



LAWRENCEVILLE

Planning & Development REZONING

CASE NUMBER(S): RZM2026-00007

APPLICANT(S): PARKLAND HOMEBUILDERS, LLC

PROPERTY OWNER(S): CE SMITH FAMILY, LLLP, JOSEPH MALOUF, AND THE CITY OF LAWRENCEVILLE

LOCATION(S): 2555 UNIVERSITY PARKWAY & 104 HURRICANE SHOALS RD

PARCEL NUMBER(S): 7011 120, 7011 128, & PORTION OF 7011 002A

APPROXIMATE ACREAGE: 7.90 ACRES

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

PROPOSED ZONING: RM-24 (MULTIFAMILY RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: 106 MULTIFAMILY RESIDENTIAL DWELLING UNITS

RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



The earliest zoning records on file for the subject property circa 1971 show the property zoned as BG (General Business District). Portions of the subject property (parcel 7011 002A) were rezoned to LM (Light Manufacturing District) in the year 1994 for use as an equipment rental facility (RZ-94-06). This portion of the subject property saw further zoning activity in 2000 (RZ-00-28) and 2013 (SU-13-09), specifically pertaining to the use of graveled surfaces for the parking of vehicles, equipment, and trailers.

PROJECT SUMMARY

The applicant requests the rezoning of a parcel assemblage, consisting of approximately 7.90 acres located at 2555 University Parkway and 104 Hurricane Shoals Road (Parcel ID Numbers: 7011 120, 7011 128, & a portion of 7011 002A) from split LM (Light Manufacturing District) and BG (General Business District) to RM-24 (Multifamily Residential District) to develop one-hundred and six (106) multifamily dwelling units at a density of approximately thirteen-point-five (13.5) Units Per Acre (UPA).

[illegible]

ZONING AND DEVELOPMENT STANDARDS

The applicant seeks to develop the subject property into a multifamily development consisting of stacked townhouses, which are multifamily residential units arranged vertically, with one dwelling unit located above another, and designed to resemble traditional townhouse-style buildings. Although commonly referred to as stacked townhouses in zoning and development terminology, stacked townhouses do not meet the building code definition of a townhouse because the units do not extend from the foundation to the roof. As a result, the proposed stacked townhouses are regulated as multifamily residential buildings under the International Building Code (IBC).

Each stacked townhome unit would consist of a two-bedroom unit and a three-bedroom unit, each with two-and-a-half bathrooms and a minimum floor area of 1,600 square feet.

Split units would generally be designed in the following manner:

- **First (Ground) Floor:** Contains garages for both units, an access corridor and stairs for the three-bedroom unit, and the main living and kitchen area for the two-bedroom unit.
- **Second Floor:** Contains two bedrooms and two bathrooms for the two-bedroom unit as well as the main living and kitchen area for the three-bedroom unit.
- **Third Floor:** Contains three bedrooms and two bathrooms for the three-bedroom unit.

See example floor plan below:



Each building would be a maximum of three stories and have exterior materials consisting of a mixture of brick, stone, and fiber cement siding, consistent with current architectural standards and existing housing in the area. The townhomes would be distributed across the site in rows of

three to eight split units. Each unit would feature a covered front entrance with a patio, facing a portion of the development's open space.

Split townhome units would be accessed via a private alley, with a one-car garage and one driveway space dedicated to each unit. Additional parking for guests would be provided along the interior streets, with total parking provided averaging 2.19 spaces per unit (237 total spaces).

Additional site improvements for residents would include an amenity area with pool and cabana, a pavilion, shared dumpsters, stormwater management facility, and a designated mail kiosk area. All units, landscaping and other private property within the development would be maintained by a property management group.

Approval of the requested RM-24 (Multifamily Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

Article 1 Districts, Section 102.8 RM-24 Multifamily Residential District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	10 acres	7.54 acres	Variance
Lot Width	100 ft	>100 ft	N/A
Front Setback	50 ft	30 ft	Variance
Side Setback	25 ft	25 ft	N/A
Rear Setback	40 ft	40 ft	N/A
Max Lot Coverage	60%	60%	N/A
Max Height	35 ft	35 ft	N/A
Three-Bedroom Units	10%	65%	Variance

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

Standard	Requirement	Proposal	Recommendation
Parking: Multifamily	2 spaces per unit 216 spaces	2.19 spaces per unit 237 spaces	N/A

Approval of the proposal will require the following variances:

- [1] A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Lot Development Standards.

- The approval of a variance would allow for a reduction in the minimum lot area from ten (10) acres to seven-point-nine (7.9) acres.
- [2]** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Lot Development Standards.
- The approval of a variance would allow for a reduction in the minimum front setback from fifty (50) feet to thirty (30) feet.
- [3]** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Lot Development Standards.
- The approval of a variance would allow for the increase of the allowed portion of three-bedroom apartments from a maximum of ten percent (10%) to a maximum of sixty-five percent (65%).
- [4]** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Architectural Standards, 3.
- The approval of a variance would allow for a reduction in the minimum required brick/stone façade finishes from seventy-five percent (75%) to thirty percent (30%) brick for each elevation
- [5]** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Architectural Standards, 4.
- The approval of a variance would allow for an individual entryway for each dwelling unit.
- [6]** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Development Standards, 2.
- The approval of a variance would allow for each unit to be accessed from its own exterior entrance in lieu of a shared internal access corridor.
- [7]** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Development Standards, 10.
- The approval of a variance would allow for the reduction in the minimum width of the landscaped setback along external streets from fifty (50) feet to thirty (30) feet.
- [8]** A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 1. Streams shall have an undisturbed natural buffer of fifty (50) feet, measured horizontally, on both banks of the stream as measured from the top of the stream bank.
- The approval of a variance would allow for the proposed development to extend into the fifty (50) foot undisturbed stream buffer.
- [9]** A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 2. Streams shall have an additional buffer of twenty-five (25) feet, beyond the undisturbed natural buffer, in which

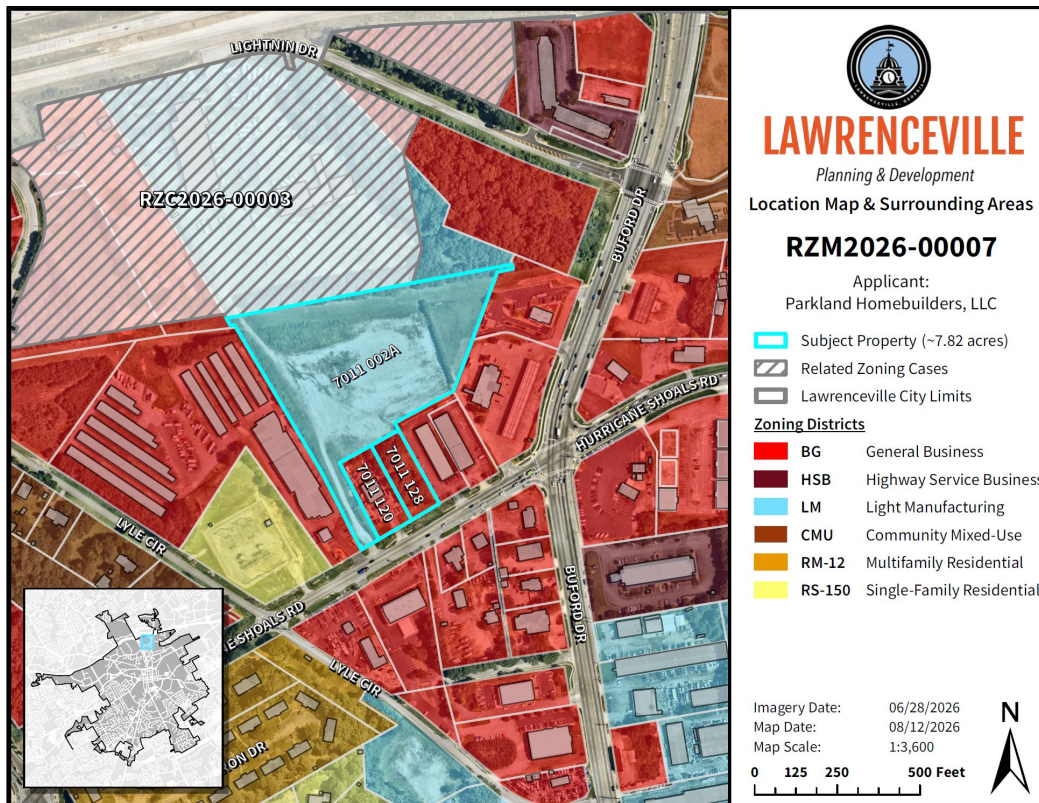
all impervious cover shall be prohibited and in which grading, filling, and earthmoving shall be minimized.

- The approval of a variance would allow for the proposed development to extend into the twenty-five (25) foot impervious surfaces stream buffer.

While specific justifications for the requested variances were not provided by the applicant, many of these variance requests can be justified by the fact that similar variances were granted for RZM2026-0001, which concerned the development of 90 stacked townhome units at Spring Lake and Paper Mill Road. The reduced front yard / landscaped setback may be further justified by the fact that no dwellings are intended to face a public right-of-way; the setback reduction would allow for the placement of a community structure at the entrance to the development. Finally, the proposed stream buffer encroachments would allow for a trail connection to adjacent commercial properties and would be in line with the variances proposed for RZC2026-00003.

The only variance that is not accounted for is the required reduction in minimum lot area from ten (10) acres to seven-point-nine (7.9) acres. Since the text as written prohibits a reduction of this minimum lot area through a variance, a text amendment may be required to proceed.

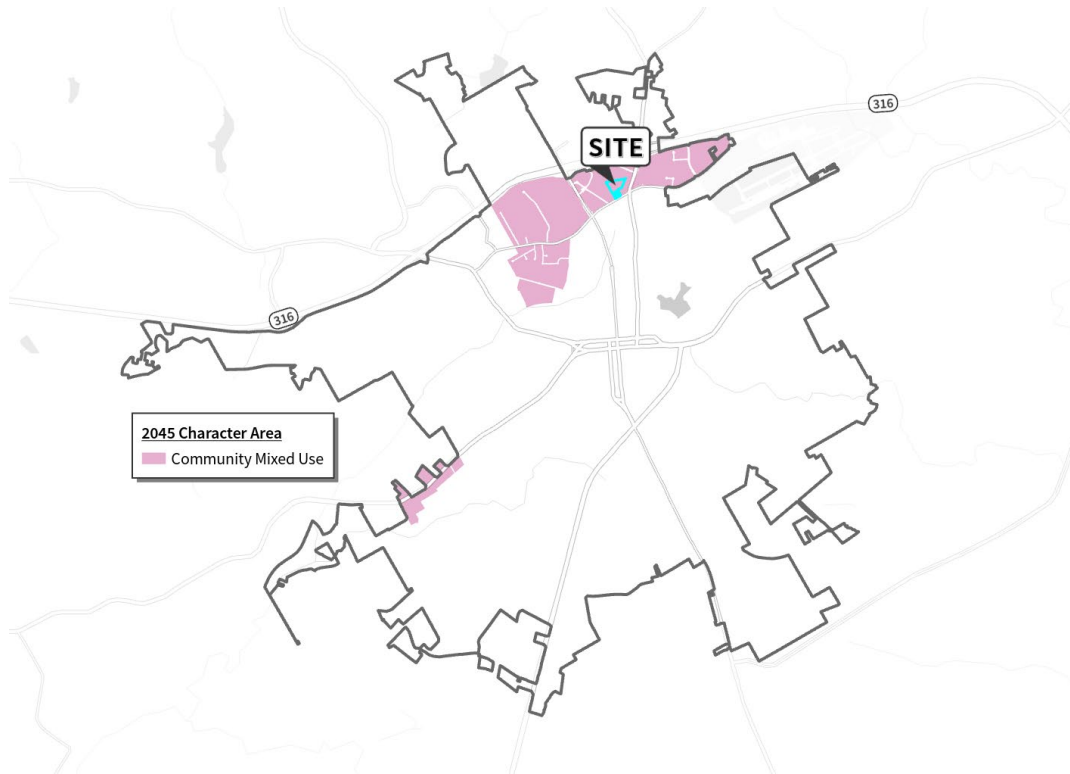
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



The area surrounding the subject property is characterized primarily by commercial and office uses along the major roadways (Buford Drive, Hurricane Shoals Road, and Collins Hill Road). Properties directly west of the subject property are zoned BG (General Business District) and contain mini-storage warehouse facilities. Properties to the east along Buford Drive and Hurricane Shoals Road are similarly zoned BG and include a variety of commercial and service-oriented uses, including a fast-food restaurant, convenience store with fuel pumps, automobile service garage, and office/warehouse buildings.

Further from the subject property, mixed-use developments zoned CMU (Community Mixed-Use District) are located to the east along Collins Hill Road, to the west along Buford Drive, and to the south along Lyle Circle. While the immediate area is predominantly commercial in nature (including a proposed Wholesale Membership Club, located directly to the north), there is precedence for similarly-scaled residential developments in the larger area.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate that the property lies within the Community Mixed-Use character area, described as follows:

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

The proposal is generally aligned with the vision established by the Community Mixed-Use character area. Inter-parcel accessibility and walkability should be emphasized with this and other proposed developments to ensure that the larger area can achieve a goal of fostering vibrant and walkable neighborhoods.

STAFF RECOMMENDATION

The applicant requests rezoning approximately 7.90 acres at 2555 University Parkway and 104 Hurricane Shoals Road from split LM and BG to RM-24 for the development of 106 stacked multifamily townhouse units. The property is located within the Community Mixed-Use character area, and the proposed residential use is generally aligned with the intent of the character area to integrate residential, commercial, and recreational uses and foster vibrant, walkable neighborhoods.

Based on the information provided, Staff recommends **APPROVAL WITH CONDITIONS** of RZM2026-00007, subject to appropriate conditions and resolution of the minimum lot-area requirement. The proposed residential development is generally compatible with the surrounding area and the broader Community Mixed-Use development pattern. However, the RM-24 district requires a minimum lot area of ten acres, while the subject property contains approximately 7.90 acres. As this requirement cannot be reduced through a variance, further discussion will be necessary to determine the appropriate mechanism for addressing the minimum lot-area requirement.

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 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 multifamily residential use is suitable given the surrounding mix of commercial, office, and residential development, as well as the presence of similarly scaled residential developments within the broader area.

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 adversely affect adjacent or nearby properties. Appropriate site design, buffering, and conditions can mitigate potential impacts associated with the proposed residential density.

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 existing LM and BG zoning; however, the proposed rezoning would allow a residential use that is generally consistent with the Community Mixed-Use character area and the evolving development pattern of the surrounding area.

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 development will generate additional demand on existing streets, utilities, stormwater infrastructure, and schools. However, these impacts are not anticipated to be excessive or burdensome and may be addressed through applicable development requirements and conditions.

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

The proposal is generally aligned with the Community Mixed-Use character area's intent to integrate residential, commercial, and recreational uses and foster vibrant and walkable neighborhoods. Inter-parcel accessibility and pedestrian connectivity should be emphasized as the surrounding area develops.

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 surrounding area is experiencing continued commercial and mixed-use development, including the concurrent proposed Wholesale Membership Club to the north, while similarly scaled residential development has been approved elsewhere in the broader area. These changing conditions provide supporting grounds for the proposed residential development.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Homebuilders, LLC</u>	NAME: <u>Joseph Malouf</u>
ADDRESS: <u>925 North Point Pkwy, Ste320</u>	ADDRESS: <u>104 Hurricane Shoals Rd NE</u>
CITY: <u>Alpharetta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Kevin Cardinal</u> PHONE: <u>(404)933-9602</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R7011 120</u> ACREAGE: <u>.6 Acres</u>	
ADDRESS OF PROPERTY: <u>104 Hurricane Shoals Rd NE. Lawrenceville GA 30046</u>	

[Signature] 12.30.2025
SIGNATURE OF APPLICANT DATE

Parkland Homebuilders, LLC
TYPED OR PRINTED NAME

[Signature] 12/29/2025
SIGNATURE OF OWNER DATE

Joseph Malouf
TYPED OR PRINTED NAME



[Signature] 12/30/25
NOTARY PUBLIC DATE

[Signature] 12/29/25
NOTARY PUBLIC DATE





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

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Homebuilders, LLC</u>	NAME: <u>Downtown Development Authority of the City of Lawrenceville</u>
ADDRESS: <u>925 North Point Pkwy, Ste320</u>	ADDRESS: <u>70 S. Clayton Street</u>
CITY: <u>Alpharetta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Kevin Cardinal</u> PHONE: <u>(404)933-9602</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>LM</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R7011 002A</u> ACREAGE: <u>5.5 Acres</u>	
ADDRESS OF PROPERTY: <u>2555 University Pkwy Lawrenceville, GA 30043</u>	

[Signature] 12.30.2025
SIGNATURE OF APPLICANT DATE

Parkland Homebuilders, LLC

TYPED OR PRINTED NAME

[Signature] 12-29-2025
SIGNATURE OF OWNER DATE

Downtown Development Authority of the City of Lawrenceville

TYPED OR PRINTED NAME



12/30/25
DATE

[Signature]
NOTARY PUBLIC



12/29/25
DATE



LAWRENCEVILLE

GEORGIA

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Homebuilders, LLC</u>	NAME: <u>CE Smith Family LLLP</u>
ADDRESS: <u>925 North Point Pkwy, Ste320</u>	ADDRESS: <u>963 Buford Dr.</u>
CITY: <u>Alpharetta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>Kevin Cardinal</u> PHONE: <u>(404)933-9602</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R7011 128</u> ACREAGE: <u>.57 Acres</u>	
ADDRESS OF PROPERTY: <u>Hurricane Shoals Rd, Lawrenceville GA 30046</u>	

[Signature] 7.15.2026
SIGNATURE OF APPLICANT DATE

CE Smith
SIGNATURE OF OWNER DATE

Parkland Homebuilders, LLC
TYPED OR PRINTED NAME

CE Smith Family LLLP
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

70 S Clayton St • PO Box 2209 • Lawrenceville, Georgia 30046-2209
770-963-7414 • www.lawrencevillega.org



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

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

Applicant's Letter of Intent
Lawrenceville, Georgia
Rezoning Request
BG/LM to CMU (RM-24)

Parkland Communities, Inc. (the "Applicant") respectfully submits this Letter of Intent requesting the rezoning of approximately 7.854 acres located on Hurricane Shoals Road from BG (General Business) and LM (Light Manufacturing) to CMU (Community Mixed Use)/RM-24 (Residential Multi-Family District). The purpose of the request is to construct a thoughtfully designed stacked townhouse community, consistent with the City's vision for a mixed-use and walkable community along the Hurricane Shoals and Buford Drive Corridors.

The subject property is at a highly accessible location with frontage along Hurricane Shoals Road and immediate proximity to Buford Drive and Georgia Highway 316. The site is surrounded primarily by commercial development, including retail businesses, and service establishments, while also being located near Rhodes Jordan Park, Downtown Lawrenceville, grocery stores, restaurants, and employment opportunities. The property currently contains a used automobile sales and service business that no longer represents the highest and best use of this site. The proposed redevelopment will transform the property into a high-quality residential community that better reflects the City's vision, as well as the pattern of development in the area.

The Applicant proposes to develop the property with 106 stacked townhome dwelling units at an overall density of approximately 13.5 dwelling units per acre. Each building is designed to resemble a traditional townhouse building while containing two separate dwelling units. One dwelling will feature two bedrooms, while the second dwelling will include three bedrooms. Both units will contain two-and-one-half bathrooms and a minimum heated floor area of approximately 1,600 square feet. Buildings will be limited to a maximum height of three stories and will utilize high-quality exterior materials consisting of a mixture of brick, stone, and fiber cement siding. These architectural materials and varied building elevations are consistent with the quality and character of surrounding residential development and will provide an attractive streetscape throughout the community. Overall, the layout has been designed to create an engaging pedestrian-oriented environment. Every dwelling features its own private front entrance oriented toward open space rather than vehicular areas. One unit within each building includes a spacious private front patio, while the neighboring unit features a balcony cantilevered over its driveway. All garages are located to the rear of the buildings and are accessed from twenty-foot-wide private alleys to maintain an attractive residential appearance. Each unit includes a one-car garage together with driveway parking, while additional guest parking is distributed throughout the development, including fourteen on-street parking spaces along the internal roadway and eleven additional spaces adjacent to the amenity area. In total, the development provides parking that exceeds the minimum parking requirements.

The overall site design emphasizes connectivity, open space, and walkability. Approximately 29.2 percent of the property is dedicated to common open space, significantly exceeding the minimum requirement established by the City's zoning ordinance. A centrally located amenity area near the entrance to the community will include a clubhouse, swimming pool, playground, mail kiosk, and associated gathering spaces that serve as the focal point of the neighborhood. Additional pocket parks and landscaped greenspaces are provided throughout the development and are interconnected by sidewalks adjacent to the internal streets and in front of each residential building. This extensive network of open space creates opportunities for neighborhood interaction while encouraging residents to comfortably walk throughout the community. Vehicular and pedestrian connectivity have been carefully incorporated into the site design. Primary access to the development will be provided directly from Hurricane Shoals Road. In addition, the development includes an inter-parcel connection to the existing driveway serving the adjacent commercial properties between RaceTrac and the fast-food restaurant along Buford Drive, improving circulation and reducing unnecessary trips onto surrounding roadways. A trail connection is also provided to accommodate future commercial and retail development, further supporting the City's long-term vision for interconnected mixed-use development. As the Buford Drive and Hurricane Shoals corridors continue

to evolve, these connections will allow residents to more conveniently access nearby shopping, restaurants, services, and employment opportunities without having to drive.

The proposed development is consistent with the City of Lawrenceville Comprehensive Plan, as the property lies within the Community Mixed-Use Character Area. This character area encourages interconnected neighborhoods, a pedestrian-friendly environment, and a diversity of housing opportunities that support nearby commercial development. The proposed stacked townhome community advances these objectives by introducing a unique housing option that acts as a transition between the surrounding commercial uses and nearby residential neighborhoods. With apartments located across Buford Drive and numerous existing and future commercial uses surrounding the site, the proposed development provides an appropriate residential use that increases housing diversity while promoting walkability and supporting existing businesses. The quality of the architecture, generous open space, and pedestrian connectivity all reflect the goals established in the Comprehensive Plan and the character area.

Unlike conventional multifamily developments, the proposed stacked townhomes provide individual front entrances, high-quality architectural design, abundant open space, and rear-loaded vehicular access that creates a residential character more closely resembling traditional townhomes than apartments. Because the subject property is bordered predominantly by commercial development, the proposed residential community represents a compatible infill development that will serve as an effective transition between commercial uses and will enhance the overall appearance of the neighborhood.

In conjunction with the rezoning request, the Applicant requests the variances identified on the submitted zoning exhibit. These requested modifications are intended to accommodate the unique stacked townhome product while maintaining the high-quality architectural design, pedestrian orientation, and open space that distinguish this development from conventional multifamily projects. Collectively, the requested variances allow the project to better achieve the City's planning objectives by emphasizing walkability, quality architecture, enhanced streetscapes, and an interconnected development pattern.

Based upon the above reasons, the Applicant respectfully requests approval of this rezoning application. The Applicant further asserts that denial of this request would unreasonably restrict the use of the property and could constitute a taking 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, as well as the Constitution of the State of Georgia.

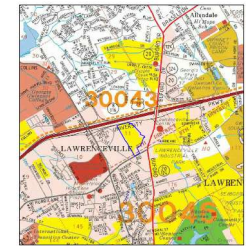
LEGAL DESCRIPTION – COMBINED TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11 OF THE 7TH DISTRICT AND LAND LOT 176 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

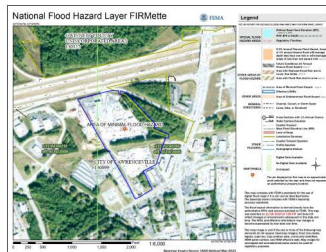
BEGINNING AT A 1/2" REBAR 501.75' SOUTHWESTERLY ALONG THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS ROAD (100' R/W) FROM A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION FORMED BETWEEN THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS ROAD AND BUFORD DRIVE (AKA GEORGIA HIGHWAY 20); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS DRIVE SOUTH 61 DEGREES 07 MINUTES 35 SECONDS WEST A DISTANCE OF 100.06' TO A 1/2" REBAR; THENCE SOUTH 60 DEGREES 35 MINUTES 30 SECONDS WEST A DISTANCE OF 108.85' TO AN IRON PIN; THENCE SOUTH 60 DEGREES 38 MINUTES 28 SECONDS WEST A DISTANCE OF 60.11' TO A 1/2" REBAR; THENCE NORTH 26 DEGREES 32 MINUTES 46 SECONDS WEST A DISTANCE OF 269.10' TO AN IRON PIN; THENCE NORTH 32 DEGREES 07 MINUTES 46 SECONDS WEST A DISTANCE OF 519.81' TO AN IRON PIN; THENCE SOUTH 75 DEGREES 10 MINUTES 08 SECONDS WEST A DISTANCE OF 11.89' TO AN IRON PIN; THENCE NORTH 29 DEGREES 03 MINUTES 20 SECONDS WEST A DISTANCE OF 26.69' TO A POINT; THENCE NORTH 80 DEGREES 21 MINUTES 37 SECONDS EAST A DISTANCE OF 893.28' TO A POINT; THENCE SOUTH 14 DEGREES 37 MINUTES 48 SECONDS EAST A DISTANCE OF 14.50' TO A 1/2" REBAR; THENCE SOUTH 80 DEGREES 19 MINUTES 56 SECONDS WEST A DISTANCE OF 49.07' TO A 1/2" REBAR; THENCE SOUTH 20 DEGREES 25 MINUTES 30 SECONDS WEST A DISTANCE 216.76' TO A 1/2" REBAR; THENCE SOUTH 20 DEGREES 21 MINUTES 31 SECONDS WEST A DISTANCE OF 167.56' TO A 1/2" REBAR; THENCE SOUTH 61 DEGREES 41 MINUTES 11 SECONDS WEST A DISTANCE OF 199.94' TO A 1/2" REBAR WITH CAP; THENCE SOUTH 27 DEGREES 43 MINUTES 47 SECONDS EAST A DISTANCE OF 25.19' TO A NAIL; THENCE SOUTH 28 DEGREES 16 MINUTES 25 SECONDS EAST A DISTANCE OF 249.72' TO AN IRON PIN AND ALSO THE POINT OF BEGINNING.;

SAID TRACT OF LAND BEING MORE ACCURATELY DEPICTED ON ALTA/NSPS LAND TITLE SURVEY FOR: PARKLAND COMMUNITIES; PREPARED BY: KEYSTONE LAND SURVEYING, INC.; DATED: 01-14-2026; CONTAINING 343,940 SQ.FT. (7.896 ACRES). THE ABOVE-DESCRIBED PROPERTY IS ONE AND THE SAME AS THE APPLICABLE PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 25-0186.

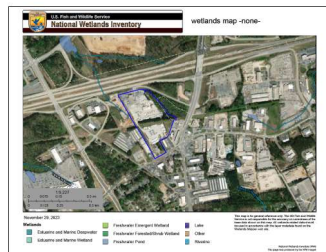
ALTA/NSPS LAND TITLE SURVEY OF 2555 UNIVERSITY PARKWAY, 104 HURRICANE SHOALS ROAD & 0 HURRICANE SHOALS ROAD FOR PARKLAND COMMUNITIES



LOCATION MAP NOT TO SCALE - SOURCE: ATLAS OF GEORGIA

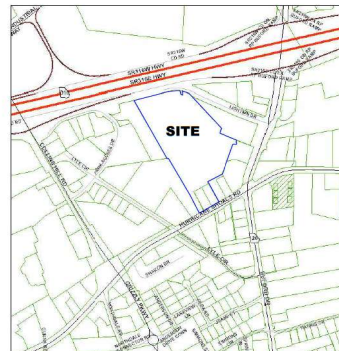


THIS PROPERTY IS LOCATED IN A ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP OF GWINNETT COUNTY, GEORGIA, MAP PANEL NUMBERS 1310C0017 AND 1310C0014, EFFECTIVE DATE: 8/29/2008



THE PROPERTY DOES NOT CONTAIN WETLANDS PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP PRINTED ON 01-12-2008

GWINNETT COUNTY PARCELS 7011 002A, 7011 120 & 7011 128



RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

THE CITY ENGINEER SHALL REVIEW AND APPROVE THIS PLAT AND PROVIDE EVIDENCE TO THE RECORDING OFFICE OF THE COUNTY OF GWINNETT, GEORGIA, IN ORDER TO BE RECORDED.

N/A		SCALE - FEET		SHEET NUMBER: 1 OF 1	
DATE: 08/10/2026		FILE NAME: ALTA / NSPS LAND TITLE SURVEY FOR: PARKLAND HOME BUILDERS, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, PIEDMONT LAW GROUP OF GARCIA & BENKERT LLC		DATE: 08/10/2026	
JOB NUMBER: 2026-00007		GWINNETT COUNTY 7TH DISTRICT - LL11 5TH DISTRICT - LL176		DATE: 08/10/2026	
KEYSTONE LAND SURVEYING, INC.		300 WEST CROGAN STREET, LAWRENCEVILLE, GEORGIA 30046-5700		www.kslandsurveying.com	
1		2		3	
4		5		6	
7		8		9	

SCHEDULE B-II
[RESPONSES]

Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, which are liens not yet due and payable. [NOT ADDRESSED AS PART OF THIS SURVEY]
2. Any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the county in which the subject property is located. [NOT ADDRESSED AS PART OF THIS SURVEY]

- 3 Rights of upper and lower riparian owners in and to the waters of creek crossing or adjoining the
property, and the natural flow thereof, free from diminution or pollution. [REDACTED] AS PART OF THIS SURVEY]
- 4 All matters as shown on that certain ALTANSPSS Land Warranty Deed for Parkland Homesites, LLC
and First American Title Insurance Company prepared by [REDACTED]
Georgia Real Estate, Inc., dated [REDACTED].
- 5 All matters shown on the following plans:
a) Final Plat for Mrs. J. B. Atkinson and G. A. Butts, dated November 29, 1958, filed for record February
19, 1960, recorded in Plat Book J, page 206, Gwinnett County, Georgia records;
b) Final Plat for Lawrence Potter, dated September 16, 1969, filed for record September 14, 1969,
recorded in Plat Book R 6, page 179, Gwinnett County, Georgia records;
c) Final Plat for Andalusia Properties, Inc., dated December 22, 2009, filed for record November 29,
2012, recorded in Plat Book 129, page 189, aforesaid records. [WATERS FLOWING HEREON]
- 6 Easement from D. H. Smith to George A. Potter, dated July 5, 1951, filed for record July 5,
1951, recorded in Deed Book 102, page 76(a), aforesaid records. [NO LOWER EFFECTS SUBJECT]
- Easements reserved in that certain Warranty Deed from Mrs. J. B. Atkinson and G. A. Butts to Dewey
Smith, dated December 4, 1958, filed for record December 3, 1958, recorded in Deed Book 144,
page 63(a), aforesaid records. [NO LOWER EFFECTS SUBJECT]
- 8 Right of Way Easement from Mrs. J. B. Atkinson and G. A. Butts to Colonial Pipeline Company,
made May 14, 1962, filed for record December 20, 1962, recorded in Deed Book 190, page 121, aforesaid
records; as affected by that certain Easement Modification Agreement by and between Lewis Brother
and Holden, LLC and Colonial Pipeline Company, dated December 22, 2012, filed for record
December 27, 2012, recorded in Deed Book 51894, page 231, aforesaid records.
- 9 Easement from Bill C. Williams to George A. Potter, dated August 1, 1951, filed for record August 1,
1951, recorded in Deed Book 230, page 200, aforesaid records; as affected by that certain

Parkland/Hurricane Shoals/Tide/FATIC Commitment +

10. Permit for Anchors, Guy Poles and Wires from Dewey H. Smith to Georgia Power Company, dated February 20, 1968, filed for record March 12, 1968, recorded in Deed Book 272, page 144, aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]

11. Essement from Dewey H. Smith to Georgia Power Company, dated April 23, 1968, filed for record May 3, 1968, recorded in Deed Book 205, page 600, affidavit records, as affected by that certain Quailman Deed from Georgia Power Company, dated January 16, 1989, filed for record February 6, 1989, recorded in Deed Book 5320, page 344, affidavit records. (Released per Quailman Deed recorded in Deed Book 5320, page 344, affidavit records)
12. Essement from Britt C. Williams to Georgia Power Company, dated September 28, 1968, filed for record October 2, 1968, recorded in Deed Book 206, page 620, affidavit records, as affected by that certain Quailman Deed from Georgia Power Company, dated January 16, 1989, filed for record February 6, 1989, recorded in Deed Book 5320, page 344, affidavit records. (Released per Quailman Deed recorded in Deed Book 5320, page 344, affidavit records)
13. Right of Way easement from William H. Nash to Colonial Pipeline Company, dated January 20, 1978, filed for record January 25, 1978, recorded in Deed Book 1408, page 53, affidavit records, as affected by that certain Easement Modification Agreement by and between Lewis Brother Land Holdings, LLC and Colonial Pipeline Company, dated December 20, 2012, filed for record December 27, 2012, recorded in Deed Book 51894, page 231, affidavit records. [AS PLOTTED HEREIN]
14. Advance Construction Damage Release by and between William H. Nash and Colonial Pipeline Company, dated January 20, 1978, filed for record January 25, 1978, recorded in Deed Book 1408, page 59, affidavit records. [NO LONGER AFFECTS SUBJECT PROPERTY]
15. Advance Construction Damage Release by and among Hugh M. Britt, Lois L. Britt and Colonial Pipeline Company, dated February 25, 1978, filed for record March 23, 1978, recorded in Deed Book 1409, page 66, affidavit records. [NO LONGER AFFECTS SUBJECT PROPERTY]
16. Relinquishment of access rights contained in that certain Right of Way Deed from William H. Nash to Department of Transportation, dated December 2, 1979, filed for record May 9, 1978, recorded in Deed Book 1469, page 63, affidavit records. [NO LONGER AFFECTS SUBJECT PROPERTY]
17. Easements contained in that certain Right of Way Deed from William H. Nash to Department of Transportation, dated December 2, 1979, filed for record May 9, 1978, recorded in Deed Book 1864, page 183, affidavit records. [NO LONGER AFFECTS SUBJECT PROPERTY]
18. Easements contained in that certain Right of Way Deed from Hugh M. Britt and Lois P. Britt to Department of Transportation, dated February 27, 1980, filed for record February 19, 1980, recorded in Deed Book 1902, page 9, affidavit records. [NO LONGER AFFECTS SUBJECT PROPERTY]
19. Easements contained in that certain Right of Way Deed from Hugh M. Britt and Lois P. Britt to Department of Transportation, dated February 27, 1980, filed for record February 27, 1980, recorded in Deed Book 1902, page 9, affidavit records. [NO LONGER AFFECTS SUBJECT PROPERTY]
- Pa\NL\Harris\Scot\Task\TLC\Task1 - Comments (1)

Parkland/Harricane Shoals/Tide/ATC.COMBUTKX1 V

20. Easements contained in that certain Right of Way Deed from Hugh M. Britt and Lois P. Britt to Department of Transportation, dated February 27, 1980, filed for record February 27, 1980, recorded in Deed Book 1902, page 15, aforesaid records. [NO LONGER AFFECTS SUBJECT PROPERTY]

21. Easements contained in that certain Right of Way deed from Devey H. Smith and Bessie L. Smith to Department of Transportation, dated March 13, 1980, filed for record March 14, 1980, recorded in Deed Book 1912, page 333, aforesaid records. [NO LINKER AFFECTS SUBJECT PROPERTY]
22. Conveyance of Assets Rights from Kristoff & Associates, to Department of Transportation, dated November 2, 1985, filed for record November 14, 1985, recorded in Deed Book 3244, page 261, aforesaid records. [NO LINKER AFFECTS SUBJECT PROPERTY]
23. Right of Way Boundary Agreement by and between Kristoff & Associates, Inc. and Colonial Pipeline Company, dated March 1, 1989, filed for record March 8, 1989, recorded in Deed Book 3565, page 77, aforesaid records. [AS PLOTTED; HE/ON]
24. Water Metering Deed Agreement from Lewis Brothers Land Holdings, LLC to Gwinnett County, dated October 31, 1994, filed for record December 16, 1994, recorded in Deed Book 10953, page 236, aforesaid records. [AS PLOTTED; HE/ON]
25. Water Metering Deed Agreement from Lewis Brothers, L.L.C. to Gwinnett County, dated January 24, 1995, filed for record April 7, 1995, recorded in Deed Book 11207, page 240, aforesaid records. [AS PLOTTED; HE/ON]
26. Easement from Lightair's Truck Rental to Georgia Power Company, dated April 1, 1995, filed for record May 22, 1995, recorded in Deed Book 11332, page 82, aforesaid records. [LINKER EFFECTS SUBJECT PROPERTY TO PLOT]
- As to Items 6 and 26, once we receive confirmation of continuum letters from Georgia Power Company, the following will be added: "The Company issues that Georgia Power Company claims no further interest in this easement other than the right to own, operate, maintain, rebuild, renew, upgrade and modify the existing facilities located on the subject property." [AS PLOTTED; HE/ON]
27. Easement Agreement by and between Lewis Brothers Land Holding, LLC and Jean Coppel, dated June 17, 1996, filed for record July 15, 1996, recorded in Deed Book 12943, page 71, aforesaid records. [AS PLOTTED; HE/ON]
28. Sanitary Sewer Easement by and between Don Paschal and Lewis Brothers Land Holdings, LLC, dated July 22, 1996, filed for record November 7, 1996, recorded in Deed Book 13422, page 32, aforesaid records. [AS PLOTTED; HE/ON]
29. Easement by and between Lewis Brothers Land Holdings and Gwinnett County Water and Sewerage Authority, dated March 12, 2001, filed for record March 26, 2001 recorded in Deed Book 22595, page 144, aforesaid records. [AS PLOTTED; HE/ON; DOES NOT AFFECT SUBJECT PROPERTY]
30. Easements and conveyance of asset rights contained in that certain Right of Way Deed from Lewis Brothers Land Holdings, LLC to Department of Transportation, dated November 22, 2010, filed for record November 23, 2010, recorded in Deed Book 5040, page 413, aforesaid records. [AS PLOTTED; HE/ON; DOES NOT AFFECT SUBJECT PROPERTY]

Parkland/Hurricane Shosh/Tide/PATC Commitment v1

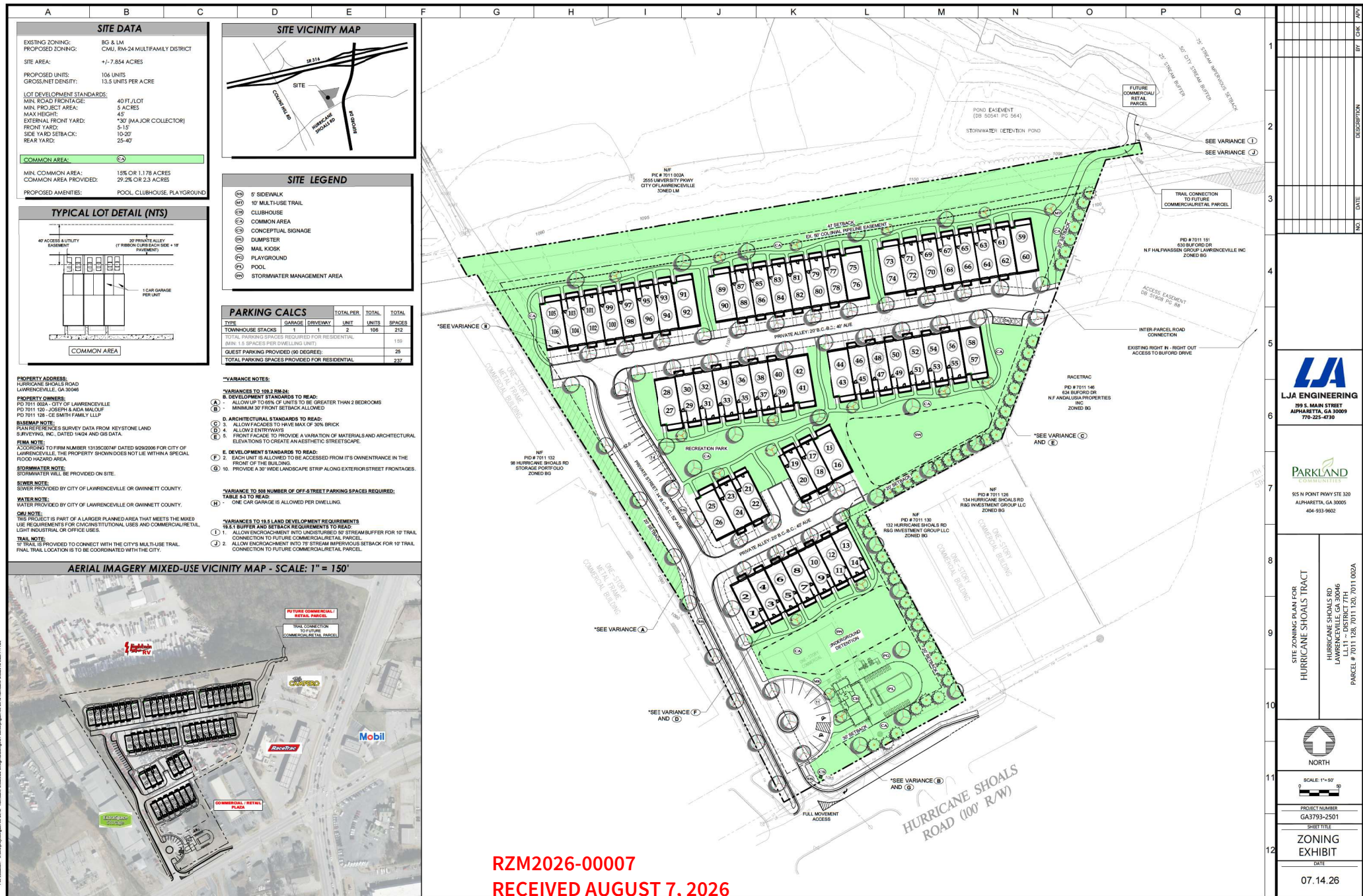
1

31. Construction and Maintenance Easement from Lewis Brothers Land Holdings, LLC to Department of Transportation, dated November 22, 2010, filed for record November 23, 2010, recorded in Deed Book 50402, page 523, affidavit records. [NO LENDER AFFECTS SUBJECT PROPERTY]
32. Easements and conveyance of access rights contained in that certain Right of Way Deed from Lewis Brothers Land Holdings, LLC to Department of Transportation, dated November 22, 2010, filed for record November 23, 2010, recorded in Deed Book 50402, pages 528, affidavit records. [NO LENDER AFFECTS SUBJECT PROPERTY]
33. Easements contained in that certain Right of Way Deed from Lewis Brothers Land Holdings, LLC to Department of Transportation, dated November 22, 2010, filed for record November 23, 2010, recorded in Deed Book 50402, page 538, affidavit records. [NO LENDER AFFECTS SUBJECT PROPERTY]
34. Declaration of Restrictive Covenants made by Lewis Brother's Land Holdings, LLC, dated February 9, 2011, filed for record February 14, 2011, recorded in Deed Book 50401, page 555, affidavit records. [NO LENDER AFFECTS SUBJECT PROPERTY]
35. Drainage and Detention Pond Easement Agreement by and between Lewis Brothers Land Holdings, LLC and Andalusia Properties, Inc., dated February 9, 2011, filed for record February 14, 2011, recorded in Deed Book 50401, page 565, affidavit records. [AS LOT/ITE HEREIN]
36. Joint Access Easement Agreement by and between Lewis Brothers Land Holdings, LLC and Andalusia Properties, Inc., dated February 9, 2011, filed for record February 14, 2011, recorded in Deed Book 50401, page 585, affidavit records. [AS LOT/ITE HEREIN]
37. Access Easement Agreement by and between Lewis Brothers Land Holdings, LLC and the Title Insurance Company of Chattanooga, dated December 31, 2012, filed for record January 3, 2013, recorded in Deed Book 51190, page 88, affidavit records. [AS LOT/ITE HEREIN]
38. Detention Pond Easement Agreement by and between Lewis Brothers Land Holdings, LLC and the Title Insurance Company of Chattanooga, dated March 26, 2013, recorded in Deed Book 52109, page 28, affidavit records. [AS LOT/ITE HEREIN]

Parkland/Hurricane Sheryl/Tito/FATC/Commitment 6

RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

DATE: 1/1/2017		SHEET: 1 OF 1		PROJECT: PARKLAND HOMEBUILDERS - 7TH DISTRICT - LL176	
RECORDING DATE: 1/1/2017	SHEET NUMBER: 1 OF 1	FILE NAME: N:\PARKLAND-LL176	DATE: 01/01/2017	JOB NUMBER: 2017-0000	JOB 001
Copyright © 2016, all rights reserved. The information contained herein is the property of KeyStone Land Surveying, Inc. and is to be used for the purpose of the project only. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of the author.					
ALTA / NSPS LAND TITLE SURVEY FOR: PARKLAND HOMEBUILDERS, LLC FIRST AMERICAN TITLE INSURANCE COMPANY PIEDMONT LAW GROUP OF GARCIA & BENKERT, LLC GWINNETT COUNTY 7TH DISTRICT - LL171 5TH DISTRICT - LL176 1/1/2017					
KEYSTONE LAND SURVEYING, INC. 200 WEST HIGHTOWN STREET LAUREL CREEK, GEORGIA 30046 770-545-8700 www.keystonesurveying.com					



RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

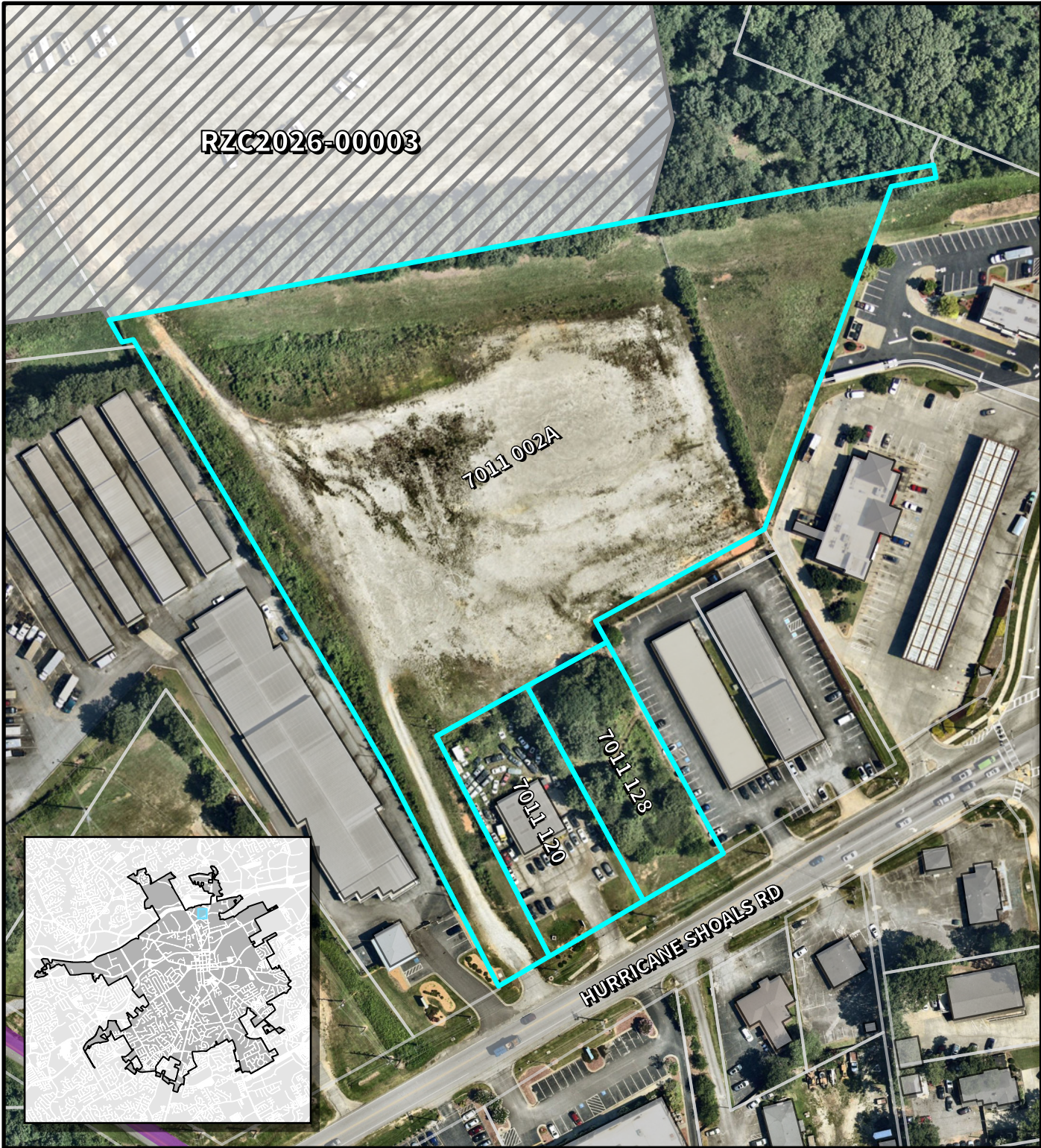
RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

TRAIL CONNECTION TO FUTURE
COMMERCIAL/RETAIL PARCEL





RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

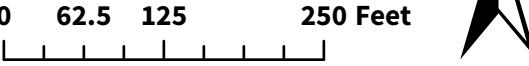
Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

-  Subject Property (~7.82 acres)
-  Related Zoning Cases
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 06/28/2026
Map Date: 08/12/2026
Map Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

 Subject Property (~7.82 acres)

 Related Zoning Cases

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 LM Light Manufacturing

 CMU Community Mixed-Use

 RS-150 Single-Family Residential

Imagery Date: 06/28/2026

Map Date: 08/12/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

 Subject Property (~7.82 acres)

 Related Zoning Cases

 Lawrenceville City Limits

2045 Character Areas

 Community Mixed Use

 Commercial Corridor

Imagery Date: 06/28/2026

Map Date: 08/12/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



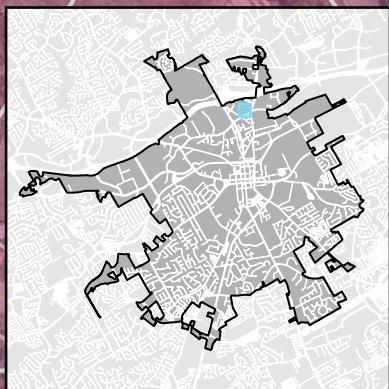
RZC2026-00003

7011 002A

7011 120

7011 128

HURRICANE SHOALS RD





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

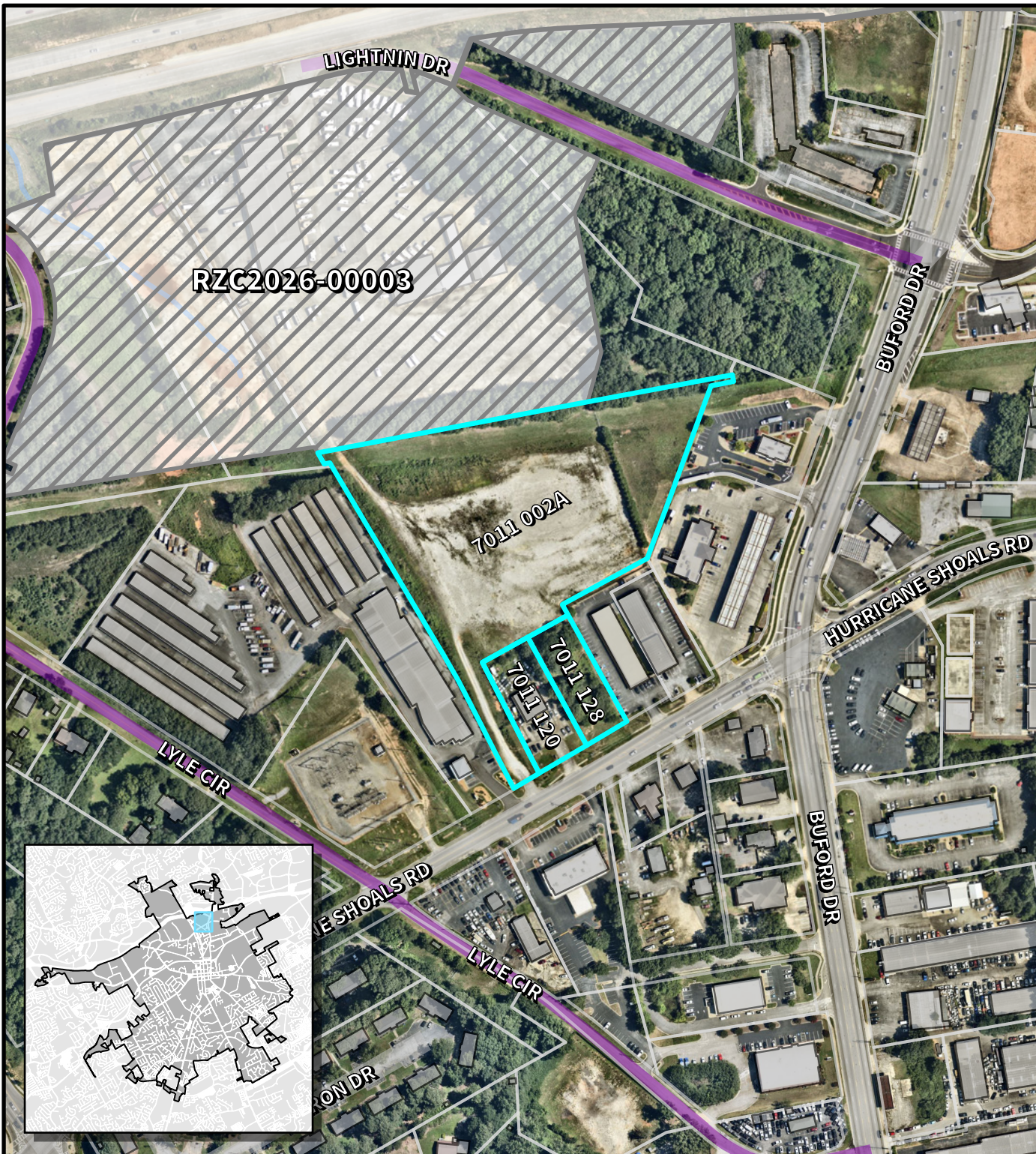
RZM2026-00007

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-  County/State Maintained Streets
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Imagery Date: 06/28/2026
Map Date: 08/12/2026
Map Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

 Subject Property (~7.82 acres)

 Related Zoning Cases

 Lawrenceville City Limits

Zoning Districts

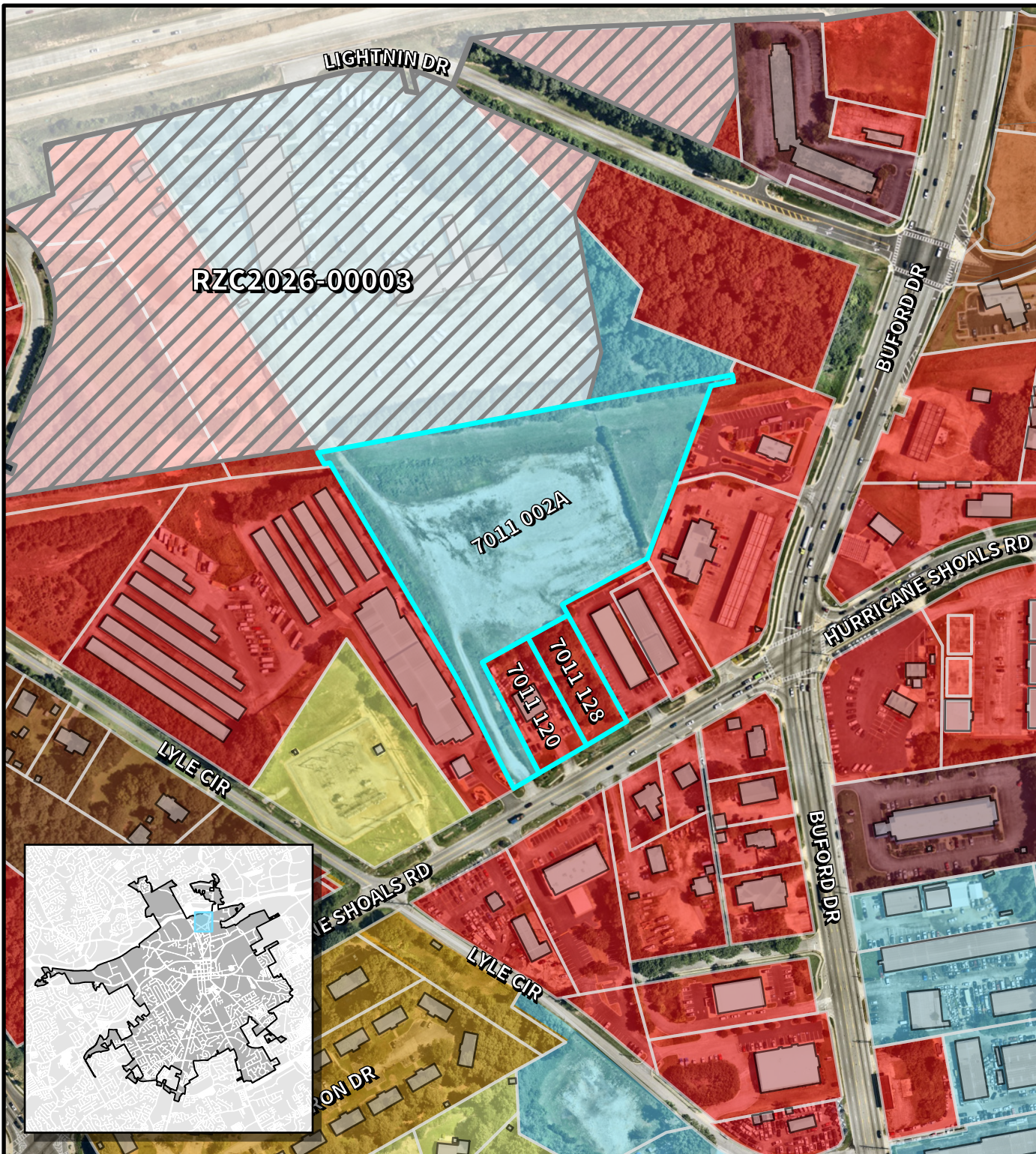
	BG	General Business
	HSB	Highway Service Business
	LM	Light Manufacturing
	CMU	Community Mixed-Use
	RM-12	Multifamily Residential
	RS-150	Single-Family Residential

Imagery Date: 06/28/2026

Map Date: 08/12/2026

Map Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

 Subject Property (~7.82 acres)

 Related Zoning Cases

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Community Mixed Use

 Commercial Corridor

 Industrial

Imagery Date: 06/28/2026

Map Date: 08/12/2026

Map Scale: 1:3,600

0 125 250 500 Feet

