



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

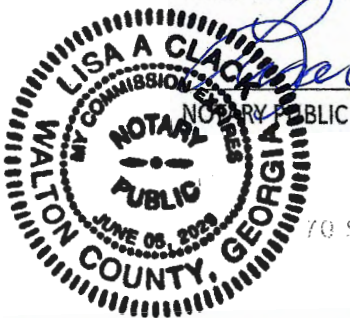
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kittle Homes</u>	NAME: <u>Jean Cheng / HZ Maker LLC</u>
ADDRESS: <u>243 Cashes Dr</u>	ADDRESS: <u>13444 Hipworth RD.</u>
CITY: <u>Lilburn</u>	CITY: <u>Milton</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30004</u>
CONTACT PERSON: <u>Zac Kittle</u> PHONE: <u>706 340 9186</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>BN/RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5174-032B 241, 033227, 032A241, 031271, 0320287</u> ACREAGE: <u>7.529</u>	
ADDRESS OF PROPERTY: <u>227, 241, 271, 287 Paper Mill</u>	

[Signature] 7/13/25
SIGNATURE OF APPLICANT DATE

Zac Kittle
TYPED OR PRINTED NAME

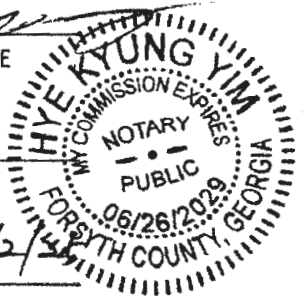
[Signature] 7/13/25
SIGNATURE OF OWNER DATE

Jean Cheng
TYPED OR PRINTED NAME



[Signature] 7/13/25
DATE

[Signature] 7/13/25
DATE



RZM2025-00022 & SUP2025-00110
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PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



LAWRENCEVILLE

GEORGIA

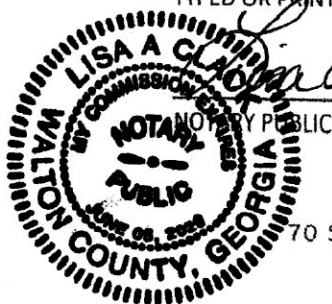
REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kittle Homes LLC</u>	NAME: <u>Bonnie Inez Sanders</u>
ADDRESS: <u>243 Castles Dr</u>	ADDRESS: <u>5108 Cambridge way</u>
CITY: <u>Lilburn</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30071</u>
CONTACT PERSON: <u>Zac Kittle</u> PHONE: <u>706-340-9186</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>Rm12</u> REQUESTED ZONING DISTRICT: <u>Rm-8</u>	
PARCEL NUMBER(S): <u>R5174 033</u> ACREAGE: <u>1.52</u>	
ADDRESS OF PROPERTY: <u>227 PAPER MILL RD, LAWRENCEVILLE GA 30046</u>	

[Signature] 7/13/25
SIGNATURE OF APPLICANT DATE

Zac Kittle
TYPED OR PRINTED NAME

[Signature] 7/31/2025
SIGNATURE OF OWNER DATE
Bonnie Inez Sanders
TYPED OR PRINTED NAME



Lisa Clayton 7/3/25
NOTARY PUBLIC DATE

[Signature] 7/3/2025
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

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

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LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Gabriele Smaller</u> <u>Attorney for Applicant</u>	NAME: _____
ADDRESS: <u>1050 North Brown Rd Ste 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Gabriele Smaller</u> PHONE: <u>770-232-0000</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>BN/RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>RS174-033, RS174-032B, RS174-032A, RS174-032C</u> ACREAGE: <u>7.529</u>	
ADDRESS OF PROPERTY: <u>227, 241, 271, 287 Paper Mill Road</u>	

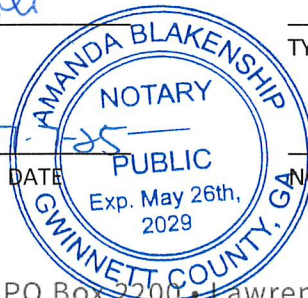
Gabriele Smaller 7/7/2028
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

Gabriele Smaller
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

Amanda Blakeship
NOTARY PUBLIC



DATE

NOTARY PUBLIC

DATE

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LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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Y/N

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Y/N

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



David Belle Isle
Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
John D. Hipes*
Christopher D. Holbrook
Jessica P. Kelly
Shane M. Lanham

Julia A. Maxwell
Jeffrey R. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
Michael A. Tralongo
R. Lee Tucker, Jr.

*Of Counsel

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LETTER OF INTENT FOR REZONING AND SPECIAL USE PERMIT APPLICATION

Mahaffey Pickens Tucker, LLP submits the attached rezoning and special use permit application (the “Application”) on behalf of Kittle Homes, LLC (the “Applicant”), relating to a proposed development on approximately 7.529 acres of land (the “Property”) located at the corner of Paper Mill Road and Springlake Road in the City of Lawrenceville and further identified as parcel numbers R5174 033, R5174 032B, R5174 032A, R5174 031, and R5174 032C. The Applicant respectfully requests to rezone the Property from the current Neighborhood Business (“BN”) and Multifamily Residential (“RM-12”) Districts to the Townhouse Residential District (“RM-8”).

The Applicant intends to develop the Property into a townhome community. There will be 59 homes, all of which will have a two-car garage and a minimum floor area of 1,400 square feet for 3-bedroom homes and 1,600 square feet for 4-bedroom homes. Homes most visible to traffic on Paper Mill Road, units 1-16 on the site plan, will be rear loaded while the remainder of the homes will be front loaded. Amenities in the community include a fenced dog park and community greens for residents to enjoy. A property management company will be responsible for maintenance of all common areas, street frontage landscaping, lawn, ornamental plantings on each

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043 || Telephone: 770 232 0000 || Facsimile: 678 518 6880

Alpharetta Office || 178 South Main Street, Suite 250, Alpharetta, Georgia 30009 || Telephone: 770 664 6699 || Facsimile: 770 664 9989

www.mptlawfirm.com

lot, and exterior maintenance of the townhomes such as attached deck maintenance, painting, and other property maintenance.

The proposed development is compatible with existing land uses and zoning classifications of the surrounding area. Residential uses dominate the area in the immediate vicinity to the Property and notably, there are two townhome developments along Paper Mill Road. Adjacent to the Property is a multifamily development. There is commercial and office use in the area as well. The area is otherwise saturated with single-family homes. The townhome development will serve as a transitional use between the more intense multifamily and commercial uses and the single-family homes to the south.

In order to use the Property as set forth on the submitted site plan and the Application, the Applicant also requests an accompanying special use permit to allow lots 18-59 to be front entry units.

The proposed development conforms to the spirit and intent of the Lawrenceville 2045 Comprehensive Plan (the “Comp Plan”). The city’s three housing priorities are to balance housing availability, balance job availability, and promote diverse housing options to cater to various needs. Further, the Future Development Map and 2045 Comprehensive Plan designates the Property as within the Traditional Residential Character Area. While the Traditional Residential Character Area specifically calls out single-family residential uses, the goal of the character area is to provide for high-quality homes for future residents. Specifically, the Traditional Residential character area is intended to “preserve the charm of Lawrenceville’s housing aesthetics and neighborhood design.” The Applicant intends to provide a quality townhome development that will complement the current housing stock in the area.

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The Applicant welcomes the opportunity to meet with staff of the City of Lawrenceville Planning and Development Department 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 the Application.

This 7th day of July, 2025.

Respectfully Submitted,
MAHAFFEY PICKENS TUCKER, LLP

Gabrielle Schaller

Gabrielle H. Schaller
Attorneys for the Applicant

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JUSTIFICATION FOR REZONING

The portions of the City of Lawrenceville Zoning Ordinance which classify or may classify the property which is the subject of this Application (the “Property”) into any less intensive zoning classification other than as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the City of Lawrenceville Zoning Ordinance as applied to the subject Property, which restricts its use to the present zoning classification is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the RM-8 classification with the special use permit (“SUP”) as requested by the Applicant, and is not economically suitable for development under the present BN and RM-12 zoning classification of the City of Lawrenceville. A denial of this Application would constitute an arbitrary and capricious act by the City of Lawrenceville City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth

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Amendment to the Constitution of the United States.

A refusal by the City of Lawrenceville City Council to rezone the Property to the RM-8 classification with the requested SUP with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the RM-8 classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Opponents to the request set forth in the Application, or in any amendments to the Application, have waived their rights to appeal any decision of the City of Lawrenceville City Council because they lack standing, have failed to exhaust administrative remedies, and/or because they failed to assert any legal or constitutional objections.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

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This 7th day of July, 2025.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Gabrielle Schaller

Gabrielle H. Schaller

Attorneys for Applicant

1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043
(770) 232-0000

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LAND DESCRIPTION
OVERALL

All that tract or parcel of land lying and being in Land Lot 174 & 179 of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at a Point formed by the intersection of the Westerly Right-of-Way of Paper Mill Road (Apparent Right-of-Way Varies) and the Common Land Lot Line of Land Lots 179 & 180, said Point is the True Point of Beginning.

THENCE from said Point thus established and leaving said Right-of-Way of Paper Mill Road, South 58 degrees 59 minutes 52 seconds West for a distance of 373.81 feet to a ½" Rebar Found; THENCE North 31 degrees 27 minutes 03 seconds West for a distance of 221.82 feet to a 2" Open Top Pipe; THENCE North 28 degrees 45 minutes 46 seconds West for a distance of 173.53 feet to a 2" Open Top Pipe; THENCE North 29 degrees 59 minutes 29 seconds West for a distance of 373.62 feet to a ½" Rebar Found; THENCE North 29 degrees 58 minutes 09 seconds West for a distance of 210.30 feet to a ¾" Open Top Pipe; THENCE North 66 degrees 07 minutes 45 seconds East for a distance of 289.71 feet to a ½" Rebar Found along the Southerly Right-of-Way of Paper mill Road (Apparent Right-of-Way Varies); THENCE following along said Right-of-Way for the next Ten (10) calls and distances, along a curve turning to the left having a radius of 440.00 feet and an arc length of 41.89 feet being subtended by a chord South 55 degrees 34 minutes 31 seconds East, for a distance of 41.87 feet to a ½" Rebar Found; THENCE along a curve turning to the right having a radius of 2769.96 feet and an arc length of 169.63 feet being subtended by a chord South 38 degrees 46 minutes 16 seconds East, for a distance of 169.60 feet to a ½" Rebar Found; THENCE along a curve turning to the right having a radius of 2769.96 feet and an arc length of 91.51 feet being subtended by a chord South 36 degrees 14 minutes 09 seconds East, for a distance of 91.51 feet to a Point; THENCE along a curve turning to the left having a radius of 388.18 feet and an arc length of 79.39 feet being subtended by a chord South 23 degrees 17 minutes 45 seconds East, for a distance of 79.25 feet to a Point; THENCE along a curve turning to the left having a radius of 404.33 feet and an arc length of 19.25 feet being subtended by a chord South 30 degrees 30 minutes 49 seconds East, for a distance of 19.24 feet to a Point; THENCE South 31 degrees 47 minutes 14 seconds East for a distance of 166.29 feet to a ½" Rebar Found; THENCE North 61 degrees 16 minutes 36 seconds East for a distance of 15.80 feet to a Point; THENCE South 31 degrees 11 minutes 59 seconds East for a distance of 177.29 feet to a Point; THENCE along a curve turning to the left having a radius of 2665.30 feet and an arc length of 156.45 feet being subtended by a chord South 34 degrees 29 minutes 32 seconds East, for a distance of 156.43 feet to a Point, said Point is the True Point of Beginning.

Said property contains 7.529 acres.
Including all easements within.

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GENERAL/SITE NOTES:

- 1) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCLUDED.
- 2) SITE ELEVATIONS BASED ON NAVD 88 BY OBSERVATIONS BY MEANS OF LOCAL GPS NETWORK.
- 3) RD= RECORD DISTANCE.
- 4) LAND DEVELOPMENT SURVEYORS, INC., IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. ZONING INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED
AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA, PER FIRM
PANEL 13135C0089F, DATED SEPTEMBER 29, 2006.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

REFERENCES:

1. DEED BOOK 222, PAGE 20.
 2. DEED BOOK 49112, PAGE 120.
 3. DEED BOOK 48278, PAGE 96.(R/W)
 4. DEED BOOK 48278, PAGE 124.(R/W)
 5. PLAT BOOK 86, PAGE 318.
 6. PLAT BOOK 92, PAGE 128.
 7. R/W PLANS BY MCGEE PARTNERS, INC., DATED JANUARY 23, 2007.
- *OTHERS AS DENOTED ON PLAT

*OTHERS AS DENOTED ON PLAT

LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 & 179 OF THE 5TH LAND DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT FORMED BY THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PAPER MILL ROAD (APPARENT RIGHT-OF-WAY VARIES) AND THE COMMON LAND LOT LINE OF LAND LOTS 179 & 180, SAID POINT IS THE TRUE POINT OF BEGINNING.

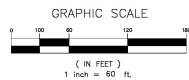
[illegible]

SAID PROPERTY CONTAINS 7.520 ACRES
INCLUDING ALL EASEMENTS WITHIN.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR, NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO WARRANTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THE TERM "CERTIFICATION" OR TO "CERTIFY" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S37°14'14" E	168.29
L2	N61°16'36" E	15.80
L3	N31°11'52" W	177.29

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	4.69	440.33	S37°14'14" E	91.87	37°14'14"
C2	169.63	2765.96	N39°46'14" E	169.60	37°03'30"
C3	91.91	2765.96	S50°10'49" E	91.87	37°03'30"
C4	76.39	2765.96	S50°10'49" E	76.29	37°03'30"
C5	76.39	2765.96	N39°46'14" E	76.29	37°03'30"
C6	19.24	424.33	S30°10'49" E	19.24	24°54'28"
C7	136.45	2655.67	N39°46'14" E	136.43	37°03'30"
C8	281.91	2765.96	S39°46'14" E	281.80	37°03'30"

LEGEND

ON LINE
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1.492 ACRES (E.M. BOWEN)
6.037 ACRES (HZ MAKER, LLC)
TOTAL: 7.529 ACRES

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY. IT IS A RESTATEMENT OF THE INTERESTS SHOWN IN THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. NO CONSENT, APPROVAL, OR ENDORSEMENT OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINING AND RECLAMATION ACT OF 1938 AND THE MINING ACT OF GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF RECLAMATION. FOR PROFESSIONAL ENGINEERING AND LAND SURVEYING AS SET FORTH O.G.C.A. SECTION 15-6-67.



**Land Development
Surveyors, Inc.**
P.O. BOX 2050
Dacula, GA 30019
(770) 682-8206
LDSURVEYORS@2003.BIGMAIL.COM
COA LSF#000832

KITTLE HOMES

RETRACEMENT
SURVEY FOR

	DATE	NO.	DESCRIPTION
	<u>7/1/2025</u>		
	<u>DATE</u>		
	<u>25198</u>		
	<u>JOB NUMBER</u>		

1 of 1

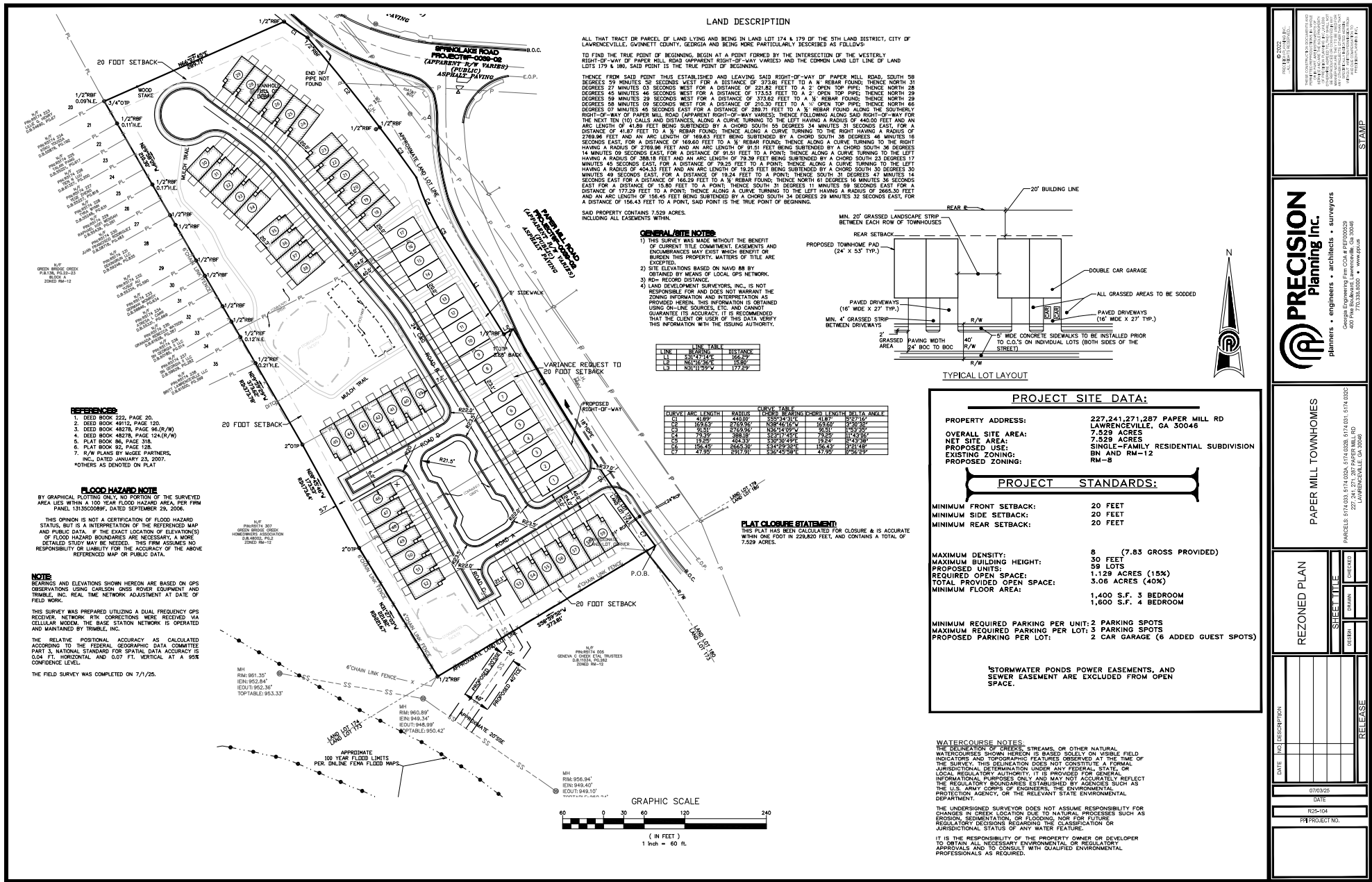
NOTE:
BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS
OBSERVATIONS USING CARLSON GNSS ROVER EQUIPMENT AND
TRIMBLE, INC. REAL TIME NETWORK ADJUSTMENT AT DATE OF
FIELD WORK.

THIS SURVEY WAS PREPARED UTILIZING A DUAL FREQUENCY GPS RECEIVER. NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE BASE STATION NETWORK IS OPERATED AND MAINTAINED BY TRIMBLE, INC.

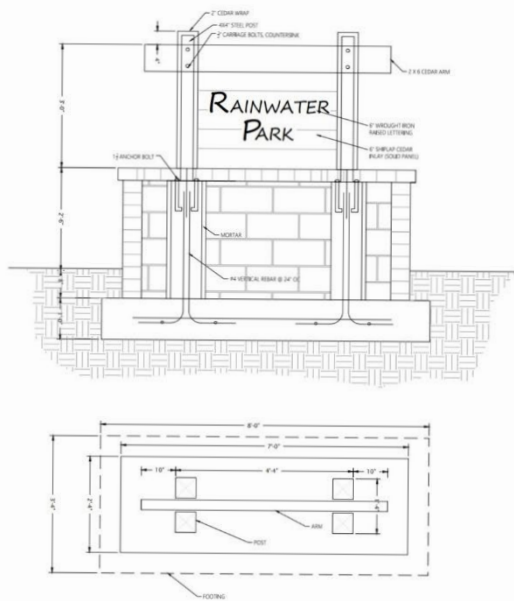
THE RELATIVE POSITIONAL ACCURACY AS CALCULATED
ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE
PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS
0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95%
CONFIDENCE LEVEL.

THE FIELD SURVEY WAS COMPLETED ON 7/1/25.

PLAT CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE
WITHIN ONE FOOT IN 229,820 FEET, AND CONTAINS A TOTAL OF
7.529 ACRES.

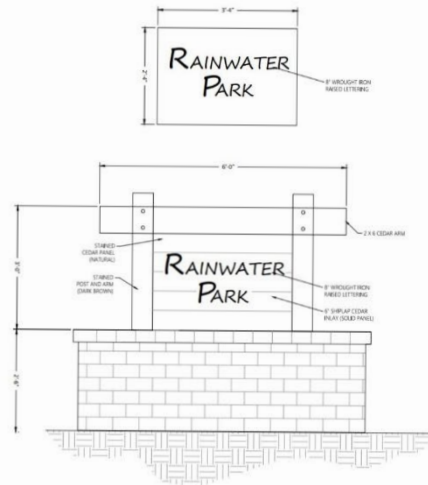


Example Name, TBD



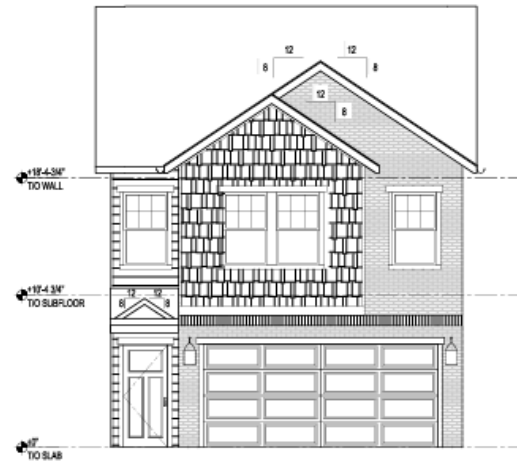
MONUMENT SIGN REQUIREMENTS:

1. MUST HAVE A BASE AT LEAST TWO FEET TALL CONSISTING OF BRICK OR STONE, OR MATERIAL SIMILAR TO THE PRIMARY STRUCTURE ON THE PARCEL. THE SIGN FACE CANNOT EXTEND OVER THE BASE IN THE FRONT, BACK, OR SIDES. NO OPEN SPACES WHICH ALLOW A DIRECT LINE OF SIGHT FROM ONE SIDE OF THE SIGN TO THE OTHER ARE PERMISSIBLE IN THE AREA LOCATED BENEATH THE WIDEST PART OF THE SIGN FACE WHEN THE MESSAGE IS LOCATED IN A DIRECT VERTICAL PLANE TO THE GROUND.
2. NO GROUND SIGN SHALL BE LOCATED CLOSER THAN TEN FEET TO THE BACK-OF-CURB OF A PUBLIC ROADWAY.
3. SIGN FACE BACKGROUNDS MUST CONSIST OF NEUTRAL NON-WHITE COLORS.

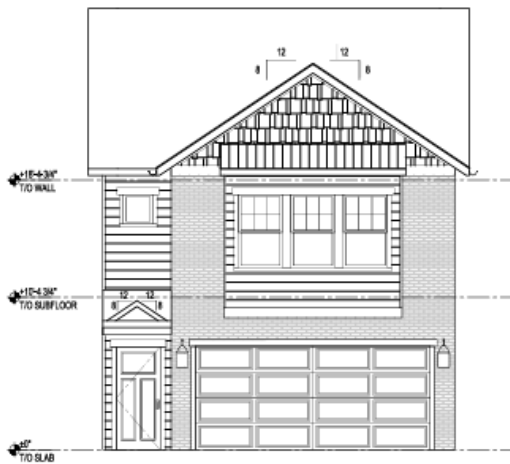




1 ENLARGED FRONT ELEVATION - TYPE A
1/4" = 1'-0"



2 ENLARGED FRONT ELEVATION - TYPE B
1/4" = 1'-0"



4 ENLARGED FRONT ELEVATION - TYPE D
1/4" = 1'-0"



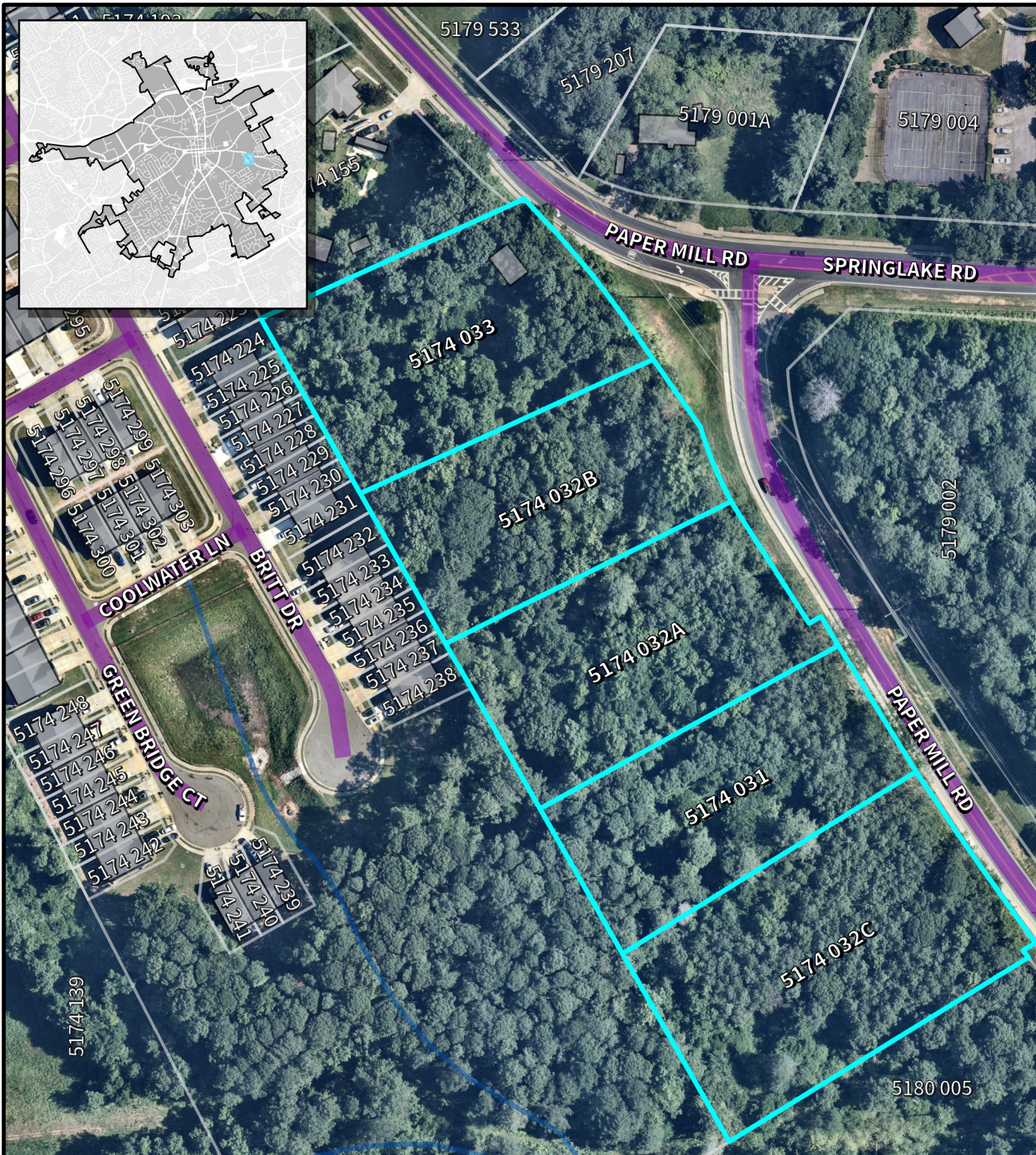
5 ENLARGED FRONT ELEVATION - TYPE E
1/4" = 1'-0"



4 ENLARGED REAR ELEVATION - TYPE I
1/4" = 1'-0"



5 ENLARGED REAR ELEVATION - TYPE J
1/4" = 1'-0"








LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00022 & SUP2025-00110

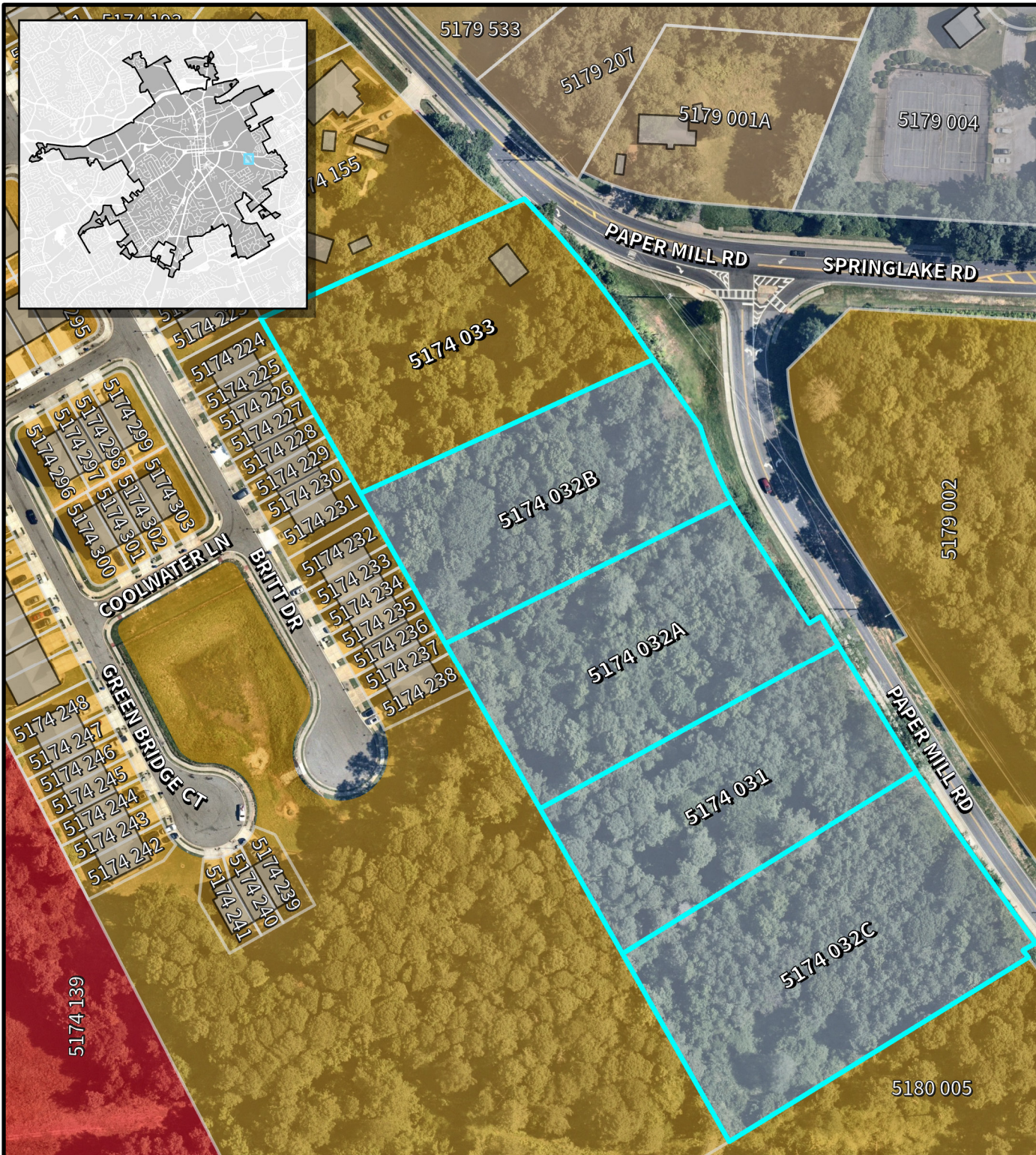
Applicant: Kittle Homes, LLC
c/o Mahaffey Pickens Tucker

-  Subject Property (~7.64 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas






RZM2025-00022 & SUP2025-00110

Applicant: Kittle Homes, LLC
c/o Mahaffey Pickens Tucker

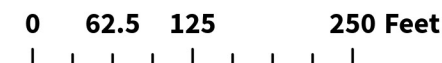
 Subject Property (~7.64 acres)

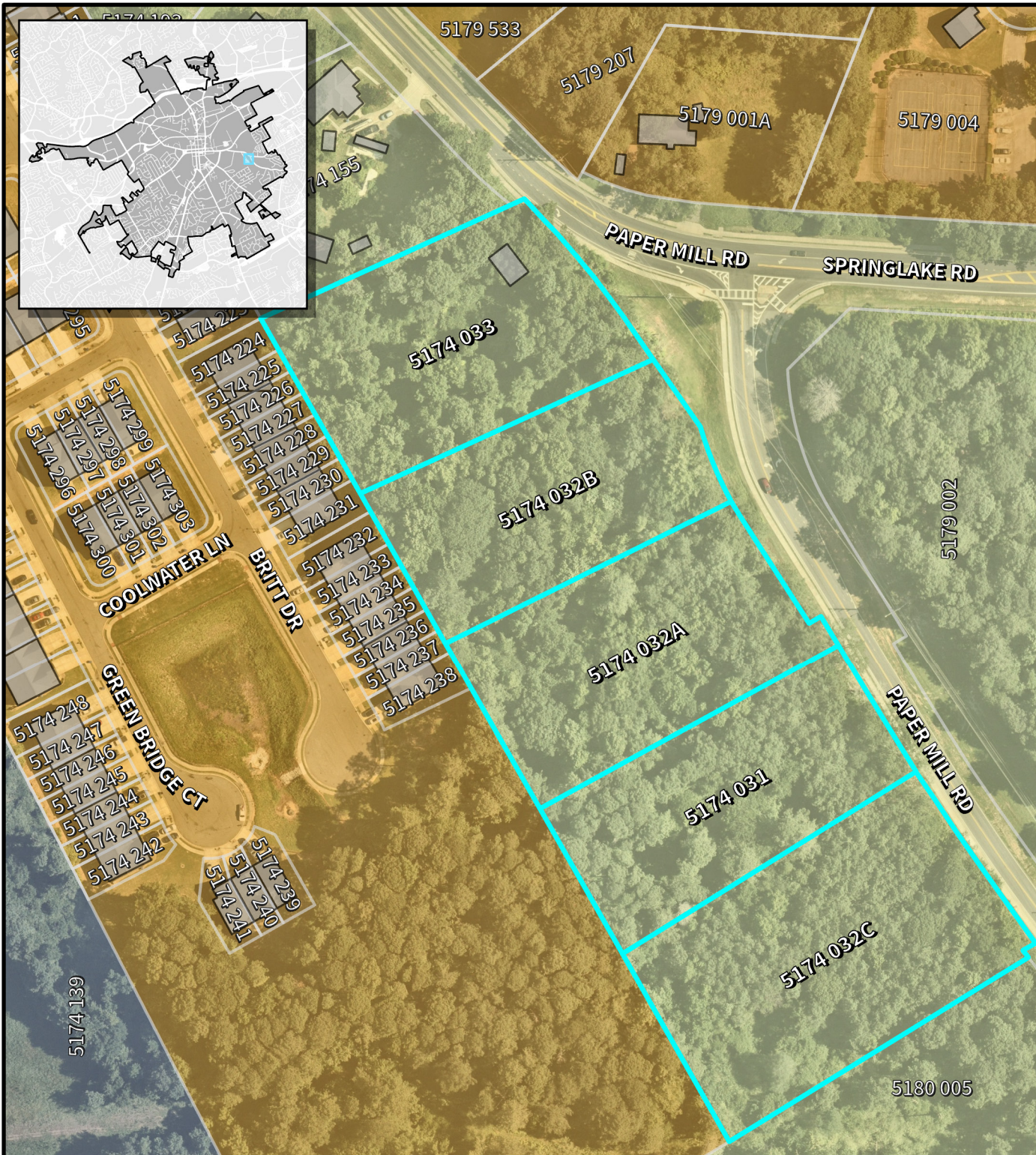
 Lawrenceville City Limits

Zoning Districts

	BN	Neighborhood Business
	BG	General Business
	RM-12	Multifamily Residential
	RM-8	Townhouse Residential
	RM-4-C	Fee Simple Condominium

Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00022 & SUP2025-00110

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 Subject Property (~7.64 acres)

 Lawrenceville City Limits

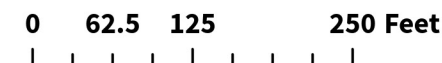
2045 Character Areas

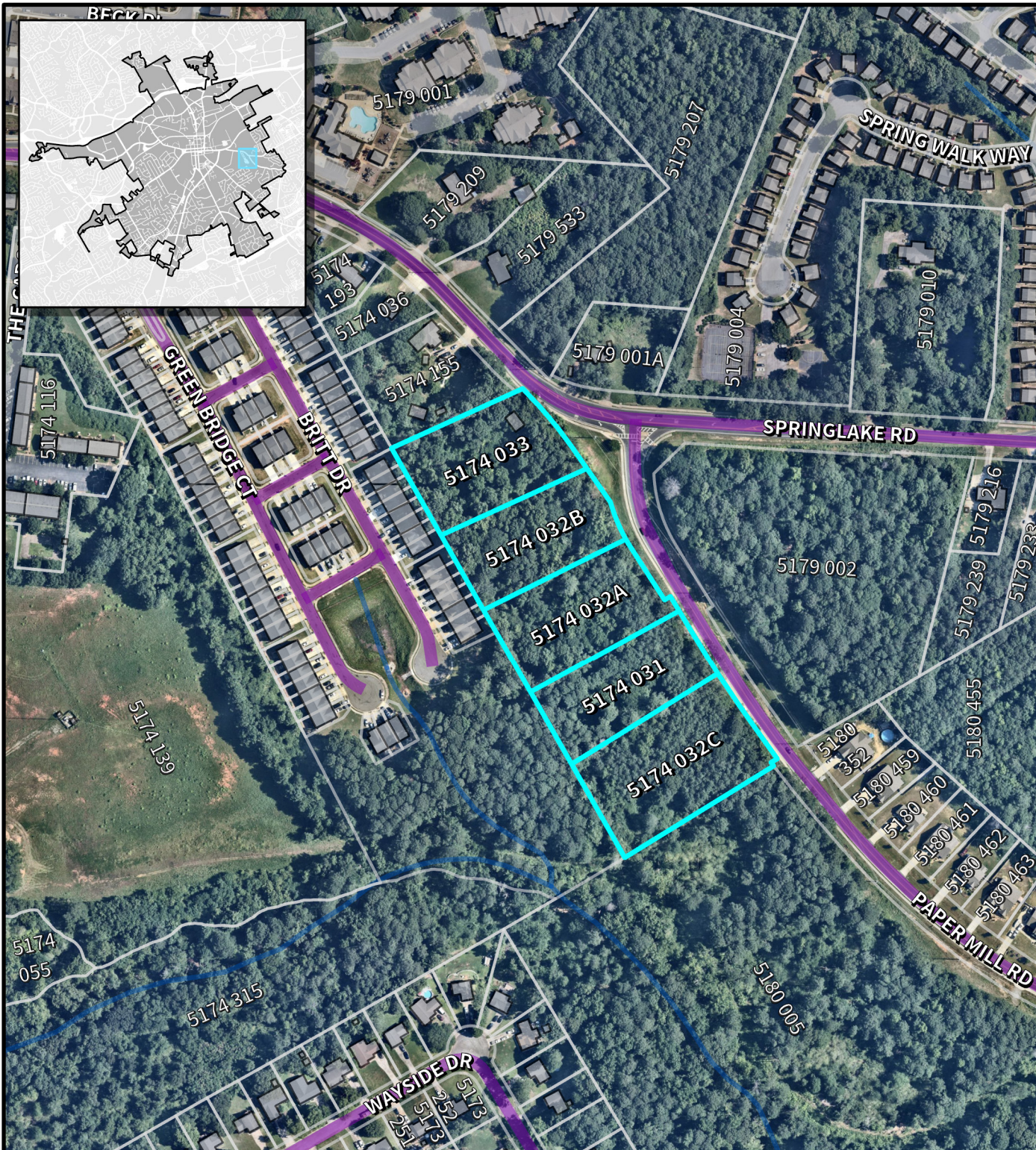
 Downtown

 Traditional Residential

 Mixed Residential

Scale: 1:1,800










LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00022 & SUP2025-00110

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-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas









RZM2025-00022 & SUP2025-00110

Applicant: Kittle Homes, LLC
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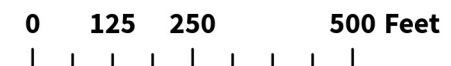
 Subject Property (~7.64 acres)

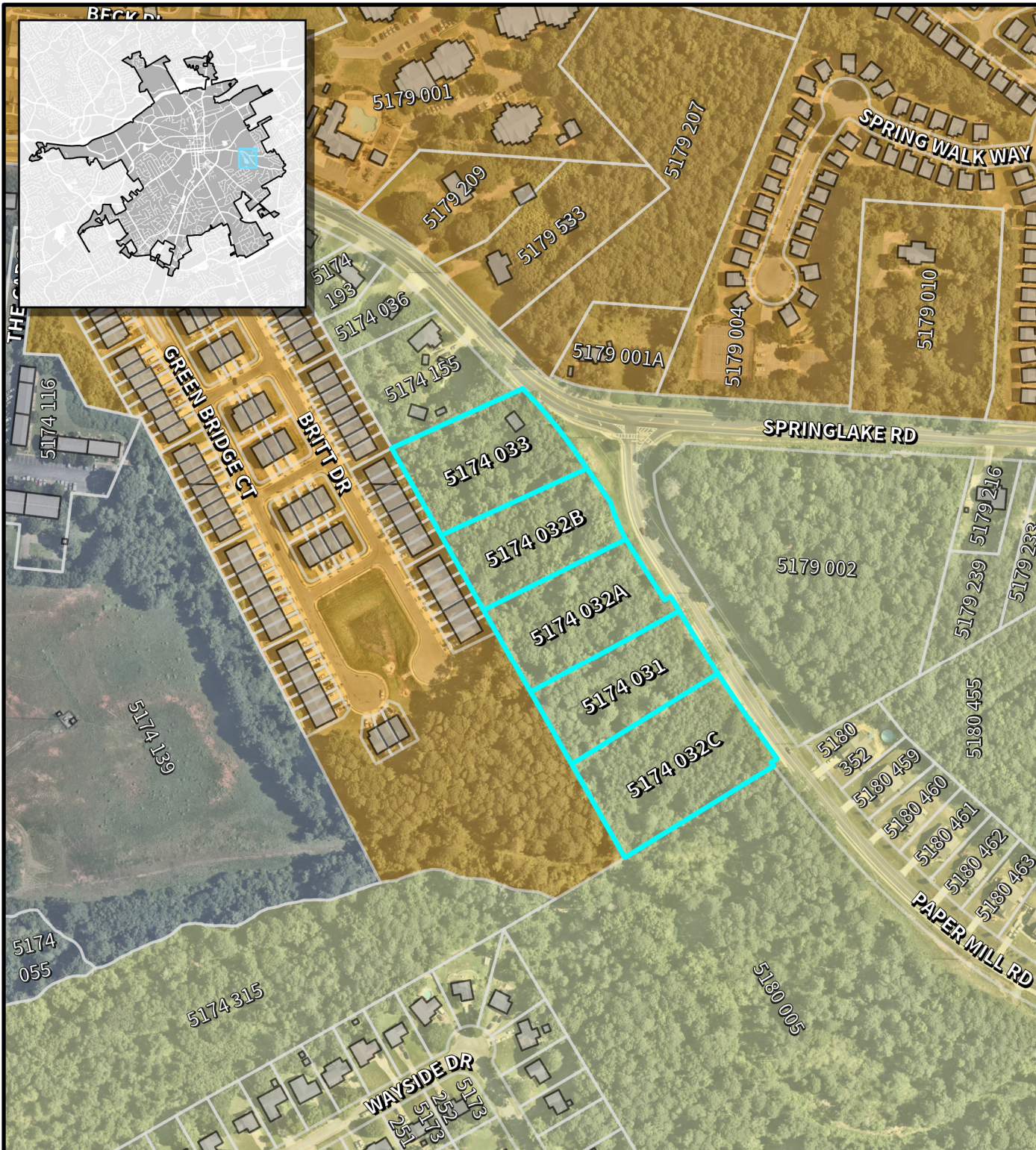
 Lawrenceville City Limits

Zoning Districts

	BN	Neighborhood Business
	BG	General Business
	ON	Office/Neighborhood
	RM-12	Multifamily Residential
	RM-8	Townhouse Residential
	RM-4-C	Fee Simple Condominium
	RS-60	Single-Family Residential
	RS-150	Single-Family Residential

Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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2045 Character Areas

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Scale: 1:3,600

0 125 250 500 Feet

