



# LAWRENCEVILLE

Planning & Development

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LAWRENCEVILLE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>RCS INC</u>	NAME: <u>ERAAA LLC</u>
ADDRESS: <u>3870 Peachtree Ind'l. Blvd</u>	ADDRESS: <u>3771 Old Bridge Way</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>(678) 427-7312</u>	PHONE: <u>(678) 367-8253</u>
CONTACT PERSON: <u>Tony Niakan</u> PHONE: <u>(678) 427-7312</u>	
CONTACT'S E-MAIL: <u>corvelle@mindspring.com</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.	
ZONING DISTRICT(S): <u>ON and RS150</u> ACREAGE: _____	
PARCEL NUMBER(S): <u>Gwinnett Parcel Numbers 5142 186 and 5142 195</u>	
ADDRESS OF PROPERTY: <u>330 CULVER ST and CULVER ST</u>	
PROPOSED USE: <u>Professional Offices OI</u>	

H/S Niakan - 7/15/25  
SIGNATURE OF APPLICANT DATE

Tony Niakan

TYPED OR PRINTED NAME

Cedric Wesley 7/15/25  
NOTARY PUBLIC DATE

Raj Mittal 07/08/25  
SIGNATURE OF OWNER DATE

Raj Mittal

TYPED OR PRINTED NAME

Melanie H Keeling 7/8/25  
NOTARY PUBLIC DATE



PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



RZC2025-00069  
RECEIVED AUGUST 12, 2025  
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.

# ARCADE, Inc.

Architects, Building Consultant

3877 Thayer Trace, Duluth, Georgia 30096

arcadeinc@aol.com Tel: (404) 731-2322

August 8, 2025

Letter of intent

Re: 330 Culver Street- Application for Re-Zoning

Address: 330 Culver Street, Lawrenceville, Georgia 30046

Dear Sirs:

This is an application for the rezoning of the property located at the address above.

The property consists of three lots (Tax deeds) but the whole property has a deed as one property and one owner. (Gwinnett County parcel ID: R5142 195 & R5142 186 & R5142 187.)

We are requesting dividing this property into two lots as shown on the site plan and survey drawings as Lot "A" that we are applying for the rezoning and the new building. And Lot "B" to remain as residential as is and will not be a part of this development.

This application has been filed and the number is: RZC2025-00069.

A request to rezone the property at 330 Culver Street (PINS; 5142 186 & 5142 195) from RS-150 (Single Family Residential District) and ON (Office neighborhood District) to develop a 7,200 to 7,300 square foot office building.

As per recent comments we have updated the drawings and are submitting them with this letter. We respectfully are requesting the following:

- An elimination of the 40' undisturbed buffer to the north. The owner already owns and controls that property.
- We have updated the setbacks based on considering both sides of Culver & Nash streets as similar setbacks (Apparently set back on Culver side is considered front with 50' setback and Nash street as the side with 10' set back) and reducing and adjusting both to 30 feet from both property lines As shown on the project.

- Buffer reduction of the frontage from 50' to 30' (same 30' set back has been applied to both sides of Culver and Nash Streets.)
- Reduction of Langley Street side (west) to a 15 feet rear setback and removal of the 50' residential buffer on west side since the property is the Gwinnett County Administration building and is not residential.

The proposed office building(s) will be based on a theme and style to match the existing downtown area and proceed with attention to the new development and the future of the city. The main building will be facing Nash Street, and the car parking will be located behind the building. The complex will have a charming walkable ambience with sitting areas, and walkway access to the adjacent areas for a more user-friendly environment. The materials will consist of brick and stone and new panels (Nichia or similar) to match the neighborhood. Landscaping and hardscaping will also be a part of the development to add a natural feeling to the complex and the area.

We appreciate your consideration of this application. Please let us know if there are more documents needed to be added or changes to be made to this application.

Please feel free to contact us for any questions or concerns.

Respectfully,

Mani Farhan, Project Architect



LEGAL DESCRIPTION  
330 Culver Street - Lot A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 142 of the 5th District, lying in the City of Lawrenceville of Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at the right of way intersection of the northerly right of way of Nash Street (Variable R/W) and Culver Street (Variable Right of Way); and said point being the true POINT OF BEGINNING;

from said point as thus established;

Following southwesterly along the right of way of Nash Street;

South 57 degrees 29 minutes 19 seconds West, a distance of 144.87 feet to a 1-inch open-top pipe found;

Leaving said right of way;

North 29 degrees 41 minutes 47 seconds West, a distance of 210.02 feet to a point;

Thence North 58 degrees 14 minutes 21 seconds East, a distance of 167.40 feet to a 1/2-inch rebar found;

Thence, following southeasterly along the right of way of Culver Street;

South 29 degrees 46 minutes 30 seconds East, a distance of 124.29 feet to a right of way monument found;

Thence South 60 degrees 33 minutes 36 seconds West, a distance of 2.35 feet to a 1/2-inch rebar found;

Thence South 10 degrees 2 minutes 16 seconds East, a distance of 18.56 feet to a right of way monument found;

Thence South 21 degrees 33 minutes 51 seconds East, a distance of 28.98 feet to a right of way monument found;

Thence, Southerly following a curve with a radius of 59.50 feet, a distance of 40.57 feet, being subtended by a line South 15 degrees 2 minutes 31 seconds East, a distance of 39.79 feet to a 1/2-inch open-top pipe found;

said point being the POINT OF BEGINNING.

Containing approximately 33,995.88 square feet or 0.780 acres.

RZC2025-00069  
RECEIVED JULY 7, 2025  
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**EXISTING ZONING DATA**

LOT A - ON (OFFICE/NEIGHBORHOOD)  
LOT B - RS-150 SINGLE FAMILY RESIDENCE

**PROPOSED ZONING DATA**

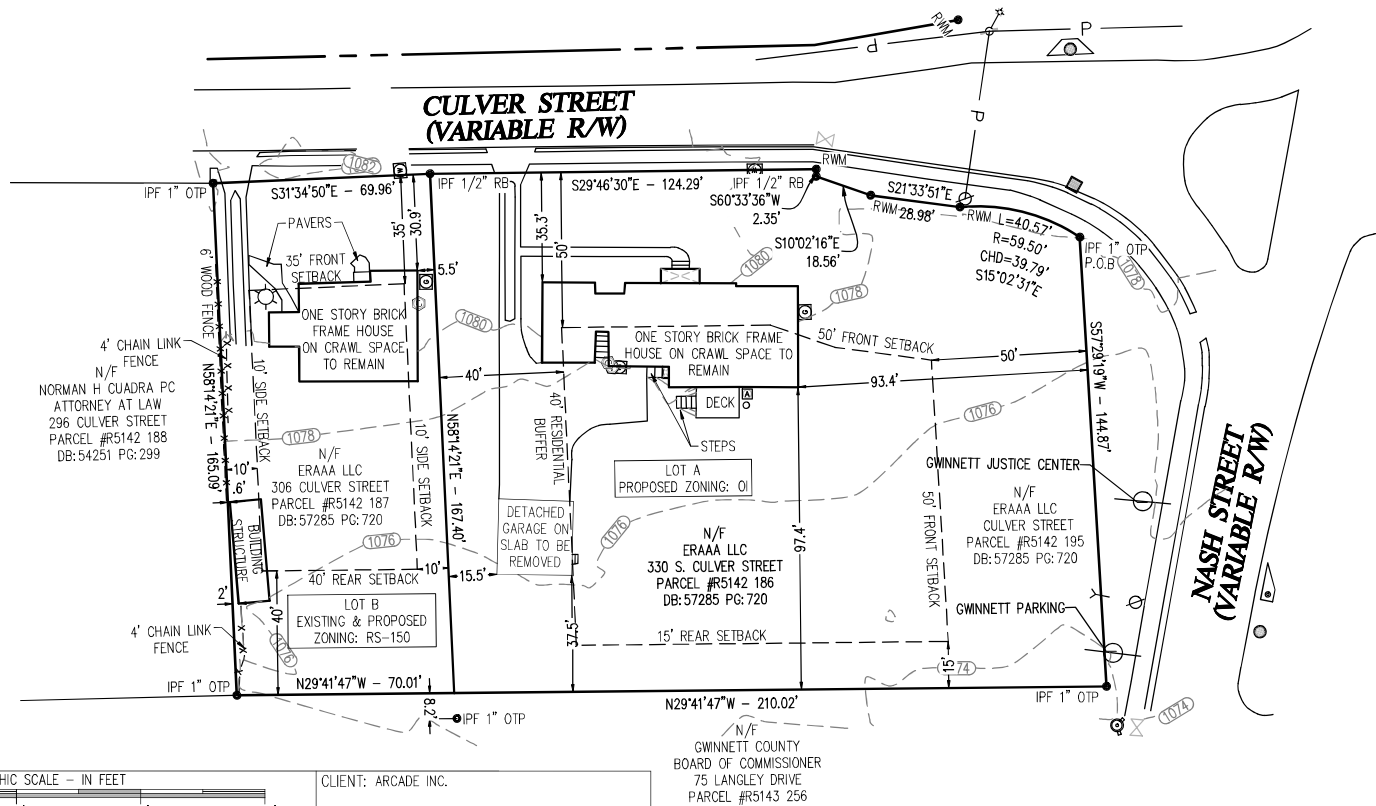
LOT A - OI (OFFICE/INSTITUTIONAL)  
LOT B - RS-150 SINGLE FAMILY RESIDENCE

**PROPOSED LOT DATA - LOT A**

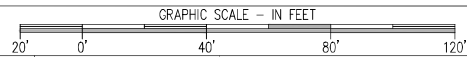
33,996 SQUARE FEET  
0.780 ACRES

**PROPOSED LOT DATA - LOT B**

11,630 SQUARE FEET  
0.267 ACRES



SCALE: 1"=40'



CLIENT: ARCADE INC.

DESIGNED BY:  
LAR

SHEET NUMBER:  
1 of 1

FILE NAME:  
330 CULVER STREET ZONING CONCEPT

DATE:  
06.27.2025

JOB NUMBER:  
FP-220

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**KEYSTONE LAND SURVEYING, INC.**

262 WEST CROGAN STREET  
LAWRENCEVILLE, GEORGIA 30046  
770.545.8700  
www.keystonelandsurveying.com

**REZONING EXHIBIT  
FOR  
330 SOUTH CULVER STREET  
REZONING EXHIBIT**

LAND LOT 142 - 5TH DISTRICT  
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA  
R E V I S I O N S

1		
2		
3		
4		
5		

**RZC2025-00069  
RECEIVED JULY 9, 2025  
PLANNING & DEVELOPMENT DEPARTMENT**



**ARCADE, INC.**  
ARCHITECTS  
BUILDING CONSULTANTS  
3877 THAYER TRACE  
DULUTH, GEORGIA 30096  
TEL (404) 781-2322  
ARCADEINC@AOL.COM

Rev No. Date Revision

Rev No.	Date	Revision

**SITE PLAN**  
NEW OFFICE BUILDING FOR:  
**330 CULVER STREET**  
330 CULVER STREET  
LAURENCEVILLE, GEORGIA 30046

Project No: 25007  
Scale: 1" = 40'-0"  
Drawn By: MF  
Date: 6, 27, 2025  
Issue: 8, 8, 2025

C-1c



**CULVER STREET  
(VARIABLE R/W)**

**NASH STREET  
(VARIABLE R/W)**

**LANGLEY DRIVE**

TOTAL LOT "A" AREA 33918 SQ FT  
10% OF TOTAL AREA (IMPERVIOUS) 23184 SQ FT  
TOTAL PROPOSED BUILDINGS 1236 SQ FT  
TOTAL PARKING AREA 9178 SQ FT  
TOTAL SIDEWALKS/ SITTING 5600 SQ FT  
TOTAL ABOVE (IMPERVIOUS) 22014 SQ FT  
PROPOSED IMPERVIOUS AREA IS LESS THAN REQUIRED.  
(OK)

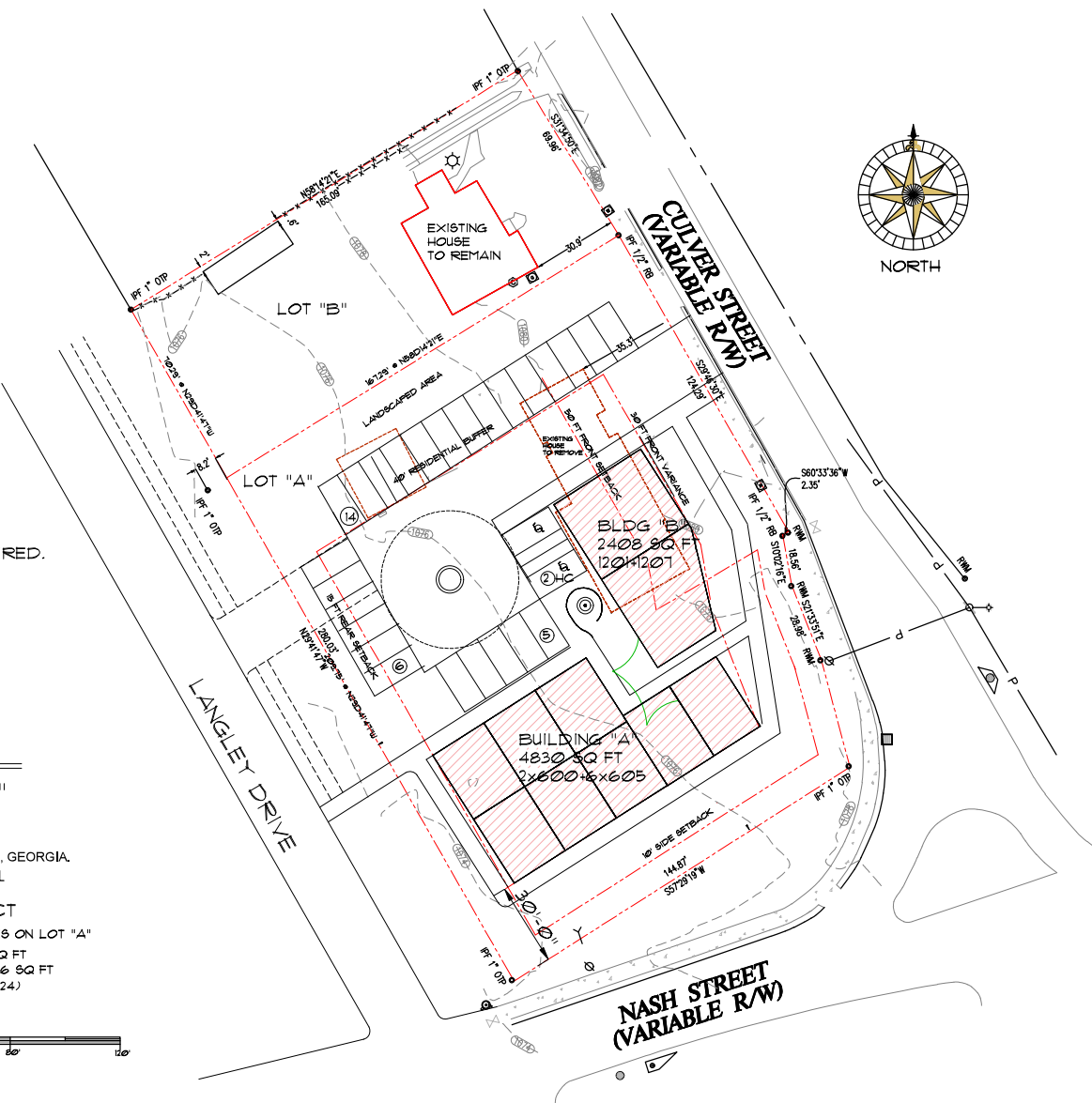
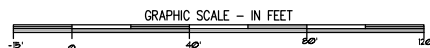
## SITE PLAN

SCALE 1" = 40'-0"

330 CULVER STREET  
LAND LOT 142 - 5TH DISTRICT  
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA.  
CLIENT: RAJESH KUMAR MITTAL

### PROPOSED PROJECT

REMOVING EXISTING STRUCTURES ON LOT "A"  
12 NEW UNITS OF APPROX 600 SQ FT  
TOTAL NEW BUILDINGS AREA 1236 SQ FT  
NEW PARKINGS 21- (REQUIRED 24)





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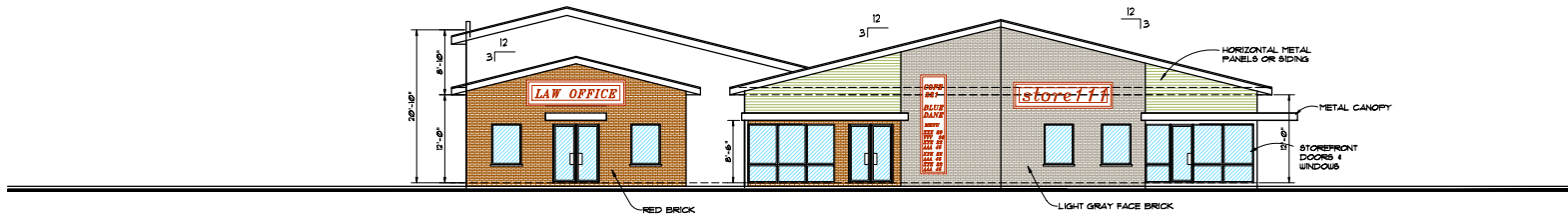
Rev No. Date Revision

Rev No.	Date	Revision

**ELEVATIONS**  
A NEW OFFICE BUILDING FOR:  
**330 CULVER STREET**  
330 CULVER STREET  
LAURENCEVILLE, GEORGIA 30000

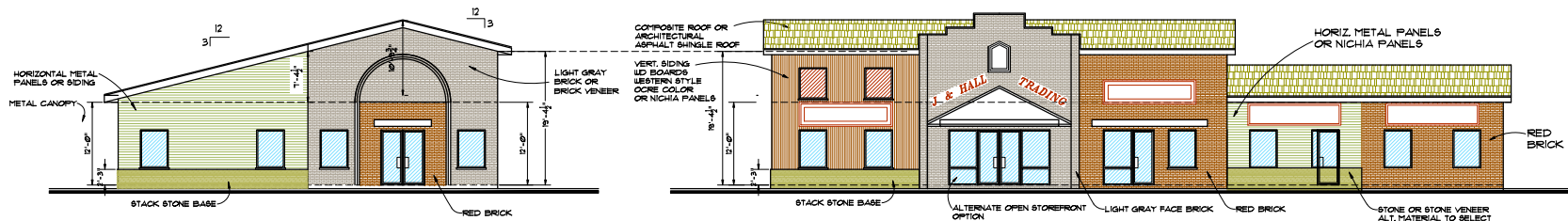
Project No: 25007  
Scale: 1/8" = 1'-0"  
Drawn By: MF  
Date: 5, 19, 2025  
Issue: 8, 6, 2025

A-2



SIDE/FRONT? ELEVATION (CULVER STREET VIEW)

SCALE 1/8" = 1'-0"



REAR ELEVATION (LANGLEY DRIVE VIEW.)

SCALE 1/8" = 1'-0"

FRONT, SIDE ELEVATION (NASH STREET VIEW)

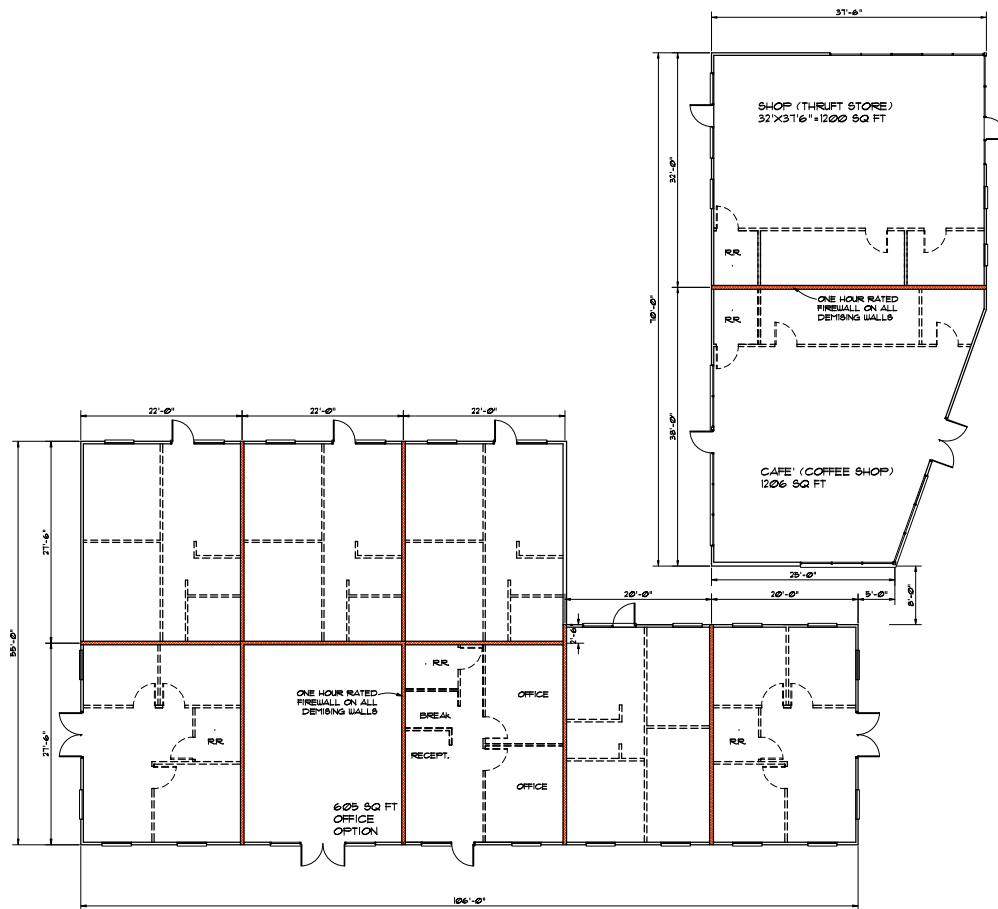
SCALE 1/8" = 1'-0"

RZC2025-00069

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# FLOOR PLAN

SCALE 1/8"=1'-0"

TOTAL AREA = 1,236 SQ FT

INCLUDES: 10 UNITS AS FOLLOWS:

6 UNITS OF 27'6"X22'= 605 SQ FT, 3630 SQ FT

2 UNITS OF 20'X30'= 600 SQ FT, 1200 SQ FT

PLUS SHOP, 1200 SQ FT, CAFE: 1206 SQ FT

(OPTION OF COMBINING TWO OR MORE UNITS)



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Rev No. Date Revision

Rev No.	Date	Revision

**FLOOR PLAN**  
A NEW OFFICE BUILDING FOR:  
**330 CULVER STREET**  
330 CULVER STREET  
LAURENCEVILLE, GEORGIA 30000

Project No: 25007

Scale: 1/8"=1'-0"

Drawn By: MF

Date: 5, 19, 2025

Issue: 8, 6, 2025

A-1

RZC2025-00069

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RZC2025-00069  
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RZC2025-00069  
RECEIVED AUGUST 12, 2025  
PLANNING & DEVELOPMENT DEPARTMENT





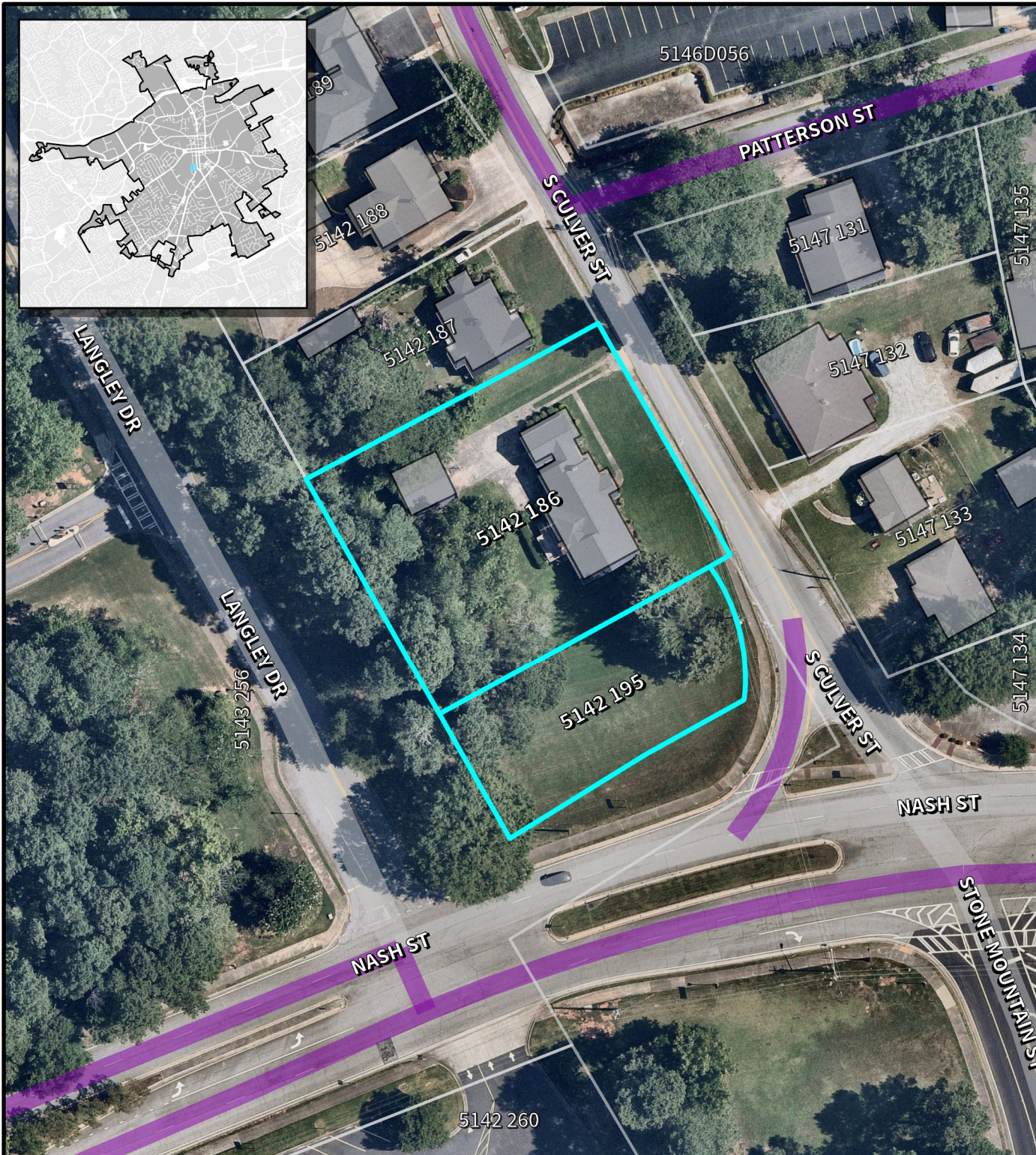
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# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


**RZC2025-00069**

Applicant:

Tony Niakan - RCS Inc

 Subject Property (~0.81 acres)

 Lawrenceville City Limits

 City Maintained Streets

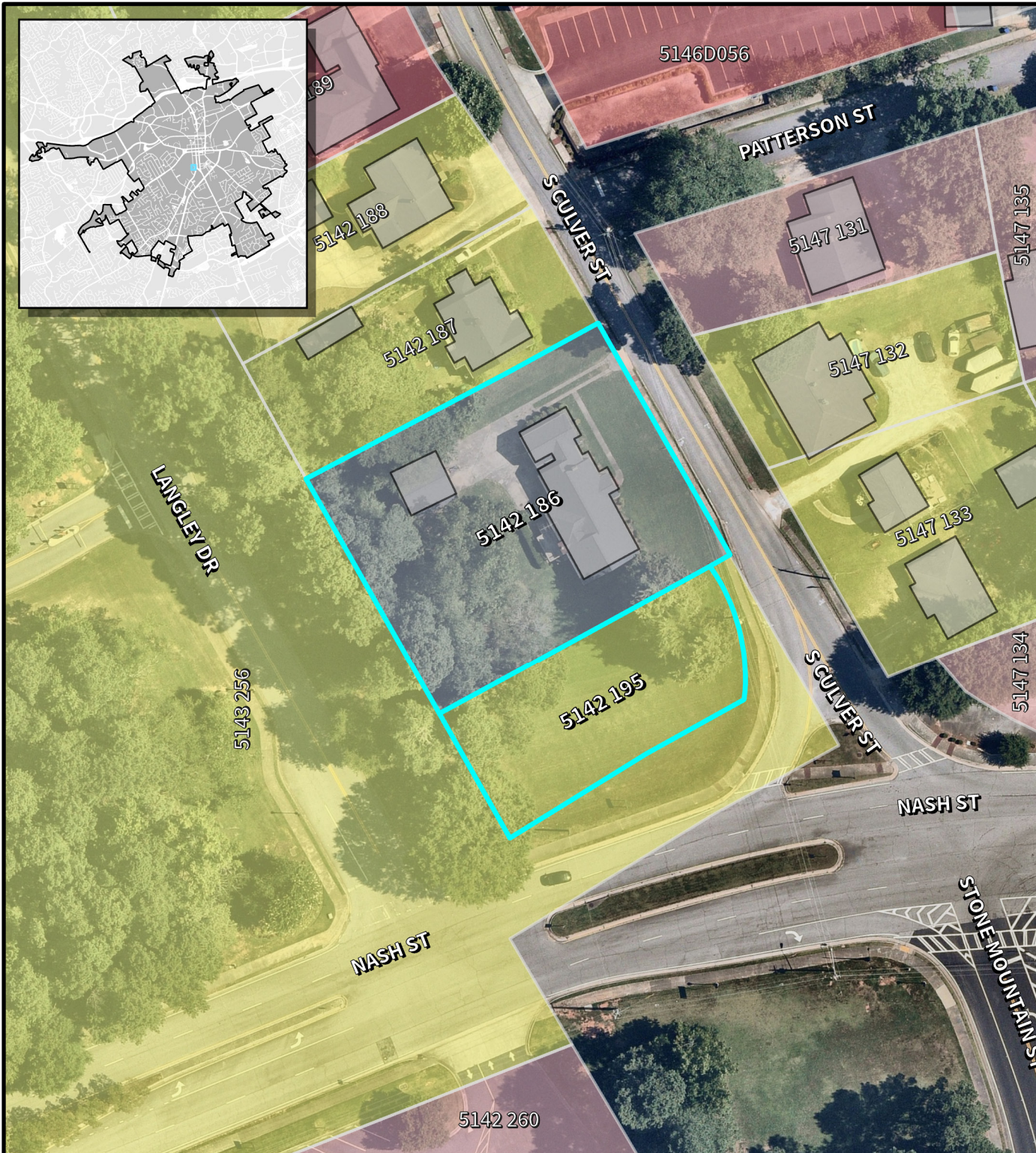
 County/State Maintained Streets

Scale: 1:900

0 30 60 120 Feet







# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

**RZC2025-00069**





Applicant:

Tony Niakan - RCS Inc

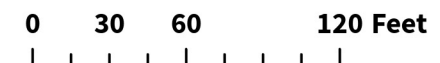
 Subject Property (~0.81 acres)

 Lawrenceville City Limits

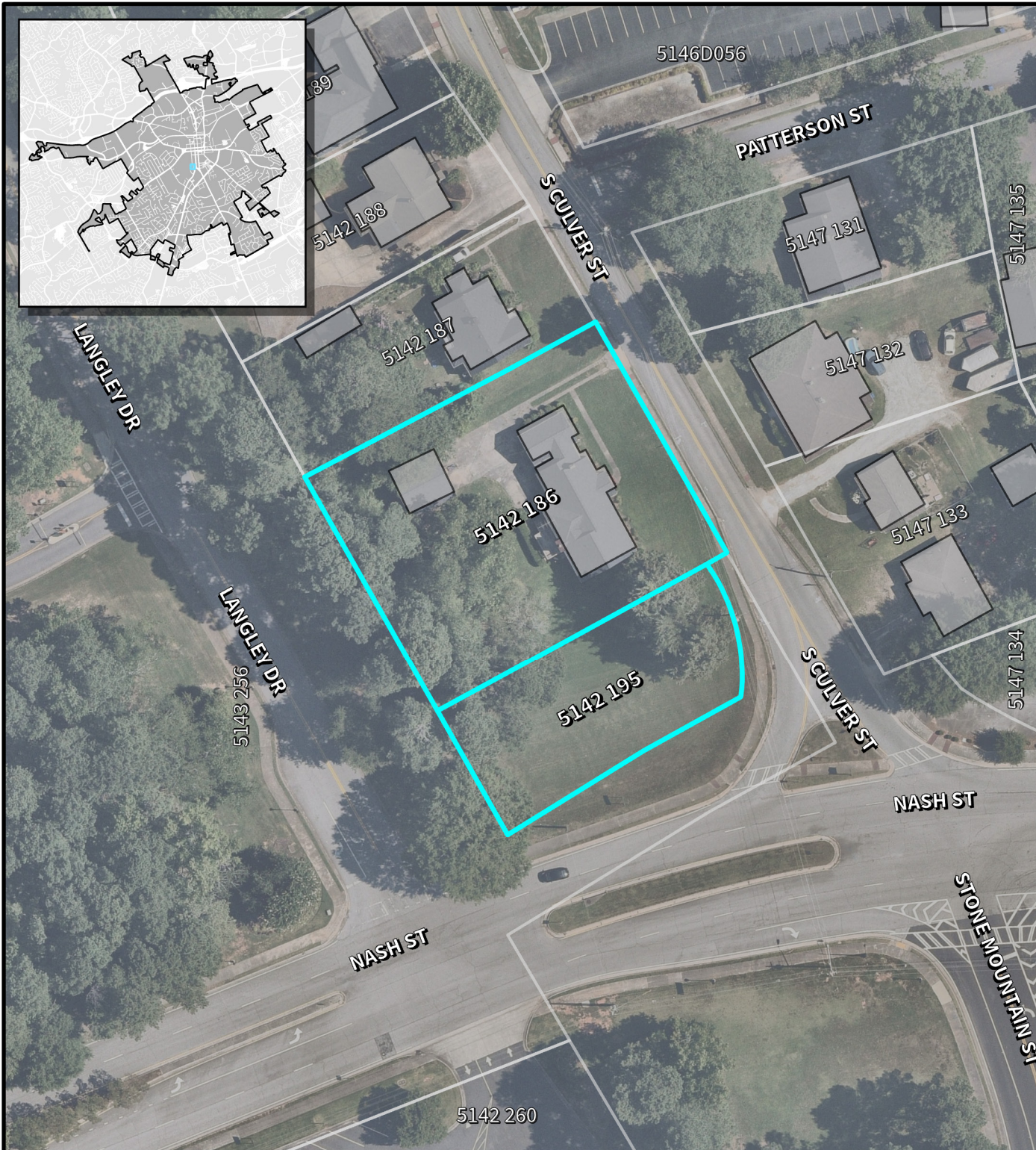
### Zoning Districts

	<b>BGC</b>	Central General Business
	<b>OI</b>	Office/Institutional
	<b>ON</b>	Office/Neighborhood
	<b>RS-150</b>	Single-Family Residential

Scale: 1:900







# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

**RZC2025-00069**

Applicant:

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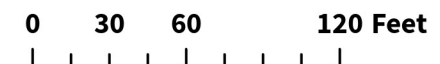
 Subject Property (~0.81 acres)

 Lawrenceville City Limits

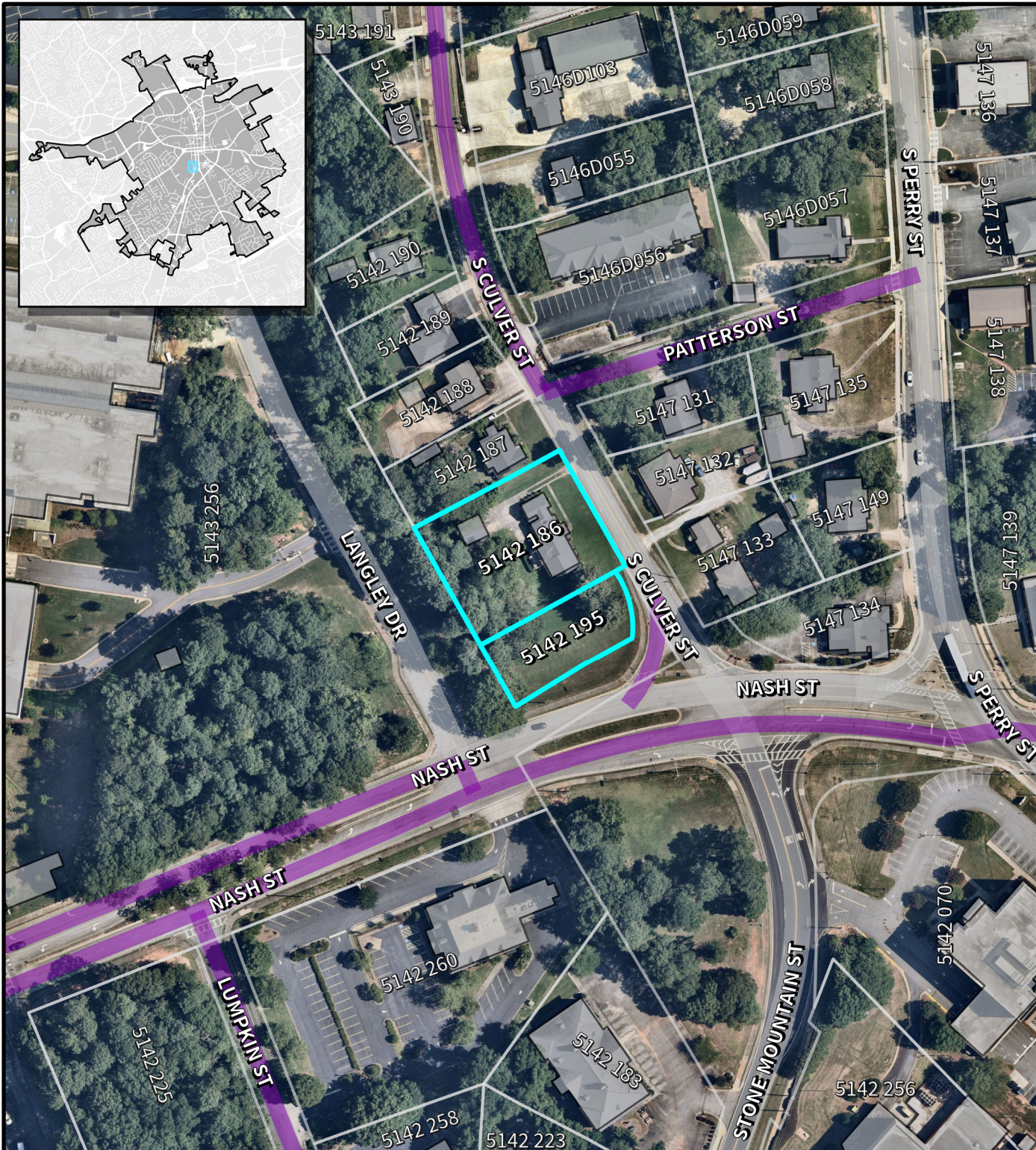
### 2045 Character Areas

 Downtown

Scale: 1:900







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Planning & Development

Location Map & Surrounding Areas


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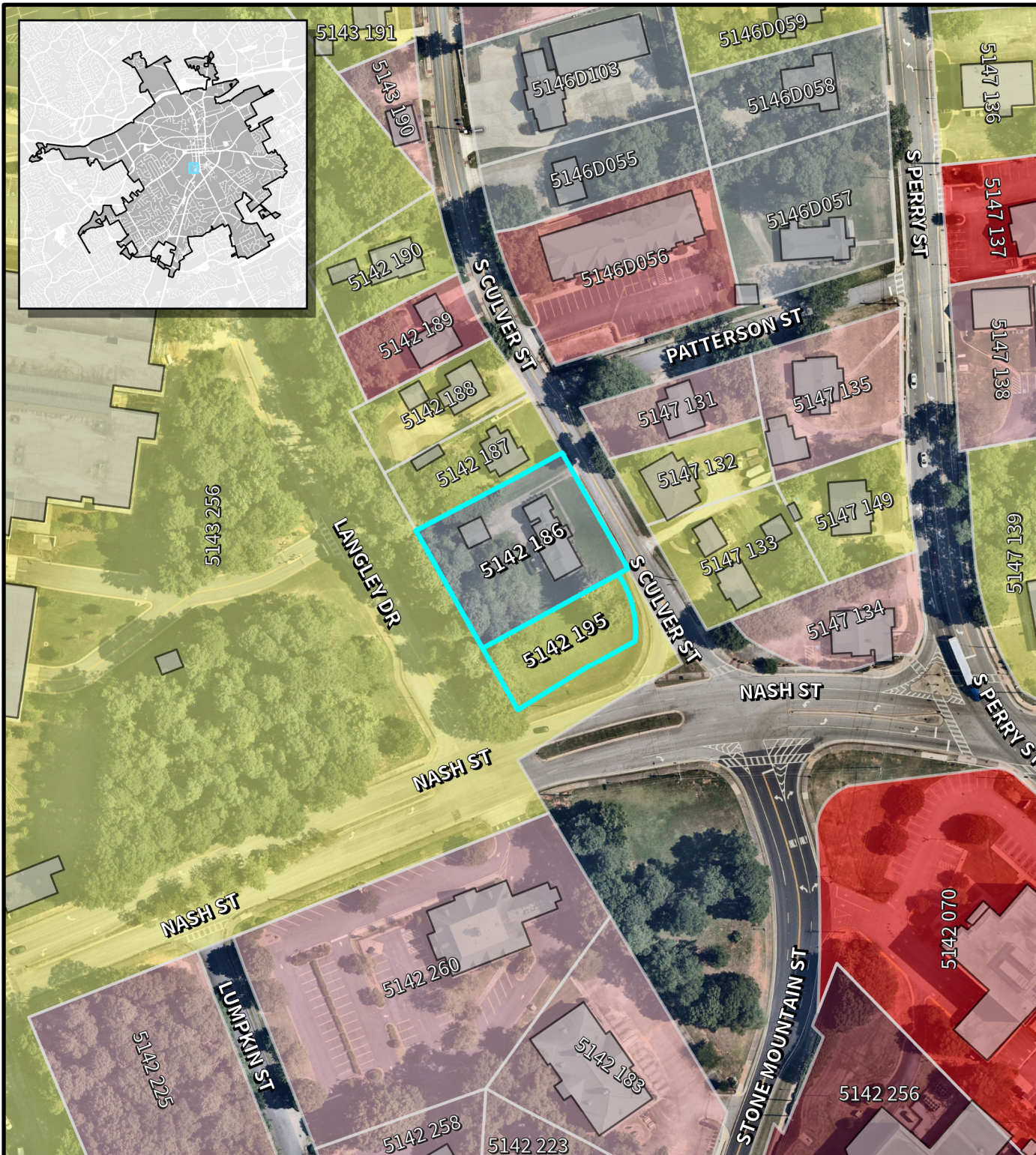
 County/State Maintained Streets

Scale: 1:1,800

0 62.5 125 250 Feet







# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

**RZC2025-00069**







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Tony Niakan - RCS Inc

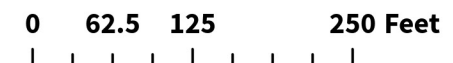
 Subject Property (~0.81 acres)

 Lawrenceville City Limits

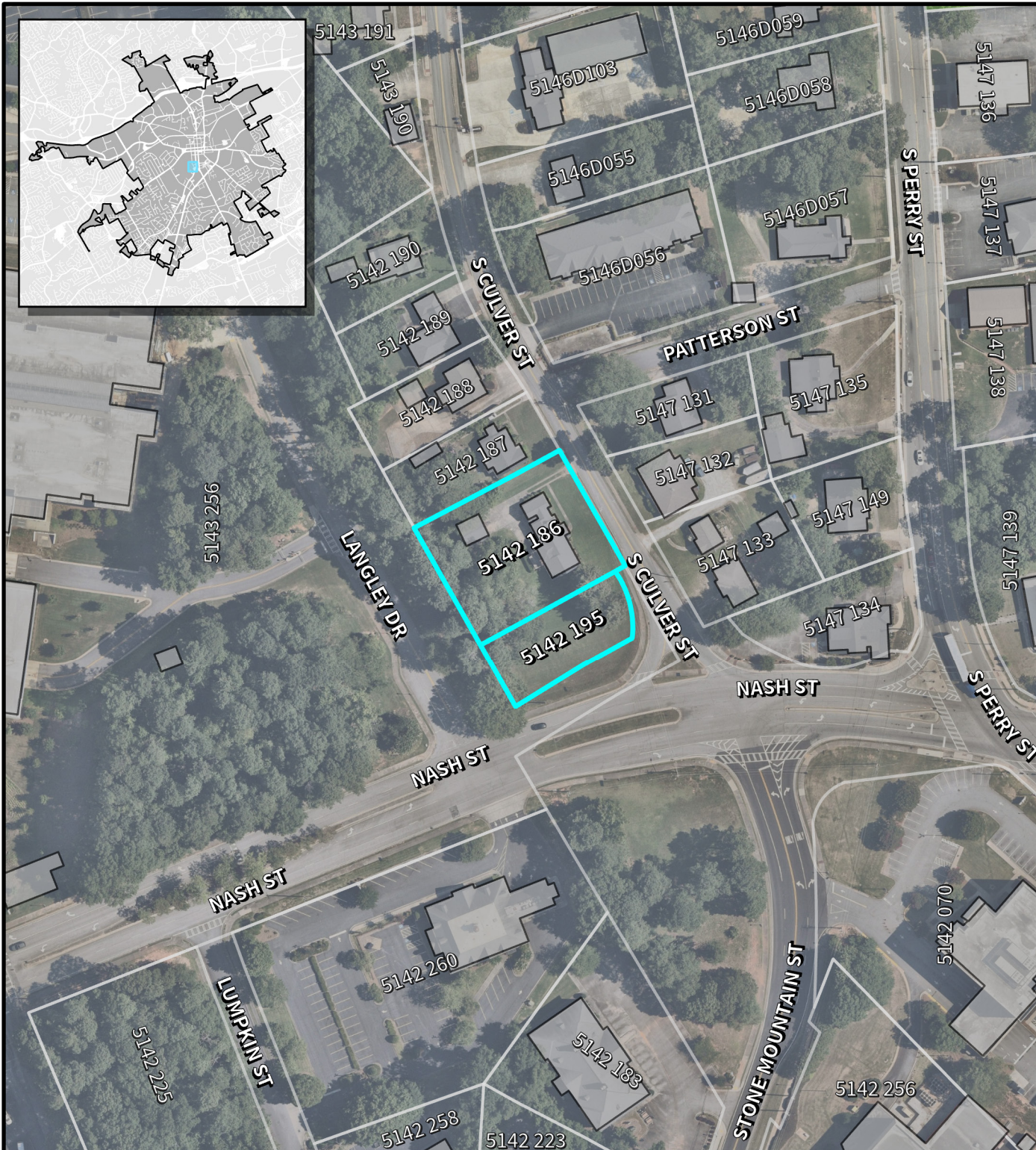
### Zoning Districts

	BG	General Business
	BGC	Central General Business
	HSB	Highway Service Business
	OI	Office/Institutional
	ON	Office/Neighborhood
	RS-150	Single-Family Residential

Scale: 1:1,800







# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

**RZC2025-00069**

Applicant:

Tony Niakan - RCS Inc

 Subject Property (~0.81 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Downtown

 Parks

Scale: 1:1,800

0 62.5 125 250 Feet

