



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Planners & Engineers Collaborative +	NAME: Smith Charitable Remainder Unitrust
ADDRESS: 350 Research Court	ADDRESS: 963 Buford Dr
CITY: Peachtree Corners	CITY: Lawrenceville
STATE: GA ZIP: 30092	STATE: GA ZIP: 30043
CONTACT PERSON: Hayley Todd PHONE: 678-684-6287	
* 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): LM & BG REQUESTED ZONING DISTRICT: CMU	
PARCEL NUMBER(S): R7010A055, R7010A054, R7010A041, R7010A052, R7010A053, R7010A042, R7010A043, R7010A044, R7010A038A, & R7010A048 ACREAGE: 19.3	
ADDRESS OF PROPERTY: Belmont Dr, Lawrenceville, GA 30046	


  
SIGNATURE OF APPLICANT 7/7/25  
DATE

Hayley Todd, on behalf of  
Planners & Engineers Collaborative +  
TYPED OR PRINTED NAME

  
NOTARY PUBLIC 7/7/2025  
DATE  
Nicole Maddox  
WINNETT COUNTY, GEORGIA  
EXPIRES JUL 28, 2025

  
SIGNATURE OF OWNER 7/7/25  
DATE

Smith Charitable Remainder Unitrust  
TYPED OR PRINTED NAME

  
NOTARY PUBLIC 7/7/25  
DATE

Susan Peters

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200

770.963.2414 • www.lawrencevillega.gov

My Commission Expires 10/12/2025





# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>_Planners &amp; Engineers Collaborative +</u>	NAME: <u>CE Smith Family, LLLP</u>
ADDRESS: <u>350 Research Court</u>	ADDRESS: <u>963 Buford Dr</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>Hayley Todd</u> PHONE: <u>678-684-6287</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R7010A039 &amp; R7010A038</u> ACREAGE: <u>0.8</u>	
ADDRESS OF PROPERTY: <u>Belmont Dr, Lawrenceville, GA 30046</u>	

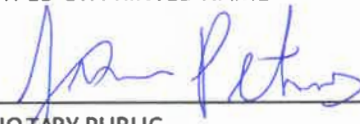
 7/7/25  
SIGNATURE OF APPLICANT DATE

Hayley Todd, on behalf of  
Planners & Engineers Collaborative +  
TYPED OR PRINTED NAME

 7/7/2025  
NOTARY PUBLIC DATE  
Nicole Maddox  
WINNETT COUNTY

 7/7/25  
SIGNATURE OF OWNER DATE

CE Smith Family, LLLP  
TYPED OR PRINTED NAME

 7/7/25  
NOTARY PUBLIC DATE

Susan Peters

NOTARY PUBLIC

70 S Clayton St • PO Box 2200 • Lawrenceville, GA 30046-2200

770.963.2414 • www.lawrencevillega.gov

My Commission Expires 10/12/2025



# 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.

8/8/2025

Re: **Letter of Intent – CMU Rezoning**  
**Belmont Drive Assemblage (+/- 19.35 acres)**  
PEC+ Project No. 20244.00A

Dear Community Development Officials,

This application seeks to rezone the approximately 19.35-acre site near the intersection of Belmont Drive and Hurricane Shoals Road (“Belmont Drive Assemblage” or the “Subject Property,” PIDs R7010A055, R7010A054, R7010A041, R7010A052, R7010A053, R7010A042, R7010A043, R7010A044, R7010A038A, R7010A048, R7010A039 & R7010A038) from BG & LM to CMU. The change would allow for the development of approximately 252 units of new, Affordable senior housing. Housing types would include apartment buildings with elevators, attached cottages, and townhomes.

### **Site and Proposal**

The Subject Property consists of an assemblage of twelve parcels with the street address 0 Belmont Drive. It is located between State Route 316 and Hurricane Shoals Road in the city of Lawrenceville.

There are streams located on the property, and in general the terrain is varied with gentle slopes. Immediately to the north is a senior residential development with a similar mix of uses that is under construction by McKinley Homes. To the immediate east is Groves of Lawrenceville, a LIHTC senior apartment development. Single-family lots that are approximately 0.3 acres in size on average are along the western property line. The project fits the context of the surrounding area by land use and zoning designation. This is a rare and important infill development opportunity.

The zoning actions requested include:

- An amendment to the City of Lawrenceville zoning map for parcels 7010A041, 7010A038A, 7010A055, 7010A054, 7010A053, 7010A052, 7010A048, 7010A044, 7010A043, 7010A042, 7010A039, and 7010A038 to change the zoning from BG & LM to CMU.
- A variance to permit 100% of the land uses to be residential

The proposed development would consist of approximately 252 affordable senior homes that would be priced at 50% to 60% of the Area Median Income. Of these units, there would be approximately 204 garden-style multifamily with elevator, 24 senior cottages, and 24 townhomes. The total density would be approximately 13 units per acre. Multifamily units would have a parking ratio of 1.5 spaces per unit; cottages would have a minimum parking ratio of 2 spaces per unit, and townhomes would have a minimum parking ratio of 4 spaces per unit.

The proposed development would be gated, per the recommendation of the Planning Department.

### **Constitutional Objections**

The portions of the Code of Ordinances and Zoning Ordinance for City of Lawrenceville (the “Zoning Ordinance”) which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant’s and property owner’s property rights without



RZM2025-00021  
RECEIVED AUGUST 11, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

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, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights 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, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for CMU as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Lawrenceville and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by City of Lawrenceville and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

### **Conclusion**

The applicant and owner respectfully request that the City of Lawrenceville City Council, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for the development of a new, mixed, affordable residential development for seniors. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

*Hayley Todd*

**Zoning Manager, Planners and Engineers Collaborative, Inc.**

## LEGAL DESCRIPTION

### OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Sholas Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;

THENCE leaving said northerly right of way of Hurricane Sholas Road and proceed along west side of Belmont Drive the following courses and distances: N09°16'26"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.46 feet, being subtended by a chord bearing of N13°13'16"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S71°50'02"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N29°29'14"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N29°29'14"W a distance of 166.68 feet to a found 3/4 inch crimp top pipe; thence N29°31'46"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N28°38'00"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N29°51'52"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N60°14'41"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S25°36'58"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S25°35'53"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S26°02'46"E a distance of 109.92 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.03 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 120.13 feet to a found 1 1/2 inch open top pipe disturbed; thence S25°40'40"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way the following courses and distances: S80°23'13"W a distance of 127.22 feet to a set 1/2 inch rebar with cap; S80°23'13"W a distance of 119.89 feet to a set 1/2 inch rebar with cap; S78°18'55"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 872,175 square feet or 20.022 acres.

**RZM2025-00021**

**RECEIVED AUGUST 11, 2025**

**PLANNING & DEVELOPMENT DEPARTMENT**

## LEGAL DESCRIPTION

### TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Sholas Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;

THENCE leaving said northerly right of way of Hurricane Sholas Road and proceed along west side of Belmont Drive the following courses and distances: N09°16'26"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.46 feet, being subtended by a chord bearing of N13°13'16"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S71°50'02"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N29°29'14"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N29°29'14"W a distance of 166.68 feet to a found 3/4 inch crimp top pipe; thence N29°31'46"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N28°38'00"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N29°51'52"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N60°14'41"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S25°36'58"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S25°35'53"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S26°02'46"E a distance of 109.92 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.03 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 120.13 feet to a found 1 1/2 inch open top pipe disturbed; thence S76°34'22"W a distance of 81.09 feet to a found 1 inch open top pipe disturbed; thence S76°34'22"W a distance of 120.15 feet to a set 1/2 inch rebar with cap on the east side of Belmont Drive; thence along said east side of Belmont Drive the following courses and distances: along a curve turning to the right with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of S10°44'31"E, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; S09°46'36"E a distance of 133.00 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way of Hurricane Shoals Road S78°18'55"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 836,960 square feet or 19.214 acres.

**RZM2025-00021**

**RECEIVED AUGUST 11, 2025**

**PLANNING & DEVELOPMENT DEPARTMENT**

## LEGAL DESCRIPTION

### TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING COMMENCE at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive; thence along said northerly right of way of Hurricane Shoals Road N78°18'55"E a distance of 61.35 feet to a found 3/4 inch rebar at the intersection of said northerly right of way of Hurricane Shoals Road and the east side of Belmont Drive, said rebar being the POINT OF BEGINNING;

With the POINT OF BEGINNING thus established thence leaving said northerly right of way and proceed along east side of Belmont Drive N09°46'36"W a distance of 133.00 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of N10°44'31"W, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; thence leaving said east side of Belmont Drive N76°34'22"E a distance of 120.15 feet to a found 1 inch open top pipe disturbed; thence S09°52'21"E a distance of 157.92 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way S80°23'13"W a distance of 119.89 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 18,437 square feet or 0.423 acres.

**RZM2025-00021**

**RECEIVED AUGUST 11, 2025**

**PLANNING & DEVELOPMENT DEPARTMENT**



LEGAL DESCRIPTION

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING COMMENCE at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive; thence along said northerly right of way of Hurricane Shoals Road N78°18'55"E a distance of 61.35 feet to a found 3/4 inch rebar at the intersection of said northerly right of way of Hurricane Shoals Road and the east side of Belmont Drive; thence continue along said northerly right of way N80°23'13"E a distance of 119.89 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING;

With the POINT OF BEGINNING thus established thence leaving said northerly right of way and proceed N09°52'21"W a distance of 157.92 feet to a found 1 inch open top pipe disturbed; thence N76°34'22"E a distance of 81.09 feet to a found 1 1/2 inch open top pipe disturbed; thence S25°40'40"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way S80°23'13"W a distance of 127.22 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 16,779 square feet or 0.385 acres.

RZM2025-00021

RECEIVED AUGUST 11, 2025

PLANNING & DEVELOPMENT DEPARTMENT

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.

2. ADDRESS(ES) OF THE SURVEYED PROPERTY: BELMONT DRIVE AT HURRICANE SHOALS ROAD, LAWRENCEVILLE, GEORGIA 30046

3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.

4. GROSS LAND AREA OF SUBJECT PROPERTY IS:  
TRACT ONE: 19,214 ACRES / 836,960 SQ. FT.  
TRACT TWO: 0.385 ACRES / 16,779 SQ. FT.  
TRACT THREE: 0.423 ACRES / 18,437 SQ. FT.  
TOTAL SITE: 20,022 ACRES.

6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.

10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS.

11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.

13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.

14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.

16. NO EVIDENCE OF RECENT EARTH MOVING, WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 1315000736, PANEL 73 OF 155, EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN AUGUST 2025. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND 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.

5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. THE PROPERTY HAS DIRECT ACCESS TO HURRICANE SHOALS ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION - OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;

THENCE leaving said northerly right of way of Hurricane Shoals Road and proceed along west side of Belmont Drive the following courses and distances: N09°16'26"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.46 feet, being subtended by a chord bearing of N13°13'16"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S71°50'02"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N29°29'14"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N29°29'14"W a distance of 166.68 feet to a found 3/4 inch crimp top pipe; thence N29°31'46"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N28°38'00"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N29°51'52"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N6°04'41"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S25°35'58"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S25°35'53"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S26°02'46"E a distance of 109.92 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.03 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 123.12 feet to a found 1 1/2 inch open top pipe disturbed; thence S25°40'40"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way the following courses and distances: S80°23'13"W a distance of 127.22 feet to a set 1/2 inch rebar with cap; S80°23'13"W a distance of 119.89 feet to a set 1/2 inch rebar with cap; S78°18'55"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 872,175 square feet or 20,022 acres.

LEGAL DESCRIPTION - TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive, said rebar being the POINT OF BEGINNING;

THENCE leaving said northerly right of way of Hurricane Shoals Road and proceed along west side of Belmont Drive the following courses and distances: N09°16'26"W a distance of 150.00 feet to a point; along a curve turning to the left with an arc length of 17.15 feet, having a radius of 477.46 feet, being subtended by a chord bearing of N13°13'16"W, and a chord length of 17.15 feet to a set 1/2 inch rebar with cap; thence leaving west side of Belmont Drive and proceed S71°50'02"W a distance of 172.21 feet to a found 1 inch open top pipe; thence N29°29'14"W a distance of 82.00 feet to a set 1/2 inch rebar with cap; thence N29°29'14"W a distance of 166.68 feet to a found 3/4 inch crimp top pipe; thence N29°31'46"W a distance of 1126.71 feet to a found 1/2 inch rebar; thence N28°38'00"W a distance of 89.38 feet to a found 1/2 inch rebar disturbed; thence N29°51'52"W a distance of 215.63 feet to a found 1/2 inch open top pipe; thence N6°04'41"E a distance of 534.10 feet to a set 1/2 inch rebar with cap; thence S25°35'58"E a distance of 542.89 feet to a set 1/2 inch rebar with cap; thence S25°35'53"E a distance of 120.00 feet to a set 1/2 inch rebar with cap; thence S26°02'46"E a distance of 109.92 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.03 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 110.05 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 300.00 feet to a set 1/2 inch rebar with cap; thence S25°40'28"E a distance of 39.14 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 135.51 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 100.05 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 123.28 feet to a set 1/2 inch rebar with cap; thence S25°51'42"E a distance of 123.12 feet to a found 1 1/2 inch open top pipe disturbed; thence S78°34'22"W a distance of 81.09 feet to a found 1 inch open top pipe disturbed; thence S78°34'22"W a distance of 120.15 feet to a set 1/2 inch rebar with cap on the east side of Belmont Drive; thence along said east side of Belmont Drive the following courses and distances: along a curve turning to the right with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of S10°44'31"E, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; S09°46'36"E a distance of 133.00 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way of Hurricane Shoals Road S78°18'55"W a distance of 61.35 feet to a found 3/4 inch rebar, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 836,960 square feet or 19,214 acres.

LEGAL DESCRIPTION - TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING COMMENCE at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive; thence along said northerly right of way of Hurricane Shoals Road N78°18'55"E a distance of 61.35 feet to a found 3/4 inch rebar at the intersection of said northerly right of way of Hurricane Shoals Road and the east side of Belmont Drive, said rebar being the POINT OF BEGINNING;

With the POINT OF BEGINNING thus established thence leaving said northerly right of way and proceed along east side of Belmont Drive N09°46'36"W a distance of 133.00 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 16.93 feet, having a radius of 498.43 feet, being subtended by a chord bearing of N10°44'31"W, and a chord length of 16.93 feet to a set 1/2 inch rebar with cap; thence leaving said east side of Belmont Drive N76°34'22"E a distance of 120.15 feet to a found 1 inch open top pipe disturbed; thence S09°52'21"E a distance of 157.92 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way S80°23'13"E a distance of 119.89 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 18,437 square feet or 0.423 acres.

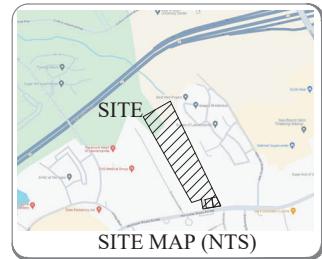
LEGAL DESCRIPTION - TRACT 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING COMMENCE at a found 3/4 inch rebar located at the intersection of northerly right of way line of Hurricane Shoals Road (100 public right of way) and the west side of Belmont Drive; thence along said northerly right of way of Hurricane Shoals Road N78°18'55"E a distance of 61.35 feet to a found 3/4 inch rebar at the intersection of said northerly right of way of Hurricane Shoals Road and the east side of Belmont Drive; thence continue along said northerly right of way N80°23'13"E a distance of 119.89 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING;

With the POINT OF BEGINNING thus established thence leaving said northerly right of way and proceed N09°52'21"W a distance of 157.92 feet to a found 1 inch open top pipe disturbed; thence N76°34'22"E a distance of 81.09 feet to a found 1 1/2 inch open top pipe disturbed; thence S28°40'40"E a distance of 169.95 feet to a set 1/2 inch rebar with cap on said northerly right of way of Hurricane Shoals Road; thence along said northerly right of way S80°23'13"W a distance of 127.22 feet to a set 1/2 inch rebar with cap, said rebar being the POINT OF BEGINNING.

Tract or parcel contains 16,779 square feet or 0.385 acres.



THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ESI03", "ESI05", GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENUS800 SERIES DATA COLLECTOR, eGPS 201, GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 279,688 FEET.

To Lincoln Avenue Communities:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6, 8, 10, 13, and 16 of Table A thereof. The field work was completed on: 7/25/2025

Date of Map or Plat: 8/6/2025

Surveyor's Signature

Printed name

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 boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. 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.

Date of Map or Plat: 8/6/2025



LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES  
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092  
(770)451-1741 WWW.PEC-PA.COM  
C.O.A.#A-15000003

REVISONS			
5			
4			
3			
2			
1			
REV	DATE	DESCRIPTION	BY

LAND LOT(S) 10  
DISTRICT 7TH

ALTA/NSPS LAND TITLE SURVEY  
FOR  
LINCOLN AVENUE COMMUNITIES  
AND  
TITLE COMPANY

CITY OF LAWRENCEVILLE

GWINNETT COUNTY  
GEORGIA

SHEET 1 OF 2

DRAWN BY: MS  
CHECKED BY: MS  
FILE NO: 20244.00  
DATE: 09/06/2025  
SCALE: 1" = 60'

DATE OF FIELD WORK: 7/25/25  
0 30 60 120

RZM2025-00021  
RECEIVED AUGUST 11, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



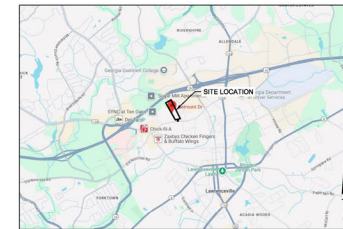




RZM2025-00021  
RECEIVED AUGUST 11, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



FEMA FIRM MAP  
NOT TO SCALE



**SITE LOCATION MAP**  
NOT TO SCALE

<b>SITE DATA</b>	
BITE AREA	19.39 AC
<b>ZONING</b>	
EXISTING ZONING	RG (GENERAL BUSINESS) LM (LIGHT MANUFACTURING)
PROPOSED ZONING	CMU
ZONING JURISDICTION	CITY OF LAWRENCEVILLE
<b>USE CALCULATIONS</b>	
MULTI-FAMILY UNITS	204 UNITS
COTTAGE TYPE UNITS	24 UNITS
TOWNHOME UNITS	24 UNITS
TOTAL PROPOSED DENSITY	252 UNITS (13 UPA)
<b>CMU STANDARDS</b>	
MAX BUILDING HEIGHT	45 FT
REQUIRED BUFFERS	50' ADJACENT TO SINGLE FAMILY
<b>MINIMUM SETBACK DEVELOPMENT STANDARDS</b>	
FRONT SETBACK	25 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
MAX BUILDING HEIGHT	35 FT
<b>MIN-FAMILY DEVELOPMENT STANDARDS</b>	
MIN LOT WIDTH	100 FT
FRONT SETBACK	50 FT
SIDE SETBACK	25 FT
REAR SETBACK	40 FT
MAX BUILDING HEIGHT	70 FT
<b>COMMON SPACE CALCULATIONS</b>	
COMMON SPACE REQUIRED	15% (2.8 AC)
COMMON SPACE PROVIDED	47% (8.29 AC)
<b>PARKING REQUIREMENTS</b>	
MULTI-FAMILY PARKING PROVIDED	308 SPACES (1.5 SPACES PER UNIT)
COTTAGE PARKING PROVIDED	51 SPACES (2.1 SPACES PER UNIT)
TOWNHOME PARKING PROVIDED	102 (4.25 SPACES PER UNIT)
TOTAL PARKING PROVIDED	461 SPACES

GENERAL NOTES:

VARIANCE TO REDUCE '50' BUFFER TO 30' BUFFER BETWEEN PROPOSED COTTAGES AND EXISTING SINGLE FAMILY AS SHOWN ON PLAN

**24 HOUR CONTACT:  
RYAN SCHULTZ**



**P: (770) 451-2741 F: (770) 451-3915**

WWW.PEC.PLUS



Planners &amp; Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200  
PEACHTREE CORNERS, GA 30092

PROJECT

**BELMONT  
ESTATES**

**A MASTER PLANNED RESIDENTIAL  
DEVELOPMENT**

AT

BELMONT DRIVE @ HURRICANE  
SHOALS RD  
LAWRENCEVILLE, GA 30046

GWINNETT COUNTY

FOR

**LINCOLN AVENUE  
COMMUNITIES**

MUNICIPALITY PROJECT #

## REVISIONS

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED  
AND DATED WITH AN ORIGINAL SIGNATURE.

## PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

CONCEPTUAL  
MASTER PLAN



SCALE: 1" = 100'  
DATE: 08/08/2025  
PROJECT: 20244.00A



C1

SHEET





RZM2025-00021  
RECEIVED AUGUST 11, 2025  
PLANNING & DEVELOPMENT DEPARTMENT





**RZM2025-00021**

**RECEIVED AUGUST 11, 2025**

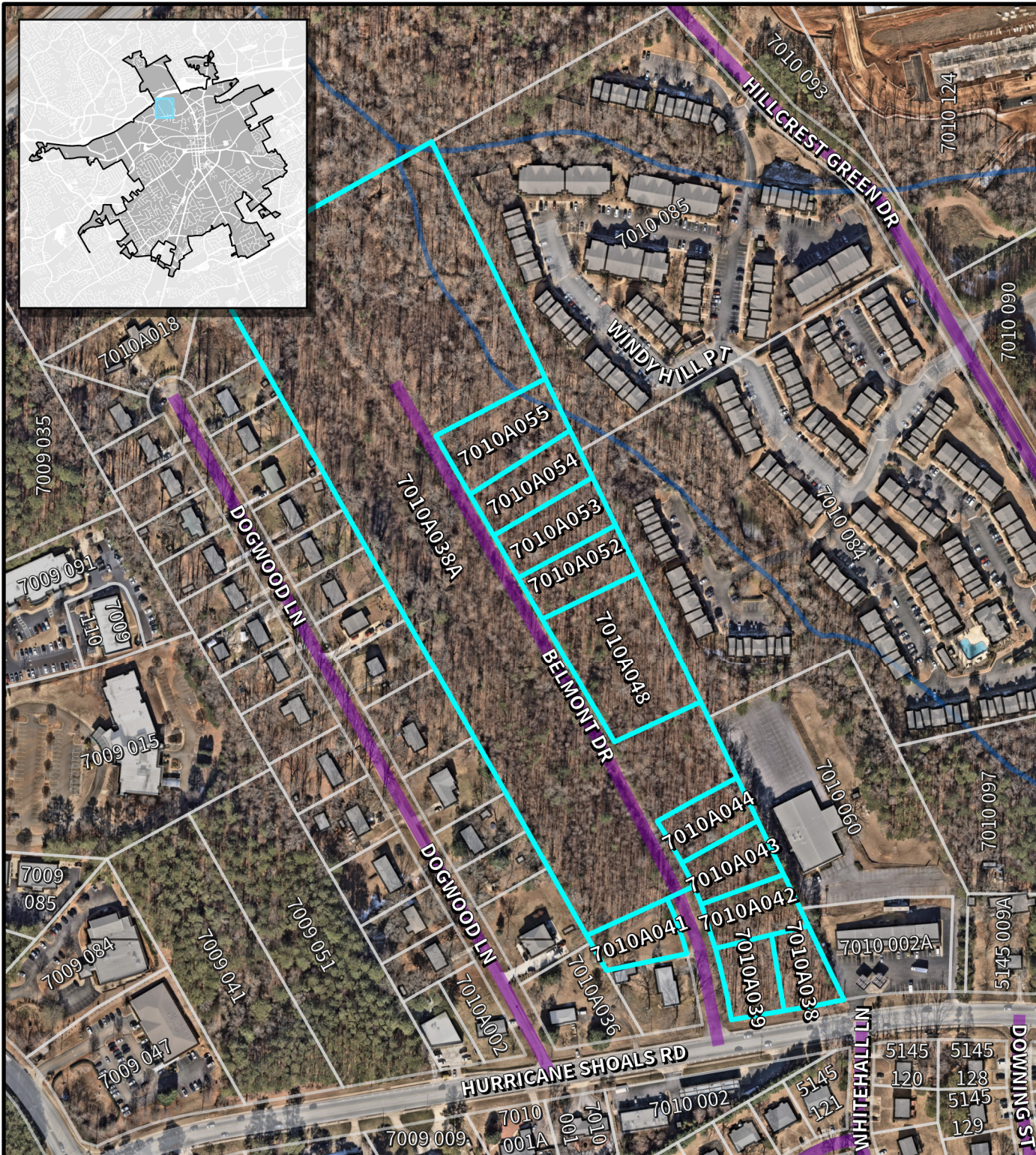
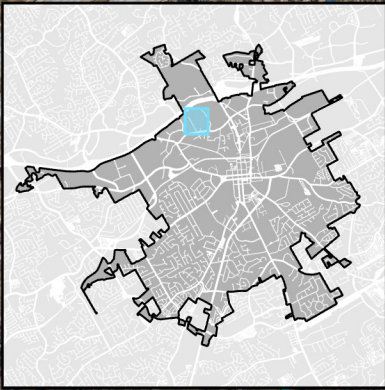
**PLANNING & DEVELOPMENT DEPARTMENT**





RZM2025-00021  
RECEIVED AUGUST 11, 2025  
PLANNING & DEVELOPMENT DEPARTMENT










# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**RZM2025-00021**

Applicant: Hayley Todd -  
Planners & Engineers Collaborative

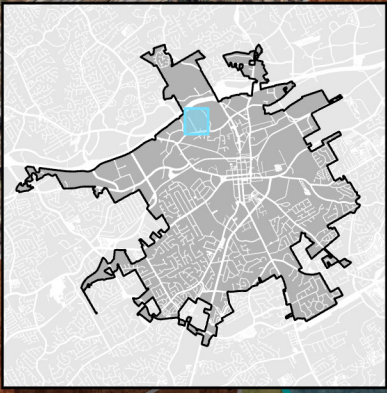
-  Subject Property (~19.73 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600

0 125 250 500 Feet







# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas






**RZM2025-00021**

Applicant: Hayley Todd -  
Planners & Engineers Collaborative

 Subject Property (~19.73 acres)

 Lawrenceville City Limits

### Zoning Districts

	BG	General Business
	LM	Light Manufacturing
	OI	Office/Institutional
	CMU	Community Mixed Use
	RM-12	Multifamily Residential
	RS-150	Single-Family Residential

Scale: 1:3,600

0 125 250 500 Feet







## Location Map & Surrounding Areas

**RZM2025-00021**

Applicant: Hayley Todd -  
Planners & Engineers Collaborative

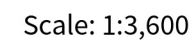
 Subject Property (~19.73 acres)

 Lawrenceville City Limits

## 2045 Character Areas

 Community Mixed Use

Medical Services Cluster



0      125      250                      500 Feet







## Location Map & Surrounding Areas

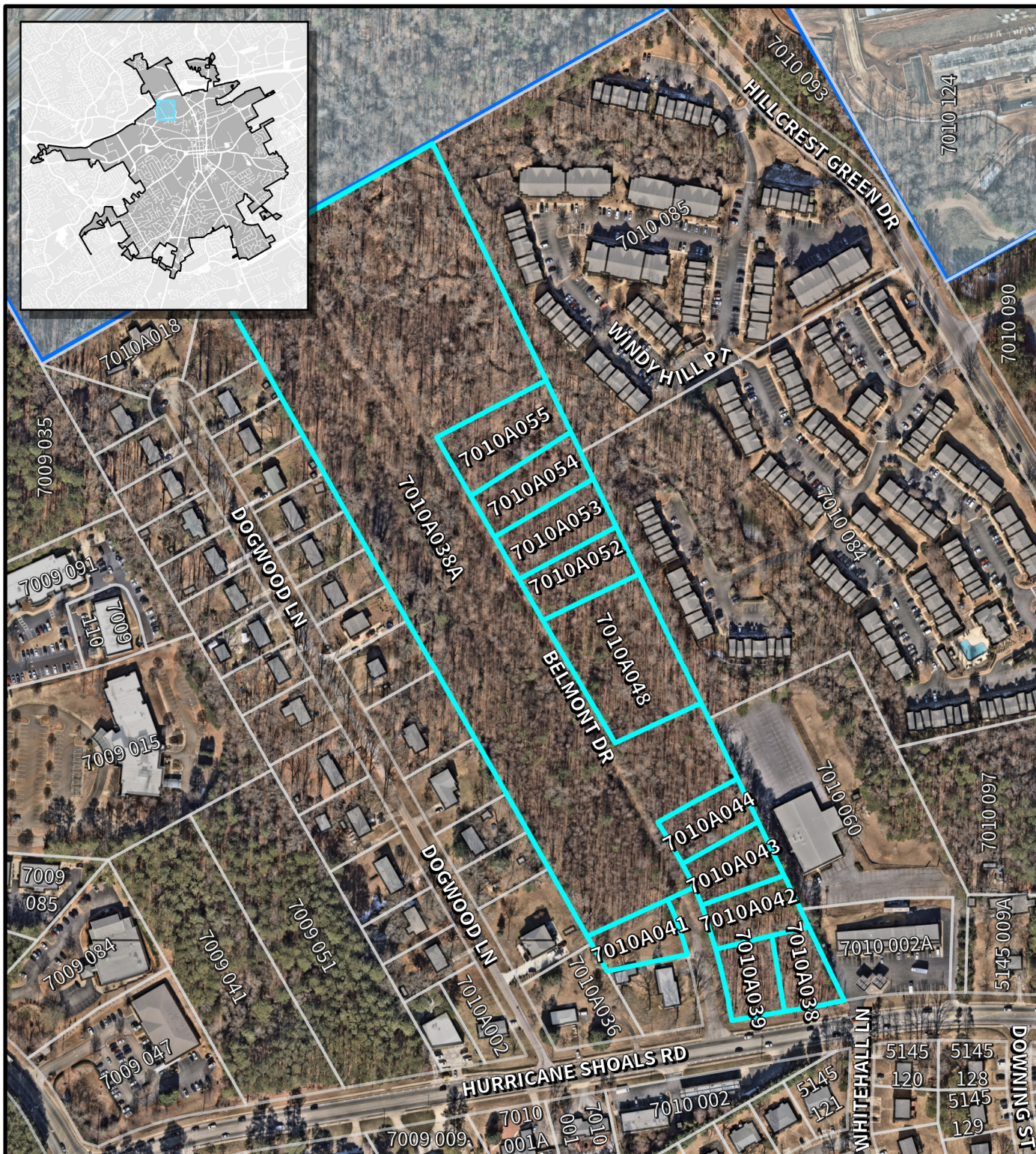
**RZM2025-00021**

Applicant: Hayley Todd -  
Planners & Engineers Collaborative

 Subject Property (~19.73 acres)

 Lawrenceville City Limits

 DDA Boundary

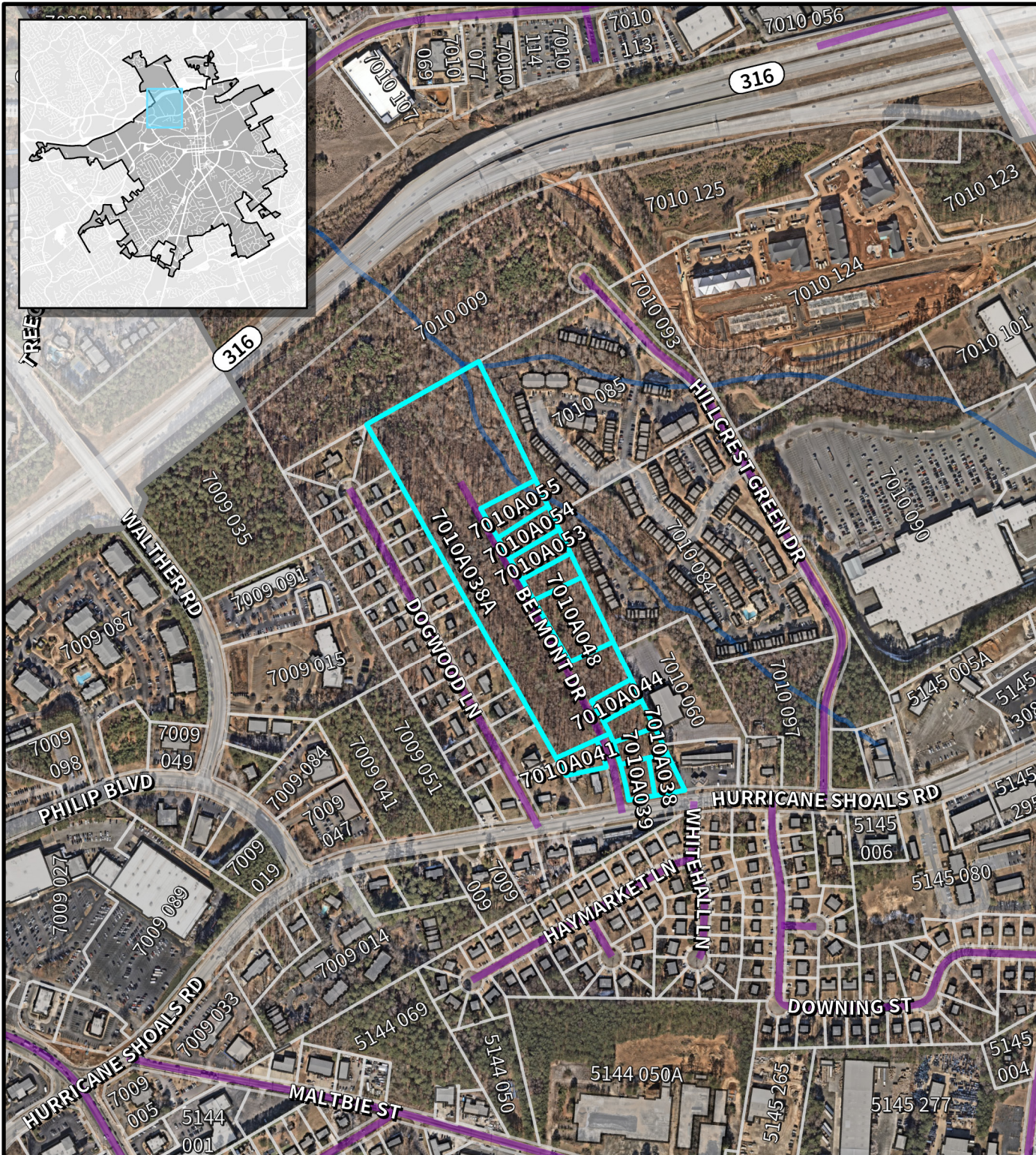


Scale: 1:3,600

0      125      250                      500 Feet












# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

**RZM2025-00021**

Applicant: Hayley Todd -  
Planners & Engineers Collaborative

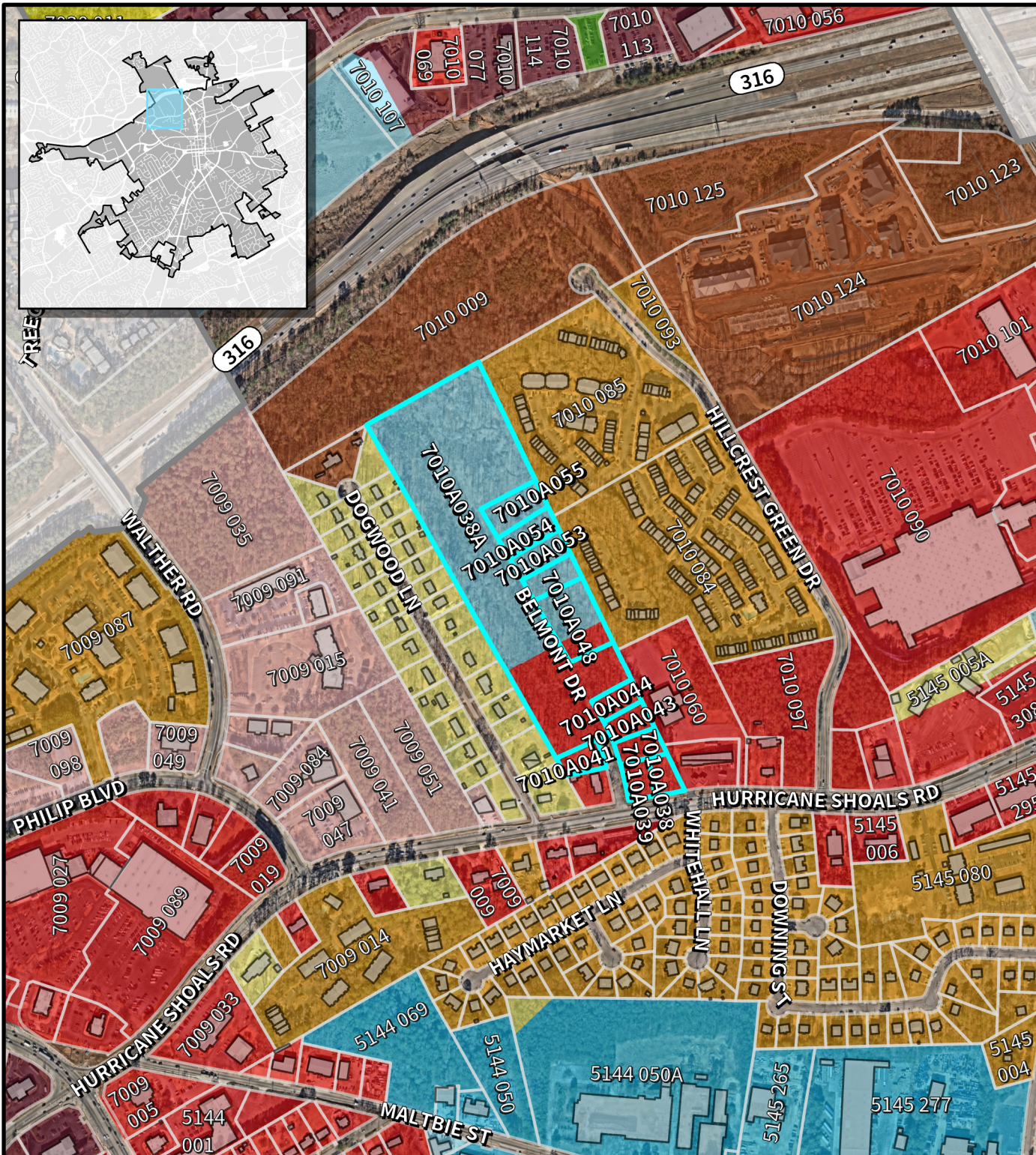
-  Subject Property (~19.73 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:7,200

0 250 500 1,000 Feet







# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas











**RZM2025-00021**

Applicant: Hayley Todd -  
Planners & Engineers Collaborative

 Subject Property (~19.73 acres)

 Lawrenceville City Limits

### Zoning Districts

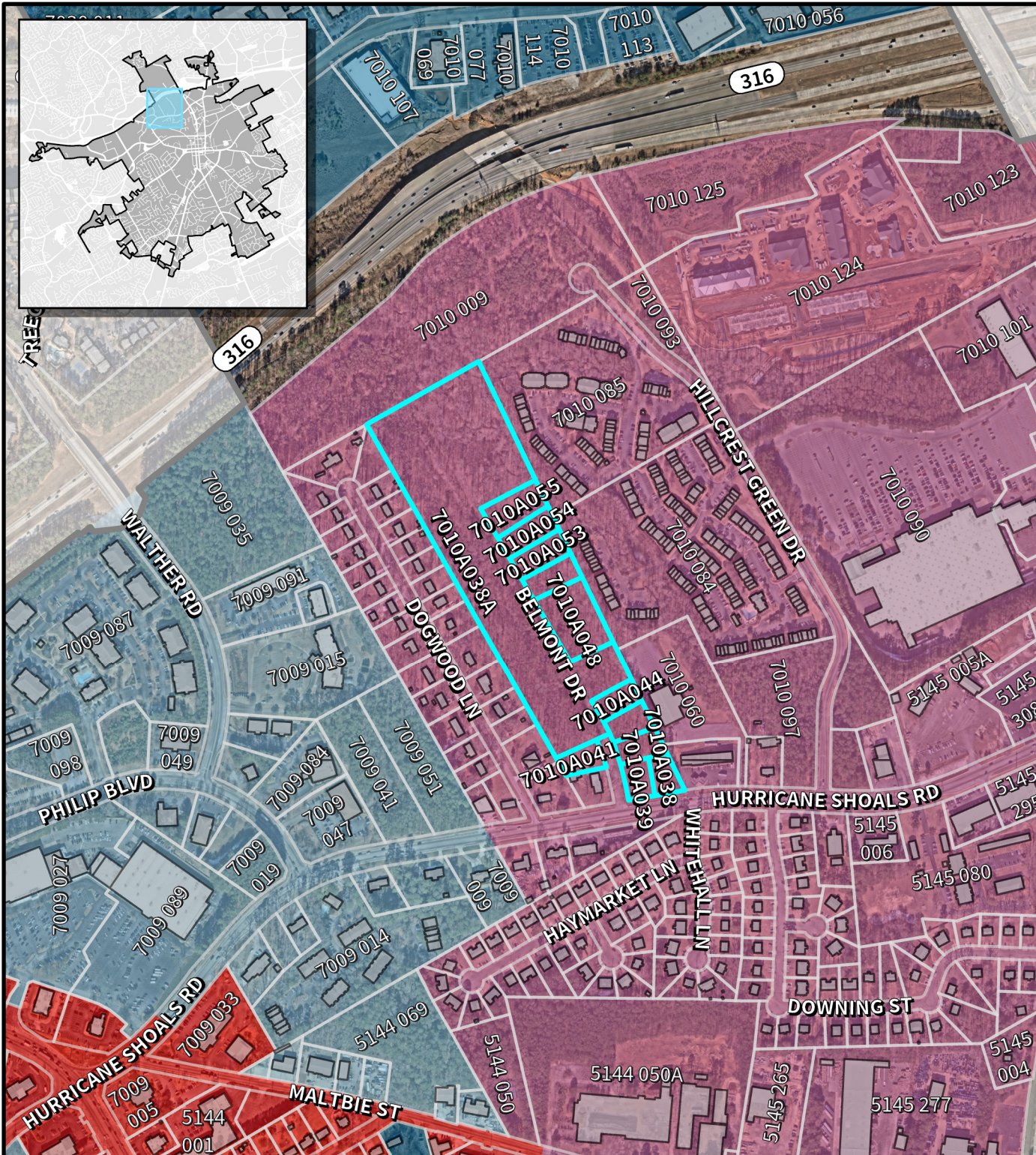
	AR	Agricultural Residential
	BG	General Business
	HSB	Highway Service Business
	LM	Light Manufacturing
	HM	Heavy Manufacturing
	OI	Office/Institutional
	CMU	Community Mixed Use
	RM-12	Multifamily Residential
	RS-150	Single-Family Residential
	RS-180	Single-Family Residential

Scale: 1:7,200

0 250 500 1,000 Feet







## Location Map & Surrounding Areas

**RZM2025-00021**

Applicant: Hayley Todd -  
Planners & Engineers Collaborative

 Subject Property (~19.73 acres)

 Lawrenceville City Limits

## 2045 Character Areas

 Downtown

 Community Mixed Use

 Commercial Corridor

Medical Services Cluster

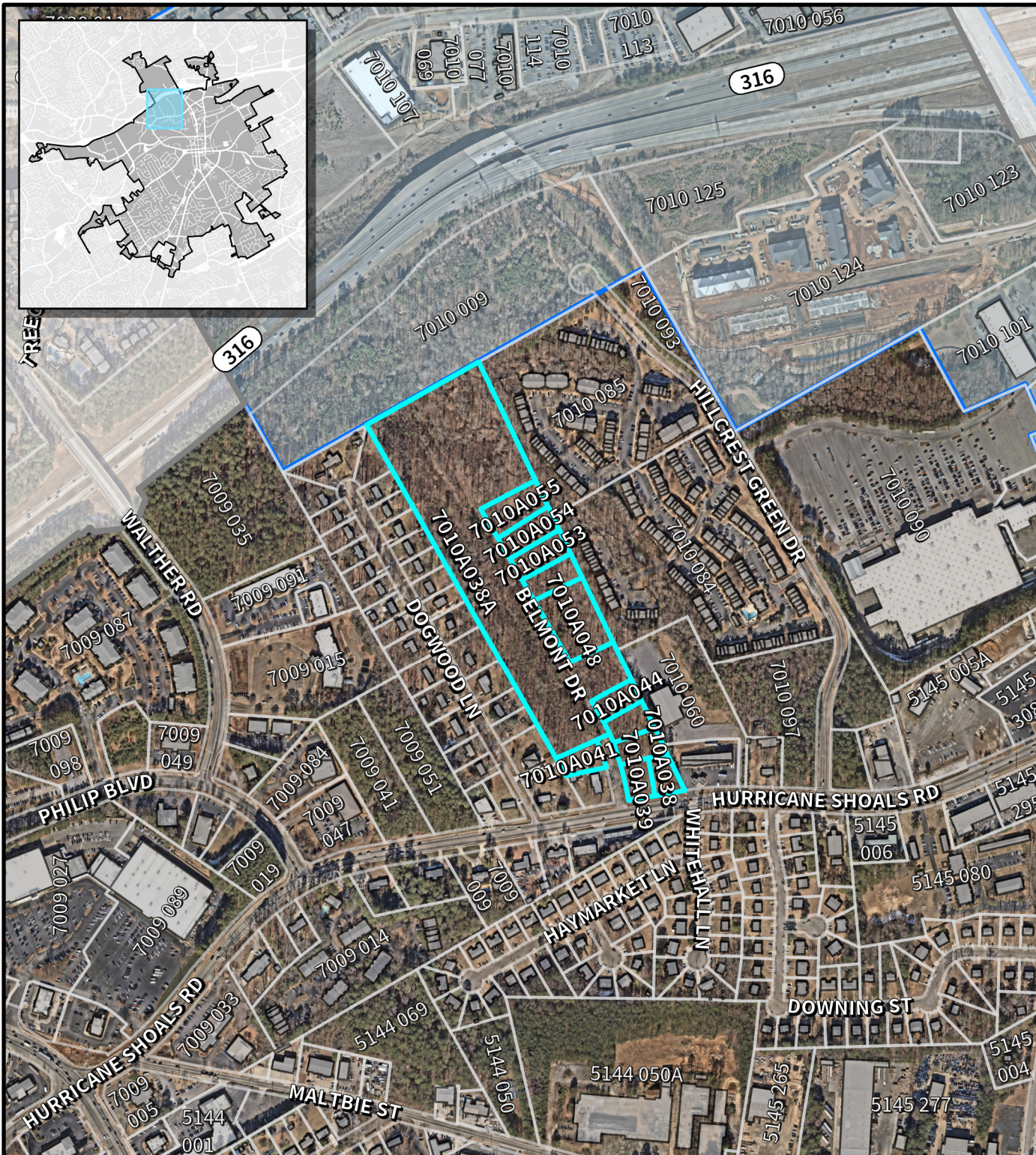
Education Center

Scale: 1:7,200

0      250      500      1,000 Feet










# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**RZM2025-00021**

Applicant: Hayley Todd -  
Planners & Engineers Collaborative

-  Subject Property (~19.73 acres)
-  Lawrenceville City Limits
-  DDA Boundary

Scale: 1:7,200

0 250 500 1,000 Feet







RZM2025-00021  
RECEIVED AUGUST 11, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

Date: 8/6/2025

Applicant: Ramona Booker @ PEC+

Case No.:

Email: RBooker@pec.plus

Development Name: Belmont Estates

Location: Belmont Dr.

DISTRICT: 70

LANDLOT: 10A

PARCEL: 038A

## WATER AVAILABILITY:

The available utility records show that the subject development is currently in the vicinity of a 16 inch water main located on the North right-of-way of In front of the subject parcel crossing Belmont Dr. running east and west.

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments, including connections to existing mains. This department makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

## SANITARY SEWER AVAILABILITY:

The available utility records show that the subject development is currently in the vicinity of a 8 inch sanitary sewer main located On the NE corner of the subject parcel running north and south.

## Proposed Development Utility Letter

### Sewer Availability continued

The subject development is located within the Collins Hill Business Park Service area. This does not guarantee there is sewer capacity to serve this development. A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development.

Demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

### Water, Sewer, and Stormwater Requirements

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5<sup>th</sup>, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Stormwater facilities must comply with the current Gwinnett County codes and ordinances.

### Private Road Developments

Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

### Master Water Meter

Master water meters are only allowed under certain conditions to be approved by Gwinnett County. If there are multiple owners within one property, master meters will not be allowed. Individual water meters must be placed off of county-maintained water mains.

**NOTE: As-built information for this department is dependent upon outside entities to provide record drawings for the utilities. Therefore, this department does not guarantee the accuracy of the information provided.**

Respectfully,



Gwinnett County Department of Water Resources  
Infrastructure Support  
678-376-7139





# LAWRENCEVILLE

## GEORGIA

RZM2025-00021  
RECEIVED AUGUST 11, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

TO: Ramona Booker

FROM: Todd Hardigree, Gas Director

DATE: August 6, 2025

SUBJECT: LOA for Belmont Estates

Please be advised that the City of Lawrenceville has natural gas available for the proposed development referenced as “**Belmont Estates**”. Natural gas main is located on the right of way on or near the proposed sight and the City will install and provide services to the proposed development provided we receive an original copy of the attached signed “Gas Main Agreement”. Gas tap applications are now to be completed on our website at <https://www.lawrencevilleutilities.com/223/Tap-Application>. Tap fees are determined based on equipment installed, length and total gas load. There is ample capacity on our gas main at this location to supply your needs.

If you need any additional information, please do not hesitate to contact our office. The City of Lawrenceville looks forward to serving your project and thanks you for considering natural gas.

Sincerely,

Todd Hardigree  
Gas Director

RZM2025-00021  
RECEIVED AUGUST 11, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



8/5/25

Thank you for your request regarding:

Property:

**Belmont Estates**

Comcast has facilities in this area and could potentially be the service provider for this property. However, this information is submitted to you under the following conditions:

1. This is not an agreement or bid to begin work.
2. Service to the property will be based upon easement allowances made via final plat.
3. This letter does not bind or commit Comcast to any construction schedule.

If we may provide any additional information, or if you have questions, please feel free to contact me at.

Thank You  
Patrick Mise  
Comcast Business Development  
Mobile 678 898 3201  
[Patrick\\_mise@cable.comcast.com](mailto:Patrick_mise@cable.comcast.com)

The information contained in this communication is privileged and confidential. The content is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by telephone or e-mail, and delete this message from your systems