



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Highlands Residential, LLC</u>	NAME: <u>GA Gwinnett Lawrenceville Pike, LLC</u>
ADDRESS: <u>2100 Powers Ferry Road</u>	ADDRESS: <u>1777 Peachtree Street Northeast</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30339</u>	STATE: <u>GA</u> ZIP: <u>30309</u>
CONTACT PERSON: <u>Dave Loeffel</u> PHONE: <u>404-969-5367</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/O-I</u> REQUESTED ZONING DISTRICT: <u>O-I</u>	
PARCEL NUMBER(S): <u>R5146B110, R5146B111A, R5146B113, R5146B118</u> ACREAGE: <u>3.81</u> <u>R514B117, R514B116, R5146B115</u>	
ADDRESS OF PROPERTY: <u>77 East Pike Street, Lawrenceville, GA 30046</u>	

[Signature] 9/22/2021
SIGNATURE OF APPLICANT DATE

DAVE LOEFFEL
TYPED OR PRINTED NAME

[Signature] 9/22/2021
SIGNATURE OF OWNER DATE

DAVE LOEFFEL
TYPED OR PRINTED NAME

Michelle Hill 9/22/2021
NOTARY PUBLIC DATE



Michelle Hill 9/22/2021
NOTARY PUBLIC DATE



HIGHLANDS RESIDENTIAL, LLC Assemblage Parcel

All that tract or parcel of land lying and being in Land Lot 146 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a nail set along the easterly right-of-way margin of McArthur Street (R/W Varies), said nail being shown as Point of Commencement for McArthur Tract "G" on that certain plat or boundary retracement survey of 77 East Pike Street for Highlands Residential, LLC by Gaskins, bearing the seal of Bryant G. Kachel (GA PLS #2700) dated June 6, 2019, last revised February 11, 2020, and having a Georgia State Plane Coordinate value of (N: 1439740.43', E: 2351815.40, NAD 83, Georgia West Zone); Said point being the POINT OF BEGINNING; Thence from the POINT OF BEGINNING as thus established and departing the said easterly right-of-way margin of McArthur Street, South 86 degrees 31 minutes 49 seconds West a distance of 20.02 feet to a nail set along the westerly right-of-way margin of McArthur Street (R/W Varies); Thence departing said westerly right-of-way margin of McArthur Street and following the northerly right-of-way margin of East Pike Street the following five courses and distances: South 84 degrees 53 minutes 15 seconds West a distance of 13.33 feet to a nail found; Thence South 41 degrees 17 minutes 05 seconds West a distance of 28.55 feet to a concrete right-of-way monument found; Thence South 84 degrees 53 minutes 15 seconds West a distance of 79.54 feet to a point; Thence along a curve to the right having an arc length of 26.02 feet and a radius of 1,676.51 feet and being subtended by a chord bearing South 84 degrees 28 minutes 21 seconds West a chord distance of 26.02 feet to a concrete right-of-way monument found; Thence North 73 degrees 20 minutes 23 seconds West a distance of 52.96 feet to a concrete right-of-way monument found at the intersection of said northerly right-of-way margin of East Pike Street and the easterly right-of-way margin of Buford Drive (R/W varies); Thence departing said northerly right-of-way margin of East Pike Street and following said apparent easterly right-of-way margin of Buford Drive the following seven courses and distances: North 42 degrees 28 minutes 12 seconds West a distance of 94.45 feet to a #4 rebar set; Thence North 10 degrees 16 minutes 59 seconds West a distance of 19.69 feet to a # 4 rebar set; Thence North 10 degrees 16 minutes 59 seconds West a distance of 45.83 feet to a point; Thence North 02 degrees 59 minutes 01 seconds West a distance of 51.28 feet to a point; Thence North 01 degrees 17 minutes 18 seconds West a distance of 134.56 feet to a concrete right-of-way monument; Thence North 01 degrees 32 minutes 53 seconds East a distance of 63.04 feet to a point; Thence North 01 degrees 15 minutes 31 seconds East a distance of 57.07 feet to a concrete right-of-way monument found at the southeasterly mitered right-of-way intersection of said easterly right-of-way margin of Buford Drive and the southerly right-of-way margin of Jarman Street (R/W varies); Thence departing the said easterly right-of-way margin of Buford Drive and following the mitered right-of-way of said Buford Drive and Jarman Street North 39 degrees 46 minutes 24 seconds East a distance of 15.60 feet to a concrete right-of-way monument found; Thence departing said mitered right-of-way of said Buford Drive and said Jarman Street and following the said southerly right-of-way margin of Jarman Street the following six courses and distances: North 80 degrees 08 minutes 23 seconds East a distance of 49.99 feet to a #4 rebar set; Thence North 80 degrees 14 minutes 46 seconds East a distance of 23.77 feet to a point; Thence North 01 degrees 13 minutes 08 seconds East a distance of 10.02 feet to a concrete right-of-way monument found; Thence North 80 degrees 01 minutes 34 seconds East a distance of 75.66 feet to a point; Thence

North 02 degrees 43 minutes 00 seconds West a distance of 7.26 feet to a #4 rebar set; Thence North 81 degrees 46 minutes 54 seconds East a distance of 80.50 feet to a nail set at the right-of-way intersection of the said southerly right-of-way margin of Jarman Street and the westerly right-of-way margin of McArthur Street (R/W varies); Thence departing said southerly right-of-way margin of Jarman Street and following the said westerly right-of-way margin of McArthur Street South 03 degrees 24 minutes 40 seconds East a distance of 46.14 feet; Thence departing said westerly right-of-way margin of McArthur Street South 88 degrees 41 minutes 09 seconds East a distance of 29.34 feet to a #4 rebar set on the easterly right-of-way margin of McArthur Street; Thence departing said easterly right-of-way margin of McArthur Street South 88 degrees 41 minutes 09 seconds East a distance of 175.98 feet to a #4 rebar set on the westerly right-of-way margin of CSX Railway (50' R/W) (f/k/a Seaboard Air Line Railway Co.); Thence following said westerly right-of-way margin of CSX Railway the following five courses and distances: South 22 degrees 47 minutes 10 seconds West a distance of 73.40 feet to a point; Thence South 22 degrees 47 minutes 10 seconds West a distance of 69.38 feet to a #4 rebar found; Thence South 22 degrees 47 minutes 08 seconds West a distance of 75.76 feet to a point; Thence along a curve to the left having an arc length of 56.74 feet and a radius of 1,379 feet and being subtended by a chord bearing South 19 degrees 24 minutes 51 seconds West a chord distance of 56.74 feet to a #4 rebar set; Thence along a curve to the left having an arc length of 221.20 feet and a radius of 1,379 feet and being subtended by a chord bearing South 13 degrees 38 minutes 24 seconds West a chord distance of 220.96 feet to a nail set along the northerly right-of-way margin of East Pike Street (R/W Varies); Thence departing the said westerly right-of-way margin of CSX Railroad and along the said northerly right-of-way margin of East Pike Street South 85 degrees 09 minutes 35 seconds West a distance of 1.00 foot to a nail set along the easterly right-of-way margin of McArthur Street (R/W Varies); Thence departing the said northerly right-of-way margin of East Pike Street and along the said easterly right-of-way margin of McArthur Street North 03 degrees 28 minutes 11 seconds West a distance of 32.49 feet to the POINT OF BEGINNING.

Said tract or parcel contains 3.81 acres (being 166,232 square feet).

Letter of Intent

**COMBINED LETTER OF INTENT FOR
REZONING AND SPECIAL USE PERMIT APPLICATIONS OF
HIGHLANDS RESIDENTIAL, LLC**

Highlands Residential, LLC (the “Applicant”) submits this Letter of Intent and attached rezoning and special use permit applications (the “Applications”) in order to permit the development of a luxury active-adult/senior living community on an approximately 3.81-acre tract of land located on the easterly side of Buford Drive (State Route 20) and the northerly side of East Pike Street (US Route 29) (the “Property”). The Property is bounded by Jarman Street to the north and McArthur Street and the CSX Railway right-of-way to the east. On October 26th, 2020, the Council of the City of Lawrenceville approved the abandonment of a portion of McArthur Street as depicted on the site plan submitted with the Application.

The surrounding area is characterized by a mix of existing land uses, property age classes, and zoning classifications. The Little Barn barbecue restaurant is located across the street to the south and there are several older industrial and heavy commercial uses nearby, including auto repair. Older residential developments also exist in the area along Benson Street and Cherry Street. However, new development has occurred in the area, including the Peach State Federal Credit Union across Pike Street from the Property. Of course, Downtown Lawrenceville has seen multiple new developments and redevelopments of the core Downtown area including City View, South Lawn, and the upcoming boutique hotel. These projects have activated Downtown Lawrenceville and dramatically enhanced its walkability and sense of place. Naturally, the revitalization of the Downtown core is working to enhance all of Downtown. Accordingly, the Applicant is requesting to redevelop and revitalize a prominent corner of Downtown with a first-class, luxury, senior living community. The proposed 4-story building would feature attractive architecture and building materials to drastically improve the aesthetics of the East Pike Street and Buford Drive intersection.

Lawrenceville’s street grid system and historical architecture naturally accommodated the Downtown revitalization developments and those projects reflect smart urban planning and land use management. Another of Lawrenceville’s inherent amenities is Rhodes Jordan Park just east of Downtown. While the park has great features including sports fields, a large lake, and extensive walking trails, it feels somewhat disconnected from Downtown. However, the proposed development carries the high-quality redevelopment of Downtown towards the park and fills a major gap in the Downtown-to-Park connection. The proposed development will enhance the aesthetics and walkability of East Pike Street and will encourage people to walk or bike from Downtown to the Park and vice versa.

Accordingly, the Applicant is requesting the City to rezone the Property to the O-I zoning classification and grant a special use permit to allow the development of the Property for use as a “Retirement Community, Independent Living” as depicted on the site plan submitted with the Application (the “Site Plan”). In addition to the rezoning and special use permit for the use of Retirement Community, Independent Living, the Applicant is specifically requesting relief from certain provisions and development standards set forth in the City of Lawrenceville Zoning Ordinance (the “Ordinance”) including a building height increase, an increase of impervious surface area, elimination of building setbacks and buffers, relief necessary to provide 190 parking spaces, et al., in order to develop the property in general accordance with the Site Plan. The proposed retirement community would provide approximately 150 units of high-end, luxury, age-exclusive homes with an internal courtyard for the use and enjoyment of residents. While the proposed development will include internal amenities such as the courtyard and clubhouse with a fitness center, social areas, and lounge, residents of the proposed development would also be attracted to diverse community amenities nearby such as Downtown and Rhodes Jordan Park. Moreover, since the majority of the proposed residents are retired, they will have ample time to enjoy nearby parks, shopping, and dining opportunities.

The proposed senior living community is compatible with the policies set forth in the Lawrenceville 2040 Comprehensive Plan (the 2040 Plan) which encourage the development of a mix of uses within the Downtown Character Area and housing designed for seniors. Specifically, the 2040 Plan

provides that Downtown is “a place for everyone: families, students, millennials, empty nesters, and seniors all feel at home and welcome.” The proposed development is also compatible with multiple 2040 Plan “Key Policies” including Policy LU1.1 which is to “Encourage a mixture and concentration of residential, retail, office, recreational, and educational facilities at key locations to encourage walking and biking to everyday needs.” Policy LU1.4 is to “Encourage buildings in walkable areas to be oriented to the street and have facades designed with abundant windows and human scale architectural features.” And further, Policy ED6.1 is to “Expand Downtown’s live-work-play opportunities.”

Residents of the proposed community would have direct pedestrian access to nearby shopping, dining, recreational, and entertainment uses therefore improving the walkability of the East Pike Street and Buford Drive corridors. The proposed development will create a community for seniors to “age in place” and remain in their communities with convenient access to their daily needs. Accordingly, not only is the proposed development compatible with surrounding land uses and the 2040 Plan, it would also represent a decrease in the intensity of potential development on the Property. Continuing the currently-entitled industrial and heavy commercial uses could have a negative impact on surrounding properties, pedestrian experience, and roadway aesthetics. The proposed development would replace an older automotive-related land use and bring the Property in line with the land uses that are encouraged by the Comprehensive Plan.

The Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of this Application.

This 24th day of September, 2021.

Sincerely,

A handwritten signature in blue ink, appearing to read 'DL', enclosed within a hand-drawn rectangular box.

Dave Loeffel

Highlands Residential, LLC
DLoeffel@HighlandsResidential.com
(404) 969-5367

Rezoning

Narrative

Project Overview

As a senior living developer focused on creating timeless and lasting communities for active adults, Highlands Residential is excited to propose a senior living development in the heart of Downtown Lawrenceville. In recent years, Highlands has seen growing demand for housing in walkable cities and neighborhoods throughout the Metro Atlanta area. Downtown Lawrenceville, with its mix of uses and a vision for walkable streetscapes and a neighborhood feel, is highly desirable to prospective residents.

Highlands's proposed development is an Age Exclusive Lifestyle Community with approximately 150 senior living units, including approximately 190 parking stalls. The proposed Age Exclusive use is designed to attract Empty Nesters and other "recently retired grandparents and their friends". According to FreddieMac, over 5 million baby boomers will rent their next home by 2021. This is a growing trend that Highlands is seeing across the Metro Atlanta area and the subject property provides exactly what our clientele desires.

The proposed development will offer a housing option for empty-nesters to stay in Lawrenceville and downsize their homes, acting as a catalyst to recycling the existing housing stock. These communities serve the empty nesters' growing desire to fully realize the freedoms associated with their stage of life. The market for this segment is increasing not only with the aging baby boomers, but also with the increase in healthy life expectancy. Currently, there is a shortage of adequate housing options that specifically targets the needs and wants of this demographic in the City of Lawrenceville.

The building will be constructed utilizing a wood-framed structure, and the exterior materials will consist of stone, brick, stucco, composite siding, and glass. Drawing on the existing surroundings, the exterior facades will feature contextual details and a simple system of balconies that allow residents to take advantage of the outdoors.

Streetscape and Public Realm

The redevelopment will dramatically improve the current site conditions. Beyond the active residential use, the building will have a handsome exterior and site design that will provide a warm and welcoming pedestrian experience. The building will be positioned to allow a generous greenspace along its outer borders on Pike Street and Buford Drive and supports a pedestrian-friendly perimeter.

Adding senior living units at this location naturally creates a more inviting streetscape, as more people will be walking and biking to and from the site which creates an energetic, safe and people-friendly environment, in place of the existing vehicular-oriented conditions today. The new development will work closely with all surrounding land uses to provide appropriate connectivity and long-term compatibility. In providing this connectivity, Highlands has the opportunity to create a gateway to Rhodes Jordan Park from the downtown area. The surrounding properties will benefit from the new improvements which include pedestrian walkways, yards and porches at street level, dense landscaping, and a strong design aesthetic. The parcel's sidewalk conditions will be improved, thus supporting nearby sites and encouraging area residents to walk for their shopping and entertainment needs.

Sustainable Design and Lifestyle Living

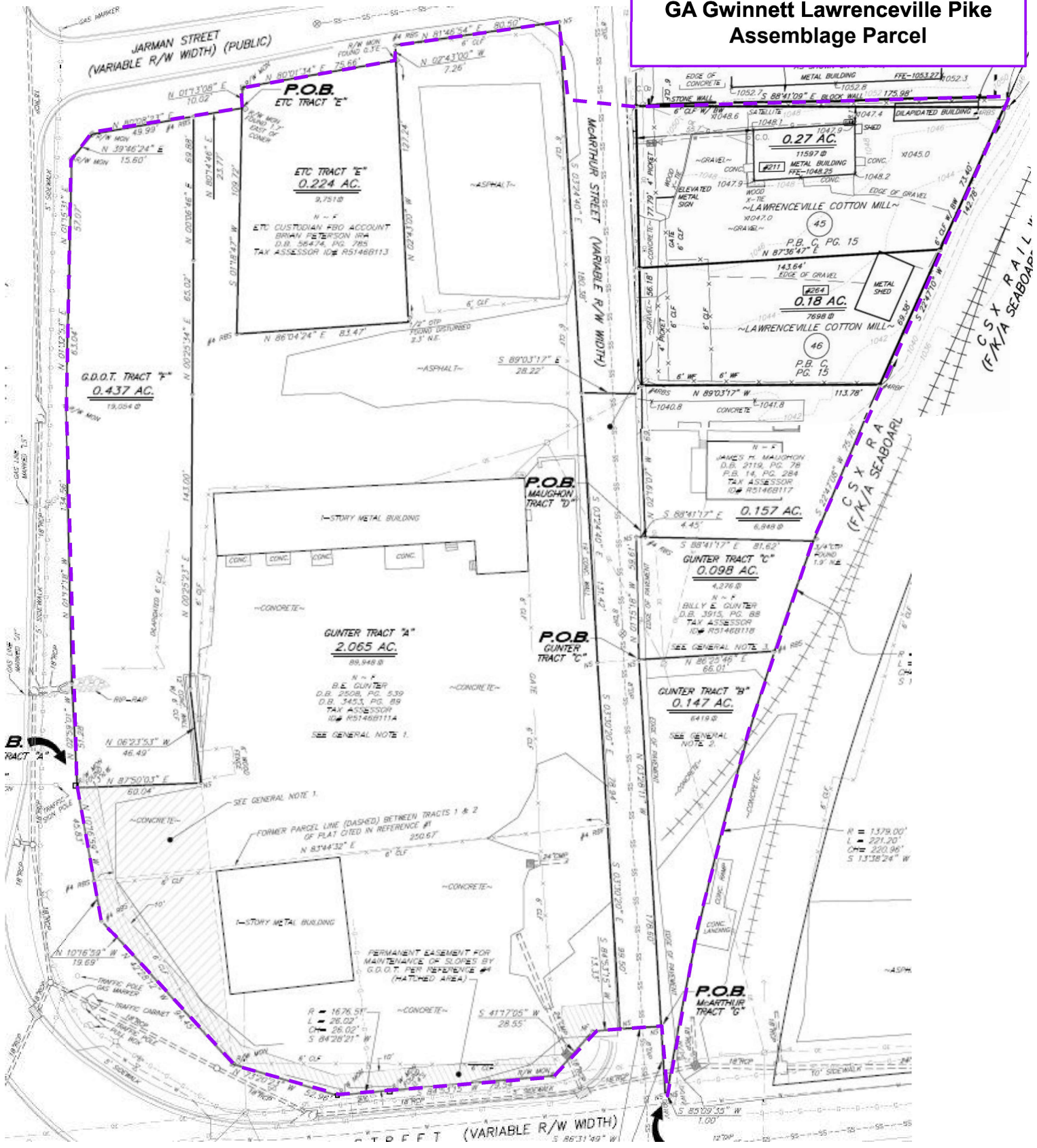
This project will support the residents' sustainable living experience by meeting sustainable standards and incorporating energy-efficient appliances, low-flow water fixtures, and low-VOC paints. The building will be designed to incorporate assemblies that ensure the highest quality acoustical performance between units (wall and floor assemblies).

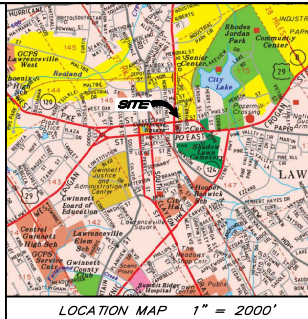
The abundance of resident amenities will extend residents' living space by providing a club room, commercial quality demonstration kitchen, library, game room, personal training studio, and an exterior courtyard. The building will offer its residents on-site management to help ensure activities are planned and encourage active participation. On-site parking stalls will total approximately 1.25:1 parking stall to unit ratio to serve its residents and visitors.

This residential community will offer various unit types for its diverse resident profile, tailored to the empty nester demographic in search of flexible luxury living. Unit types will range from small 1-bedroom units to large 2-bedroom units. This variety in housing types will help to accommodate a variety of household formations, sizes and incomes. The average unit size is approximately 876 RSF with a monthly cost of approximately \$1,500-\$2,500+/month.

Boundary Survey

GA Gwinnett Lawrenceville Pike Assemblage Parcel





CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

GPS NOTES:

- 1) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 83.
- 2) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE DSC10 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE GPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

GENERAL NOTES:

1. GUNTER TRACT "A" AND ACREAGE SHOWN INCLUDES THE HATCHED AREA AT SOUTHWEST CORNER OF SITE, AND IS ALSO SHOWN ON PLAT OF SURVEY FOR B.E. GUNTER CITED IN REFERENCE #1 HEREON, AND ON PLAT OF SURVEY IN REFERENCE #3. HATCHED AREA IS ASSIGNED OWNERSHIP TO B.E. GUNTER PER GWINNETT COUNTY GIS WEBSITE ON TAX ASSESSOR'S MAP WITH A SEPARATE TAX PARCEL ID# R51468110. RECTANGULAR SHARE OF TAX PARCEL SHOWN ON WEB SITE DOES NOT TAKE INTO ACCOUNT GEORGIA D.O.T. RIGHT-OF-WAY TAKING PER PLANS CITED IN REFERENCE #4 HEREON.
2. GUNTER TRACT "B" IS NOT SHOWN ON ABOVE-SAD TAX ASSESSOR'S MAP AS A SEPARATE PARCEL WITH A TAX ID NUMBER, NOR WITH ANY OWNERSHIP. HOWEVER, THIS PARCEL IS INCLUDED IN 1981 WARRANTY DEED TO B.E. GUNTER IN D.B. 2508, PG. 539. THIS PARCEL IS ALSO INCLUDED ON PLAT OF SURVEY FOR B.E. GUNTER CITED IN REFERENCE #1, AND ON PLAT OF SURVEY CITED IN REFERENCE #4.
3. GUNTER TRACT "C" IS ALSO SHOWN ON PLAT CITED ABOVE (BUT NOT PLAT OF REFERENCE #3), AND HAS OWNERSHIP ASSIGNED TO B.E. GUNTER PER TAX ASSESSOR'S WEB SITE CITED ABOVE, WITH ID# R51468118.
4. PRECISION OF CLOSURE FOR EACH TRACT ARE AS FOLLOWS:
 - GUNTER TRACT "A" = 566.672
 - GUNTER TRACT "B" = 145.337
 - GUNTER TRACT "C" = 91.259
 - MAUGHON TRACT "D" = 76.668
 - ETC TRACT "E" = 483.003
 - G.D.O.T. TRACT "F" = 216.170
 - MCARTHUR TRACT "G" = 146.614
5. BASIS OF BEARINGS IS GRID NORTH PER GPS NOTES ABOVE, BUT ALL DISTANCES SHOWN ARE GROUND DISTANCES.
6. NO CHANGES IN STREET RIGHT-OF-WAY LINES, SETBACKS OR CURRENT PAVING, NOR ANY WETLAND DELINEATIONS NOR EVIDENCE OF GRAVELYARD WERE OBSERVED WHILE CONDUCTING THIS SURVEY.
7. UNDERGROUND MARKINGS FOR GAS AND WATER WERE FOUND ALONG EAST PIKE STREET, DESIGNATIONS (MARKINGS) MADE BY OTHERS UNKNOWN TO CASPINS.
8. FRESH UNDERGROUND MARKINGS FOR GAS ALONG BUFORD DRIVE WERE PROCURED BY HIGHLANDS RESIDENTIAL, LLC DURING THE WEEK OF FEB. 5th, 2020.

SURVEY REFERENCES:

1. PLAT OF SURVEY FOR B.E. GUNTER DATED AUGUST 16, 2001, PREPARED BY HANNON, MEERS & BAGWELL, SURVEYORS & ENGINEERS, INC., D.B. 11163-01 / R 11163-001.
2. WARRANTY DEED FROM G.L. GORDON AS TRUSTEE OF THE LSI FOUNDATION, A CONNECTICUT CHARITABLE TRUST, TO B.E. GUNTER, DATED JANUARY 27, 1983, DEED BOOK 2508, PAGE 539, RECORDS OF GWINNETT COUNTY CLERK OF THE SUPERIOR COURT.
3. PLAT OF SURVEY FOR GWINNETT CONCRETE PRODUCTS CO., INC., DATED OCTOBER 10, 1974, PREPARED BY HAYES, JAMES & ASSOCIATES, RECORDED IN PLAT BOOK 2, PAGE 231, AFORESAID RECORDS.
4. STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION PROPOSED RIGHT OF WAY PLANS FOR STATE ROUTE 20, PROJECT NO. MAP-20 (100) GWINNETT COUNTY, DATED MAY 2, 1995, MULTIPLE REVISIONS THRU AUG. 12, 1998.
5. PLAT OF SURVEY FOR JAMES H. MAUGHON, DATED JANUARY 21, 1981, PREPARED BY HAYES, JAMES & ASSOCIATES, RECORDED IN PLAT BOOK 14, PAGE 284, AFORESAID RECORDS.
6. PLAT OF SUBDIVISION PREPARED BY G.L. YEAL, SURVEYOR, DATED JULY 28, 1940, RECORDED IN PLAT BOOK C, PAGE 15, AFORESAID RECORDS.

AREA SUMMARY 1

TRACT "A" 2.065 ACRES
TRACT "B" 0.147 "
TRACT "C" 0.098 "
TRACT "D" 0.157 "
TRACT "E" 0.224 "
OVERALL 2.691 ACRES

AREA SUMMARY 2

TRACT "F" 0.437 ACRES
TRACT "G" 0.156 "
OVERALL 0.593 ACRES

TOTAL AREA SUMMARY

TRACT "A" 2.065 ACRES
TRACT "B" 0.147 "
TRACT "C" 0.098 "
TRACT "D" 0.157 "
TRACT "E" 0.224 "
TRACT "F" 0.437 "
TRACT "G" 0.156 "
OVERALL 3.294 ACRES

SURVEYOR'S CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBSIDSE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE EXISTING MAPS, PLATS, OR INSTRUMENTS WHICH CREATED THE PARCELS OR PARCELS ARE STATED HEREON. RECONSTRUCTION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, VIOLATION OF ANY LOCAL ORDINANCES, REGULATIONS OR REQUIREMENTS, OR VIOLATION OF ANY USE OR PURPOSE OF THE LAND. FURNISHING THE UNDERGROUND 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 G.C.S.A. SECTION 19-8-42.



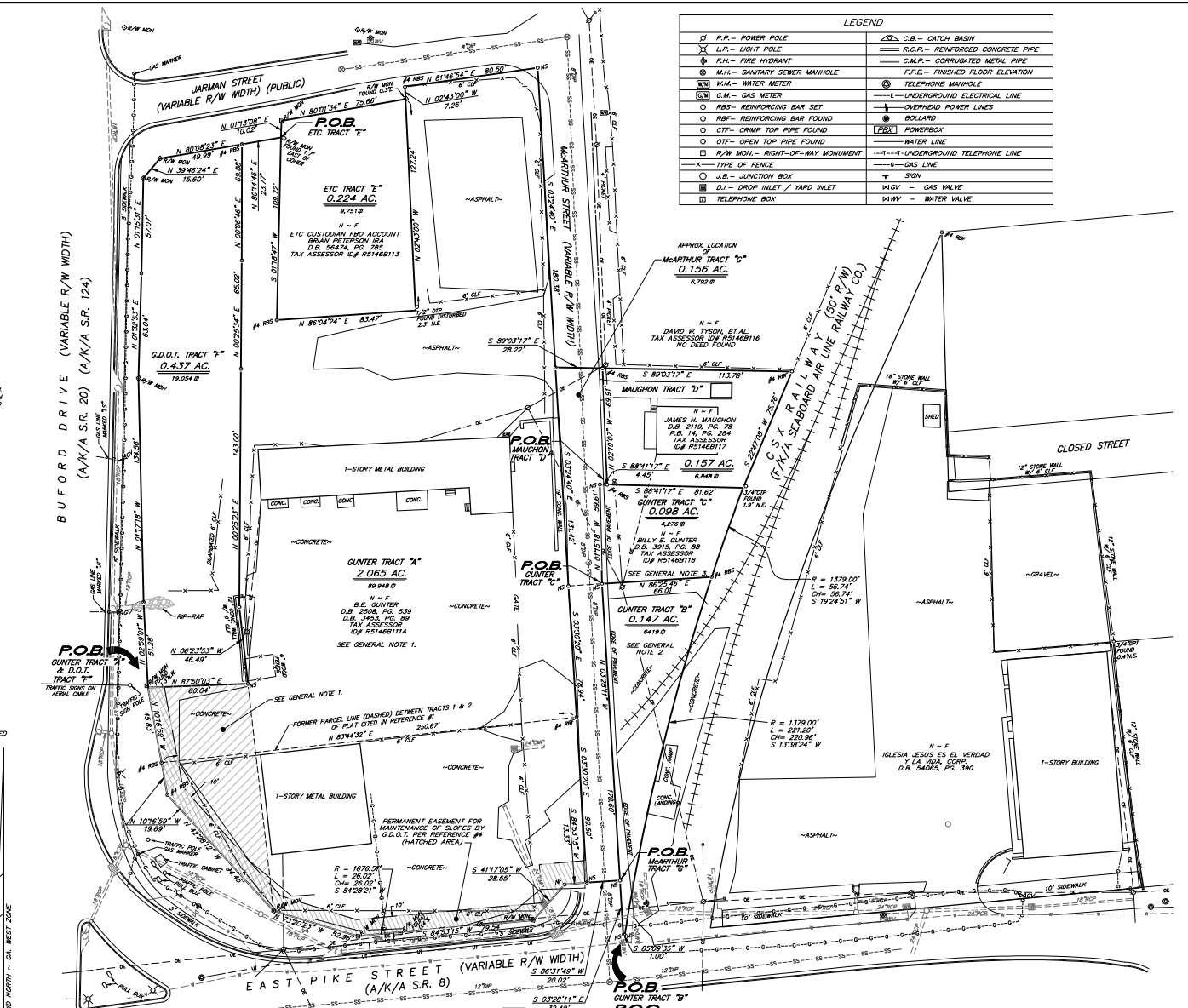
Bryant G. Kachel
BRYANT G. KACHEL, PLS 02/11/2020
GA PLS NO. 2700
email: bkachel@gcasurvey.com

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD ZONE, ACCORDING TO FEMA, (F.I.A.) COMMUNITY FLOOD INSURANCE MAP NUMBER 13135 C 0074 F, DATED SEPTEMBER 28, 2008.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE IS 1/71,865. ANGULAR ERROR: 0.1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/76,668. MATTERS OF TITLE ARE EXCEPTED.

LEGEND

P.P. - POWER POLE	C.B. - CATCH BASIN
L.P. - LIGHT POLE	R.C.P. - REINFORCED CONCRETE PIPE
F.H. - FIRE HYDRANT	C.M.P. - CORRUGATED METAL PIPE
S.M. - SANITARY SEWER MANHOLE	F.F.E. - FINISHED FLOOR ELEVATION
W.M. - WATER METER	TELEPHONE MANHOLE
G.M. - GAS METER	UNDERGROUND ELECTRICAL LINE
R.B. - REINFORCING BAR SET	OVERHEAD POWER LINES
RBF - REINFORCING BAR FOUND	ROLLAD
CTF - CRAMP TOP PIPE FOUND	POWERBOX
OTF - OPEN TOP PIPE FOUND	WATER LINE
R/W MON. - RIGHT-OF-WAY MONUMENT	UNDERGROUND TELEPHONE LINE
X - TYPE OF FENCE	GAS LINE
U.B. - UNION BOX	W. SIGN
D.I. - DROP INLET / YARD INLET	W.V. - GAS VALVE
T.B. - TELEPHONE BOX	W.V. - WATER VALVE



REVISIONS

REV. 1, 01/15/2020	MODIFY TRACT "F"
REV. 2, 01/25/2020	ADD SUE TO NOTE #12
REV. 3, 02/11/2020	SEE NOTE #3, ADDITIONAL R/W MONUMENT FOUND

FIELD DATE: 5/13/2019
OFFICE DATE: 6/06/2019
SCALE: 1"=30'

Gaskins
ENGINEERING & SURVEYING
1200 Peachtree Street, NE, Suite 204
Lawrenceville, GA 30046
Phone: (770) 962-3882

BOUNDARY RETRACEMENT SURVEY OF
77 EAST PIKE STREET
FOR
HIGHLANDS RESIDENTIAL, LLC
LOCATED IN CITY OF LAWRENCEVILLE
LL 146, 5th DISTRICT
GWINNETT COUNTY, GA

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

LEGEND

	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRUMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	---O--- OVERHEAD POWER LINES
	---W--- WATER LINE
	---T--- UNDERGROUND TELEPHONE LINE
	---G--- GAS LINE
	---E--- UNDERGROUND ELECTRICAL LINE

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

N ~ F
EQUITY TRUST COMPANY
D.B. 58310, PG. 353

N ~ F
C.E. SMITH
D.B. 7275, PG. 225
P.B. C, PG. 15
P.B. 55, 158-A

N ~ F
DAVID W. TYSON
D.B. 58590, PG. 634
P.B. C, PG. 15
#211

N ~ F
DAVID W. TYSON
D.B. 58590, PG. 634
P.B. C, PG. 15
#264

N=1440048.05
E=2351804.90
N ~ F

250 MCARTHUR, LLC
D.B. 56773, PG. 357

*NOTE: FORMER RIGHT OF WAY
OF MCARTHUR STREET WAS
ABANDONED BY MAYOR AND
CITY COUNCIL OF THE CITY OF
LAWRENCEVILLE BY RESOLUTION
NO. RES-2020-28 ON
OCTOBER 26, 2020.

McARTHUR STREET
RIGHT OF WAY
TO BE ABANDONED
0.09 AC.

3848 ±
LIMITS OF PUBLIC R/W

N89°03'17"W
28.22'

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. 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.



DEAN C. OLSON, RLS
GA RLS NO. 2806
email: dolson@gscsurvey

04/28/21

DATE



SCALE IN FEET

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/18,215; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/276,076. MATTERS OF TITLE ARE EXCEPTED.

DRAWN BY: MAN

CHECKED BY: DCO

FILE: 211 & 264 MCARTHUR ST RW EX

FIELD DATE: 4-14-20

OFFICE DATE: 4-15-21

SCALE: 1"=30'

REVISIONS

#1 4-28-21: REVISE PER CLIENT

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www.gscsurvey.com LSF# 789

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Marietta, GA 30064
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Canton Office
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Ste. 3 Canton, GA 30114
Phone: (770) 479-9698

Newnan Office
4046 Ga. Hwy. 154, Ste. 109
Newnan, GA 30265
Phone: (770) 424-7168

RIGHT OF WAY EXHIBIT FOR:

HIGHLAND RESIDENTIAL
"McARTHUR STREET"

LOCATED IN L.L. 146
5th DISTRICT,
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GA.

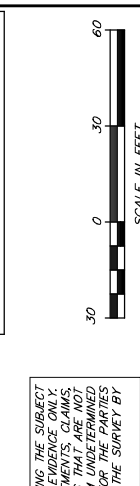
Plotted on: Apr. 28, 2021 - 8:41am

Drawing name: Q:\Survey\BND\GWINNETT\05_0146\211 & 264 MCARTHUR STREET\DWG\211 & 264 MCARTHUR ST RW EX.dwg

Plotted By: Matt Noel

Existing Conditions Shown on Survey

(additional copy
included on the
following pages.)



ms
INSTRUCTION MODEL

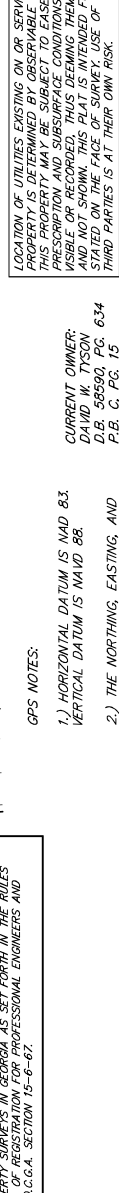
Office
College Place
College Station, TX 77843
(936) 693-6098

Office
1813 So. 109
Ave. #202
Gainesville, TX 76705

Office
146
5th District
City of Lawrenceville
Gwinnett County, GA

HIGHLAND RESIDENTIAL
#211 & #244 MCARTHUR STREET

*BOUNDARY, RETRACEMENT, UTILITY AND
TOPOGRAPHICAL SURVEY FOR:*



<i>C. Olson</i> DATE 04/19/21 SON, RLS 2806 on @gpcsurvey	ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE GPS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.
--	---

YEAR 0000 TO F.E.M.A. (F.I.A.)
 _____ _____ MAP NUMBER
 _____ 28 2006

THIS PLAT IS A RETRACEMENT OF AN EXISTING PLAT AND DOES NOT CREATE A NEW PARCEL OR PARCELS. THE REWORKING OF THE PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTIONS REGULATIONS OR REQUIREMENTS OR SUCH MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL ENGINEERS OF THE GEORGIA BOARD OF LAND SURVEYORS AND AS SET FORTH IN G.S.C. 44-1-1.

DEAN C. O.
GA RULES NO. 100
enrich. 08/08/09

Dean

THIS PARCEL OF LAND IS NOT IN THE 100
PLAN AND IS IN ZONE X, ACCORDING
COMMUNITY NUMBER # 130099
13135 C 0074 F DATED SEPTEMBER

THIS PLAT IS PREPARED FROM A FIELD SURVEY
METER; LINEAR PRECISION OF TRAVERSE;
ADJUSTED USING THE COMPASS RULE. LINEAR



A circular professional seal for a land surveyor in the state of Georgia. The outer ring contains the text "GEORGIA" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. Inside this ring, the word "PROFESSIONAL" is written in a smaller arc on the left, and "2806" is in the center. The name "DEAN C. O." is written in an arc on the right side of the seal.

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

LEGEND

	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	---O--- OVERHEAD POWER LINES
	---W--- WATER LINE
	---T--- UNDERGROUND TELEPHONE LINE
	---G--- GAS LINE
	---E--- UNDERGROUND ELECTRICAL LINE

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

N ~ F
EQUITY TRUST COMPANY
D.B. 58310, PG. 353

N ~ F
C.E. SMITH
D.B. 7275, PG. 225
P.B. C, PG. 15
P.B. 55, 158-A

N ~ F
DAVID W. TYSON
D.B. 58590, PG. 634
P.B. C, PG. 15
#211

N ~ F
DAVID W. TYSON
D.B. 58590, PG. 634
P.B. C, PG. 15
#264

N=1440048.05
E=2351804.90
N ~ F

250 MCARTHUR, LLC
D.B. 56773, PG. 357

*NOTE: FORMER RIGHT OF WAY
OF MCARTHUR STREET WAS
ABANDONED BY MAYOR AND
CITY COUNCIL OF THE CITY OF
LAWRENCEVILLE BY RESOLUTION
NO. RES-2020-28 ON
OCTOBER 26, 2020.

McARTHUR STREET
RIGHT OF WAY
TO BE ABANDONED
0.09 AC.

3848 ±
LIMITS OF PUBLIC R/W

N89°03'17"W
28.22'

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Drawing name: Q:\Survey\BND\GWINNETT\05_0146\211 & 264 MCARTHUR STREET\DWG\211 & 264 MCARTHUR ST RW EX.dwg

Plotted By: Matt Noel

Proposed Improvements



L-1

Sheet	Project
	PP001
Date	9/7/21
Scale	1"=30'



WINTER DESIGN
 Landscape Architecture + Planning
 2090 Saybrook Court Marietta, GA 30068
 Phone (678) 776-3842 www.joshwinterdesign.com



Park Place Apartments
 Site Layout Plan

Date	Revision/Issue



Name: _____ Date: _____

Prod #: _____	Reviewed By: _____
---------------	--------------------

SK.1
2021.09.21



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



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



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



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

HIGHLANDS
RESIDENTIAL, LLC.

PARK PLACE
LAWRENCEVILLE, GA

Issue Not Date

CONCEPT VIEWS

Proj #: Rev: Issued By:

SK.2
2021.09.21



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



ELEVATION 6
1/8" = 1'-0"



ELEVATION 7
1/8" = 1'-0"



ELEVATION 5
1/8" = 1'-0"

HIGHLANDS
RESIDENTIAL, LLC.

PARK PLACE
LAWRENCEVILLE, GA

Date: _____ No: _____ Date: _____

CONCEPT VIEWS

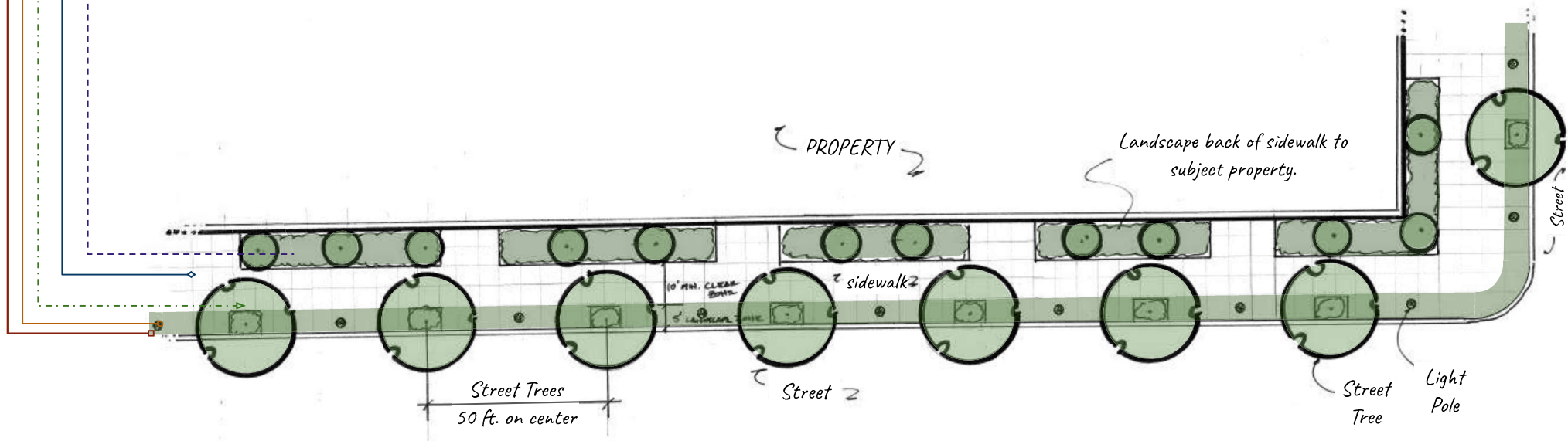
Proj #: _____ Rev: _____

SK.3
2021.09.21

CONCEPTUAL SITE PLAN - STREETSCAPE

- 5 Foot Landscape Zone
- Light poles, 50 ft. on center
- Street trees, 50 ft. on center
- 8 - 10 Foot Sidewalk
- Landsaped zone to building

CONCEPTUAL STREETSCAPE



September 21, 2021

Proposed Conditions

PROPOSED STAFF CONDITIONS - #####:

Approval as OI (Office Institutional District) for a Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The proposed development shall be limited to a total of 150 multifamily residential units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
 - B. The maximum building height shall be 65 feet.
 - C. Allow a 25-foot encroachment into the required front yard setback along East Pike Street and Buford Drive.
 - D. Maximum impervious surface requirement shall not exceed 80-percent.
 - E. The development shall be age-restricted to residents 55 years of age and older in accordance with the Housing for Older Persons Act.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site rezoning site plan, dated September 7, 2021, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Planning and Development Department.
 - B. The buildings shall be constructed in general accordance with the submitted elevations, dated September 21, 2021 with minor adjustments as may be approved by the Planning and Development Department.
 - C. Ingress/Egress to the subject property shall be limited to one point of access along East Pike Street and one point of access near the intersection of Jarman Street and McArthur Street. Each point of access shall meet City regulations as appropriate, including any dedication of Right-of-Way.
 - D. Parking spaces shall be approximately 190 total spaces, including required parking spaces for common space. Parking and driveway surfaces shall be paved and striped to City standards.
 - E. Elimination of a 10 foot landscape strip along all right-of-ways shall be permitted consistent with the submitted site rezoning site plan, dated September 7, 2021 with minor adjustments as may be approved by the Planning and Development Department. Internal and external landscaping and screening shall be subject to review and approval of the Planning and Development Department.

- F. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, the rezoning application, or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- G. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Other signage will be allowed consistent with the submitted site rezoning site plan, dated September 21, 2021 with minor adjustments as may be approved by the Planning and Development Department. Subject to the review and approval of the Planning and Development Department.
- H. All grassed areas shall be sodded.
- I. The utilities internal to the development must be placed underground.
- J. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- K. Lighting, other than streetscape 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-ways. Streetscape lighting along Buford Drive and East Pike Street shall be consistent with the minimum requirements of the City of Lawrenceville Zoning Ordinance, Article 6, Architectural and Design Standards, Section 603 Performance Standards-Lighting.
- L. Outdoor storage shall be prohibited.
- M. City dumpsters may be utilized for the entire development. Individual trash carts shall be prohibited within the development. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5-feet. The dumpster shall be screened on all sides by a minimum 6-foot high masonry wall with access via an opaque gate. The project may incorporate a trash room inside the building.
- N. Dumpster Pad may be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long. The project may incorporate a trash room inside the building.
- O. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- P. The development shall be a gated community, with automated car access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made in a timely manner. Fencing

along public right-of-way shall be wrought iron style type fencing with masonry columns spaced 25 feet. The building itself can function as a fence along the public right-of-way.

- Q. Unless provided underground, Stormwater Detention facilities shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans shall be subject to the review and approval of the Planning and Development Department.

PROPOSED CONDITIONS - #####:

Approval of a Special Use Permit for a 150-unit Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A. The proposed development shall be limited to a total of 150 residential units. The final site and building design shall be subject to review and approval of the Planning and Development Department.
- B. Each multifamily living unit shall be accessed internally, via a double-loaded corridor (hallway), consisting of apartment units on both sides of the passage corridor.
- C. Interior unit features include stainless steel appliances and stone or quartz countertops.
- D. The development shall include outdoor amenities for residents including active common spaces that may include a community garden, covered pavilion and grilling areas. Interior amenities shall include a community room with bistro, cardio/fitness center, as well as additional areas for residential activity. The design and location of the amenities shall be subject to the review and approval by the Planning and Development Department.



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #:
RZC2021-00030 & SUP2021-00053

Applicant:
Highlands Residential, LLC

Owner:
GA Gwinnett Lawrenceville Pike, LLC

Legend

-  Subject Properties
-  Parcels
-  Roads



0 45 90 180 FT





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #:
RZC2021-00030 & SUP2021-00053

Applicant:
Highlands Residential, LLC

Owner:
GA Gwinnett Lawrenceville Pike, LLC

Legend

-  Subject Properties
-  Parcels
-  Roads



0 90 180 360 FT





LAWRENCEVILLE

GEORGIA

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Planning & Development*

Location Map and Surrounding Zoning

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RZC2021-00030 & SUP2021-00053

Applicant:
Highlands Residential, LLC

Owner:
GA Gwinnett Lawrenceville Pike, LLC

Legend

-  Subject Properties
-  Parcels

Zoning Districts

-  BG General Business
-  LM Light Manufacturing
-  OI Office Institutional
-  Roads



0 45 90 180 FT





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

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RZC2021-00030 & SUP2021-00053

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Owner:
GA Gwinnett Lawrenceville Pike, LLC

Legend

- Subject Properties
- Parcels

Zoning Districts

- BG General Business
- BGC Central General Business
- LM Light Manufacturing
- OI Office Institutional
- Roads



0 90 180 360 FT

