



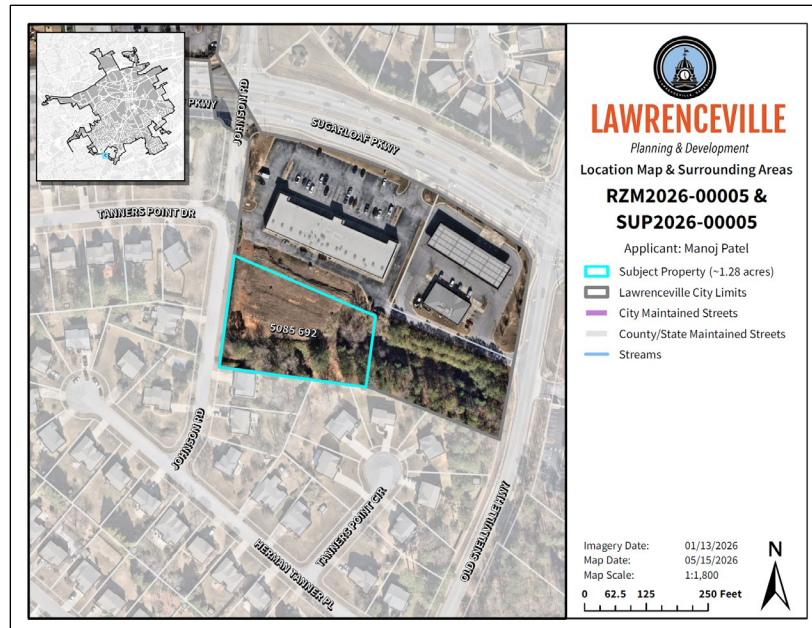
# LAWRENCEVILLE

## Planning & Development

### REZONING AND SPECIAL USE PERMIT

**CASE NUMBER(S):** RZM2026-00005 & SUP2026-00005  
**APPLICANT(S):** MANOJ PATEL  
**PROPERTY OWNER(S):** MANOJ PATEL  
**LOCATION(S):** 3140 SUGARLOAF PARKWAY  
**PARCEL IDENTIFICATION NUMBER(S):** 5085 692  
**APPROXIMATE ACREAGE:** 1.28 ACRES  
**CURRENT ZONING:** BG (GENERAL BUSINESS DISTRICT)  
**PROPOSED ZONING:** RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)  
**PROPOSED DEVELOPMENT:** 6 TOWNHOMES W/ SUP FOR FRONT-ENTRY  
**DEPARTMENT RECOMMENDATION:** DENIAL

### VICINITY MAP





The applicant seeks to develop a single row of six (6) townhomes on the subject property, all of which are front-loaded. Each two-story townhome unit includes a minimum of 1,800 square feet of heated space, with at least three bedrooms. The architectural design for the townhomes will utilize brick and complementary high-quality exterior materials. Common space includes a central 3,038 square foot courtyard fronting the units as well as other ancillary green space.

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	1.28 acres	See Staff Analysis
Min. Unit Width	20 ft	24 ft	N/A
Ext. Front Setback	25 ft	25 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%	40%	N/A
Max. Height	35 ft	35 ft	N/A
Min. Com. Area %	15%	15%	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	Variance
2-bedroom	1,200 sq. ft		
3-bedroom	1,400 sq. ft (40%)	1,800 sq. ft (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)	3 units	6 units	N/A
Max. Units Per Row (UPR)	8 units	6 units	N/A
Private Drive Width	24 ft	24 ft	N/A
Sidewalk Width	5 ft	5 ft	N/A
Rear Setback from Private Drive	27 ft	27 ft	N/A
Rear-Entry Units	6 units (100%)	0 units (0%)	<b>Special Use Permit</b>
Adjacency to Public Green Space	3 units (50%)	6 units (100%)	N/A
Min. Public Green Space	3,000 SF	~3,198 SF	N/A

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

Standard	Requirement	Proposal	Recommendation
RM-8 / R-75 (Gwinnett County)	25 ft	40 ft	N/A

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

Standard	Requirement	Proposal	Recommendation
Parking: Dwelling	4 spaces per unit (24 spaces)	4 spaces per unit (24 spaces)	N/A

Staff further notes that the requested reduction in the RM-8 minimum lot area requirement substantially exceeds the level of dimensional flexibility typically associated with variance relief. Staff finds the requested deviation constitutes a significant departure from the established dimensional framework and applicability standards of the RM-8 district and suggests that the subject property may not be suited for development under the intended framework of the district.

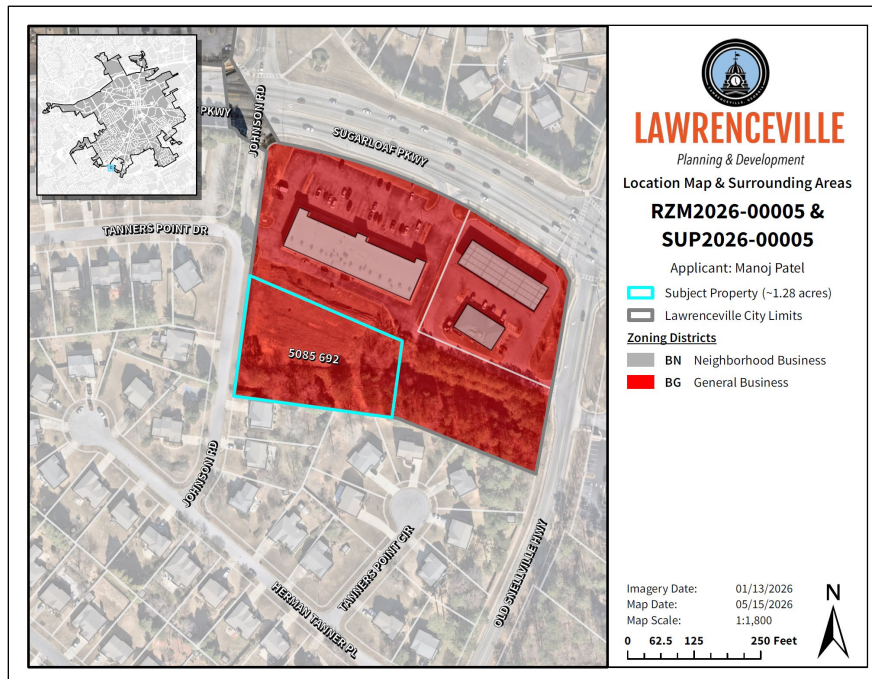
In the Letter of Intent, the applicant states that the requested variances are justified due to the limited size and fixed boundaries of the subject property, the relatively modest density of the proposed development, and the project’s potential to provide a transitional land use between nearby commercial and residential properties. The applicant further

states that the proposal would allow for high-quality residential development on a currently undeveloped commercial parcel.

While Staff acknowledges the proposed attached residential development may, in certain circumstances, serve as an appropriate transition between commercial and detached residential uses, Staff finds that the proposal does not fully align with the intended development framework of the RM-8 zoning district. The subject property's limited size, existing commercial subdivision pattern, and reliance on front-entry townhouse units requiring approval of a Special Use Permit result in a development configuration that differs from the coordinated residential character generally envisioned within the RM-8 district. The RM-8 district is intended to accommodate larger-scale townhouse developments featuring integrated site design, residentially oriented development patterns, and rear-entry product types. In contrast, the proposed development introduces a compact townhouse configuration within an established commercial development environment originally designed to support commercial activity and circulation patterns.

Staff further notes that the proposal shares certain characteristics with the City's RS-TH INF (Single-Family Townhouse Infill Residential) district, which is intended to accommodate compact townhouse development in more urbanized and walkable areas near Downtown Lawrenceville. However, the subject property is not located within the geographic area where the RS-TH INF district is permitted and does not exhibit the surrounding development pattern, pedestrian orientation, or urban context typically associated with that district.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



## **SURROUNDING ZONING AND USE**

The general area surrounding the subject property is characterized by a mixture of commercial and residential zoning districts and land uses. Properties along the Sugarloaf Parkway corridor are predominantly developed with automobile-oriented commercial uses, while detached single-family residential neighborhoods are located further from the corridor. The subject property directly abuts commercially zoned properties to the north and east, both zoned BG (General Business District), including a multitenant retail center and a convenience store with fuel pumps. The subject property is positioned directly adjacent to the rear service side of the existing retail center, including areas associated with utilities, deliveries, loading activity, refuse collection, and other operational commercial functions. A detention facility serving the surrounding commercial parcels is located immediately east of the property.

Properties to the south and west consist of detached single-family residential uses within the Tanner Pointe subdivision and nearby unincorporated Gwinnett County properties zoned R-75 (Single-Family Residence District).

While attached residential development may, in certain circumstances, provide an appropriate transitional land use between commercial and detached residential areas, Staff notes that the subject property was originally subdivided and configured as part of an integrated commercial development pattern. As a result, the surrounding site design, circulation, service infrastructure, and adjacent property orientation remain primarily commercial in nature rather than residential. The proposed townhouse units would directly orient front-entry residential facades toward the rear operational areas of the adjacent commercial center, raising compatibility and long-term residential livability considerations.

Furthermore, unlike a coordinated mixed-use or master-planned transition area, the proposal represents a relatively isolated residential insertion into an existing commercial node. Given the surrounding development pattern and the direct adjacency to active commercial service functions, Staff finds that the proposed residential configuration may not achieve the level of compatibility typically intended between townhouse residential development and nearby commercial activity.

## FUTURE LAND USE PLAN MAP



### 2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan designates the subject property within the Commercial Corridor character area, which is intended to accommodate automobile-oriented commercial development along major transportation corridors. The character area envisions larger-scale commercial uses and coordinated site planning designed to support retail, office, and service-oriented activity. While residential uses may, in certain circumstances, function as transitional land uses, the proposed townhouse development does not fully reflect the development pattern anticipated within this character area.

The subject property was originally developed and subdivided as part of an integrated commercial development pattern, and the surrounding site conditions remain predominantly oriented toward commercial activity. Adjacent properties contain commercial service and operational areas, including loading functions, utility infrastructure, and rear building elevations associated with the existing retail center. As proposed, the townhouse units would orient toward these commercial operational features, raising compatibility and long-term residential livability considerations that may not align with the intended character and function of the Commercial Corridor area.

Furthermore, the proposal represents the introduction of a relatively small-scale standalone residential development within an established commercial node rather than a coordinated mixed-use or master-planned transitional environment. The proposal could incrementally fragment the cohesive commercial development pattern envisioned along the Sugarloaf Parkway corridor. Given these factors, Staff finds that the proposal is not

fully consistent with the intent and development framework of the Commercial Corridor character area as outlined in the 2045 Comprehensive Plan.

**STAFF RECOMMENDATION**

While townhouse developments may, in certain circumstances, serve as appropriate transitional land uses between commercial and detached residential areas, Staff finds that the specific configuration of the subject property limits its ability to support a residential environment consistent with the intent and development framework of the RM-8 district. The subject property was originally subdivided and designed as part of an integrated commercial development pattern, and the surrounding site conditions remain predominantly commercial in character, including adjacent service and operational areas associated with nearby retail uses. As proposed, the townhouse units would orient primary residential facades toward these commercial operational features, raising compatibility and long-term residential livability considerations.

Staff further finds that the proposal requires substantial deviation from the dimensional standards and development intent of the RM-8 district, including reduction of the minimum lot area from five (5) acres to approximately 1.28 acres, a standard that is not currently eligible for variance relief under the Zoning Ordinance. The proposal also relies entirely on front-entry townhouse units through a Special Use Permit rather than the rear-entry development pattern generally envisioned within the district.

Given the constrained nature of the site, the extent of the requested deviations, and the proposal’s limited consistency with the surrounding commercial development pattern and the Commercial Corridor character area of the 2045 Comprehensive Plan, Staff recommends **DENIAL** of the request.

**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 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 townhouse development may serve as a transitional use between nearby commercial and detached single-family residential properties. However, the subject property was originally designed as part of an integrated commercial development pattern, and the proposed units would orient toward the rear service and operational areas of the adjacent retail center, including loading areas, utilities, deliveries, and other commercial functions. Given these conditions, Staff finds that the proposed residential configuration may not achieve the level of compatibility typically intended in relation to surrounding development patterns.*

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

*The proposal is not expected to substantially impair the current use of adjacent properties. However, introducing residential units immediately adjacent to active commercial service and operational areas may create long-term compatibility considerations related to noise, lighting, deliveries, odors, and other commercial activity. The proposal may also incrementally limit the long-term flexibility of surrounding commercial properties within the established corridor development pattern.*

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

*The property retains reasonable economic use under its existing BG zoning classification and may be developed with commercial uses consistent with the Commercial Corridor character area. The subject property was originally subdivided as part of a coordinated commercial development pattern and remains surrounded by viable commercial uses and infrastructure serving the Sugarloaf Parkway corridor.*

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;

*Given the relatively small scale of the proposed development, the request is not anticipated to create an excessive burden on existing streets, utilities, transportation facilities, or public infrastructure. Impacts on surrounding roadways and service systems are expected to be minimal.*

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

*The proposal is not fully consistent with the 2045 Comprehensive Plan, which designates the property within the Commercial Corridor character area intended primarily for automobile-oriented commercial development. While residential transition uses may be appropriate in certain circumstances, the proposal represents a relatively isolated residential insertion within an established commercial node rather than a coordinated mixed-use or master-planned development pattern envisioned for the corridor. The substantial deviation from the RM-8 district framework further suggests that the subject property may not be suited for development under the intended character and function of the district or the Commercial Corridor 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;

*Several factors support disapproval of the request, including the substantial reduction in the RM-8 minimum lot area requirement, reliance on front-entry townhouse units through a Special Use Permit, and the site's original configuration as part of an integrated commercial development pattern. Additionally, the direct adjacency between the proposed residential units and nearby commercial service and operational areas raises compatibility and long-term residential livability considerations.*



# LAWRENCEVILLE

## Planning & Development

### PLANNING AND DEVELOPMENT DEPARTMENT

### RECOMMENDED CONDITIONS – 06012026

**NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.**

### RZM2026-00005

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 six (6) dwelling units on approximately 1.28 acres at a gross density of no more than five (5) units per acre (UPA).
- B.** The development shall be designed and constructed in general accordance with the Rezone Plan titled “3140 Sugarloaf Parkway,” dated “March 5, 2026,” prepared by “Sullins Engineering, LLC,” 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 submitted elevations titled “4 Unit Townhouse,” dated “May 12, 2021,” prepared by “Intelligent Design,” predominantly four-side masonry on the lower level, 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 two (2) car garage with carriage-style garage doors. The driveway shall measure eighteen (18) 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 a reduction in the minimum lot area from five (5) acres to one and twenty-eight hundredths (1.28) acres.
  - B.** 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%).

**PLANNING AND DEVELOPMENT DEPARTMENT**

**RECOMMENDED CONDITIONS – 06012026**

**NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.**

**SUP2026-00005**

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 six (6).

LETTER OF INTENT

Re: Rezoning and Variance Request

Property Address: 3140 Sugarloaf Pkwy, Lawrenceville, GA 30045

Applicant: Manoj Patel

To:

City of Lawrenceville Planning and Development Department

70 S. Clayton Street

Lawrenceville, Georgia 30046

Introduction and Proposed Use

This Letter of Intent is submitted on behalf of the Applicant, Manoj Patel, in support of a request to rezone the property located at 3140 Sugarloaf Parkway from BG (Business General) to RM 8 (Residential Multifamily – 8 units/acre) to allow for the development of six (6) high end townhomes.

In addition to the rezoning request, the Applicant seeks a variance to permit townhomes to be developed on a parcel under five (5) acres, which is required due to the property's significantly smaller size and its unique transitional location.

The proposed townhomes will be premium, architecturally appealing units with high quality finishes, designed to enhance the corridor aesthetically and functionally.

Rezoning Justification (BG to RM 8)

1. Transitional Location – The site is situated between low density residential and commercial properties, making townhomes an ideal transitional housing type.
2. Compatible Use Pattern – RM 8 development fits the mixed use and transitional nature of Sugarloaf Parkway.

3. High Quality Investment – The Applicant intends to construct high end townhomes with premium finishes.

Variance Request – Minimum Lot Size for Townhome Development (Under Five Acres)

The City’s standards require a minimum of five (5) acres for townhouse development. The property is significantly smaller and cannot meet this standard; therefore, a variance is requested.

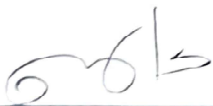
Justification:

- The property’s limited size and fixed boundaries create a unique hardship.
- The project proposes only six townhomes, ensuring modest density.
- Townhomes provide a logical land use buffer between commercial and residential zones.
- Allowing the variance enables high quality, visually appealing development.

Conclusion

The Applicant respectfully submits that the proposed rezoning to RM 8, along with the requested variance, represents the highest and best use of the property at 3140 Sugarloaf Parkway.

Signature



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Manoj Patel

Applicant

Date: 3/4/26

## LEGAL DESCRIPTION

### Lot #2

All that tract or parcel of land lying and being in Land Lot 85 of the 5<sup>TH</sup> District, City of Lawrenceville, Gwinnett County, Georgia, containing 1.28 acres as shown on plat of survey for Tree Lane, L.L.C. & Stewart Title Guaranty Company, dated December 12, 2002, last revised June 13, 2003, prepared by Harkleroad and Associates, certified to by Donald W. Harkleroad, G.R.L.S. No. 1578 and being more particularly described according to said survey as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection of the southerly right of way of Sugarloaf Parkway (said road having a right of way that varies) with the westerly right of way of Old Snellville Road (said road having a right of way that varies) if both roads were extended to form an angle; thence southerly for a distance of 20.00 feet to a point on the westerly right of way of Old Snellville Road; thence South 09 degrees 03 minutes 02 seconds West along the right of way of Old Snellville Road for a distance of 86.89 feet to a point; thence southerly along the right of way of Old Snellville Road along a curve to the right having a radius of 2824.79 feet and an arc length of 72.14 feet, being subtended by a chord bearing South 09 degrees 46 minutes 56 seconds West and a chord distance of 72.14 feet to a point; thence South 10 degrees 30 minutes 50 seconds West along the right of way of Old Snellville Road for a distance of 208.64 feet to a point; thence North 68 degrees 03 minutes 09 seconds West for a distance of 280.37 feet to a point; thence North 82 degrees 16 minutes 51 seconds West for a distance of 10.00 feet to a point and the TRUE POINT OF BEGINNING; thence North 82 degrees 16 minutes 51 seconds West a distance of 300.00 feet to a point on the easterly right of way of Johnson Road (said road having a 50 foot right of way); thence North 07 degrees 43 minutes 09 seconds East along the right of way of Johnson Road for a distance of 228.20 feet to a point; thence leaving said right of way of Johnson Road, North 66 degrees 45 minutes 30 seconds West a distance of 311.36 feet to a point; thence North 07 degrees 43 minutes 09 seconds East a distance of 144.88 feet to a point and the TRUE POINT OF BEGINNING.

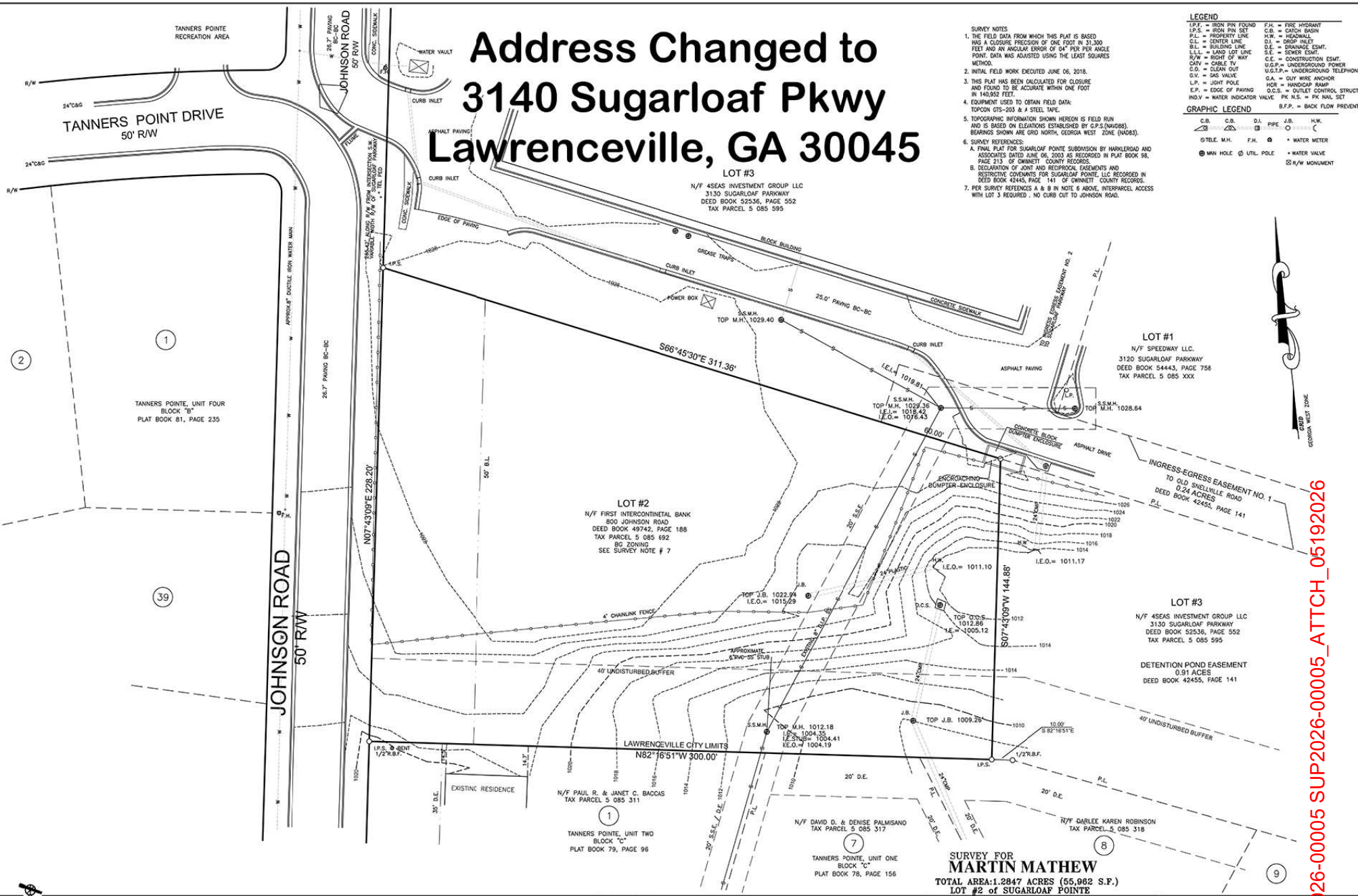
# Address Changed to 3140 Sugarloaf Pkwy Lawrenceville, GA 30045

### SURVEY NOTES

1. THE FIELD DATA FROM WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,300 FEET AND AN ANGULAR ERROR OF 04" PER PER ANGLE. POINT DATA WAS ADJUSTED USING THE LEAST SQUARES METHOD.
2. INITIAL FIELD WORK EXECUTED JUNE 06, 2018.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 140,932 FEET.
4. EQUIPMENT USED TO OBTAIN FIELD DATA: TOPCON DT5-203 & A STEEL TAPE.
5. TOPOGRAPHIC INFORMATION SHOWN HEREIN IS FIELD RUN AND IS BASED ON ELEVATIONS ESTABLISHED BY G.P.S. (NAV808). BEARINGS SHOWN ARE GRID NORTH, GEORGIA WEST ZONE (NAD83).
6. SURVEY REFERENCES:
  - A. FINAL PLAT FOR SUGARLOAF PONTE SUBMISSION BY HARKER ROAD AND ASSOCIATES DATED JUNE 06, 2013 AS RECORDED IN PLAT BOOK 98, PAGE 213 OF GWINNETT COUNTY RECORDS.
  - B. DECLARATION OF JOINT AND REDUCED EASEMENTS AND RESTRICTIVE COVENANTS FOR SUGARLOAF PONTE, LLC RECORDED IN DEED BOOK 42445, PAGE 141 OF GWINNETT COUNTY RECORDS.
  - C. PER SURVEY REFERENCES A & B IN NOTE 6 ABOVE, INTERPARCEL ACCESS WITH LOT 3 REQUIRED - NO CURB CUT TO JOHNSON ROAD.

LEGEND	
I.P.S. = IRON PIN FOUND	F.H. = FIRE HYDRANT
I.P.S. = IRON PIN SET	C.B. = CATCH BASIN
P.L. = PROPERTY LINE	H.W. = HEADWALL
C.L. = CENTER LINE	D.I. = DRAIN INLET
B.L. = BUILDING LINE	E.E. = EASEMENT
L.L. = LAND LOT LINE	S.E. = SEWER ESMT.
R/W = RIGHT OF WAY	C.E. = CONSTRUCTION ESMT.
CAV. = CABLE TV	U.G.P. = UNDERGROUND ESMT.
C.O. = CLEAN OUT	U.G.T.P. = UNDERGROUND TELEPHONE
G.V. = GAS VALVE	DA. = 60" WIRE ANCHOR
L.V. = LIGHT POLE	HR. = HANDICAP RAMP
E.P. = EDGE OF PAVING	D.C.S. = OUTLET CONTROL STRUCTURE
IND.V. = WATER INDICATOR VALVE	PK N.S. = PK NAIL SET
B.F.P. = BACK FLOW PREVENTOR	

GRAPHIC LEGEND					
C.B.	C.B.	D.I.	P.P.E.	J.R.	H.C.
⊙	⊙	⊙	⊙	⊙	⊙
⊙	⊙	⊙	⊙	⊙	⊙
⊙	⊙	⊙	⊙	⊙	⊙
⊙	⊙	⊙	⊙	⊙	⊙
⊙	⊙	⊙	⊙	⊙	⊙



**SURVEY FOR  
MARTIN MATHEW**  
TOTAL AREA: 1.2847 ACRES (55,982 S.F.)  
LOT #2 of SUGARLOAF PONTE  
CITY OF LAWRENCEVILLE  
LAND LOT 85 of the 5th DISTRICT  
GWINNETT COUNTY, GEORGIA  
DATE: JULY 05, 2018 SCALE: 1" = 20'

**REVISIONS**  
1. REVISED 1-11-2018 TO CORRECT BUILDING LINE NOTATION AND ADD INVERTS TO O.C.S. & MH. N.E. CORNER.

LAND SURVEYORS  
CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS

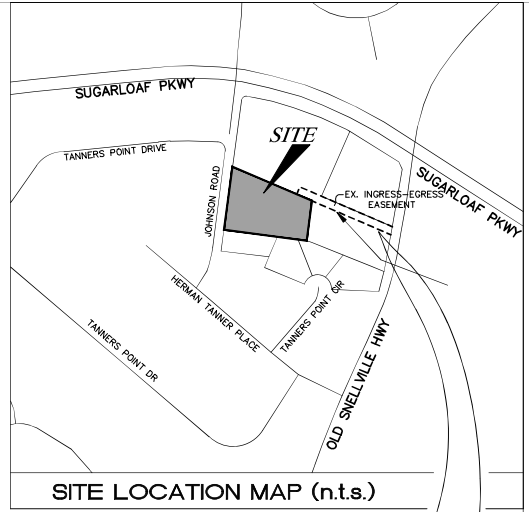
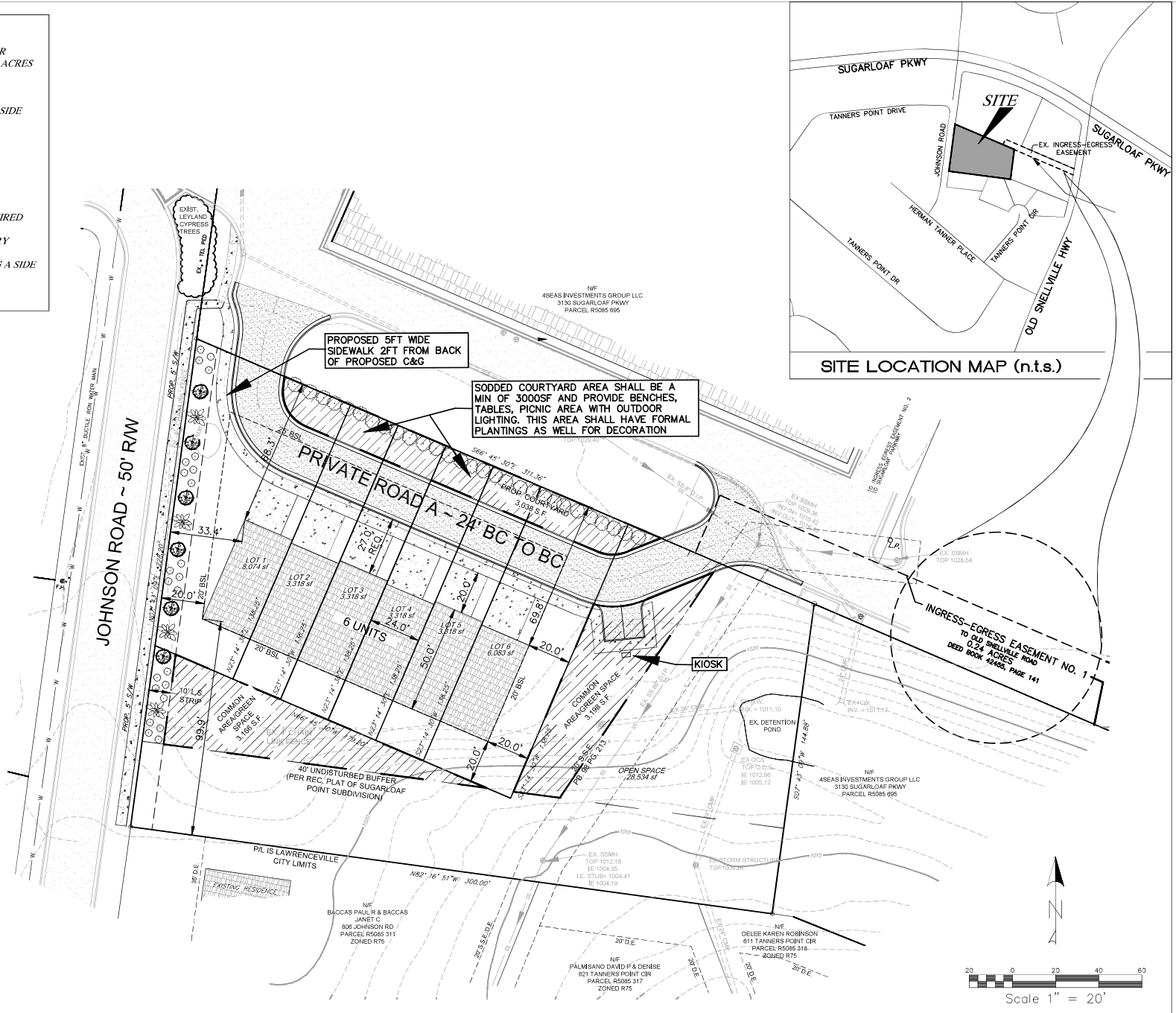
1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044  
PHONE: (770)963-8520 FAX: (770)963-3984



RZM2026-00005 SUP2026-00005\_ATTCH\_05192026

**GENERAL NOTES**

- CURRENT ZONING: BG
- TO BE REZONED: RM-8 W SPECIAL USE PERMIT FOR FRONT ENTRY AND VARIANCE FOR LESS THAN 5.0 ACRES
- TOTAL PROJECT AREA IS 1.28AC
- VARIANCE NEEDED FOR MIN. LOT AREA
- MIN LOT WIDTH TO BE 20FT
- FRONT SETBACK 25FT, REAR SETBACK 20FT, AND SIDE SETBACK 20FT
- MAX IMP SURFACE LOT COVERAGE TO BE 40%
- MIN COMMUNITY AREA TO BE 15%
- MIN HEATED FLOOR: 1000SF(1 BEDROOM)  
1200SF(2BEDROOM)  
1400SF(3BEDROOM)  
1600SF(4BEDROOM)
- DOUBLE CAR GARAGE SHALL BE MIN 20FT WIDE
- MANDATORY HOMEOWNERS ASSOCIATION REQUIRED
- ARCHITECTURAL STDS REQ PER SECTION 107.7
- SPECIAL USE PERMIT REQUIRED FOR FRONT ENTRY
- ALL UTILITIES SHALL BE UNDERGROUN
- ALL UTILITY METERS SHALL BE LOCATED ALONG A SIDE OR REAR ELEVATION
- COMMON AREA/PERMANENT GREEN AREA: 1.28ACX15%=0.192AC REQ



REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_

26 EAST WALKER STREET  
26 WALKER, GA 30260  
PHONE: (678) 887-8819  
FAX: (678) 887-8820  
WWW.SULLINSENGINEERING.COM  
SULLINS ENGINEERING, LLC  
CONTACT: MATTHEW SULLINS  
CIVIL ENGINEERS - LAND PLANNERS

**SULLINS ENGINEERING, LLC**

REZONE PLAN FOR:  
**SUP-20-08-00005 SUP-20-08-00005 AT PAR 010102026**

LOCATED IN:  
PARCEL: R5085 511  
CITY: LAWRENCEVILLE  
COUNTY: GWINNETT COUNTY, GEORGIA

DATE: 01/11/2025 JOB #: 2411  
SCALE: 1" = 20' SHEET: 1



## GENERAL NOTES ARCHITECTURAL

### GENERAL REQUIREMENT.

The Architectural Construction Drawings and General Notes delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. They are not intended to specify particular products or other methods of application, except where specifically noted. Intelligent Design, LLC assumes no responsibility for the selection, fabrication or installation of any specific material, product or method.

**CODE REQUIREMENTS:** These plans were prepared using the 2018 IRC one and two Family Dwelling Code and comply with or exceed the minimum requirement of the following codes and amendments.

Miscellaneous site structures, swimming pools, spas, fences, site walls (including retaining walls), and gas storage tanks may require separate permits.

Contractor shall verify, coordinate and be responsible for all dimensions and layout on the job site. Do not scale plans. Dimensions as noted shall take precedence over scaled dimensions.

Contractor to coordinate these drawings with the heating and air conditioning sub contractor.

Establish and verify all openings and inserts for mechanical, electrical and plumbing subcontractors prior to construction.

Connect water, gas and electrical lines to existing utilities in accordance with local city and/or county building codes (whichever has precedence).

Finished grade shall slope 5 percent for a distance of 10'-0" to approved easle, drainage or water disposal area.

### SECURITY NOTES:

Security doors are all exterior doors leading into a residence, including sliding glass doors, garage doors, doors from garage to residence and swinging doors. Keying shall be coordinated for all locks with one key. Locks to be re-keyed after C.O. for owner by contractor.

Exterior doors: All main or front entry doors shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer having a field of view of not less than 180 degrees, or through windows.

All exterior swinging doors and utility door shall be of solid core or metal skin construction. Exterior glass insert doors shall be solid core or metal skin construction in non-glazed portion.

Open space between jack studs and wood exterior door jambs shall be solid shinned extending not less than 8 inches above and below the deadbolt strike plate. Deadbolt strike plates for exterior door locks shall be attached to wood jambs with not less than 6 nails and or screws.

Exterior doors with hinge pins exposed on the outside shall use hinges with non-removable pins or pin standard hinges to prevent removal of the door from exterior by removal of the hinge pins.

All exterior sliding doors shall be constructed and installed or equipped so as to prohibit the raising, sliding or removal of the sliding section from the track while in the closed and locked position. The stationary section shall not be removable from the outside.

Glass within 24" of a door shall be safety / tempered glass.

Wood panel doors shall have a minimum 4-9/8" stile width.

The active leaf of a pair of doors shall be equipped with a deadbolt on the lock shall be key operated from the exterior. Locks shall engage or disengage from the interior side of the door by a device not requiring a key or special knowledge or effort.

**GARAGE DOORS:** All garage doors not equipped with a power operated mechanism shall be equipped with a cylinder type lock. All garage doors shall be capable of being unlocked and operable from inside the garage without the use of electrical power.





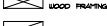






**ATTIC ACCESS:** Access doors to the attic space shall be located in the interior of the dwelling unit within the garage, or as otherwise noted. EXCEPTION: Where no interior location is available, an access door secured with a steel HASP and a heavy duty lock may be located on the exterior.

**WINDOWS:** Exterior windows shall be constructed and installed so as to prohibit raising, sliding or removal of the moving section while in the closed and locked position. A passive window panel shall have weather strip, mousing or glazing bead which is not easily removed from the outside to prevent removal of the window glass. Any locking device used on windows in a sleeping room shall be operable from the inside without use of a key or any special knowledge or effort.

### ATTIC VENTILATION:

Attic ventilation shall comply per 2018 IRC. All attic spaces to be provided with cross ventilation with the net free area being at least 1/80 of the area being ventilated. The net free ventilation area may be 100% of the space ventilated provided 80% of the required ventilating area is provided by vents located in the upper portion of the space to be vented at least three feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents or approved power alternative.

### SYMBOLS:

KEY NOTE REFERENCE:	
	KEY NOTE NUMBER
REVISION REFERENCE:	
	REVISION NUMBER
	FINISH WOOD
	PLYWOOD
	WOOD FRAMING
	WOOD BLOCKING
	EARTH
	CONCRETE
	STUCCO
	BATT/BOARD INSULATION
	RIGID INSULATION




### BUILDER INFO:

### PROJECT INFO:.

**BUILDING CODES:**  
INTERNATIONAL RESIDENTIAL CODE  
FOR ONE & TWO FAMILY DWELLINGS  
2018 EDITION

**TYPE OF CONSTRUCTION:**  
D2-V. COMBUSTIBLE  
NON-SPRINKLED

**OCCUPANCY GROUP:**  
RESIDENTIAL

REVISION DATE:	INITIAL:
	
	
	

4 UNIT TOWNHOUSE

GENESIS 1:1

INTELLIGENT DESIGN

RZM2026-00005-SUN-026-00005-13-13-2026

DESIGN

designtechsc@yahoo.com (843) 247-8040

DRAWN BY: CLYDE BEN

CHECK BY:

DATE: 5-12-21

JOB No:

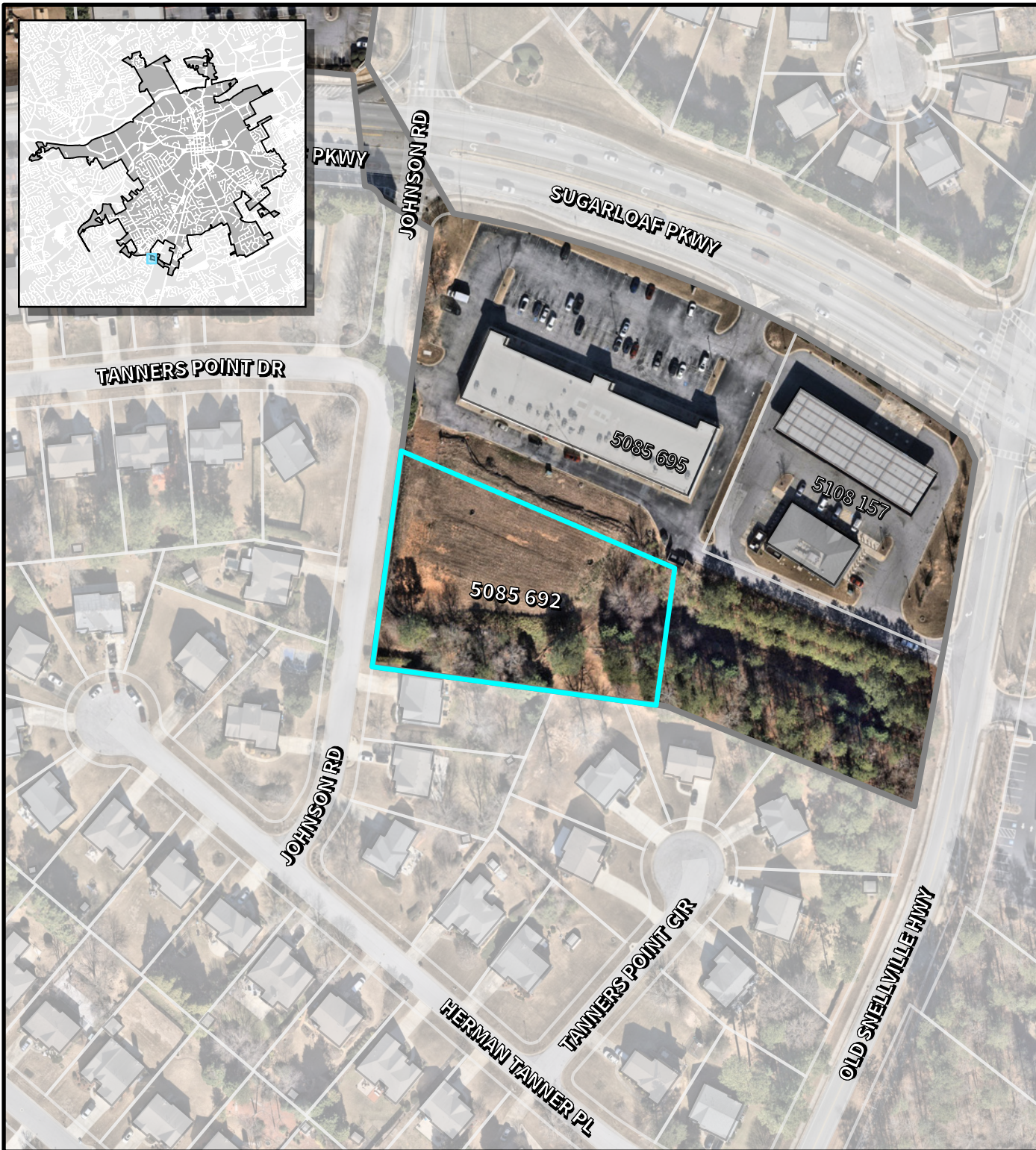
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SHEET NO.

01

OF 9 SHEETS








# LAWRENCEVILLE

Planning & Development

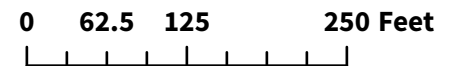
Location Map & Surrounding Areas

**RZM2026-00005**

Applicant: Manoj Patel

-  Subject Property (~1.28 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 01/13/2026  
 Map Date: 04/23/2026  
 Map Scale: 1:1,800



RZM2026-00005 SUP2026-00005\_ATTCH\_05192026





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZM2026-00005

Applicant: Manoj Patel

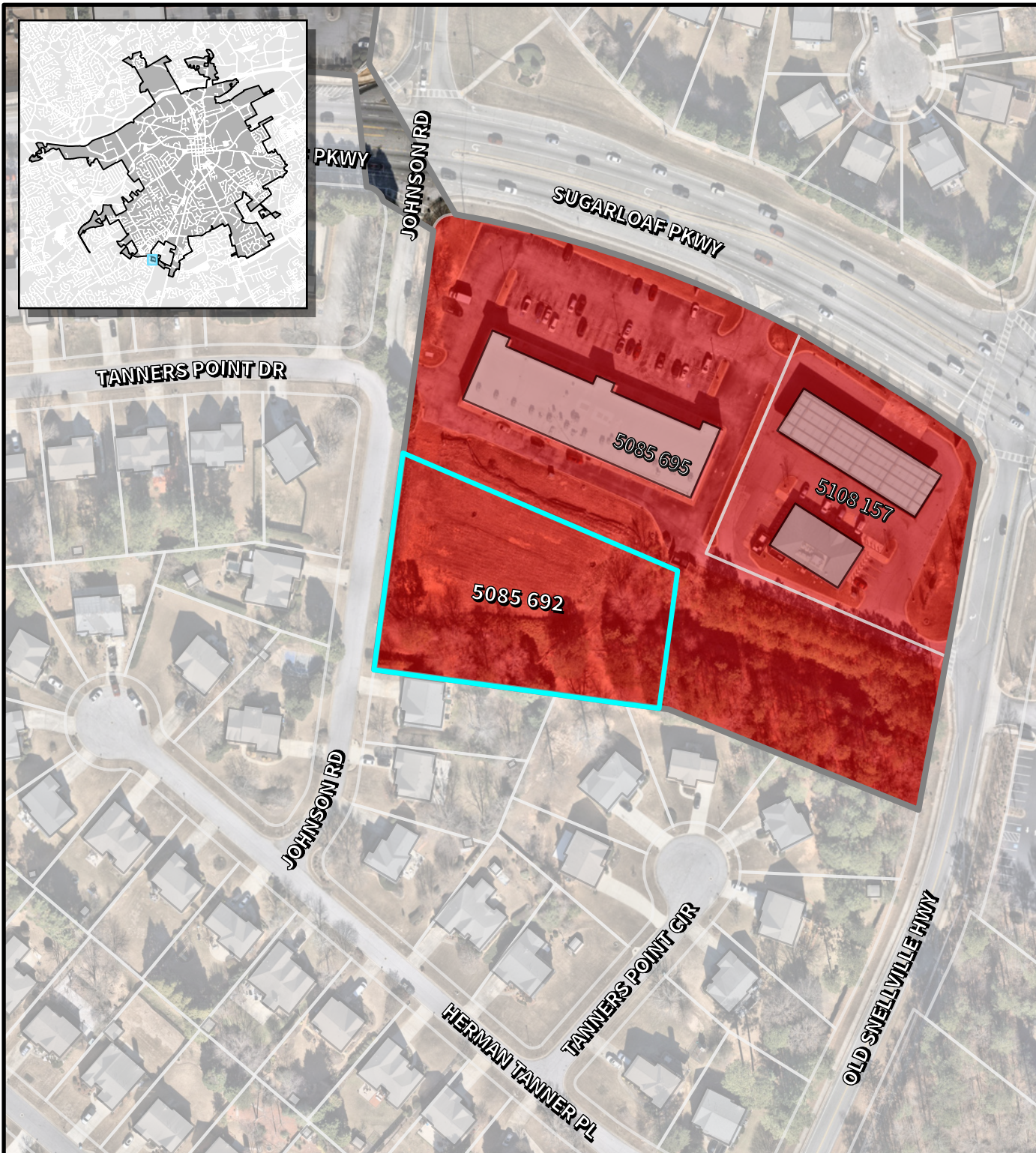
 Subject Property (~1.28 acres)

 Lawrenceville City Limits

### Zoning Districts

 BN Neighborhood Business

 BG General Business



Imagery Date: 01/13/2026

Map Date: 04/23/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



RZM2026-00005 SUP2026-00005\_ATTCH\_05192026





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZM2026-00005

Applicant: Manoj Patel

 Subject Property (~1.28 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Commercial Corridor

Imagery Date: 01/13/2026

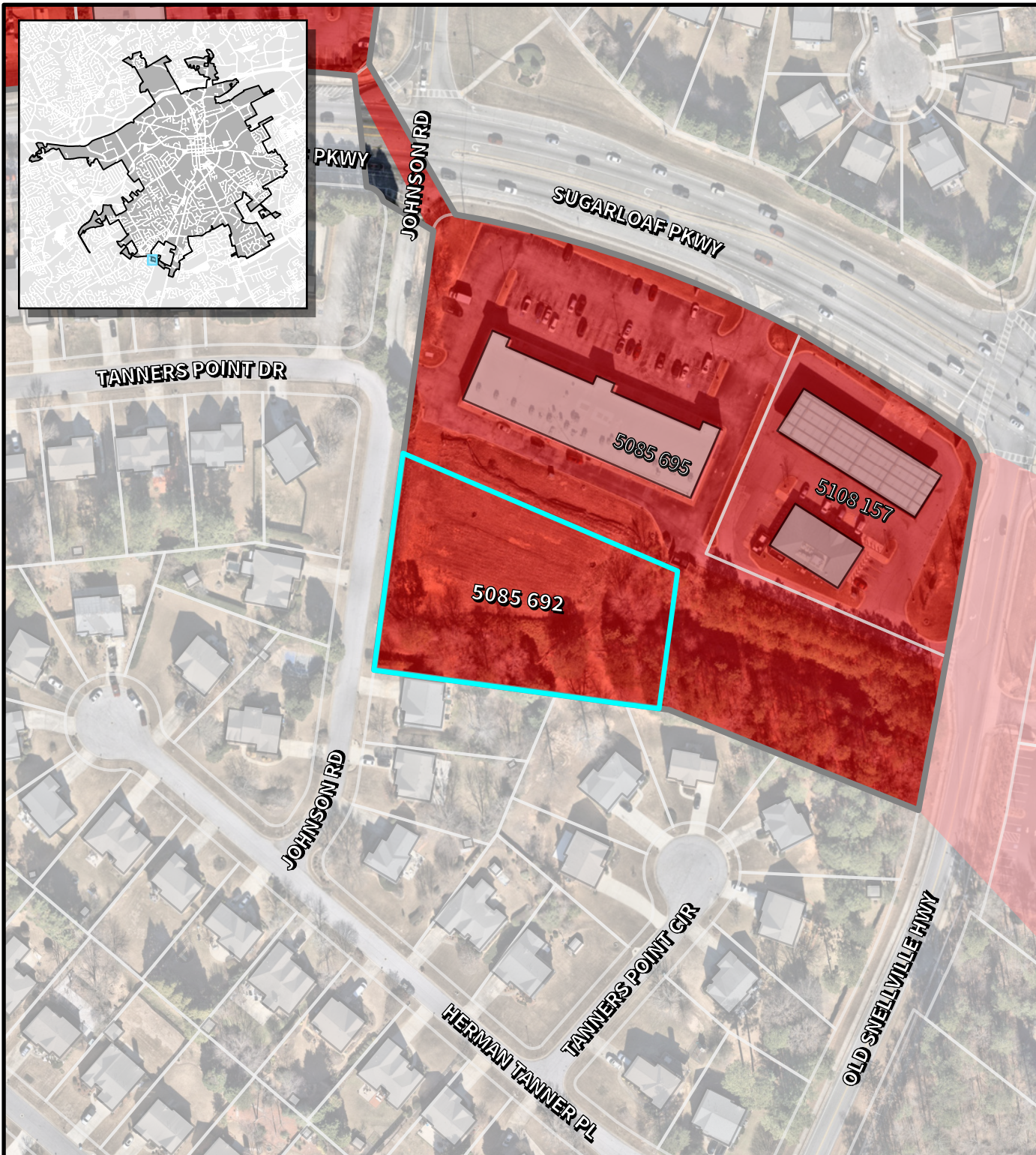
Map Date: 04/23/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



RZM2026-00005 SUP2026-00005\_ATTCH\_05192026










# LAWRENCEVILLE

Planning & Development

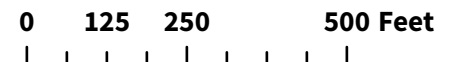
Location Map & Surrounding Areas

## RZM2026-00005

Applicant: Manoj Patel

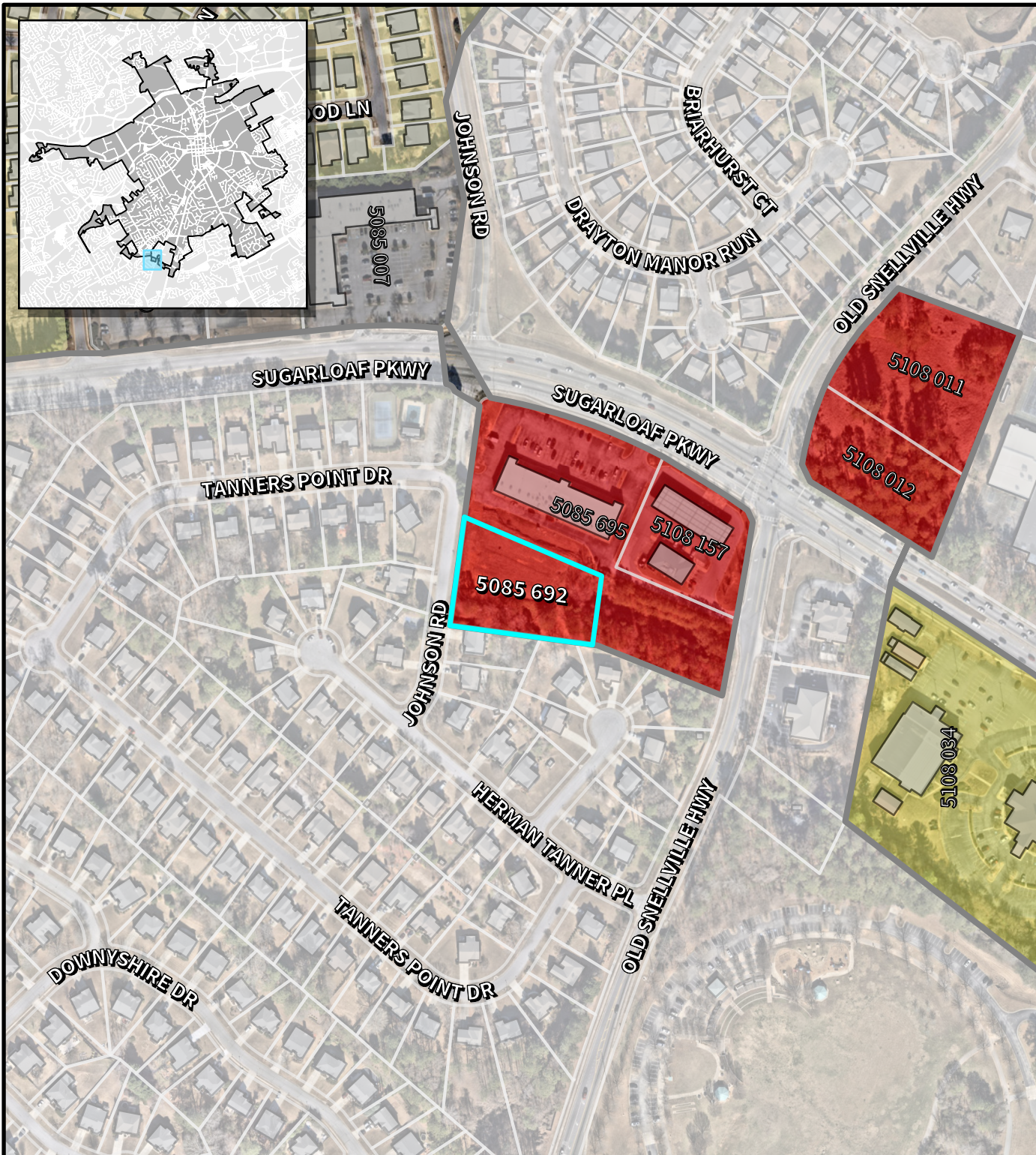
-  Subject Property (~1.28 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 01/13/2026  
 Map Date: 04/23/2026  
 Map Scale: 1:3,600



RZM2026-00005 SUP2026-00005\_ATTCH\_05192026





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas





**RZM2026-00005**

Applicant: Manoj Patel

 Subject Property (~1.28 acres)

 Lawrenceville City Limits

**Zoning Districts**

-  BN Neighborhood Business
-  BG General Business
-  RS-60 Single-Family Residential
-  RS-150 Single-Family Residential

Imagery Date: 01/13/2026

Map Date: 04/23/2026

Map Scale: 1:3,600

0 125 250 500 Feet



RZM2026-00005 SUP2026-00005\_ATTCH\_05192026





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


**RZM2026-00005**

Applicant: Manoj Patel

 Subject Property (~1.28 acres)

 Lawrenceville City Limits

**2045 Character Areas**

 Traditional Residential

 Commercial Corridor

Imagery Date: 01/13/2026

Map Date: 04/23/2026

Map Scale: 1:3,600

0 125 250 500 Feet



RZM2026-00005 SUP2026-00005\_ATTCH\_05192026

