



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS MEETING MINUTES

Monday, June 15, 2026

CALL TO ORDER: 6:00 p.m.

PRESENT:

Chairperson Cory Acuff

Vice Chairperson Sharon Nash

Board Member Joseph Wise

Board Member Steven Twombly

ABSENT:

Board Member Leafus Thomas III

APPROVAL OF AGENDA - 6:01 p.m.

Motion was made to **APPROVE THE AGENDA AS PRESENTED** by Board Member Twombly and Seconded by Vice Chairperson Nash.

Voting Yea: Chairperson Acuff, Vice Chairperson Nash, Board Member Wise, Board Member Twombly

NEW BUSINESS – 6:03 p.m.

VAR2026-00011 APPLICANT: Gabriela Mosquera, Interplan LLC C/O Chick-Fil-A Inc.; Property Owner: Er Ma Pike St. LLC; an application to relief from the Article VIII, Buffer, Landscape And Tree Ordinance, Section 8.4, Landscape Regulations, Subsection 8.4.2(A), Landscape Strip, to allow an encroachment of 3.3 feet into the required 10-foot landscape strip; the property is located at 655 Duluth Highway; Parcel Identification Number 7009 004; Approximately 1.146 Acres.

Motion made to recommend **APPROVAL** of **VAR2026-00011** with applicant's recommended conditions by Board Member Twombly, and Seconded by Chairperson Acuff

Voting Yea: Chairperson Acuff, Vice Chairperson Nash, Board Member Wise, Board Member Twombly

Proponent: Applicant - Filepe Reyes, PE, Program Manager, Civil Engineering Services, Interplan LLC; Attorney – Jessica Hill, Partner, Troutman Pepper Locke

Opponent: None

VAR2026-00015 APPLICANT: Gabriela Mosquera, Interplan LLC C/O Chick-Fil-A Inc.; Property Owner: Er Ma Pike St. LLC; An application to relief from the Zoning Ordinance Article 1, Districts, Section 102.13, BG – General Business District, Subsection 102.13. B, Lot Development Standards, to allow a proposed building with an attached canopy to encroach 27.3 Feet into the required 50-foot south front building setback; The property is located at 655 Duluth Highway; Parcel Identification Number 7009 004; Approximately 1.146 Acres.

Motion made to recommend **APPROVAL** of **VAR2026-00015** with applicant's recommended conditions by Board Member Twombly, and Seconded by Vice Chairperson Nash

Voting Yea: Chairperson Acuff, Vice Chairperson Nash, Board Member Wise, Board Member Twombly

Proponent: Applicant - Filepe Reyes, PE, Program Manager, Civil Engineering Services, Interplan LLC; Attorney – Jessica Hill, Partner, Troutman Pepper Locke;

Opponent: None

VAR2026-00016 APPLICANT: Gabriela Mosquera, Interplan LLC C/O Chick-Fil-A Inc.; Property Owner: Er Ma Pike St. LLC; An application to relief from the Zoning Ordinance Article 1, Districts, Section 102.13, BG – General Business District, Subsection 102.13. B, Lot Development Standards, to allow a proposed building with an attached canopy to encroach 21.4 feet into the required 50-foot east front building setback; the property is located at 655 Duluth Highway; Parcel Identification Number 7009 004; Approximately 1.146 Acres.

Motion made to recommend **APPROVAL** of **VAR2026-00016** with applicant's recommended conditions by Board Member Twombly, and Seconded by Board Member Wise

Voting Yea: Chairperson Acuff, Vice Chairperson Nash, Board Member Wise, Board Member Twombly

Proponent: Applicant - Filepe Reyes, PE, Program Manager, Civil Engineering Services, Interplan LLC; Attorney – Jessica Hill, Partner, Troutman Pepper Locke

Opponent: None

Staff Comment:

The Board of Appeals approved the variance requests associated with the proposed Chick-fil-A development at the intersection of West Pike Street and Hurricane Shoals Road, subject to the applicant's recommended conditions. The approved variances are typical of those commonly encountered during the development review process and are not considered a significant concern.

The primary focus of staff's review continues to be the exterior architectural design of the building. During the meeting and subsequent discussions, staff engaged with the Board of Appeals, the design professional, legal counsel, and Chick-fil-A representatives regarding potential enhancements to the building's appearance. These discussions were productive and resulted in the exploration of several design alternatives, including enhanced landscaping, faux windows, gable features, and other architectural treatments intended to improve the overall visual character of the development.

As the review process moves forward, staff is confident that a collaborative effort to establish clear and consistent architectural and site design standards for future commercial development projects will enhance development quality, provide greater predictability throughout the review process, and better align proposed projects with the City's long-term vision and development objectives. This effort could include the evaluation and establishment of minimum standards related to building architecture, façade articulation, exterior materials, landscaping, and other design elements that contribute to the quality and character of the built environment. Establishing baseline design standards would provide applicants with greater certainty early in the development process while creating a more objective framework for staff and decision-makers to evaluate proposed projects. Such standards would also reduce project-specific negotiations by clearly communicating the City's expectations and limiting consideration to design alternatives that meet or exceed established benchmarks. Ultimately, this approach would promote consistency, improve development outcomes, and streamline the review process for both applicants and the City.

For reference, attached is the applicant's PowerPoint presentation submitted to and presented before the Board of Appeals. The presentation includes examples of alternative architectural treatments discussed during the review process and is provided to assist in evaluating potential design approaches and establishing a preferred direction for future discussions with the applicant.

FINAL ADJOURNMENT – 6:36 p.m.

Motion made to **ADJOURN** by Board Member Wise, and Seconded by Board Member Twombly

Voting Yea: Chairperson Acuff, Vice-Chairperson Nash, Board Member Wise, Board Member Twombly



LAWRENCEVILLE

GEORGIA

ZONING BOARD OF APPEALS

CASE NUMBER(s): VAR2026-00011, VAR2026-00015, VAR2026-0016

Variance Request: VAR2026-0011 – Allow 3.3 feet encroachment into the required 10 feet landscape strip

VAR2026-0015 - Allow 27.3 feet encroachment into the required 50-foot south front building setback

VAR2026-0016 –Allow 21.4 feet encroachment into the required 50-foot east front building setback

Applicant Name: Interplan LLC, Gabriela Mosquera on behalf of Chick-fil-A

Development Type: BG (General Business District)

Ordinance: Development Regulations & Zoning Ordinance

Code Section: Development Regulations, Article VIII, Buffer, Landscape, and Tree Ordinance, Section 8.4, Landscape Strip

Zoning Ordinance, Article 1, Section 102.11 BG General Business District, Subsection B. Lot Development Standards

Subdivision: N/A

Property Address: 655 Duluth Highway, Lawrenceville, Georgia 30046

Parcel #: R7009 004



Development Regulations:

Article VIII Buffer, Landscape, and Tree Ordinance, Section 8.4, Landscape Regulations, Subsection 8.4.2(A), Landscape strip reads as follows:

8.4.2 Landscape Strip

Required Landscape Strips shall contain landscaping and plantings within the Landscape Strip and shall meet the following minimum requirements:

- (A) Shall be a minimum ten (10) feet in width located on private property adjacent to the right-of-way.
- (B) Shall contain no encroachments of impervious surfaces except for perpendicular ingress and egress access and signs.
- (C) One (1) tree for each twenty-five (25) linear feet of Landscape Strip length shall be provided. Deciduous trees shall be at least three (3) inches in diameter and evergreen trees shall be at least six (6) feet in height at time of planting. Genus and species of required Landscape Strip trees are encouraged to be found in Appendix "A"; however, alteration from Appendix "A" shall be permitted as authorized by the Director.
- (D) Three (3) evergreen shrubs for each twenty-five (25) linear feet of Landscape Strip length shall be provided. Evergreen shrubs shall be a minimum size of three (3) gallon container at time of planting and must be of a species with a minimum mature height of three (3) feet.
- (E) Trees and shrubs required herein may be planted and spaced singularly or in groups as authorized by the Director so long as the total number of plantings is achieved. The spacing of trees along the Landscape Strip is encouraged to be uniform in order to create consistency. Shrubs are encouraged to be grouped together in an intentional design.
- (F) The remaining ground area shall be sodded, seeded or hydroseeded with grass, and / or planted with groundcover species and / or provided with other landscaping material, seasonal flower beds or any combination thereof.



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Zoning Ordinance:

Article 1, Section 102.11 BG General Business District, Subsection B. Lot Development Standards reads as follows:

102.11 BG General Business District

A. Purpose

This district is intended to provide for a wide range of retail and service establishments.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	None	None	50 ft.	10 ft.	10 ft.	95%	35 ft.

Variance Requests:

The applicant proposes demolition of the existing approximately 4,116-square-foot Applebee's restaurant and construction of a new approximately 5,087-square-foot Chick-fil-A restaurant featuring a continuous dual-lane drive-through, face-to-face (F2F) ordering canopy, order meal delivery (OMD) canopy, refuse enclosure, storage room, and outdoor patio seating, and associated site improvements related to the proposed commercial development.

The applicant is requesting the following variances:

- Allowance of three-foot, three-inch (3.3-foot) encroachment into the required ten-foot (10-foot) eastern landscape strip.
- Allowance of twenty-seven-foot, three-inch (27.3-foot) encroachment into the required fifty-foot (50-foot) south building setback.
- Allowance of twenty-one-foot, four-inch (21.4-foot) encroachment into the required fifty-foot (50-foot) eastern building setback.

The applicant states the hardship is related to the size and configuration of the site, the double-frontage condition of the property, and the operational requirements associated with the proposed dual-lane drive-through configuration and canopy system.

Existing Site Conditions:



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The subject property is located at 655 Duluth Highway and is currently developed with an existing restaurant structure and associated parking. The parcel fronts on multiple roadways and functions as a double-frontage commercial site. The redevelopment proposal includes substantial modifications to site circulation and vehicular stacking in order to accommodate Chick-fil-A's operational model.

Analysis of Requests:

1. East Landscape Strip Encroachment

Requested: To allow an encroachment of 3.3 feet into the required 10-foot eastern landscape strip.

Staff Analysis:

The applicant proposes reducing the eastern landscape strip to accommodate the drive-through bypass lane and associated circulation improvements. The site's double-frontage condition and existing lot dimensions constrain the ability to provide both the required landscape strip and the expanded drive-through stacking necessary for the proposed restaurant operation.

The Landscape Ordinance is intended to provide visual buffering and enhance compatibility between uses. The reduced landscape strip appears limited to a specific portion of the site and does not eliminate landscaping entirely.

The applicant indicates that strict application of the ordinance would significantly limit the site's ability to accommodate safe and efficient vehicle circulation associated with the proposed restaurant use.

2. South Front Building Setback Encroachment

Requested: To allow approximately 27.3 feet of encroachment into the required 50-foot south front building setback.

Staff Analysis:

The requested south setback encroachment appears associated with the proposed canopy structure and drive-through operations. The encroachment is intended to facilitate safe customer service operations and improved traffic circulation.

The applicant states that the canopy system protects employees from weather conditions while improving operational efficiency. The proposed encroachment does not appear to create substantial adverse impacts on adjoining properties due to the commercial nature of surrounding development.



The variance request is tied to the site layout necessary to maximize internal circulation and on-site stacking capacity, thereby reducing the potential for traffic congestion extending onto adjacent roadways.

3. East Front Building Setback Encroachment

Requested: To allow approximately 21.4 feet of encroachment into the required 50-foot east front building setback.

Staff Analysis:

The applicant states the request is necessary to accommodate the dual-lane drive-through, bypass lane, and canopy configuration required for efficient Chick-fil-A operations.

The property's double-frontage condition effectively increases setback constraints on the site and limits developable area.

The applicant contends that the proposed layout represents the most efficient design for maintaining safe circulation and maximizing vehicle stacking on-site.

Staff Recommendation

Based upon the submitted plans, applicant narrative, and review of the applicable provisions of the City of Lawrenceville Zoning Ordinance, Development Regulations, and Landscape Ordinance, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requested variances, subject to the following conditions:

1. The development shall substantially conform to the submitted site plan dated 04/27/2026 and the associated variance exhibits. Final site plan shall be subject to review and approval by the Director of Planning and Development.
2. All landscaping not specifically modified by the approved variance shall comply with the City of Lawrenceville Landscape Ordinance. Final landscape plan shall be subject to review and approval by the Director of Planning and Development.
3. The canopy columns proposed within the front building setback shall be constructed with exterior finishes and materials consistent with the principal building, including brick finishes to match the building architecture. Building elevations shall be subject to review and approval by the Director of Planning and Development.



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Reading and Adoption

Name	Title	Attendance	Vote
Cory Acuff	Chairman	Present	Yes
Sharon Nash	Vice Chairman	Present	Yes
Joseph Wise	Board Member	Present	Yes
Leafus Thomas III	Board Member	Absent	
Steven Twombly	Board Member	Present	Yes

VAR2026-00011

Date of Action:	Monday, June 15, 2026
Motion:	Recommend APPROVAL with conditions allowing a 3.3-foot encroachment into the required 10-foot eastern landscape strip
Mover:	Steven Twombly
Seconder:	Cory Acuff
Vote Carried:	4-0
Action Taken:	Approval
Action Certified By:	Todd Hargrave
Title:	Director, Planning and Development Department
Date:	Monday, June 15, 2026



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VAR2026-00015

Date of Action:	Monday, June 15, 2026
Motion:	Recommend APPROVAL with conditions allowing a 27.3-foot encroachment into the required 50-foot south front building setback along Duluth Highway
Mover:	Steven Twombly
Second:	Sharon Nash
Vote Carried:	4-0
Action Taken:	Approval with Conditions
Action Certified By:	Todd Hargrave
Title:	Director, Planning and Development Department
Date:	Monday, June 15, 2026

VAR2026-00016

Date of Action:	Monday, June 15, 2026
Motion:	Recommend APPROVAL with conditions allowing a 22.3-foot encroachment into the required 50-foot east front building setback along Hurricane Shoals Road
Mover:	Steven Twombly
Second:	Joseph Wise
Vote Carried:	4-0
Action Taken:	Approval with Conditions
Action Certified By:	Todd Hargrave
Title:	Director, Planning and Development Department
Date:	Monday, June 15, 2026



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Approval of the requested Variances, subject to the following enumerated conditions:

1. The development shall substantially conform to the submitted site plan dates 04/27/2026 and the associated variance exhibits. Final site plan shall be subject to review and approval by the Director of Planning and Development.
2. All landscaping not specifically modified by the approved variance shall comply with the City of Lawrenceville Landscape Ordinance Final landscape plan shall be subject to review and approval by the Director of Planning and Development.
3. The canopy columns proposed within the front building setback shall be constructed with exterior finishes and materials consistent with the principal building, including brick finishes to match the building architecture. Building elevations shall be subject to review and approval by the Director of Planning and Development.
4. Enhanced Street-Facing Architecture. The Chick-fil-A building shall be designed with four-sided architecture, with all elevations facing Duluth Highway, Hurricane Shoals Road, internal drives, and pedestrian walkways treated as primary facades. Street-facing facades exceeding fifty (50) feet in length shall incorporate architectural articulation through changes in materials, wall planes, fenestration patterns, roof forms, canopies, awnings, or similar design features. No uninterrupted blank wall segment visible from a public right-of-way or pedestrian area shall exceed twenty (20) feet in length.
5. Building Materials and Streetscape Quality. Street-facing elevations shall consist primarily of high quality, durable materials, including brick, stone, cast stone, fiber cement, or similar materials, with EIFS limited to accent applications. Excluding windows and doors screening back of house area, all windows and doors shall utilize clear or lightly tinted glass with a minimum visible light transmittance of fifty percent (50%). Drive-through facilities and service elements visible from public rights-of-way shall be integrated into the overall architectural design and screened with landscaping and/or decorative walls consistent with the principal building architecture.



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6. Administrative Review. Final architectural elevations, colors, materials, lighting, and streetscape enhancements shall be subject to review and approval by the Director of Planning and Development, who may approve minor modifications that achieve the intent of these conditions while maintaining a high-quality architectural design.



655 Duluth Highway
Lawrenceville, GA 30046

City of Lawrenceville, GA
Board of Appeals Hearing
Variance Requests

VAR2026-00011, VAR2026-00015 & VAR2026-00016

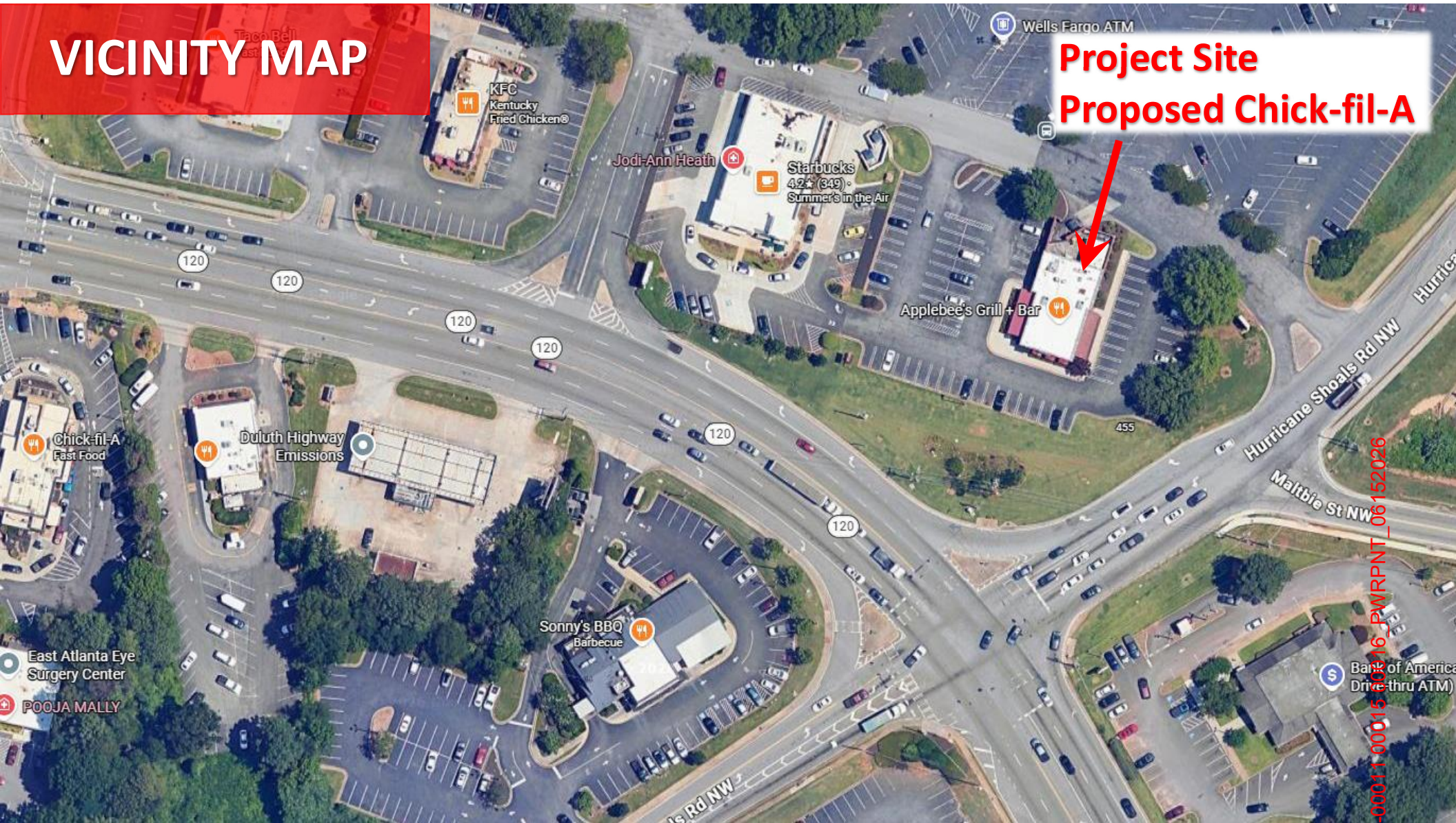
June 15, 2026

Prepared by: Felipe A. Reyes



VICINITY MAP

Project Site
Proposed Chick-fil-A



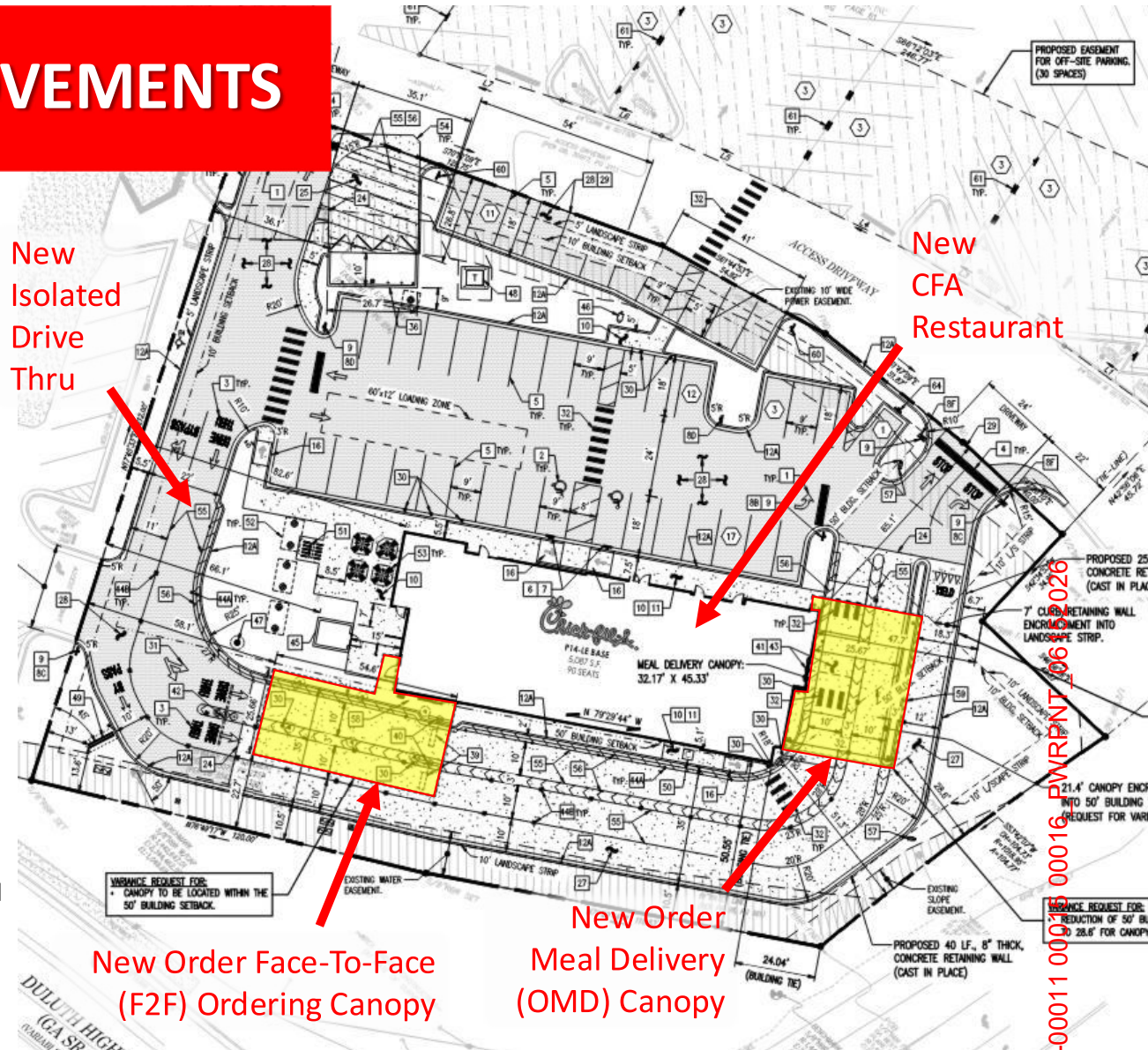
EXISTING SITE CONDITIONS

- This location is an existing operational restaurant.
- Counts with:
 - 2 ingress/egress
 - 1 Cross-Access drive



PROPOSED SITE IMPROVEMENTS

- Brand New Chick-fil-A restaurant.
- New Isolated Drive-Thru with Multi-lane Ordering Point (MLOP) and Fulfillment Lanes.
 - Isolated Drive-Thru provides added protection to both Team Members and Customers.
- Installation of Canopies
 - Protects Team Members from the elements.
 - Canopy system greatly helps to expedite cars through the drive-thru as it allows for multiple orders to be taken and multiple meals delivered simultaneously.

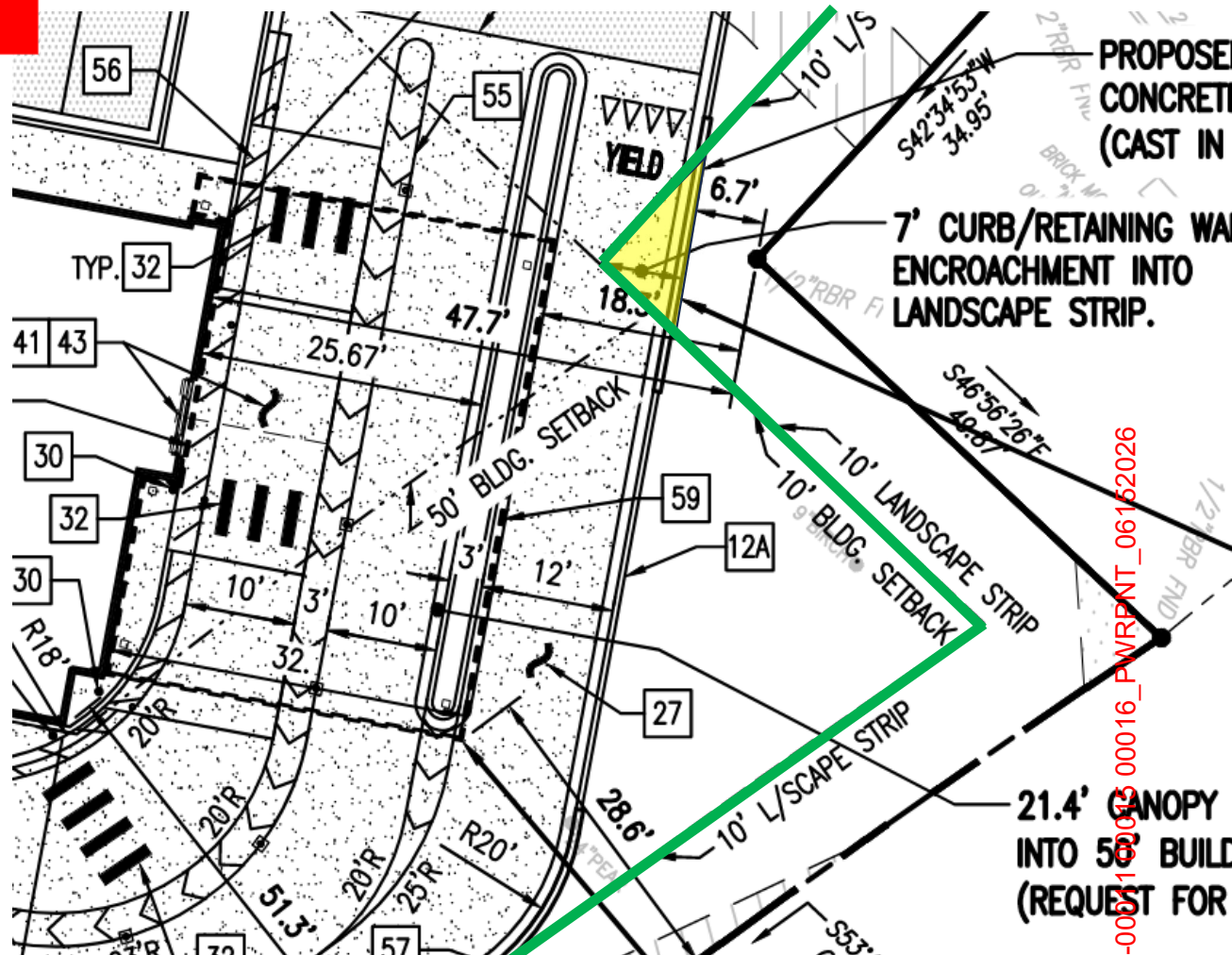


VARIANCE REQUEST
VAR2026-00011

Interplan is requesting the following variance:

- *Allow 3.3 feet encroachment into the required 10' landscape strip.*

- Allow 3.3 feet encroachment into the required 10' landscape strip.



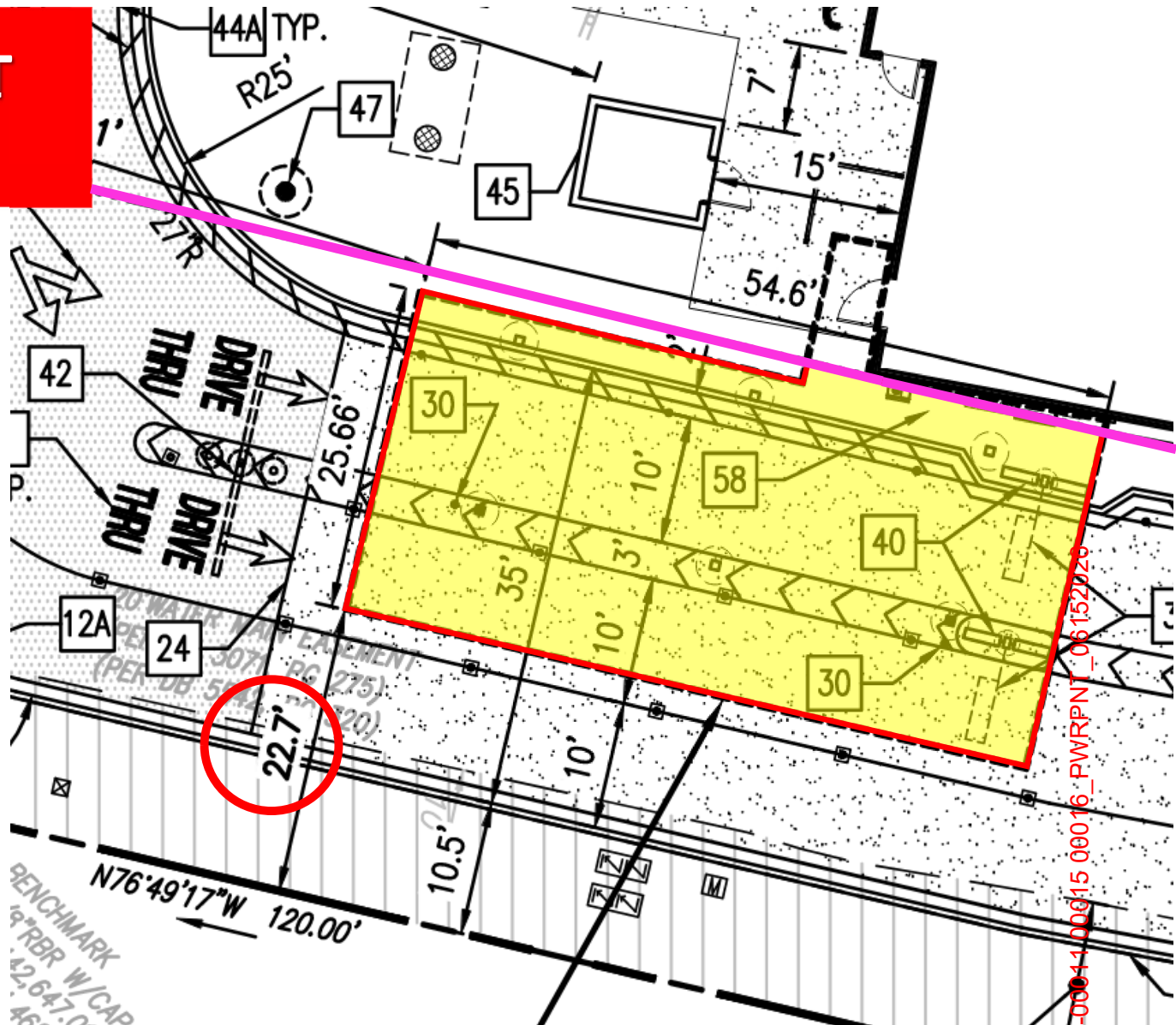
VAR2026-0001100015 00016_PWRPNT_06152026

VARIANCE REQUEST

VAR2026-00015

Interplan is requesting the following variance:

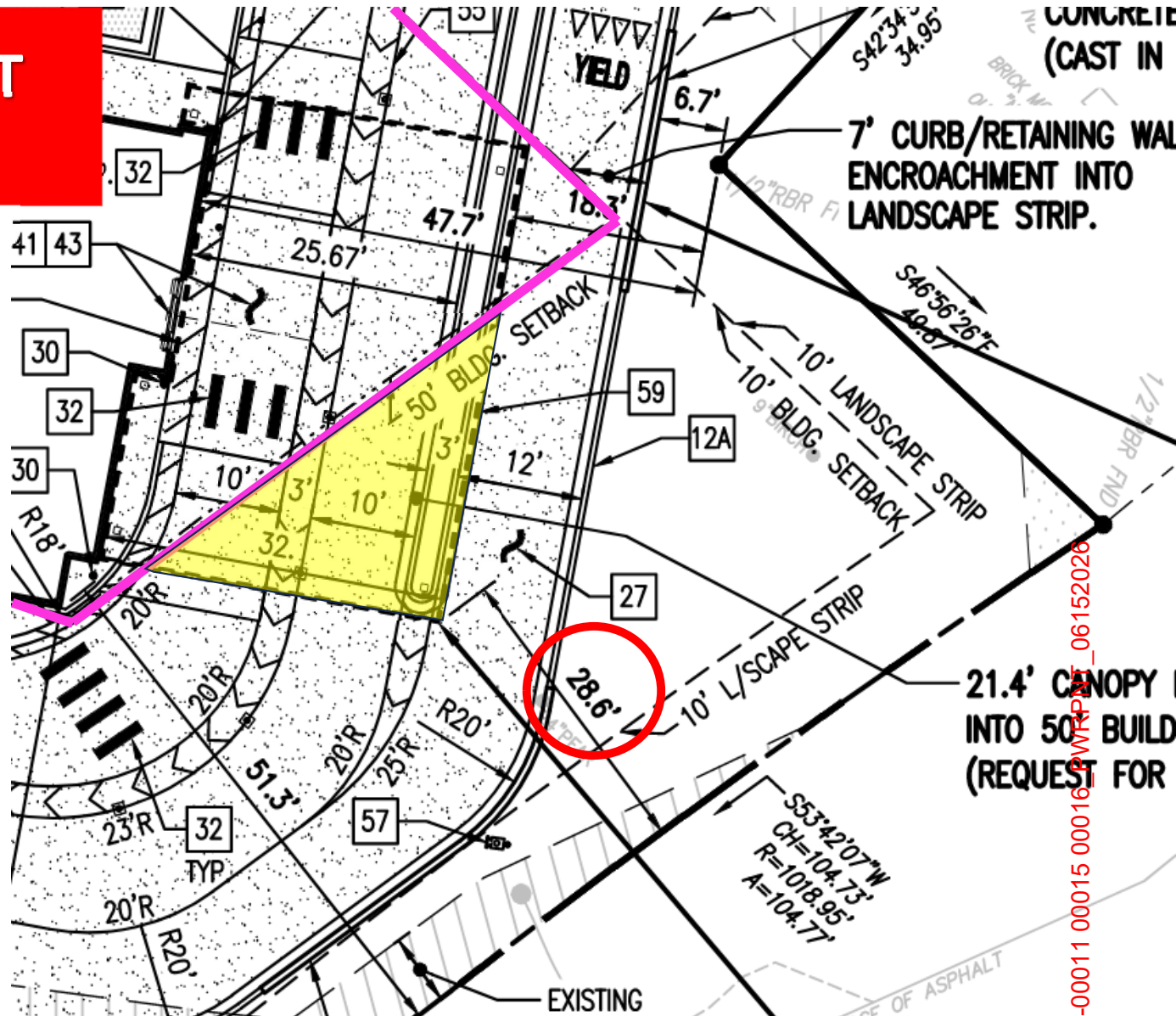
- Allow 27.3 feet encroachment into the required 50' southern front building setback.



VARIANCE REQUEST
VAR2026-00016

Interplan is requesting the following variance:

- *Allow 21.4 feet encroachment into the required 50' eastern front building setback.*



VAR2026-00011 00015 00016 PWHPNT_06152026

EXTERIOR ELEVATION

Duluth Highway (Rear)



EXTERIOR ELEVATION

EXTERIOR FINISHES

(BLA)
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR

(BLB)
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR

(TC1)
PREFINISHED METAL COPING
COLOR: MONSIEUR BRONZE

(ET1)
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

(ST1)
STOREFRONT
COLOR: DARK BRONZE

ATTACHED CANOPY SCHEDULE LE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
CL-C	Exterior Canopy	1	15'-4"	2'-0"	0'-0"	Yes
CL-G	Exterior Canopy	1	7'-4"	4'-0"	2'-4"	Yes
CL-L	Exterior Canopy	1	28'-4"	4'-0"	2'-4"	Yes
Control total		3				



EXTERIOR ELEVATION

VAR2026-00011 00015 00016_PVRPNT_06152026

EXTERIOR ELEVATION

Commercial Plaza Interior Road (Front)



EXTERIOR ELEVATION



EXTERIOR ELEVATION

RESULT OF VARIANCE APPROVAL

Variance Approval would:

- Allow for a new larger Chick-Fil-A restaurant that can stack and **serve almost 1.5X** the amount of vehicles.
- Isolate the Drive-thru and provide canopies for **Customer and Team Member Safety**.
- **Reduce** Customer Drive-Thru **wait times**.
- Provide **individual safer path** for Dine-In Customers.

EXISTING CFA

+/- 390 LF

No Canopies

Un-isolated
Drive Thru

NEW CFA

+/- 574 LF

New F2F Canopy
New OMD Canopy

Isolated
Drive Thru

VARIANCE JUSTIFICATION

Physical Characteristics of the Property:

The site has a hexagonal shape, is double fronted and has a required cross-access agreement with the neighboring property that cannot be closed. Due to this, the current plan proposes to move the building location as close to the south east corner of the site to allow for an isolated drive-thru around the site perimeter and a required thru lane. Parking and dumpster enclosure would need to remain on the northern portion of the site. Ultimately, providing additional drive-thru stacking and complete separation between drive-thru and walk-up customers.

Hardship Not Self-Imposed:

The hardship for this request is primarily due to the site being double-fronted, requiring two (2) fifty-foot (50') front setbacks to be met on both Duluth Highway (SR 120) and Hurricane Shoals Rd. Though the actual building meets the building setbacks, the attached open air canopies do encroach into the front setbacks and a small portion of drive aisle encroaches into the landscape buffer.

No Injury to Neighboring Property:

The granting of the variance does not affect other properties within the area.

VARIANCE JUSTIFICATION

Unique Characteristics:

Chick-fil-A typically generates substantially more business in their drive-thru than other drive-thru restaurants, due to their limited menu and speed of service in the drive-thru lane. The proposed dual-lane stacking at the order points and fulfillment area is a big factor in the overall design of this site.

Onsite Stacking:

The basis of this request is to increase onsite stacking and reduce off-site stacking in order to improve traffic congestion during peak hours.

No Harm to Public Welfare:

Granting this variance will not be detrimental to the public. Rather, the intent is to improve the existing conditions, specifically the traffic congestion during peak hours, which will lead to a more efficient drive-thru and improve the overall customer experience and safety.

STAFF CONDITIONS OF APPROVAL

Staff Recommendation:

Based upon the submitted plans, applicant narrative, and review of the applicable provisions of the City of Lawrenceville Zoning Ordinance, Development Regulations, and Landscape Ordinance, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requested variances, subject to the following conditions:

1. The development shall substantially conform to the submitted site plan dates 04/27/2026 and the associated variance exhibits. Final site plan shall be subject to review and approval by the Director of Planning and Development.
WE ARE AMENABLE TO THESE CONDITIONS
2. All landscaping not specifically modified by the approved variance shall comply with the City of Lawrenceville Landscape Ordinance Final landscape plan shall be subject to review and approval by the Director of Planning and Development.
WE ARE AMENABLE TO THESE CONDITIONS
3. The canopy columns proposed within the front building setback shall be constructed with exterior finishes and materials consistent with the principal building, including brick finishes to match the building architecture. Building elevations shall be subject to review and approval by the Director of Planning and Development.
WE ARE AMENABLE TO THESE CONDITIONS

ADDITIONAL STAFF CONDITIONS OF APPROVAL

Additionally, below are proposed conditions tailored for a Chick-fil-A restaurant proposed to be located near the public right-of-way at the intersection of Duluth Highway and Hurricane Shoals Road, incorporating the design standards we discussed while emphasizing a pedestrian-oriented streetscape:

To ensure a high-quality architectural appearance and pedestrian-oriented environment along Duluth Highway and Hurricane Shoals Road, the proposed Chick-fil-A building shall substantially conform to the elevations and site plan submitted with the Variance applications and shall comply with the following requirements:

4. **Enhanced Street-Facing Architecture.** The Chick-fil-A building shall be designed with four-sided architecture, with all elevations facing Duluth Highway, Hurricane Shoals Road, internal drives, and pedestrian walkways treated as primary facades. Street-facing facades exceeding fifty (50) feet in length shall incorporate architectural articulation through changes in materials, wall planes, fenestration patterns, roof forms, canopies, awnings, or similar design features. No uninterrupted blank wall segment visible from a public right-of-way or pedestrian area shall exceed twenty (20) feet in length.

WE ARE AMENABLE TO THESE CONDITIONS
5. **Pedestrian-Oriented Design and Transparency.** The principal customer entrance shall be clearly visible and accessible from the public street and pedestrian circulation system and shall be architecturally emphasized. Building facades facing public rights-of-way shall provide a minimum of fifty percent (50%) transparency at the pedestrian level and an overall average of forty percent (40%) transparency across the entire facade.

REQUEST REMOVAL THIS CONDITION

ADDITIONAL STAFF CONDITIONS OF APPROVAL

6. **Building Materials and Streetscape Quality.** Street-facing elevations shall consist primarily of high quality, durable materials, including brick, stone, cast stone, fiber cement, or similar materials, with EIFS limited to accent applications. All windows and doors shall utilize clear or lightly tinted glass with a minimum visible light transmittance of fifty percent (50%). Drive-through facilities and service elements visible from public rights-of-way shall be integrated into the overall architectural design and screened with landscaping and/or decorative walls consistent with the principal building architecture.
7. **Administrative Review.** Final architectural elevations, colors, materials, lighting, and streetscape enhancements shall be subject to review and approval by the Director of Planning and Development, who may approve minor modifications that achieve the intent of these conditions while maintaining a high-quality architectural design.

REQUEST REVISION

WE ARE AMENABLE TO THESE CONDITIONS

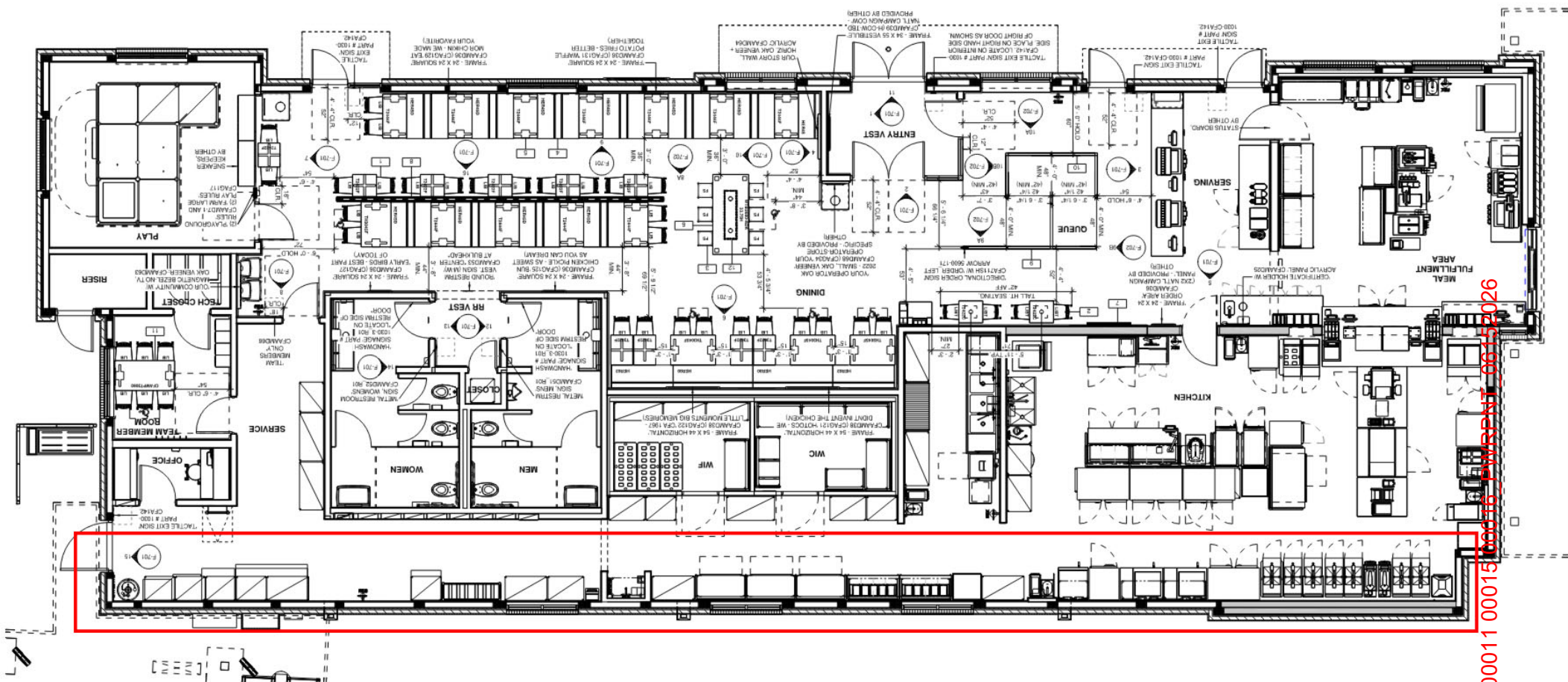
CONDITIONS OF APPROVAL – REVISION REQUEST

5. **Pedestrian-Oriented Design and Transparency.** The principal customer entrance shall be clearly visible and accessible from the public street and pedestrian circulation system and shall be architecturally emphasized. Building facades facing public rights-of-way shall provide a minimum of fifty percent (50%) transparency at the pedestrian level and an overall average of forty percent (40%) transparency across the entire facade.

REQUEST REMOVAL OF THIS CONDITION

- The principal customer entrance is facing north towards the internal access driveway with the intent of maximizing the vehicle stacking behind the building. Having the customer entrance face Duluth highway would eliminate much of the vehicle stacking capacity of the restaurant and/or create an un-isolated drive thru which would entail having customers walking through the drive thru to reach the restaurant.
- The 3 building façades facing public ROW are back of house areas. Transparency requirements would not be feasible given the equipment located behind those façades.

CONDITIONS OF APPROVAL – REVISION REQUEST



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CONDITIONS OF APPROVAL – REVISION REQUEST

6. **Building Materials and Streetscape Quality.** Street-facing elevations shall consist primarily of high quality, durable materials, including brick, stone, cast stone, fiber cement, or similar materials, with EIFS limited to accent applications. All windows and doors shall utilize clear or lightly tinted glass with a minimum visible light transmittance of fifty percent (50%). Drive-through facilities and service elements visible from public rights-of-way shall be integrated into the overall architectural design and screened with landscaping and/or decorative walls consistent with the principal building architecture

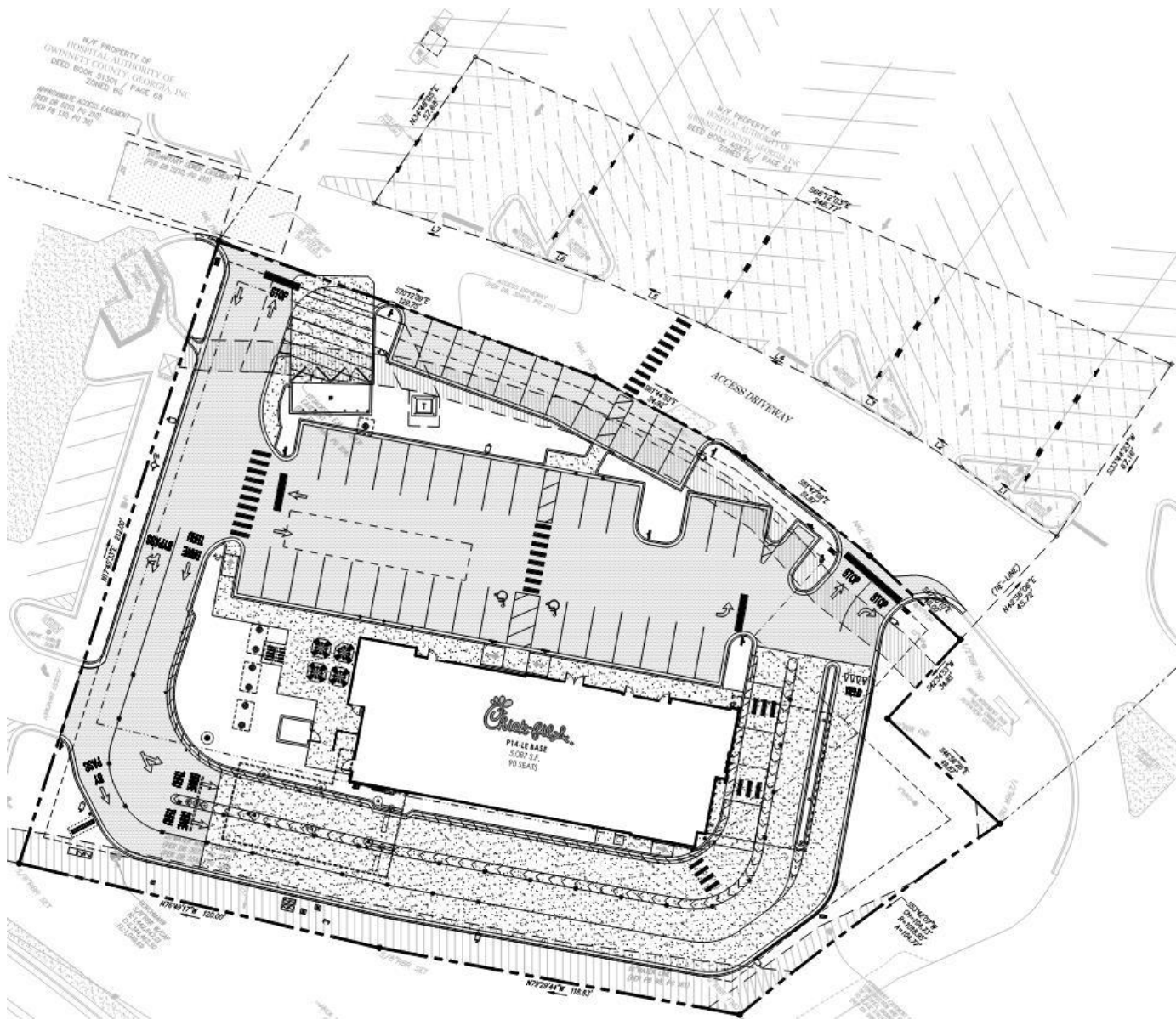
REQUEST REVISION OF THIS CONDITION

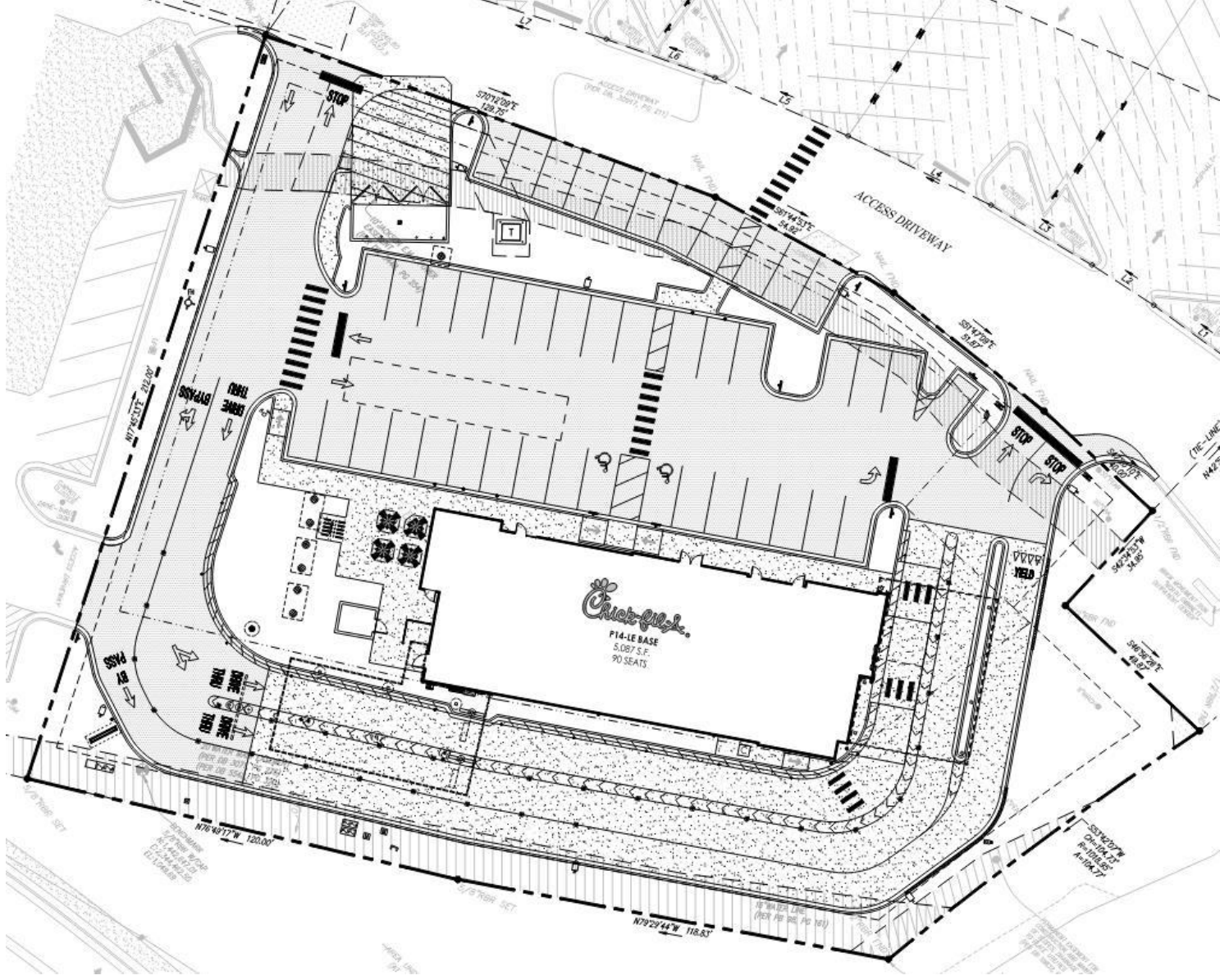
- The use of high quality, durable materials will be **MET**.
- *“Windows and doors shall utilize clear or lightly tinted glass with a minimum visible light transmittance of fifty percent (50%)”.* **Request a modification to have this condition exclude windows and doors screening back of house areas.**
- *“Drive-through facilities and service elements visible from public right-of-way shall be integrated into the overall architectural design and screened with landscaping and/or decorative walls consistent with the principal building architecture”.* **This condition will be MET with Landscaping.**

1. The development shall substantially conform to the submitted site plan dated 04/27/2026 and the associated variance exhibits. Final site plan shall be subject to review and approval by the Director of Planning and Development.
2. All landscaping not specifically modified by the approved variance shall comply with the City of Lawrenceville Landscape Ordinance. Final landscape plan shall be subject to review and approval by the Director of Planning and Development.
3. The canopy columns proposed within the front building setback shall be constructed with exterior finishes and materials consistent with the principal building, including brick finishes to match the building architecture. Building elevations shall be subject to review and approval by the Director of Planning and Development.
4. **Enhanced Street-Facing Architecture.** The Chick-fil-A building shall be designed with four-sided architecture, with all elevations facing Duluth Highway, Hurricane Shoals Road, internal drives, and pedestrian walkways treated as primary facades. Street-facing facades exceeding fifty (50) feet in length shall incorporate architectural articulation through changes in materials, wall planes, fenestration patterns, roof forms, canopies, awnings, or similar design features. No uninterrupted blank wall segment visible from a public right-of-way or pedestrian area shall exceed twenty (20) feet in length.
5. ~~**Pedestrian Oriented Design and Transparency.** The principal customer entrance shall be clearly visible and accessible from the public street and pedestrian circulation system and shall be architecturally emphasized. Building facades facing public rights-of-way shall provide a minimum of fifty percent (50%) transparency at the pedestrian level and an overall average of forty percent (40%) transparency across the entire facade.~~
6. **Building Materials and Streetscape Quality.** Street-facing elevations shall consist primarily of high quality, durable materials, including brick, stone, cast stone, fiber cement, or similar materials, with EIFS limited to accent applications. ~~Excluding windows and doors screening back of house area,~~ all windows and doors shall utilize clear or lightly tinted glass with a minimum visible light transmittance of fifty percent (50%). Drive-through facilities and service elements visible from public rights-of-way shall be integrated into the overall architectural design and screened with landscaping and/or decorative walls consistent with the principal building architecture.
7. **Administrative Review.** Final architectural elevations, colors, materials, lighting, and streetscape enhancements shall be subject to review and approval by the Director of Planning and Development, who may approve minor modifications that achieve the intent of these conditions while maintaining a high-quality architectural design.

QUESTIONS?







EXTERIOR ELEVATION

Commercial Plaza Interior Road (Front)



VAR2026-00011 00015 00016_PWRPNT_06152026

EXTERIOR ELEVATION

Duluth Highway (Rear)



VAR2026-00011 00015 00016 PWRENT_06152026