



# LAWRENCEVILLE

## Planning & Development

### ANNEXATION, REZONING, AND SPECIAL USE PERMIT

**CASE NUMBER(S):** ANN2026-00002, RZM2026-00006, & SUP2026-00006

**APPLICANT(S):** OWEN HERBERT

**PROPERTY OWNER(S):** ZIANNA GROUP LLC – ASIF DHANANI

**LOCATION(S):** 0 SUGARLOAF PARKWAY

**PARCEL IDENTIFICATION NUMBER(S):** 5078 003

**APPROXIMATE ACREAGE:** 6.61 ACRES

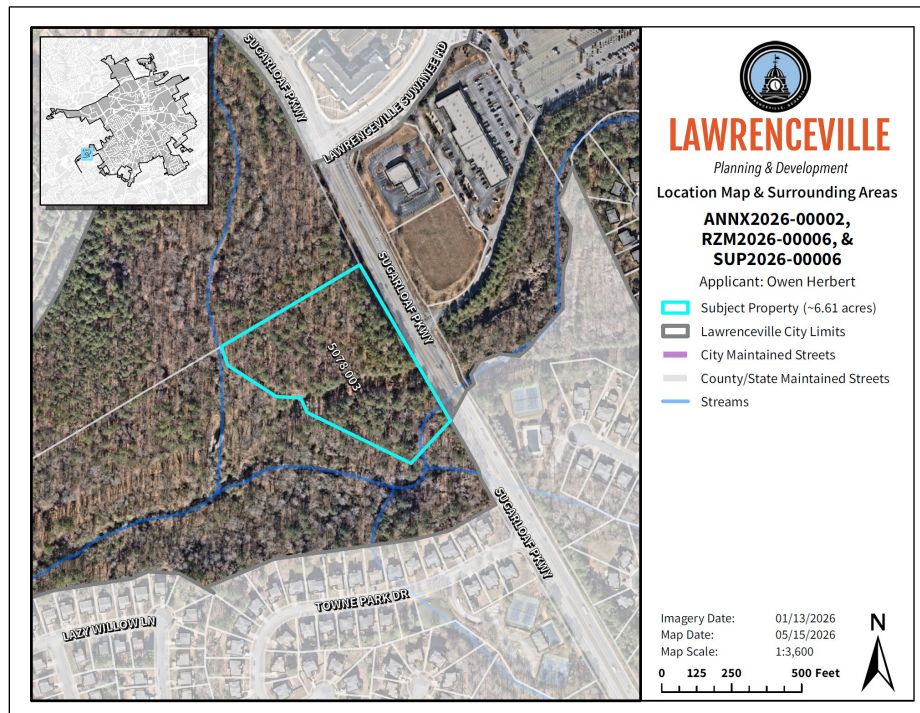
**CURRENT ZONING:** R-TH (SINGLE-FAMILY TOWNHOUSE DISTRICT)

**PROPOSED ZONING:** RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)

**PROPOSED DEVELOPMENT:** 39 TOWNHOMES W/ SUP FOR FRONT-ENTRY

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

#### VICINITY MAP



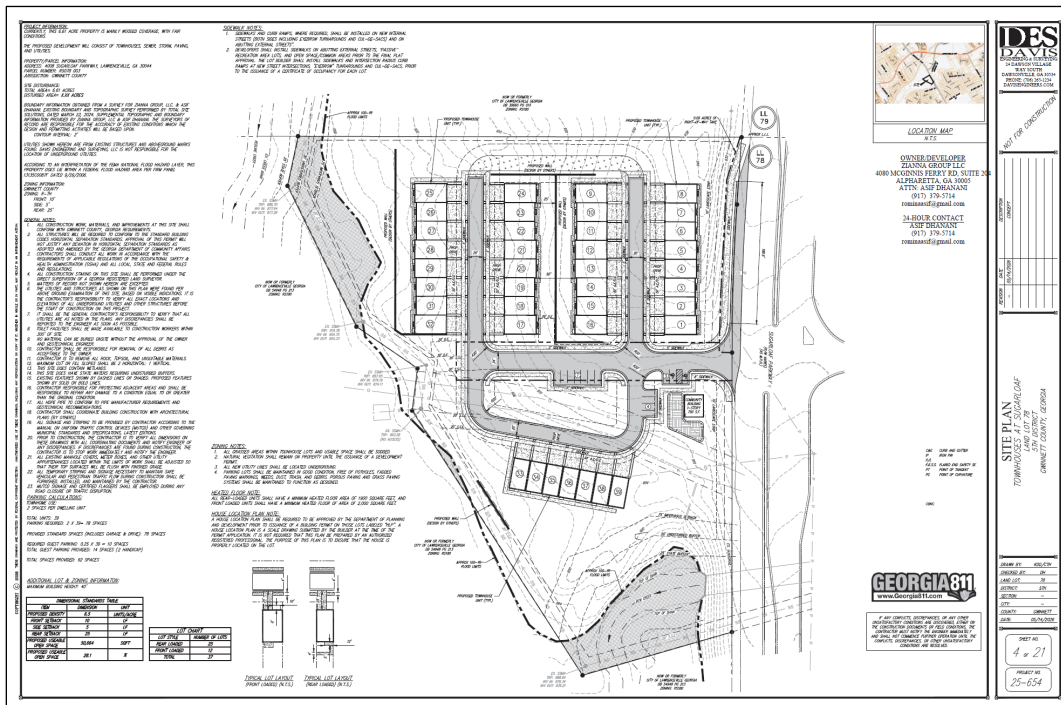
## ZONING HISTORY

The subject property is located within unincorporated Gwinnett County and is currently zoned R-TH (Single-Family Townhouse District).

## PROJECT SUMMARY

The applicant requests the annexation and rezoning of an approximately 6.61-acre property located at 0 Sugarloaf Parkway (Parcel ID Number: 5078 003) from Gwinnett County R-TH (Single-Family Townhouse District) to RM-8 (Townhouse Residential District) to develop thirty-nine (39) townhouse dwelling units at a density of approximately six (6) Units Per Acre (UPA). Furthermore, the applicant requests a Special Use Permit for thirty-one (31) front-entry units. The subject property is located along the western right-of-way of Sugarloaf Parkway, south of its intersection with Lawrenceville-Suwannee Road.

## SITE PLAN



## ZONING AND DEVELOPMENT STANDARDS

The proposed development generally reflects the development pattern and residential intensity previously approved for the subject property (Gwinnett County - RZM2023-00004) under Gwinnett County's R-TH zoning district. The proposed RM-8 district permits townhouse residential development at a moderate density compatible with the surrounding mix of commercial, residential, and open-space uses. While the proposal generally conforms to the intent of the RM-8 district, several deviations from the City's townhouse development standards require additional evaluation.

The applicant seeks to develop thirty-nine (39) townhomes on the subject property, of which the eight (8) units fronting Sugarloaf Parkway are rear-entry and the remaining balance of thirty-one (31) units internal to the development are front-entry. The proposed development includes five separate rows of townhomes consisting of seven to eight units per row. Common space includes a central ~10,500 square foot neighborhood green as well as a 750 square foot community building.

Approval of the requested RM-8 (Townhouse Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

**Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards**

Standard	Requirement	Proposal	Recommendation
Min. Lot Area*	5 acres	6.61 acres	N/A
Min. Unit Width	20 ft	24 ft	N/A
Ext. Front Setback	40 ft	40 ft	N/A
Ext. Side Setback	20 ft	20 ft	N/A
Ext. Rear Setback	20 ft	20 ft	N/A
Min. Heated Area	See Table Below	See Table Below	N/A
Max. Lot Coverage	40%	Not Listed	N/A
Max. Height	35 ft	35 ft	N/A
Min. Com. Area %	15%	Not Listed	N/A

\*Minimum lot area shall not be reduced by a Variance.

**Minimum Heated Floor Area**

Standard	Requirement	Proposal	Recommendation
1-bedroom	1,000 sq. ft	N/A	<b>Variance</b>
2-bedroom	1,200 sq. ft		
3-bedroom	1,400 sq. ft (40%)	1,900-2,000 square feet (100%)	
4-bedroom	1,600 sq. ft (10%)		

**Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District, Subsection E. Development Standards**

Standard	Requirement	Proposal	Recommendation
Min. Units Per Row (UPR)	<i>3 units</i>	<i>7 units</i>	<i>N/A</i>
Max. Units Per Row (UPR)	<i>8 units</i>	<i>8 units</i>	<i>N/A</i>
Private Drive Width	<i>24 ft</i>	<i>20 ft</i>	<b>Variance</b>
Sidewalk Width	<i>5 ft</i>	<i>5 ft</i>	<i>N/A</i>
Rear Setback from Private Drive	<i>27 ft</i>	<i>27 ft</i>	<i>N/A</i>
Rear-Entry Units	<i>39 units (100%)</i>	<i>8 units (21%)</i>	<b>Special Use Permit</b>
Adjacency to Public Green Space	<i>20 units (51%)</i>	<i>7 units (18%)</i>	<b>Variance</b>
Min. Public Green Space	<i>3,000 SF</i>	<i>~10,500 SF</i>	<i>N/A</i>

**Article 4 Buffers, Section 403 Buffers Table**

Standard	Requirement	Proposal	Recommendation
RM-8 / RS-180	<i>50 ft</i>	<i>26 ft</i>	<b>Variance</b>

**Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.**

Standard	Requirement	Proposal	Recommendation
Parking: Dwelling	<i>4 spaces per unit (156 spaces)</i>	<i>4.36 spaces per unit (170 spaces)</i>	<i>N/A</i>

**DEVELOPMENT CHARACTER AND USE COMPATIBILITY**

The proposed townhouse development may be appropriate given the subject property’s location along the Sugarloaf Parkway corridor and its relationship to surrounding commercial, residential, and future open space uses. The property was previously approved for townhouse residential development under Gwinnett County’s R-TH zoning district, establishing a precedent for attached residential use on the site. The proposed density of approximately six (6) units per acre remains moderate in scale and may serve as a

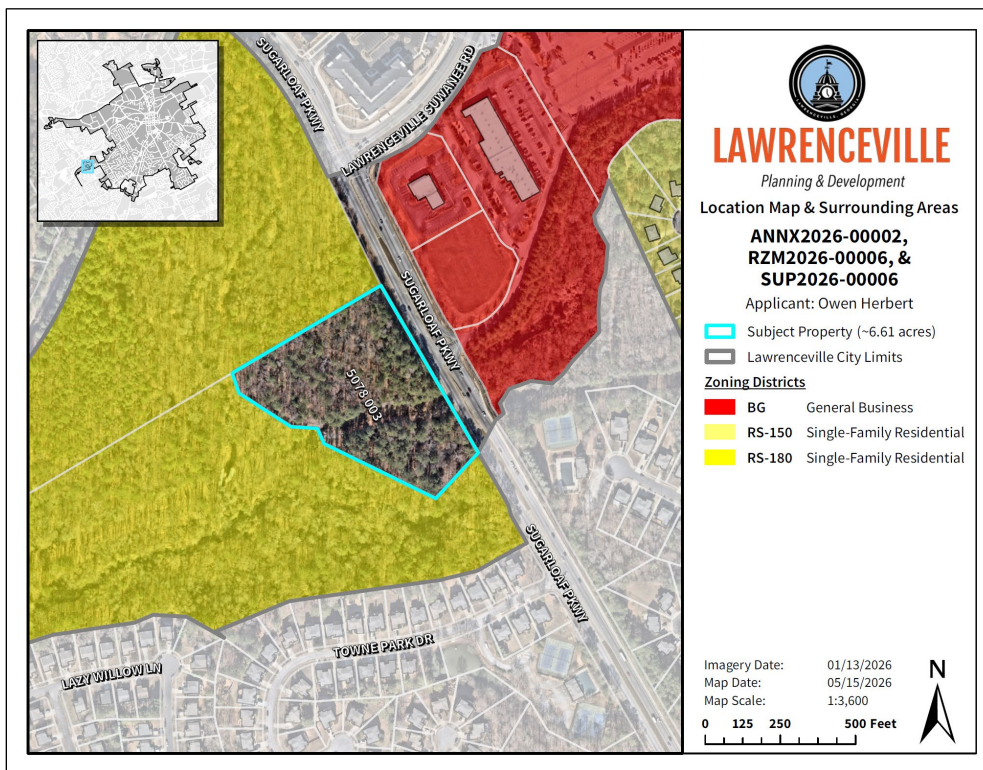
compatible residential transition between nearby commercial development and adjacent lower-density residential areas.

### DESIGN COMPLIANCE AND DEVELOPMENT STANDARDS

The proposal includes several deviations from the RM-8 development standards, including front-entry townhouse units, reduced private drive widths, reduced adjacency to public green space, and reduced zoning buffers. While some requested deviations exceed typical RM-8 development standards, the proposal generally maintains the townhouse residential development pattern previously approved for the property under Gwinnett County zoning.

The requested deviations should nevertheless be considered in light of the City’s intended townhouse design standards. Staff finds that some deviations may be mitigated by the site’s transitional context, adjacency to undeveloped City-owned properties, and environmental constraints associated with nearby floodplain areas. Staff finds the request may be appropriate if properly conditioned.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### SURROUNDING ZONING AND USE

The subject property is surrounded by a mix of commercial, residential, and undeveloped open-space properties. Properties directly adjacent to the site are zoned RS-180 (Single-Family Residential District) and consist primarily of undeveloped City-owned properties associated with Pew Creek and Redland Creek. Commercial properties zoned BG (General

Business District) are located across Sugarloaf Parkway and are developed with retail and banking uses. Nearby residential subdivisions within unincorporated Gwinnett County are primarily zoned R-75 (Single-Family Residence District).

Given the surrounding development pattern, the proposed townhouse development may serve as a buffering residential development pattern between the commercial corridor along Sugarloaf Parkway and nearby lower-density residential areas and future park/open-space properties.

## **2045 COMPREHENSIVE PLAN**

Although the subject property is currently outside the City limits of Lawrenceville, the site is identified within Gwinnett County's 2045 Comprehensive Plan as part of the Traditional+ daily community, which supports residential development with access to sewer infrastructure and includes townhouse residential development as an appropriate land use.

The subject property is also adjacent to areas identified within Lawrenceville's 2045 Comprehensive Plan as Parks and Commercial Corridor character areas. The nearby City-owned properties associated with Pew Creek and Redland Creek have been identified for potential future trail and park development, while the Sugarloaf Parkway corridor is intended to accommodate more intensive commercial development patterns.

Given the site's location between the commercial corridor and future open-space areas, the proposed townhouse development may serve as an appropriate transitional residential use consistent with the broader planning objectives of both Gwinnett County and the City of Lawrenceville.

## **STAFF RECOMMENDATION**

The proposed annexation, rezoning, Special Use Permit, and associated variances may be appropriate given the subject property's existing townhouse residential entitlement under Gwinnett County's R-TH zoning district and its location along the Sugarloaf Parkway corridor. The proposed townhouse development may serve as a moderate-density residential transition between nearby commercial development, future open-space and park properties, and surrounding lower-density residential areas.

While the proposal includes several deviations from the RM-8 development standards, including front-entry townhouse units, reduced private drive widths, reduced adjacency to public green space, and reduced zoning buffers, Staff finds that some deviations may be mitigated by the site's transitional context, adjacency to undeveloped City-owned properties, and existing environmental constraints associated with nearby floodplain areas. Additionally, the proposal includes enhanced architectural materials, open-space amenities, sidewalks, and parking accommodations that may support compatibility with surrounding development patterns.

Based on the foregoing analysis, Staff recommends **APPROVAL WITH CONDITIONS** of the requested annexation, rezoning, Special Use Permit, and associated variances.

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

ENGINEERING DEPARTMENT - No comment

PUBLIC WORKS - No comment

ELECTRIC DEPARTMENT - Georgia Power will serve this development.

GAS DEPARTMENT - Lawrenceville Gas will not serve this development.

DAMAGE PREVENTION DEPARTMENT - No comment

CODE ENFORCEMENT - No comment

STREET AND SANITATION DEPARTMENT - No comment

**STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:**

1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

*The proposed annexation and rezoning may permit residential townhouse use that is suitable in view of the surrounding development pattern along the Sugarloaf Parkway corridor. The subject property is located adjacent to commercial development, undeveloped City-owned open-space properties, and nearby single-family residential neighborhoods. The proposed townhouse development may serve as an intermediate residential use between these varying land use intensities.*

2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

*The proposed rezoning may not adversely affect the existing use or usability of adjacent or nearby properties. The surrounding area already contains a mix of residential and commercial uses, and the proposed development is generally consistent with the townhouse residential character previously approved for the property under Gwinnett County zoning. Additionally, adjacent City-owned properties associated with Pew Creek and Redland Creek remain largely undeveloped and constrained by floodplain conditions.*

3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;

*The subject property likely retains reasonable economic use under its existing Gwinnett County R-TH zoning classification, which already permits townhouse residential development. However, the requested annexation and rezoning to RM-8 would allow the property to develop under the City of Lawrenceville's zoning framework while generally maintaining a similar residential development pattern and density.*

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

*The proposed townhouse development may increase demand on existing streets, utilities, and public services; however, the scale and density of the development do not appear excessive given the property's location along Sugarloaf Parkway and its access to existing transportation and utility infrastructure. Access improvements, including a deceleration lane, are proposed to support traffic circulation and site access.*

5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;

*The proposed rezoning may be consistent with the general policy direction and intent of both Gwinnett County's and the City of Lawrenceville's comprehensive planning documents. The property is located within Gwinnett County's Traditional+ daily community and adjacent to Lawrenceville character areas associated with commercial corridors and future parks/open space uses. The proposed townhouse development may therefore function as an appropriate transitional residential use within the area.*

6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;

*Existing and changing conditions affecting the property include the site's prior approval for townhouse residential development under Gwinnett County zoning, the continued development of the Sugarloaf Parkway corridor, and the presence of adjacent City-owned properties associated with future trail and park opportunities. Additionally, environmental constraints related to nearby floodplain areas may limit the development potential of adjoining properties and support the proposed transitional residential land use pattern.*

**ORDINANCE TO ANNEX PROPERTY INTO THE MUNICIPAL LIMITS OF THE  
CITY OF LAWRENCEVILLE, GEORGIA**

The Council of the City of Lawrenceville, Georgia hereby ordains:

WHEREAS, the City of Lawrenceville did receive an application to have lands annexed into the existing corporate limits of the City of Lawrenceville, Georgia; and

WHEREAS, it appears to the governing body of the City of Lawrenceville, Georgia, that the area proposed to be annexed is contiguous to the existing corporate limits of the City of Lawrenceville, that the applicants represent one hundred percent (100%) of the owners of the land area proposed to be annexed and that said application complies with the laws of the State of Georgia; and

WHEREAS, the governing body of the City of Lawrenceville, Georgia, has determined that the annexation of the area proposed to be annexed would be in the best interests of the property owners of the area proposed for annexation and of the citizens of the City of Lawrenceville, Georgia;

BE IT, THEREFORE, ordained that the property described on Exhibit A, which is attached hereto and incorporated herein by reference, be and the same hereby is, annexed to the existing corporate limits of the City of Lawrenceville, Georgia, and the same shall hereafter constitute a part of the lands within the corporate limits of the City of Lawrenceville, Georgia.

BE IT FURTHER ORDAINED that the Clerk of the City of Lawrenceville or her designee certify a copy hereof and file such reports as are required by state and federal law.

IT IS SO ORDAINED, this DATE<sup>th</sup> day of MONTH 2026.

Attest:

\_\_\_\_\_  
Karen Pierce, City Clerk

\_\_\_\_\_  
Mayor David R. Still



# LAWRENCEVILLE

## *Planning & Development*

### PLANNING AND DEVELOPMENT DEPARTMENT

### RECOMMENDED CONDITIONS – 06012026

### RZM2026-00006

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Townhouse dwelling units at a maximum of thirty-nine (39) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).
- B. The development shall be designed and constructed in general accordance with the Site Plan titled “Townhouses at Sugarloaf.” dated “May 18, 2026,” prepared by “DES - Davis Engineering & Surveying” with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- C. The multifamily dwelling units shall be designed in general accordance with the Elevations titled “Townhouses at Sugarloaf by Zianna,” dated received “April 1, 2026,” predominantly four-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D. All townhouse dwelling units shall have a two (2) car garage with carriage-style garage doors. The driveway shall measure twenty-one (21) feet in width and twenty-seven (27) feet in depth (as measured from the curb), providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department

2. To satisfy the following site development considerations:

- A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.

- C. Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. All grassed areas shall be sodded.
- F. The required parking ratio for development shall be four (4) spaces per townhouse unit.
- G. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- H. All underground utilities shall be provided throughout the development.

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).
- B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum private drive width from twenty-four (24) feet to twenty (20) feet.
- C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum adjacency of units to public green space from fifty percent (50%) to forty percent (40%).
- D. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications (RM-8 and RS-180), from fifty (50) feet to forty (40) feet.

**PLANNING AND DEVELOPMENT DEPARTMENT**

**RECOMMENDED CONDITIONS – 06012026**

**SUP2026-00006**

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. The maximum number of Front Entry Units shall be thirty-one (31).



# LAWRENCEVILLE

GEORGIA

## ANNEXATION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Owen Herbert</u>	NAME: <u>Zianna Group LLC - Asif Dhanani</u>
ADDRESS: <u>24 Dawson Village Way S</u>	ADDRESS: <u>4080 McGinnis Ferry Rd, Ste 20</u>
CITY: <u>Dawsonville</u>	CITY: <u>Alpharetta</u>
STATE: <u>GA</u> ZIP: <u>30534</u>	STATE: <u>GA</u> ZIP: <u>30005</u>
CONTACT PERSON: <u>Owen Herbert</u> PHONE: <u>706-926-0074</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>R-TH</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>R5078-003</u> ACREAGE: <u>6.61</u>	
ADDRESS OF PROPERTY: <u>Sugarloaf Parkway, Lawrenceville, GA 30044</u>	

Chander N. Herbert, P.E.  
SIGNATURE OF APPLICANT      DATE

Owen Herbert  
TYPED OR PRINTED NAME

Aij      3/5/2021  
SIGNATURE OF OWNER      DATE

Zianna Group LLC - Asif Dhanani  
TYPED OR PRINTED NAME



Prutor      3/4/20  
DATE

[Signature]      03/05/2021  
NOTARY PUBLIC      DATE



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

ANNX-2026-00002-RZM2926-00006 SUP2026-00006 ATTCH\_05192026



# 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.

March 4, 2026

City of Lawrenceville  
70 S Clayton Street, Lawrenceville, GA 30046

RE: Letter of Intent - Annexation Request | Sugarloaf Parkway (Parcel R5078-003)

To Whom It May Concern,

Please accept this Letter of Intent submitted on behalf of the property owner, Zianna Group LLC, requesting annexation of approximately 6.61 acres located along Sugarloaf Parkway (Parcel No. R5078-003) into the City of Lawrenceville.

The subject property is currently located in Gwinnett County and is zoned R-TH (Townhouse Residential). The property was rezoned from C-2 (General Business) to R-TH in March 2023 to allow for residential development. The Applicant is proposing the development of a 40-unit townhome community consistent with that previously approved zoning and development intent.

As part of the annexation into the City of Lawrenceville, the property will be assigned a City zoning district. The Applicant proposes that the property be designated RM-8 (Multi-Family Residential), which reflects zoning requirements comparable to the existing Gwinnett County R-TH classification and is appropriate for the proposed 40-unit townhome development. This is not a separate rezoning request, but rather the establishment of the applicable City zoning district upon annexation.

Annexation into the City is necessary to facilitate connection to the City of Lawrenceville's water and sanitary sewer systems to adequately serve the proposed development. Municipal service through the City will allow for coordinated infrastructure planning and ensure the project is constructed in compliance with the City's development standards and regulations.

The subject property is also located within an area identified in the City's long-range plans for future expansion of the municipal boundaries. Annexation of this parcel promotes logical and orderly growth of the City limits and supports the City's planning objectives for residential development along the Sugarloaf Parkway corridor.

The proposed 40-unit townhome community will:

- Provide quality residential housing in a planned development setting;
- Be consistent with the previously approved residential zoning in Gwinnett County;
- Utilize existing and planned infrastructure efficiently; and

The Applicant respectfully requests favorable consideration of this annexation request and the assignment of the RM-8 zoning district upon incorporation into the City of Lawrenceville.

We appreciate your time and consideration and look forward to working with City staff throughout the annexation review process. Please do not hesitate to contact us should you require any additional information.

Sincerely,

*Charles N. Herbert, III, P.E.*

## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 78 of the 5<sup>th</sup> District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at an iron pin set at a point where the southwesterly right-of-way of Sugarloaf Parkway (right-of-way varies) intersects with the land lot line separating Land Lot 78 and Land Lot 79 of the 5<sup>th</sup> Land District of Gwinnett County, which is the point of beginning, thence running along said right-of-way of Sugarloaf Parkway south 26 degrees 08 minutes 25 seconds east a distance of 88.60 feet to a point, thence continuing along said right-of-way and following the curvature of an arc distance of 194.73 feet said arc having a radius of 2,914,789 feet and being subtended by a chord having a bearing of south 28 degrees 03 minutes 15 seconds east, a chord distance of 194.69 feet to a point, thence continuing along said right-of-way south 29 degrees 56 minutes 17 seconds east a distance of 367.12 feet to a point; thence leaving said right-of-way and running south 43 degrees 53 minutes 05 seconds west a distance of 204.59 feet to a point; thence running north 62 degrees 47 minutes 08 seconds west a distance of 413.85 feet to a point; thence running north 22 degrees 43 minutes 17 seconds west a distance of 56.03 feet to a point; thence running north 85 degrees 43 minutes 49 seconds west a distance of 87.20 feet to a point; thence running north 56 degrees 05 minutes 17 seconds west a distance of 206.00 feet to a point; thence running north 17 degrees 54 minutes 06 seconds west a distance of 66.65 feet to a point located on the land lot line separating Land Lot 78 and Land Lot 79 of the 5<sup>th</sup> Land District of Gwinnett County, Georgia; thence running along said lot line north 60 degrees 08 minutes 58 seconds east a distance of 583.47 feet to an iron pin set which is the point of beginning.

Said tract of land containing 6.6169 acres and being designated as Tract I as shown on a plat of survey for MEA Family Investments, LP prepared by McNelly & Patrick dated September 16, 2008, which plat is incorporated herein by reference for a more particular description.

TAX PARCEL: R5078 003  
SUGARLOAF PARKWAY  
LAWRENCEVILLE, GEORGIA 30044  
ZONED: R-TH (GWINNETT COUNTY)

SANITARY SEWER MANHOLES	
TOP	INVERT
①	886.83 877.73
②	893.17 IN ACCESSIBLE
③	897.52 875.07
④	890.49 IN ACCESSIBLE
⑤	886.80 IN ACCESSIBLE

NUMBERED CALLS		
Course	Bearing	Distance
L1	S 26°09'43" E	88.60'

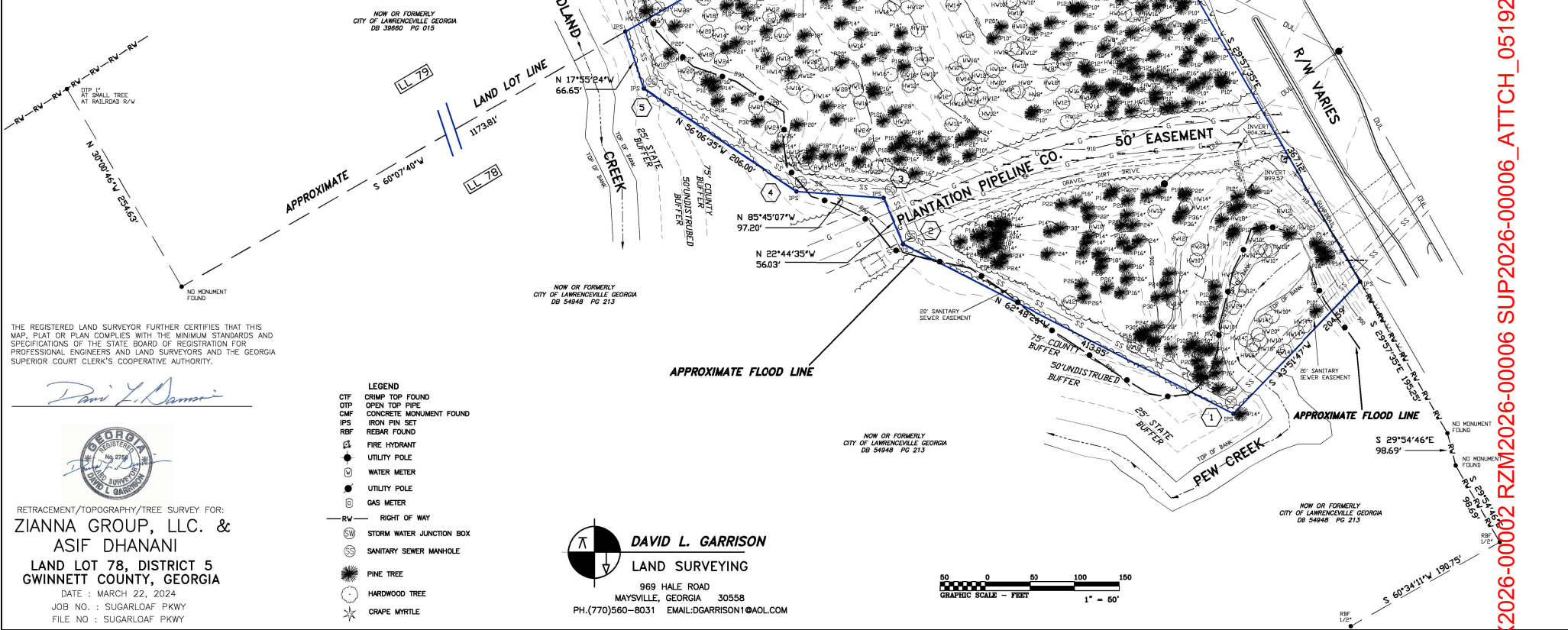
NUMBERED CURVE CALL				
Curve	Radius	Length	Chord	Chord Bear.
C1	2914.79'	194.73'	194.69'	S 28°04'33" E

AREA = 6.61 ACRES

**FLOOD ZONE NOTE:**  
AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, COMMUNITY PANEL NUMBER 13135C 0087 F, EFFECTIVE DATE SEPTEMBER 29, 2006, A PORTION OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD AREA.

- SURVEY NOTES:**
- ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE STATED.
  - THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN OPEN TRAVERSE AND HAD NO ADJUSTMENT.
  - BEARING AND ELEVATION BASIS TAKEN FROM A GPS OBSERVATION USING THE LEICA SMARTNET NETWORK. ALL POSITIONS WERE LOCATED VIA G.P.S. VERTICAL DATUM NAD 1983.
  - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 601,627 FEET.
  - EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA X AUTO TRACKING ROBOTIC TOTAL STATION, A CARLSON BRK4+ AND A CARLSON RT-4 FIELD COMPUTER.
  - FIELD WORK COMPLETED ON MARCH 18, 2024.
  - SETBACK SHOWN ARE FROM COUNTY RECORDS.
  - DAVID GARRISON LAND SURVEYING IS NOT LIABLE FOR DISCREPANCIES.
  - REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND RECORDED IN DEED BOOK 62633, PAGE 647, GWINNETT COUNTY, GEORGIA RECORDS.

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 herein. 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 13-6-67.



THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

*David L. Garrison*

- LEGEND**
- CTF CRIMP TOP FOUND
  - OTF OPEN TOP PIPE
  - CMF CONCRETE MONUMENT FOUND
  - IPS IRON PIN SET
  - RBF REBAR FOUND
  - ⊙ FIRE HYDRANT
  - ⊙ UTILITY POLE
  - ⊙ WATER METER
  - ⊙ UTILITY POLE
  - ⊙ GAS METER
  - R-W- RIGHT OF WAY
  - ⊙ STORM WATER JUNCTION BOX
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ PINE TREE
  - ⊙ HARDWOOD TREE
  - ⊙ GRAPE MYRTLE

RETRACEMENT/TOPOGRAPHY/TREE SURVEY FOR:  
**ZIANNA GROUP, LLC. &  
ASIF DHANANI**  
LAND LOT 78, DISTRICT 5  
GWINNETT COUNTY, GEORGIA  
DATE : MARCH 22, 2024  
JOB NO. : SUGARLOAF PKWY  
FILE NO. : SUGARLOAF PKWY

**DAVID L. GARRISON**  
LAND SURVEYING  
969 HALE ROAD  
MAYSVILLE, GEORGIA 30558  
PH:(770)560-8031 EMAIL:DGARRISON1@AOL.COM



ANNX-2026-00002 RZM2026-00006 SUP2026-00006 ATTCH\_05192026





RECEIVED

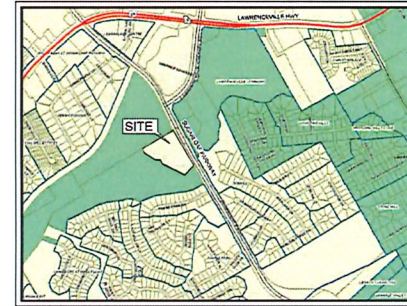
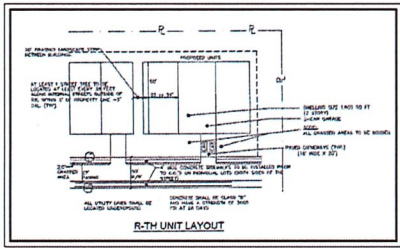
GENERAL NOTES  
- TRACT AREA = 6.62 ACRES  
- PARCEL NUMBER: 0079 003  
- SITE ADDRESS:  
4008 SUGARLOAF PARKWAY

- 1-18-2023
- WATER PROVIDED BY GWINNETT COUNTY WATER AND SEWER
  - SEWER PROVIDED BY GWINNETT COUNTY WATER AND SEWER
  - THERE ARE STATE WATERS ON OR WITHIN 200 FEET OF THIS PROPERTY
  - ZONING: C2
  - HOR. DATUM: NAD 83
  - VERT. DATUM: NAVD 83

FLOOD NOTE  
PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13213C00077, DATED SEPTEMBER 26, 2006.

REFERENCES  
- TOPOGRAPHICAL AND BOUNDARY SURVEY BY TOTAL SITE SOLUTIONS, DANESVILLE, GA, DATED 07-28-2019.

MINIMUM HEATED FLOOR AREA  
- 2-BEDROOM = 1,000 SQ. FT.  
- 3-BEDROOM = 1,200 SQ. FT.  
- 4-BEDROOM = 1,400 SQ. FT.



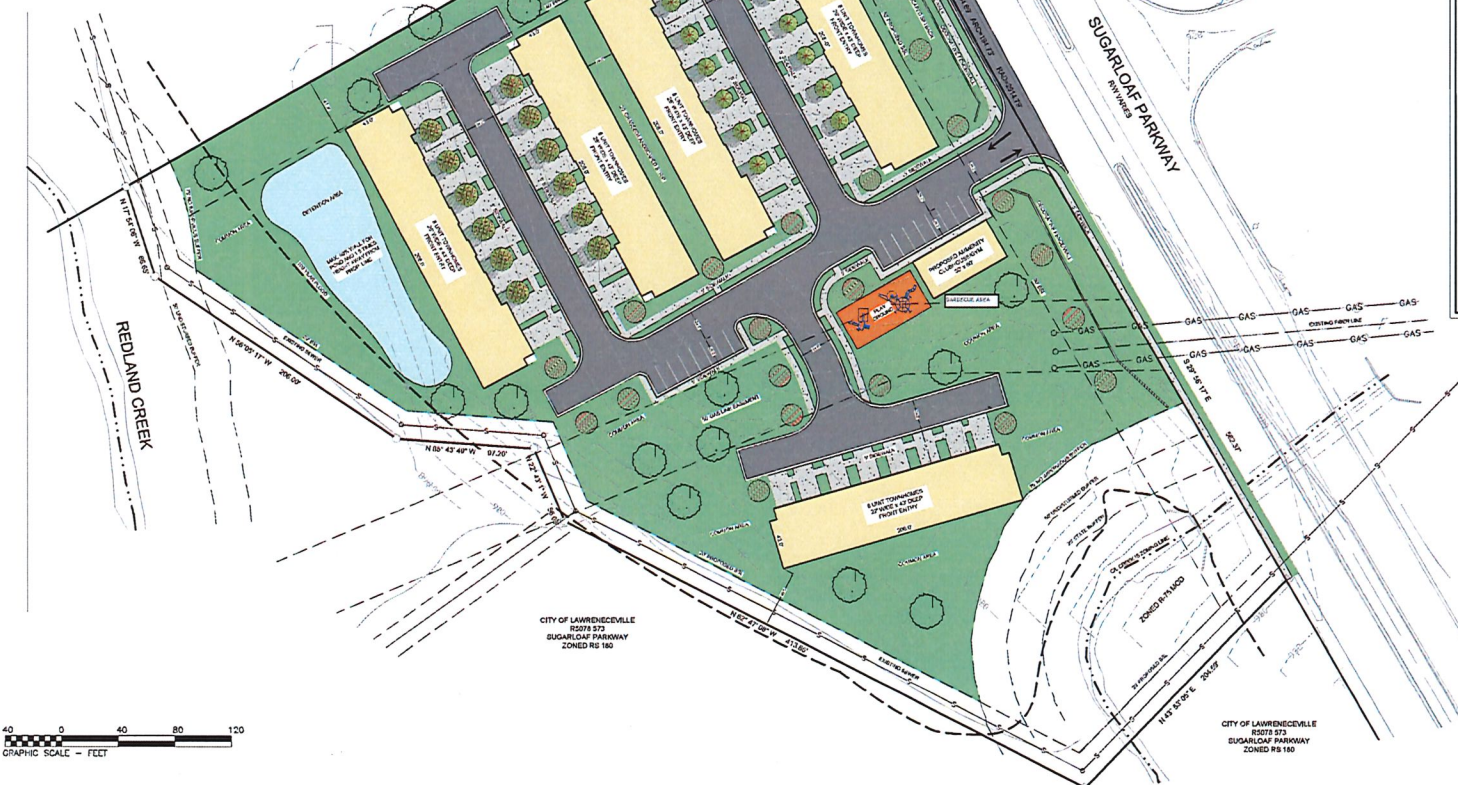
VICINITY MAP

CITY OF LAWRENCEVILLE  
R0279 219  
3515 SUGARLOAF PARKWAY  
ZONED RS 150

CITY OF LAWRENCEVILLE  
R0279 573  
SUGARLOAF PARKWAY  
ZONED RS 150

CITY OF LAWRENCEVILLE  
R0279 573  
SUGARLOAF PARKWAY  
ZONED RS 150

- R-TH RESIDENCE TOWNHOUSE DISTRICT WITHIN THE R-TH SINGLE-FAMILY RESIDENCE TOWNHOUSE DISTRICT, THE FOLLOWING REQUIREMENTS SHALL BE MET:
- 1) MAXIMUM DENSITY = TEN UNITS PER ACRES
  - 2) LOT AREA = 6.62 ACRES = 10 UNITS/AC. = 66 UNITS MAXIMUM
  - 3) LOT WIDTH - NO MINIMUM
  - 4) INTERNAL ROAD FRONTAGE - NO MINIMUM
  - 5) EXTERNAL ROAD FRONTAGE FOR OVERALL DEVELOPMENT - 50 FEET
  - 6) MINIMUM UNIT WIDTH:
    - a. 32 FEET FOR DOUBLE-CAR GARAGE TOWNHOMES
    - b. 18 FEET FOR SINGLE-CAR GARAGE TOWNHOMES
  - 7) MAXIMUM HEIGHT = 35 FEET FOR TOWNHOMES
  - 8) INTERNAL YARD REQUIREMENTS: A 20 FOOT GRASSED OR LANDSCAPED STRIP SHALL BE PROVIDED BETWEEN ALL BUILDINGS AND INTERIOR DRIVEWAY/STREETS.
  - 9) EXTERNAL YARD REQUIREMENTS:
    - a. FRONT YARD = 50 FEET
    - b. SIDE YARD = 40 FEET
    - c. REAR YARD = 40 FEET
  - 10) ALL TOWNHOME UNITS SHALL REQUIRE AT LEAST A SINGLE-CAR GARAGE. PROVIDE THREE OR MORE OFF-STREET PARKING SPACES PER DWELLING FOR TOWNHOMES. AT LEAST 80% OF REQUIRED PARKING AREAS FOR OVERALL DEVELOPMENT MUST BE LOCATED DIRECTLY IN FRONT OR REAR OF THE DWELLING UNITS. THE BALANCE OF THE PARKING SPACES MAY BE LOCATED IN A PARKING FACILITY SEPARATED FROM THE UNITS. ALL TOWNHOME UNITS SHALL REQUIRE AT LEAST SINGLE-CAR GARAGES.
  - 11) ALL GARAGED AREAS SHALL BE SLOPED.
  - 12) PROVIDE SIDEWALKS ADJACENT TO BOTH SIDES OF INTERIOR STREETS OR PRIVATE DRIVEWAYS. DESIGN SHALL BE PER DEVELOPMENT REGS.
  - 13) A MINIMUM OF THREE AND MAXIMUM OF EIGHT DWELLING UNITS SHALL BE ALLOWED IN EACH ROW OF TOWNHOMES.
  - 14) ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  - 15) A 50 FOOT WIDE LANDSCAPED SETBACK SHALL BE PROVIDED ALONG ALL EXTERIOR STREET FRONTS. THE LANDSCAPED SETBACK MAY INCORPORATE NATURAL VEGETATION AND SHALL INCLUDE A DECORATIVE FENCE/WALL AND ENTRANCE MONUMENT. THE FENCE MAY BE CONSTRUCTED AS A SOLID BRICK OR STACKED STONE WALL, OR AS A WROUGHT IRON-STYLE FENCE WITH BRICK OR STACKED STONE COLUMNS (MAXIMUM 30 FEET ON CENTER).
- SECTION 225-10 DIMENSIONAL STANDARDS OF ZONING DISTRICTS  
THE MINIMUM PERCENTAGE OF COMMON AREAS FOR THIS LOT IS 15%  
6.62 ACRES = .15 = 1.0 ACRE MINIMUM COMMON AREA  
COMMON AREA PROVIDED = 2.41 ACRES



Date	Revision	No	Plan Date: 04/18/2023

CONCEPT PLAN  
FOR  
TOWN HOUSES AT SUGARLOAF BY ZIANNI  
SUBPLOTS 0079 003 & 0079 004  
PROJECT NO. 2026-000006  
ANNEX 2026-000006  
ZIM2026-000006  
0006\_ATTCH\_05\_02026



CITYVIEW  
DESIGN BUILD  
Project Management and Coordinator  
SHEET 001  
JOB #: 2026-000006



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

1.24.2023



*Townhouses at Sugarloaf*  
*By Zianna*  
4008 Sugarloaf Parkway  
Gwinnett County, GA

ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH\_05192026

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

1.24.2023



*View from Sugarloaf Parkway*

*"Sugarloaf Townhouses by Zianna"* | 4008 Sugarloaf Parkway, Lawrenceville, GA

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

1.24.2023



*View from Sugarloaf Parkway*

***"Sugarloaf Townhouses by Zianna" | 4008 Sugarloaf Parkway, Lawrenceville, GA***

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

1.24.2023



*View of Site & Buildings*

*"Sugarloaf Townhouses by Zianna"* | 4008 Sugarloaf Parkway, Lawrenceville, GA

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

1.24.2023



*"Sugarloaf Townhouses by Zianna"* | 4008 Sugarloaf Parkway, Lawrenceville, GA

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

1.24.2023



*View of façade at entrance*

***"Sugarloaf Townhouses by Zianna" | 4008 Sugarloaf Parkway, Lawrenceville, GA***

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

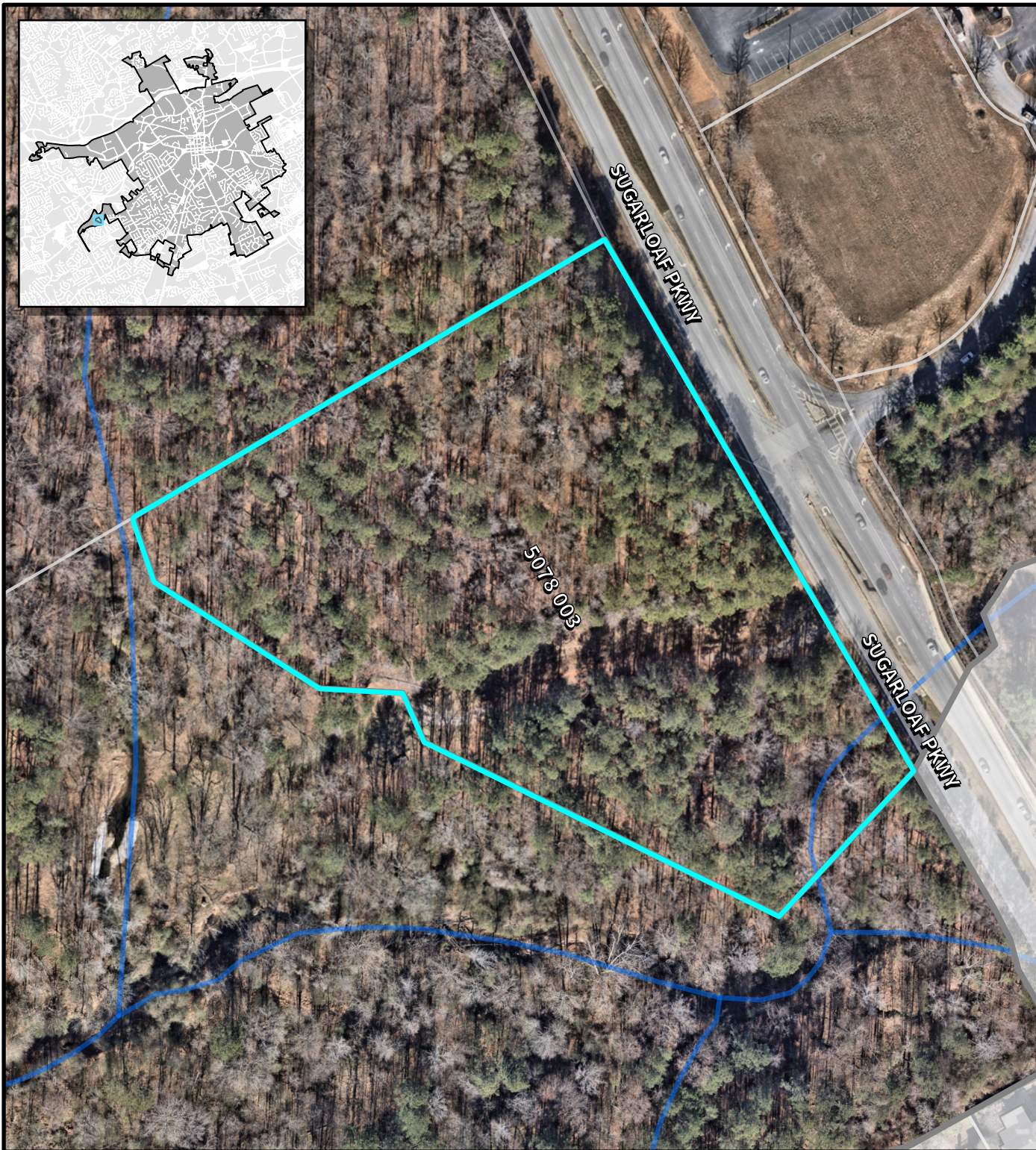
RECEIVED

1.24.2023



*View of garage entrance*

***"Sugarloaf Townhouses by Zianna" | 4008 Sugarloaf Parkway, Lawrenceville, GA***








# LAWRENCEVILLE

Planning & Development

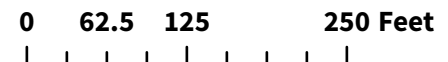
## Location Map & Surrounding Areas

**ANNX2026-00002,  
RZM2026-00006, &  
SUP2026-00006**

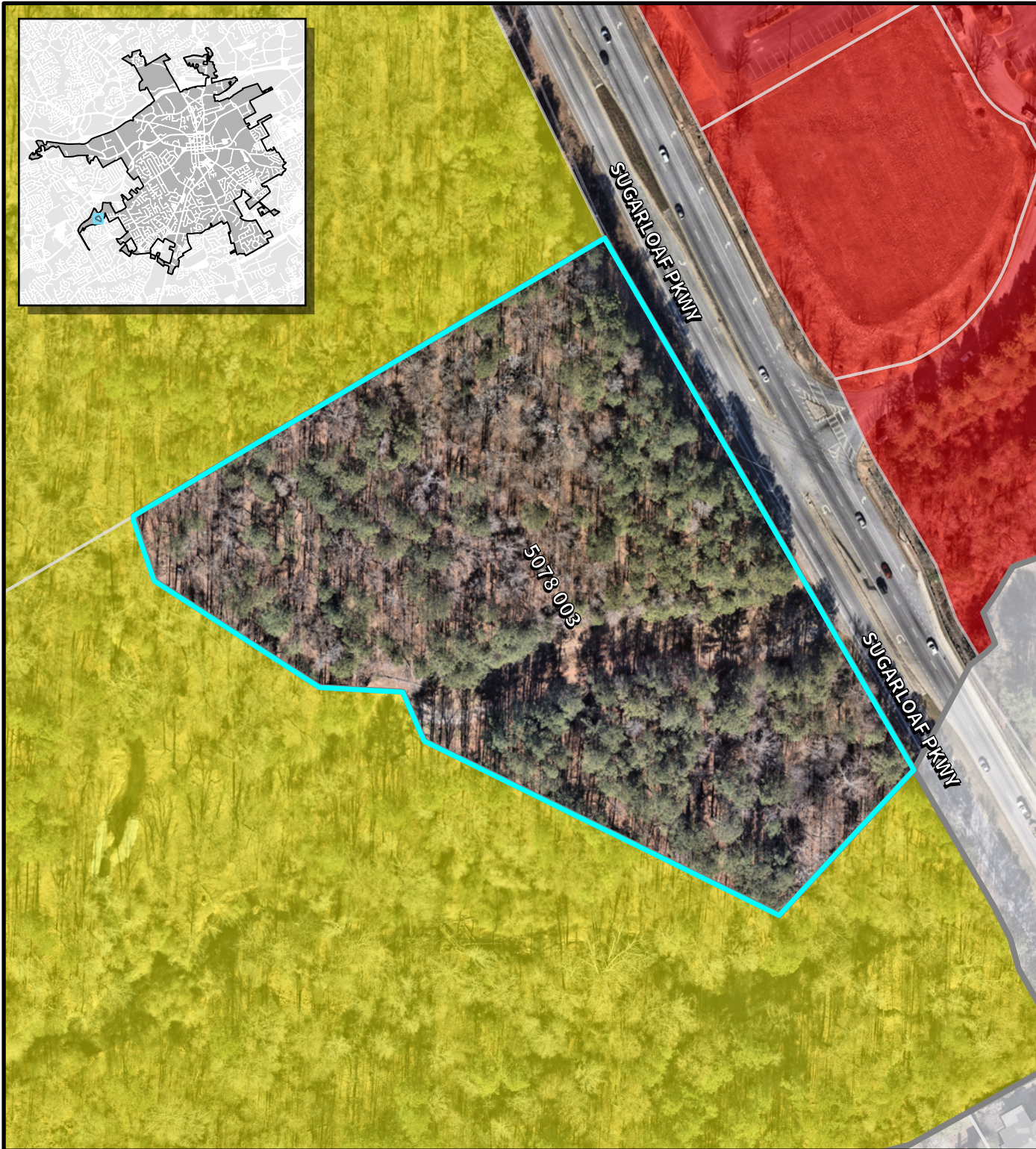
Applicant: Owen Herbert

-  Subject Property (~6.61 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Street
-  Streams

Imagery Date: 01/13/2026  
 Map Date: 05/15/2026  
 Map Scale: 1:1,800



ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH\_05192026



# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

**ANNX2026-00002,  
RZM2026-00006, &  
SUP2026-00006**

Applicant: Owen Herbert

 Subject Property (~6.61 acres)

 Lawrenceville City Limits

### Zoning Districts

 BG General Business

 RS-180 Single-Family Residential

Imagery Date: 01/13/2026

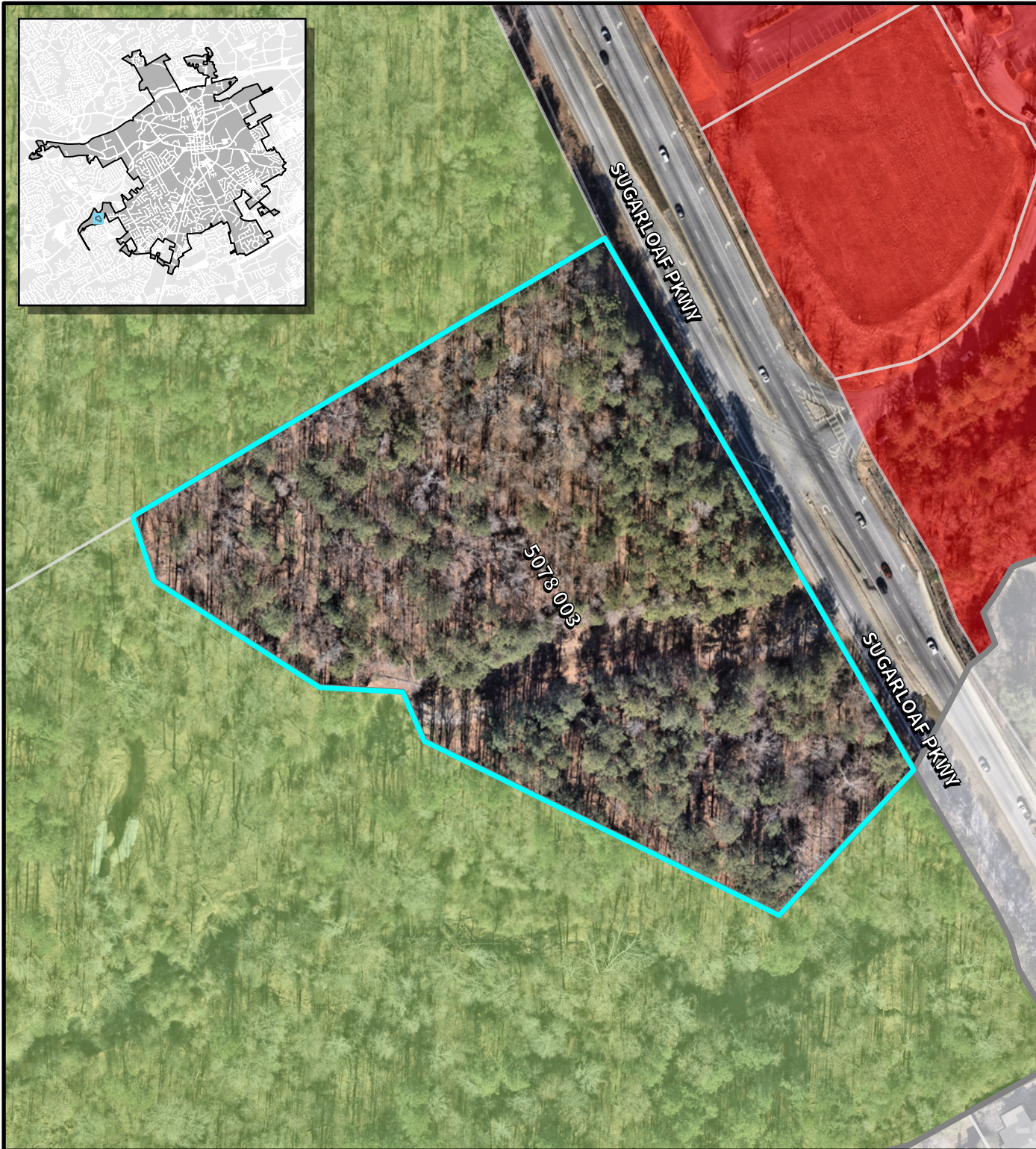
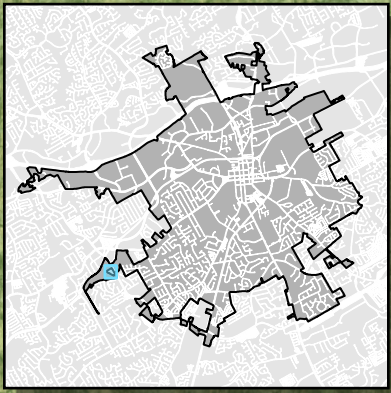
Map Date: 05/15/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH\_05192026



# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas

**ANNX2026-00002,  
RZM2026-00006, &  
SUP2026-00006**

Applicant: Owen Herbert

 Subject Property (~6.61 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Commercial Corridor

 Parks

Imagery Date: 01/13/2026

Map Date: 05/15/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH\_05192026








# LAWRENCEVILLE

Planning & Development

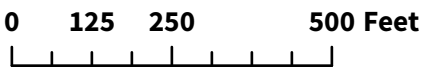
## Location Map & Surrounding Areas

**ANNX2026-00002,  
RZM2026-00006, &  
SUP2026-00006**

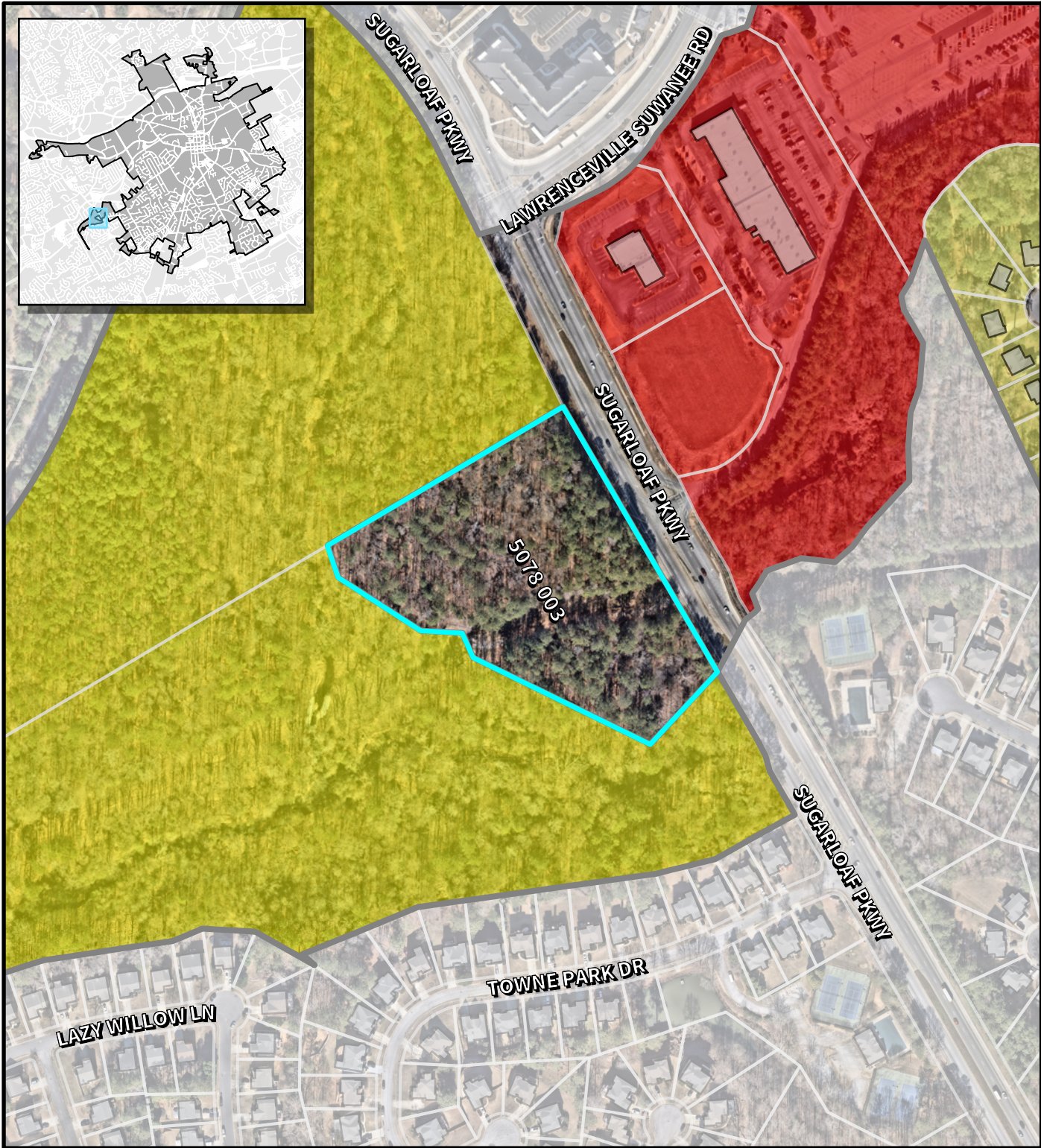
Applicant: Owen Herbert

-  Subject Property (~6.61 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 01/13/2026  
 Map Date: 05/15/2026  
 Map Scale: 1:3,600



ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH\_05192026





# LAWRENCEVILLE

Planning & Development




## Location Map & Surrounding Areas

**ANNX2026-00002,  
RZM2026-00006, &  
SUP2026-00006**

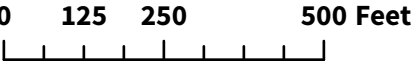
Applicant: Owen Herbert

-  Subject Property (~6.61 acres)
-  Lawrenceville City Limits

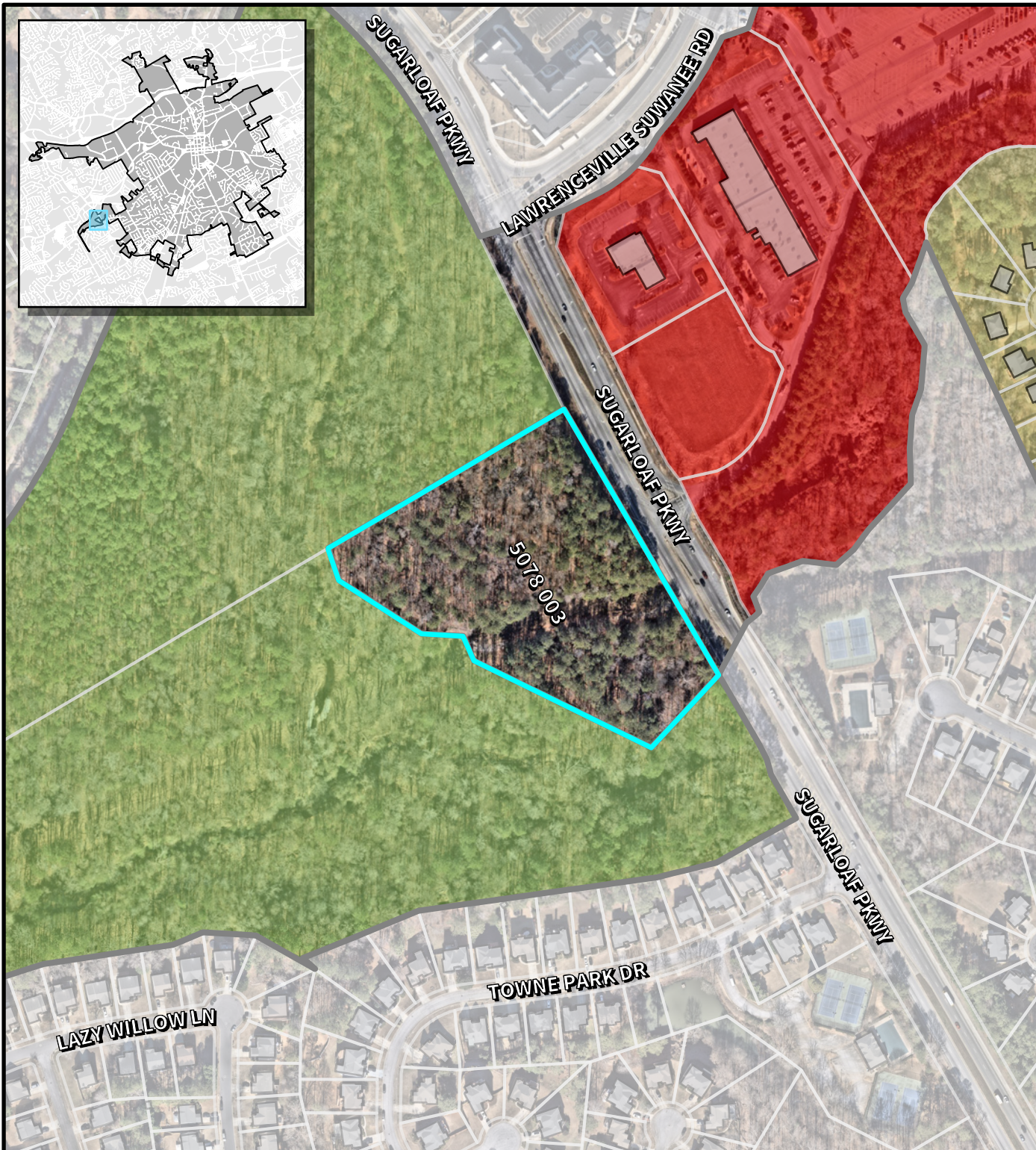
### Zoning Districts

-  **BG** General Business
-  **RS-150** Single-Family Residential
-  **RS-180** Single-Family Residential

Imagery Date: 01/13/2026  
 Map Date: 05/15/2026  
 Map Scale: 1:3,600



ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH\_05192026



# LAWRENCEVILLE

Planning & Development

## Location Map & Surrounding Areas


**ANNX2026-00002,  
RZM2026-00006, &  
SUP2026-00006**

Applicant: Owen Herbert

 Subject Property (~6.61 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Traditional Residential

 Commercial Corridor

 Parks

Imagery Date: 01/13/2026

Map Date: 05/15/2026

Map Scale: 1:3,600

**0 125 250 500 Feet**



ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH\_05192026





May 8, 2026

The Honorable David Still, City Mayor  
City of Lawrenceville  
70 South Clayton Street  
Lawrenceville, GA 30046

Re: Proposed Annexation by City of Lawrenceville pursuant to the 100% Application Method  
Land Lot 78 of the 5<sup>th</sup> District Tax Parcel Number: R5078 003

Applicant/Owner:

Parcel	Owner	Applicant
R5078 003	ZIANNA GROUP LLC	ZIANNA GROUP LLC

Dear Mayor Still:

As required by O.C.G.A. § 36-36-7, our operating departments reviewed the property proposed for annexation with respect to county facilities on the property located at 0 Sugarloaf Parkway, Lawrenceville, GA 30044 and determined that Gwinnett County does not own any facilities within the properties proposed for annexation.

Gwinnett County Department of Community Services (DoCS) determined that there are no facilities associated now or planned by the Department of Community Services known to be upon or adjacent to this tract or affected by the annexation of this tract.

Gwinnett County Parks and Recreation Department determined that there are no facilities associated now or planned by the Parks and Recreation Department known to be upon or adjacent to this tract or affected by the annexation of this parcel.

Gwinnett County Department of Transportation ("GCDOT") also determined that there are no GCDOT facilities located within the property proposed for annexation. Sugarloaf Parkway is a GCDOT- maintained roadway and any access or work within the right-of-way is subject to prior review/approval by GCDOT. Maintenance responsibility for this roadway will remain with GCDOT regardless of this annexation.

Gwinnett County Department of Water Resources determined that the following infrastructure exists as depicted on the enclosed maps: a twelve (12) inch water main along the western right-of-way of Sugarloaf Parkway; a series of twenty inch (21), twenty-one (21) inch and thirty (30) inch gravity sewer interceptors discharging into a thirty-six (36) inch gravity sewer along the southwestern boundary of the subject site; a series of eighteen (18) inch stormwater closed conduits along the eastern right-of-way of Sugarloaf Parkway; a County-maintained ditch along

ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH\_05192026

the eastern boundary of the subject site; and a one hundred and fourteen (114) inch stormwater closed conduit crossing under Sugarloaf Parkway discharging into a stream on the southeastern boundary of the subject site. Any proposed work for water and sewer, and stormwater may be subject to prior review and approval by Gwinnett County Department of Planning and Development and Gwinnett County Department of Water Resources.

Gwinnett County Department of Planning and Development notes that the subject property is zoned R-TH (Single-Family Townhouse District). The subject property has a designation of Traditional+ on the Future Development Map (FDM) of the Gwinnett 2045 Unified Plan. If this annexation occurs, please forward a copy of the resolution documenting the City's final action on the annexation proposal to William Deguffroy in the Gwinnett County Department of Planning and Development, by email to [William.Deguffroy@gwinnettcountry.com](mailto:William.Deguffroy@gwinnettcountry.com) or to his attention to the Gwinnett County Department of Planning and Development, at 446 West Crogan Street, Suite 300, Lawrenceville, GA, 30046-2440.

If you have any questions regarding this issue, feel free to call me on (770) 822-7000.

Sincerely,



Glenn P. Stephens  
County Administrator

ANX2026-00005

CERTIFIED MAIL #: 9214 8902 9562 6590 1619 0107 15

C: Nicole L. Hendrickson, Commission Chairwoman  
Jasper Watkins III, Commissioner, District 3  
Buffy Rainey, Deputy County Administrator  
Matt Dickison, Director of Planning & Development  
Chris Minor, Director of Parks & Recreation  
Rebecca Shelton, Director of Water Resources

Edgardo Aponte, Director of Transportation  
Ron Adderly, Director of Support Services  
Lindsey Jorstad, Director of Community Services  
Melanie F. Wilson, Senior Assistant County Attorney  
Long Range files, ANX2026-00005

ANX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH\_05192026

**LAWRENCEVILLE**

**LAWRENCEVILLE**

**SUGARLOAF PKWY**

**SUGARLOAF PKWY**

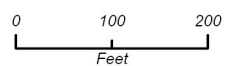
**KIRKLAND DR**

**TOWNE PARK DR**

 **ANX2026-00005**

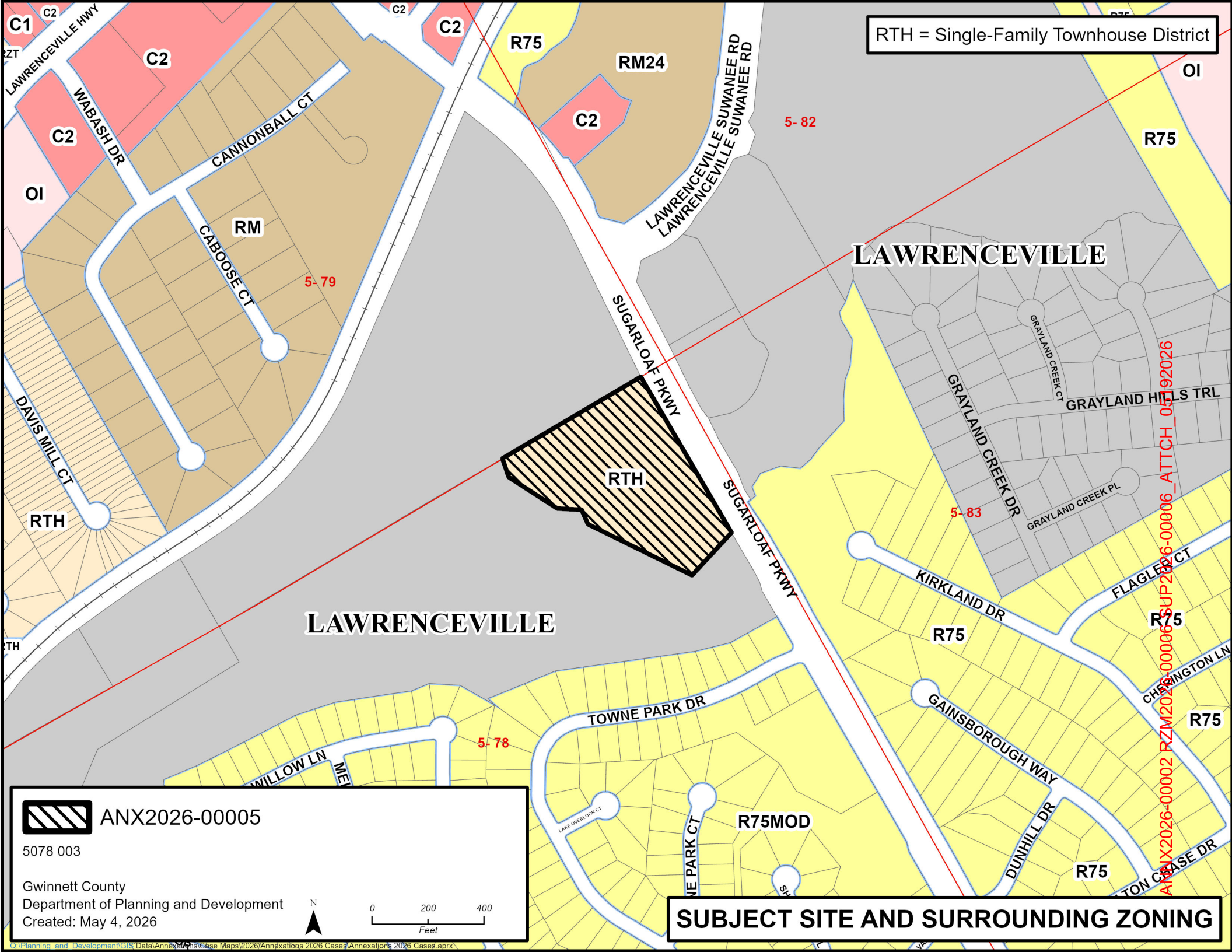
5078 003

Gwinnett County  
Department of Planning and Development  
Created: May 4, 2026



ANX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH\_05192026

RTH = Single-Family Townhouse District



LAWRENCEVILLE

LAWRENCEVILLE

 ANX2026-00005

5078 003

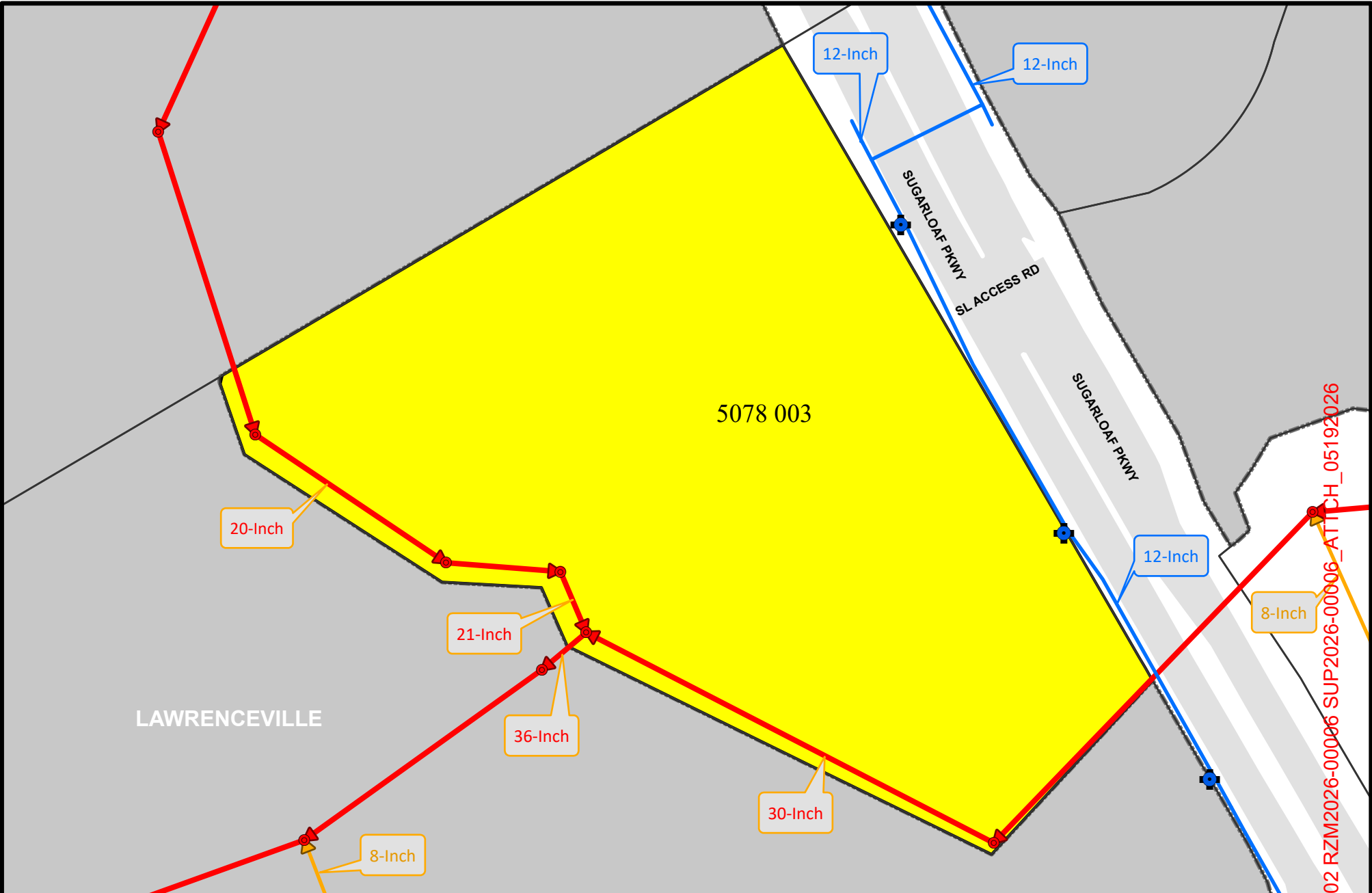
Gwinnett County  
Department of Planning and Development  
Created: May 4, 2026

N

0 200 400  
Feet

**SUBJECT SITE AND SURROUNDING ZONING**

SUP 2026-00006 ATTCH 05-92026



ANX2026-00002 RZM2026-00006 SUP2026-00006 ATTACH\_05192026

**LEGEND**

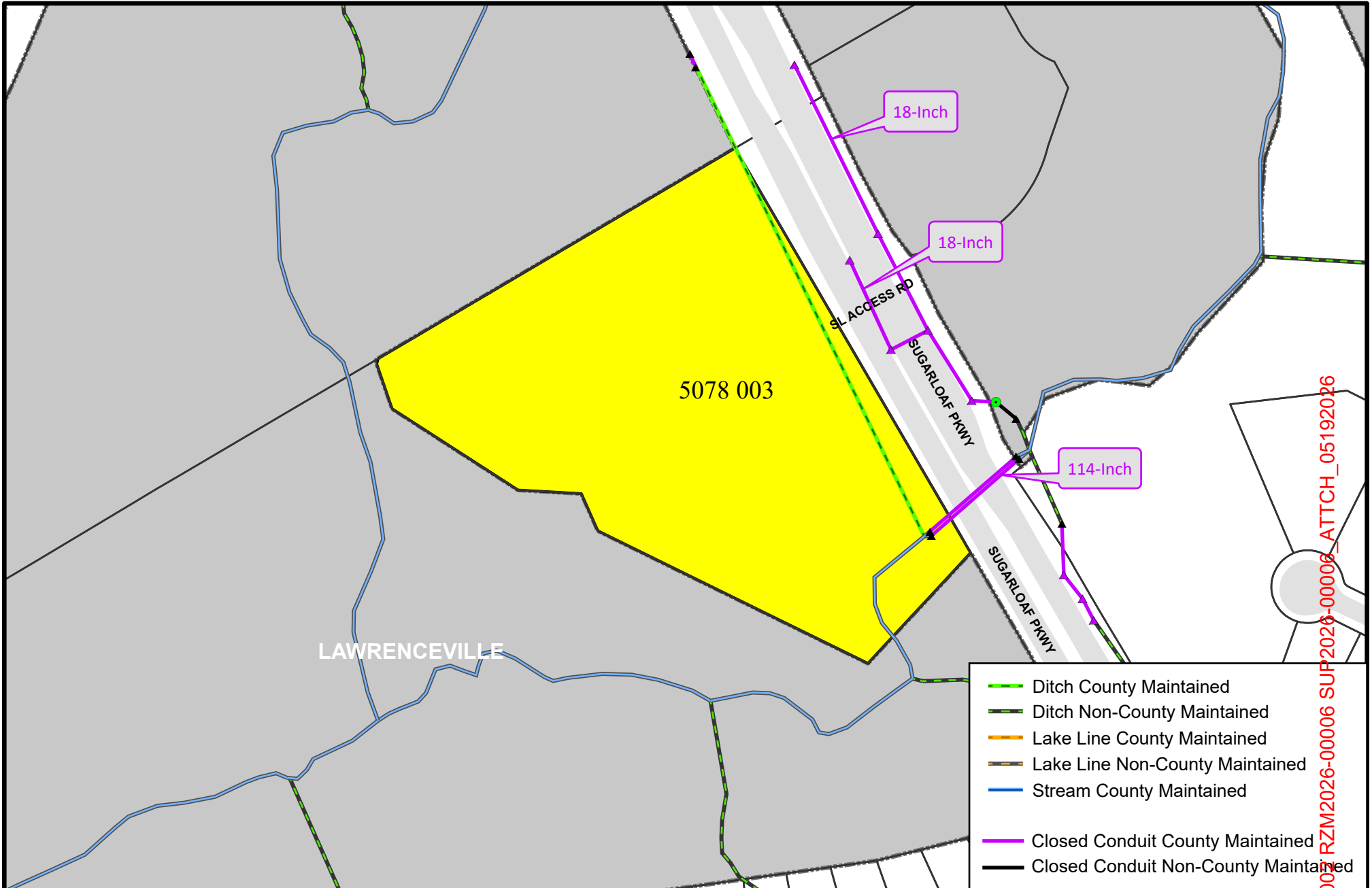
Proposed Annexation	Manhole
City	Sewer Collector
Water Main	Sewer Interceptor
Hydrant	Pressure Main

**ANX-2026-005**

**Water & Sewer  
Utility Map**

0 60 120  
Feet

**LOCATION**



ANX2026-00006 RZM2026-00006 SUP2026-00006 ATTCH\_05192026

- Ditch County Maintained
- Ditch Non-County Maintained
- Lake Line County Maintained
- Lake Line Non-County Maintained
- Stream County Maintained
- Closed Conduit County Maintained
- Closed Conduit Non-County Maintained

**LEGEND**

Proposed Annexation	Standpipe
City	Headwall
Catch Basin	Trench Drain
Junction Box	Flume
Yard Inlet	Weir

**ANX-2026-005**

**Stormwater  
Utility Map**

N  
W —+— E  
S

0 100 200  
Feet

**LOCATION**