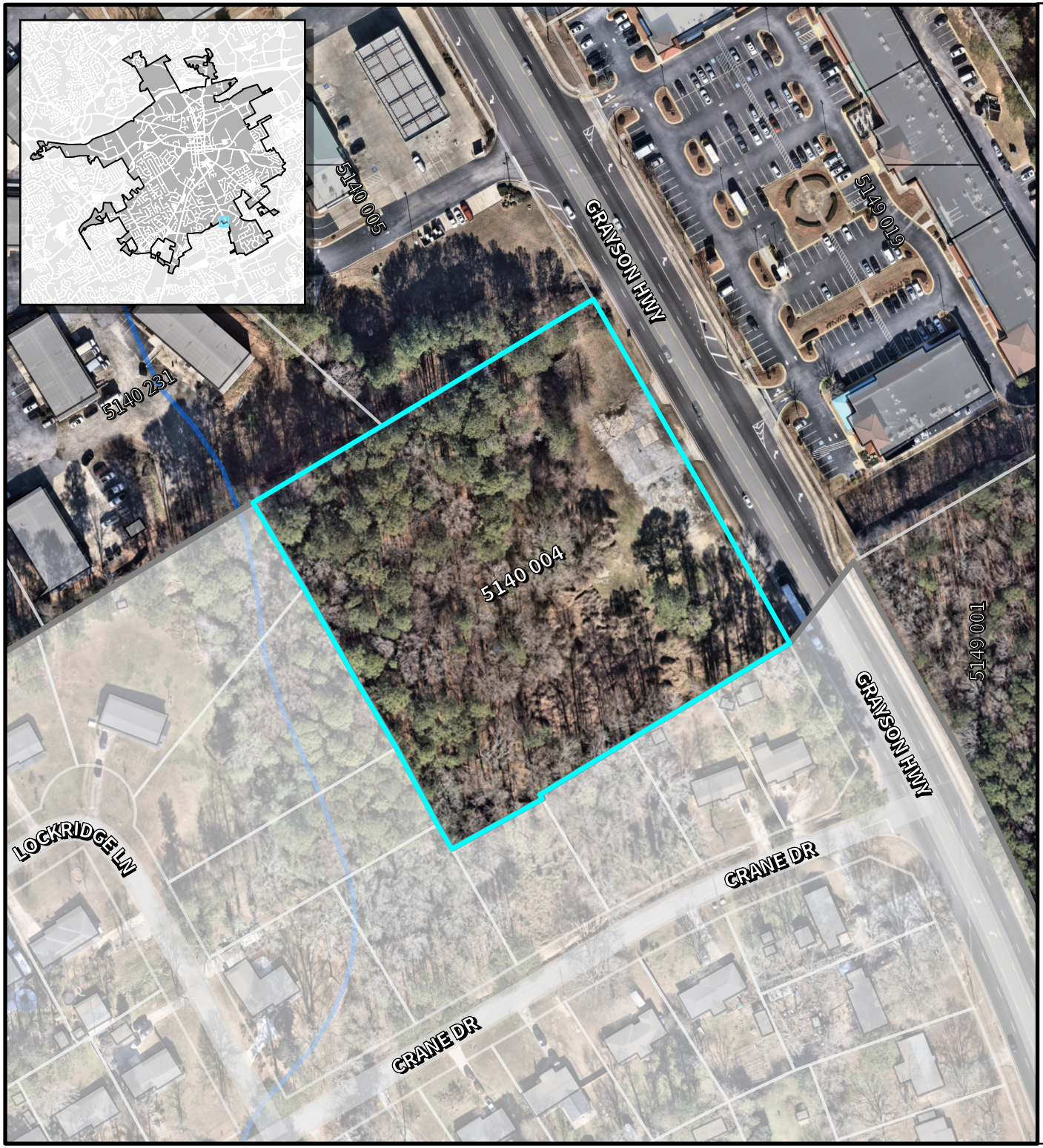
Issue	Date	Drawn By
1		
2		
3		
4		
5		
6		
7		
8		

Issue - ICT

FRONT ELEVATION

A-1

DM2260004_ATTCH_05212026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00004

Applicant: JCT Construction Group Inc.
C/O LJA Engineering

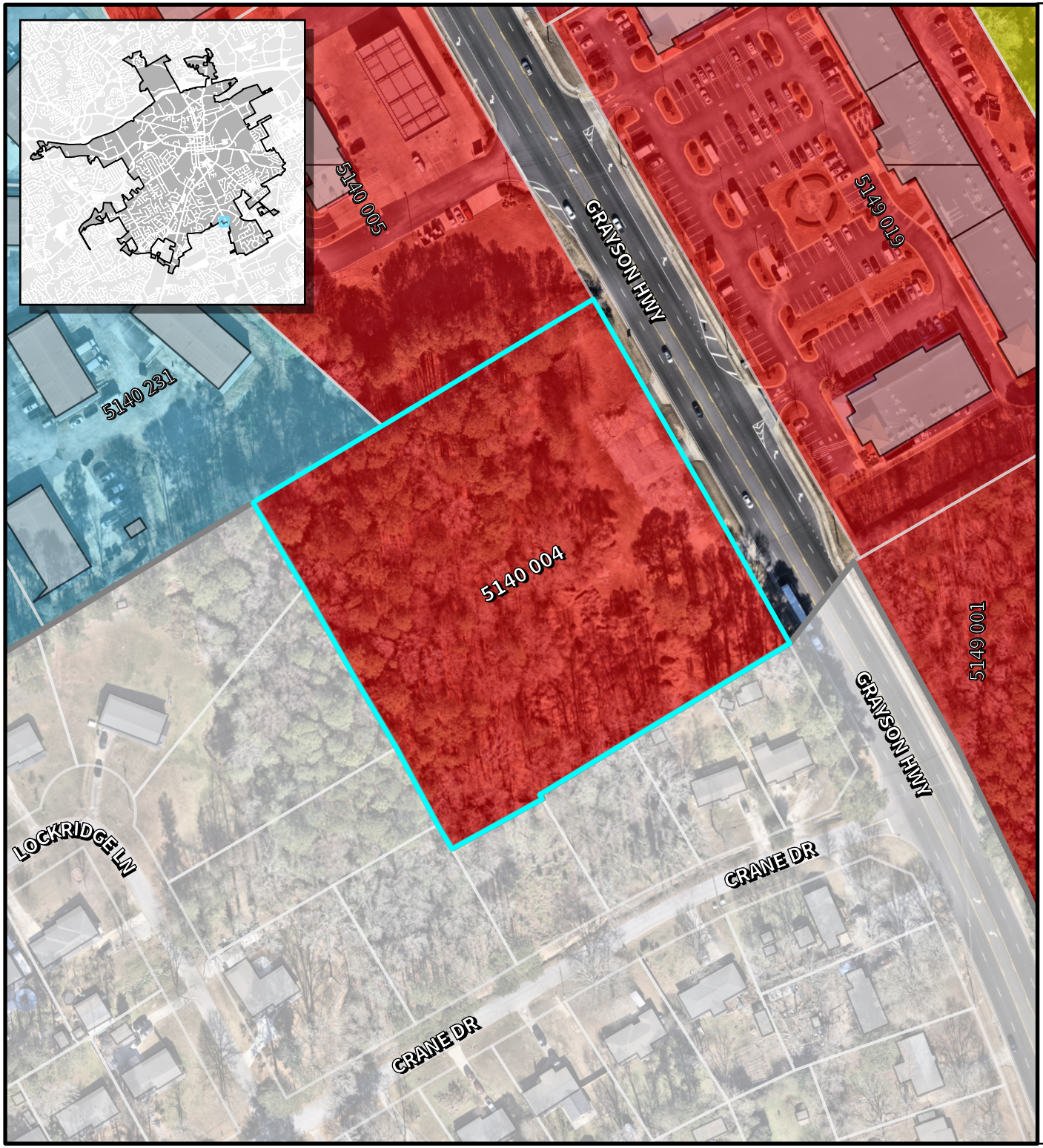
- Subject Property (~4.00 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	01/13/2026
Map Date:	04/24/2026
Map Scale:	1:1,800

0 62.5 125 250 Feet

N

RZM2026-00004_ATTCH_05212026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00004

Applicant: JCT Construction Group Inc.
C/O LJA Engineering

- Subject Property (~4.00 acres)
- Lawrenceville City Limits

Zoning Districts

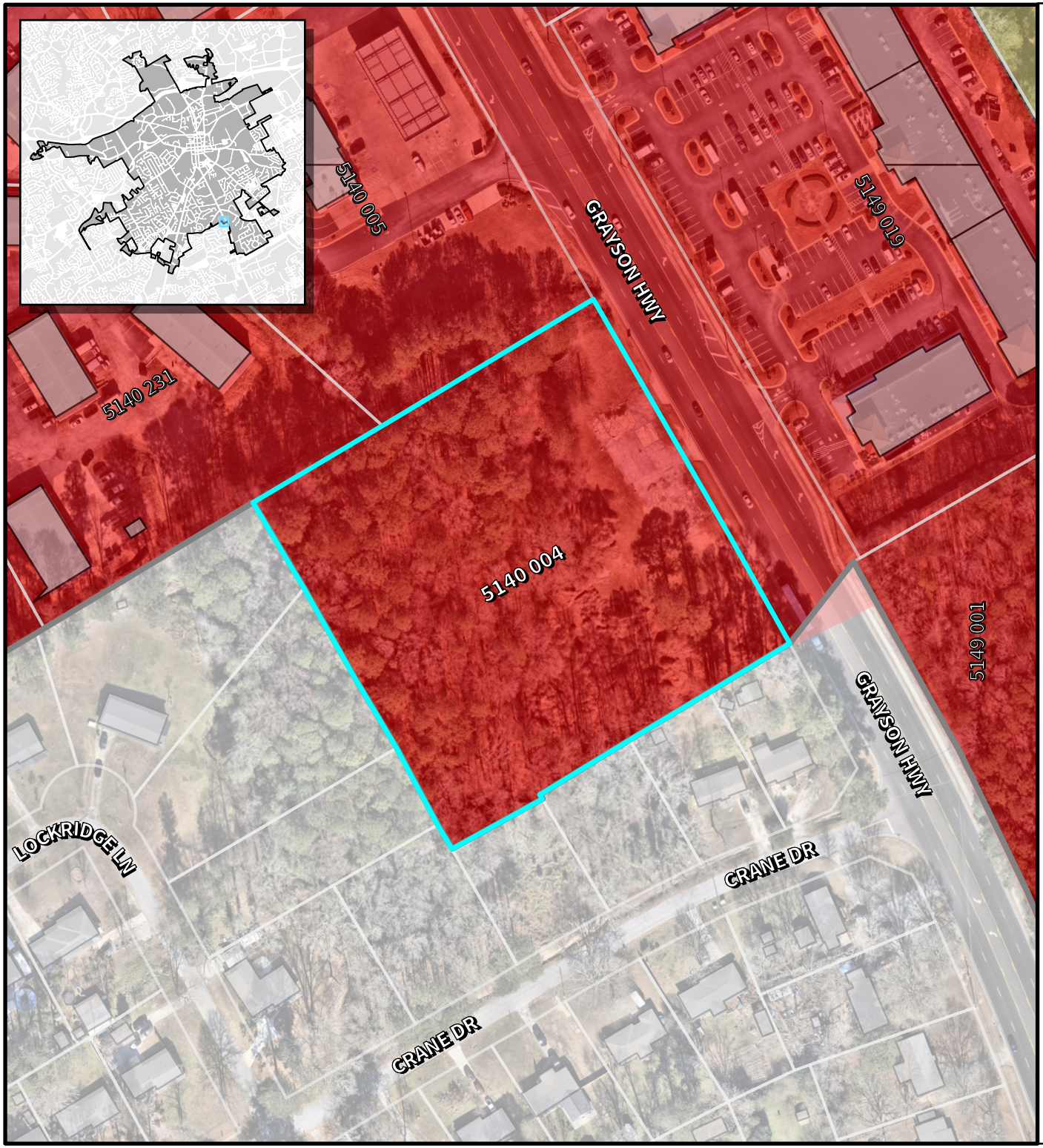
BG	General Business
LM	Light Manufacturing
RS-180	Single-Family Residential

Imagery Date: 01/13/2026
Map Date: 04/24/2026
Map Scale: 1:1,800

0 62.5 125 250 Feet

N

RZM2026-00004_ATTCH_05212026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00004

Applicant: JCT Construction Group Inc.
C/O LJA Engineering

- Subject Property (~4.00 acres)
- Lawrenceville City Limits

2045 Character Areas

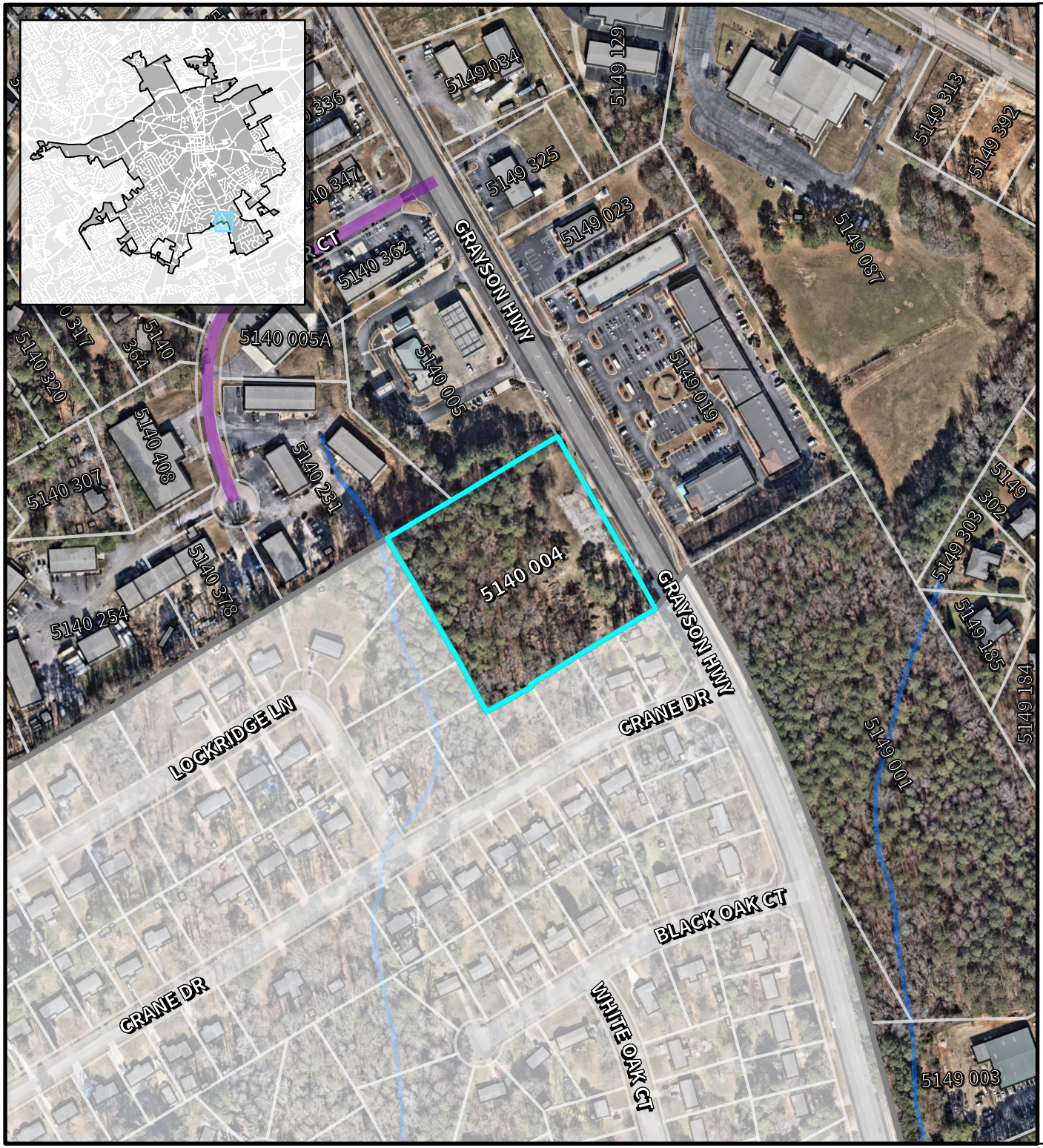
- Traditional Residential
- Commercial Corridor

Imagery Date:	01/13/2026
Map Date:	04/24/2026
Map Scale:	1:1,800

0 62.5 125 250 Feet

N

RZM2026-00004_ATTCH_05212026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00004

Applicant: JCT Construction Group Inc.
C/O LJA Engineering

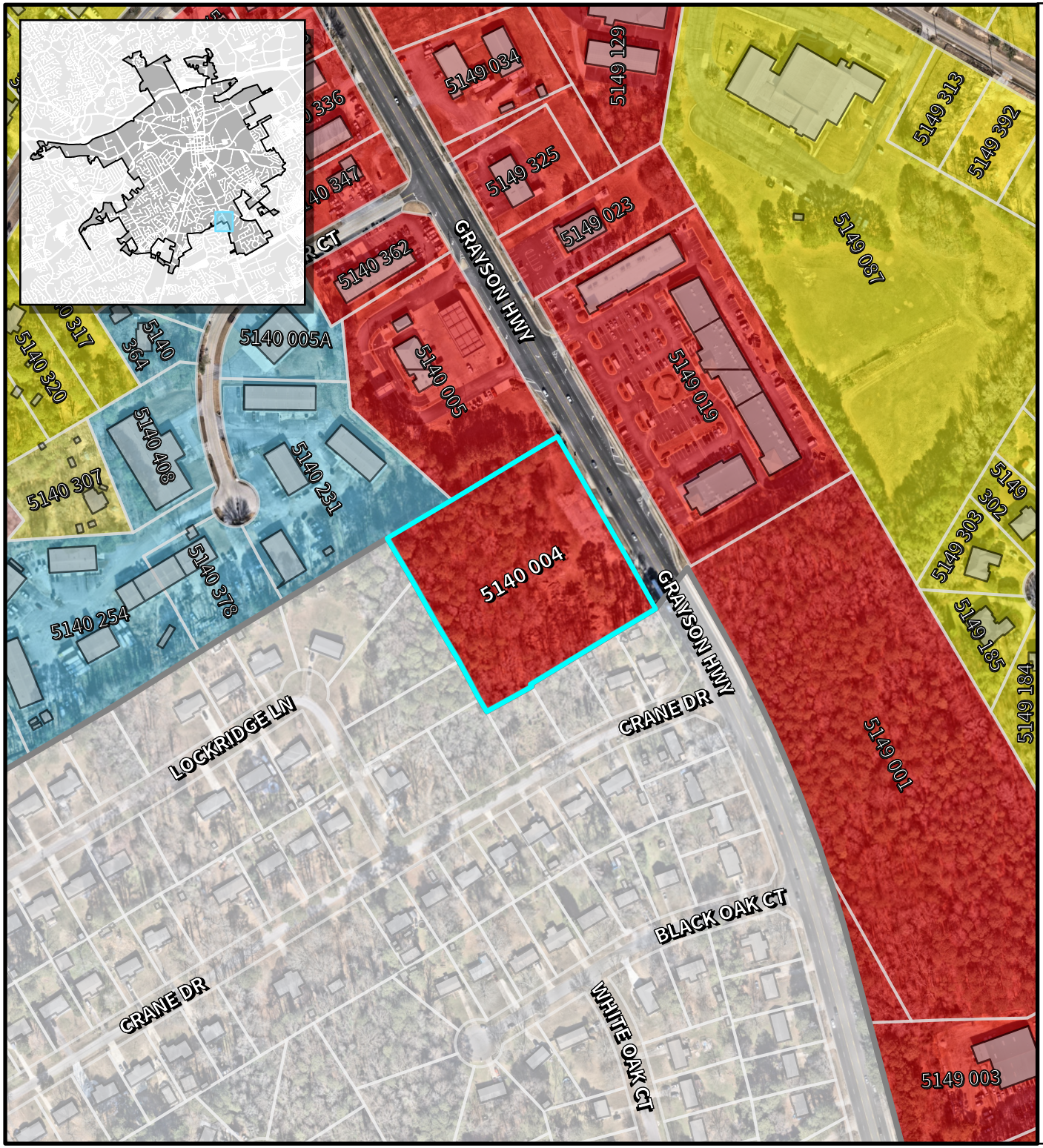
- Subject Property (~4.00 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date: 01/13/2026
Map Date: 04/24/2026
Map Scale: 1:3,600

0 125 250 500 Feet

N

RZM2026-00004_ATTCH_05212026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00004

Applicant: JCT Construction Group Inc.
C/O LJA Engineering

- Subject Property (~4.00 acres)
- Lawrenceville City Limits

Zoning Districts

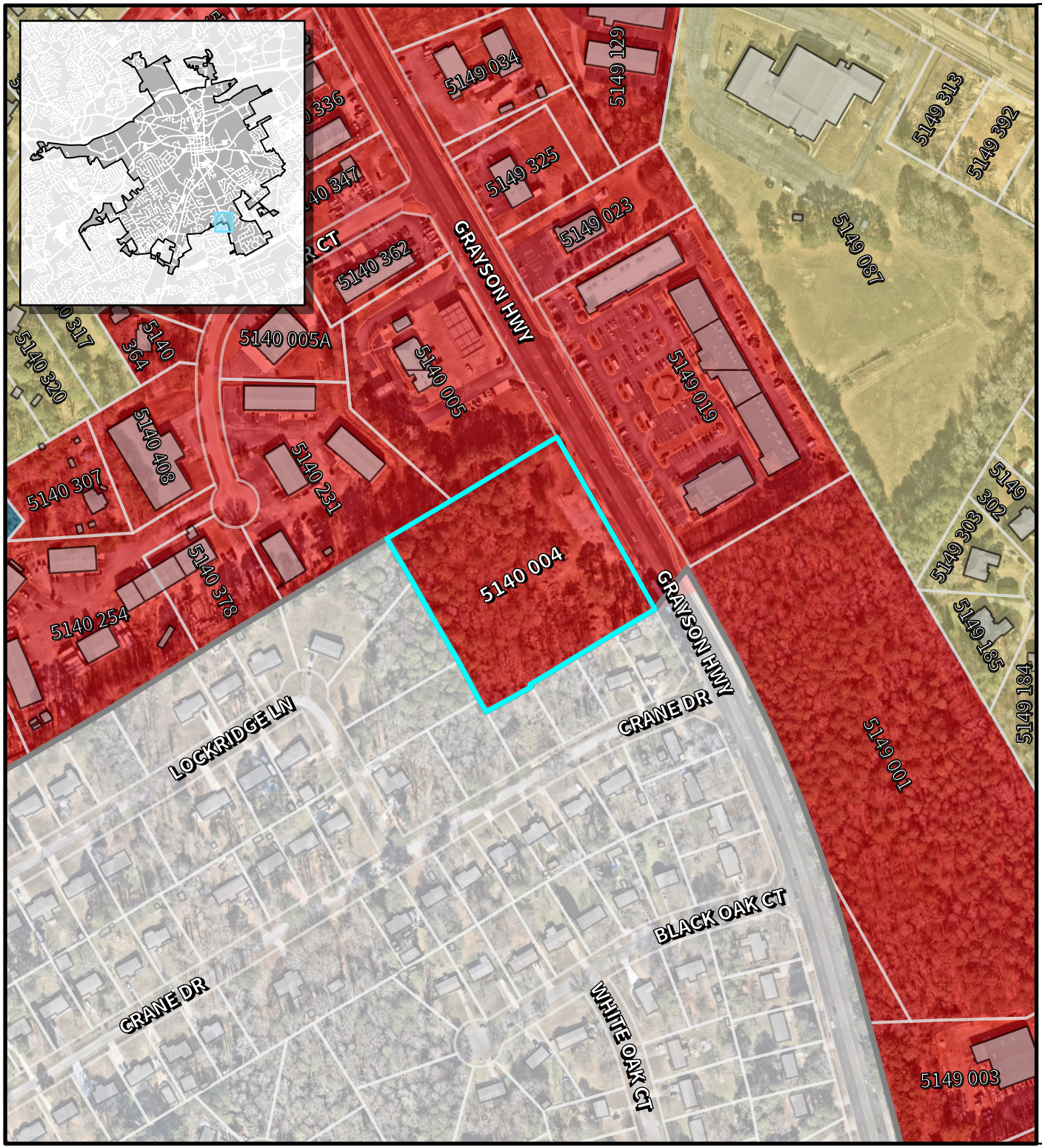
BG	General Business
LM	Light Manufacturing
OI	Office/Institutional
RS-150	Single-Family Residential
RS-180	Single-Family Residential

Imagery Date: 01/13/2026
Map Date: 04/24/2026
Map Scale: 1:3,600

0 125 250 500 Feet

N

RZM2026-00004_ATTCH_05212026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00004

Applicant: JCT Construction Group Inc.
C/O LJA Engineering

- Subject Property (~4.00 acres)
- Lawrenceville City Limits

2045 Character Areas

- Traditional Residential
- Commercial Corridor
- Education Center

Imagery Date:	01/13/2026
Map Date:	04/24/2026
Map Scale:	1:3,600

0 125 250 500 Feet

N

RZM2026-00004_ATTCH_05212026

LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION~~AND DEVELOPMENT DEPARTMENT~~

RECOMMENDED CONDITIONS – 06012026

RZM2026-00004

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

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

A. Townhouse dwelling units at a maximum of twenty-five (25) dwelling units on approximately 4 acres at a gross density of no more than eight (8) units per acre (UPA).

B. The development shall be designed and constructed in general accordance with the site plan titled "Zoning Plan," dated "November 6, 2025," prepared by "LJA Surveying Inc." with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.

C. The multifamily dwelling units shall be designed in general accordance with the elevations titled "JC Threat Townhouses", dated and received "November 14, 2025," predominantly four-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

D. All townhouse dwelling units shall have two (2) car garage with carriage-style garage doors. The driveway shall measure eighteen (18) feet in width and twenty (20) 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 be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.

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

M2026-00004_ATTCH2_06012026

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

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

E. All grassed areas shall be sodded.

F. The required parking ratio for development shall be four (4) spaces per townhouse unit.

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

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

3. <u>The following variances are approved:</u>

A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows a reduction in the minimum lot area from five (5) acres to four (4) acres.

B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows a reduction in the minimum external front setback along a major/principal arterial street from forty (40) feet to thirty-two (32) feet.

C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the maximum lot coverage from forty percent (40%) feet to forty-eight percent (48%).

D. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).

E. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required rear setback from a private drive from twenty-seven (27) feet to twenty-two (22) feet.

M2026-00004_ATTCH2_06012026

LAWRENCEVILLE

Planning & Development

~~PLANNING COMMISSIONAND DEVELOPMENT DEPARTMENT~~

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – 07072026~~06012026~~

RZM2026-00004

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

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

A. ~~T~~Townhouse dwelling units at a maximum of twenty-five (25) dwelling units on approximately 4 acres at a gross density of no more than eight (8) units per acre (UPA).

B. The development shall be designed and constructed in general accordance with the site plan titled "Zoning Plan," dated "November 6, 2025," prepared by "LJA Surveying Inc." with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.

C. The townhouse ~~multifamily~~ dwelling units shall be three stories designed in general accordance with the elevations titled "JC Threat Townhouses", dated and received "November 14, 2025," predominantly four-sided masonry construction utilizing~~,~~ ~~which could be~~ brick, stone or a combination thereof~~of brick and stone (with accents of~~ with fiber cement siding permitted only as accent material~~)~~. Final architectural design shall be subject to the review and approval of the Director of the Planning and Development Department.

D. All townhouse dwelling units shall include a minmimum ~~have~~ two (2) car garage with carriage-style garage doors. ~~The d~~Driveways shall measure a minimum of eighteen (18) feet in width and a minimum of twenty (20) feet in depth ~~(~~as measured from the curb~~)~~, ~~providing~~ sufficient to accommodate ~~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

E. Lots 1, 7, 21, and 22 shall have a wrap around covered front door porch.

~~***D.***~~

2. To satisfy the following site development considerations:

RZM2026-0004_M&C REC CNDS_07072026

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

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

C. Landscape shall be designed and installed with these ~~to meet the~~ conditions of zoning, ~~requirements of~~ the Zoning Ordinance and Development Regulations. ~~The f~~Final landscape plans~~design~~ shall be subject to the review and approval of the Director of Planning and Development.

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

E. All grassed areas shall be sodded.

F. The required parking ratio for development shall be four (4) spaces per townhouse unit.

G. Building setbacks adjacent to ~~off~~ internal streets or private drives~~ways~~ shall ~~be in genera~~generally conform to the approved ~~l accordance with the submitted~~ site plan~~s~~ and architectural renderings, ~~and otherwise~~ subject to review and approval of the Director of Planning and Development.

H. Provide a minimum 6' sidewalk along Grayson Highway across the frontage of the property and connecting to the existing sidewalk on the northern adjacent property (Tax Parcel ID 5140 0005).

I. The neighborhood green shall incorporate passive recreational amenities, including benches, picnic tables, seating areas, or other similar site furnishings intended to encourage resident use and activity.

J. All roadways within the development shall be privately owned and maintained.

~~***H.***~~***K.*** All underground utilities shall be provided throughout the development.

3. The following variances are approved:

~~***A.*** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows a reduction in the minimum lot area from five (5) acres to four (4) acres.~~

~~***B.***~~***A.*** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows a reduction in the minimum external front setback along a major/principal arterial street from forty (40) feet to thirty-two (32) feet.

RZM2026-0004_M&C REC CNDS_07072026

~~C.~~ B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the maximum lot coverage from forty percent (40%) feet to forty-eight percent (48%).

~~D.~~ C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).

~~E.~~ D. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required rear setback from a private drive from twenty-seven (27) feet to twenty-two (22) feet.

RZM2026-0004_M&C REC CNDS_07072026

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JULY 27, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	ANNX2026-00002 RZM2026-00006 & SUP2026-00006; Owen Herbert; 0 Sugarloaf Parkway
Department:	Planning and Development
Date of Meeting:	Monday, July 27, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Annex Property and Rezone from R-TH (Gwinnett County Single-Family Residence Townhouse District) to RM-8 (City of Lawrenceville Townhouse Residential District)
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Conditions

Summary: The applicant requests the annexation and rezoning of an approximately 6.61-acre property located at 0 Sugarloaf Parkway (Parcel ID Number: 5078 003) from Gwinnett County R-TH (Single-Family Townhouse District) to RM-8 (Townhouse Residential District) to develop thirty-nine (39) townhouse dwelling units at a density of approximately six (6) Units Per Acre (UPA). Furthermore, the applicant requests a Special Use Permit for thirty-one (31) front-entry units. The subject property is located along the western right-of-way of Sugarloaf Parkway, south of its intersection with Lawrenceville-Suwanee Road.

Attachments/Exhibits:

- ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026.pdf
- ANNX2026-00002 RZM2026-00006 & SUP2026-00006_ATTCH3_07022026.pdf
- ANNX2026-00002 RZM2026-00006 & SUP2026-00006_ATTCH4_07092026.pdf

- ANNX2026-00002 RZM2026-00006 SUP2026-00006_M&C REC CNDS_07092026

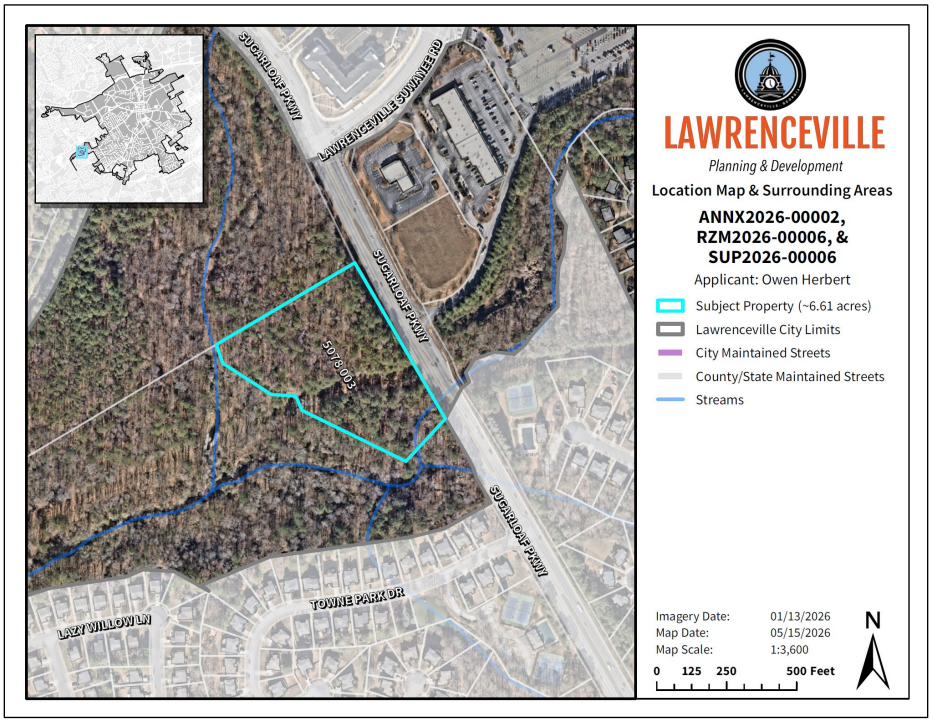
LAWRENCEVILLE

Planning & Development

ANNEXATION, REZONING, AND SPECIAL USE PERMIT

CASE NUMBER(S):	**ANNX2026-00002, RZM2026-00006, & SUP2026-00006**
APPLICANT(S):	OWEN HERBERT
PROPERTY OWNER(S):	ZIANNA GROUP LLC – ASIF DHANANI
LOCATION(S):	0 SUGARLOAF PARKWAY
PARCEL IDENTIFICATION NUMBER(S):	5078 003
APPROXIMATE ACREAGE:	6.61 ACRES
CURRENT ZONING:	R-TH (SINGLE-FAMILY TOWNHOUSE DISTRICT)
PROPOSED ZONING:	RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	39 TOWNHOMES W/ SUP FOR FRONT-ENTRY
DEPARTMENT RECOMMENDATION:	**APPROVAL WITH CONDITIONS**

VICINITY MAP



ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

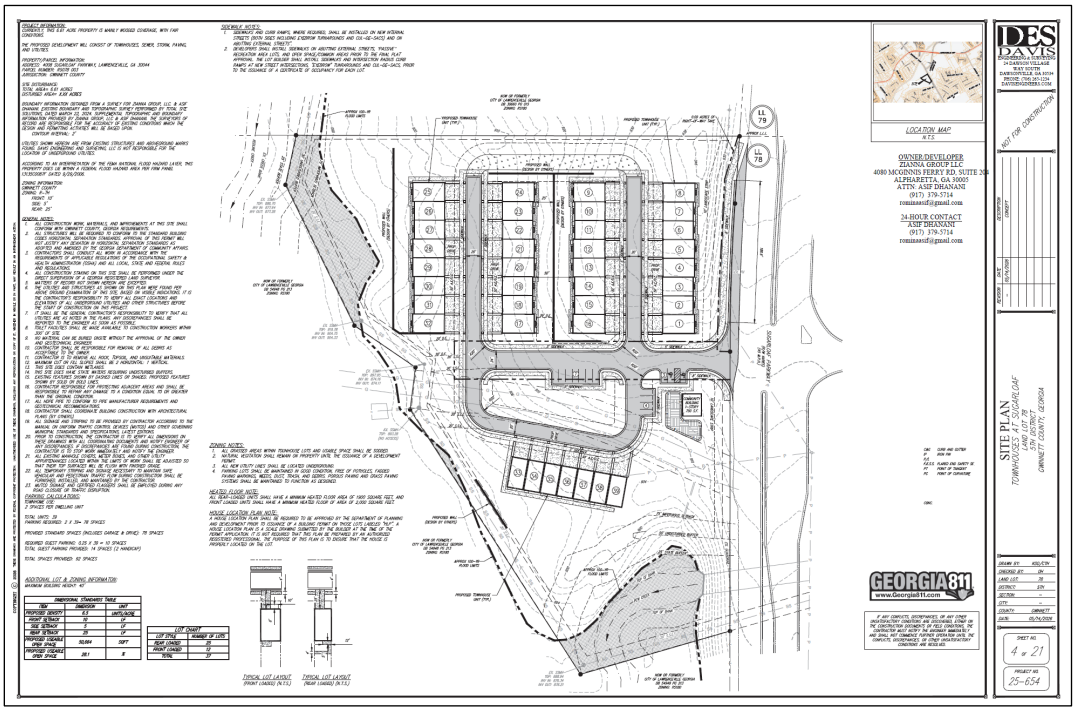
ZONING HISTORY

The subject property is located within unincorporated Gwinnett County and is currently zoned R-TH (Single-Family Townhouse District).

PROJECT SUMMARY

The applicant requests the annexation and rezoning of an approximately 6.61-acre property located at 0 Sugarloaf Parkway (Parcel ID Number: 5078 003) from Gwinnett County R-TH (Single-Family Townhouse District) to RM-8 (Townhouse Residential District) to develop thirty-nine (39) townhouse dwelling units at a density of approximately six (6) Units Per Acre (UPA). Furthermore, the applicant requests a Special Use Permit for thirty-one (31) front-entry units. The subject property is located along the western right-of-way of Sugarloaf Parkway, south of its intersection with Lawrenceville-Suwannee Road.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The proposed development generally reflects the development pattern and residential intensity previously approved for the subject property (Gwinnett County - RZM2023-00004) under Gwinnett County's R-TH zoning district. The proposed RM-8 district permits townhouse residential development at a moderate density compatible with the surrounding mix of commercial, residential, and open-space uses. While the proposal generally conforms to the intent of the RM-8 district, several deviations from the City's townhouse development standards require additional evaluation.

ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

The applicant seeks to develop thirty-nine (39) townhomes on the subject property, of which the eight (8) units fronting Sugarloaf Parkway are rear-entry and the remaining balance of thirty-one (31) units internal to the development are front-entry. The proposed development includes five separate rows of townhomes consisting of seven to eight units per row. Common space includes a central ~10,500 square foot neighborhood green as well as a 750 square foot community building.

Approval of the requested RM-8 (Townhouse Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

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

Standard	Requirement	Proposal	Recommendation
Min. Lot Area*	*5 acres*	*6.61 acres*	*N/A*
Min. Unit Width	*20 ft*	*24 ft*	*N/A*
Ext. Front Setback	*40 ft*	*40 ft*	*N/A*
Ext. Side Setback	*20 ft*	*20 ft*	*N/A*
Ext. Rear Setback	*20 ft*	*20 ft*	*N/A*
Min. Heated Area	*See Table Below*	*See Table Below*	*N/A*
Max. Lot Coverage	*40%*	*Not Listed*	*N/A*
Max. Height	*35 ft*	*35 ft*	*N/A*
Min. Com. Area %	*15%*	*Not Listed*	*N/A*

*Minimum lot area shall not be reduced by a Variance.

Minimum Heated Floor Area

Standard	Requirement	Proposal	Recommendation
1-bedroom	*1,000 sq. ft*	*N/A*	***Variance***
2-bedroom	*1,200 sq. ft*		
3-bedroom	*1,400 sq. ft (40%)*	*1,900-2,000 square feet (100%)*	
4-bedroom	*1,600 sq. ft (10%)*		

ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

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

Standard	Requirement	Proposal	Recommendation
Min. Units Per Row (UPR)	*3 units*	*7 units*	*N/A*
Max. Units Per Row (UPR)	*8 units*	*8 units*	*N/A*
Private Drive Width	*24 ft*	*20 ft*	***Variance***
Sidewalk Width	*5 ft*	*5 ft*	*N/A*
Rear Setback from Private Drive	*27 ft*	*27 ft*	*N/A*
Rear-Entry Units	*39 units (100%)*	*8 units (21%)*	***Special Use Permit***
Adjacency to Public Green Space	*20 units (51%)*	*7 units (18%)*	***Variance***
Min. Public Green Space	*3,000 SF*	*~10,500 SF*	*N/A*

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
RM-8 / RS-180	*50 ft*	*26 ft*	***Variance***

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

Standard	Requirement	Proposal	Recommendation
Parking: Dwelling	*4 spaces per unit (156 spaces)*	*4.36 spaces per unit (170 spaces)*	*N/A*

DEVELOPMENT CHARACTER AND USE COMPATIBILITY

The proposed townhouse development may be appropriate given the subject property's location along the Sugarloaf Parkway corridor and its relationship to surrounding commercial, residential, and future open space uses. The property was previously approved for townhouse residential development under Gwinnett County's R-TH zoning district, establishing a precedent for attached residential use on the site. The proposed density of approximately six (6) units per acre remains moderate in scale and may serve as a

ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

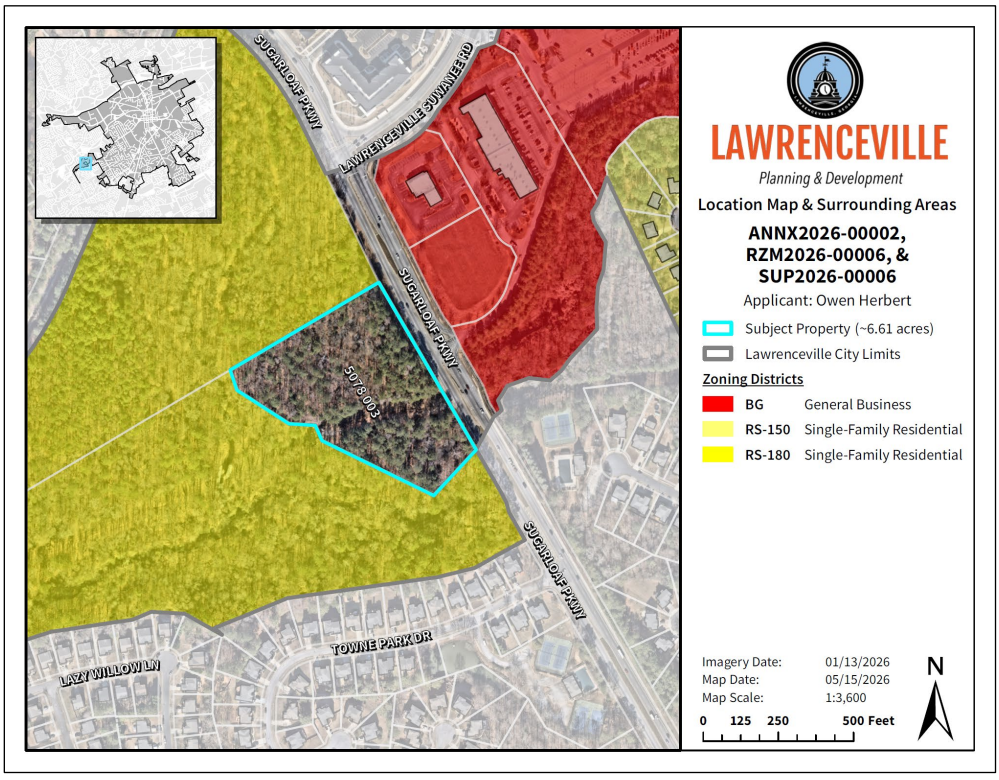
compatible residential transition between nearby commercial development and adjacent lower-density residential areas.

DESIGN COMPLIANCE AND DEVELOPMENT STANDARDS

The proposal includes several deviations from the RM-8 development standards, including front-entry townhouse units, reduced private drive widths, reduced adjacency to public green space, and reduced zoning buffers. While some requested deviations exceed typical RM-8 development standards, the proposal generally maintains the townhouse residential development pattern previously approved for the property under Gwinnett County zoning.

The requested deviations should nevertheless be considered in light of the City's intended townhouse design standards. Staff finds that some deviations may be mitigated by the site's transitional context, adjacency to undeveloped City-owned properties, and environmental constraints associated with nearby floodplain areas. Staff finds the request may be appropriate if properly conditioned.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The subject property is surrounded by a mix of commercial, residential, and undeveloped open-space properties. Properties directly adjacent to the site are zoned RS-180 (Single-Family Residential District) and consist primarily of undeveloped City-owned properties associated with Pew Creek and Redland Creek. Commercial properties zoned BG (General

ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

Business District) are located across Sugarloaf Parkway and are developed with retail and banking uses. Nearby residential subdivisions within unincorporated Gwinnett County are primarily zoned R-75 (Single-Family Residence District).

Given the surrounding development pattern, the proposed townhouse development may serve as a buffering residential development pattern between the commercial corridor along Sugarloaf Parkway and nearby lower-density residential areas and future park/open-space properties.

2045 COMPREHENSIVE PLAN

Although the subject property is currently outside the City limits of Lawrenceville, the site is identified within Gwinnett County's 2045 Comprehensive Plan as part of the Traditional+ daily community, which supports residential development with access to sewer infrastructure and includes townhouse residential development as an appropriate land use.

The subject property is also adjacent to areas identified within Lawrenceville's 2045 Comprehensive Plan as Parks and Commercial Corridor character areas. The nearby City-owned properties associated with Pew Creek and Redland Creek have been identified for potential future trail and park development, while the Sugarloaf Parkway corridor is intended to accommodate more intensive commercial development patterns.

Given the site's location between the commercial corridor and future open-space areas, the proposed townhouse development may serve as an appropriate transitional residential use consistent with the broader planning objectives of both Gwinnett County and the City of Lawrenceville.

STAFF RECOMMENDATION

The proposed annexation, rezoning, Special Use Permit, and associated variances may be appropriate given the subject property's existing townhouse residential entitlement under Gwinnett County's R-TH zoning district and its location along the Sugarloaf Parkway corridor. The proposed townhouse development may serve as a moderate-density residential transition between nearby commercial development, future open-space and park properties, and surrounding lower-density residential areas.

While the proposal includes several deviations from the RM-8 development standards, including front-entry townhouse units, reduced private drive widths, reduced adjacency to public green space, and reduced zoning buffers, Staff finds that some deviations may be mitigated by the site's transitional context, adjacency to undeveloped City-owned properties, and existing environmental constraints associated with nearby floodplain areas. Additionally, the proposal includes enhanced architectural materials, open-space amenities, sidewalks, and parking accommodations that may support compatibility with surrounding development patterns.

ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

Based on the foregoing analysis, Staff recommends **APPROVAL WITH CONDITIONS** of the requested annexation, rezoning, Special Use Permit, and associated variances.

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 not 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 annexation and rezoning may permit residential townhouse use that is suitable in view of the surrounding development pattern along the Sugarloaf Parkway corridor. The subject property is located adjacent to commercial development, undeveloped City-owned open-space properties, and nearby single-family residential neighborhoods. The proposed townhouse development may serve as an intermediate residential use between these varying land use intensities.

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

   The proposed rezoning may not adversely affect the existing use or usability of adjacent or nearby properties. The surrounding area already contains a mix of residential and commercial uses, and the proposed development is generally consistent with the townhouse residential character previously approved for the property under Gwinnett County zoning. Additionally, adjacent City-owned properties associated with Pew Creek and Redland Creek remain largely undeveloped and constrained by floodplain conditions.

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

   The subject property likely retains reasonable economic use under its existing Gwinnett County R-TH zoning classification, which already permits townhouse residential development. However, the requested annexation and rezoning to RM-8 would allow the property to develop under the City of Lawrenceville's zoning framework while generally maintaining a similar residential development pattern and density.

ANX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

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

   The proposed townhouse development may increase demand on existing streets, utilities, and public services; however, the scale and density of the development do not appear excessive given the property's location along Sugarloaf Parkway and its access to existing transportation and utility infrastructure. Access improvements, including a deceleration lane, are proposed to support traffic circulation and site access.

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

   The proposed rezoning may be consistent with the general policy direction and intent of both Gwinnett County's and the City of Lawrenceville's comprehensive planning documents. The property is located within Gwinnett County's Traditional+ daily community and adjacent to Lawrenceville character areas associated with commercial corridors and future parks/open space uses. The proposed townhouse development may therefore function as an appropriate transitional residential use within the area.

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 and changing conditions affecting the property include the site's prior approval for townhouse residential development under Gwinnett County zoning, the continued development of the Sugarloaf Parkway corridor, and the presence of adjacent City-owned properties associated with future trail and park opportunities. Additionally, environmental constraints related to nearby floodplain areas may limit the development potential of adjoining properties and support the proposed transitional residential land use pattern.

ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

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.

ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

IT IS SO ORDAINED, this DATEth day of MONTH 2026.

Attest:

_____	_____
Karen Pierce, City Clerk	Mayor David R. Still

ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS – 06012026

RZM2026-00006

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

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

   A. Townhouse dwelling units at a maximum of thirty-nine (39) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).

   B. The development shall be designed and constructed in general accordance with the Site Plan titled "Townhouses at Sugarloaf." dated "May 18, 2026," prepared by "DES - Davis Engineering & Surveying" with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.

   C. The multifamily dwelling units shall be designed in general accordance with the Elevations titled "Townhouses at Sugarloaf by Zianna," dated received "April 1, 2026," predominantly four-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

   D. All townhouse dwelling units shall have a two (2) car garage with carriage-style garage doors. The driveway shall measure twenty-one (21) feet in width and twenty-seven (27) 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 be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.

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

ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

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

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

E. All grassed areas shall be sodded.

F. The required parking ratio for development shall be four (4) spaces per townhouse unit.

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

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

3. <u>The following variances are approved:</u>

A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).

B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum private drive width from twenty-four (24) feet to twenty (20) feet.

C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum adjacency of units to public green space from fifty percent (50%) to forty percent (40%).

D. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications (RM-8 and RS-180), from fifty (50) feet to forty (40) feet.

ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS – 06012026

SUP2026-00006

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

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

   A. The maximum number of Front Entry Units shall be thirty-one (31).

ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

LAWRENCEVILLE
GEORGIA

ANNEXATION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Owen Herbert	NAME: Zianna Group LLC - Asif Dhanani
ADDRESS: 24 Dawson Village Way S	ADDRESS: 4080 McGinnis Ferry Rd, Ste 20
CITY: Dawsonville	CITY: Alpharetta
STATE: GA ZIP: 30534	STATE: GA ZIP: 30005

CONTACT PERSON: Owen Herbert PHONE: 706-926-0074

* 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): R-TH REQUESTED ZONING DISTRICT: RM-8

PARCEL NUMBER(S): R5078-003 ACREAGE: 6.61

ADDRESS OF PROPERTY: Sugarloaf Parkway, Lawrenceville, GA 30044

Chandler D. Herbert III, P.E. 3/5/2026
SIGNATURE OF APPLICANT DATE

AJ 3/5/2026
SIGNATURE OF OWNER DATE

Owen Herbert
TYPED OR PRINTED NAME

Zianna Group LLC - Asif Dhanani
TYPED OR PRINTED NAME

RACHEL G. BURTON NOTARY PUBLIC DAWSON COUNTY, GEORGIA EXP 12/31/26

Private 3/4/26
NOTARY PUBLIC DATE

03/05/2026
NOTARY PUBLIC DATE

J A BRAHMBHATT NOTARY PUBLIC GWINNETT COUNTY, GEORGIA COMMISSION EXPIRES NOVEMBER 05 2026

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

INX2026-00002 RZN2026-00006 SUP2026-00006_ATTCH_05192026

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.

INX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

DES | DAVIS ENGINEERING & SURVEYING
Est. 2009
CIVIL ENGINEERING | LAND SURVEYING | CONSTRUCTION LAYOUT

March 4, 2026

City of Lawrenceville
70 S Clayton Street, Lawrenceville, GA 30046

RE: Letter of Intent – Annexation Request |Sugarloaf Parkway (Parcel R5078-003)

To Whom It May Concern,

Please accept this Letter of Intent submitted on behalf of the property owner, Zianna Group LLC, requesting annexation of approximately 6.61 acres located along Sugarloaf Parkway (Parcel No. R5078-003) into the City of Lawrenceville.

The subject property is currently located in Gwinnett County and is zoned R-TH (Townhouse Residential). The property was rezoned from C-2 (General Business) to R-TH in March 2023 to allow for residential development. The Applicant is proposing the development of a 40-unit townhome community consistent with that previously approved zoning and development intent.

As part of the annexation into the City of Lawrenceville, the property will be assigned a City zoning district. The Applicant proposes that the property be designated RM-8 (Multi-Family Residential), which reflects zoning requirements comparable to the existing Gwinnett County R-TH classification and is appropriate for the proposed 40-unit townhome development. This is not a separate rezoning request, but rather the establishment of the applicable City zoning district upon annexation.

Annexation into the City is necessary to facilitate connection to the City of Lawrenceville's water and sanitary sewer systems to adequately serve the proposed development. Municipal service through the City will allow for coordinated infrastructure planning and ensure the project is constructed in compliance with the City's development standards and regulations.

The subject property is also located within an area identified in the City's long-range plans for future expansion of the municipal boundaries. Annexation of this parcel promotes logical and orderly growth of the City limits and supports the City's planning objectives for residential development along the Sugarloaf Parkway corridor.

The proposed 40-unit townhome community will:

- Provide quality residential housing in a planned development setting;
- Be consistent with the previously approved residential zoning in Gwinnett County;
- Utilize existing and planned infrastructure efficiently; and

The Applicant respectfully requests favorable consideration of this annexation request and the assignment of the RM-8 zoning district upon incorporation into the City of Lawrenceville.

We appreciate your time and consideration and look forward to working with City staff throughout the annexation review process. Please do not hesitate to contact us should you require any additional information.

Sincerely,

Charles N. Herbert, III, P.E.

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

INX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

LEGAL DESCRIPTION

All that tract or parcel of land lying and being In Land Lot 78 of the 5th District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at an iron pin set at a point where the southwesterly right-of-way of Sugarloaf Parkway (right-of-way varies) intersects with the land lot line separating Land Lot 78 and Land Lot 79 of the 5th Land District of Gwinnett County, which is the point of beginning, thence running along said right-of-way of Sugarloaf Parkway south 26 degrees 08 minutes 25 seconds east a distance of 88.60 feet to a point, thence continuing along said right-of-way and following the curvature of an arc distance of 194.73 feet said arc having a radius of 2,914,789 feet and being subtended by a chord having a bearing of south 28 degrees 03 minutes 15 seconds east, a chord distance of 194.69 feet to a point, thence continuing along said right-of-way south 29 degrees 56 minutes 17 seconds east a distance of 367.12 feet to a point; thence leaving said right-of-way and running south 43 degrees 53 minutes 05 seconds west a distance of 204.59 feet to a point; thence running north 62 degrees 47 minutes 08 seconds west a distance of 413.85 feet to a point; thence running north 22 degrees 43 minutes 17 seconds west a distance of 56.03 feet to a point; thence running north 85 degrees 43 minutes 49 seconds west a distance of 87.20 feet to a point; thence running north 56 degrees 05 minutes 17 seconds west a distance of 206.00 feet to a point; thence running north 17 degrees 54 minutes 06 seconds west a distance or 66.65 feet to a point located on the land lot line separating Land Lot 78 and Land Lot 79 of the 5th Land District of Gwinnett County, Georgia; thence running along said lot line north 60 degrees 08 minutes 58 seconds east a distance of 583.47 feet to an iron pin set which is the point of beginning.

Said tract of land containing 6.6169 acres and being designated as Tract I as shown on a plat of survey for MEA Family Investments, LP prepared by McNelly & Patrick dated September 16, 2008, which plat is incorporated herein by reference for a more particular description.

INX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

TAX PARCEL: R5078 003
SUGARLOAF PARKWAY
LAWRENCEVILLE, GEORGIA 30044
ZONED: R-TH (GWINNETT COUNTY)

SANITARY SEWER MANHOLES

	TOP	INVERT
1	888.83	877.73
2	893.17	IN ACCESSIBLE
3	897.52	875.07
4	890.49	IN ACCESSIBLE
5	886.80	IN ACCESSIBLE

NUMBERED CALLS

Course	Bearing	Distance
L1	S 26°09'43" E	88.60'

NUMBERED CURVE CALL

Curve	Radius	Length	Chord	Chord Bear.
C1	2914.79'	194.73'	194.69'	S 28°04'33" E

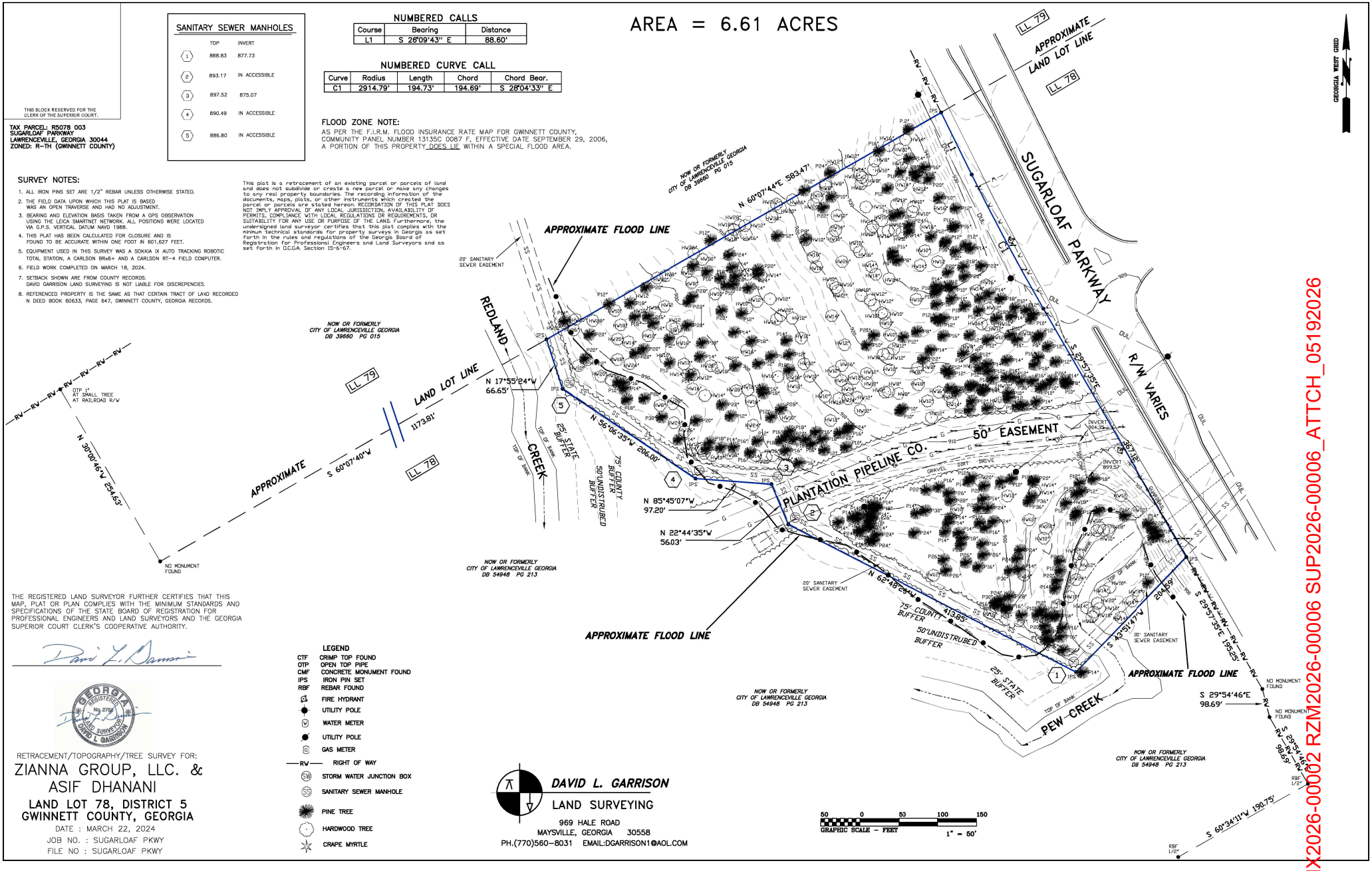
FLOOD ZONE NOTE:
AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, COMMUNITY PANEL NUMBER 13135C 0087 F, EFFECTIVE DATE SEPTEMBER 29, 2006, A PORTION OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD AREA.

AREA = 6.61 ACRES

SURVEY NOTES:

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE STATED.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN OPEN TRAVERSE AND HAD NO ADJUSTMENT.
3. BEARING AND ELEVATION BASIS TAKEN FROM A GPS OBSERVATION USING THE LEICA SMARTNET NETWORK. ALL POSITIONS WERE LOCATED VIA G.P.S. VERTICAL DATUM NAVD 1988.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 601,627 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA IX AUTO TRACKING ROBOTIC TOTAL STATION, A CARLSON BRx6+ AND A CARLSON RT-4 FIELD COMPUTER.
6. FIELD WORK COMPLETED ON MARCH 18, 2024.
7. SETBACK SHOWN ARE FROM COUNTY RECORDS. DAVID GARRISON LAND SURVEYING IS NOT LIABLE FOR DISCREPENCIES.
8. REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND RECORDED N DEED BOOK 60633, PAGE 647, GWINNETT COUNTY, GEORGIA RECORDS.

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.



THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

GEORGIA REGISTERED No. 2758 LAND SURVEYOR DAVID L GARRISON

LEGEND

CTF	CRIMP TOP FOUND
OTP	OPEN TOP PIPE
CMF	CONCRETE MONUMENT FOUND
IPS	IRON PIN SET
RBF	REBAR FOUND
	FIRE HYDRANT
	UTILITY POLE
W	WATER METER
	UTILITY POLE
G	GAS METER
RV	RIGHT OF WAY
SW	STORM WATER JUNCTION BOX
SS	SANITARY SEWER MANHOLE
	PINE TREE
	HARDWOOD TREE
	CRAPE MYRTLE

RETRACEMENT/TOPOGRAPHY/TREE SURVEY FOR:
ZIANNA GROUP, LLC. &
ASIF DHANANI
LAND LOT 78, DISTRICT 5
GWINNETT COUNTY, GEORGIA
DATE : MARCH 22, 2024
JOB NO. : SUGARLOAF PKWY
FILE NO : SUGARLOAF PKWY

DAVID L. GARRISON
LAND SURVEYING
969 HALE ROAD
MAYSVILLE, GEORGIA 30558
PH.(770)560-8031 EMAIL:DGARRISON1@AOL.COM

GRAPHIC SCALE - FEET
50 0 50 100 150
1" = 50'

INX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

PROJECT INFORMATION:
CURRENTLY, THIS 6.61 ACRE PROPERTY IS MAINLY WOODED COVERAGE, WITH FAIR CONDITIONS.

THE PROPOSED DEVELOPMENT WILL CONSIST OF TOWNHOUSES, SEWER, STORM, PAVING, AND UTILITIES.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 4008 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER: R5078 003
JURISDICTION: CURRENTLY GWINNETT COUNTY
SITE DISTURBANCE:
TOTAL AREA= 6.61 ACRES
DISTURBED AREA= XXX ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR ZIANNA GROUP, LLC, & ASIF DHANANI, EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TOTAL SITE SOLUTIONS, DATED MARCH 22, 2024, SUPPLEMENTAL TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ZIANNA GROUP, LLC & ASIF DHANANI. THE SURVEYORS OF RECORD ARE RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
CONTOUR INTERVAL: 2'

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

ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13135C0087F DATED 9/29/2006.

ZONING INFORMATION:
CITY OF LAWRENCEVILLE
PROPOSED ZONING: RM-8
FRONT: 25'
SIDE: 50' RS-180 BUFFER SETBACK
REAR: 50' RS-180 BUFFER SETBACK

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

PARKING CALCULATIONS:
TOWNHOME USE:
2 SPACES PER DWELLING UNIT

TOTAL UNITS: 40
PARKING REQUIRED: 2 X 40= 80 SPACES

PROVIDED STANDARD SPACES (INCLUDES GARAGE & DRIVE): 80 SPACES

REQUIRED GUEST PARKING: 0.25 X 40 = 10 SPACES
TOTAL GUEST PARKING PROVIDED: 14 SPACES (2 HANDICAP)

TOTAL SPACES PROVIDED: 94 SPACES

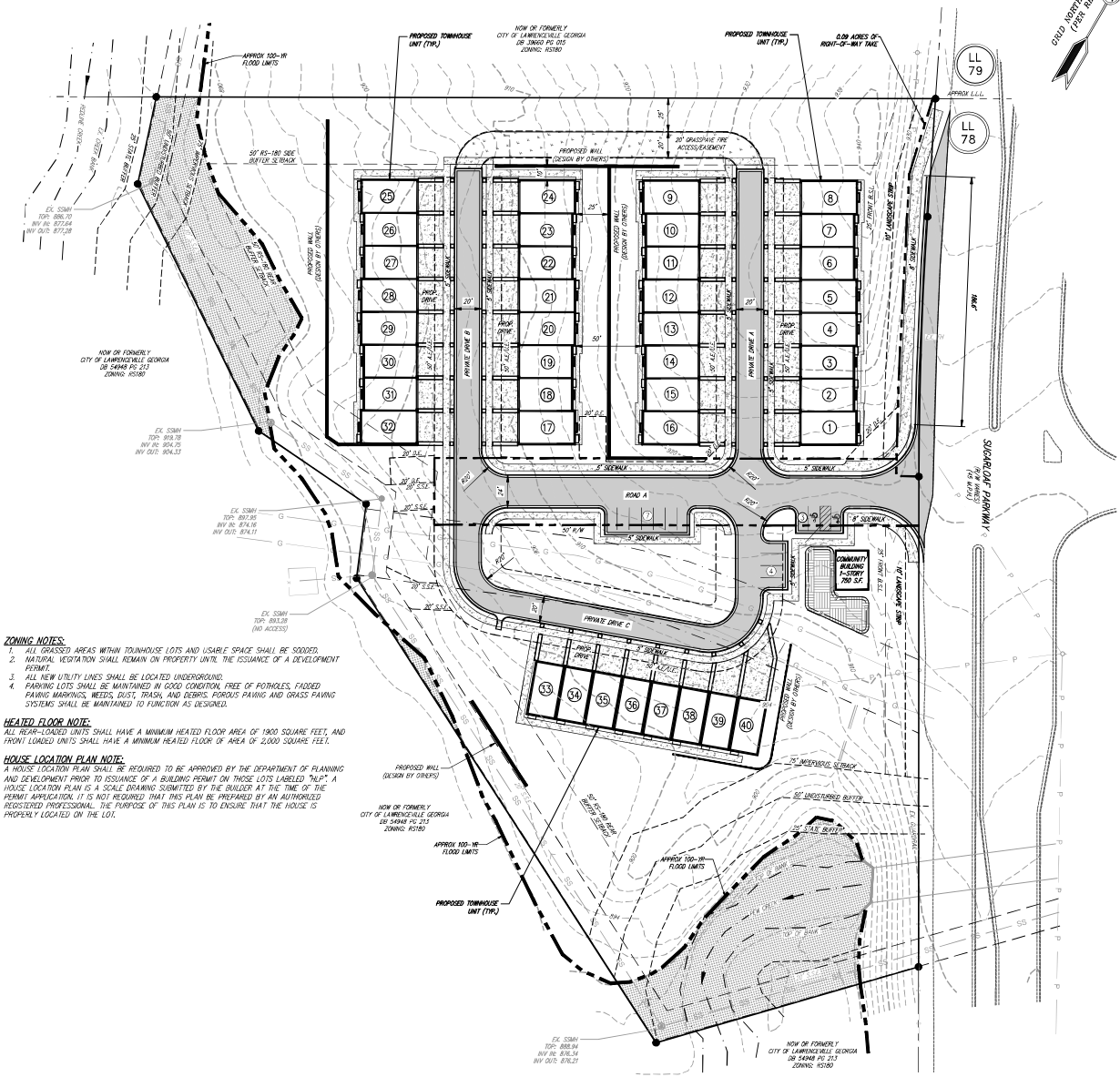
ADDITIONAL LOT & ZONING INFORMATON:
MAXIMUM BUILDING HEIGHT: 40'

SIDEWALK NOTES:
1. SIDEWALKS AND CURB RAMPS, WHERE REQUIRED, SHALL BE INSTALLED ON NEW INTERNAL STREETS (BOTH SIDES INCLUDING EYEBROW TURNAROUNDS AND CUL-DE-SACS) AND ON ABUTTING EXTERNAL STREETS.*
2. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, "PASSIVE" RECREATION AREA LOTS, AND OPEN SPACE/COMMON AREAS PRIOR TO THE FINAL PLAT APPROVAL. THE LOT BUILDER SHALL INSTALL SIDEWALKS AND INTERSECTION RADIUS CURB RAMPS AT NEW STREET INTERSECTIONS, "EYEBROW" TURNAROUNDS AND CUL-DE-SACS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.

ZONING NOTES:
1. ALL GRASSED AREAS WITHIN TOWNHOUSE LOTS AND USABLE SPACE SHALL BE SODDED.
2. NATURAL VEGETATION SHALL REMAIN ON PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
3. ALL NEW UTILITY LINES SHALL BE LOCATED UNDERGROUND.
4. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, FADDED PAVING MARKINGS, WEEDS, DUST, TRASH, AND DEBRIS. POROUS PAVING AND GRASS PAVING SYSTEMS SHALL BE MAINTAINED TO FUNCTION AS DESIGNED.

HEATED FLOOR NOTE:
ALL REAR-LOADED UNITS SHALL HAVE A MINIMUM HEATED FLOOR AREA OF 1900 SQUARE FEET, AND FRONT LOADED UNITS SHALL HAVE A MINIMUM HEATED FLOOR OF AREA OF 2,000 SQUARE FEET.

HOUSE LOCATION PLAN NOTE:
A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF THE PERMIT APPLICATION. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY AN AUTHORIZED REGISTERED PROFESSIONAL. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT.





LOCATION MAP
N.T.S.

OWNER/DEVELOPER
ZIANNA GROUP LLC
4080 MCGINNIS FERRY RD, SUITE 204
ALPHARETTA, GA 30005
ATTN: ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

24-HOUR CONTACT
ASIF DHANANI
(917) 370-5714
rominaasif@gmail.com

LEGEND

PP	POWER POLE (TYP)	CBG	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P.L.	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT.	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYETHYLENE	R/W	RIGHT OF WAY
UGD	UNDERGROUND DETENTION	LLL	LAND LOT LINE
TBM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EX.	EXISTING	INV.	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	TYP.	TYPICAL
WM	WATER METER		FENCE
LF	LINEAR FEET		SILT FENCE
DIP	DUCTILE IRON PIPE	OHP	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE	SS	SIDES
R	RADIUS	SS	SANITARY SEWER LINE
SF	SQUARE FEET		BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION		VEGETATIVE BUFFER
		W	WATERLINE

GEORGIA 811
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 inch = 40 ft.

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

GEORGIA REGISTERED No. PE025412 PROFESSIONAL ENGINEER
CHARLES C. HERSEY III
NOT FOR CONSTRUCTION
1/2/2026

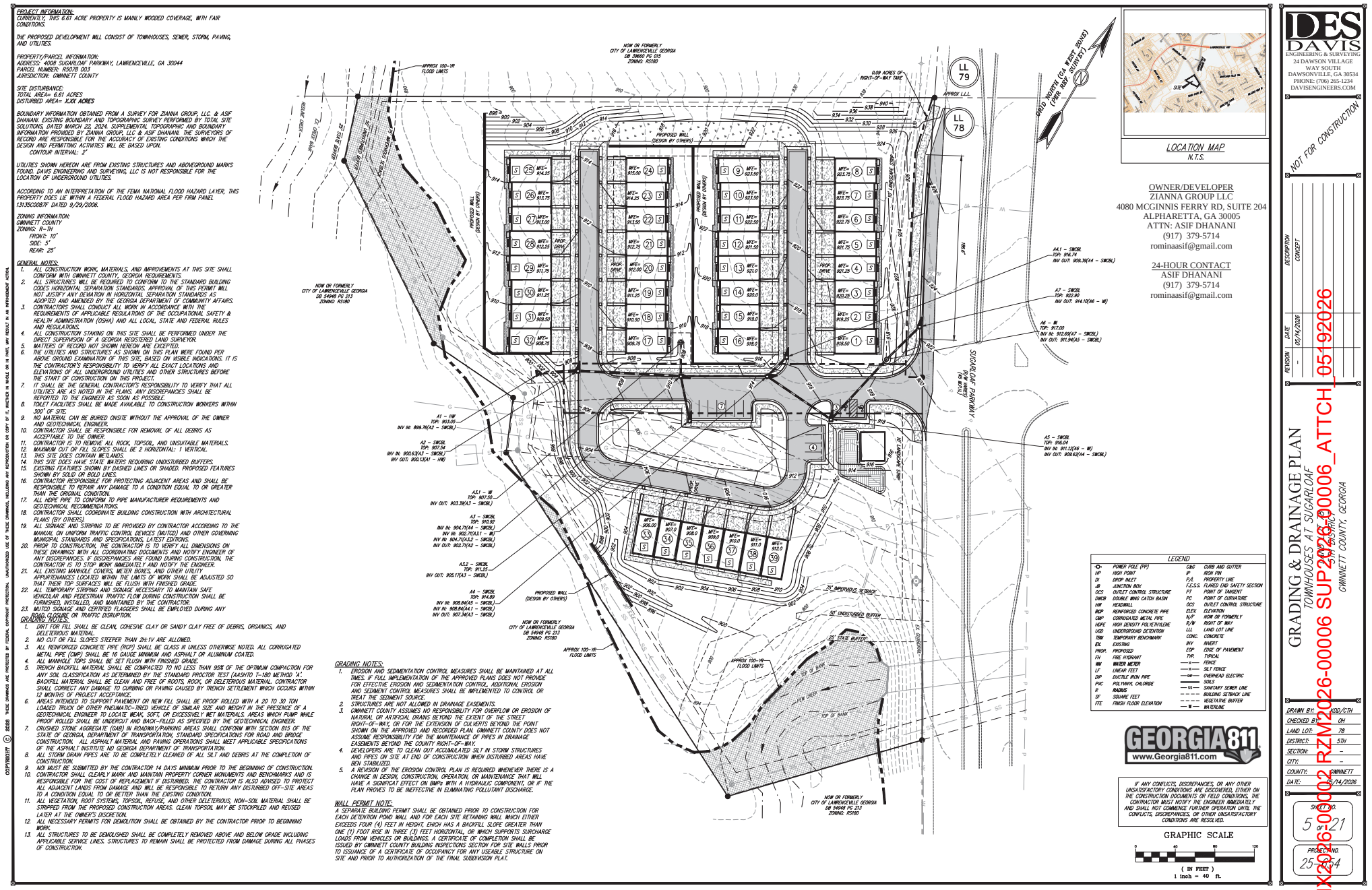
REASON	DATE	DESCRIPTION
-	05/19/2026	CONCEPT

SITE PLAN
TOWNHOUSES AT SUGARLOAF
4008 SUGARLOAF PKWY
GWINNETT COUNTY, GEORGIA

DRAWN BY: KDD/CTH
CHECKED BY: CH
LAND LOT: 78
DISTRICT: 5TH
SECTION: -
CITY: -
COUNTY: GWINNETT
DATE: 5/19/2026
SHEET NO. 4 OF 21
PROJECT NO. 25-254

© 2026 THESE DRAWINGS ARE PROTECTED BY FEDERAL COPYRIGHT PROTECTION. UNAUTHORIZED USE OF THESE DRAWINGS, INCLUDING ANY REPRODUCTION OR COPY OF IT, WHETHER IN WHOLE OR IN PART, MAY RESULT IN AN INFRINGEMENT ACTION.
COPYRIGHT

INK 20260002 RZM2026-00006 SUP2026-00006_ATTCH_05192026



DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION
-	05/14/2026	CONCEPT

GRADING & DRAINAGE PLAN
TOWNHOUSES AT SUGARLOAF
4008 SUGARLOAF PKWY
GWINNETT COUNTY, GEORGIA

DRAWN BY: KDD/CTH
CHECKED BY: DH
LAND LOT: 78
DISTRICT: 5TH
SECTION: -
CITY: -
COUNTY: GWINNETT
DATE: 05/14/2026
SHEET NO. 5 OF 21
PROJECT NO. 25-254

INK 20260002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.18.2023

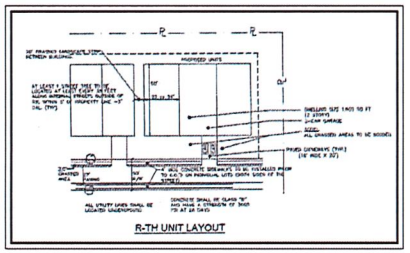
GENERAL NOTES
- TRACT AREA = 6.62 ACRES
- PARCEL NUMBER: 5078 003
- SITE ADDRESS:
  4008 SUGARLOAF PARKWAY

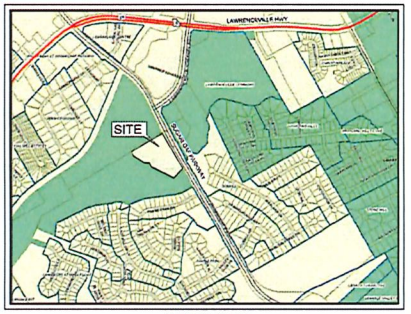
ENVIRONMENTAL NOTES
- WATER: PROVIDED BY GWINNETT COUNTY WATER AND SEWER
- SEWER: PROVIDED BY GWINNETT COUNTY WATER AND SEWER
- THERE ARE STATE WATERS ON OR WITHIN 200 FEET OF THIS PROPERTY
- ZONING C2
- HOR. DATUM: NAD 83
  VERT. DATUM NAVD 88

FLOOD NOTE
PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13213SC0087F, DATED SEPTEMBER 29, 2006.

REFERENCES
- TOPOGRAPHICAL AND BOUNDARY SURVEY BY TOTAL SITE SOLUTIONS, DAWSONVILLE, GA, DATED 07-28-2019.

MINIMUM HEATED FLOOR AREA
2-BEDROOM = 1,000 SQ. FT.
3-BEDROOM = 1,200 SQ. FT.
4-BEDROOM = 1,400 SQ. FT.





R-TH RESIDENCE TOWNHOUSE DISTRICT
WITHIN THE R-TH SINGLE-FAMILY RESIDENCE TOWNHOUSE DISTRICT, THE FOLLOWING REQUIREMENTS SHALL BE MET:
1) MAXIMUM DENSITY = TEN UNITS PER ACRES
   6.62 ACRES x 10 UNITS/AC. = 66 UNITS MAXIMUM
2) LOT AREA - NO MINIMUM
3) LOT WIDTH - NO MINIMUM
4) INTERNAL ROAD FRONTAGE - NO MINIMUM
5) EXTERNAL ROAD FRONTAGE FOR OVERALL DEVELOPMENT - 50 FEET
6) MINIMUM UNIT WIDTH:
   a. 22 FEET FOR DOUBLE-CAR GARAGE TOWNHOMES
   b. 18 FEET FOR SINGLE-CAR GARAGE TOWNHOMES
7) MAXIMUM HEIGHT = 35 FEET FOR TOWNHOMES
8) INTERNAL YARD REQUIREMENTS: A 20 FOOT GRASSED OR LANDSCAPED STRIP SHALL BE PROVIDED BETWEEN ALL BUILDINGS AND INTERIOR DRIVEWAYS/STREETS.
9) EXTERNAL YARD REQUIREMENTS:
   a. FRONT YARD = 50 FEET
   b. SIDE YARD = 40 FEET
   c. REAR YARD = 40 FEET
10) ALL TOWNHOME UNITS SHALL REQUIRE AT LEAST A SINGLE-CAR GARAGE. PROVIDE THREE OR MORE OFF-STREET PARKING SPACES PER DWELLING FOR TOWNHOMES. AT LEAST 80% OF REQUIRED PARKING AREAS FOR OVERALL DEVELOPMENT MUST BE LOCATED DIRECTLY IN FRONT OR REAR OF THE DWELLING UNITS. THE BALANCE OF THE PARKING SPACES MAY BE LOCATED IN A PARKING FACILITY SEPARATED FROM THE UNITS. ALL TOWNHOME UNITS SHALL REQUIRE AT LEAST SINGLE-CAR GARAGES.
11) ALL GRASSED AREAS SHALL BE SODDED.
12) PROVIDE SIDEWALKS ADJACENT TO BOTH SIDES OF INTERIOR STREETS OR PRIVATE DRIVEWAYS. DESIGN SHALL BE PER DEVELOPMENT REGS.
13) A MINIMUM OF THREE AND MAXIMUM OF EIGHT DWELLING UNITS SHALL BE ALLOWED IN EACH ROW OF TOWNHOUSES.
14) ALL UTILITIES SHALL BE PLACED UNDERGROUND.
15) A 50 FOOT WIDE LANDSCAPED SETBACK SHALL BE PROVIDED ALONG ALL EXTERIOR STREET FRONTAGES. THE LANDSCAPED SETBACK MAY INCORPORATE NATURAL VEGETATION AND SHALL INCLUDE A DECORATIVE FENCE/WALL AND ENTRANCE MONUMENT. THE FENCE MAY BE CONSTRUCTED AS A SOLID BRICK OR STACKED STONE WALL, OR AS A WROUGHT IRON-STYLE FENCE WITH BRICK OR STACKED STONE COLUMNS (MAXIMUM 30-FEET ON CENTER).

SECTION 230-10 DIMENSIONAL STANDARDS OF ZONING DISTRICTS:
THE MINIMUM PERCENTAGE OF COMMON AREAS FOR THIS LOT IS 15%
6.62 ACRES x .15 = 1.0 ACRE MINIMUM COMMON AREA
COMMON AREA PROVIDED = 2.41 ACRES

CITY OF LAWRENCEVILLE
R5078 279
3515 SUGARLOAF PARKWAY
ZONED RS 180

CITY OF LAWRENCEVILLE
R5078 573
SUGARLOAF PARKWAY
ZONED RS 180

CITY OF LAWRENCEVILLE
R5078 573
SUGARLOAF PARKWAY
ZONED RS 180

SUGARLOAF PARKWAY
RIVERS 3

REDLAND CREEK

40 0 40 80 120
GRAPHIC SCALE – FEET

CITYVIEW DESIGN BUILD
Project Management and Coordinator

bce bear creek engineering
10584 Fieldcrest Drive • Covington, GA 30014 • 470-337-2444

No	Revision	Date

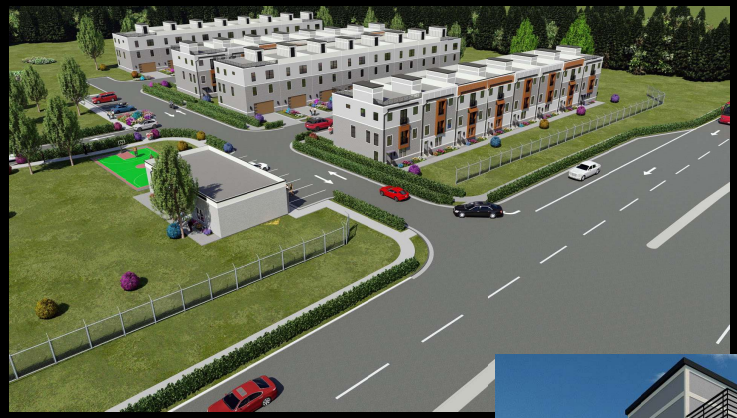
Plan Date: 01/18/2023
Scale: 1" = 40'

CONCEPT PLAN
FOR
TOWN HOUSES AT SUGARLOAF BY ZIANNA
LAND LOT 78 - 5TH DISTRICT
GWINNETT COUNTY, GEORGIA

GEORGIA No. 3515 PROFESSIONAL NICHOLAS A. BEAR

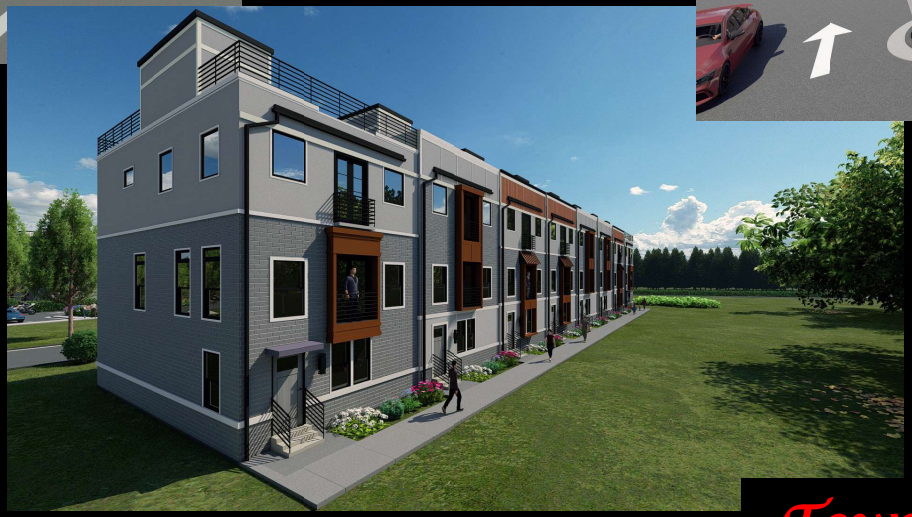
SHEET 1 OF 1
JOB #: 2022-209

INX-026-000006 VIEW 01/30/2026 01:00:06 PM 2026-000006_ATTCH_05 02/2026



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.24.2023





Townhouses at Sugarloaf By Zianna

4008 Sugarloaf Parkway

Gwinnett County, GA

INX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.24.2023



"*Sugarloaf Townhouses by Zianna*" | **4008 Sugarloaf Parkway, Lawrenceville, GA**

INX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.24.2023



"*Sugarloaf Townhouses by Zianna*" | **4008 Sugarloaf Parkway, Lawrenceville, GA**

INX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.24.2023



View of Site & Buildings

"Sugarloaf Townhouses by Zianna" | 4008 Sugarloaf Parkway, Lawrenceville, GA

INX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.24.2023



View of façade at entrance

"Sugarloaf Townhouses by Zianna" | 4008 Sugarloaf Parkway, Lawrenceville, GA

INX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.24.2023



View of façade at entrance

"Sugarloaf Townhouses by Zianna" | **4008 Sugarloaf Parkway, Lawrenceville, GA**

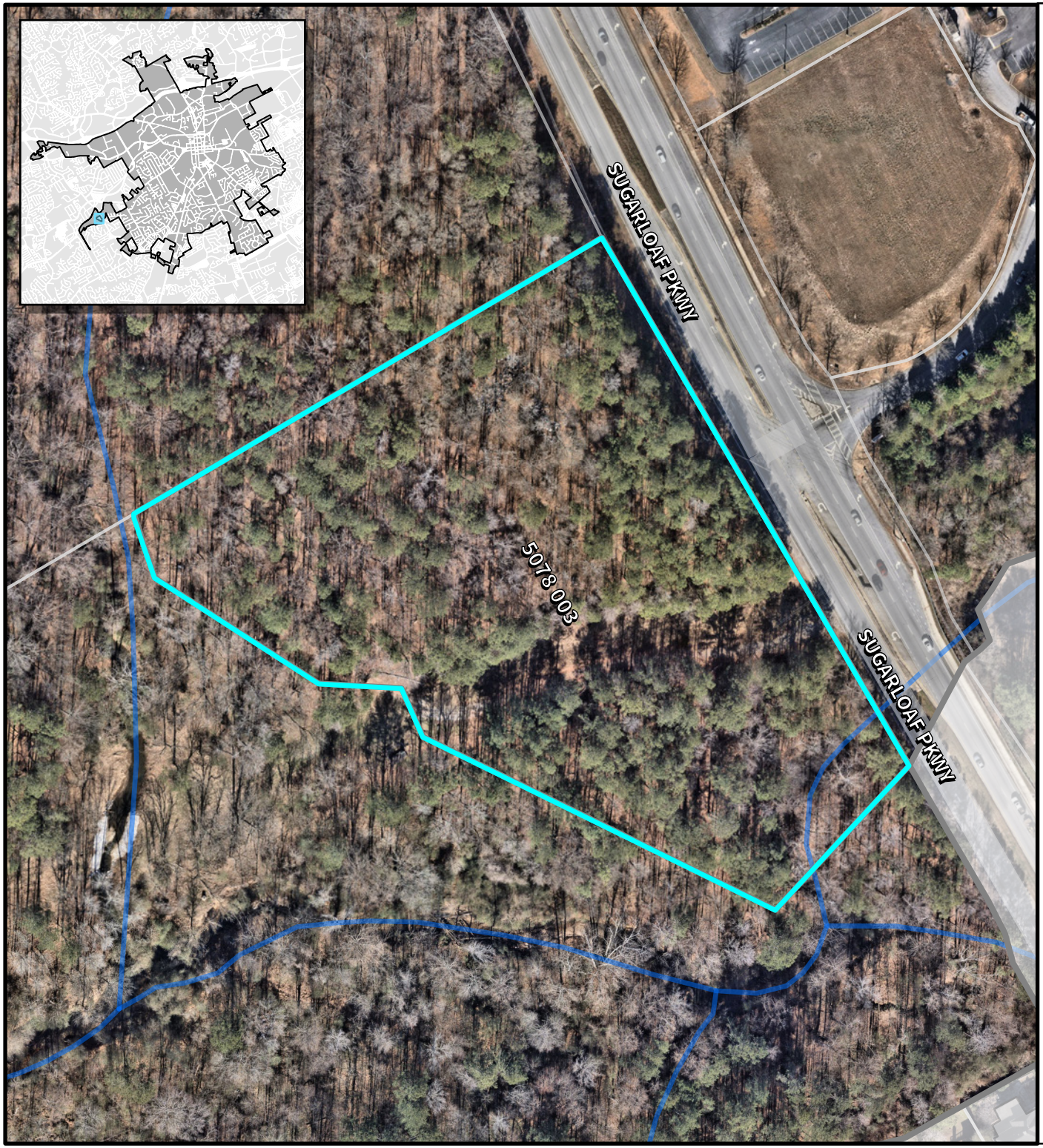
INX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.24.2023



"Sugarloaf Townhouses by Zianna" | 4008 Sugarloaf Parkway, Lawrenceville, GA

INX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2026-00002, RZM2026-00006, & SUP2026-00006

Applicant: Owen Herbert

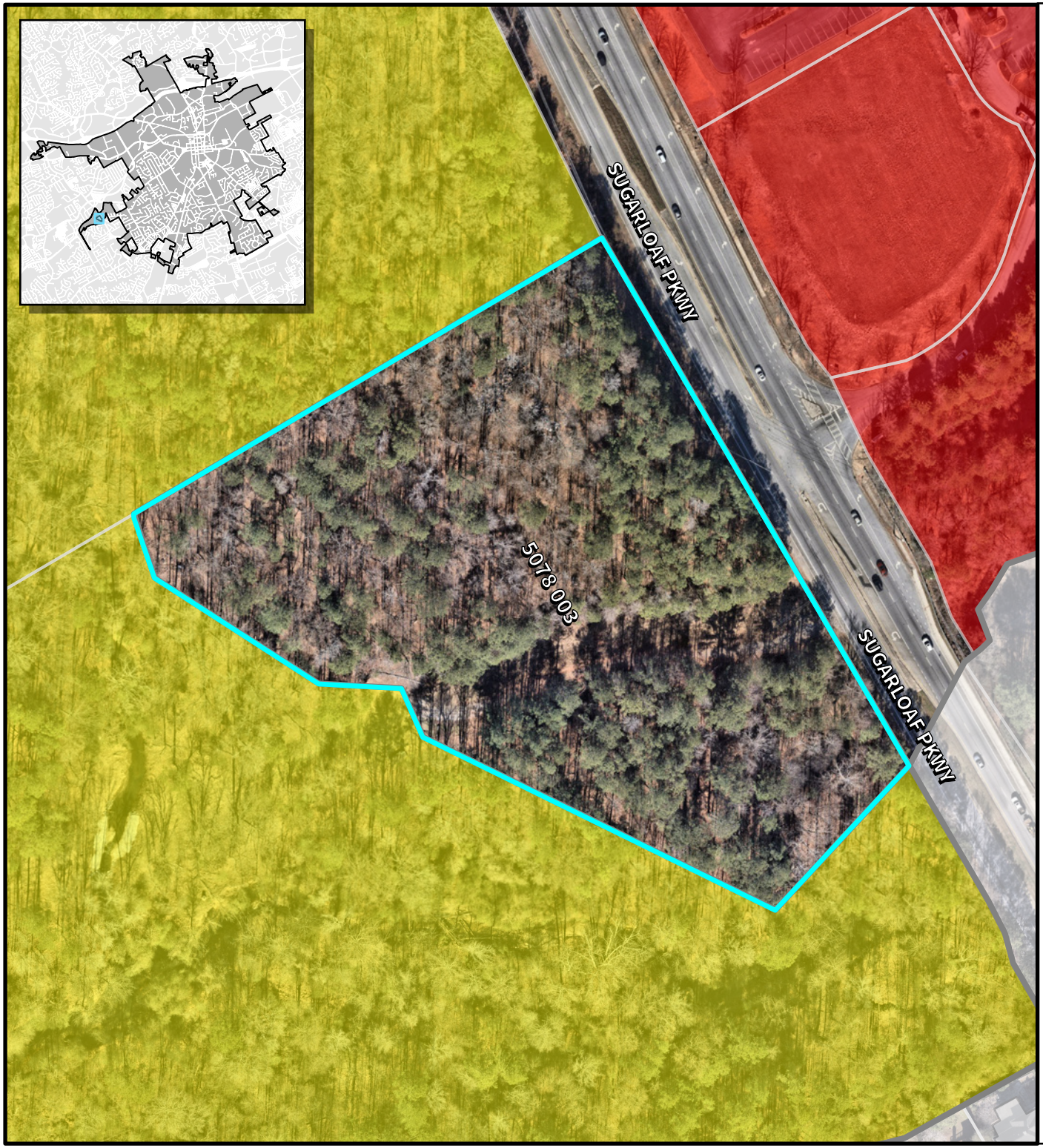
- Subject Property (~6.61 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	01/13/2026
Map Date:	05/15/2026
Map Scale:	1:1,800

0 62.5 125 250 Feet

N

ANX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2026-00002, RZM2026-00006, & SUP2026-00006

Applicant: Owen Herbert

Subject Property (~6.61 acres)

Lawrenceville City Limits

Zoning Districts

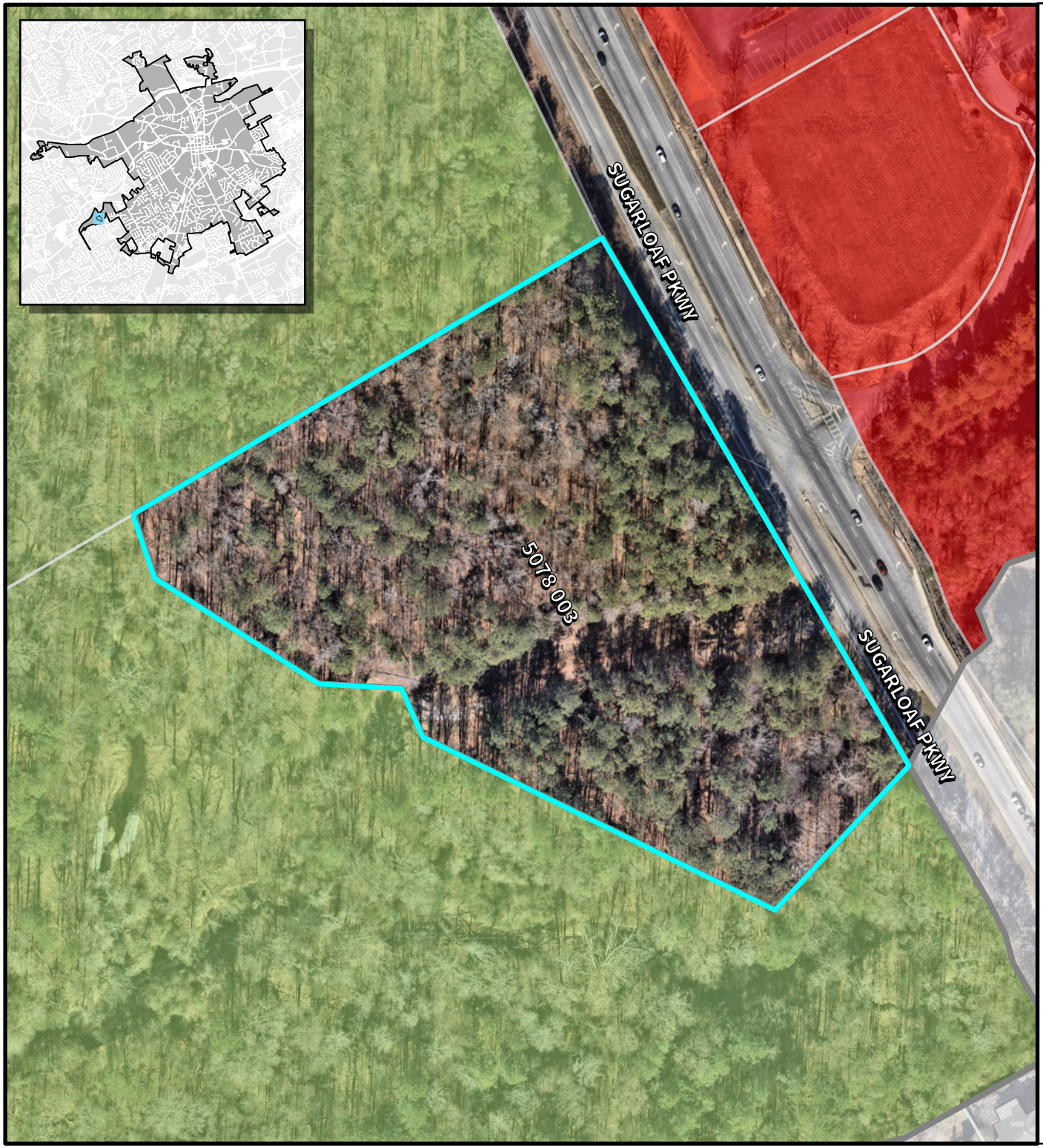
	BG	General Business
	RS-180	Single-Family Residential

Imagery Date: 01/13/2026
Map Date: 05/15/2026
Map Scale: 1:1,800

0 62.5 125 250 Feet

N

ANX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2026-00002, RZM2026-00006, & SUP2026-00006

Applicant: Owen Herbert

Subject Property (~6.61 acres)

Lawrenceville City Limits

2045 Character Areas

Commercial Corridor

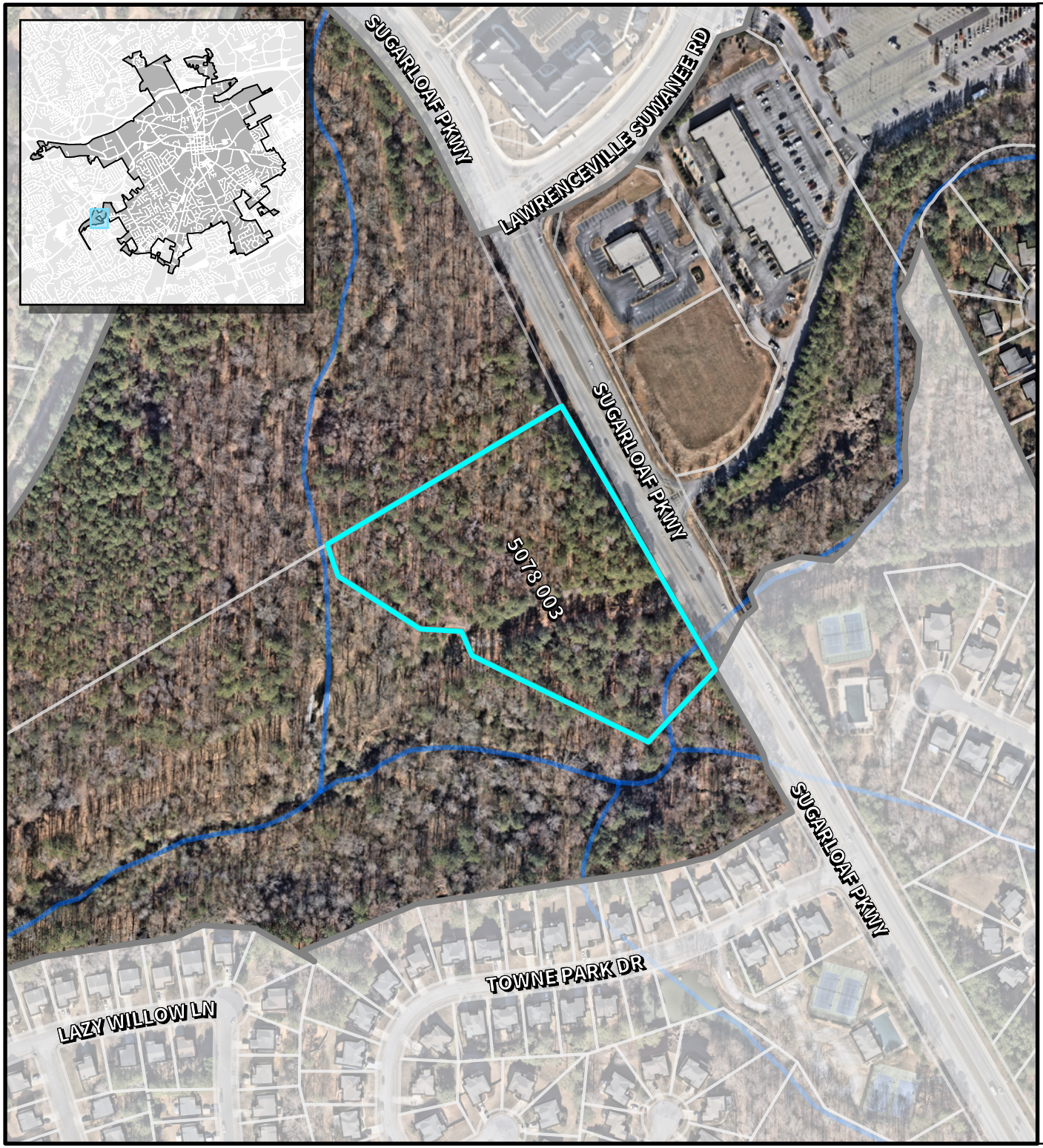
Parks

Imagery Date: 01/13/2026
Map Date: 05/15/2026
Map Scale: 1:1,800

N

0 62.5 125 250 Feet

ANX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2026-00002, RZM2026-00006, & SUP2026-00006

Applicant: Owen Herbert

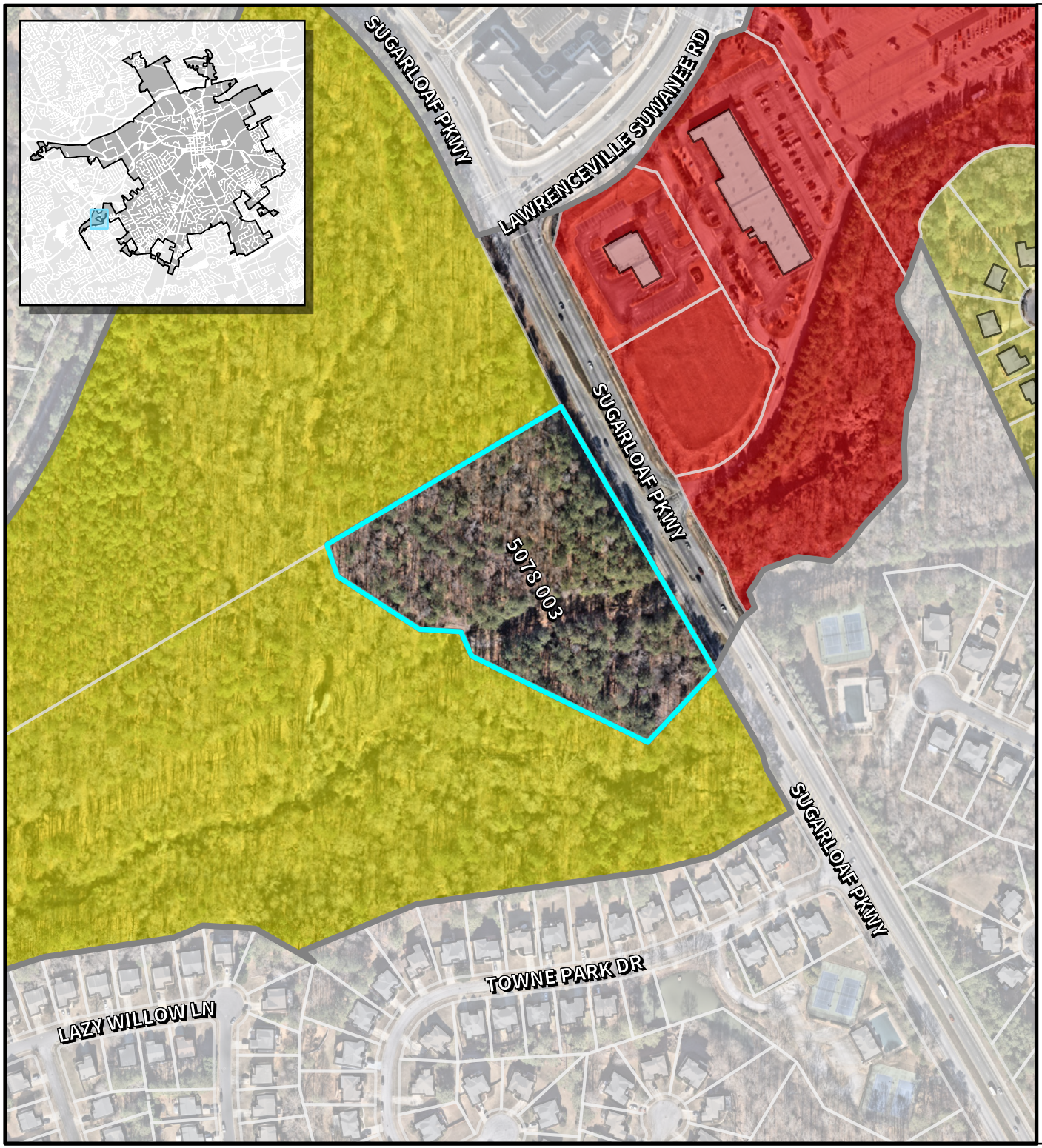
- Subject Property (~6.61 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	01/13/2026
Map Date:	05/15/2026
Map Scale:	1:3,600

0 125 250 500 Feet

N

ANX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2026-00002, RZM2026-00006, & SUP2026-00006

Applicant: Owen Herbert

Subject Property (~6.61 acres)

Lawrenceville City Limits

Zoning Districts

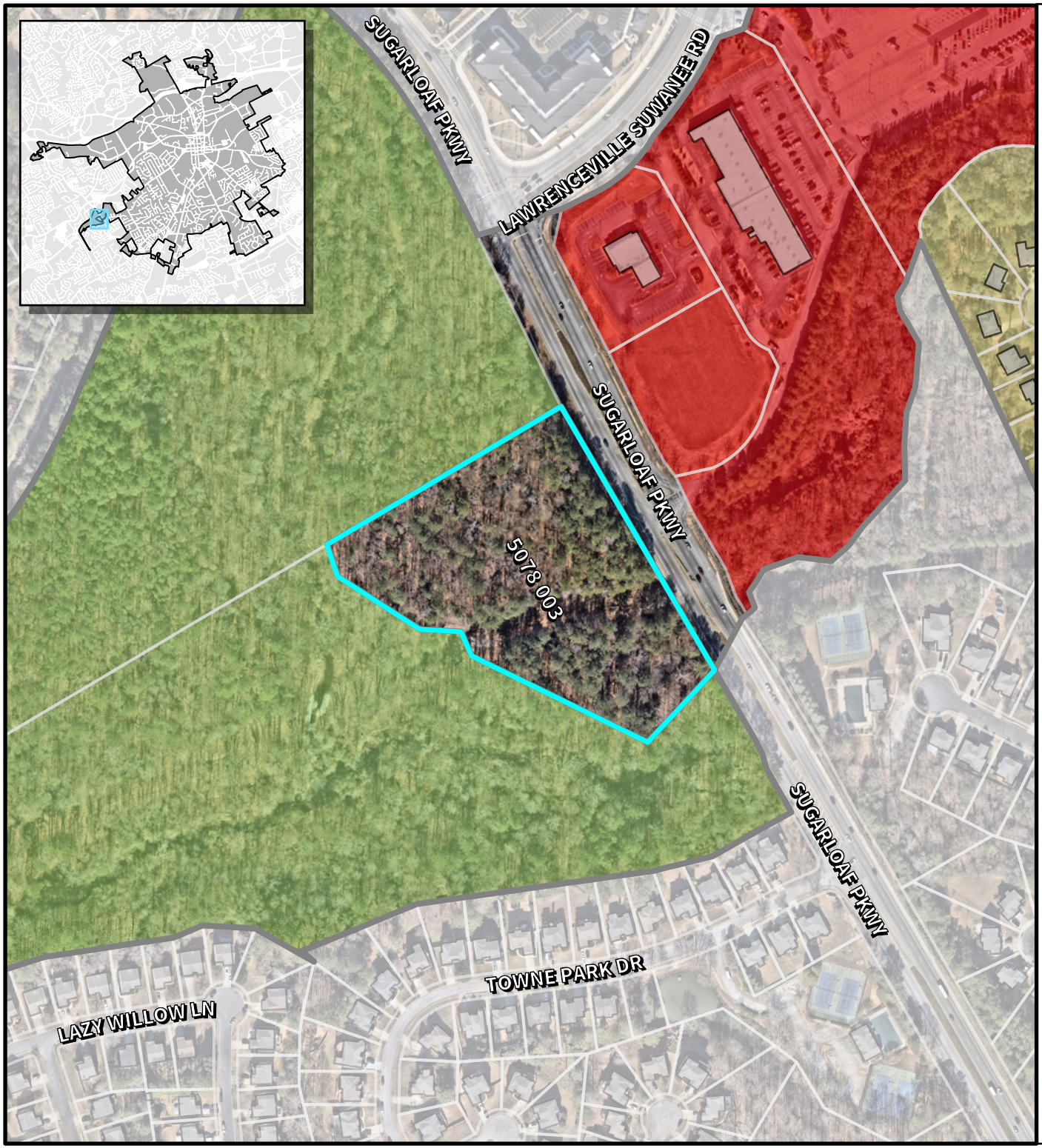
BG	General Business
RS-150	Single-Family Residential
RS-180	Single-Family Residential

Imagery Date: 01/13/2026
Map Date: 05/15/2026
Map Scale: 1:3,600

N

0 125 250 500 Feet

ANX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2026-00002, RZM2026-00006, & SUP2026-00006

Applicant: Owen Herbert

- Subject Property (~6.61 acres)
- Lawrenceville City Limits

2045 Character Areas

- Traditional Residential
- Commercial Corridor
- Parks

Imagery Date: 01/13/2026
Map Date: 05/15/2026
Map Scale: 1:3,600

0 125 250 500 Feet

N

ANX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

GWINNETT COUNTY
OFFICE OF THE COUNTY ADMINISTRATOR
75 Langley Drive | Lawrenceville, GA 30046-6935
O: 770.822.7000 | F: 770.822.7097
GwinnettCounty.com

May 8, 2026

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 78 of the 5th District Tax Parcel Number: R5078 003

Applicant/Owner:

Parcel	Owner	Applicant
R5078 003	ZIANNA GROUP LLC	ZIANNA GROUP LLC

Dear Mayor Still:

As required by O.C.G.A. § 36-36-7, our operating departments reviewed the property proposed for annexation with respect to county facilities on the property located at 0 Sugarloaf Parkway, Lawrenceville, GA 30044 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 there are no facilities associated now or planned by the Department of Community Services 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 there are no facilities associated now or planned by the Parks and Recreation Department known to be upon or adjacent to this tract or affected by the annexation of this parcel.

Gwinnett County Department of Transportation ("GCDOT") also determined that there are no GCDOT facilities located within the property proposed for annexation. Sugarloaf Parkway is a GCDOT- maintained roadway and any access or work within the right-of-way is subject to prior review/approval by GCDOT. Maintenance responsibility for this roadway will remain with GCDOT regardless of this annexation.

Gwinnett County Department of Water Resources determined that the following infrastructure exists as depicted on the enclosed maps: a twelve (12) inch water main along the western right-of-way of Sugarloaf Parkway; a series of twenty inch (21), twenty-one (21) inch and thirty (30) inch gravity sewer interceptors discharging into a thirty-six (36) inch gravity sewer along the southwestern boundary of the subject site; a series of eighteen (18) inch stormwater closed conduits along the eastern right-of-way of Sugarloaf Parkway; a County-maintained ditch along

ANX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026

the eastern boundary of the subject site; and a one hundred and fourteen (114) inch stormwater closed conduit crossing under Sugarloaf Parkway discharging into a stream on the southeastern boundary of the subject site. Any proposed work for water and sewer, and stormwater may be subject to prior review and approval by Gwinnett County Department of Planning and Development and Gwinnett County Department of Water Resources.

Gwinnett County Department of Planning and Development notes that the subject property is zoned R-TH (Single-Family Townhouse District). The subject property has a designation of 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 on (770) 822-7000.

Sincerely,

Glenn P. Stephens
County Administrator

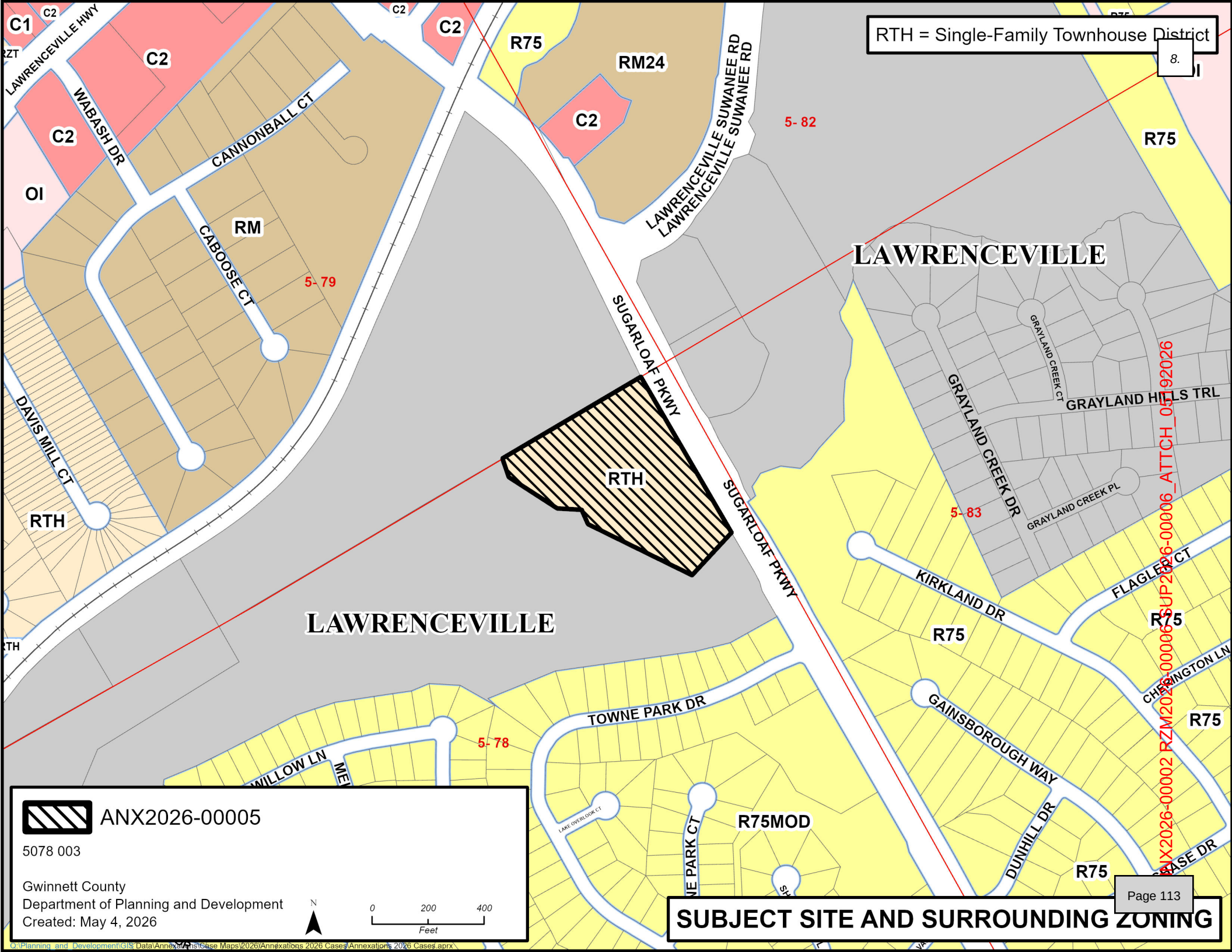
ANX2026-00005

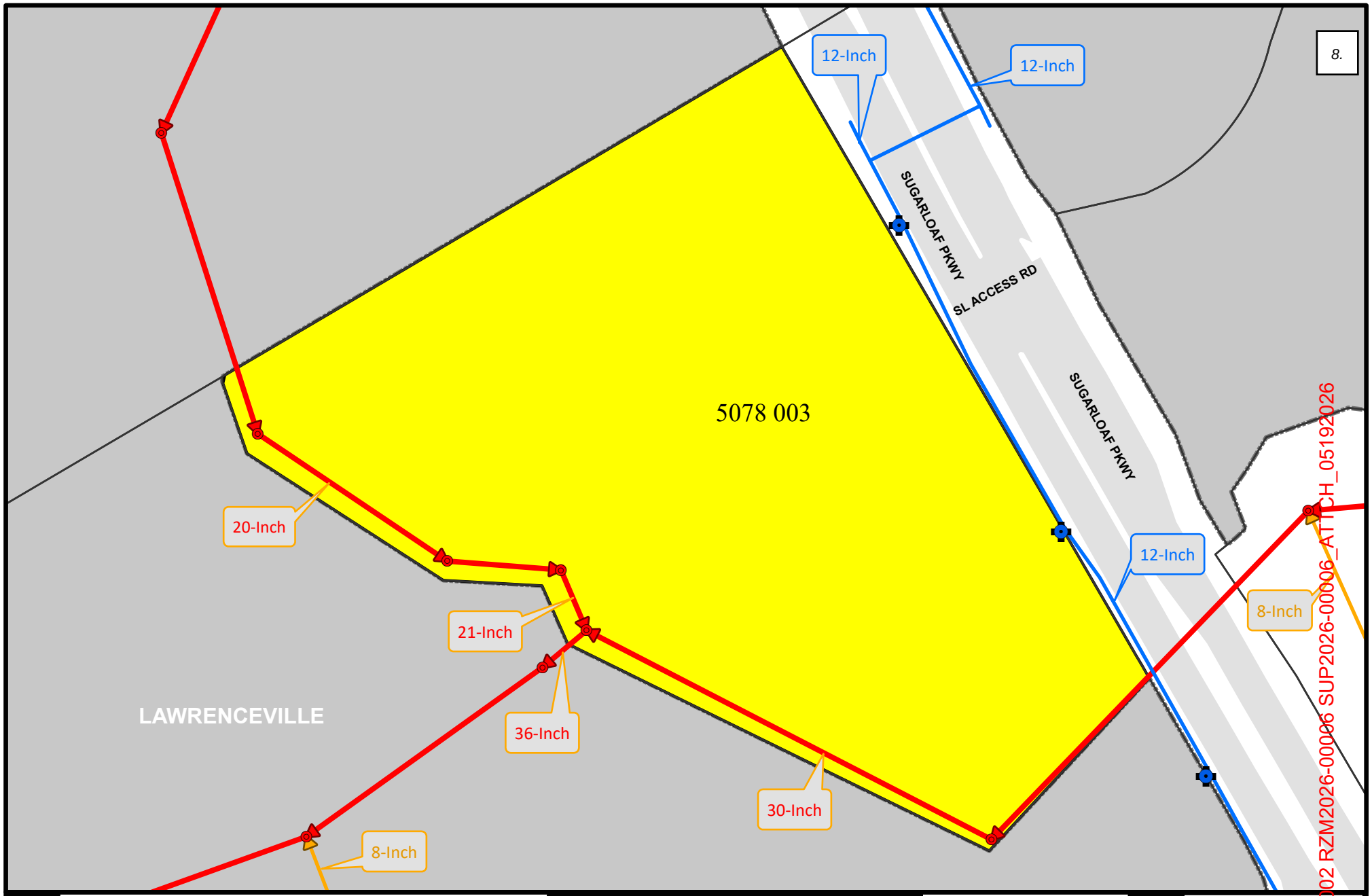
CERTIFIED MAIL #: 9214 8902 9562 6590 1619 0107 15

C: Nicole L. Hendrickson, Commission Chairwoman
Jasper Watkins III, Commissioner, District 3
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, ANX2026-00005

ANX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026


LAWRENCEVILLE
LAWRENCEVILLE
SUGARLOAF PKWY
SUGARLOAF PKWY
KIRKLAND DR
TOWNE PARK DR
ANX2026-00005
5078 003
Gwinnett County
Department of Planning and Development
Created: May 4, 2026
N
0
100
200
Feet
G:\Planning and Development\GIS Data\Annexations\Case Maps\2026\Annexations 2026 Cases\Annexations 2026 Cases.aprx
ANX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026


RTH = Single-Family Townhouse District
8.
C1
C2
LAWRENCEVILLE HWY
WABASH DR
CANNONBALL CT
CABOOSE CT
OI
RM
RM24
R75
5- 79
5- 82
5- 83
5- 78
LAWRENCEVILLE SUWANEE RD
SUGARLOAF PKWY
RTH
DAVIS MILL CT
LAWRENCEVILLE
GRAYLAND CREEK DR
GRAYLAND CREEK CT
GRAYLAND HILLS TRL
GRAYLAND CREEK PL
KIRKLAND DR
FLAGLER CT
CHESSINGTON LN
GAINSBOROUGH WAY
DUNHILL DR
TOWNE PARK DR
WILLOW LN
LAKE OVERLOOK CT
R75MOD
ANX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026
ANX2026-00005
5078 003
Gwinnett County
Department of Planning and Development
Created: May 4, 2026
N
0
200
400
Feet
Page 113
SUBJECT SITE AND SURROUNDING ZONING



LEGEND

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

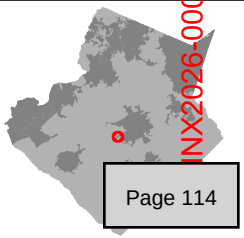
ANX-2026-005

Water & Sewer Utility Map

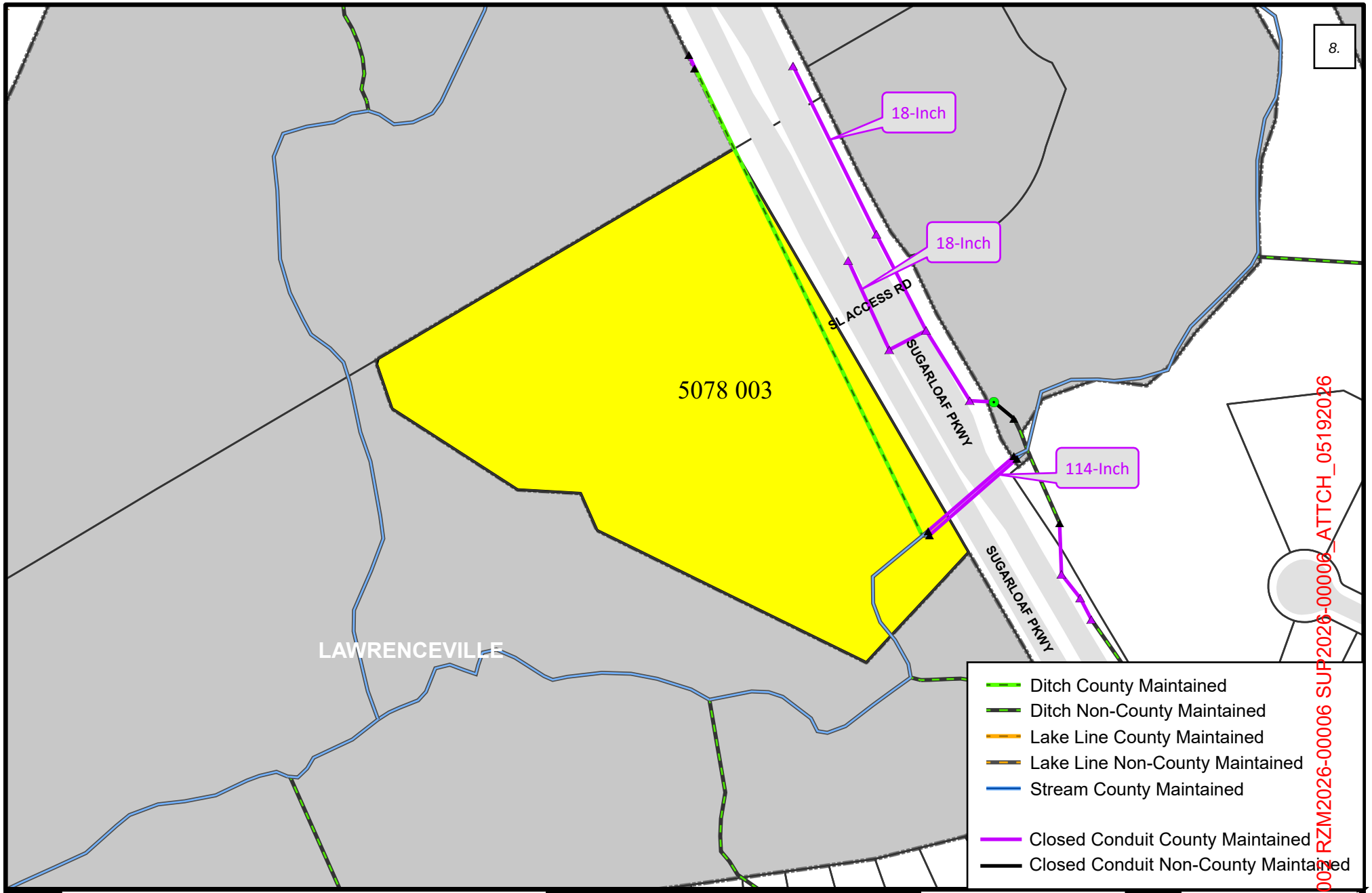
N
W E
S

0 60 120
Feet

LOCATION



ANX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026



INX2026-00006 RZM2026-00006 SUP2026-00006_ATTCH_05192026

LEGEND

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

ANX-2026-005

Stormwater Utility Map

N W E S

0 100 200 Feet

LOCATION

LAWRENCEVILLE

Planning & Development

PLANNING MAYOR AND COUNCIL~~AND DEVELOPMENT DEPARTMENT~~

RECOMMENDED CONDITIONS – 07~~6~~0211~~2~~2026

RZM2026-00006

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

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

   A. Townhouse dwelling units at a maximum of forty~~thirty-nine~~ (40~~39~~) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).

   B. The development shall be designed and constructed in general accordance with the Site Plan titled "Townhouses at Sugarloaf." dated "May 18, 2026," prepared by "DES - Davis Engineering & Surveying" with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.

   C. The townhouse~~multifamily~~ dwelling units shall be designed in general accordance with the e~~E~~levations titled "~~Townhouses at~~ Sugarloaf Townhouses~~by Zianna~~," dated received "July~~April~~ 21, 2026," predominantly four-sided masonry construction, ~~which could be~~utilizing brick, stone or a combination thereof ~~of brick and stone (~~with ~~accents of~~ fiber cement siding permitted only as an accent material). Final architectural design shall be subject to the review and approval of the Director of the Planning and Development Department.

   D. All townhouse dwelling units shall ~~have a~~shall include a minimum two~~ (2)~~ car garage with carriage-style garage doors. D~~The d~~riveways shall measure twenty-one (21) feet in width and twenty-seven (27) feet in depth ~~(~~as measured from the curb~~)~~, ~~providing~~ sufficient to accommodate ~~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

   ~~D.~~E. Lots 1 through 8 shall be developed with rear-entry garages. All remaining townhouse lots shall be developed with front-entry garages and shall include a covered rear porch or covered rear deck. Rear sidewalks serving individual townhouse lots shall not be permitted unless otherwise required by applicable building or accessibility regulations.

ANNX2026-00002 RZM2026-00006 & SUP2026-00006_M&C REC CNDS_07022026

2. To satisfy the following site development considerations:

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

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

   C. Landscape shall be designed and installed ~~to meet the~~with these conditions of zoning, ~~requirements of~~ the Zoning Ordinance, and Development Regulations. ~~The~~ F~~f~~inal landscape plans~~design~~ shall be subject to the review and approval of the Director of Planning and Development.

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

   E. All grassed areas shall be sodded.

   F. The required parking ratio for development shall be four (4) parking spaces per townhouse unit.

   G. Building setbacks adjacent to~~off~~ internal streets or private drive~~way~~s shall ~~be in~~ generally conform to the approved~~accordance with the submitted~~ site plan~~s~~ and architectural renderings~~, and otherwise~~ subject to review and approval of the Director of Planning and Development.

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

I. The community building shall contain a minimum of one thousand (1,000) square feet of enclosed floor area and shall include publicly accessible restroom facilities for residents and guests.

J. A passive dog park or similar recreational amenity shall be provided within the area located south of the playground and generally situated over the Colonial Pipeline easement, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions.

K. The central green space located within the Colonial Pipeline easement shall incorporate passive recreational amenities, including benches, picnic tables, seating areas, or similar site furnishings intended to encourage resident use and activity, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions.

~~H.~~ L. An enhanced landscape buffer shall be installed along the Sugarloaf Parkway frontage adjacent to Lots 1 through 8 to provide additional visual screening and noise attenuation. The landscape design shall include a combination of canopy trees, evergreen trees, understory trees, shrubs, berms, or other landscape features, as approved by the Director of Planning and Development.

3. The following variances are approved:

ANNX2026-00002 RZM2026-00006 & SUP2026-00006_M&C REC CNDS_07022026

A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).

B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum private drive width from twenty-four (24) feet to twenty (20) feet.

C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum adjacency of units to public green space from fifty percent (50%) to forty percent (40%).

D. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications (RM-8 and RS-180), from fifty (50) feet to forty (40) feet.

~~D.~~ Exception: Notwithstanding the foregoing, the installation and construction of two retaining walls within the required forty-foot (40') buffer shall be permitted as depicted on the approved site plan and engineering plans. The retaining walls shall be limited to the two non-contiguous locations along the western property boundary and shall not be construed as reducing the required buffer width for the remainder of the property. Except for the approved retaining wall encroachments, the forty-foot (40') buffer shall be maintained around the entire perimeter of the development where required.

ANNX2026-00002 RZM2026-00006 & SUP2026-00006_M&C REC CNDS_07022026

PLANNING COMMISS~~AND DEVELOPMENT DEPARTMENT~~

RECOMMENDED CONDITIONS – 06012026

SUP2026-00006

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

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

   A. The maximum number of Front Entry Units shall be thirty-two~~one~~ (32~~1~~).

ANNX2026-00002 RZM2026-00006 & SUP2026-00006_M&C REC CNDS_07022026

PROJECT INFORMATION:
CURRENTLY, THIS 6.61 ACRE PROPERTY IS MAINLY WOODED COVERAGE, WITH FAIR CONDITIONS.

THE PROPOSED DEVELOPMENT WILL CONSIST OF TOWNHOUSES, SEWER, STORM, PAVING, AND UTILITIES.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 4038 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER: R5078 003
JURISDICTION: CURRENTLY GWINNETT COUNTY
SITE DISTURBANCE:
TOTAL AREA= 6.61 ACRES
DISTURBED AREA= XXX ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR ZIANNA GROUP, LLC. & ASIF DHANANI. EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TOTAL SITE SOLUTIONS, DATED MARCH 22, 2024. SUPPLEMENTAL TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ZIANNA GROUP, LLC & ASIF DHANANI. THE SURVEYORS OF RECORD ARE RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
CONTOUR INTERVAL: 2'

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

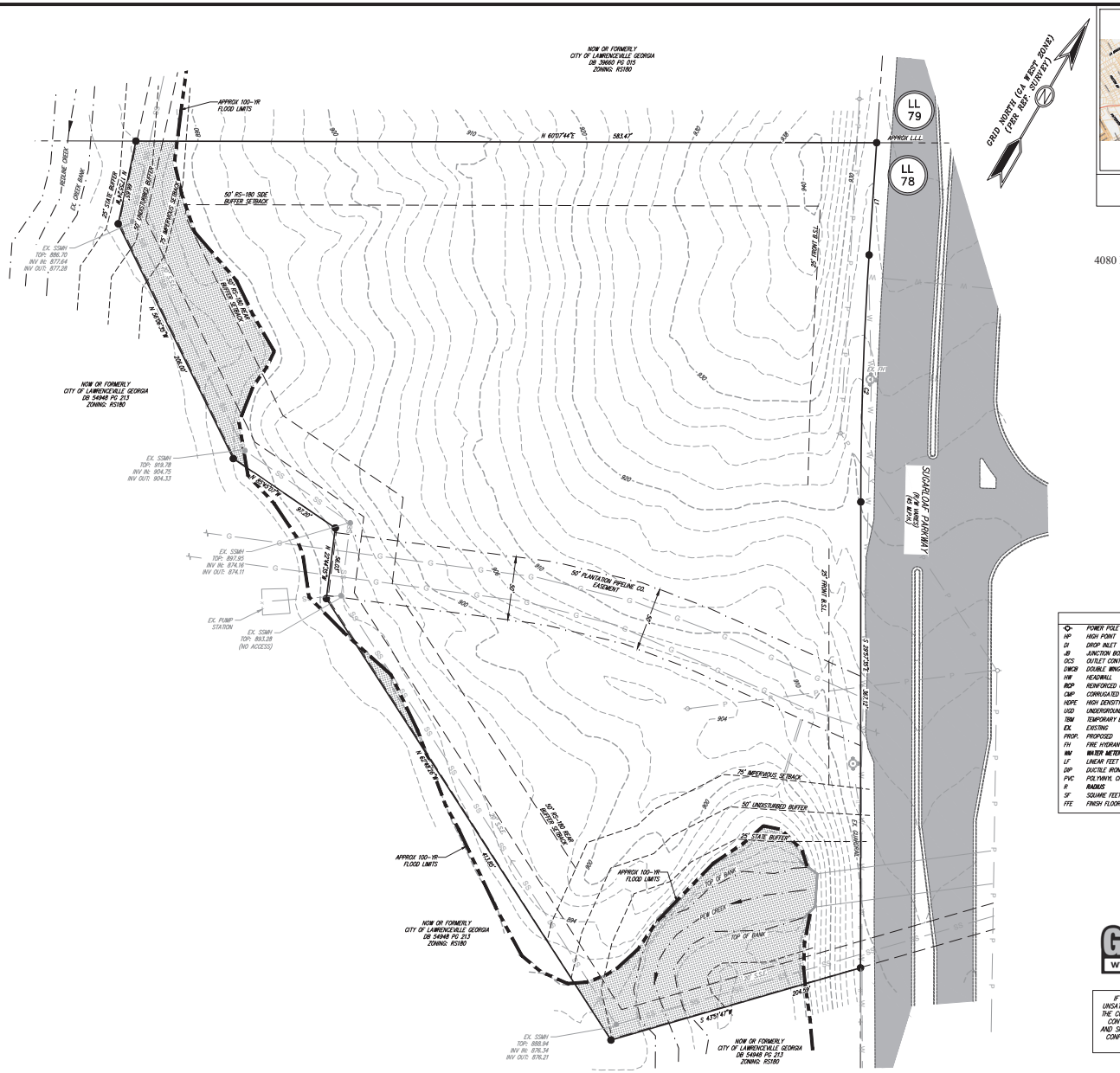
ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13135C0087F DATED 9/29/2006.

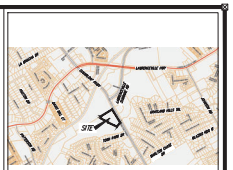
ZONING INFORMATION:
CITY OF LAWRENCEVILLE
PROPOSED ZONING: RM-8
FRONT: 25'
SIDE: 50' RS-180 BUFFER SETBACK
REAR: 50' RS-180 BUFFER SETBACK

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

DEMOLITION NOTES:
1. CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE. ALL UTILITIES ARE ASSUMED TO REMAIN ACTIVE UNLESS SPECIFICALLY NOTED TO BE REMOVED OR ABANDONED.
2. CONTRACTOR SHALL PROTECT BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT.
3. DEPRESSIONS OR VOID AREAS RESULTING FROM DEMOLITION ACTIVITIES ARE TO BE FILLED WITH SUITABLE MATERIAL TO AVOID WATER PONDING.
4. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
5. SITE MAY CONTAIN OTHER DILAPIDATED STRUCTURES THAT ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING ON-SITE STRUCTURES AS DEEMED NECESSARY BY THE OWNER.

COPYRIGHT © 2026 THESE DRAWINGS ARE PROTECTED BY FEDERAL COPYRIGHT PROTECTION. UNAUTHORIZED USE OF THESE DRAWINGS, INCLUDING ANY REPRODUCTION OR COPY OF IT, WHETHER IN WHOLE, OR IN PART, MAY RESULT IN AN INFRINGEMENT ACTION.





LOCATION MAP
N.T.S.

OWNER/DEVELOPER
ZIANNA GROUP LLC
4080 MCGINNIS FERRY RD, SUITE 204
ALPHARETTA, GA 30005
ATTN: ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

24-HOUR CONTACT
ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

LEGEND

PP	POWER POLE (PP)	C&G	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P/L	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYETHYLENE	R/W	RIGHT OF WAY
UGD	UNDERGROUND DETENTION	LL	LAND LOT LINE
TBM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EX.	EXISTING	INV.	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	TYP.	TYPICAL
WM	WATER METER	-x-	FENCE
LF	LINEAR FEET	-x-	SILT FENCE
DIP	DUCTILE IRON PIPE	OHP	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE		SOILS
R	RADIUS	SS	SANITARY SEWER LINE
SF	SQUARE FEET		BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION		VEGETATIVE BUFFER
		W	WATERLINE

GEORGIA811
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 inch = 40 ft.

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

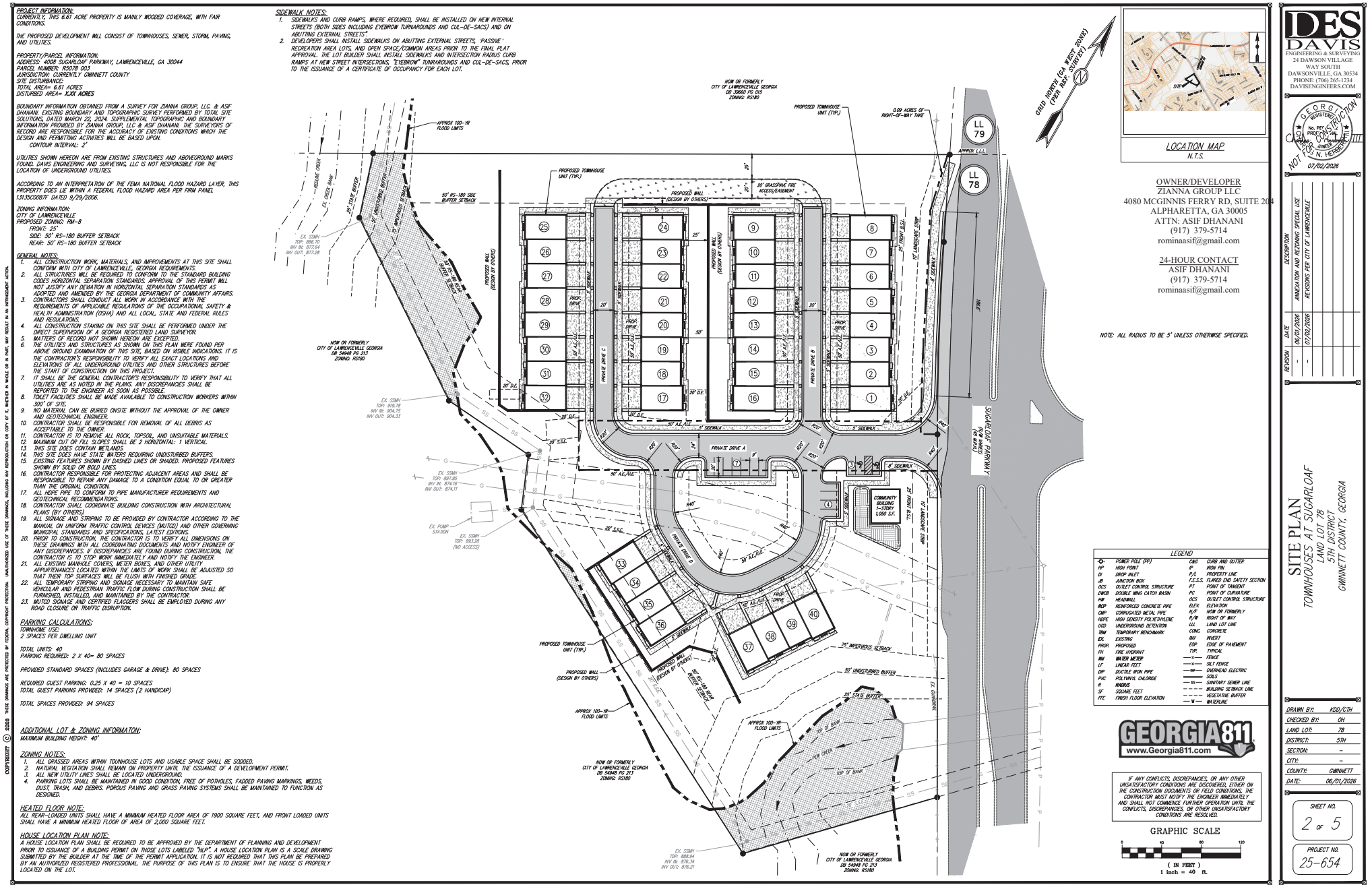
GEORGIA REGISTERED No. PE/PROFESSIONAL ENGINEER CERTIFICATE OF AUTHORIZATION No. N. HERSHEL DAVIS III
NOT FOR CONSTRUCTION
07/02/2026

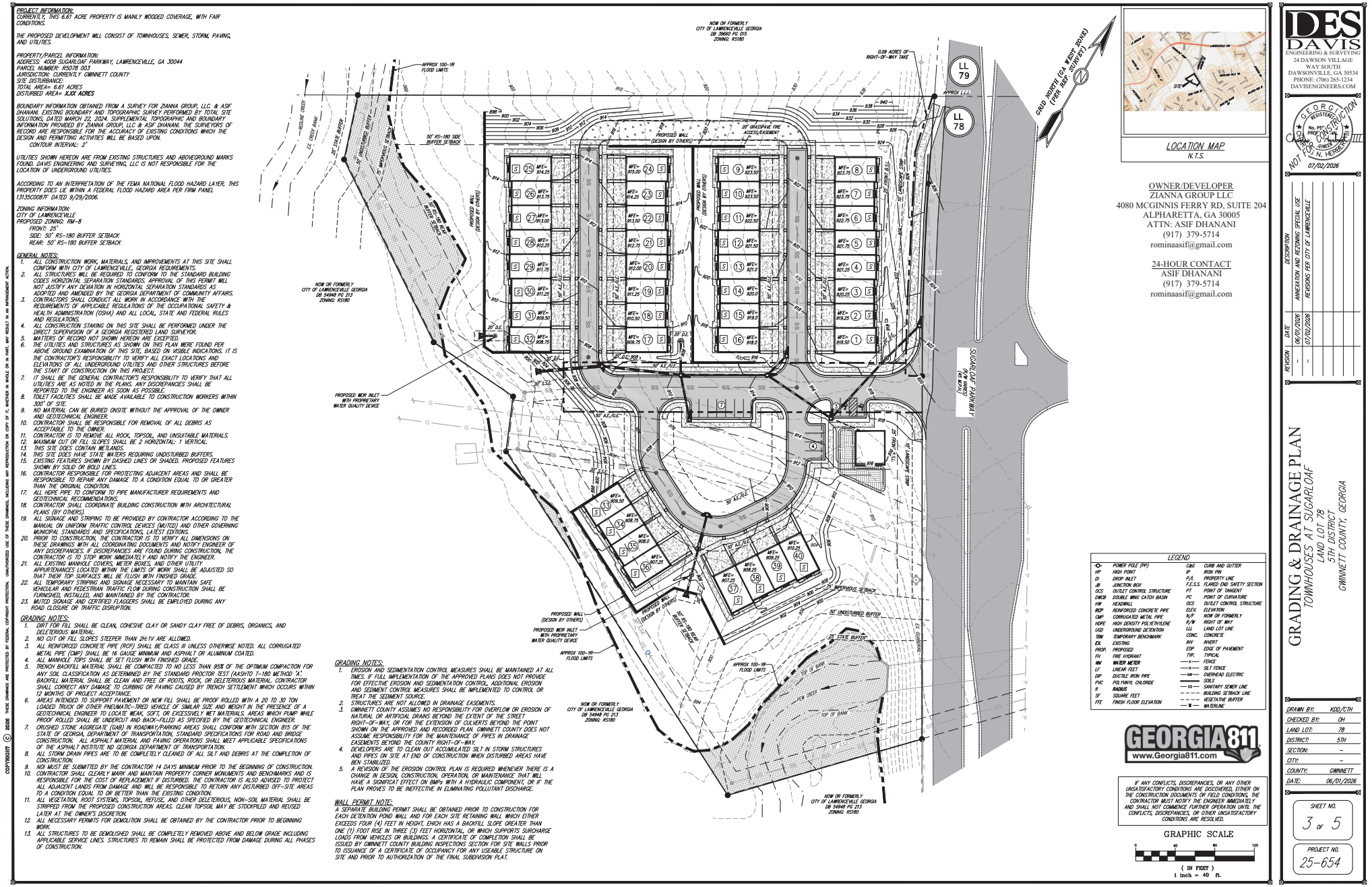
REVISION	DATE	DESCRIPTION
-	06/01/2026	ANNEXATION AND REZONING: SPECIAL USE
-	07/02/2026	REVISIONS PER CITY OF LAWRENCEVILLE

EXISTING CONDITIONS
TOWNHOUSES AT SUGARLOAF
LAND LOT 78
5TH DISTRICT
GWINNETT COUNTY, GEORGIA

DRAWN BY:	KDD/CTH
CHECKED BY:	DH
LAND LOT:	78
DISTRICT:	5TH
SECTION:	-
CITY:	-
COUNTY:	GWINNETT
DATE:	06/01/2026

SHEET NO. 1 OF 5
PROJECT NO. 25-654


PROJECT INFORMATION:
CURRENTLY, THIS 6.61 ACRE PROPERTY IS MAINLY WOODED COVERAGE, WITH FAIR CONDITIONS.
THE PROPOSED DEVELOPMENT WILL CONSIST OF TOWNHOUSES, SEWER, STORM, PAVING, AND UTILITIES.
PROPERTY/PARCEL INFORMATION:
ADDRESS: 4088 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER: R5078 003
JURISDICTION: CURRENTLY GWINNETT COUNTY
SITE DISTURBANCE:
TOTAL AREA= 6.61 ACRES
DISTURBED AREA= XXX ACRES
BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR ZIANNA GROUP, LLC, & ASIF DHANANI. EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TOTAL SITE SOLUTIONS, DATED MARCH 22, 2024. SUPPLEMENTAL TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ZIANNA GROUP, LLC & ASIF DHANANI. THE SURVEYORS OF RECORD ARE RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
CONTOUR INTERVAL: 2'
UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVEGROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.
ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13135C0087F DATED 9/29/2006.
ZONING INFORMATION:
CITY OF LAWRENCEVILLE
PROPOSED ZONING: RM-8
FRONT: 25'
SIDE: 50' RS-180 BUFFER SETBACK
REAR: 50' RS-180 BUFFER SETBACK
GENERAL NOTES:
1. ALL CONSTRUCTION, WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF LAWRENCEVILLE, GEORGIA REQUIREMENTS.
2. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
3. CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
4. ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
5. MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
6. THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
7. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
8. TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
9. NO MATERIAL CAN BE BURIED ONSITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
11. CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
12. MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
13. THIS SITE DOES CONTAIN WETLANDS.
14. THIS SITE DOES HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
15. EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
16. CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
17. ALL HDPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
18. CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
19. ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
20. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
21. ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.
22. ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
23. MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.
PARKING CALCULATIONS:
TOWNHOME USE:
2 SPACES PER DWELLING UNIT
TOTAL UNITS: 40
PARKING REQUIRED: 2 X 40= 80 SPACES
PROVIDED STANDARD SPACES (INCLUDES GARAGE & DRIVE): 80 SPACES
REQUIRED GUEST PARKING: 0.25 X 40 = 10 SPACES
TOTAL GUEST PARKING PROVIDED: 14 SPACES (2 HANDICAP)
TOTAL SPACES PROVIDED: 94 SPACES
ADDITIONAL LOT & ZONING INFORMATON:
MAXIMUM BUILDING HEIGHT: 40'
ZONING NOTES:
1. ALL GRASSED AREAS WITHIN TOWNHOUSE LOTS AND USABLE SPACE SHALL BE SODDED.
2. NATURAL VEGETATION SHALL REMAIN ON PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
3. ALL NEW UTILITY LINES SHALL BE LOCATED UNDERGROUND.
4. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, FADDED PAVING MARKINGS, WEEDS, DUST, TRASH, AND DEBRIS. POROUS PAVING AND GRASS PAVING SYSTEMS SHALL BE MAINTAINED TO FUNCTION AS DESIGNED.
HEATED FLOOR NOTE:
ALL REAR-LOADED UNITS SHALL HAVE A MINIMUM HEATED FLOOR AREA OF 1900 SQUARE FEET, AND FRONT LOADED UNITS SHALL HAVE A MINIMUM HEATED FLOOR OF AREA OF 2,000 SQUARE FEET.
HOUSE LOCATION PLAN NOTE:
A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF THE PERMIT APPLICATION. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY AN AUTHORIZED REGISTERED PROFESSIONAL. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT.
SIDEWALK NOTES:
1. SIDEWALKS AND CURB RAMPS, WHERE REQUIRED, SHALL BE INSTALLED ON NEW INTERNAL STREETS (BOTH SIDES INCLUDING EYEBROW TURNAROUNDS AND CUL-DE-SACS) AND ON ABUTTING EXTERNAL STREETS."
2. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, "PASSIVE" RECREATION AREA LOTS, AND OPEN SPACE/COMMON AREAS PRIOR TO THE FINAL PLAT APPROVAL. THE LOT BUILDER SHALL INSTALL SIDEWALKS AND INTERSECTION RADIUS CURB RAMPS AT NEW STREET INTERSECTIONS, "EYEBROW" TURNAROUNDS AND CUL-DE-SACS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.
NOW OR FORMERLY CITY OF LAWRENCEVILLE GEORGIA DB 39660 PG 015 ZONING: RS180
PROPOSED TOWNHOUSE UNIT (TYP.)
0.09 ACRES OF RIGHT-OF-WAY TAKE
GRID NORTH (GA WEST ZONE) (PER REF. SURVEY)
APPROX 100-YR FLOOD LIMITS
EX. CREEK BANK
25' STATE BUFFER
50' UNDISTURBED BUFFER
75' IMPERVIOUS SETBACK
50' RS-180 SIDE BUFFER SETBACK
PROPOSED WALL (DESIGN BY OTHERS)
30' GRASSPAVE FIRE ACCESS/EASEMENT
PROP. DRIVE
PRIVATE DRIVE A
PRIVATE DRIVE B
PRIVATE DRIVE C
PRIVATE DRIVE D
5' SIDEWALK
8' SIDEWALK
10' LANDSCAPE STRIP
30' B.L.E.
20' S.S.E.
50' A.E./B.L.E.
NOW OR FORMERLY CITY OF LAWRENCEVILLE GEORGIA DB 54948 PG 213 ZONING: RS180
EX. SSMH TOP: 919.78 INV IN: 904.75 INV OUT: 904.53
EX. SSMH TOP: 897.95 INV IN: 874.16 INV OUT: 874.11
EX. PUMP STATION
EX. SSMH TOP: 893.28 (NO ACCESS)
COMMUNITY BUILDING 1-STORY 1,050 S.F.
PROP. DRIVE
75' IMPERVIOUS SETBACK
50' UNDISTURBED BUFFER
25' STATE BUFFER
TOP OF BANK
NOW OR FORMERLY CITY OF LAWRENCEVILLE GEORGIA DB 54948 PG 213 ZONING: RS180
EX. SSMH TOP: 888.94 INV IN: 876.34 INV OUT: 876.21
NOW OR FORMERLY CITY OF LAWRENCEVILLE GEORGIA DB 54948 PG 213 ZONING: RS180
SUGARLOAF PARKWAY (80' R/W)
LL 79
LL 78
APPROX L.L.L.
NOTE: ALL RADIUS TO BE 5' UNLESS OTHERWISE SPECIFIED.
LOCATION MAP
N.T.S.
SITE
OWNER/DEVELOPER
ZIANNA GROUP LLC
4080 MCGINNIS FERRY RD, SUITE 204
ALPHARETTA, GA 30005
ATTN: ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com
24-HOUR CONTACT
ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com
LEGEND
POWER POLE (PP)
HIGH POINT
DI
DROP INLET
JB
JUNCTION BOX
OCS
OUTLET CONTROL STRUCTURE
DWCB
DOUBLE WING CATCH BASIN
HW
HEADWALL
RCP
REINFORCED CONCRETE PIPE
CMP
CORRUGATED METAL PIPE
HDPE
HIGH DENSITY POLYETHYLENE
UGD
UNDERGROUND DETENTION
TBM
TEMPORARY BENCHMARK
EX.
EXISTING
PROP.
PROPOSED
FH
FIRE HYDRANT
WM
WATER METER
LF
LINEAR FEET
DIP
DUCTILE IRON PIPE
PVC
POLYVINYL CHLORIDE
R
RADIUS
SF
SQUARE FEET
FFE
FINISH FLOOR ELEVATION
C&G
CURB AND GUTTER
IP
IRON PIN
P.A.
PROPERTY LINE
F.E.S.S.
FLARED END SAFETY SECTION
PT.
POINT OF TANGENT
PC
POINT OF CURVATURE
OCS
OUTLET CONTROL STRUCTURE
ELEV.
ELEVATION
R/P
NOW OR FORMERLY
R/W
RIGHT OF WAY
LLL
LAND LOT LINE
CONC.
CONCRETE
INV
INVERT
EOP
EDGE OF PAVEMENT
TYP.
TYPICAL
FENCE
SILT FENCE
OVERHEAD ELECTRIC
SOILS
SANITARY SEWER LINE
BUILDING SETBACK LINE
VEGETATIVE BUFFER
WATERLINE
GEORGIA811
www.Georgia811.com
IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 inch = 40 ft.
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM
GEORGIA REGISTERED No. PE/PLS PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION
CHRISTOPHER CONSTRUCTION
NOT FOR CONSTRUCTION
07/02/2026
DESCRIPTION
ANNEXATION AND REZONING SPECIAL USE
REVISIONS PER CITY OF LAWRENCEVILLE
DATE
06/01/2026
07/02/2026
REVISION
-
-
SITE PLAN
TOWNHOUSES AT SUGARLOAF
LAND LOT 78
5TH DISTRICT
GWINNETT COUNTY, GEORGIA
DRAWN BY: KDO/CTH
CHECKED BY: OH
LAND LOT: 78
DISTRICT: 5TH
SECTION: -
CITY: -
COUNTY: GWINNETT
DATE: 06/01/2026
SHEET NO. 2 OF 5
PROJECT NO. 25-654
COPYRIGHT © 2026 THESE DRAWINGS ARE PROTECTED BY FEDERAL COPYRIGHT PROTECTION. UNAUTHORIZED USE OF THESE DRAWINGS, INCLUDING ANY REPRODUCTION OR COPY OF IT, WHETHER IN WHOLE OR IN PART, MAY RESULT IN AN APPROPRIATE ACTION.



DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

GEORGIA REGISTERED CERTIFICATE No. PEC PROFESSIONAL ENGINEER CHRISTOPHER M. HERSHBERGER NOT FOR CONSTRUCTION
07/02/2026

REVISION	DATE	DESCRIPTION
-	06/01/2026	ANNEXATION AND REZONING: SPECIAL USE
-	07/02/2026	REVISIONS PER CITY OF LAWRENCEVILLE

GRADING & DRAINAGE PLAN
TOWNHOUSES AT SUGARLOAF
LAND LOT 78
5TH DISTRICT
GWINNETT COUNTY, GEORGIA

DRAWN BY:	KDD/CTH
CHECKED BY:	OH
LAND LOT:	78
DISTRICT:	5TH
SECTION:	–
CITY:	–
COUNTY:	GWINNETT
DATE:	06/01/2026

SHEET NO. 3 of 5
PROJECT NO. 25-654



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 2-JULY-26

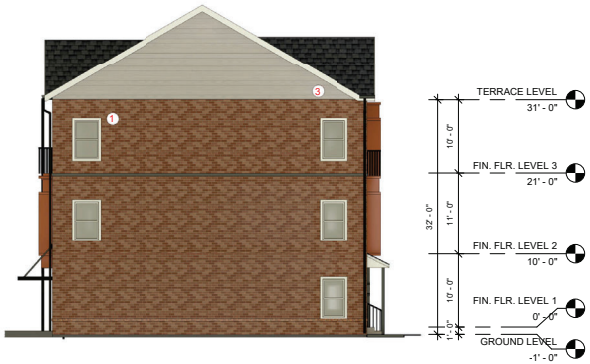
A102

FRONT VIEW

Scale:



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



2 LEFT ELEVATION
1/8" = 1'-0"

FACADE FINISH LEGEND

1. BRICK 'A' (LIGHTER COLOR)
2. BRICK 'B'
3. SHIPLAP SIDING - PAINTED
4. ARCHITECTURAL ROOF SHINGLES
5. PRE-FINISHED METAL GUTTER
6. PRE-FINISHED METAL DOWNSPOUT
7. WOOD TRIM - PAINTED
8. DOUBLE GLASS WINDOW
9. SLIDING BALCONY DOOR
10. ENTRANCE DOOR
11. METAL CANOPY
12. GARAGE DOOR

CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 2-JULY-26

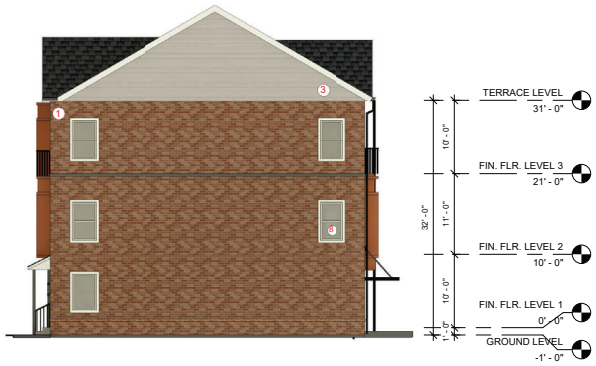
A100

FRONT & LEFT ELEVATIONS.

Scale: 1/8" = 1'-0"



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



2 RIGHT ELEVATION
1/8" = 1'-0"

FACADE FINISH LEGEND

1. BRICK 'A' (LIGHTER COLOR)
2. BRICK 'B'
3. SHIPLAP SIDING - PAINTED
4. ARCHITECTURAL ROOF SHINGLES
5. PRE-FINISHED METAL GUTTER
6. PRE-FINISHED METAL DOWNSPOUT
7. WOOD TRIM - PAINTED
8. DOUBLE GLASS WINDOW
9. SLIDING BALCONY DOOR
10. ENTRANCE DOOR
11. METAL CANOPY
12. GARAGE DOOR

CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 2-JULY-26

A101

REAR & RIGHT ELEVATIONS

Scale: 1/8" = 1'-0"

ANNX2026-00002 RZM2026-00006 & SUP2026-00006_ATTCH3_07022026



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 2-JULY-26

A103

LEFT AND FRONT ISO

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 2-JULY-26

A104

RIGHT AND REAR ISO

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 2-JULY-26

A105

REAR VIEW

Scale:

















LAWRENCEVILLE

Planning & Development

~~PLANNING COMMISSIONAND DEVELOPMENT DEPARTMENT~~

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – ~~06012026~~07092026

RZM2026-00006

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

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

   A. Townhouse dwelling units at a maximum of forty~~thirty-nine~~ (40~~39~~) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).

   B. The development shall be designed and constructed in general accordance with the Site Plan presented at the July 27, 2026 Regular Council Meeting ~~titled "Townhouses at Sugarloaf." dated "May 18, 2026," prepared by "DES - Davis Engineering & Surveying"~~ with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.

   C. The townhouse ~~multifamily~~ dwelling units shall be three stories designed in general accordance with the Elevations presented at the July 27, 2026 Regular Council Meeting and shall be ~~titled "Townhouses at Sugarloaf by Zianna," dated received "April 1, 2026,"~~ predominantly four-sided masonry construction utilizing~~, which could be~~ brick, stone or a combination thereof~~of brick and stone (with accents with of~~ fiber cement siding permitted only as an accent material). Final architectural design shall be subject to the review and approval of the Director of the Planning and Development Department.

   D. All townhouse dwelling units shall include ~~have~~ a minimum two (2) car garage with carriage-style garage doors. ~~The d~~Driveways shall measure a minimum of twenty-one (21) feet in width and a minimum of twenty-seven (27) feet in depth ~~(~~as measured from the curb~~)~~, ~~providing~~ sufficient to accommodate ~~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

   E. All Townhouse Units shall be a minimum of 24' wide.

ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH4_07092026

F. Lots 1 through 8 shall be developed with rear-entry garages. All remaining townhouse lots may be developed with front-entry garages and shall include a covered rear porch or covered rear deck. Rear sidewalks serving individual townhouse lots shall not be permitted unless otherwise required by applicable building or accessibility regulations.

G. Lot 1 and Lot 8 shall have wrap around covered front door porches.

H. All garages shall be equipped with a minimum of one 240 volt outlet.

~~D.~~

2. To satisfy the following site development considerations:

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

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

C. Landscape shall be designed and installed ~~to meet~~with these the conditions of zoning, ~~requirements of~~ the Zoning Ordinance and Development Regulations. ~~The f~~Final landscape plans ~~design~~ shall be subject to the review and approval of the Director of Planning and Development.

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

E. All grassed areas shall be sodded.

F. The required parking ratio for development shall be four (4) spaces per townhouse unit.

G. Building setbacks adjacent to ~~off~~ internal streets or private drives~~ways~~ shall ~~be in~~ generally conform to the approved ~~accordance with the submitted~~ site plan~~s~~ and architectural renderings~~, and otherwise subject~~ subject to review and approval of the Director of Planning and Development.

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

I. The community building shall be a minimum of 1000 sf of enclosed floor area and shall include publicly accessible restroom facilities for residents and guests. The building shall be four (4) sided masonry with accents of fiber cement siding.

J. A passive dog park or similar recreation amenity shall be provided within the area located south of the playground and generally situated over the Colonial Pipeline

ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH4_07092026

easement, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions

K. The central green space located within the Colonial Pipeline easement shall incorporate passive recreational amenities, including benches, picnic tables, seating areas, or other similar site furnishings intended to encourage resident use and activity, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions.

L. An enhanced landscape buffer shall be installed along the Sugarloaf Parkway frontage adjacent to Lots 1 through 8 to provide additional visual screening and nois attenuation. The landscape design shall include a combination of canopy trees, evergreen trees, understory trees, shrubs, or other landscape features, as approved by the Director of Planning and Development.

M. All roadways and alleyways within the development shall be privately owned and maintained.

N. Chainlink fencing shall be prohibited. All fencing materials shall be approved by the Director of Planning and Development.

O. Provide a 10' sidewalk along Sugarloaf Parkway across the frontage of the property and connecting to the existing crosswalk at Lawrenceville-Suwanee Road as well as to the existing sidewalk near Town Parke Drive.

P. Dedicate at no cost to the City a permanent easement within the floodplain and buffers of Redland Creek and its tributaries as well as the existing sanitary sewer easement for the future construction of a greenway trail.

~~H.~~

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 B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).

B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum private drive width from twenty-four (24) feet to twenty (20) feet.

C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum adjacency of units to public green space from fifty percent (50%) to forty percent (40%).

NX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH4_07092026

~~D.~~ D. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications (RM-8 and RS-180), from fifty (50) feet to twenty-five (25) ~~forty (40)~~ feet.

~~E. Exception: Notwithstanding the foregoing, the installation and construction of two retaining walls within the required forty-foot (40') buffer shall be permitted as depicted on the approved site plan and engineering plans. The retaining walls shall be limited to the two non-contiguous locations along the western property boundary and shall not be construed as reducing the required buffer width for the remainder of the property. Except for the approved retaining wall encroachments, the forty-foot (40') buffer shall be maintained around the entire perimeter of the development where required.~~

ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH4_07092026

~~PLANNING COMMISSION~~AND DEVELOPMENT DEPARTMENT

~~RECOMMENDED CONDITIONS – 06012026~~

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – 07082026

SUP2026-00006

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

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

   A. The maximum number of Front Entry Units shall be thirty-two~~one~~ (32)~~(31)~~.

ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH4_07092026

PROJECT INFORMATION:
CURRENTLY, THIS 6.61 ACRE PROPERTY IS MAINLY WOODED COVERAGE, WITH FAIR CONDITIONS.

THE PROPOSED DEVELOPMENT WILL CONSIST OF TOWNHOUSES, SEWER, STORM, PAVING, AND UTILITIES.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 4098 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER: R5078 003
JURISDICTION: CURRENTLY GWINNETT COUNTY
SITE DISTURBANCE:
TOTAL AREA= 6.61 ACRES
DISTURBED AREA= XXX ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR ZIANNA GROUP, LLC. & ASIF DHANANI. EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TOTAL SITE SOLUTIONS, DATED MARCH 22, 2024. SUPPLEMENTAL TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ZIANNA GROUP, LLC & ASIF DHANANI. THE SURVEYORS OF RECORD ARE RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
CONTOUR INTERVAL: 2'

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

ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13135C0087F DATED 9/29/2006.

ZONING INFORMATION:
CITY OF LAWRENCEVILLE
PROPOSED ZONING: RM-8
FRONT: 25'
SIDE: 50' RS-180 BUFFER SETBACK
REAR: 50' RS-180 BUFFER SETBACK

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

PARKING CALCULATIONS:
TOWNHOME USE:
2 SPACES PER DWELLING UNIT

TOTAL UNITS: 40
PARKING REQUIRED: 2 X 40= 80 SPACES

PROVIDED STANDARD SPACES (INCLUDES GARAGE & DRIVE): 80 SPACES

REQUIRED GUEST PARKING: 0.25 X 40 = 10 SPACES
TOTAL GUEST PARKING PROVIDED: 14 SPACES (2 HANDICAP)

TOTAL SPACES PROVIDED: 94 SPACES

ADDITIONAL LOT & ZONING INFORMATON:
MAXIMUM BUILDING HEIGHT: 40'

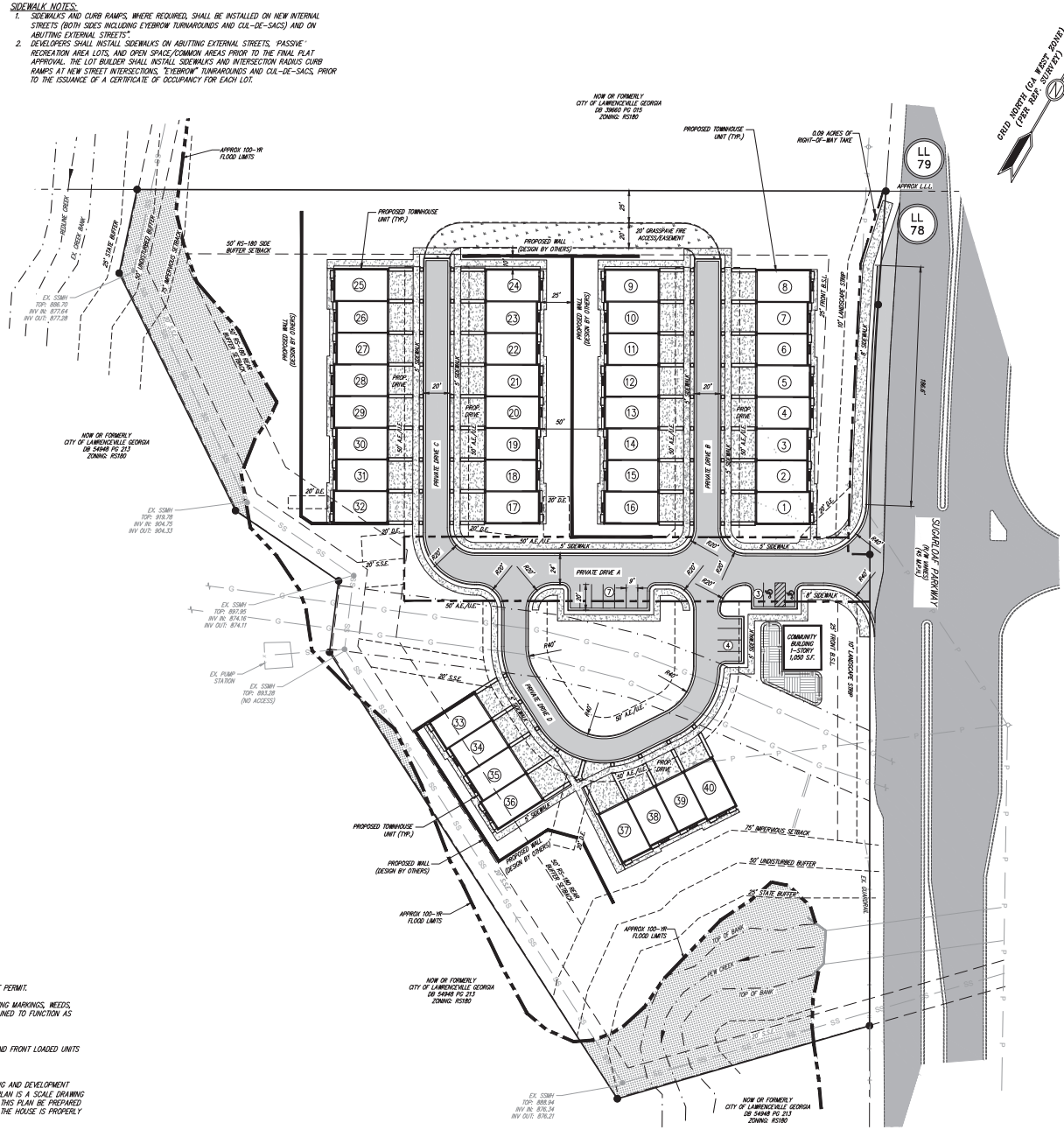
ZONING NOTES:
1. ALL GRASSED AREAS WITHIN TOWNHOUSE LOTS AND USABLE SPACE SHALL BE SODDED.
2. NATURAL VEGETATION SHALL REMAIN ON PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
3. ALL NEW UTILITY LINES SHALL BE LOCATED UNDERGROUND.
4. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, FADDED PAVING MARKINGS, WEEDS, DUST, TRASH, AND DEBRIS. POROUS PAVING AND GRASS PAVING SYSTEMS SHALL BE MAINTAINED TO FUNCTION AS DESIGNED.

HEATED FLOOR NOTE:
ALL REAR-LOADED UNITS SHALL HAVE A MINIMUM HEATED FLOOR AREA OF 1900 SQUARE FEET, AND FRONT LOADED UNITS SHALL HAVE A MINIMUM HEATED FLOOR OF AREA OF 2,000 SQUARE FEET.

HOUSE LOCATION PLAN NOTE:
A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF THE PERMIT APPLICATION. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY AN AUTHORIZED REGISTERED PROFESSIONAL. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT.

COPYRIGHT © 2026 THESE DRAWINGS ARE PROTECTED BY FEDERAL COPYRIGHT PROTECTION. UNAUTHORIZED USE OF THESE DRAWINGS, INCLUDING ANY REPRODUCTION OR COPY OF IT, WHETHER IN WHOLE OR IN PART, MAY RESULT IN AN APPROPRIATE ACTION.

SIDEWALK NOTES:
1. SIDEWALKS AND CURB RAMPS, WHERE REQUIRED, SHALL BE INSTALLED ON NEW INTERNAL STREETS (BOTH SIDES INCLUDING EYEBROW TURNAROUNDS AND CUL-DE-SACS) AND ON ABUTTING EXTERNAL STREETS.*
2. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, "PASSIVE" RECREATION AREA LOTS, AND OPEN SPACE/COMMON AREAS PRIOR TO THE FINAL PLAT APPROVAL. THE LOT BUILDER SHALL INSTALL SIDEWALKS AND INTERSECTION RADIUS CURB RAMPS AT NEW STREET INTERSECTIONS, "EYEBROW" TURNAROUNDS AND CUL-DE-SACS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.



LOCATION MAP
N.T.S.

OWNER/DEVELOPER
ZIANNA GROUP LLC
4080 MCGINNIS FERRY RD, SUITE 204
ALPHARETTA, GA 30005
ATTN: ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

24-HOUR CONTACT
ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

NOTE: ALL RADIUS TO BE 5' UNLESS OTHERWISE SPECIFIED.

LEGEND

⊕	POWER POLE (PP)	C&G	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P/L	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT.	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC.	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP.	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	R/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYETHYLENE	R/W	RIGHT OF WAY
UGD	UNDERGROUND DETENTION	LLL	LAND LOT LINE
TBM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EX.	EXISTING	INV.	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	TYP.	TYPICAL
WM	WATER METER	—T—	FENCE
LF.	LINEAR FEET	—X—	SILT FENCE
DIP	DUCTILE IRON PIPE	—OH—	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE		SOILS
R	RADIUS	—SS—	SANITARY SEWER LINE
SF	SQUARE FEET		BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION		VEGETATIVE BUFFER
		—W—	WATERLINE

GEORGIA811
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 inch = 40 ft.

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

GEORGIA REGISTERED No. PEF PROFESSIONAL ENGINEER CHRISTOPHER M. HILL N. HERSCHEL
NOT FOR CONSTRUCTION
07/02/2026

REVISION	DATE	DESCRIPTION
-	06/01/2026	AMNEDA DOW AND REZONING SPECIAL USE
-	07/02/2026	REVISIONS PER CITY OF LAWRENCEVILLE

SITE PLAN
TOWNHOUSES AT SUGARLOAF
GWINNETT COUNTY, GEORGIA

DRAWN BY:	KDD/CTH
CHECKED BY:	CH
LAND LOT:	78
DISTRICT:	5TH
SECTION:	-
CITY:	-
COUNTY:	GWINNETT
DATE:	06/01/2026

SHEET NO. 2 OF 5
PROJECT NO. 25-0254

NX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH4_07092026



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



2 LEFT ELEVATION
1/8" = 1'-0"

FACADE FINISH LEGEND

1. BRICK 'A' (LIGHTER COLOR)
2. BRICK 'B'
3. SHIPLAP SIDING - PAINTED
4. ARCHITECTURAL ROOF SHINGLES
5. PRE-FINISHED METAL GUTTER
6. PRE-FINISHED METAL DOWNSPOUT
7. WOOD TRIM - PAINTED
8. DOUBLE GLASS WINDOW
9. SLIDING BALCONY DOOR
10. ENTRANCE DOOR
11. METAL CANOPY
12. GARAGE DOOR

CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS

DRAWN BY: CHA
CHECKED BY: NAG

Date: 6-JULY-26

A100

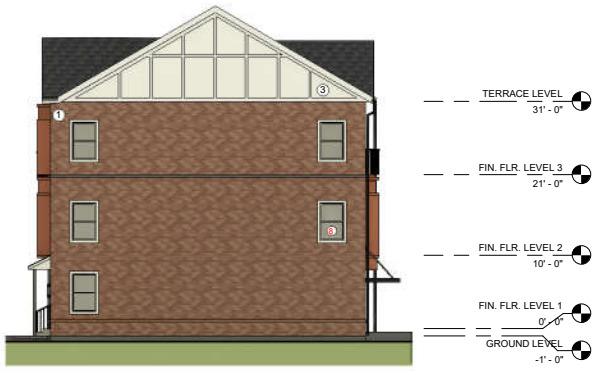
FRONT & LEFT ELEVATIONS 9-40 HOUSES

Scale: 1/8" = 1'-0"

NX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH4_07092026



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



2 RIGHT ELEVATION
1/8" = 1'-0"

FACADE FINISH LEGEND

1. BRICK 'A' (LIGHTER COLOR)
2. BRICK 'B'
3. SHIPLAP SIDING - PAINTED
4. ARCHITECTURAL ROOF SHINGLES
5. PRE-FINISHED METAL GUTTER
6. PRE-FINISHED METAL DOWNSPOUT
7. WOOD TRIM - PAINTED
8. DOUBLE GLASS WINDOW
9. SLIDING BALCONY DOOR
10. ENTRANCE DOOR
11. METAL CANOPY
12. GARAGE DOOR

CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS

DRAWN BY: CHA
CHECKED BY: NAG

Date: 6-JULY-26

A101

REAR & RIGHT ELEVATIONS 9-40 HOUSES

Scale: 1/8" = 1'-0"

NX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH4_07092026



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS

DRAWN BY: CHA
CHECKED BY: NAG

Date: 6-JULY-26

A102

FRONT TOP VIEW 9-40 HOUSES

Scale:

RZM2026-00002 RZM2026-00006 SUP2026-00006_ATTCH4_07092026



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS

DRAWN BY: CHA
CHECKED BY: NAG

Date: 6-JULY-26

A103

FRONT VIEW 9-40 HOUSES

Scale:

NX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH4_07092026



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS

DRAWN BY: CHA
CHECKED BY: NAG

Date: 6-JULY-26

A104

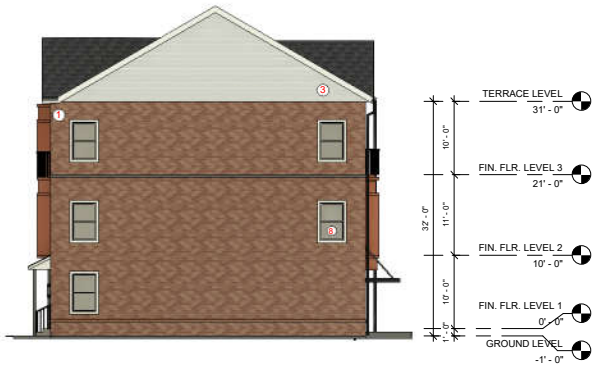
RIGHT AND REAR ISO 9-40 HOUSES

Scale:

NX2026-00002 EDM2026-00006 SUP2026-00006_ATTCH4_07092026



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



2 RIGHT ELEVATION
1/8" = 1'-0"

FACADE FINISH LEGEND

1. BRICK 'A' (LIGHTER COLOR)
2. BRICK 'B'
3. SHIPLAP SIDING - PAINTED
4. ARCHITECTURAL ROOF SHINGLES
5. PRE-FINISHED METAL GUTTER
6. PRE-FINISHED METAL DOWNSPOUT
7. WOOD TRIM - PAINTED
8. DOUBLE GLASS WINDOW
9. SLIDING BALCONY DOOR
10. ENTRANCE DOOR
11. METAL CANOPY
12. GARAGE DOOR

CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS

DRAWN BY: CHA
CHECKED BY: NAG

Date: 6-JULY-26

A101

REAR & RIGHT ELEVATIONS 1-8 HOUSES

Scale: 1/8" = 1'-0"

NX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH4_07092026



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS

DRAWN BY: CHA
CHECKED BY: NAG

Date: 6-JULY-26

A102

FRONT VIEW 1-8 HOUSES

Scale:

RZNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH4_07092026



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS

DRAWN BY: CHA
CHECKED BY: NAG

Date: 6-JULY-26

A103

LEFT AND FRONT ISO 1-8 HOUSES

Scale:

RZNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH4_07092026



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS

DRAWN BY: CHA
CHECKED BY: NAG

Date: 6-JULY-26

A104

RIGHT AND REAR ISO 1-8 HOUSES

Scale:

RZM2026-00002 RZM2026-00006 SUP2026-00006_ATTCH4_07092026



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS

DRAWN BY: CHA
CHECKED BY: NAG

Date: 6-JULY-26

A105

REAR VIEW 1-8 HOUSES

Scale:

NX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH4_07092026

LAWRENCEVILLE

Planning & Development

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – 07092026

RZM2026-00006

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

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

   A. Townhouse dwelling units at a maximum of forty (40) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).

   B. The development shall be designed and constructed in general accordance with the Site Plan presented at the July 27, 2026 Regular Council Meeting with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.

   C. The townhouse dwelling units shall be three stories designed in general accordance with the Elevations presented at the July 27, 2026 Regular Council Meeting and shall be predominantly four-sided masonry construction utilizing brick, stone or a combination thereof with fiber cement siding permitted only as an accent material). Final architectural design shall be subject to the review and approval of the Director of the Planning and Development Department.

   D. All townhouse dwelling units shall include a minimum two (2) car garage with carriage-style garage doors. Driveways shall measure a minimum of twenty-one (21) feet in width and a minimum of twenty-seven (27) feet in depth as measured from the curb, sufficient to accommodate two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department

   E. All Townhouse Units shall be a minimum of 24’ wide.

   F. Lots 1 through 8 shall be developed with rear-entry garages. All remaining townhouse lots may be developed with front-entry garages and shall include a covered rear porch or covered rear deck. Rear sidewalks serving individual

ANNX2026-00002 RZM2026-00006 SUP2026-00006_M&C REC CNDS_07092026

townhouse lots shall not be permitted unless otherwise required by applicable building or accessibility regulations.

G. Lot 1 and Lot 8 shall have wrap around covered front door porches.

H. All garages shall be equipped with a minimum of one 240 volt outlet.

2. To satisfy the following site development considerations:

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

B. The development shall abide by all applicable standards of the Development Regulations, unless otherwise modified by these conditions of zoning, or by an approved variance.

C. Landscape shall be designed and installed with these the conditions of zoning, the Zoning Ordinance and Development Regulations. Final landscape plans shall be subject to the review and approval of the Director of Planning and Development.

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

E. All grassed areas shall be sodded.

F. The required parking ratio for development shall be four (4) spaces per townhouse unit.

G. Building setbacks adjacent to internal streets or private drives shall generally conform to the approved site plan and architectural renderings subject to review and approval of the Director of Planning and Development.

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

I. The community building shall be a minimum of 1000 sf of enclosed floor area and shall include publicly accessible restroom facilities for residents and guests. The building shall be four (4) sided masonry with accents of fiber cement siding.

J. A passive dog park or similar recreation amenity shall be provided within the area located south of the playground and generally situated over the Colonial Pipeline easement, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions

K. The central green space located within the Colonial Pipeline easement shall incorporate passive recreational amenities, including benches, picnic tables, seating areas, or other similar site furnishings intended to encourage resident use and

ANNX2026-00002 RZM2026-00006 SUP2026-00006_M&C REC CNDS_07092026

activity, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions.

L. An enhanced landscape buffer shall be installed along the Sugarloaf Parkway frontage adjacent to Lots 1 through 8 to provide additional visual screening and nois attenuation. The landscape design shall include a combination of canopy trees, evergreen trees, understory trees, shrubs, or other landscape features, as approved by the Director of Planning and Development.

M. All roadways and alleyways within the development shall be privately owned and maintained.

N. Chainlink fencing shall be prohibited. All fencing materials shall be approved by the Director of Planning and Development.

O. Provide a 10' sidewalk along Sugarloaf Parkway across the frontage of the property and connecting to the existing crosswalk at Lawrenceville-Suwanee Road as well as to the existing sidewalk near Town Parke Drive.

P. Dedicate at no cost to the City a permanent easement within the floodplain and buffers of Redland Creek and its tributaries as well as the existing sanitary sewer easement for the future construction of a greenway trail.

Q. All new one-family, two-family, and townhouse-family dwellings shall be constructed with EV-ready infrastructure. Each dwelling shall include a dedicated 240-volt, 50-amp branch circuit terminating in a NEMA 14-50 receptacle located within the garage or designated parking area, installed in accordance with all applicable electrical codes. The circuit shall be placed on an individual breaker and sized to support future Level-2 electric vehicle charging equipment.

3. <u>The following variances are approved:</u>

A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).

B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum private drive width from twenty-four (24) feet to twenty (20) feet.

C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a

ANNX2026-00002 RZM2026-00006 SUP2026-00006_M&C REC CNDS_07092026

reduction in the required minimum adjacency of units to public green space from fifty percent (50%) to forty percent (40%).

D. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications (RM-8 and RS-180), from fifty (50) feet to twenty-five (25) feet.

ANNX2026-00002 RZM2026-00006 SUP2026-00006_M&C REC CNDS_07092026

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – 07082026

SUP2026-00006

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

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

   A. The maximum number of Front Entry Units shall be thirty-two (32).

ANNX2026-00002 RZM2026-00006 SUP2026-00006_M&C REC CNDS_07092026

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JULY 27, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	BFR2026-0002; Charles C. Chang; 351 West Pike Street
Department:	Planning and Development
Date of Meeting:	Monday, July 27, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Buffer reduction from 75 feet to 37.5 feet between dissimilar zoning classifications.
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Staff Recommendations

---

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

Attachments/Exhibits:

- BFR2026-0002_ATTCH_04172026
- BFR2026-0002_ATTCH 2_05042026
- BFR2026-0002_M&C REC CNDS_05132026
- BFR2026-0002_M&C CNDS_07082026

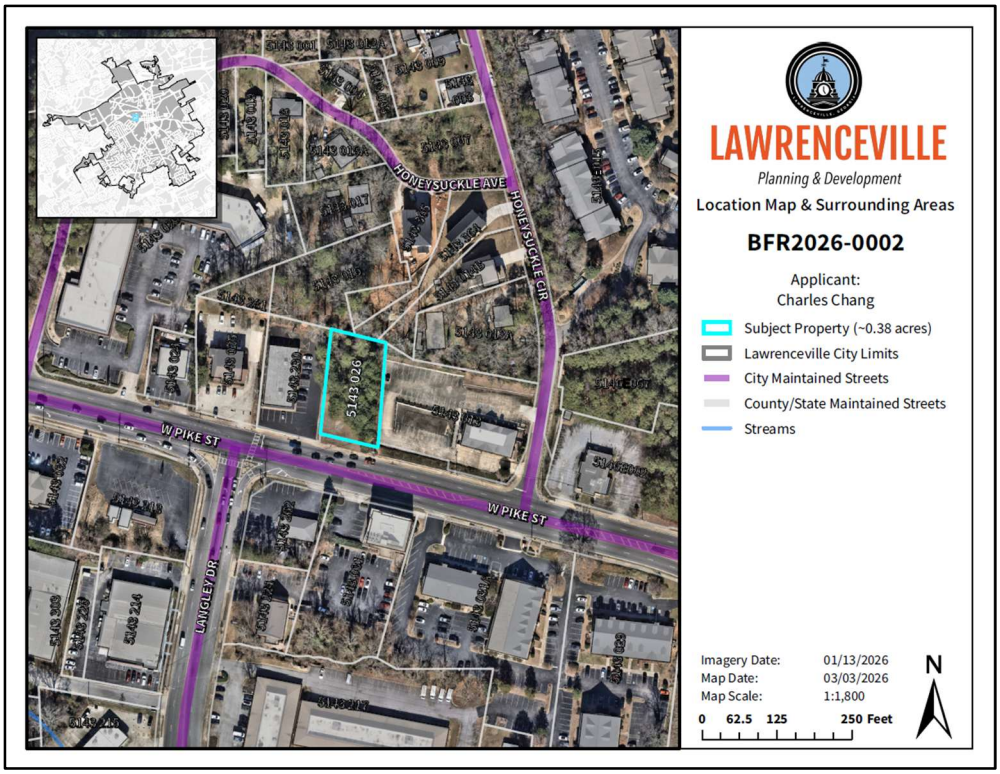
LAWRENCEVILLE

Planning & Development

BUFFER REDUCTION

CASE NUMBER(S):	**BFR2025-0002**
APPLICANT(S):	CHARLES CHANG
PROPERTY OWNER(S):	RAJESH KR MITTAL
LOCATION(S):	351 WEST PIKE STREET
PARCEL IDENTIFICATION NUMBER(S):	5143 026
APPROXIMATE ACREAGE:	0.23 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	REDUCTION OF 75' UNDISTURBED BUFFER
DEPARTMENT RECOMMENDATION:	APPROVAL W/ CONDITIONS

VICINITY MAP



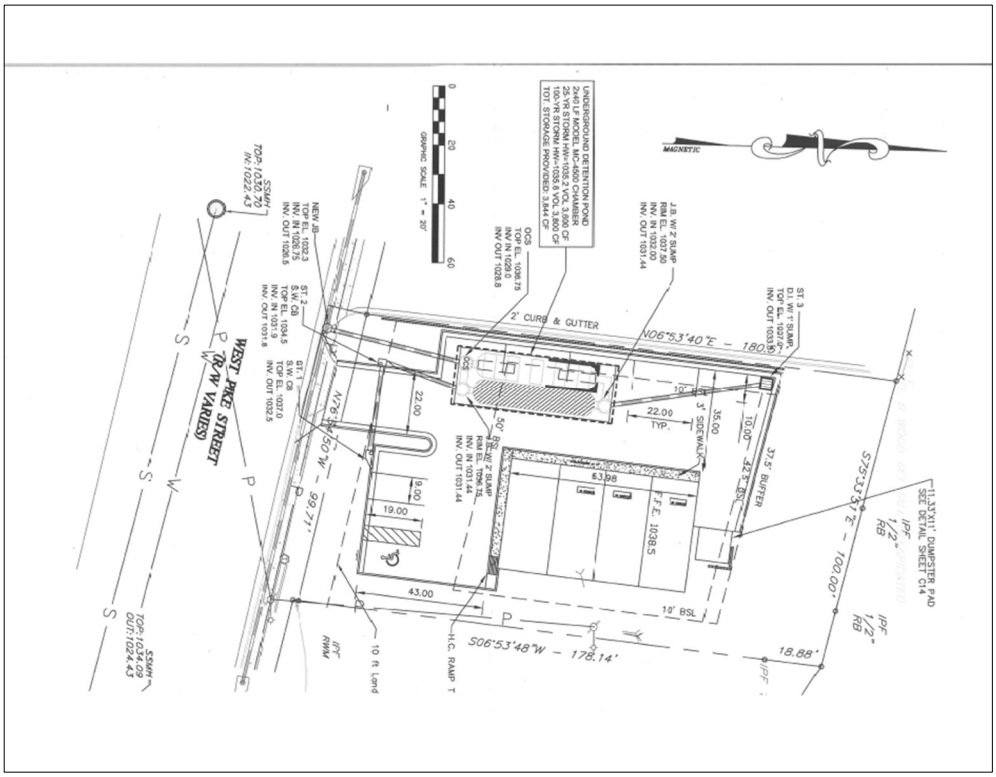
ZONING HISTORY

The earliest zoning record on file for the subject property shows the property zoned as its current zoning district, BG (General Business District) in 1960. There are no zoning cases on record for the subject property.

PROJECT SUMMARY

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

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The subject property is currently vacant and undeveloped. The applicant requests a reduction of the required 75-foot undisturbed buffer by 50% to 37.5 feet to develop an approximately 2,300 square foot multitenant shared kitchen with associated driveways, dumpsters, parking, and stormwater facilities.

The proposal meets the minimum standards of the BG (General Business) district, as outlined below:

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

Standard	Requirement	Proposal	Recommendation
Lot Area	*None*	*10,019 sq. ft*	*N/A*
Lot Width	*None*	*99.7 ft*	*N/A*
Front Setback	*50 ft*	*50 ft*	*N/A*
Side Setback	*10 ft*	*10 ft*	*N/A*
Rear Setback	*10 ft*	*10 ft*	*N/A*
Impervious Surface Coverage	*95%*	*Not listed*	*N/A*
Max Height	*35 ft*	*Not listed*	*N/A*

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

Standard	Requirement	Proposal	Recommendation
Shared Kitchen (Retail Sales and Services)	*1 per 300 SF GFA* *2,300 SF* *8 spaces*	*8 spaces*	*N/A*

Article 4 Buffers, Section 403 Buffers Table

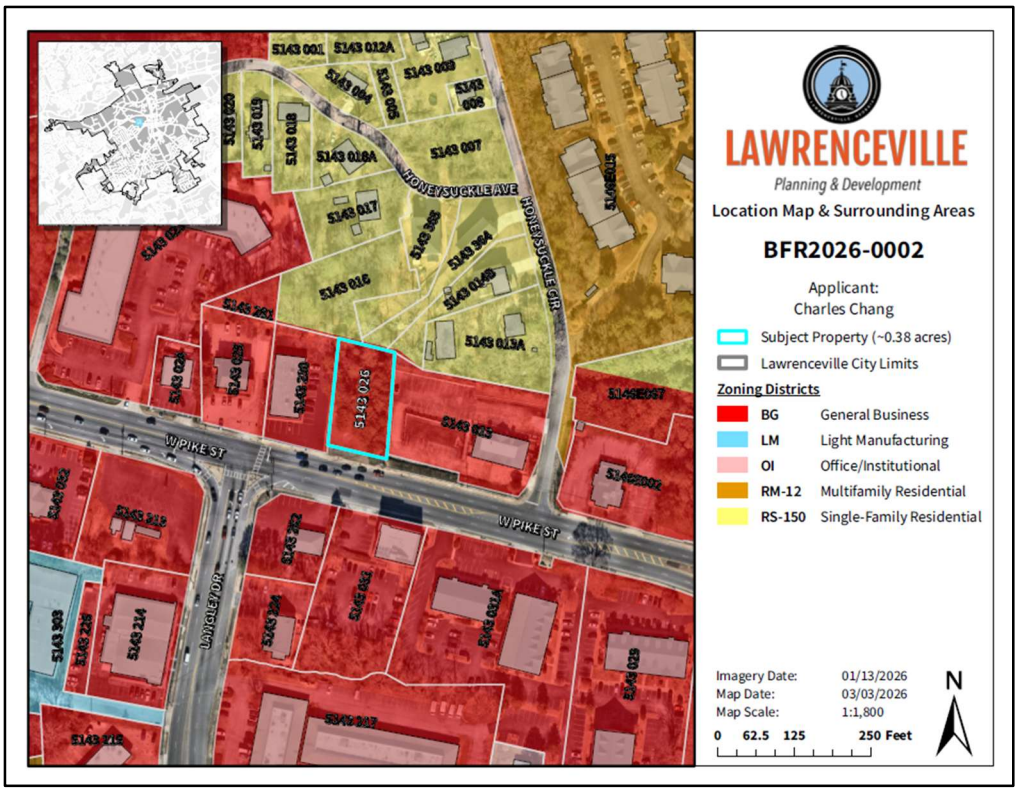
Standard	Requirement	Proposal	Recommendation
BG / RS-150	*75 feet*	*37.5 feet*	*Approval w/ Conditions*

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

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

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

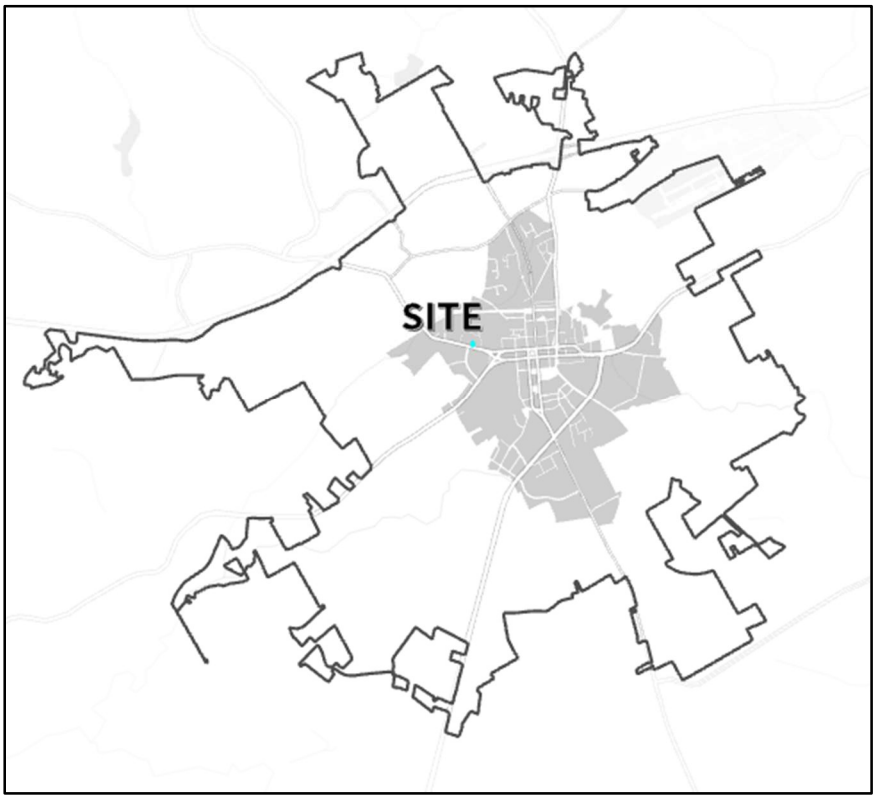
OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

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

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

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

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

STAFF RECOMMENDATION

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

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

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

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Lawrenceville Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

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

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

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

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

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

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

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

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

   The proposal aligns with the 2045 Comprehensive Plan's Downtown character area, supporting infill development and economic activity compatible with surrounding uses.

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

   The small size and shallow depth of the subject property, combined with existing development patterns and limited impact on adjacent residences, provide justification for the requested buffer reduction.

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

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_05042026

BFR2026-0002

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

1. **To restrict the Buffer Reduction as follows:**
   - **A.** Allows a fifty percent (50%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RS-150), from seventy-five (75) feet to thirty-seven and one-half (37.5) feet along the subject property's northern property line.
   - **B.** The buffer reduction shall apply only to the development of a multitenant shared kitchen facility, including associated parking, driveways, dumpsters, and stormwater facilities, as shown on the site plan. received by the Planning and Development Department on February 27, 2026.
2. **To satisfy the following site development considerations:**
   - **A.** All site improvements, including parking, drive aisles, curb cuts, and internal circulation, shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
   - **B.** Prior to issuance of a Land Disturbance Permit (LDP), final site plans shall be reviewed and approved by the Planning Director, City Engineer, and all applicable departments.
   - **C.** In areas where required buffers lack sufficient vegetation to achieve effective screening, the applicant shall provide supplemental planting and landscape enhancements. A detailed replanting and landscape enhancement plan shall be prepared by a qualified professional and submitted for review and approval by the Director of Planning and Development prior to the issuance of any applicable permits. The plan shall demonstrate how the buffer will be brought into compliance with applicable screening and landscaping standards, including plant species, sizes, spacing, and maintenance provisions.
   - **D.** All outdoor service areas, including dumpsters and loading areas, shall be screened from view of adjacent residential properties.

E. Site lighting shall be directed away from adjacent residential properties and shall comply with City lighting standards to prevent light spillover.

F. Any off-site access, grading, or construction activity, if required, shall be subject to executed agreements or easements made by adjacent property owners and approval by the City.

G. All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.

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

BFR2026-0002
RECEIVED FEBRUARY 27, 2026
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: Chang C Chang	NAME: RAJESH KR MITTAL
ADDRESS: 5720 Buford Hwy Suite 200	ADDRESS: 3771 OLD BRIDGEWAY
CITY: Norcross	CITY: DULUTH
STATE: GA ZIP: 30071	STATE: GA ZIP: 30096
PHONE: 404-403-2260	PHONE: 678 367 8253

CONTACT PERSON: Charles Chang PHONE: 404-403-2260

CONTACT'S E-MAIL: CDDCATL@YAHOO.COM

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

ZONING DISTRICT(S): BG ACREAGE: 0.23

PARCEL NUMBER(S): R5143026

ADDRESS OF PROPERTY: 351 WEST PIKE ST.

PROPOSED USE: Shared Kitchen

Chang C Chang
SIGNATURE OF APPLICANT DATE

Chang C Chang
TYPED OR PRINTED NAME

Quang Xuan Do Feb 20, 26
NOTARY PUBLIC DATE

Quang Xuan Do
NOTARY PUBLIC
Forsyth County, GEORGIA
My Commission Expires
06/21/2027

SIGNATURE OF OWNER DATE

RAJESH KR MITTAL
TYPED OR PRINTED NAME

Quang Xuan Do Feb 20, 26
NOTARY PUBLIC DATE

Quang Xuan Do
NOTARY PUBLIC
Forsyth County, GEORGIA
My Commission Expires
06/21/2027

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

LAWRENCEVILLE
Planning & Development

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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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

LAWRENCEVILLE

Planning & Development

VARIANCE APPLICATION

☒ ADMINISTRATIVE ☐ BOARD OF APPEALS ☐ CITY COUNCIL

GENERAL INFORMATION

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

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

APPLICANT INFORMATION

APPLICANT NAME: HAMENDRA PATEL

EMAIL: dino68@yahoo.com PHONE: 4047230932

STREET ADDRESS: 1174 CAMERON CREEK SUITE:

CITY: MARIETTA STATE: GA ZIP CODE: 30062

SIGNATURE OF APPLICANT: DATE: 1/29/26

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: RAJESH KR MUTTAL

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

STREET ADDRESS: 3771 OLD BRIDGEWAY SUITE:

CITY: DULUTH STATE: GA ZIP CODE: 30096

SIGNATURE OF PROPERTY OWNER: DATE:

SITE INFORMATION

VARIANCE DESCRIPTION: REDUCE THE 75' REQUIRED UNDISTURB BUFFER TO NEW 37.5' TO BUILD DRIVEWAY & DUMPSTER BAY

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

CITY: LAWRENCEVILLE STATE: GA ZIP CODE:

PIN: LOT NO.: BLOCK NO.:

9.

Letter of intent 351 west pike st

From: Rajesh Kumar Mittal (raj@pestolove.com)

To: cddcatl@yahoo.com

Cc: annamittal56@gmail.com; agrawalanubha@yahoo.com

Date: Friday, February 13, 2026 at 10:41 AM EST

Dear Sir/Madam,

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

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

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

Thank you for your time and consideration.

Sincerely,
Rajesh Mittal

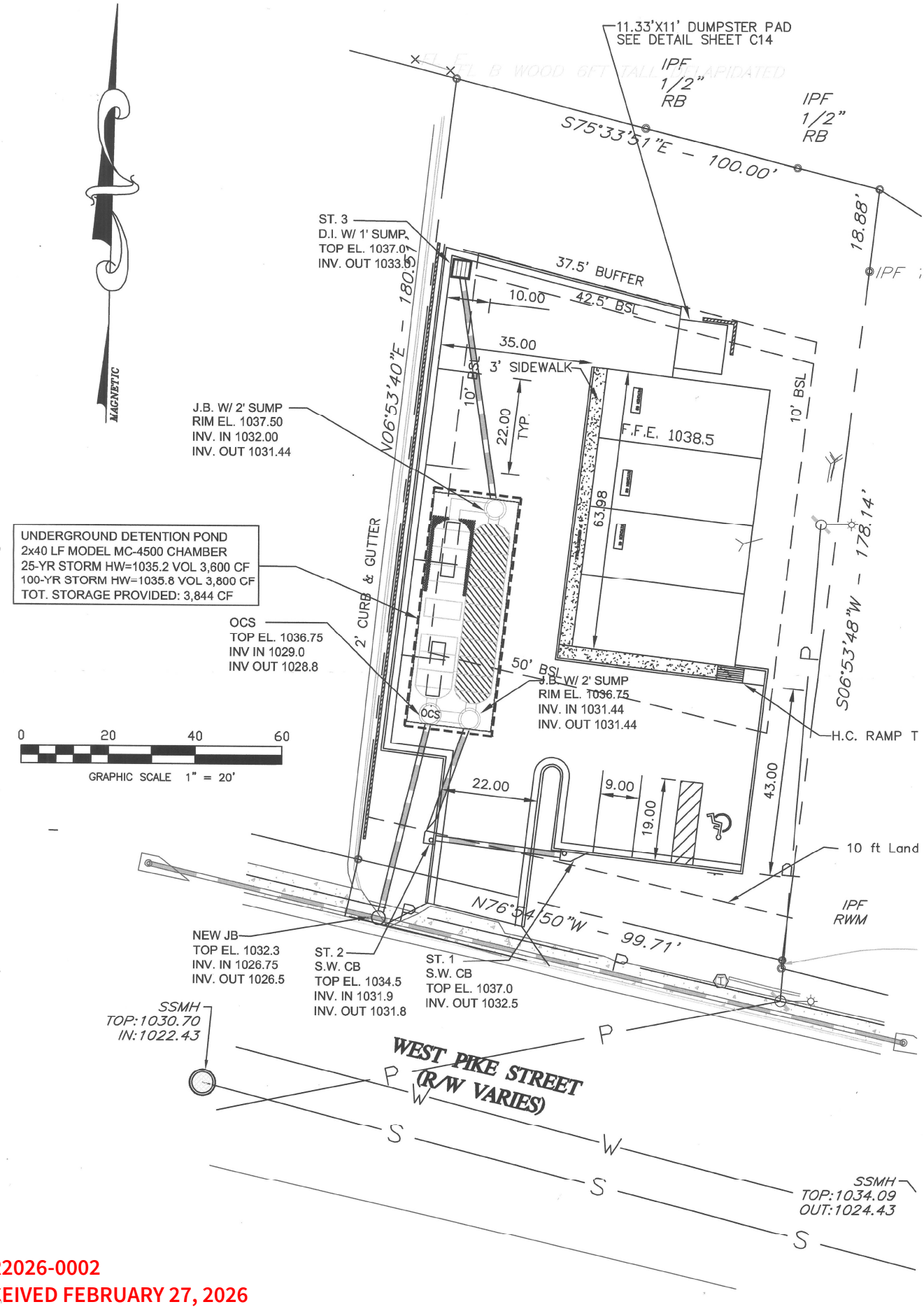
BFR2026-0002
RECEIVED FEBRUARY 27, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION

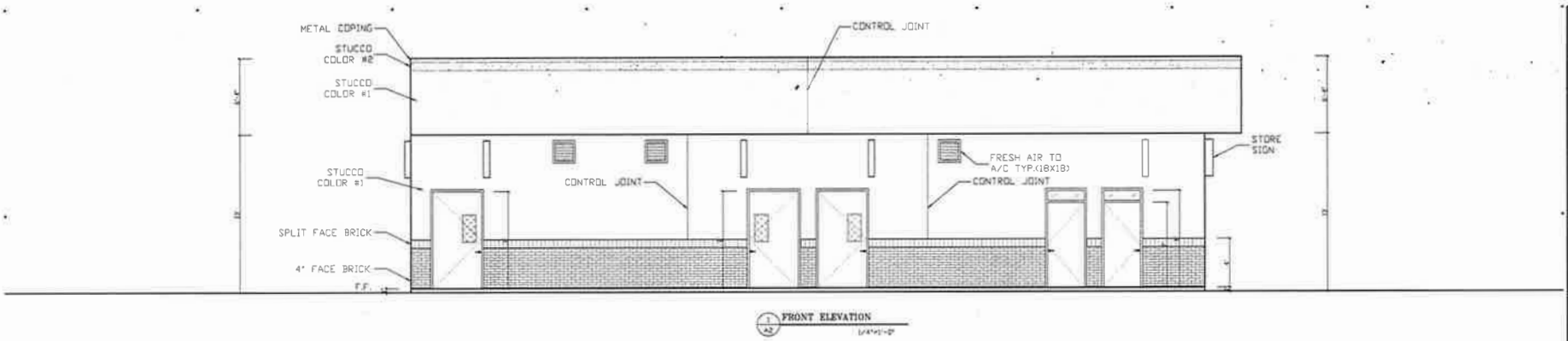
ALL THAT TRACT or parcel of land lying and being in Land Lot 143, 5th District, City of Lawrenceville, Gwinnett County, Georgia; containing 0.460 acres and being more particularly described according to a plat of survey prepared by Hannon, Meeks & Bagwell, Surveyors, dated October 4, 1983 recorded in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

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

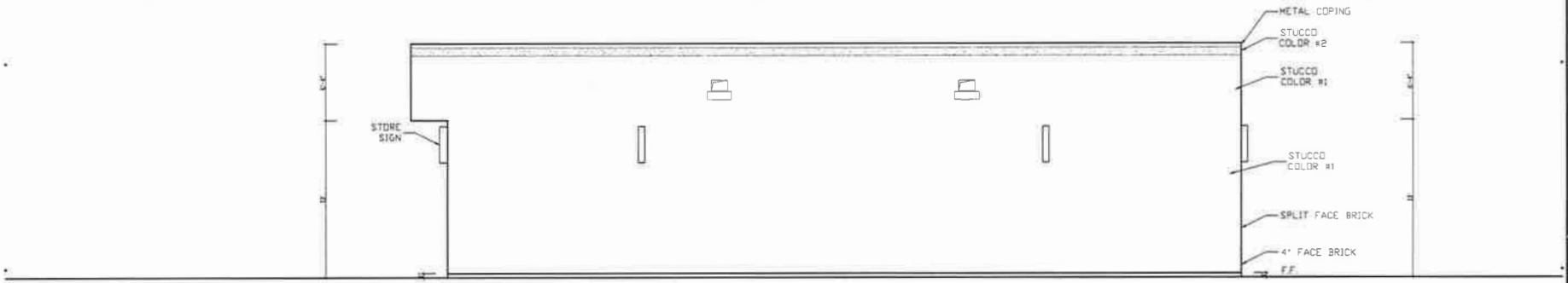
BFR2026-0002
RECEIVED FEBRUARY 27, 2026
PLANNING & DEVELOPMENT DEPARTMENT



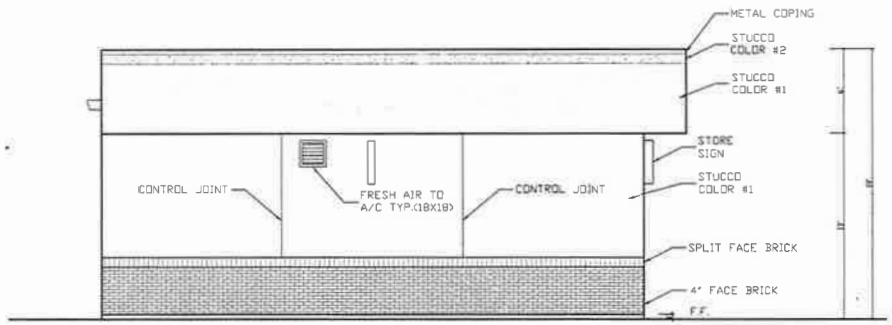
BFR2026-0002
RECEIVED FEBRUARY 27, 2026
PLANNING & DEVELOPMENT DEPARTMENT



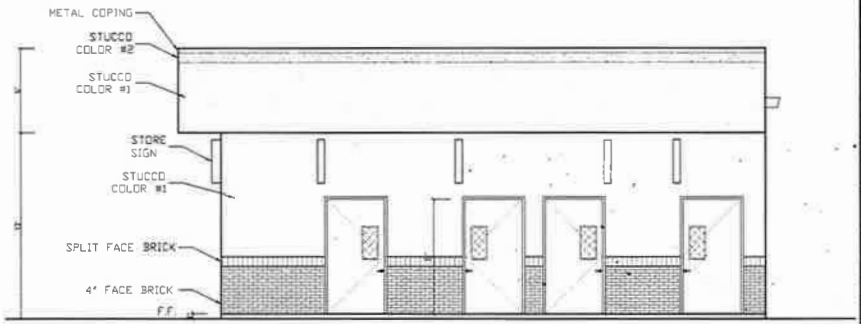
1 A2 FRONT ELEVATION 1/4"=1'-0"



2 A2 REAR ELEVATION 1/4"=1'-0"



3 A2 LEFT SIDE ELEVATION 1/4"=1'-0"



4 A2 RIGHT SIDE ELEVATION 1/4"=1'-0"

NAU, LLC
SHARED KITCHENS
WEST PIKE ST.
LAWRENCEVILLE, GA 30046

GEORGIA

CAC
CUSTOM DESIGN & DEVELOPMENT CORPORATION
6720 BUFORD HWY. SUITE 306
NORCROSS, GA 30071
TEL. (770)-325-0668
FAX. (678)-376-3886

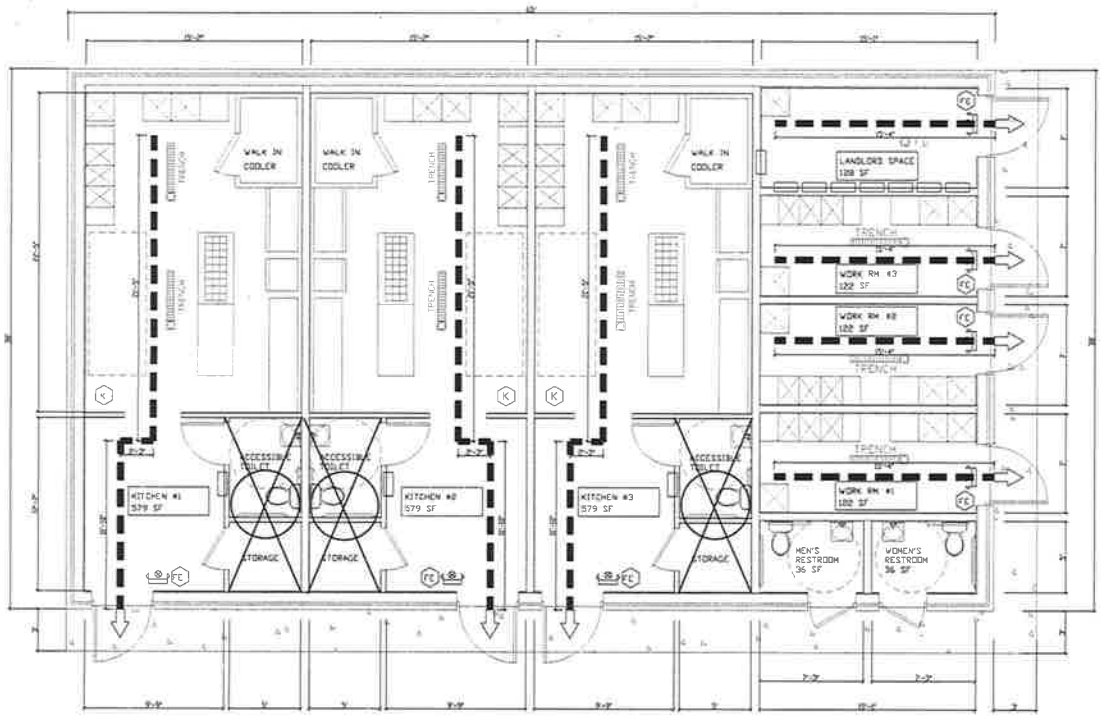
ELEVATIONS
NOTES & DETAIL

REVISION	BY

DRAWN BY
SCALE: AS NOTED
PROJECT NO.
DATE: 11/27/2025
SHEET
A2.0
OF SHEETS

"ISSUED/RELEASED FOR CONSTRUCTION"

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



LIFE SAFETY PLAN

TOTAL AREA 12,447 SQFT.

(FE) Fire Extinguisher

(K) TYPE "K" Fire Extinguisher

FIXTURE LEGEND

Emergency light fixture, self-contained unit

Emergency Exit Sign, red letter color; double fixture indicate punch out direction



FIRE EXTINGUISHER DETAIL
NOT TO SCALE

LIFE SAFETY NOTES

NOTE: SECTIONS REFERENCED ARE NFPA 101 LIFE SAFETY CODE WITH 2018 AMENDMENTS

38.3.6 – WHERE ACCESS TO EXITS IS PROVIDED BY CORRIDORS, SUCH CORRIDORS SHALL BE SEPARATED FROM USE AREAS BY WALLS HAVING A FIRE ACCORDANCE WITH 8.2.3.

38.2.4 – 1 EXITS ARE PROVIDED

38.2.5 – MEANS OF EGRESS SHALL BE ARRANGED IN ACCORDANCE WITH SECTION 7.5.

38.2.6 – TRAVEL DISTANCE TO EXITS, MEASURED IN ACCORDANCE W/ SECTION 7-6 SHALL NOT EXCEED 200 FEET.

38.2.8 – MEANS OF EGRESS SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION 7-8.

38.2.9 – EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 7-9.

38.2.10 – MEANS OF EGRESS SHALL HAVE SIGNS IN ACCORDANCE WITH SECTION 7-10

NAU, LLC
SHARED KITCHENS
WEST PIKE ST.
LAWRENCEVILLE, GA 30046

CUSTOM DESIGN & DEVELOPMENT CORPORATION

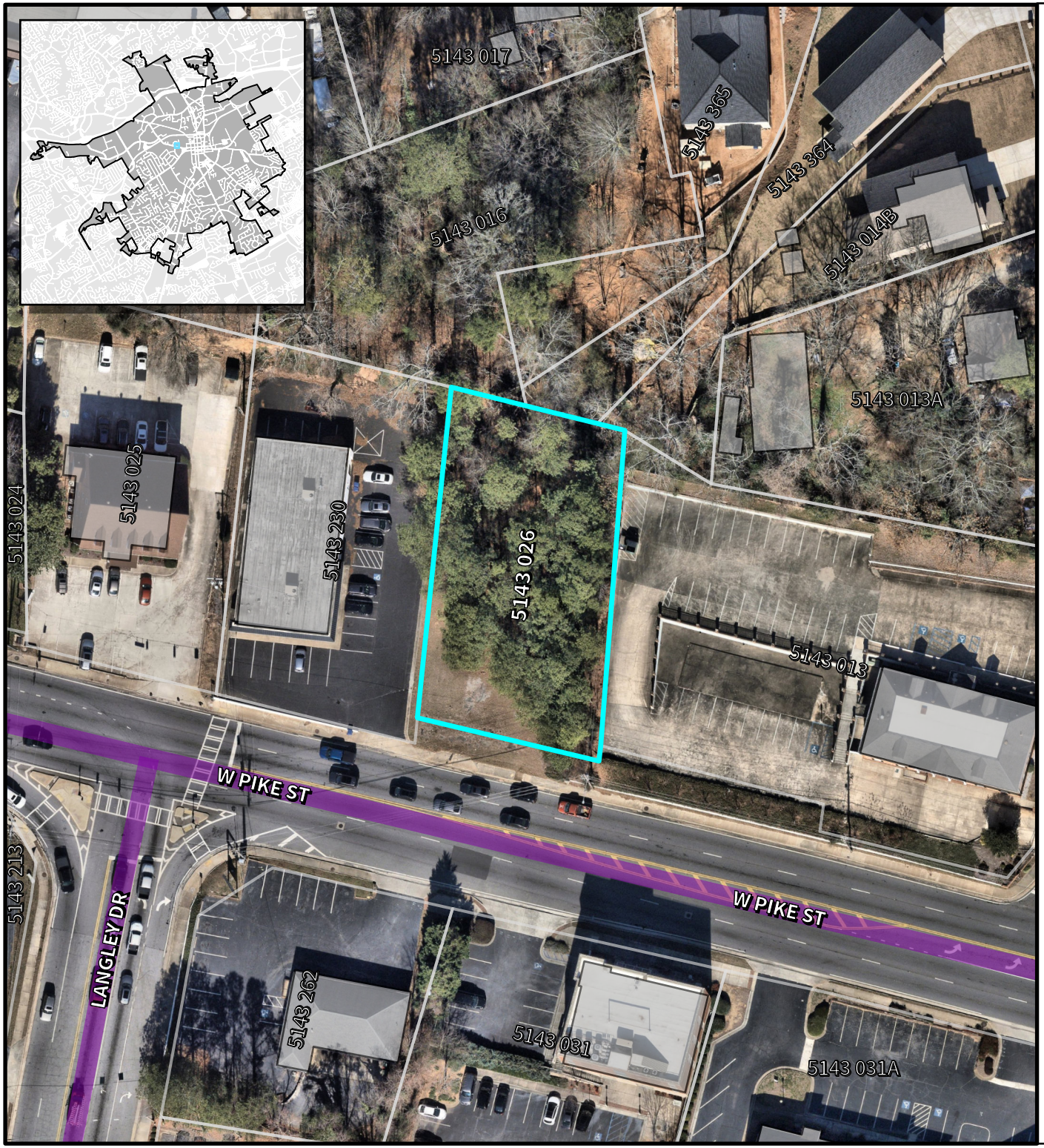
LIFE SAFETY PLAN
NOTES & DETAIL

REVISION | BY

DRAWN BY:
SCALE: AS NOTED
PROJECT NO:
DATE: 11/07/2025
SHEET
A0.3
OF SHEETS

"ISSUED/RELEASED FOR CONSTRUCTION"

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



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2026-0002

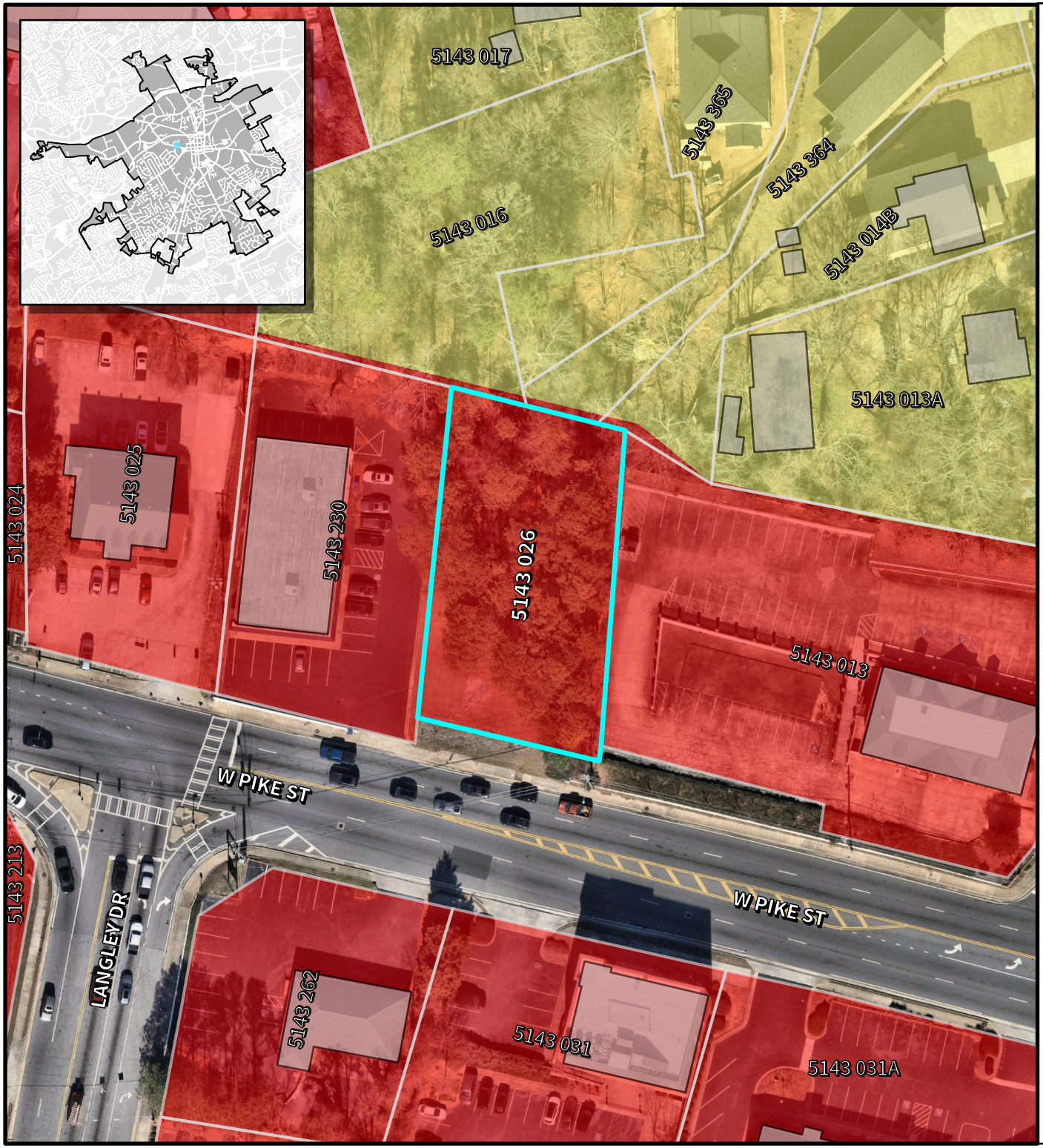
Applicant:
Charles Chang

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

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

0 30 60 120 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2026-0002

Applicant:
Charles Chang

Subject Property (~0.38 acres)

Lawrenceville City Limits

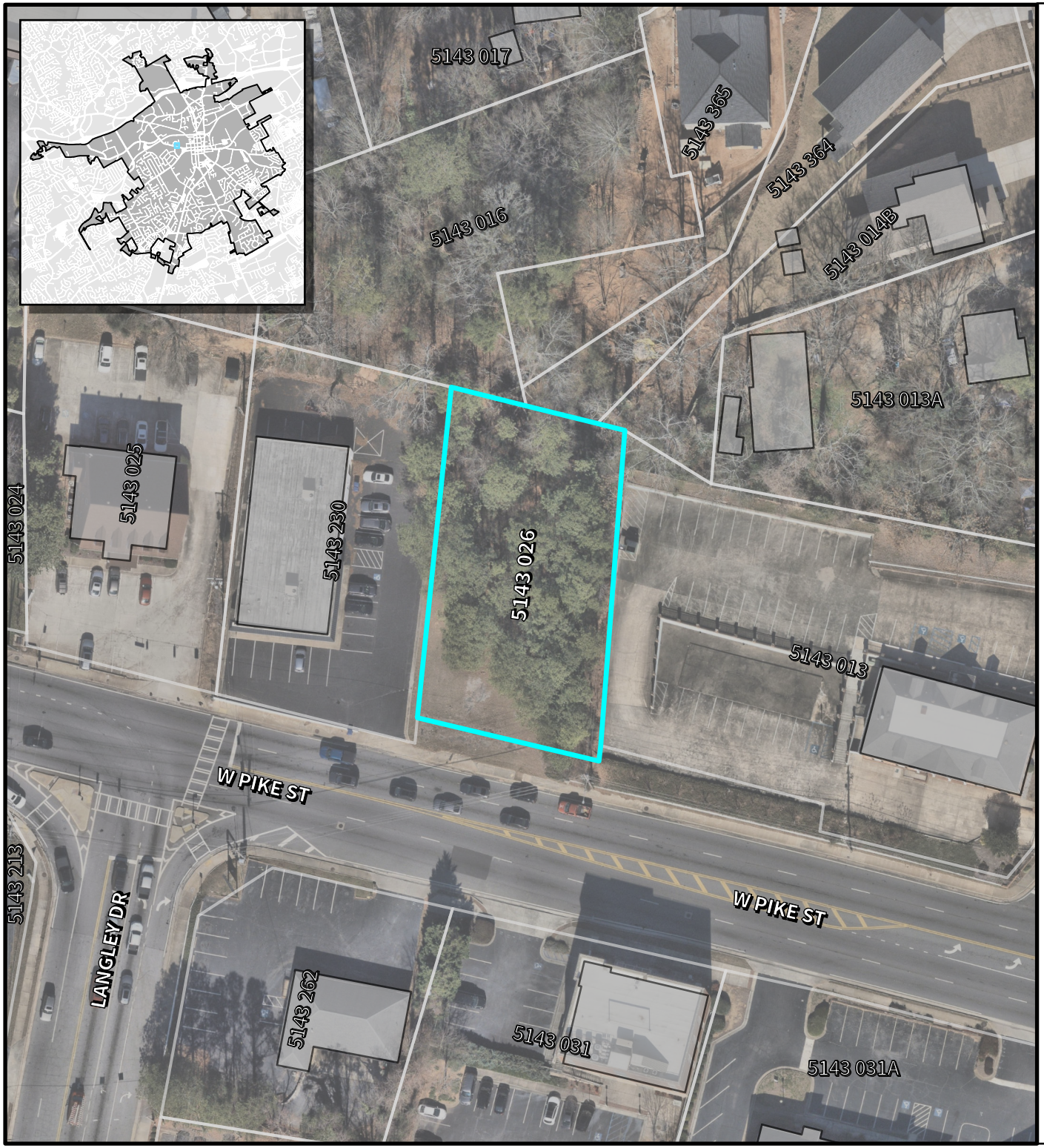
Zoning Districts

	BG	General Business
	RS-150	Single-Family Residential

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

N

0 30 60 120 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2026-0002

Applicant:
Charles Chang

Subject Property (~0.38 acres)

Lawrenceville City Limits

2045 Character Areas

Downtown

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

0 30 60 120 Feet

N

LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2026-0002

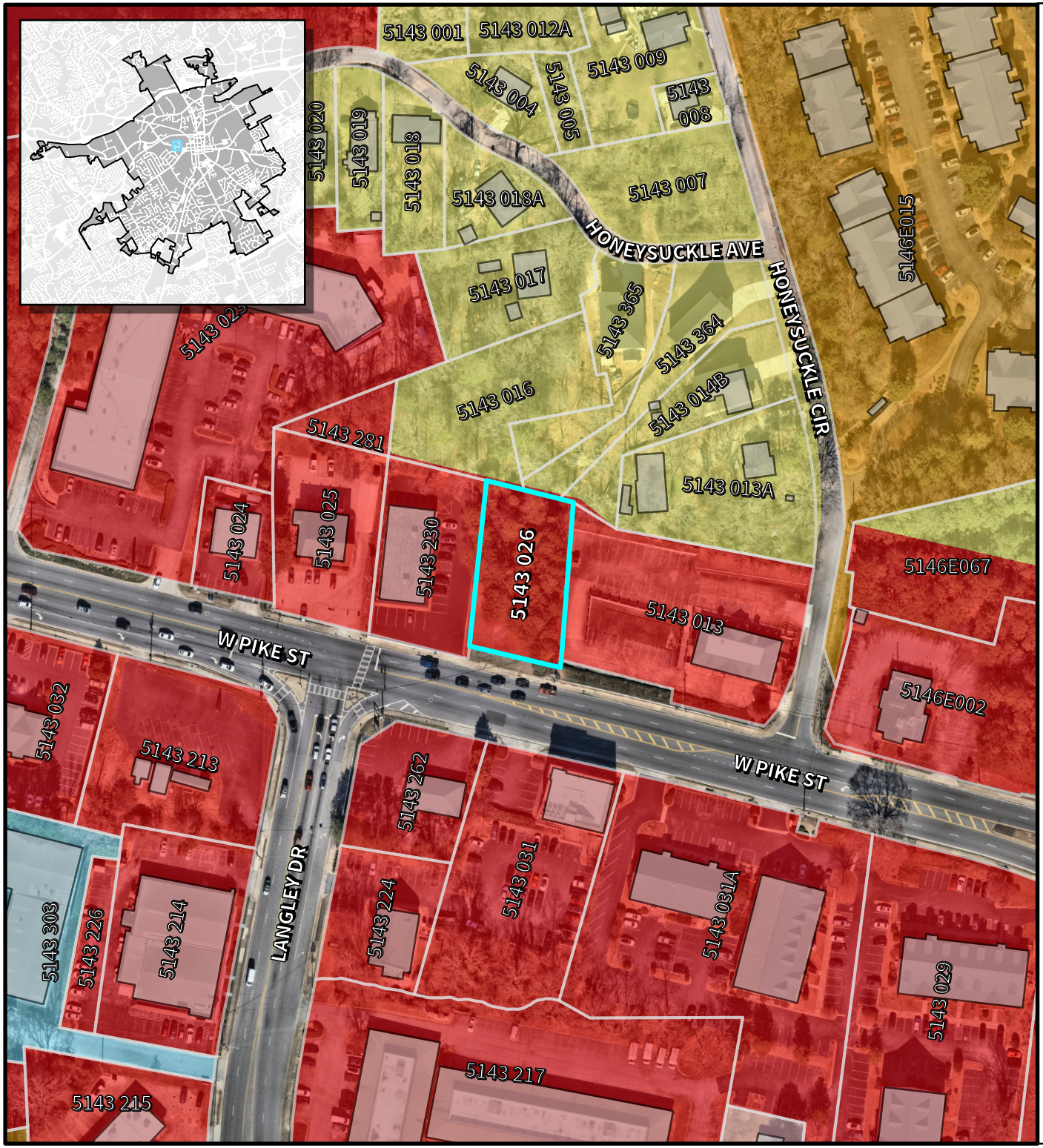
Applicant:
Charles Chang

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

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

N

0 62.5 125 250 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2026-0002

Applicant:
Charles Chang

- Subject Property (~0.38 acres)
- Lawrenceville City Limits

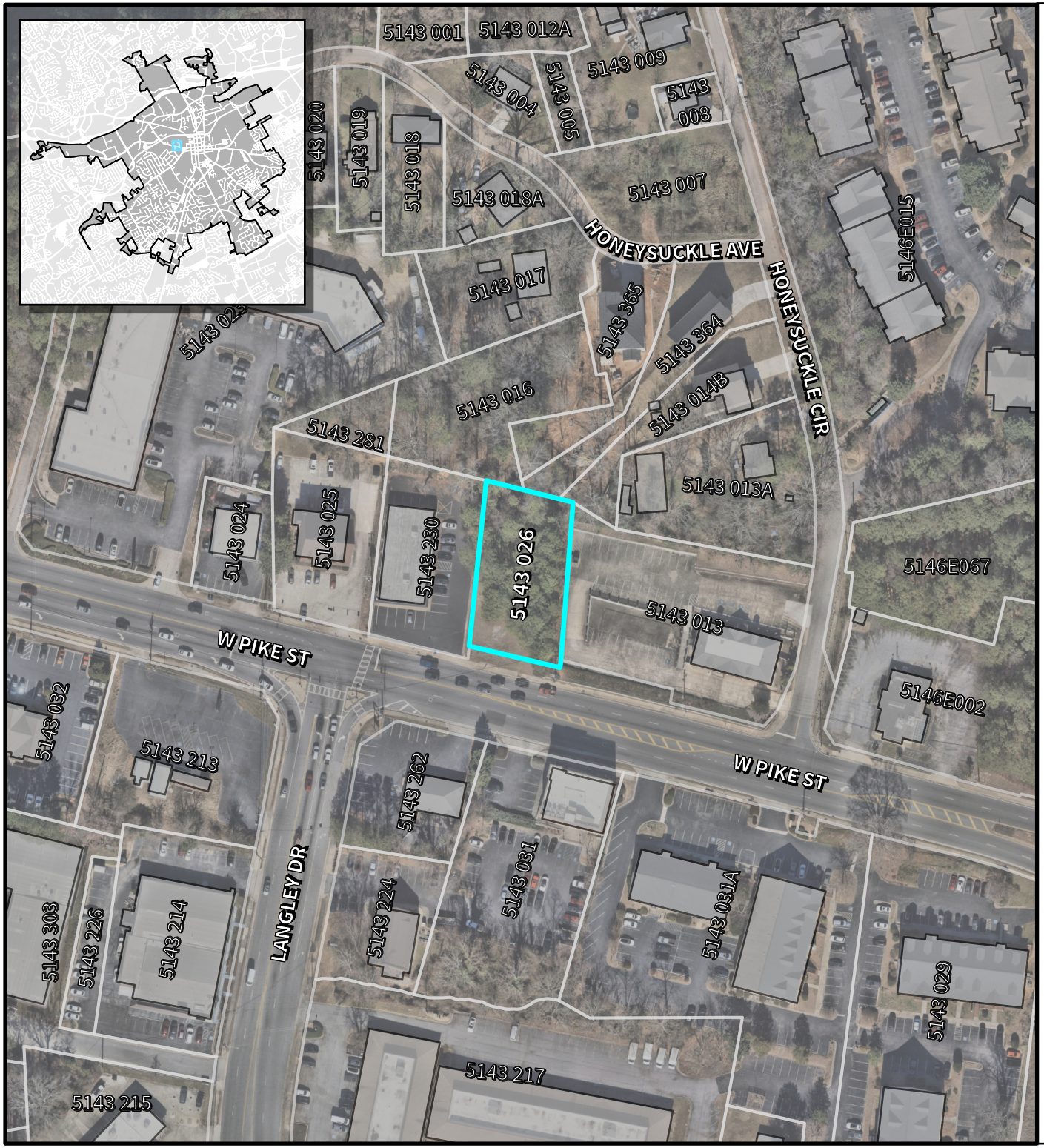
Zoning Districts

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

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

0 62.5 125 250 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2026-0002

Applicant:
Charles Chang

Subject Property (~0.38 acres)

Lawrenceville City Limits

2045 Character Areas

Downtown

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

N

0 62.5 125 250 Feet

LAWRENCEVILLE

Planning & Development

PLANNING ~~AND DEVELOPMENT DEPARTMENT~~COMMISSION

RECOMMENDED CONDITIONS_05042026

BFR2026-0002

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

1. **To restrict the Buffer Reduction as follows:**
   - **A.** Allows a fifty percent (50%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RS-150), from seventy-five (75) feet to thirty-seven and one-half (37.5) feet along the subject property's northern property line.
   - **B.** The buffer reduction shall apply only to the development of a multitenant shared kitchen facility, including associated parking, driveways, dumpsters, and stormwater facilities, as shown on the site plan. received by the Planning and Development Department on February 27, 2026.
2. **To satisfy the following site development considerations:**
   - **A.** All site improvements, including parking, drive aisles, curb cuts, and internal circulation, shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
   - **B.** Prior to issuance of a Land Disturbance Permit (LDP), final site plans shall be reviewed and approved by the Planning Director, City Engineer, and all applicable departments.
   - **C.** In areas where required buffers lack sufficient vegetation to achieve effective screening, the applicant shall provide supplemental planting and landscape enhancements. A detailed replanting and landscape enhancement plan shall be prepared by a qualified professional and submitted for review and approval by the Director of Planning and Development prior to the issuance of any applicable permits. The plan shall demonstrate how the buffer will be brought into compliance with applicable screening and landscaping standards, including plant species, sizes, spacing, and maintenance provisions.
   - **D.** All outdoor service areas, including dumpsters and loading areas, shall be screened from view of adjacent residential properties.

BFR2026-0002_ATTCH 2_05042026

E. Site lighting shall be directed away from adjacent residential properties and shall comply with City lighting standards to prevent light spillover.

F. Any off-site access, grading, or construction activity, if required, shall be subject to executed agreements or easements made by adjacent property owners and approval by the City.

G. All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.

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

BFR2026-0002_ATTCH 2_05042026

LAWRENCEVILLE

Planning & Development

~~PLANNING COMMISSION~~MAYOR AND COUNCIL

RECOMMENDED CONDITIONS_0513042026

BFR2026-0002

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

1. **To restrict the Buffer Reduction as follows:**
   - **A.** Allows a fifty percent (50%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RS-150), from seventy-five (75) feet to thirty-seven and one-half (37.5) feet along the subject property's northern property line.
   - **B.** The buffer reduction shall apply only to the development of a multitenant shared kitchen facility, including associated parking, driveways, dumpsters, and stormwater facilities, as shown on the site plan. received by the Planning and Development Department on February 27, 2026.
2. **To satisfy the following site development considerations:**
   - **A.** All site improvements, including parking, drive aisles, curb cuts, and internal circulation, shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
   - **B.** Prior to issuance of a Land Disturbance Permit (LDP), final site plans shall be reviewed and approved by the Planning Director, City Engineer, and all applicable departments.
   - **C.** In areas where required buffers lack sufficient vegetation to achieve effective screening, the applicant shall provide supplemental planting and landscape enhancements. A detailed replanting and landscape enhancement plan shall be prepared by a qualified professional and submitted for review and approval by the Director of Planning and Development prior to the issuance of any applicable permits. The plan shall demonstrate how the buffer will be brought into compliance with applicable screening and landscaping standards, including plant species, sizes, spacing, and maintenance provisions.
   - **D.** All outdoor service areas, including dumpsters and loading areas, shall be screened from view of adjacent residential properties.

BFR2026-0002_M&C REC CNDS_05132026

E. Site lighting shall be directed away from adjacent residential properties and shall comply with City lighting standards to prevent light spillover.

F. Any off-site access, grading, or construction activity, if required, shall be subject to executed agreements or easements made by adjacent property owners and approval by the City.

G. All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.

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

BFR2026-0002_M&C REC CNDS_05132026

LAWRENCEVILLE

Planning & Development

~~PLANNING COMMISSION~~MAYOR AND COUNCIL

RECOMMENDED CONDITIONS_07082026~~0513042026~~

BFR2026-0002

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

1. **To restrict the Buffer Reduction as follows:**
   - **A.** Allows a fifty percent (50%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RS-150), from seventy-five (75) feet to thirty-seven and one-half (37.5) feet along the subject property's northern property line.
   - **B.** The buffer reduction shall apply only to the development of a multitenant shared kitchen facility, including associated parking, driveways, dumpsters, and stormwater facilities, as shown on the site plan, building plans and architectural elevations presented at the City Council meeting on July 27, 2026. ~~- received by the Planning and Development Department on February 27, 2026.~~
2. **To satisfy the following site development considerations:**
   - **A.** All site improvements, including parking, drive aisles, curb cuts, and internal circulation, shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
   - **B.** Prior to issuance of a Land Disturbance Permit (LDP), final site plans shall be reviewed and approved by the Planning Director, City Engineer, and all applicable departments.
   - **C.** In areas where required buffers lack sufficient vegetation to achieve effective screening, the applicant shall provide supplemental planting and landscape enhancements. A detailed replanting and landscape enhancement plan shall be prepared by a qualified professional and submitted for review and approval by the Director of Planning and Development prior to the issuance of any applicable permits. The plan shall demonstrate how the buffer will be brought into compliance with applicable screening and landscaping standards, including plant species, sizes, spacing, and maintenance provisions.
   - **D.** All outdoor service areas, including dumpsters and loading areas, shall be screened from view of adjacent residential properties.

BFR2025-0002_M&C CNDS_07082026

E. Site lighting shall be directed away from adjacent residential properties and shall comply with City lighting standards to prevent light spillover.

F. Any off-site access, grading, or construction activity, if required, shall be subject to executed agreements or easements made by adjacent property owners and approval by the City.

G. All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.

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

I. Structure shall have 3 sides (front and sides) masonry. Final elevations shall be reviewed and approved by the Planning and Development Director.

J. Parking as well as storage of Food Trucks on site shall be prohibited on the site.

~~H.~~ K. Outdoor storage is prohibited on site.

BFR2025-0002_M&C CNDS_07082026

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JULY 27, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZM2026-00005 & SUP2026-00005; Manoj Patel; 3140 Sugarloaf Parkway
Department:	Planning and Development
Date of Meeting:	Monday, July 27, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone Property from BG (General Business) to RM-8 (Townhouse Residential)
Planning & Development Recommendation:	Denial
Planning Commission Recommendation:	Denial

Summary: The applicant requests the rezoning of an approximately 1.28-acre property located at 3140 Sugarloaf Parkway (Parcel ID Number: 5085 692) from BG (General Business District) to RM-8 (Townhouse Residential District) to develop six (6) townhouse dwelling units at a density of approximately five (5) Units Per Acre (UPA). The applicant also requests a Special Use Permit to allow front-entry townhouse units for the proposed development. The subject property is located along the eastern right-of-way of Johnson Road, south of its intersection with Sugarloaf Parkway.

Attachments/Exhibits:

- RZM2026-00005 SUP2026-00005_ATTCH_05192026.pdf
- RZM2026-00005 & SUP2026-00005_EMAIL CORRESP (Appl Withdrew Application) 06152026.pdf

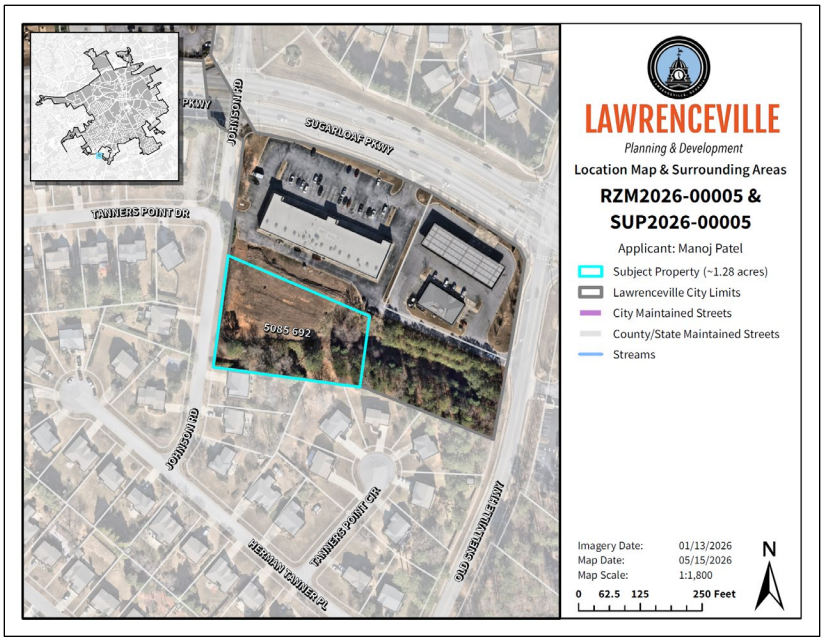
LAWRENCEVILLE

Planning & Development

REZONING AND SPECIAL USE PERMIT

CASE NUMBER(S):	**RZM2026-00005 & SUP2026-00005**
APPLICANT(S):	MANOJ PATEL
PROPERTY OWNER(S):	MANOJ PATEL
LOCATION(S):	3140 SUGARLOAF PARKWAY
PARCEL IDENTIFICATION NUMBER(S):	5085 692
APPROXIMATE ACREAGE:	1.28 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED ZONING:	RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	6 TOWNHOMES W/ SUP FOR FRONT-ENTRY
DEPARTMENT RECOMMENDATION:	**DENIAL**

VICINITY MAP



RZM2026-00005 SUP2026-00005_ATTCH_05192026

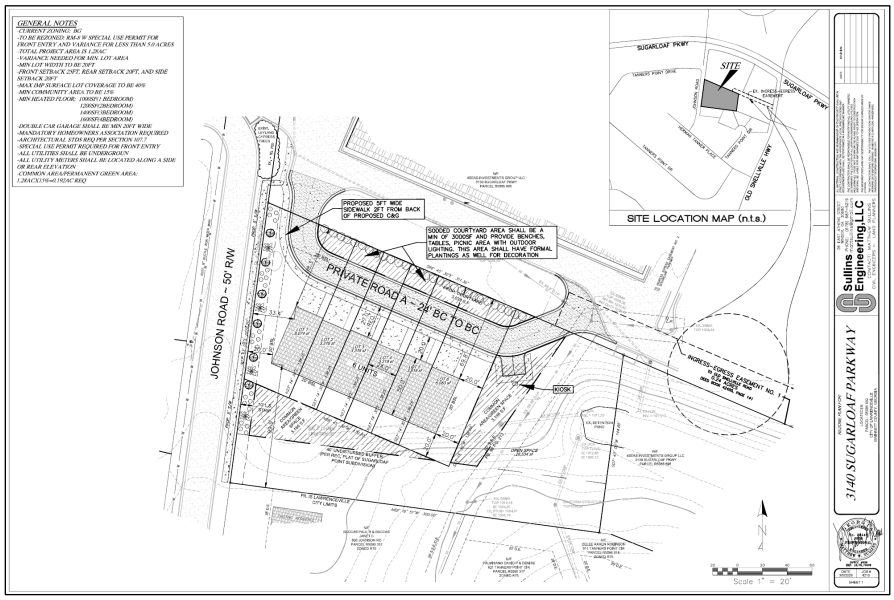
ZONING HISTORY

The subject property was annexed into the City of Lawrenceville and rezoned to BG (General Business District), its current zoning classification, during the period of commercial development occurring along the Sugarloaf Parkway corridor in the late 20th century.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 1.28-acre property located at 3140 Sugarloaf Parkway (Parcel ID Number: 5085 692) from BG (General Business District) to RM-8 (Townhouse Residential District) to develop six (6) townhouse dwelling units at a density of approximately five (5) Units Per Acre (UPA). The applicant also requests a Special Use Permit to allow front-entry townhouse units for the proposed development. The subject property is located along the eastern right-of-way of Johnson Road, south of its intersection with Sugarloaf Parkway.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The proposed development incorporates a moderate-density attached residential housing type that may, in certain circumstances, serve as a transitional land use between commercial and detached residential areas. However, Staff finds that the specific configuration of the subject property, including its limited size, existing commercial subdivision pattern, and direct adjacency to commercial service functions, results in a development pattern that does not fully align with the intended framework of the RM-8 zoning district.

RZM2026-00005 SUP2026-00005_ATTCH_05192026

The applicant seeks to develop a single row of six (6) townhomes on the subject property, all of which are front-loaded. Each two-story townhome unit includes a minimum of 1,800 square feet of heated space, with at least three bedrooms. The architectural design for the townhomes will utilize brick and complementary high-quality exterior materials. Common space includes a central 3,038 square foot courtyard fronting the units as well as other ancillary green space.

Approval of the requested RM-8 (Townhouse Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

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

Standard	Requirement	Proposal	Recommendation
Min. Lot Area*	*5 acres*	*1.28 acres*	***See Staff Analysis***
Min. Unit Width	*20 ft*	*24 ft*	*N/A*
Ext. Front Setback	*25 ft*	*25 ft*	*N/A*
Ext. Side Setback	*20 ft*	*20 ft*	*N/A*
Ext. Rear Setback	*20 ft*	*20 ft*	*N/A*
Min. Heated Area	*See Table Below*	*See Table Below*	*N/A*
Max. Lot Coverage	*40%*	*40%*	*N/A*
Max. Height	*35 ft*	*35 ft*	*N/A*
Min. Com. Area %	*15%*	*15%*	*N/A*

*Minimum lot area shall not be reduced by a Variance.

Minimum Heated Floor Area

Standard	Requirement	Proposal	Recommendation
1-bedroom	*1,000 sq. ft*	*N/A*	***Variance***
2-bedroom	*1,200 sq. ft*		
3-bedroom	*1,400 sq. ft (40%)*	*1,800 sq. ft (100%)*	
4-bedroom	*1,600 sq. ft (10%)*		

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

RZM2026-00005 SUP2026-00005_ATTCH_05192026

Standard	Requirement	Proposal	Recommendation
Min. Units Per Row (UPR)	*3 units*	*6 units*	*N/A*
Max. Units Per Row (UPR)	*8 units*	*6 units*	*N/A*
Private Drive Width	*24 ft*	*24 ft*	*N/A*
Sidewalk Width	*5 ft*	*5 ft*	*N/A*
Rear Setback from Private Drive	*27 ft*	*27 ft*	*N/A*
Rear-Entry Units	*6 units (100%)*	*0 units (0%)*	***Special Use Permit***
Adjacency to Public Green Space	*3 units (50%)*	*6 units (100%)*	*N/A*
Min. Public Green Space	*3,000 SF*	*~3,198 SF*	*N/A*

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
RM-8 / R-75 (Gwinnett County)	*25 ft*	*40 ft*	*N/A*

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

Standard	Requirement	Proposal	Recommendation
Parking: Dwelling	*4 spaces per unit (24 spaces)*	*4 spaces per unit (24 spaces)*	*N/A*

Staff further notes that the requested reduction in the RM-8 minimum lot area requirement substantially exceeds the level of dimensional flexibility typically associated with variance relief. Staff finds the requested deviation constitutes a significant departure from the established dimensional framework and applicability standards of the RM-8 district and suggests that the subject property may not be suited for development under the intended framework of the district.

In the Letter of Intent, the applicant states that the requested variances are justified due to the limited size and fixed boundaries of the subject property, the relatively modest density of the proposed development, and the project's potential to provide a transitional land use between nearby commercial and residential properties. The applicant further

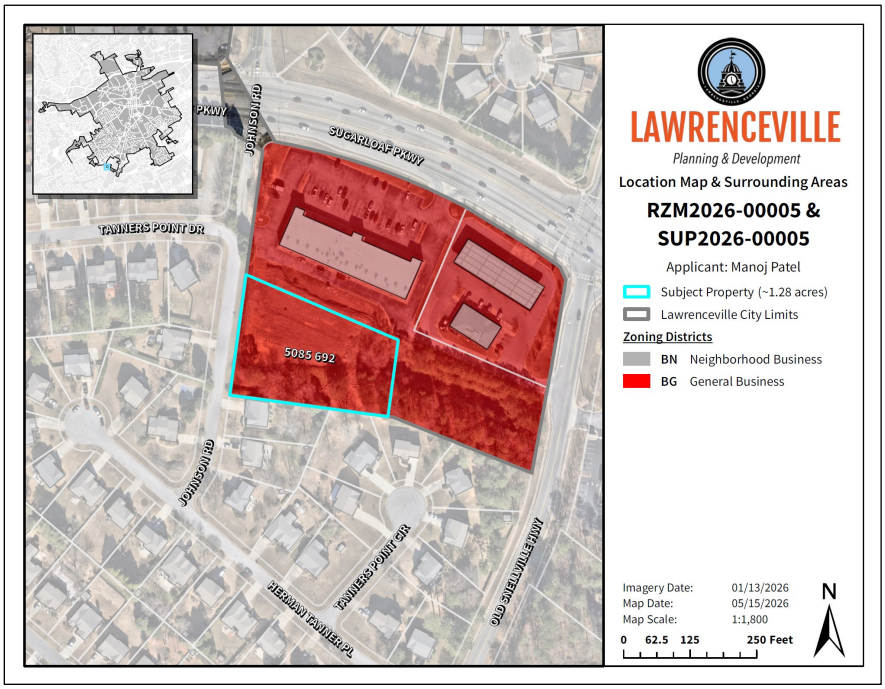
M2026-00005 SUP2026-00005_ATTCH_05192026

states that the proposal would allow for high-quality residential development on a currently undeveloped commercial parcel.

While Staff acknowledges the proposed attached residential development may, in certain circumstances, serve as an appropriate transition between commercial and detached residential uses, Staff finds that the proposal does not fully align with the intended development framework of the RM-8 zoning district. The subject property's limited size, existing commercial subdivision pattern, and reliance on front-entry townhouse units requiring approval of a Special Use Permit result in a development configuration that differs from the coordinated residential character generally envisioned within the RM-8 district. The RM-8 district is intended to accommodate larger-scale townhouse developments featuring integrated site design, residentially oriented development patterns, and rear-entry product types. In contrast, the proposed development introduces a compact townhouse configuration within an established commercial development environment originally designed to support commercial activity and circulation patterns.

Staff further notes that the proposal shares certain characteristics with the City's RS-TH INF (Single-Family Townhouse Infill Residential) district, which is intended to accommodate compact townhouse development in more urbanized and walkable areas near Downtown Lawrenceville. However, the subject property is not located within the geographic area where the RS-TH INF district is permitted and does not exhibit the surrounding development pattern, pedestrian orientation, or urban context typically associated with that district.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



RZM2026-00005 SUP2026-00005_ATTCH_05192026

SURROUNDING ZONING AND USE

The general area surrounding the subject property is characterized by a mixture of commercial and residential zoning districts and land uses. Properties along the Sugarloaf Parkway corridor are predominantly developed with automobile-oriented commercial uses, while detached single-family residential neighborhoods are located further from the corridor. The subject property directly abuts commercially zoned properties to the north and east, both zoned BG (General Business District), including a multitenant retail center and a convenience store with fuel pumps. The subject property is positioned directly adjacent to the rear service side of the existing retail center, including areas associated with utilities, deliveries, loading activity, refuse collection, and other operational commercial functions. A detention facility serving the surrounding commercial parcels is located immediately east of the property.

Properties to the south and west consist of detached single-family residential uses within the Tanner Pointe subdivision and nearby unincorporated Gwinnett County properties zoned R-75 (Single-Family Residence District).

While attached residential development may, in certain circumstances, provide an appropriate transitional land use between commercial and detached residential areas, Staff notes that the subject property was originally subdivided and configured as part of an integrated commercial development pattern. As a result, the surrounding site design, circulation, service infrastructure, and adjacent property orientation remain primarily commercial in nature rather than residential. The proposed townhouse units would directly orient front-entry residential facades toward the rear operational areas of the adjacent commercial center, raising compatibility and long-term residential livability considerations.

Furthermore, unlike a coordinated mixed-use or master-planned transition area, the proposal represents a relatively isolated residential insertion into an existing commercial node. Given the surrounding development pattern and the direct adjacency to active commercial service functions, Staff finds that the proposed residential configuration may not achieve the level of compatibility typically intended between townhouse residential development and nearby commercial activity.

RZM2026-00005 SUP2026-00005_ATTCH_05192026

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan designates the subject property within the Commercial Corridor character area, which is intended to accommodate automobile-oriented commercial development along major transportation corridors. The character area envisions larger-scale commercial uses and coordinated site planning designed to support retail, office, and service-oriented activity. While residential uses may, in certain circumstances, function as transitional land uses, the proposed townhouse development does not fully reflect the development pattern anticipated within this character area.

The subject property was originally developed and subdivided as part of an integrated commercial development pattern, and the surrounding site conditions remain predominantly oriented toward commercial activity. Adjacent properties contain commercial service and operational areas, including loading functions, utility infrastructure, and rear building elevations associated with the existing retail center. As proposed, the townhouse units would orient toward these commercial operational features, raising compatibility and long-term residential livability considerations that may not align with the intended character and function of the Commercial Corridor area.

Furthermore, the proposal represents the introduction of a relatively small-scale standalone residential development within an established commercial node rather than a coordinated mixed-use or master-planned transitional environment. The proposal could incrementally fragment the cohesive commercial development pattern envisioned along the Sugarloaf Parkway corridor. Given these factors, Staff finds that the proposal is not

RZM2026-00005 SUP2026-00005_ATTCH_05192026

fully consistent with the intent and development framework of the Commercial Corridor character area as outlined in the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

While townhouse developments may, in certain circumstances, serve as appropriate transitional land uses between commercial and detached residential areas, Staff finds that the specific configuration of the subject property limits its ability to support a residential environment consistent with the intent and development framework of the RM-8 district. The subject property was originally subdivided and designed as part of an integrated commercial development pattern, and the surrounding site conditions remain predominantly commercial in character, including adjacent service and operational areas associated with nearby retail uses. As proposed, the townhouse units would orient primary residential facades toward these commercial operational features, raising compatibility and long-term residential livability considerations.

Staff further finds that the proposal requires substantial deviation from the dimensional standards and development intent of the RM-8 district, including reduction of the minimum lot area from five (5) acres to approximately 1.28 acres, a standard that is not currently eligible for variance relief under the Zoning Ordinance. The proposal also relies entirely on front-entry townhouse units through a Special Use Permit rather than the rear-entry development pattern generally envisioned within the district.

Given the constrained nature of the site, the extent of the requested deviations, and the proposal's limited consistency with the surrounding commercial development pattern and the Commercial Corridor character area of the 2045 Comprehensive Plan, Staff recommends **DENIAL** of the request.

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

RZM2026-00005 SUP2026-00005_ATTCH_05192026

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 townhouse development may serve as a transitional use between nearby commercial and detached single-family residential properties. However, the subject property was originally designed as part of an integrated commercial development pattern, and the proposed units would orient toward the rear service and operational areas of the adjacent retail center, including loading areas, utilities, deliveries, and other commercial functions. Given these conditions, Staff finds that the proposed residential configuration may not achieve the level of compatibility typically intended in relation to surrounding development patterns.

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

   The proposal is not expected to substantially impair the current use of adjacent properties. However, introducing residential units immediately adjacent to active commercial service and operational areas may create long-term compatibility considerations related to noise, lighting, deliveries, odors, and other commercial activity. The proposal may also incrementally limit the long-term flexibility of surrounding commercial properties within the established corridor development pattern.

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

   The property retains reasonable economic use under its existing BG zoning classification and may be developed with commercial uses consistent with the Commercial Corridor character area. The subject property was originally subdivided as part of a coordinated commercial development pattern and remains surrounded by viable commercial uses and infrastructure serving the Sugarloaf Parkway corridor.

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

   Given the relatively small scale of the proposed development, the request is not anticipated to create an excessive burden on existing streets, utilities, transportation facilities, or public infrastructure. Impacts on surrounding roadways and service systems are expected to be minimal.

M2026-00005 SUP2026-00005_ATTCH_05192026

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

   The proposal is not fully consistent with the 2045 Comprehensive Plan, which designates the property within the Commercial Corridor character area intended primarily for automobile-oriented commercial development. While residential transition uses may be appropriate in certain circumstances, the proposal represents a relatively isolated residential insertion within an established commercial node rather than a coordinated mixed-use or master-planned development pattern envisioned for the corridor. The substantial deviation from the RM-8 district framework further suggests that the subject property may not be suited for development under the intended character and function of the district or the Commercial Corridor area.

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;

   Several factors support disapproval of the request, including the substantial reduction in the RM-8 minimum lot area requirement, reliance on front-entry townhouse units through a Special Use Permit, and the site's original configuration as part of an integrated commercial development pattern. Additionally, the direct adjacency between the proposed residential units and nearby commercial service and operational areas raises compatibility and long-term residential livability considerations.

M2026-00005 SUP2026-00005_ATTCH_05192026

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS – 06012026

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

RZM2026-00005

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

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

A. Townhouse dwelling units at a maximum of six (6) dwelling units on approximately 1.28 acres at a gross density of no more than five (5) units per acre (UPA).

B. The development shall be designed and constructed in general accordance with the Rezone Plan titled "3140 Sugarloaf Parkway," dated "March 5, 2026," prepared by "Sullins Engineering, LLC," with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.

C. The multifamily dwelling units shall be designed in general accordance with the submitted elevations titled "4 Unit Townhouse," dated "May 12, 2021," prepared by "Intelligent Design," predominantly four-side masonry on the lower level, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

D. All townhouse dwelling units shall have two (2) car garage with carriage-style garage doors. The driveway shall measure eighteen (18) feet in width and twenty-seven (27) 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 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.

M2026-00005 SUP2026-00005_ATTCH_05192026

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

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

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

E. All grassed areas shall be sodded.

F. The required parking ratio for development shall be four (4) spaces per townhouse unit.

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

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

3. <u>The following variances are approved:</u>

A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows a reduction in the minimum lot area from five (5) acres to one and twenty-eight hundredths (1.28) acres.

B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).

RZM2026-00005 SUP2026-00005_ATTCH_05192026

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS – 06012026

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

SUP2026-00005

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

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

A. The maximum number of Front Entry Units shall be six (6).

RZM2026-00005 SUP2026-00005_ATTCH_05192026

LETTER OF INTENT

Re: Rezoning and Variance Request

Property Address: 3140 Sugarloaf Pkwy, Lawrenceville, GA 30045

Applicant: Manoj Patel

To:

City of Lawrenceville Planning and Development Department

70 S. Clayton Street

Lawrenceville, Georgia 30046

Introduction and Proposed Use

This Letter of Intent is submitted on behalf of the Applicant, Manoj Patel, in support of a request to rezone the property located at 3140 Sugarloaf Parkway from BG (Business General) to RM 8 (Residential Multifamily – 8 units/acre) to allow for the development of six (6) high end townhomes.

In addition to the rezoning request, the Applicant seeks a variance to permit townhomes to be developed on a parcel under five (5) acres, which is required due to the property's significantly smaller size and its unique transitional location.

The proposed townhomes will be premium, architecturally appealing units with high quality finishes, designed to enhance the corridor aesthetically and functionally.

Rezoning Justification (BG to RM 8)

1. Transitional Location – The site is situated between low density residential and commercial properties, making townhomes an ideal transitional housing type.

2. Compatible Use Pattern – RM 8 development fits the mixed use and transitional nature of Sugarloaf Parkway.

M2026-00005 SUP2026-00005_ATTCH_05192026

3. High Quality Investment – The Applicant intends to construct high end townhomes with premium finishes.

Variance Request – Minimum Lot Size for Townhome Development (Under Five Acres)

The City's standards require a minimum of five (5) acres for townhouse development. The property is significantly smaller and cannot meet this standard; therefore, a variance is requested.

Justification:

- The property's limited size and fixed boundaries create a unique hardship.
- The project proposes only six townhomes, ensuring modest density.
- Townhomes provide a logical land use buffer between commercial and residential zones.
- Allowing the variance enables high quality, visually appealing development.

Conclusion

The Applicant respectfully submits that the proposed rezoning to RM 8, along with the requested variance, represents the highest and best use of the property at 3140 Sugarloaf Parkway.

Signature

Manoj Patel

Applicant

Date: 3/4/26

M2026-00005 SUP2026-00005_ATTCH_05192026

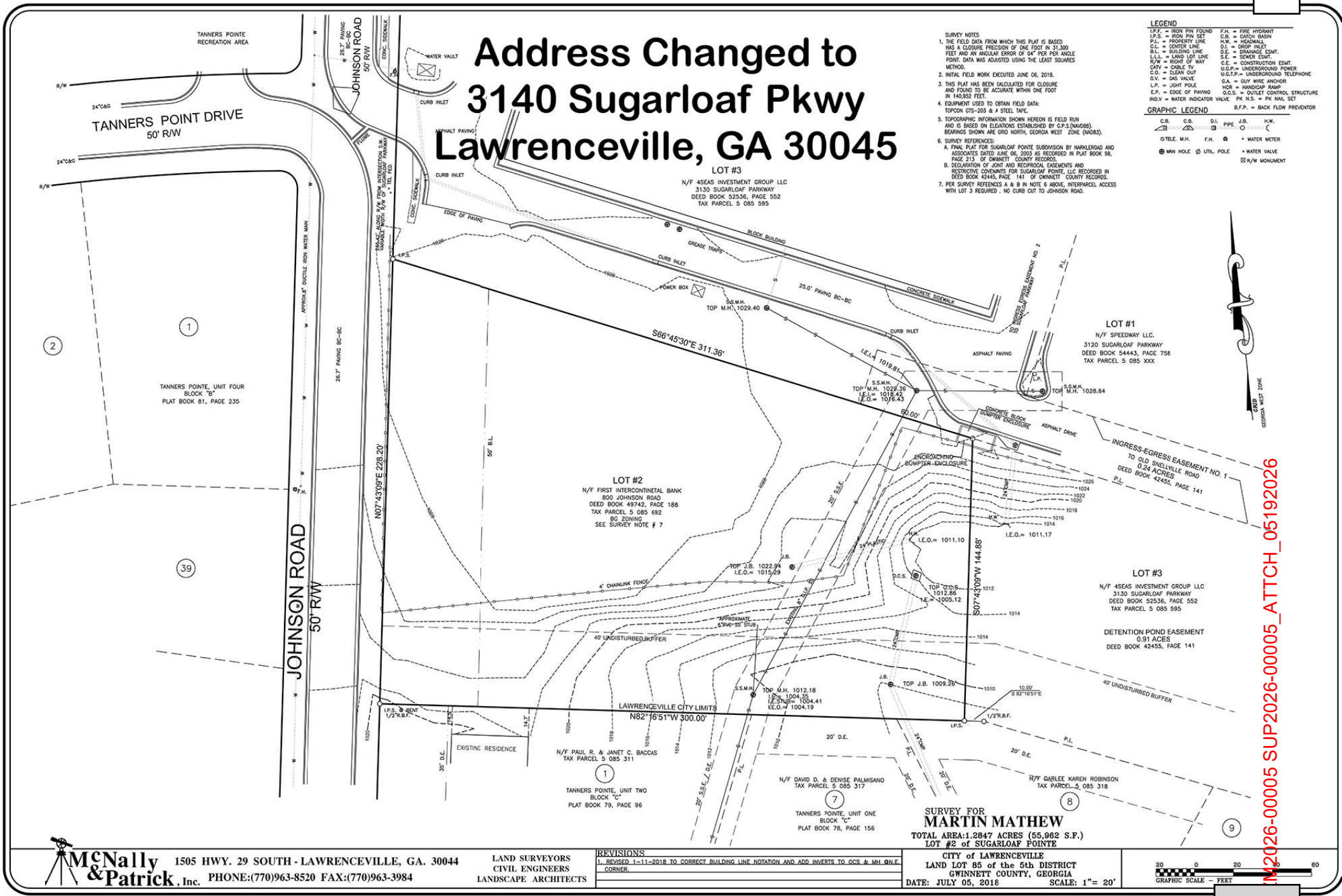
LEGAL DESCRIPTION

Lot #2

All that tract or parcel of land lying and being in Land Lot 85 of the 5TH District, City of Lawrenceville, Gwinnett County, Georgia, containing 1.28 acres as shown on plat of survey for Tree Lane, L.L.C. & Stewart Title Guaranty Company, dated December 12, 2002, last revised June 13, 2003, prepared by Harkleroad and Associates, certified to by Donald W. Harkleroad, G.R.L.S. No. 1578 and being more particularly described according to said survey as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection of the southerly right of way of Sugarloaf Parkway (said road having a right of way that varies) with the westerly right of way of Old Snellville Road (said road having a right of way that varies) if both roads were extended to form an angle; thence southerly for a distance of 20.00 feet to a point on the westerly right of way of Old Snellville Road; thence South 09 degrees 03 minutes 02 seconds West along the right of way of Old Snellville Road for a distance of 86.89 feet to a point; thence southerly along the right of way of Old Snellville Road along a curve to the right having a radius of 2824.79 feet and an arc length of 72.14 feet, being subtended by a chord bearing South 09 degrees 46 minutes 56 seconds West and a chord distance of 72.14 feet to a point; thence South 10 degrees 30 minutes 50 seconds West along the right of way of Old Snellville Road for a distance of 208.64 feet to a point; thence North 68 degrees 03 minutes 09 seconds West for a distance of 280.37 feet to a point; thence North 82 degrees 16 minutes 51 seconds West for a distance of 10.00 feet to a point and the TRUE POINT OF BEGINNING; thence North 82 degrees 16 minutes 51 seconds West a distance of 300.00 feet to a point on the easterly right of way of Johnson Road (said road having a 50 foot right of way); thence North 07 degrees 43 minutes 09 seconds East along the right of way of Johnson Road for a distance of 228.20 feet to a point; thence leaving said right of way of Johnson Road, North 66 degrees 45 minutes 30 seconds West a distance of 311.36 feet to a point; thence North 07 degrees 43 minutes 09 seconds East a distance of 144.88 feet to a point and the TRUE POINT OF BEGINNING.

M2026-00005 SUP2026-00005_ATTCH_05192026



McNally & Patrick, Inc. 1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044 PHONE:(770)963-8520 FAX:(770)963-3984
LAND SURVEYORS
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS

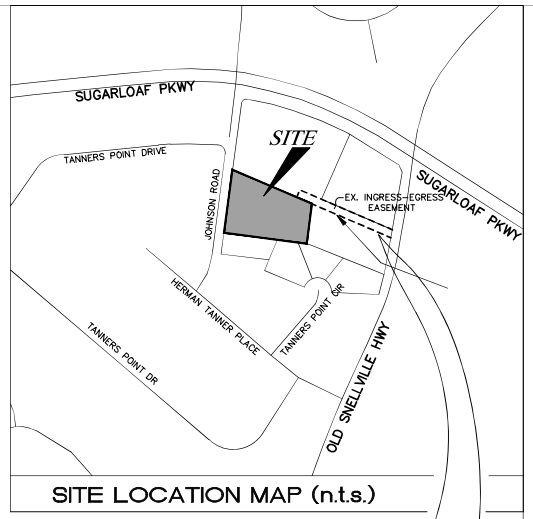
REVISIONS
1. REVISED 1-11-2018 TO CORRECT BUILDING LINE NOTATION AND ADD INVERTS TO OCS & MH @N.E. CORNER.

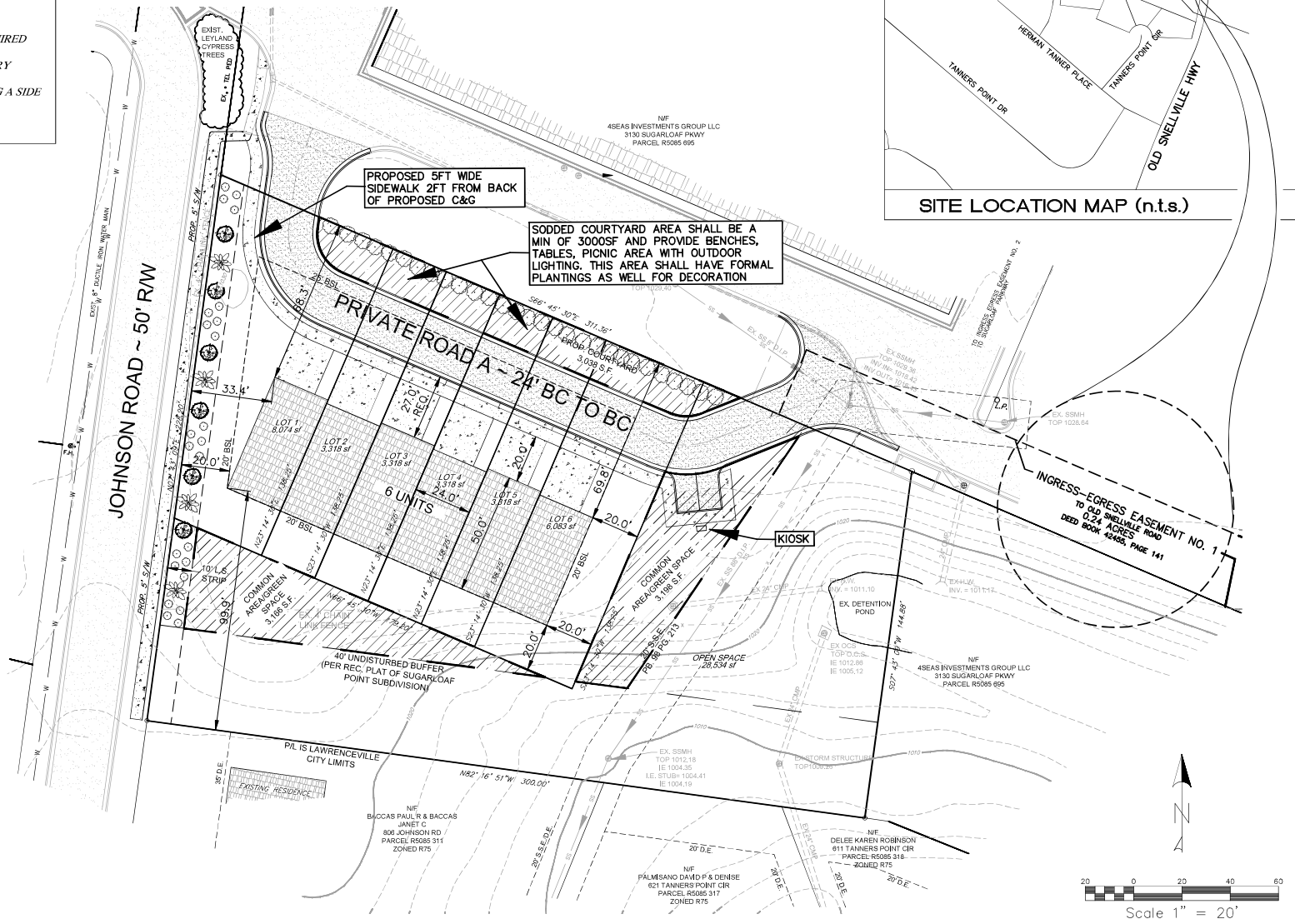
184926

2026-00005 SUP2026-00005_ATTCH_05192026

GENERAL NOTES

-CURRENT ZONING: BG
-TO BE REZONED: RM-8 W SPECIAL USE PERMIT FOR FRONT ENTRY AND VARIANCE FOR LESS THAN 5.0 ACRES
-TOTAL PROJECT AREA IS 1.28AC
-VARIANCE NEEDED FOR MIN. LOT AREA
-MIN LOT WIDTH TO BE 20FT
-FRONT SETBACK 25FT, REAR SETBACK 20FT, AND SIDE SETBACK 20FT
-MAX IMP SURFACE LOT COVERAGE TO BE 40%
-MIN COMMUNITY AREA TO BE 15%
-MIN HEATED FLOOR: 1000SF(1 BEDROOM)
1200SF(2BEDROOM)
1400SF(3BEDROOM)
1600SF(4BEDROOM)
-DOUBLE CAR GARAGE SHALL BE MIN 20FT WIDE
-MANDATORY HOMEOWNERS ASSOCIATION REQUIRED
-ARCHITECTURAL STDS REQ PER SECTION 107.7
-SPECIAL USE PERMIT REQUIRED FOR FRONT ENTRY
-ALL UTILITIES SHALL BE UNDERGROUN
-ALL UTILITY METERS SHALL BE LOCATED ALONG A SIDE OR REAR ELEVATION
-COMMON AREA/PERMANENT GREEN AREA:
1.28ACX15%=0.192AC REQ





RE-SUBM.
DATE

Sullins Engineering,LLC
26 EAST ATHENS STREET
WINDER, GA. 30680
PH: (678) 697-6219
WWW.SULLINSENGINEERING.COM
CONTACT: MATTHEW SULLINS
CIVIL ENGINEERS ~ LAND PLANNERS

REZONE PLAN FOR:

PARCEL R5085 692
LOCATED IN:
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

DATE 3/5/2026
JOB # 4210
SHEET 1

RECEIVED 3/5/2026 SUBMITTAL



GENERAL NOTES

ARCHITECTURAL

GENERAL REQUIREMENT.

The Architectural Construction Drawings and General Notes delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. They are not intended to specify particular products or other methods of application, except where specifically noted. Intelligent Design, LLC assumes no responsibility for the selection, fabrication or installation of any specific material, product or method.

CODE REQUIREMENTS: These plans were prepared using the 2018 IRC one and two Family Dwelling Code and comply with or exceed the minium requirement of the following codes and amendments.

Miscellaneous site structures, swimming pools, spas, fences, site walls (including retaining walls), and gas storage tanks may require separate permits.

Contractor shall verify, coodinate and be responsible for all dimensions and layout on the job site. Do not scale plans. Dimensions as noted shall take precedence over scaled dimensions.

Contractor to coordinate these drawings with the heating and air conditioning sub contractor.

Establish and verify all openings and inserts for mechanical, electrical and plumbing subcontractors prior to construction.

Connect water, gas and electrical lines to existing utilities in accordance with local city and/or county building codes (whichever has precedence).

Finished grade shall slope 5 percent for a distance of 10'-0" to approved swale, drainage or water disposal area.

SECURITY NOTES:

Security doors are all exterior doors leading into a residence, including sliding glass doors, garage doors, doors from garage to residence, and swinging doors. Keying shall be coordinated for all locks with one key. Locks to be re-keyed after C.O. for owner by contractor.

Exterior doors: All main or front entry doors shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer having a field of view of not less than 180 degrees, or through windows.

All exterior swinging doors and utility door shall be of solid core or metal skin construction. Exterior glass insert doors shall be solid core or metal skin construction in non-glazed portion.

Open space between jack studs and wood exterior door jambs shall be solid shimmed extending not less than 8 inches above and below the deadbolt strike plate. Deadbolt strike plates for exterior door locks shall be attached to wood jambs with not less than 6 nails and or screws.

Exterior doors with hinge pins exposed on the outside shall use hinges with non-removable pins or pin standard hinges to prevent removal of the door from exterior by removal of the hinge pins.

All exterior sliding doors shall be constructed and installed or equipped so as to prohibit the raising, sliding or removal of the sliding section from the track while in the closed and locked position. The stationary section shall not be removable from the outside.

Glass within 24" of a door shall be safety / tempered glass.

Wood panel doors shall have a minimum 4-5/8" stile width.

The active leaf of a pair of doors shall be equipped with a deadbolt an the lock shall be key operated from the exterior. Locks shall engage or disengage from the interior side of the door by a device not requiring a key or special knowledge or effort.

GARAGE DOORS: All garage doors not equipped with a power operated mechanism shall be equipped with a cylinder type lock.
All garage doors shall be capable of being unlocked and openable from inside the garage without the use of electrical power.

ATTIC ACCESS: Access doors to the attic space shall be located in the interior of the dwelling unit within the garage. Or as otherwise noted.
EXCEPTION: Where no interior location is available, an access door secured with a steel HASP and a heavy duty lock may be located on the exterior.

WINDOWS: Exterior windows shall be constructed and installed so as to prohibit raising, sliding or removal of the moving section while in the closed and locked position. A passive window panel shall have weather strip molding or glazing bead which is not easily removed from the outside to prevent removal of the window glass. Any locking device used on windows in a sleeping room shall be openable from the inside without use of a key or any special knowledge or effort.

ATTIC VENTILATION:
Attic ventilation shall comply per 2018 IRC , all attic spaces to be provided with cross ventilation with the net free area being at least 1/150 of the area being ventilated. The net free ventilation area may be 1/300 of the space ventilated provided 50% of the required ventilating area is provided by vents located in the upper portion of the space to be vented at least three feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents or approved power alternative.

SYMBOLS:

KEY NOTE REFERENCE: (1) KEY NOTE NUMBER

REVISION REFERENCE: (1) REVISION NUMBER

- FINISH WOOD
- PLYWOOD
- WOOD FRAMING
- WOOD BLOCKING
- EARTH
- CONCRETE
- STUCCO
- BATT/SOUND INSULATION
- RIGID INSULATION

BUILDER INFO:

PROJECT INFO.:

BUILDING CODES:
INTERNATIONAL RESIDENTIAL CODE
FOR ONE & TWO FAMILY DWELLINGS
2018 EDITION

TYPE OF CONSTRUCTION:
D2-V- COMBUSTABLE
NON-SPRINKLED

OCCUPANCY GROUP:
RESIDENTIAL

REVISION DATE: INITIAL:
1 .
2 .
3 .
4 .

4 UNIT TOWNHOUSE

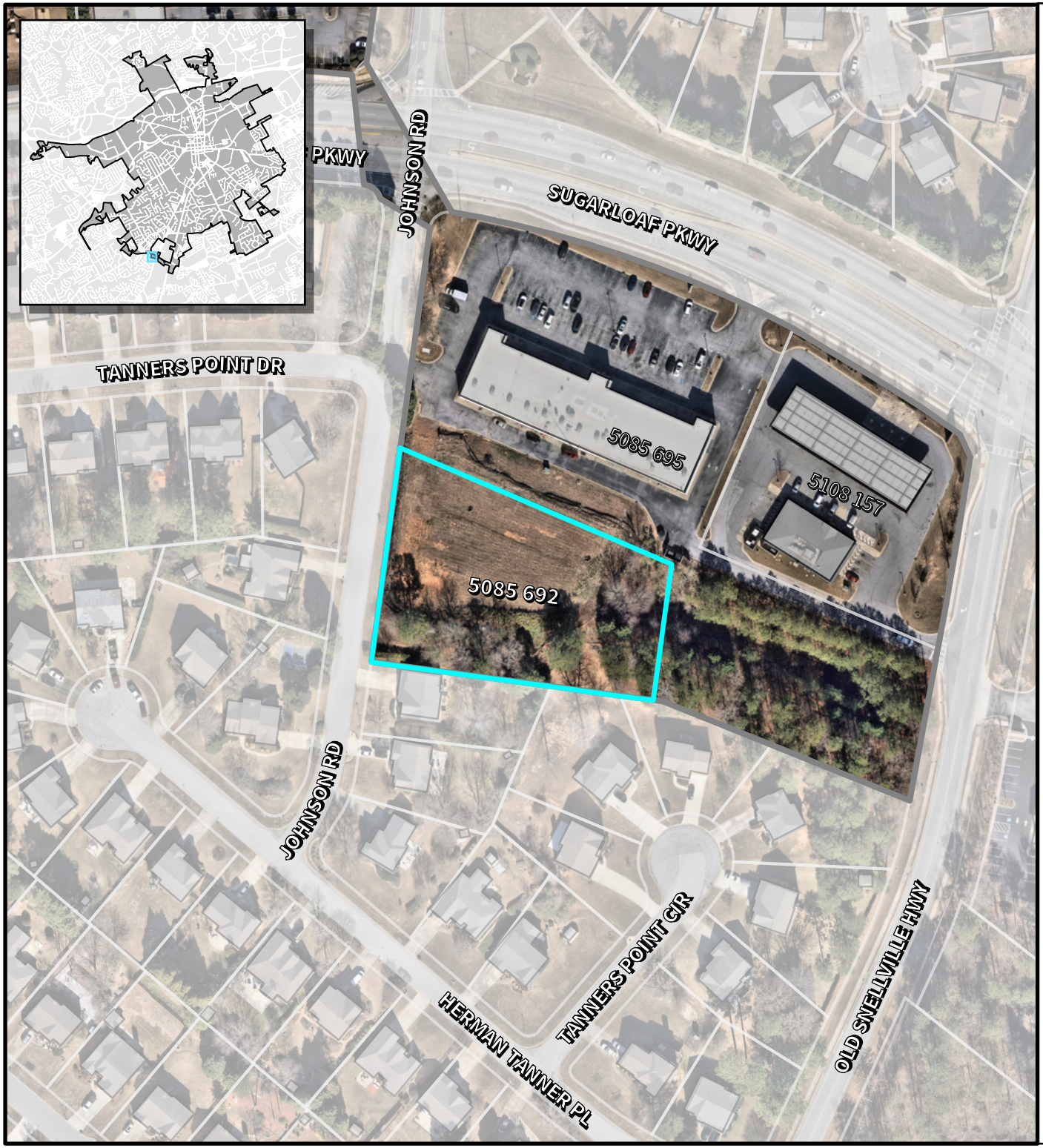
GENESIS 1:1
INTELLIGENT DESIGN
designtechsc@yahoo.com (843) 247-8040

DRAWN BY: DCLENDENEN
CHECK BY:
DATE: 5-12-21
JOB No.:

SHEET CONTENTS:
COVER

SHEET No.: G1
OF SHEETS

ARCH 05182026
CM2026-00005 SUR 026-00005



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00005

Applicant: Manoj Patel

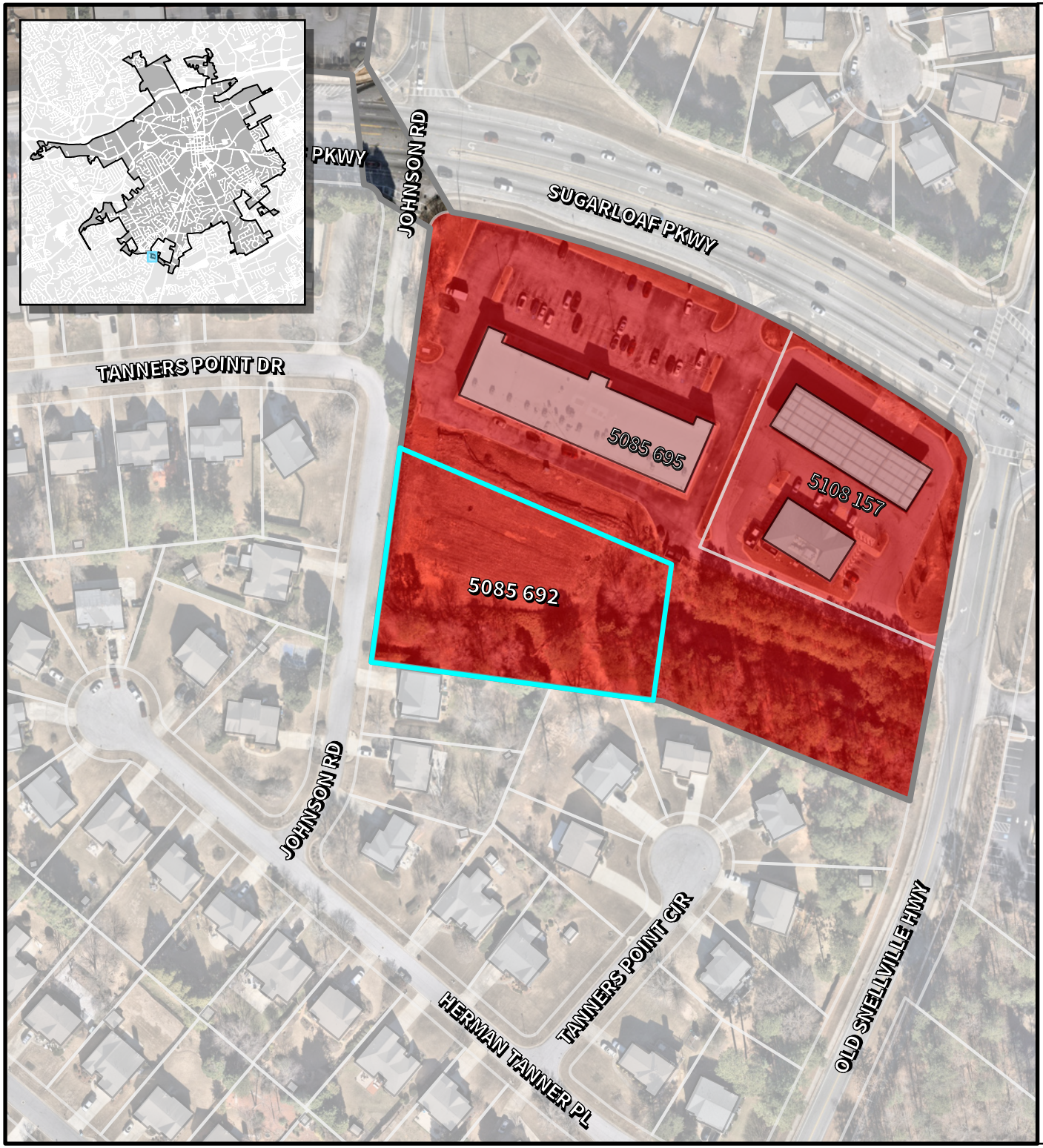
- Subject Property (~1.28 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

RZM2026-00005 SUP2026-00005_ATTCH_05192026

Imagery Date: 01/13/2026
Map Date: 04/23/2026
Map Scale: 1:1,800

0 62.5 125 250 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00005

Applicant: Manoj Patel

Subject Property (~1.28 acres)

Lawrenceville City Limits

Zoning Districts

BN Neighborhood Business

BG General Business

RZM2026-00005 SUP2026-00005_ATTCH_05192026

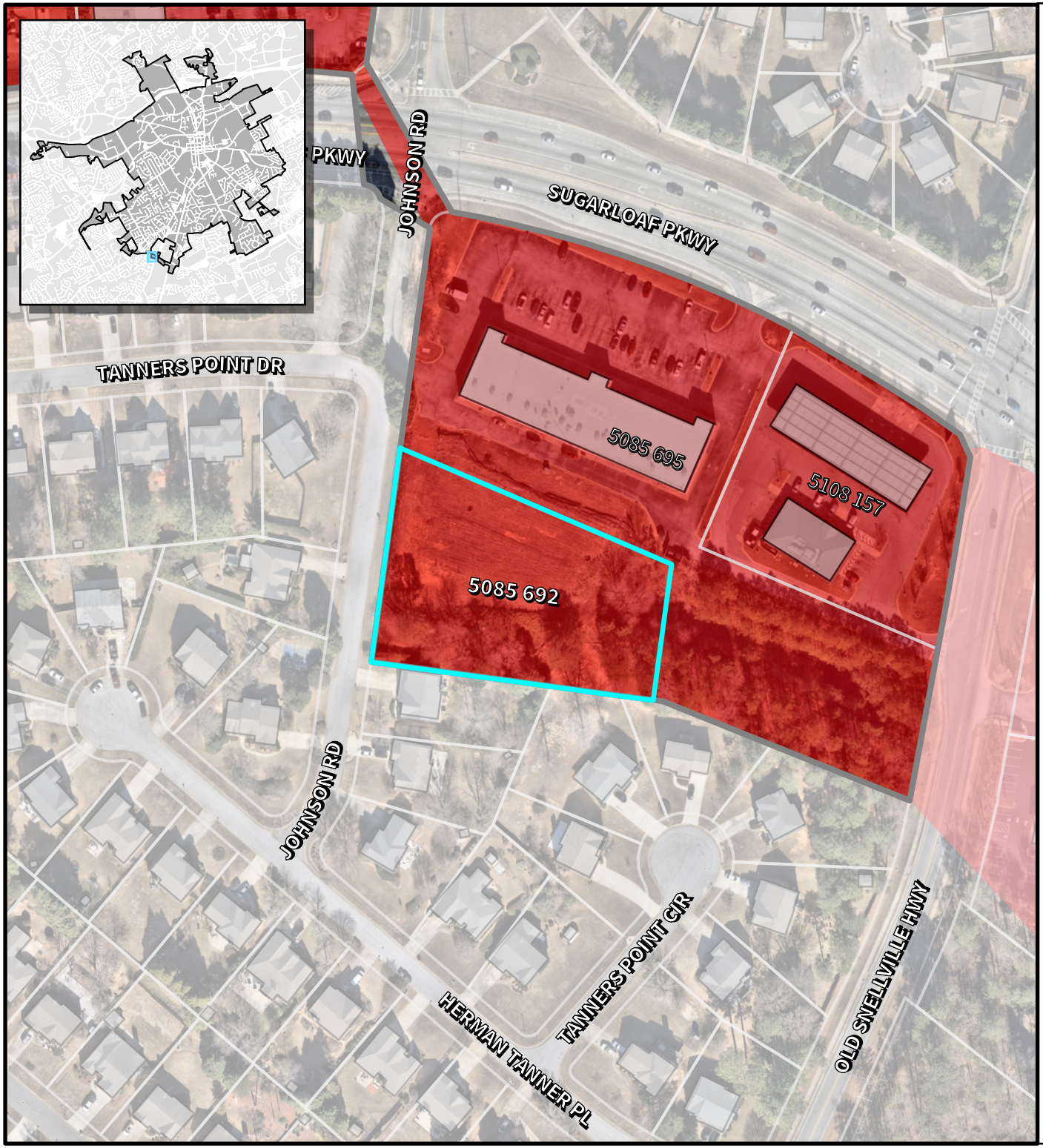
Imagery Date: 01/13/2026

Map Date: 04/23/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00005

Applicant: Manoj Patel

Subject Property (~1.28 acres)

Lawrenceville City Limits

2045 Character Areas

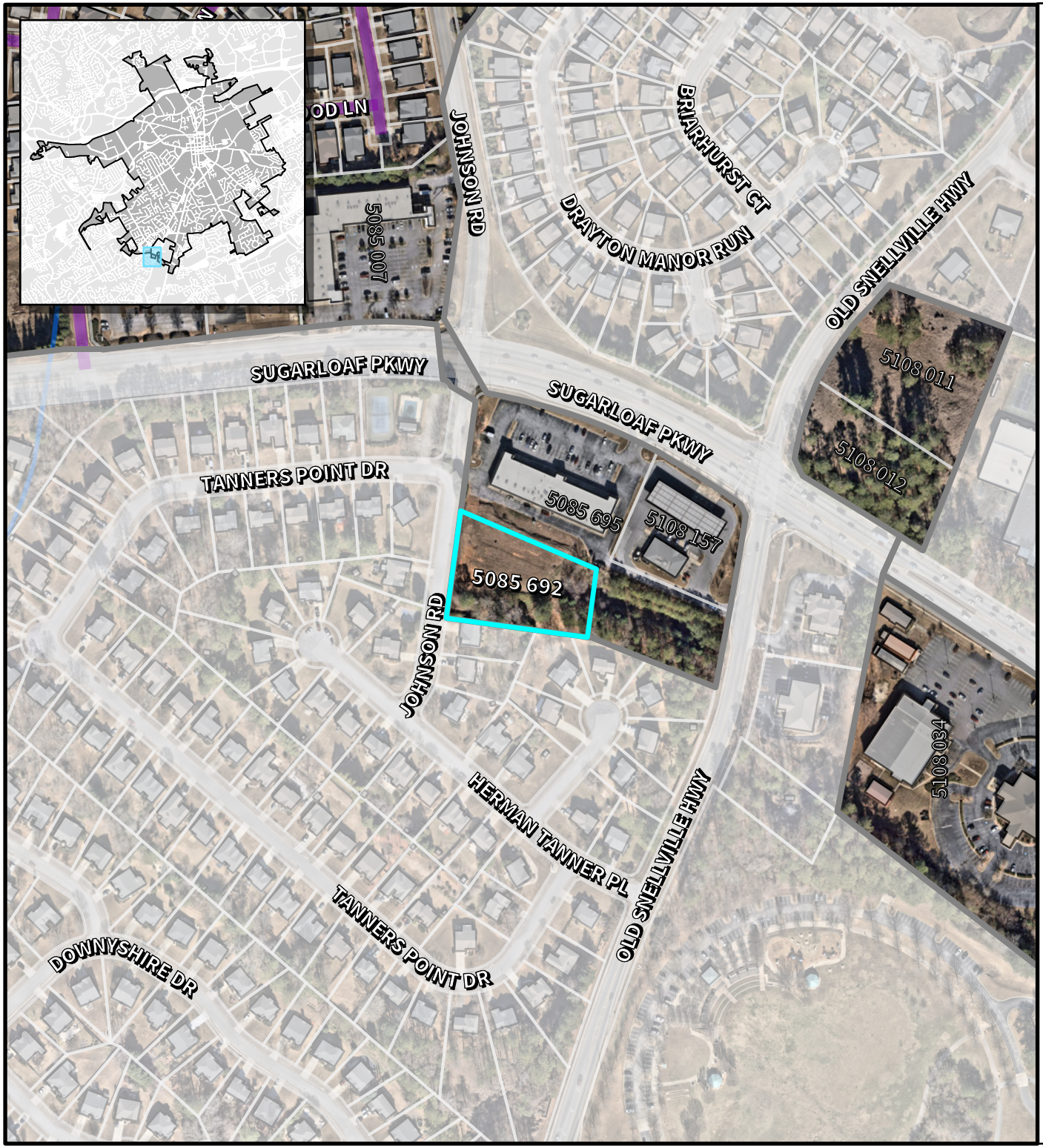
Commercial Corridor

RZM2026-00005 SUP2026-00005_ATTCH_05192026

Imagery Date: 01/13/2026
Map Date: 04/23/2026
Map Scale: 1:1,800

0 62.5 125 250 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00005

Applicant: Manoj Patel

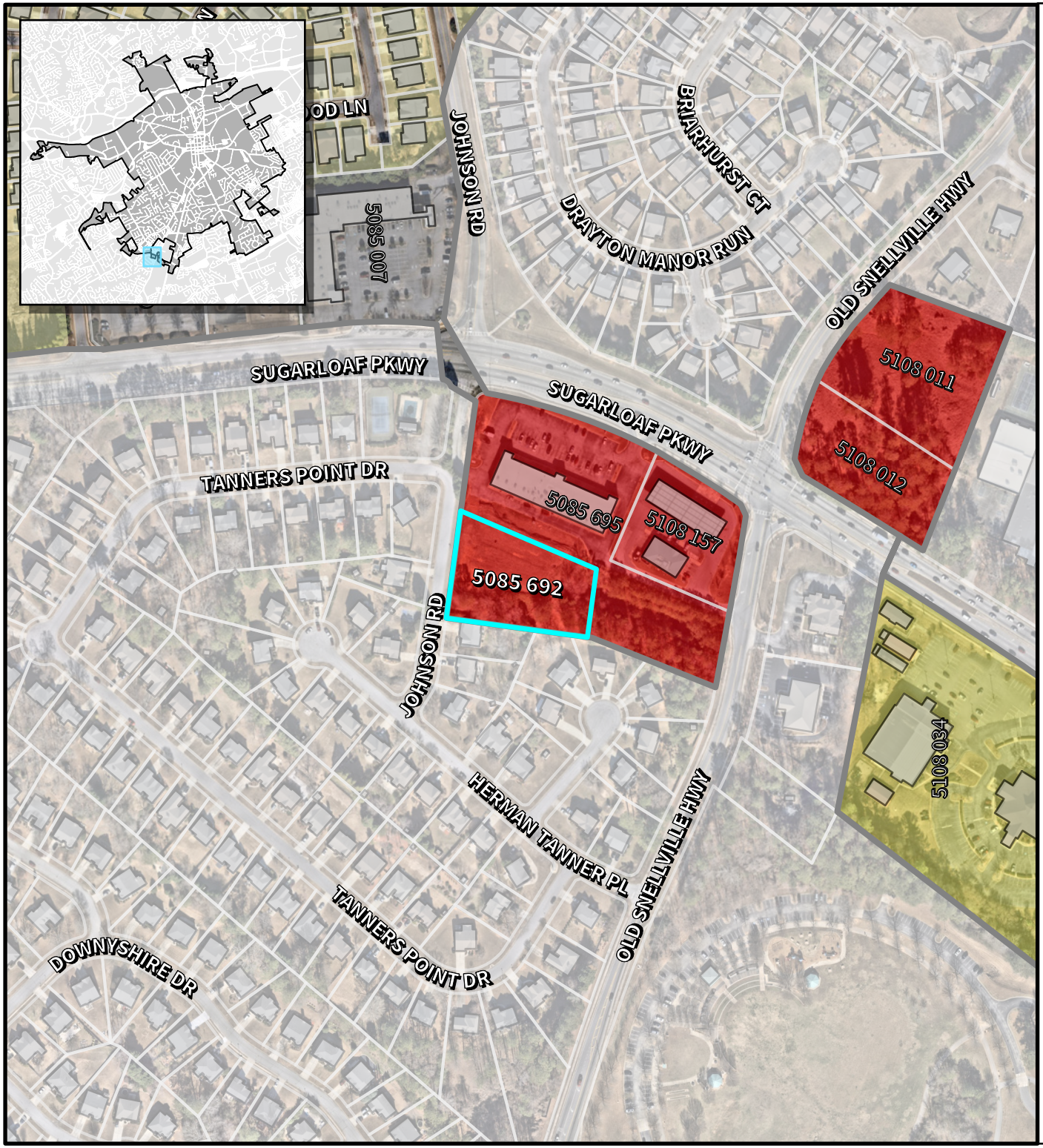
- Subject Property (~1.28 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date: 01/13/2026
Map Date: 04/23/2026
Map Scale: 1:3,600

0 125 250 500 Feet

N

RZM2026-00005 SUP2026-00005_ATTCH_05192026



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00005

Applicant: Manoj Patel

- Subject Property (~1.28 acres)
- Lawrenceville City Limits

Zoning Districts

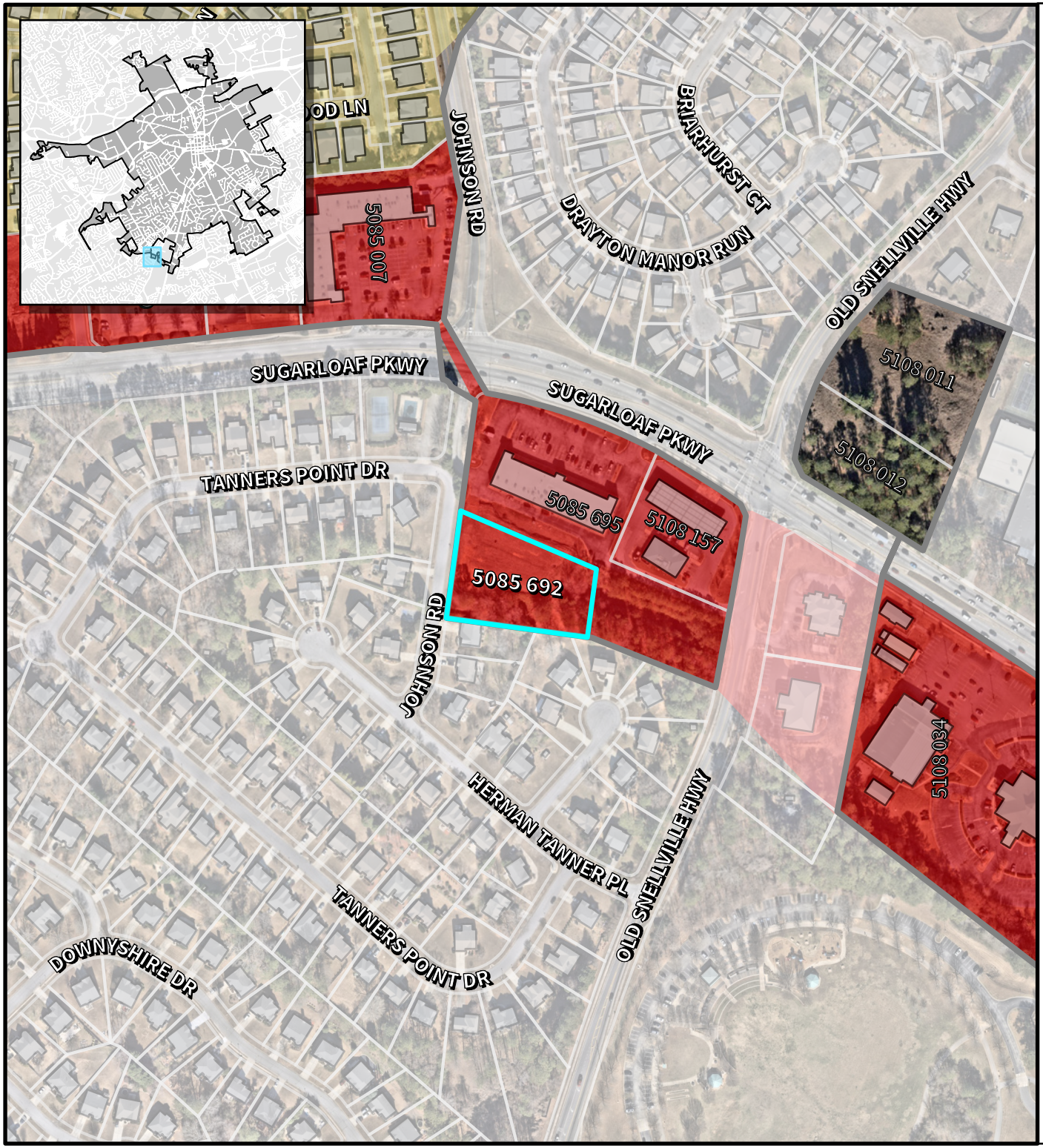
	BN	Neighborhood Business
	BG	General Business
	RS-60	Single-Family Residential
	RS-150	Single-Family Residential

RZM2026-00005 SUP2026-00005_ATT2H_25192026

Imagery Date: 01/13/2026
Map Date: 04/23/2026
Map Scale: 1:3,600

0 125 250 500 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00005

Applicant: Manoj Patel

- Subject Property (~1.28 acres)
- Lawrenceville City Limits

2045 Character Areas

- Traditional Residential
- Commercial Corridor

Imagery Date: 01/13/2026
Map Date: 04/23/2026
Map Scale: 1:3,600

0 125 250 500 Feet

N

RZM2026-00005 SUP2026-00005_ATTCH_05192026

From: Todd Hargrave
Subject: City of Lawrenceville City Council June 2026

From: Todd Hargrave <Todd.Hargrave@lawrencevillega.org>
Sent: Sunday, June 14, 2026 4:45 PM
To: John Slappey <jslappey@psponline.com>
Cc: Chuck Warbington <chuck.warbington@lawrencevillega.org>; Barry Mock <Barry.Mock@lawrencevillega.org>; Darlene Beamon <darlene.beamon@lawrencevillega.org>
Subject: City of Lawrenceville City Council June 2026

Re: RZM2026-00005 & SUP2026-00005; Manoj Patel; 3140 Sugarloaf Parkway

Thank you for your correspondence requesting the withdrawal of your rezoning application for the above-referenced property.

Please be advised that your request to withdraw the rezoning application will be presented to the Lawrenceville City Council for consideration at the scheduled public hearing on **Monday, June 22, 2026**. The withdrawal request will be included on the agenda for formal action by the City Council.

If approved by the City Council, the withdrawal of the rezoning application will constitute a **final and binding decision** by the City Council with respect to this application, and the rezoning case will be closed with no further action taken on the request.

Should you have any questions regarding this process, please do not hesitate to contact our office.

Todd Hargrave | Director

City of Lawrenceville
Planning and Development Department
thargrave@lawrencevillega.org
678.407.6563

****

From: John Slappey <jslappey@psponline.com>
Sent: Thursday, June 11, 2026 11:25 AM
To: Todd Hargrave <Todd.Hargrave@lawrencevillega.org>
Subject: City of Lawrenceville City Council June 2026

We are withdrawing our application.

Sent from my iPhone

****

On Jun 10, 2026, at 5:11 PM, Todd Hargrave <Todd.Hargrave@lawrencevillega.org> wrote:

Follow up relating to City Council Work Session, Wednesday, June 10, 2026 - the requests mentioned below will be tabled to previously mentioned dates. In addition, a discussion relating to presenting the items the Planning Commission on Monday, July 6, 2026, public hearing may not be necessary. I will confirm the validity of the statement at the conclusion of the Work Session. Results will be published tomorrow morning.

To whom it may concern.

Items 1, 2, and 3 on the agenda are expected to be tabled at the outset of the Planning Commission Work Session and the subsequent regular meetings scheduled for Wednesday, June 10, 2026, and Monday, June 22, 2026, respectively.

Item 1 was advertised without all pertinent information, and additional details are needed to ensure the public notice accurately reflects the nature of the request. Items 2 and 3, both of which are zoning applications, cannot proceed at this time because the subject properties are less than five acres in size. As a result, a text amendment to the Zoning Ordinance will be required prior to further consideration of these requests.

Tentatively, the requests are expected to be considered according to the following schedule:

- **City of Lawrenceville Planning Commission:** Monday, July 6, 2026, at 6:00 p.m.
- **City of Lawrenceville City Council Work Session:** Wednesday, July 8, 2026, at 5:00 p.m.
- **City of Lawrenceville City Council Regular Meeting:** Monday, July 27, 2026, at 7:00 p.m.

Your presence will not be required at the public hearings currently scheduled for June 2026. However, you are welcome to attend any of the meetings should you feel your attendance is necessary or beneficial.

If you have any questions or comments, please do not hesitate to contact me at this email address or the number below.

Todd Hargrave | Director
City of Lawrenceville
Planning and Development Department
thargrave@lawrencevillega.org
678.407.6563

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JULY 27, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Ordinance to Amend Chapter 4 of the Code of the City of Lawrenceville to Create the Alcohol Licensing Appeals Board and for other purposes
Department:	Finance
Date of Meeting:	Monday, July 27, 2026
Fiscal Impact:	n/a
Presented By:	Keith Lee, Chief Financial Officer
Action Requested:	Approve the amendment to Chapter 4, Alcoholic Beverages, of the Code of the City of Lawrenceville to clarify the City's administrative appeal process for alcohol-related licensing decisions, including employee pouring permits.

Summary: Staff is proposing updates to the City's alcohol ordinance to strengthen and clarify the administrative appeal process for alcohol-related licensing decisions. The current ordinance provides appeal rights in certain areas, including denial, suspension, or revocation matters, but the appeal structure would benefit from clearer language identifying the appeal body, its membership, its authority, and the procedure for hearings.

The proposed structure would establish an Alcohol Licensing Appeals Board to hear appeals from final administrative decisions under Chapter 4. The proposed board would consist of the Code Enforcement Director, the City Clerk or designee, and the Assistant Finance Director - Operations.

These positions were selected to provide an administrative review body that is knowledgeable about City operations but separated from the Finance staff responsible for issuing alcohol licenses.

The proposed amendments are intended to improve procedural clarity, protect due process, and give applicants, licensees, and pouring-permit applicants a clear path for review when an appealable administrative decision is made. The draft also clarifies notice requirements, filing

deadlines, hearing procedures, burden of proof, board authority, recusals, alternate members, and judicial review.
This discussion does not change alcohol licensing standards, hours of sale, distance requirements, license qualifications, or enforcement expectations. The focus is procedural: making sure the ordinance clearly explains who hears appeals, how appeals are filed, how hearings are conducted, and what authority the appeal board has.

Background: Chapter 4 of the City Code governs alcoholic beverages within the City of Lawrenceville. The chapter includes provisions for alcohol licenses, employee pouring permits, operational requirements, inspections, audits, penalties, suspensions, and revocations.

The current ordinance already recognizes that certain alcohol-related decisions may be appealed. For example, Section 4-110 provides that no license shall be denied, suspended, or revoked without the opportunity for a hearing, and it also states that this provision applies to employee pouring permits. Section 4-145 also requires written notice when a pouring permit applicant is found ineligible and references the right to appeal.

However, the ordinance currently refers to a “Board of Appeals” without clearly establishing a dedicated alcohol licensing appeals board, defining its membership, identifying alternates, or fully describing the board’s authority in different types of appeals. That creates avoidable ambiguity, especially for pouring-permit denials or other administrative decisions that do not fit neatly into a license suspension or revocation framework.

The proposed amendment would create a defined Alcohol Licensing Appeals Board within Chapter 4. The board would hear appeals from final administrative decisions involving alcohol licenses, employee pouring permits, permits, approvals, suspensions, revocations, denials, administrative terminations, or refusals to renew, unless another appeal procedure is expressly provided by ordinance.

The proposed membership is designed to avoid having the same staff responsible for issuing licenses also serve as the appellate decision-maker. The CFO and Assistant Finance Director - Revenue are involved in the alcohol licensing function. For that reason, the proposed board uses the Code Enforcement Director, the City Clerk or designee, and the Assistant Finance Director - Operations. The City Attorney or designee would serve as legal advisor to the board but would not vote.

The proposed changes would also clarify the appeal process. An affected person would file a written appeal with the City Clerk within 15 calendar days after written notice of the decision. The board would conduct a hearing, allow the appellant to be represented by counsel, permit evidence and argument, and issue a written decision. The appellant would bear the burden of proof.

For pouring permits, the proposed language would make clear that a denied applicant may appeal to the Alcohol Licensing Appeals Board. It would also clarify that filing an appeal does not authorize the applicant to sell, serve, dispense, or handle alcoholic beverages unless and until the permit is issued.

The proposed amendment is intended to improve the ordinance's administrative durability. It gives applicants and licensees a clearer process, gives staff a more consistent procedure to follow, and gives the City a stronger record if a decision is later challenged.

Fiscal Impact: n/a

Attachments/Exhibits:

- Ordinance Resolution.docx

ORDINANCE _____

ORDINANCE TO AMEND CHAPTER 4 OF THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA TO CREATE THE ALCOHOL LICENSING APPEALS BOARD AND FOR OTHER PURPOSES

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

Section 1:

That Sec. 4-2 Definitions, is hereby amended by inserting the following language after the definition of Alcohol but before Alcoholic beverage:

> *Alcohol Licensing Appeals Board* means the administrative appeals board established under this chapter to hear appeals from final administrative decisions involving alcoholic beverage licenses, employee pouring permits, permits, approvals, suspensions, revocations, denials, administrative terminations, or other actions made under this chapter.

Section 2:

That Sec. 4-110 License revocation/suspension hearings, is hereby amended by deleting it in its entirety and replacing the language to read as follows:

Sec. 4-110. Denial, suspension, revocation, administrative action, and appeals.

(a) Applicability. This section shall apply to any final administrative decision made under this chapter denying, suspending, revoking, administratively terminating, or refusing to renew any alcoholic beverage license, employee pouring permit, temporary permit, special event permit, catering permit, patio or outdoor service approval, or other permit or approval required under this chapter, unless another appeal procedure is expressly provided by this chapter.

(b) Notice of administrative decision. No license, permit, or approval subject to this chapter shall be denied, suspended, revoked, administratively terminated, or refused renewal without written notice to the applicant, licensee, permit holder, or affected person. The notice shall state: (1) the administrative action taken or proposed; (2) the factual and legal grounds for the action; (3) the effective date of the action, if applicable; (4) the right to appeal the decision to the Alcohol Licensing Appeals Board; (5) the deadline for filing an appeal; and (6) the applicable appeal fee, if any.

(c) Establishment of Alcohol Licensing Appeals Board. There is hereby established an Alcohol Licensing Appeals Board for the purpose of hearing appeals under this chapter.

(d) Membership. The Alcohol Licensing Appeals Board shall consist of three voting members: the Code Enforcement Director; the City Clerk, or the City Clerk's designee; and the Assistant Finance Director - Operations. The City Attorney, or the City Attorney's designee, may serve as legal advisor to the Board and shall not vote. The City Attorney or designee may advise the Board regarding procedure, evidence, applicable law, deliberations, written findings, and the form of the Board's decision.

(e) Alternates. If a Board member is unavailable, disqualified, or recused, the Assistant City Manager – Operations, Budget Director, or Risk Manager may serve for that appeal, provided the alternate had no involvement in the matter being appealed.

(f) Disqualification and recusal. No person shall serve as a Board member for any appeal in which that person participated in the investigation, inspection, review, recommendation, enforcement action, denial, suspension, revocation, administrative termination, or other administrative decision being appealed. A Board member shall disclose any actual or potential conflict of interest before the hearing. If a conflict exists, the member shall be recused and replaced by an alternate appointed under subsection (e).

(g) Filing of appeal. A person aggrieved by a final administrative decision subject to this section may file a written appeal with the City Clerk within 15 calendar days after the date of the written notice of decision. The written appeal shall identify the decision being appealed and shall state the grounds for appeal.

(h) Appeal fee. The appeal fee shall be as established by the City's fee schedule. If the appeal concerns only the denial, suspension, revocation, or administrative action involving an employee pouring permit, the appeal fee shall be the reduced pouring-permit appeal fee established by the City's fee schedule.

(i) Scheduling of hearing. Upon receipt of a timely appeal, the City shall schedule a hearing before the Alcohol Licensing Appeals Board. The hearing shall be held within 30 calendar days after receipt of the appeal unless continued for good cause by the Board, by agreement of the parties, or as otherwise required by law.

(j) Notice of hearing. The City shall provide written notice of the hearing to the appellant at least ten calendar days before the hearing unless the appellant waives such notice. The notice shall state the date, time, location, and general purpose of the hearing.

(k) Open meeting and record. Hearings of the Board shall be conducted in accordance with applicable law, including the Georgia Open Meetings Act, to the extent applicable. The City Clerk or designated records officer shall maintain the record of the proceedings, including notices, written submissions, exhibits, minutes, findings, and the final written decision of the Board.

(l) Rights at hearing. At the hearing, the appellant may appear personally or through counsel, present testimony and evidence, cross-examine witnesses, and make argument. The City may present testimony, documents, records, inspection findings, criminal-history information to the extent lawfully considered, staff reports, or other evidence relevant to the administrative decision.

(m) Rules of evidence. The Board shall not be bound by the strict rules of evidence applicable in courts of law. The Board may consider evidence of a type commonly relied upon by reasonably prudent persons in the conduct of serious administrative affairs. The Board may exclude irrelevant, immaterial, unduly repetitious, or unreliable evidence.

(n) Burden of proof and standard of review. The appellant shall bear the burden of proof. The Board shall affirm the administrative decision unless the appellant establishes by a preponderance of the evidence that the decision was contrary to this chapter or other applicable law, unsupported by substantial evidence, arbitrary or capricious, an abuse of discretion, or otherwise affected by a material procedural error.

(o) Authority of Board. After hearing the appeal, the Board may affirm the administrative decision; reverse the administrative decision; modify the administrative decision; reduce or modify a suspension or other administrative sanction; remand the matter to the appropriate City official for further review, investigation, or findings; direct issuance or reinstatement of a license, permit, or approval if authorized by this chapter and applicable law; or impose lawful conditions consistent with this chapter.

(p) Written decision. The Board shall issue a written decision stating the action taken and the basis for the decision. The written decision shall be served on the appellant by personal delivery, certified mail, electronic mail if consented to by the appellant, or other method reasonably calculated to provide notice.

(q) Final decision. The decision of the Alcohol Licensing Appeals Board shall constitute the final administrative decision of the City.

(r) Judicial review. Judicial review of a final decision of the Alcohol Licensing Appeals Board shall be by petition for review in accordance with O.C.G.A. Title 5, Chapter 3, as amended, and any other applicable law. Filing a petition for review shall not automatically stay the decision of the Board unless a stay is granted by the reviewing court or by the Board.

(s) Failure to appeal. Failure to file a timely appeal shall constitute waiver of the right to administrative appeal, and the administrative decision shall become final.

Section 3:

That subsection (d) of Sec. 4-145, related to denial of pouring permit required, is hereby amended by deleting subsection (d) of Sec. 4-145 in its entirety and replacing the language to read as follows:

Sec. 4-145. - Pouring permit required.

(d) Any person denied an employee pouring permit shall be provided written notice stating the cause for denial and advising the person of the right to appeal the denial to the Alcohol Licensing Appeals Board in accordance with Section 4-110. The appeal shall be

filed within fifteen calendar days after the date of the written notice of denial. Appeals involving only an employee pouring permit shall be subject to the reduced pouring-permit appeal fee established by the City's fee schedule. Filing an appeal shall not authorize the applicant to sell, serve, dispense, or handle alcoholic beverages unless and until the employee pouring permit is issued.

Section 4:

Except as specifically amended as set forth above, all other sections, subsections, sub-subsections, etc. of Chapter 4 shall remain unchanged and in full force and effect.

Section 5:

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

Section 6:

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

Section 7:

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

IT IS SO ORDAINED this 27th day of July, 2026.

_____
David R. Still, Mayor

Attest:

_____
Karen Pierce, City Clerk

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JULY 27, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Award Contract for Cedars Road to Sugarloaf Parkway DOT Project 13895 (SB026-26)
Department:	Natural Gas
Date of Meeting:	Monday, July 27, 2026
Fiscal Impact:	$1,490,817.79
Presented By:	Todd Hardigree, Gas Director
Action Requested:	Approval to Award Contract for Cedars Road to Sugarloaf Parkway DOT Project 13895 (SB026-26) to lowest responsible bidder, W.L. Griffin Company, LLC, amount not to exceed $1,490,817.79, with final contract documents to be prepared by staff and submitted to the City Clerk for City Attorney review and approval prior to execution.

Summary: The City issued an Invitation to Bid for construction and installation of a natural gas utility at Cedars Road to Sugarloaf Parkway DOT Project 13895 (SB026-26). This contract will consist of installation of approximately 10,000 feet of 8-inch Steel, approximately 2,500 feet of 4-inch PE and approximately 1000 feet of 2-inch PE. Project 13895 Materials contract to be awarded as part of SB002-27 in a corresponding item of business.

The solicitation was publicly posted via the City's procurement portal and the Georgia procurement Registry in accordance with the Purchasing Ordinance. Two submissions were evaluated for responsiveness, responsible contractor qualifications, and pricing.

Based on the bid review, W.L. Griffin Company, LLC is the lowest responsive and responsible bidder. Their total bid of $1,490,817.79 is recommended for award.

Fiscal Impact: This contract will be funded by Project 11-045 through the Gas Capital Fund (516) and LBA 2023 Capital Fund (811), and the award will not require additional appropriations.

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

Attachments/Exhibits:

- SB026-26Tab.pdf
- SB026-26AwardChecklist.pdf

SB026-26
Cedars Rd to Sugarloaf Pkwy - DOT Project 13895
Natural Gas

				Gunter Construction Company, Inc.		W.L. Griffin Company, LLC	
ITEM #	**DESCRIPTION**	**APPROX. QTY**		**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**
1	Warranties and Bonds	1	LS	$15,878.00	$15,878.00	$22,031.79	$22,031.79
2	Remobilization	1	LS	$4,653.03	$4,653.03	$1,000.00	$1,000.00
3	8” Steel Bore	3,800	LF	$106.77	$405,726.00	$145.00	$551,000.00
4	4” Polyethylene Bore	1,000	LF	$73.32	$73,320.00	$35.00	$35,000.00
5	4” Polyethylene Trench	1,500	LF	$37.28	$55,920.00	$20.00	$30,000.00
6	8” Steel Open Trench	6,200	LF	$68.65	$425,630.00	$91.53	$567,486.00
7	2” Polyethylene Trench	500	LF	$20.00	$10,000.00	$10.00	$5,000.00
8	2” Polyethylene Bore	1,000	LF	$32.86	$32,860.00	$25.00	$25,000.00
9	4” Polyethylene Tie-in	2	EA	$1,910.17	$3,820.34	$2,500.00	$5,000.00
10	2” Polyethylene Tie-in	2	EA	$1,213.72	$2,427.44	$2,000.00	$4,000.00
11	4” Regulator Station Tie-over	1	EA	$9,789.49	$9,789.49	$18,000.00	$18,000.00
12	2” Regulator Station Install	1	EA	$6,682.92	$6,682.92	$15,000.00	$15,000.00
13	Service Replacement Steel	3	EA	$3,996.97	$11,990.91	$3,000.00	$9,000.00
14	Locate Station Installation	15	EA	$100.00	$1,500.00	$4,000.00	$60,000.00
15	6” Steel Tap	1	EA	$6,798.00	$6,798.00	$13,000.00	$13,000.00
16	4” Steel Tap, Stop and Cap	1	EA	$11,330.00	$11,330.00	$8,000.00	$8,000.00
17	Railroad Bore	1	EA	$48,152.50	$48,152.50	$100,000.00	$100,000.00
18	2” Service Tie-over	1	EA	$3,757.47	$3,757.47	$1,500.00	$1,500.00
19	Add for Rock Bore	1500	LF	$210.00	$315,000.00	$5.00	$7,500.00
20	Add for Blast/Hammer Rock	500	LF	$88.00	$44,000.00	$10.00	$5,000.00
21	Cost Plus/Crew with Welder	1	Daily Rate	$4,619.96	$4,619.96	$4,500.00	$4,500.00
22	Cost Plus/Crew without Welder	1	Daily Rate	$3,695.64	$3,695.64	$3,800.00	$3,800.00
			TOTAL	$1,497,551.70		$1,490,817.79	

Recommended Vendors:

W.L. Griffin Company, LLC
134 Hickory Flat Road
Gillsville, GA 30543

LAWRENCEVILLE
GEORGIA

Solicitation Award Checklist

Solicitation Name: SB026-26, W.L. Griffin Checklist
Cedars Road to Sugarloaf Parkway DOT Project 13895

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	☑	N/A	☐
Bid Bond	Received	☑	N/A	☐
Bid Schedule	Received	☑	N/A	☐
Certificate of Insurance	Received	☑	N/A	☐
E-Verify	Received	☑	N/A	☐
Non-Collusion Affidavit	Received	☑	N/A	☐
Secretary of State Registered	Yes	☑	N/A	☐

Purchasing Signature _____

Department / Stakeholder

Meets technical requirements as stated	Yes	☑	N/A	☐
References checked	Yes	☑	N/A	☐
Statement of Bidders Qualifications	Yes	☑	N/A	☐

Department Signature Todd Hulsey

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JULY 27, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Purchase of Gas Pipe and Materials for Cedars Road to Sugarloaf Parkway DOT Project 13895 (SB002-27)
Department:	Natural Gas
Date of Meeting:	Monday, July 27, 2026
Fiscal Impact:	$_____.___
Presented By:	Todd Hardigree, Gas Director
Action Requested:	Approval to Award Purchase of Gas Pipe Materials Contract for Cedars Road to Sugarloaf Parkway DOT Project 13895 (SB002-27) to lowest responsible bidder, _____, amount not to exceed $_____.__, with final contract documents to be prepared by staff and submitted to the City Clerk for City Attorney review and approval prior to execution.

Summary: The City issued an Invitation to Bid (SB002-27) for a gas pipe and materials contract for utility installation at Cedars Road to Sugarloaf Parkway DOT Project 13895 (SB026-26). This contract includes supplier, provision, and delivery of all gas pipe and related materials needed by the Gas Department and W.L. Griffin Company, LLC. Project 13895 Installation contract to be awarded as part of SB026-26 in a corresponding item of business.

The solicitation was publicly posted via the City's procurement portal and the Georgia procurement Registry in accordance with the Purchasing Ordinance. Two submissions were evaluated for responsiveness, responsible contractor qualifications, and pricing.

Based on the bid review, _____ is the lowest responsive and responsible bidder. Their total bid of $_____.__ is recommended for award.

Fiscal Impact: This contract will be funded by Project 11-045 through the Gas Capital Fund (516) and LBA 2023 Capital Fund (811), and the award will not require additional appropriations.

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

Attachments/Exhibits:

- SB002-27Tab.pdf
- SB002-27AwardChecklist.pdf