



# LAWRENCEVILLE

## Planning & Development

### REZONING AND BUFFER REDUCTION

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

**APPLICANT(S):** JENNIFER HICKEY

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

**LOCATION(S):** 521 SCENIC HIGHWAY

**PARCEL IDENTIFICATION NUMBER(S):** 5116 106

**APPROXIMATE ACREAGE:** 0.59 ACRES

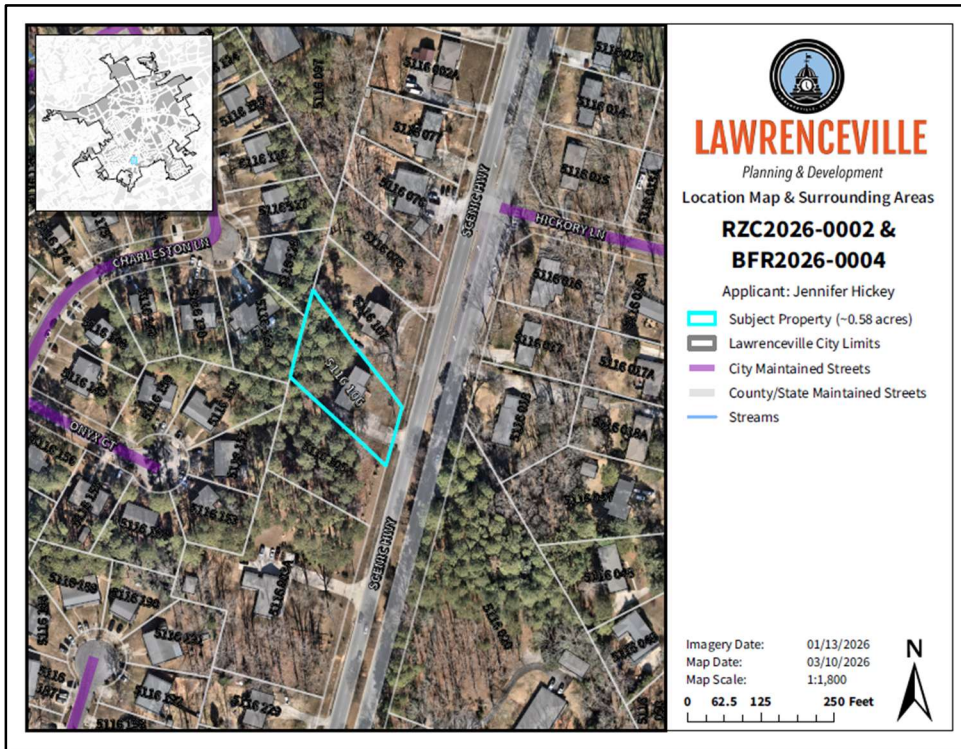
**CURRENT ZONING:** ON (OFFICE NEIGHBORHOOD DISTRICT)

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

**PROPOSED DEVELOPMENT:** SPECIAL NEEDS SCHOOL

**DEPARTMENT RECOMMENDATION:** APPROVAL W/ CONDITIONS

#### VICINITY MAP



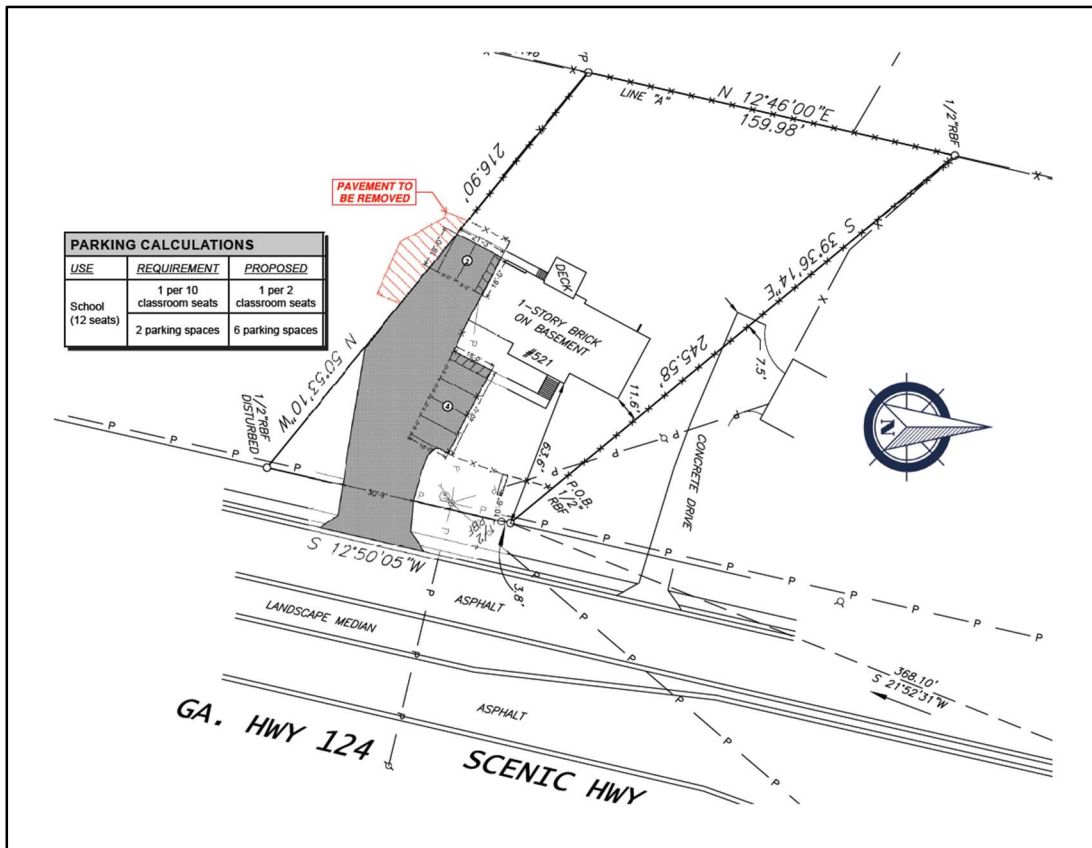
## ZONING HISTORY

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

## PROJECT SUMMARY

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

## SITE PLAN



**ZONING AND DEVELOPMENT STANDARDS**

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

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

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

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

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

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

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
Lot Area	<i>20,000 sq. ft</i>	<i>25,918 sq. ft</i>	<i>N/A</i>
Lot Width	<i>100 ft</i>	<i>106 ft</i>	<i>N/A</i>
Front Setback	<i>50 ft</i>	<i>50 ft</i>	<i>N/A</i>
Side Setback	<i>10 ft</i>	<i>10 ft</i>	<i>N/A</i>
Rear Setback	<i>40 ft</i>	<i>40 ft</i>	<i>N/A</i>
Impervious Surface Coverage	<i>70%</i>	<i>Not listed</i>	<i>N/A</i>
Max Height	<i>35 ft</i>	<i>Not listed</i>	<i>N/A</i>

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

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

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

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

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

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

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

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

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

**200.3.70 SCHOOLS AND COLLEGES (PRIVATE)**

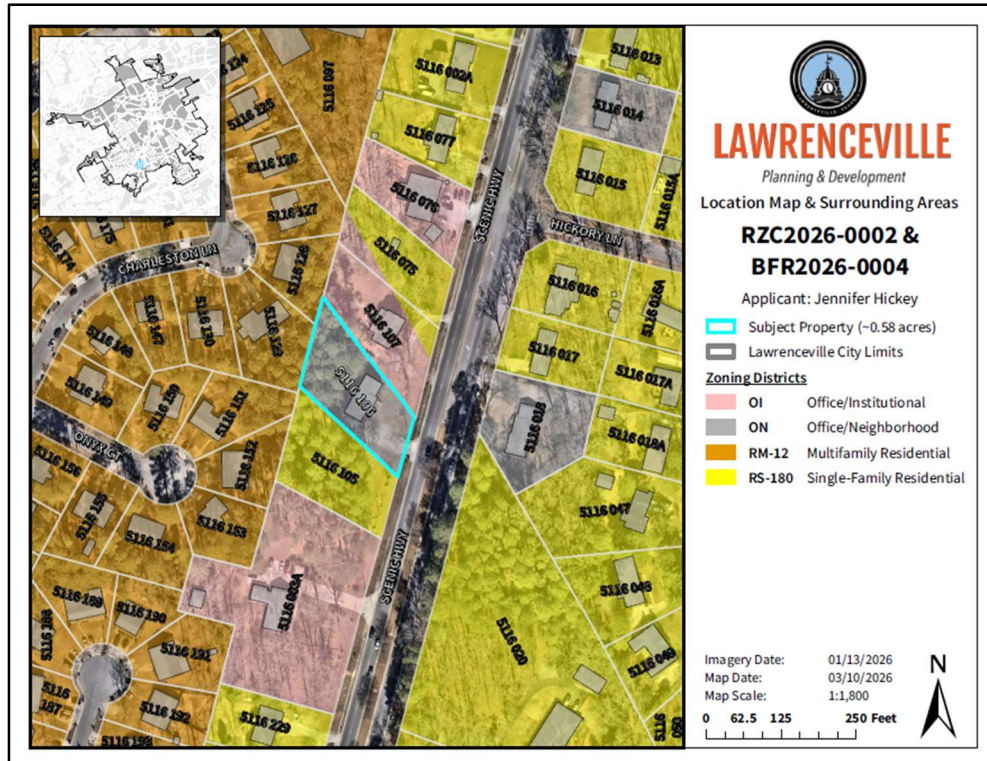
- A.** The proposed facility shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.
- B.** The proposed facility shall be located on a parcel of land with a minimum of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

The following variances are requested:

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

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

**CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP**

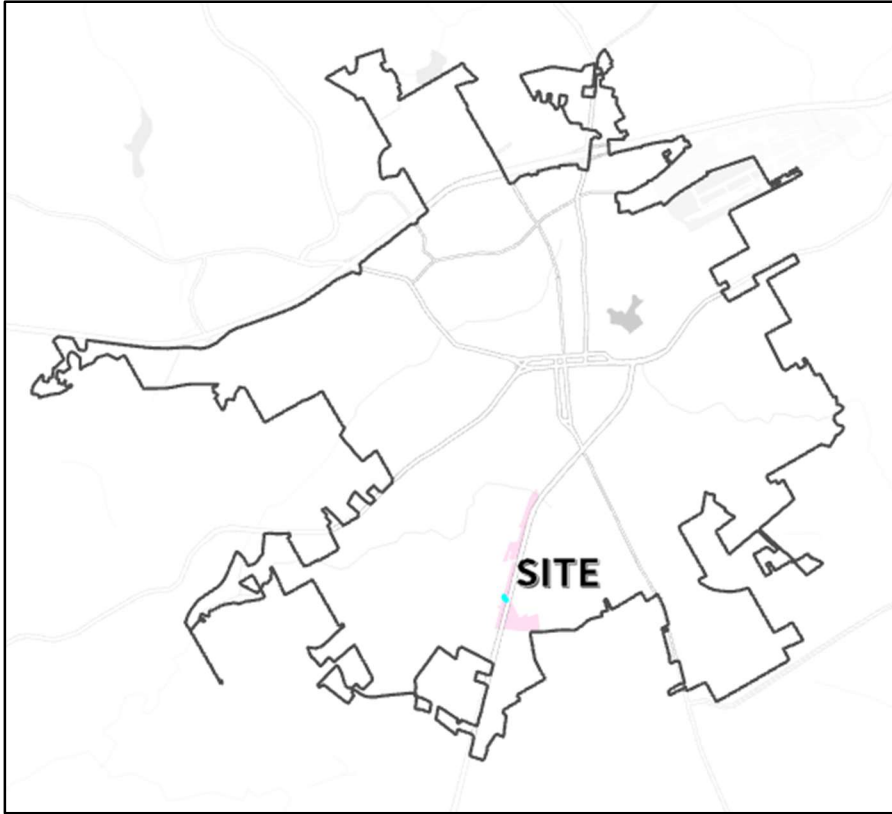


**SURROUNDING ZONING AND USE**

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

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

## FUTURE LAND USE PLAN MAP



### 2045 COMPREHENSIVE PLAN

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

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

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

## **STAFF RECOMMENDATION**

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

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

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

Georgia Power will serve this development.

**GAS DEPARTMENT**

Lawrenceville Gas will serve this development.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

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

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

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

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

*The property has reasonable economic use under its current ON zoning; however, the proposed rezoning allows for continued adaptive reuse of the existing structure in a manner consistent with surrounding institutional and office uses.*

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

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

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

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

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

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

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



# LAWRENCEVILLE

## *Planning & Development*

### PLANNING AND DEVELOPMENT DEPARTMENT

### RECOMMENDED CONDITIONS – 05042026

### RZC2025-0002

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

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

- A.** Limited to office and institutional uses only, including a small private school serving neurodivergent children.
- B.** The maximum enrollment, staffing levels, and hours of operation shall be subject to review and approval by the Director of Planning and Development to ensure compatibility with adjacent residential properties.
- C.** Final building design, site design, fencing, and exterior appearance shall be approved by the Director of Planning and Development.
- D.** Temporary promotional displays (including tents, canopies, banners, balloons, and similar items), yard signs, and sign-twirlers shall be prohibited.
- E.** Outdoor storage, peddlers, and parking lot sales unrelated to the approved use shall be prohibited.
- F.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.

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

- A.** All site improvements, including parking, drive aisles, curb cuts, and internal circulation, shall be in general conformity with the submitted site plan, received by the Planning and Development Department on April 1, 2026.
- B.** Any existing encroachments into setbacks, buffers, or adjacent properties shall be removed prior to issuance of permits.
- C.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.

- D.** The existing structure shall maintain a residential appearance, with exterior modifications limited to minor improvements or maintenance unless otherwise approved.
  - E.** All fencing (four-foot-tall decorative fence in front yard and six-foot-tall privacy fencing in and rear yards) shall be installed as shown on the approved site plan and maintained in good condition.
  - F.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
  - G.** Provide a minimum of one (1) parking space per 500 square feet gross floor area in accordance with the submitted site plan; all parking shall be provided and maintained an approved hard surface and striped.
  - H.** Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
  - I.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.
  - J.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.
  - K.** If provided, dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 3. The following variances are approved:**
- A.** A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection B. Allows for a reduction of the minimum required road frontage from two hundred (200) feet to one hundred and six (106) feet.
  - B.** A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection C. Allows for a reduction of the minimum required lot size from five (5) acres to 0.595 acres.
  - C.** A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection D. Allows for a reduction of the minimum required side setback from twenty (20) feet to ten (10) feet
  - D.** A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection E. Allows for parking to be located within the required fifty (50) foot front yard setback.

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

**PLANNING AND DEVELOPMENT DEPARTMENT**

**RECOMMENDED CONDITIONS\_05042026**

**BFR2026-00002**

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

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

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

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



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jennifer Hickey</u>	NAME: <u>Marc Cain - Cuz Properties LLC</u>
ADDRESS: <u>12 Bethesda Church Rd</u>	ADDRESS: <u>1485 Temple Johnson Road</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
CONTACT PERSON: <u>Jennifer Hickey</u> PHONE: <u>321-298-4331</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>O-N</u> REQUESTED ZONING DISTRICT: <u>O-I</u>	
PARCEL NUMBER(S): <u>5116 106</u> ACREAGE: <u>0.595</u>	
ADDRESS OF PROPERTY: <u>521 Scenic Hwy, Lawrenceville, GA, 30046</u>	

J Hickey 3-4-2026  
SIGNATURE OF APPLICANT DATE

Marc Cain 3/4/26  
SIGNATURE OF OWNER DATE

Jennifer Hickey  
TYPED OR PRINTED NAME

Marc Cain  
TYPED OR PRINTED NAME

Alissa Legates 3-4-26  
NOTARY PUBLIC DATE

Alissa Legates 3-4-26  
NOTARY PUBLIC DATE



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



# LAWRENCEVILLE

## GEORGIA

### BUFFER REDUCTION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Friendship Forest Academy</u>	NAME: <u>Marc Cain</u>
ADDRESS: <u>12 Bethesda Church Rd</u>	ADDRESS: <u>1485 Temple Johnson Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>770-322-4361</u>	PHONE: <u>770-963-6427</u>
CONTACT PERSON: <u>Jennifer Hickey</u> PHONE: <u>321-298-4331</u>	
CONTACT'S E-MAIL: <u>jennifer@friendshipforestacademy.org</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>O-N (applying for O-I)</u> ACREAGE: <u>0.67</u>	
PARCEL NUMBER(S): <u>5116 106</u>	
ADDRESS OF PROPERTY: <u>521 Scenic Hwy Lawrenceville, GA 30046</u>	
PROPOSED BUFFER: <u>0 feet along the southern property line, which is adjacent to property zoned RS-150</u>	

Jennifer Hickey 3-6-2026  
SIGNATURE OF APPLICANT DATE

Jennifer Hickey  
TYPED OR PRINTED NAME

[Signature]  
NOTARY PUBLIC



Marc Cain 03-06-2026  
SIGNATURE OF OWNER DATE

Cuz Properties  
TYPED OR PRINTED NAME

[Signature]  
NOTARY PUBLIC



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



# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



## LETTER OF INTENT

### Re: Rezoning and Variance Request

**Property Address:** 521 Scenic Hwy, Lawrenceville, GA 30046

**Parcel ID:** 5116 106

**Applicant:** Friendship Forest Academy, Inc.

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

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### Introduction and Proposed Use

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

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

Key characteristics of the school include:

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

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

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### Site Conditions and Planned Use

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

The existing monument sign on the property will remain unchanged.

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

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### Rezoning Justification (O-N to O-I)

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

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

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

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### Buffer Reduction Request

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

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

This request is justified by several factors:

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

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

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### Variance Requests



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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## Conclusion

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



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

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

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

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "J Hickey", is written over the typed name.

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

## **LEGAL DESCRIPTION**

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

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

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

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

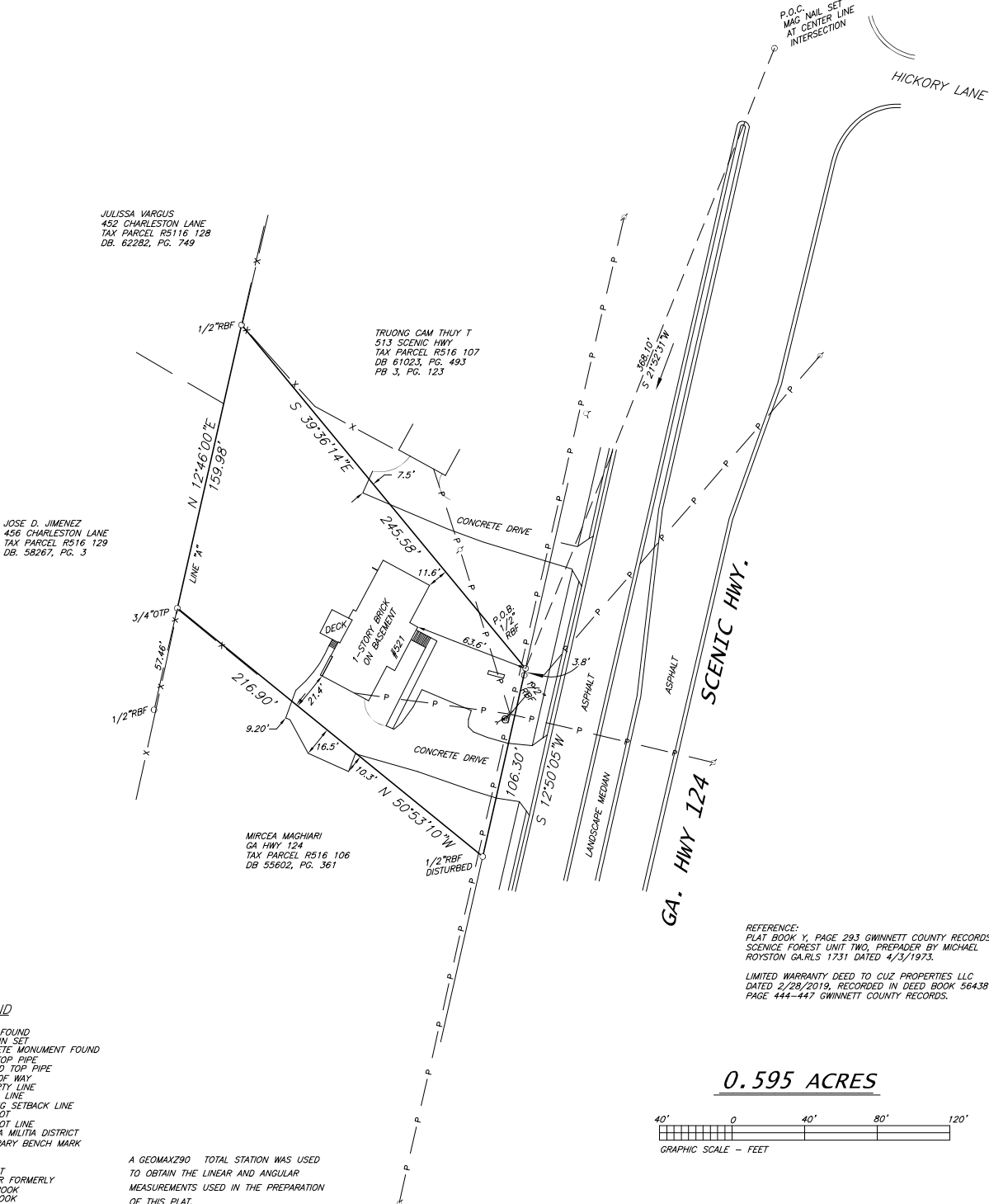
**Ronald C Smith**      2/15/2026

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



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

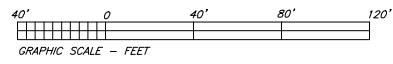
THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT



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

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

**0.595 ACRES**



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

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

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

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

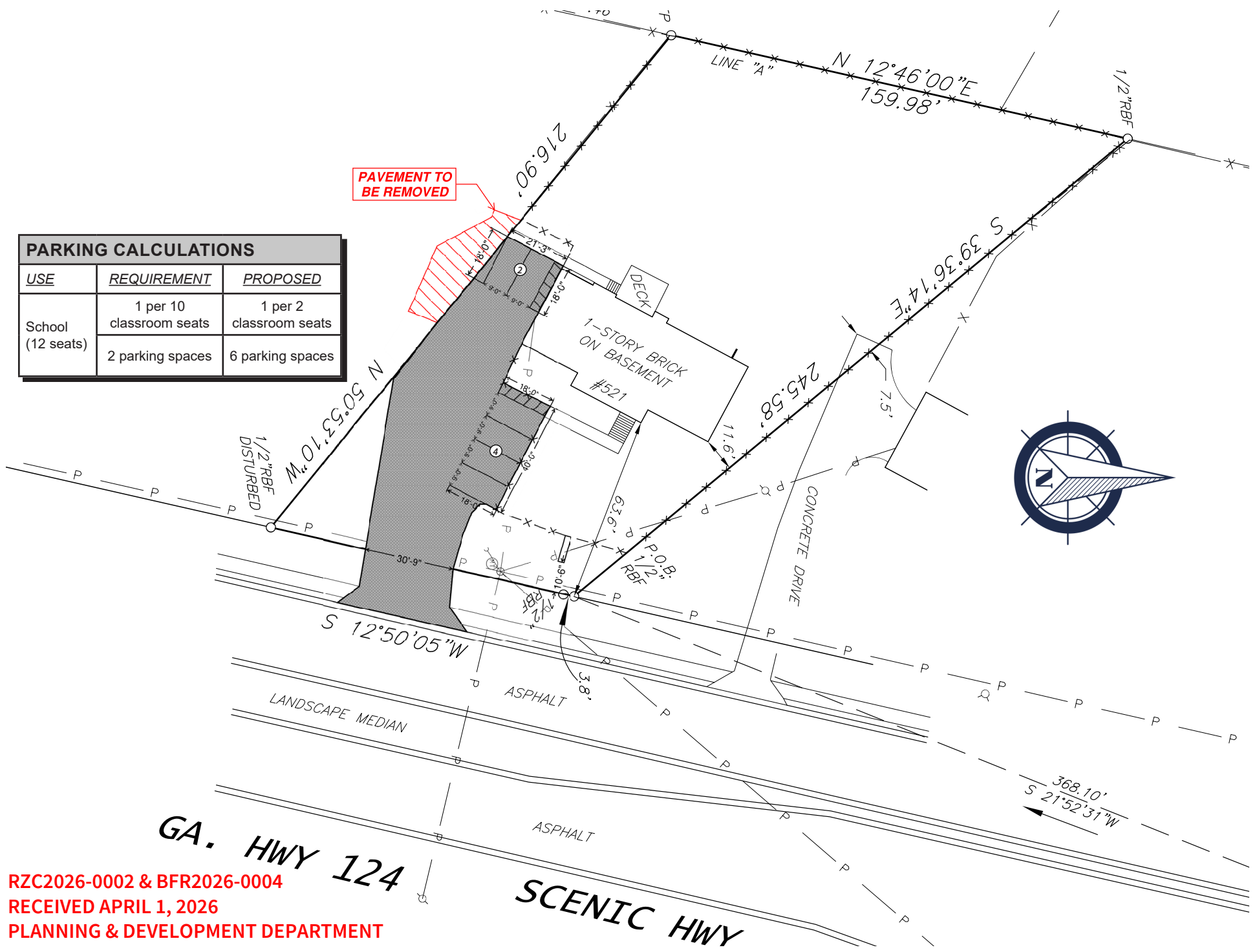
STATUTE OF REPOSE 9-3-20.2  
 THE STATUTE OF REPOSE FOR THIS PLAT IS THE FIELD WORK DATE AS SHOWN IN THE TITLE BLOCK.

RETRACEMENT SURVEY FOR:

**CUZ PROPERTIES, LLC**

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

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



RZC2026-0002 & BFR2026-0004  
 RECEIVED APRIL 1, 2026  
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# 521 SCENIC HIGHWAY



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

# EXISTING CONDITIONS



RZC2026-0002 & BFR2026-0004  
RECEIVED MARCH 6, 2026  
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# CONCEPTUAL RENDERING



RZC2026-0002 & BFR2026-0004

RECEIVED APRIL 1, 2026

PLANNING & DEVELOPMENT DEPARTMENT








# LAWRENCEVILLE

*Planning & Development*

**Location Map & Surrounding Areas**

## **RZC2026-0002 & BFR2026-0004**

Applicant: Jennifer Hickey

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

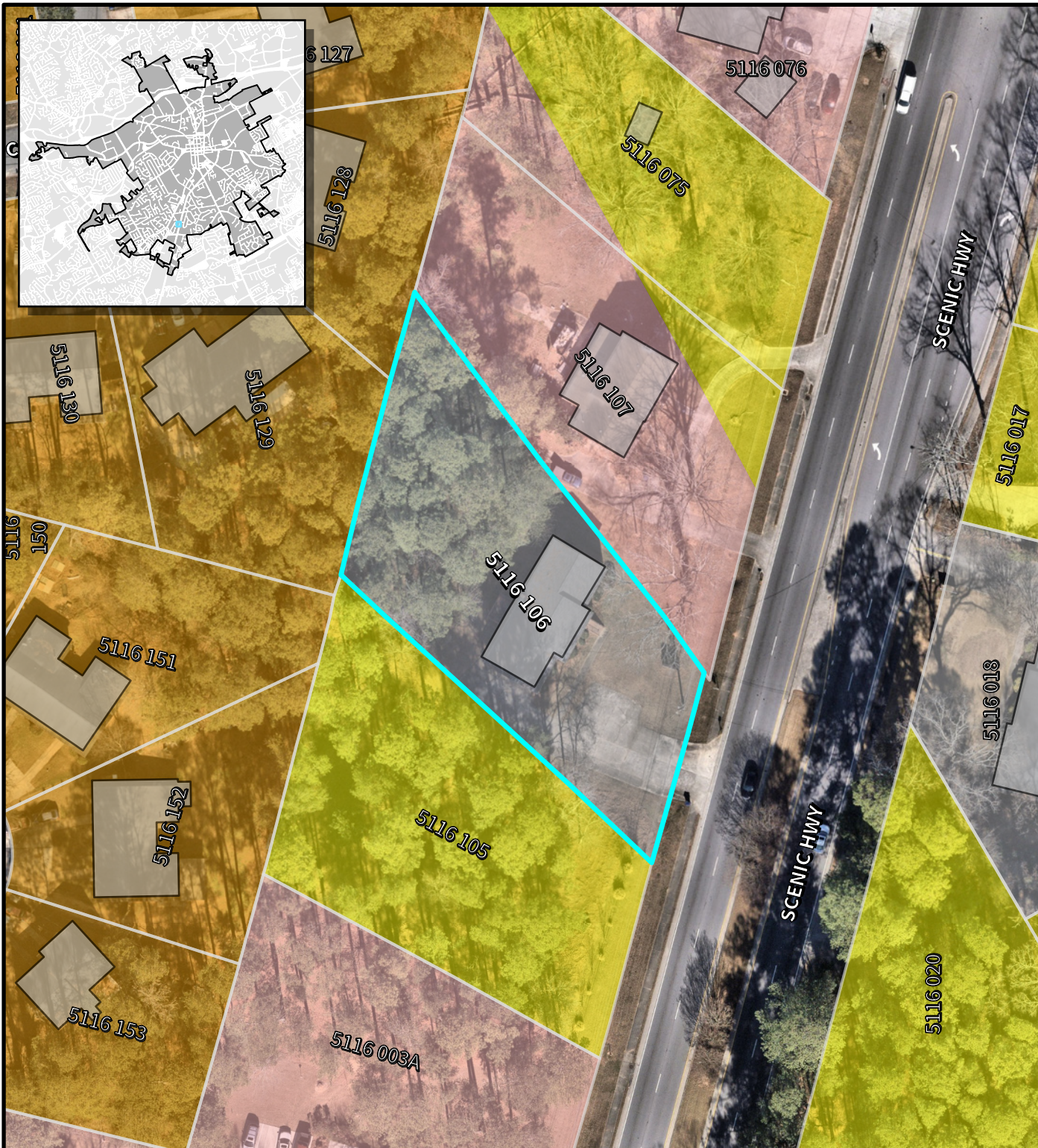
Imagery Date: 01/13/2026

Map Date: 03/10/2026

Map Scale: 1:900

**0 30 60 120 Feet**





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas





## RZC2026-0002 & BFR2026-0004

Applicant: Jennifer Hickey

 Subject Property (~0.58 acres)

 Lawrenceville City Limits

### Zoning Districts

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

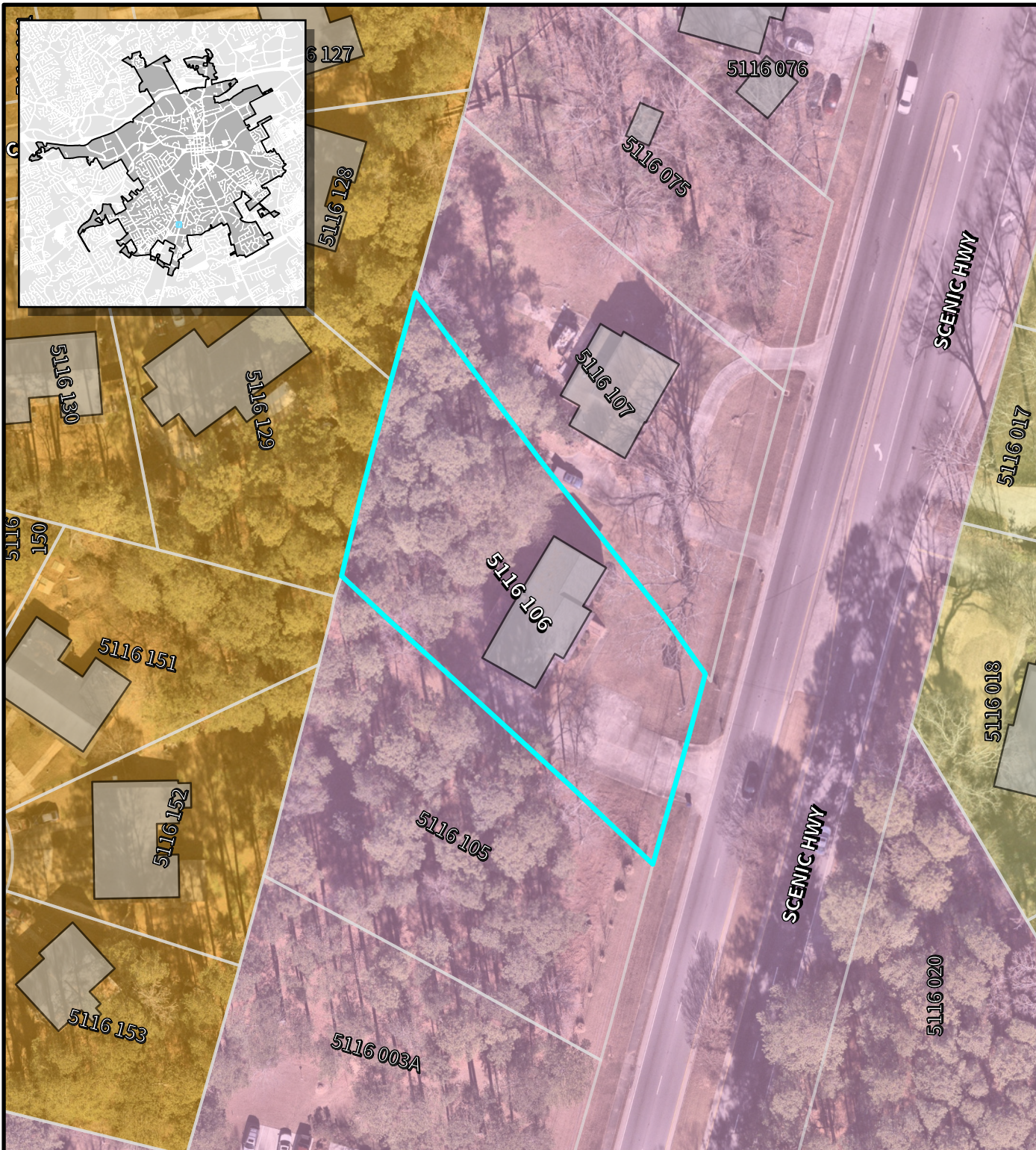
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Map Scale: 1:900

0 30 60 120 Feet





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZC2026-0002 & BFR2026-0004


Applicant: Jennifer Hickey

 Subject Property (~0.58 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Traditional Residential

 Mixed Residential

 Office

Imagery Date: 01/13/2026

Map Date: 03/10/2026

Map Scale: 1:900

0 30 60 120 Feet










# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

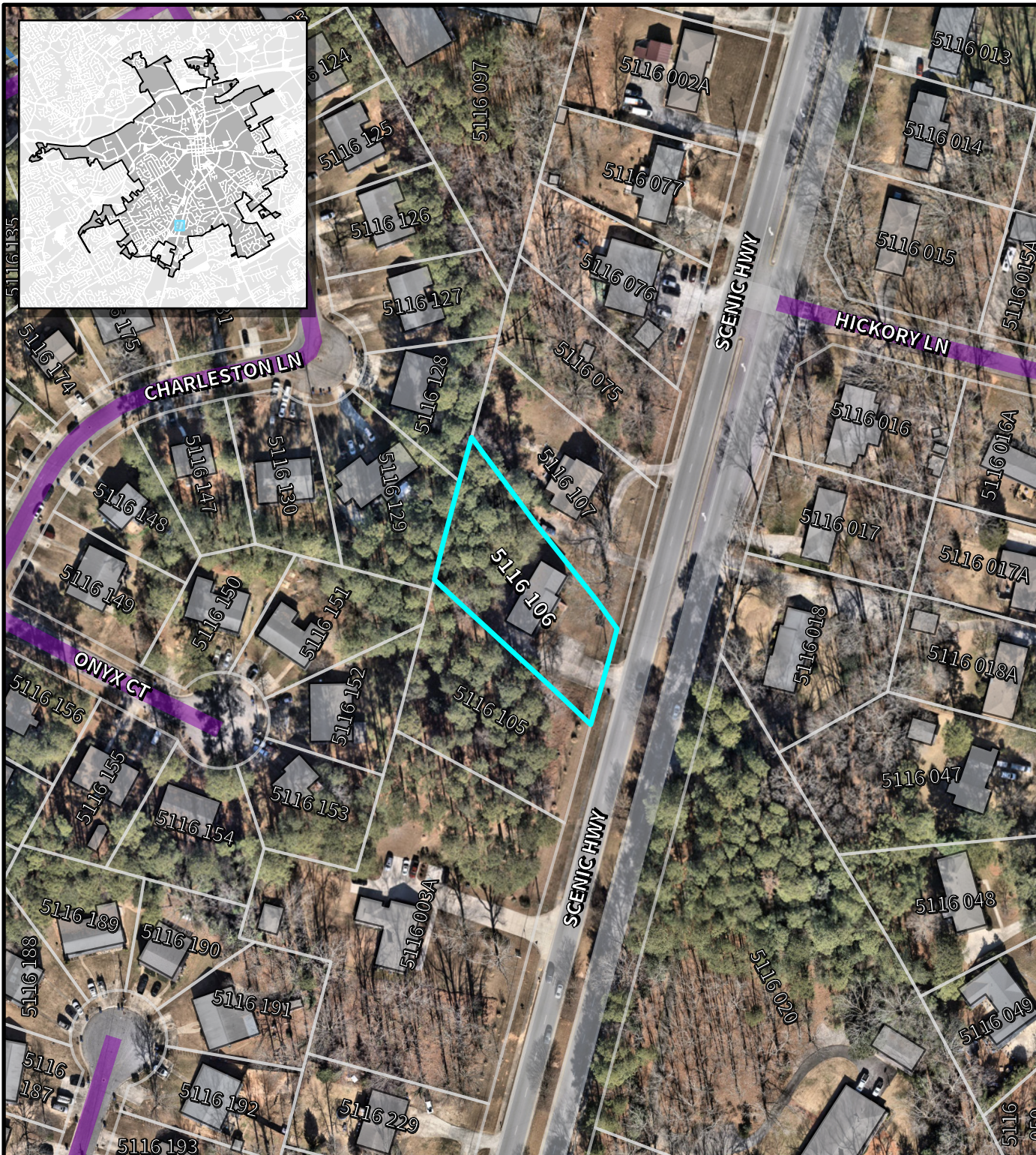
## RZC2026-0002 & BFR2026-0004

Applicant: Jennifer Hickey

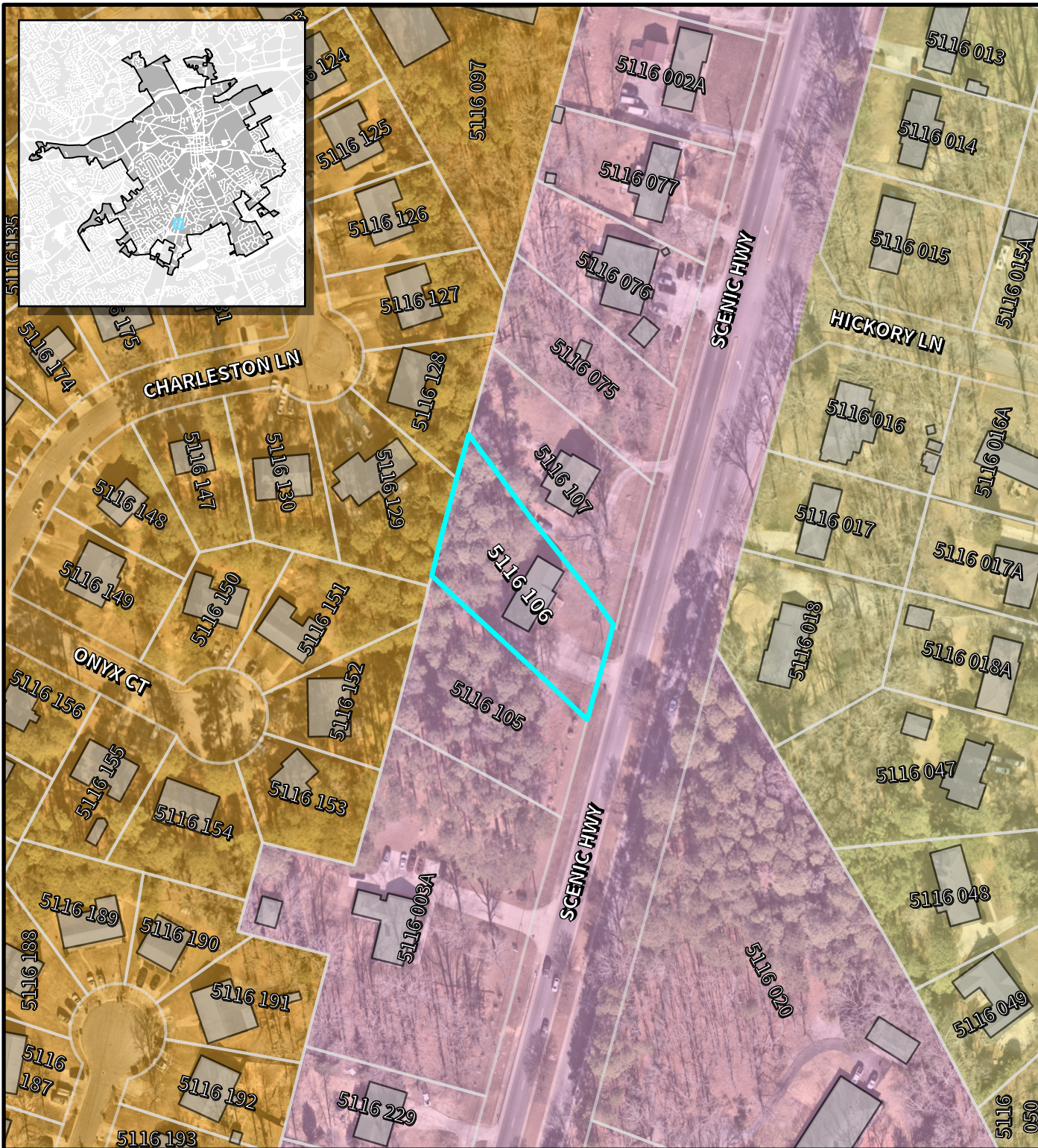
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-  County/State Maintained Streets
-  Streams

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

0 62.5 125 250 Feet







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


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