



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S): RZC2026-00003

APPLICANT(S): COSTCO WHOLESALE CORPORATION

PROPERTY OWNER(S): CITY OF LAWRENCEVILLE

LOCATION(S): 2555 UNIVERSITY PARKWAY

PARCEL IDENTIFICATION NUMBER(S): 7011 002A, 7011 148, 7011 161, 7011 164, 7011 138, AND 7011 160

APPROXIMATE ACREAGE: 19.90 ACRES

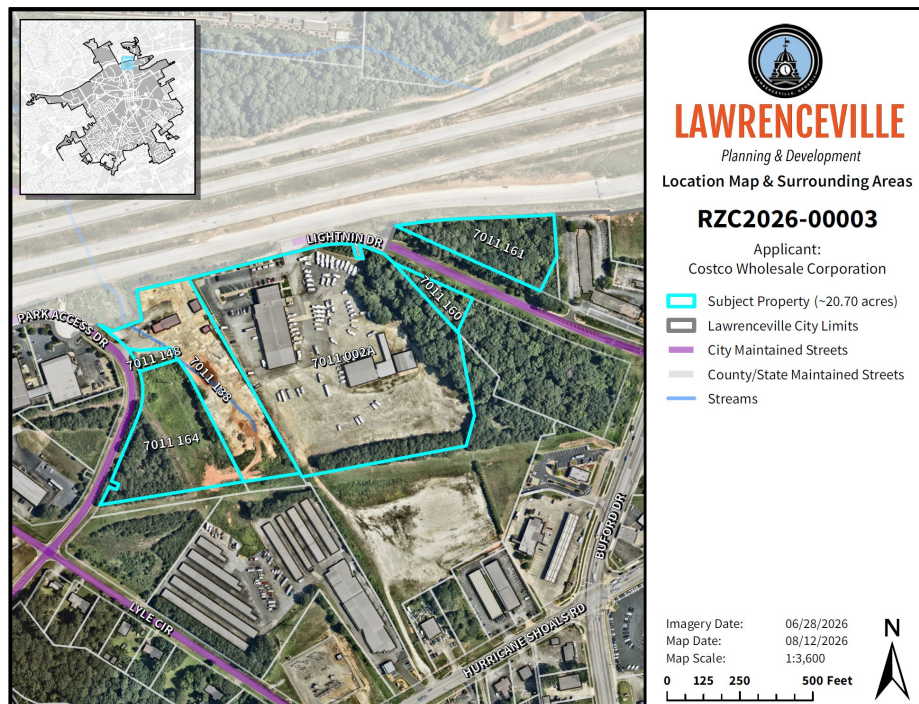
CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT) AND LM (LIGHT MANUFACTURING DISTRICT)

PROPOSED ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: WHOLESALE MEMBERSHIP CLUB

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



ZONING HISTORY

The earliest zoning records on file for the subject property circa 1971 show the property zoned as BG (General Business District). Portions of the subject property (parcel 7011 002) were rezoned to LM (Light Manufacturing District) in the year 1994 for use as an equipment rental facility (RZ-94-06). This portion of the subject property saw further zoning activity in 2000 (RZ-00-28) and 2013 (SU-13-09), specifically pertaining to the use of graveled surfaces for the parking of vehicles, equipment, and trailers.

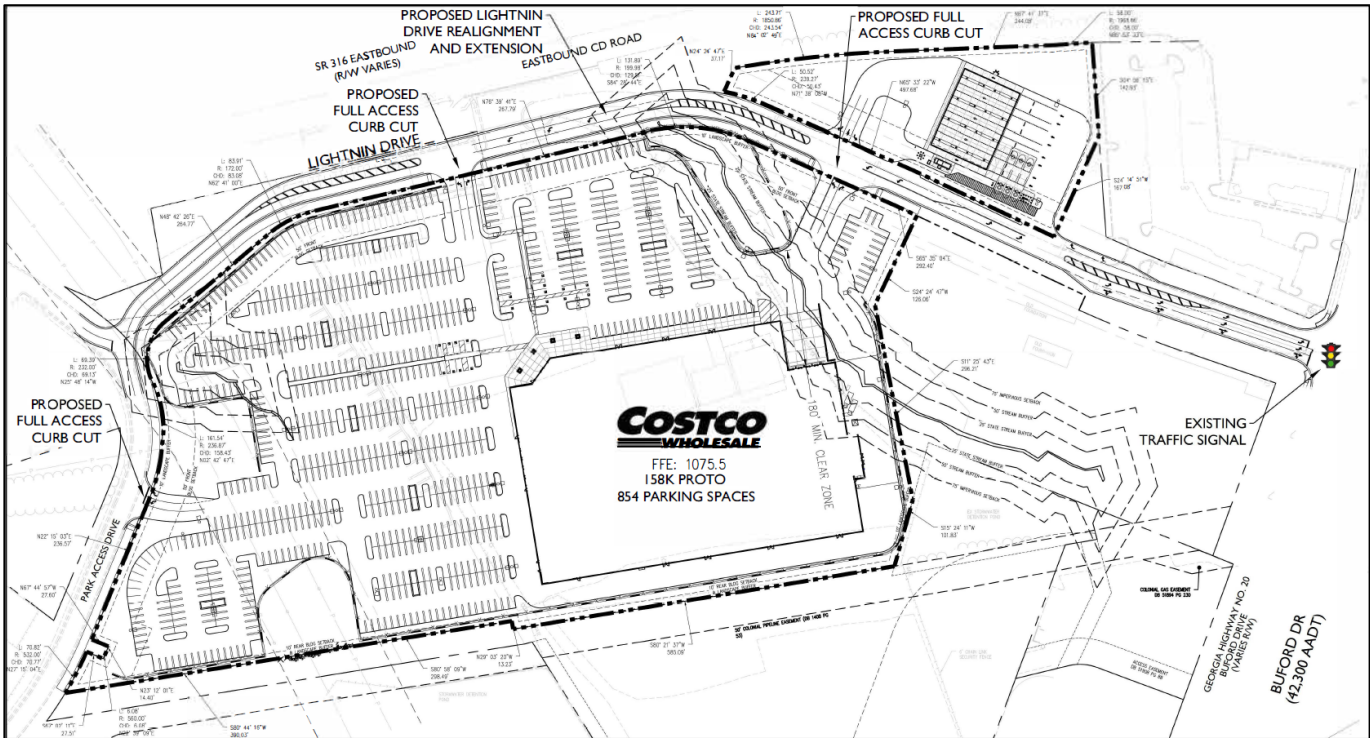
Other portions of the subject property (parcels 7011 164, 7011 160, and 7011 161) were created from abandoned GDOT right-of-way and rezoned to BG in July 2022 (cases RZC2022-00038 and RZC2022-00040). Today, the subject property remains split between the LM and BG zoning districts.

PROJECT SUMMARY

The applicant requests to rezone the subject property from split LM (Light Manufacturing District) and BG (General Business District) to BG (General Business District) to facilitate the redevelopment of an approximately 19.90-acre parcel assemblage located at the southern right-of-way of State Route 316, between Park Access Drive on the west and Lightnin Drive on the east. The proposed project consists of the development of an approximately 158,000-square-foot Wholesale Membership Club, including 854 parking spaces, and an accessory fuel facility with thirty-two (32) fueling positions.

The proposed rezoning and development are consistent with the City's adopted zoning and development standards for the BG district, which accommodates a broad range of retail and service uses and supports Lawrenceville's objectives for economic development and the revitalization of underutilized properties. The project aligns with the 2045 Comprehensive Plan's Community Mixed Use character area by expanding commercial services and contributing to job creation, while furthering the City's goals for strategic commercial investment along major corridors. Collectively, these considerations demonstrate that the development not only satisfies the technical requirements of the BG district but also reinforces the long-term policy direction established in the Comprehensive Plan.

PROPOSED SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The subject property, consisting primarily of parcel 7011 002A (2555 University Parkway), has historically supported commercial and light industrial uses, including warehouse structures and outdoor storage. The applicant proposes consolidating these and adjacent parcels (including 7011 138, 7011 164, 7011 160, and 7011 161) into a single 19.9-acre tract for the development of a 158,000 SF Wholesale Membership Club with 854 parking stalls and an accessory fuel facility.

Approval of the requested BG (General Business District) zoning district meets the minimum standard for the district as outlined below:

Zoning Compliance (Article 1 Districts, Section 103.2 Use Table)

Standard	Requirement	Proposal	Compliance
Wholesale Membership Club	BG or HSB	BG	

Lot and Dimensional Standards (Article 1 Districts, Section 102.12 BG)

Standard	Requirement	Proposal	Compliance
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Lot Area	<i>None</i>	<i>~866,844 sq. ft</i>	
Lot Width	<i>None</i>	<i>100+ ft</i>	
Front Setback	<i>50 ft</i>	<i>50 ft</i>	
Side Setback	<i>10 ft</i>	<i>10 ft</i>	
Rear Setback	<i>10 ft</i>	<i>40 ft</i>	
Impervious Surface Coverage	<i>95%</i>	<i>Not listed</i>	
Max Height	<i>35 ft</i>	<i>32 ft</i>	

Buffers (Article 4, Section 403)

- **BG to BG:** No buffer required. The proposed site plan complies with buffer requirements for adjacent BG-zoned properties
- **If adjacent to future residential zoning classification:** A seventy-five (75) foot buffer and a fifty (50) foot buffer would be required.

If the rezoning and associated variances are approved as presented, the subject property would be considered compliant with the City's buffer standards based on the conditions and variances granted at the time of approval. Buffer requirements, including stream-buffer encroachments or perimeter-buffer obligations, are applied during the development review process and become fixed once approved by the City Council. Previously granted buffer variances are not subject to retroactive modification if surrounding properties are redeveloped with uses that would normally trigger additional buffering.

Parking (Article 5, Section 508)

- **Retail Sales & Service (over 50,000 SF GFA):** 1 space per 500 SF GFA required (316 spaces minimum for 158,000 SF).
- **Proposal:** 854 spaces (1 per 185 SF GFA). This exceeds the minimum and is permissible, as there is no parking maximum in the BG district.

Access and Circulation (Subdivision Regulations, Article XI, Section 2.3)

- Three curb cuts are proposed: Park Access Drive (west), Lightnin Drive (east), and a new realignment/extension of Lightnin Drive (north).

- Access points should be planned so that major vehicular entrances align with appropriate roadway classifications and do not encourage cut-through traffic. Where frontage occurs along arterial or major collector roads, access may be restricted or redirected to lower-classification streets through internal circulation systems or parallel access roads, consistent with provisions for access management.
- The accessory fuel facility includes 32 fueling positions with dedicated access.

Variances Requested

1. Architectural Metal Panels as Primary Siding (Zoning Ordinance, Article 6, Section 602)

- Allows metal as an accent only; the applicant requests a variance to use architectural metal panels as a primary material. The applicant's justification—durability and sustainability—aligns with the intent of the code to promote quality, lasting construction. Approval is recommended, provided the design is reviewed and approved by the Director of the Planning and Development Department.

2. Wall Signage Area (Zoning Ordinance, Article 7, Section 702.7)

- Limits wall signage to 200 SF per elevation and 400 SF per building for buildings over 50,001 SF. The applicant requests up to 409 SF per elevation and 853 SF total, in lieu of ground signs. Given the site's scale and visibility needs, and the applicant's commitment to forego ground signs, approval of this variance is justified.

3. Stream Buffer Encroachment (Development Regulations, Article XIX, Section 19.5)

- Requires a 50' undisturbed buffer and an additional 25' impervious setback from streams. The applicant requests variances to allow limited encroachment, citing site constraints and hardship. Approval is recommended, contingent upon compliance with all state permitting and the implementation of enhanced stormwater management and mitigation measures.

Subdivision and Site Plan Standards

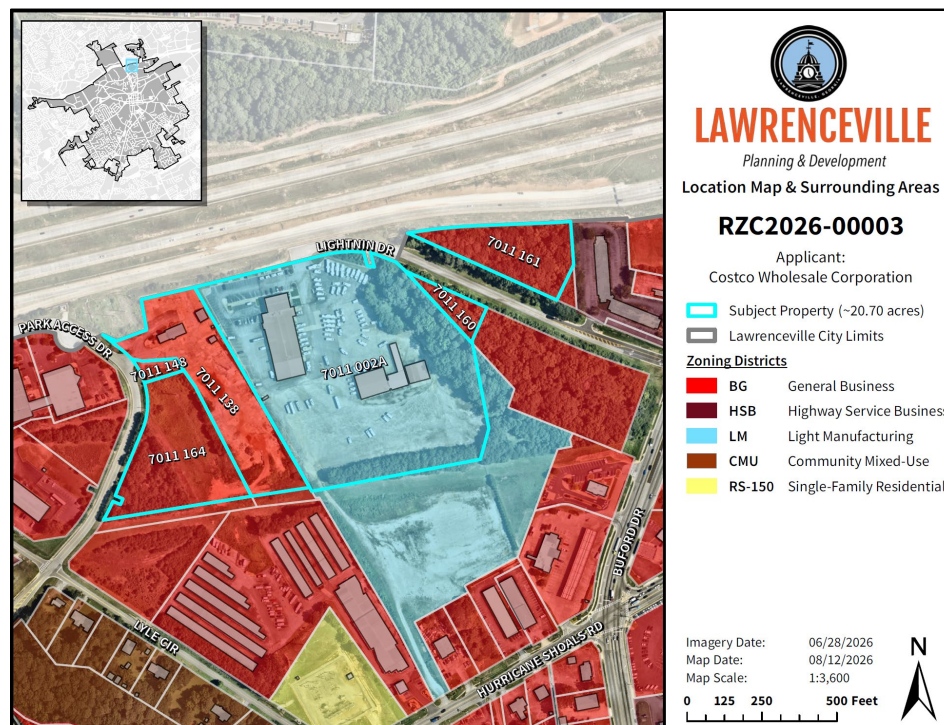
- The proposed consolidation and development meet the requirements for non-residential subdivision and platting, including access, lot configuration, and conformance with the Zoning Ordinance and Comprehensive Plan.
- All required improvements, including sidewalks, landscaping, and utilities, will be installed per City standards.

Architectural and Site Design

- The project will be subject to review and approval by the Director of the Planning and Development Department to ensure compliance with the City's minimum architectural and design standards (Article 6), including landscaping, lighting, and screening.

The proposed rezoning and development are consistent with the intent and standards of the BG district, meets or exceeds all applicable dimensional, parking, and buffer requirements, and supports the orderly redevelopment of an underutilized property in a manner compatible with surrounding commercial uses. It advances the City's economic development goals by providing enhanced commercial services to the community and includes reasonable, well-justified variances that can be appropriately managed through conditions and design review. Accordingly, approval is recommended for the rezoning to BG (General Business District), the proposed site plan, and the requested variances, subject to conditions requiring final architectural elevations and materials to be approved by the Director of the Planning and Development Department, incorporation of enhanced landscaping and pedestrian connectivity in the final site plan, compliance with all applicable state environmental regulations related to stream-buffer encroachment, installation of all signage in accordance with the approved variance and sign plan, and completion of all subdivision and site improvements in accordance with City standards prior to issuance of a Certificate of Occupancy.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

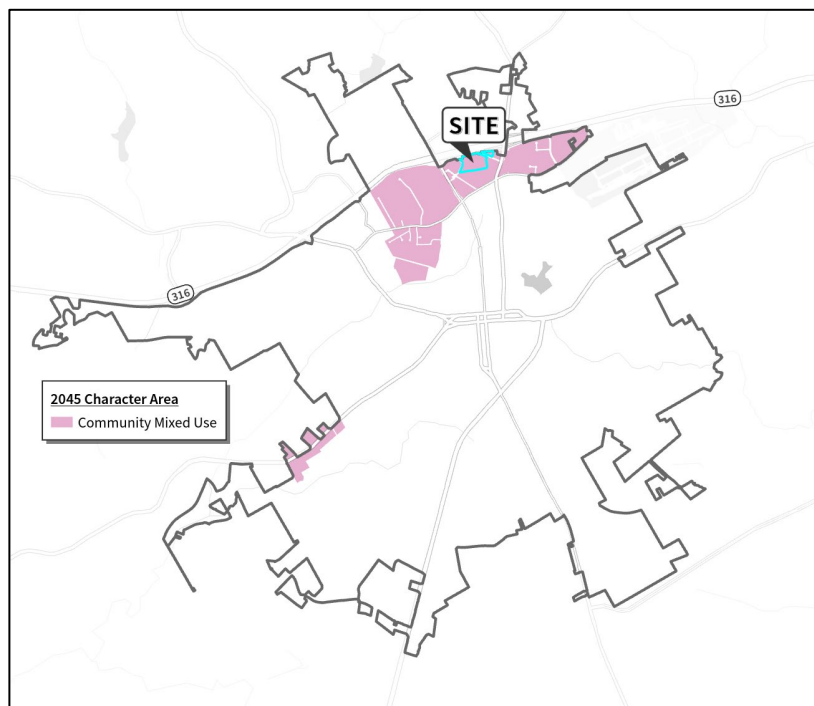
The area surrounding the subject property is characterized primarily by commercial and office uses along the major roadways. Properties directly south of the subject property are zoned BG (General Business District) and contain mini-storage warehouse facilities. Properties to the east and south along Buford Drive and Hurricane Shoals Road are similarly zoned BG and include a variety of

commercial and service-oriented uses, including a fast-food restaurant, convenience store with fuel pumps, automobile service garage, and office/warehouse buildings. Properties to the west along Park Access Drive are also zoned BG and contain office buildings, automobile service garages, and a place of worship. Further from the subject property, mixed-use developments zoned CMU (Community Mixed-Use District) are located to the east along Collins Hill Road, to the west along Buford Drive, and to the south along Lyle Circle.

The subject property itself has a zoning history that includes both BG (General Business District) and LM (Light Manufacturing District) designations, reflecting its longstanding commercial and light industrial character. The proposed rezoning to BG is consistent with the established zoning pattern and the City's intent for this corridor, as outlined in Article 1, Section 102.13, which allows for a wide range of retail and service uses with flexible dimensional standards. The proposed development meets or exceeds all applicable requirements for lot area, setbacks, height, and parking, and is compatible with the surrounding uses and zoning districts.

Given the predominantly commercial nature of the surrounding area, the concentration of retail, service, office, and warehouse uses along the area's major transportation corridors, and the property's compliance with the City's zoning and development standards, the proposed Wholesale Membership Club is generally compatible with the established development pattern of the area and supports the City's goals for orderly and economically beneficial redevelopment. Approval of the rezoning and proposed development is therefore recommended, as it aligns with both the existing zoning context and the City's adopted standards for the BG district.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map identify the property within the Community Mixed Use character area, intended to capitalize on Lawrenceville's economic strengths and diverse population by supporting a mixture of uses that contribute to a dynamic and growing community. While the Comprehensive Plan encourages walkable, mixed-use environments, it also recognizes the importance of strategic commercial development along major corridors and the redevelopment of underutilized parcels that can strengthen the City's economic base. The proposed project is consistent with these goals, as it redevelops a large, underperforming site in a manner compatible with the surrounding commercial context and the City's adopted zoning and development standards. With the recommended conditions and required reviews ensuring compliance with applicable regulations and environmental requirements, the rezoning and proposed development are compatible with the Comprehensive Plan's broader vision for the Community Mixed Use character area. Approval is recommended as the project supports the City's economic development objectives, aligns with adopted zoning standards, and reinforces the Plan's goals of fostering a vibrant and economically resilient community.

STAFF RECOMMENDATION

The proposed rezoning to BG (General Business District) is compatible with the established commercial character of the surrounding area and would enable the redevelopment of a property that currently contains a mix of warehouse, equipment-storage, and other commercial uses. The Wholesale Membership Club is a permitted use in the BG district, and the proposed development meets or exceeds all applicable dimensional, parking, landscape, and buffer requirements as outlined in the City's adopted zoning and development standards.

The applicant has requested variances for primary metal siding, increased wall signage, and limited encroachment into the required 50-foot undisturbed stream buffer and 25-foot impervious stream setback. The architectural and signage variances are justified based on the applicant's commitment to high-quality, durable materials and the unique operational needs of the proposed use. The stream buffer variances, while less compelling, may be considered for approval provided that enhanced stormwater management and mitigation measures are implemented, and all state permitting requirements are met.

The project advances the City's goals for economic development and the revitalization of underutilized parcels, as articulated in the 2045 Comprehensive Plan. The proposed development will provide enhanced commercial services, support job creation, and contribute to the City's tax base. While the Comprehensive Plan emphasizes walkable, mixed-use environments, it also recognizes the importance of strategic commercial development along major corridors. The project can further the vision of the Community Mixed Use character area by incorporating the recommended conditions into the plan.

With these conditions, the proposed rezoning and development are consistent with the City's adopted plans and policies, and will contribute to a vibrant, accessible, and economically resilient community. Staff recommend **APPROVAL** of the requested rezoning with recommended conditions.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Georgia Power and Jackson EMC.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

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 Wholesale Membership Club is suitable given the predominantly commercial, office, warehouse, and service-oriented uses surrounding the property. Consolidating the site under the BG district is consistent with the established commercial character of the area and will facilitate orderly redevelopment of an underutilized site in a manner compatible with nearby development.

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

Although the development's scale will increase activity in the area, the surrounding properties already operate established commercial and employment-focused uses. With appropriate conditions ensuring compliance with applicable zoning, access requirements, and operational standards, the project is not expected to adversely affect adjacent or nearby properties.

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

The property has reasonable economic use under its existing LM and BG zoning classifications; however, consolidating the entire assemblage under BG will promote a more cohesive redevelopment pattern, align the property with surrounding commercial uses, and support long-term economic viability.

- 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 development will generate significant vehicular activity, but anticipated impacts can be appropriately addressed through required transportation coordination, access management, internal circulation provisions, and compliance with applicable utility and stormwater regulations. These measures are sufficient to prevent excessive or burdensome impacts on public infrastructure.

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

While the Community Mixed-Use character area encourages integrated and walkable environments, the Comprehensive Plan also supports strategic commercial development and reinvestment along major corridors. With recommended conditions ensuring compliance with City requirements and environmental standards, the proposal aligns with the Plan's broader economic development goals and its support for redevelopment of underutilized sites.

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;

Redevelopment of the property presents an opportunity to replace outdated warehouse, and outdoor storage uses with a modern commercial facility that advances economic development and community services. While stream-buffer encroachments and parking intensity present considerations, these can be appropriately mitigated through compliance with environmental regulations and applicable development standards. Overall, existing conditions support approval of the rezoning and associated development plan.

DEVELOPMENT OF REGIONAL IMPACT (DRI)

The proposed 158,000-square-foot Wholesale Membership Club was evaluated for potential Development of Regional Impact (DRI) applicability in coordination with the Atlanta Regional Commission (ARC). Based on ARC's formal determination, the project does not meet the DRI thresholds for Commercial development within the "Established Suburbs" area type. The proposal is well below the primary gross square footage threshold of 400,000 square feet and does not meet the secondary threshold of generating more than 10,000 daily trips, with an estimated 6,988 total daily trips. Accordingly, a DRI review is not required for this rezoning request.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08172026

RZC2026-00003

Approval of the rezoning from split LM (Light Manufacturing District) and BG (General Business District) to BG (General Business District), subject to the following enumerated conditions:

1. To restrict the Rezoning as follows:

- A. The development shall be limited to a Wholesale Membership Club with associated accessory uses, including an accessory fuel facility, and shall remain substantially consistent with the site plan submitted with the rezoning application, subject to the final approval by the Director of the Planning and Development Department.
- B. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- D. Outdoor storage shall be prohibited, except for activities specifically associated with the approved accessory uses and otherwise permitted by the Zoning Ordinance.
- E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.

2. To satisfy the following site development considerations:

- A. The development of the site shall be designed and constructed in general accordance with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, except that the plan may be modified as necessary to address conditions of zoning. Final site design shall be subject to review and approval by the Director of the Planning and Development Department.
- B. The development shall provide parking in accordance with the Parking Plan associated with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, including a maximum of 854 parking spaces, except that the plan may be modified as necessary to address conditions of zoning or through a future site plan amendment or rezoning approved by the City. All parking spaces shall be located on an approved, paved, and striped surface. Final parking layout and compliance

with applicable City parking requirements shall be subject to review and approval by the Director of the Planning and Development Department.

- C. The principal and accessory buildings and structures shall be designed and constructed in accordance with the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5), prepared by MG2 Corporation and dated July 2026, except that the elevations may be modified as necessary to address conditions of zoning. Final architectural elevations, exterior materials, and façade treatments shall be subject to review and approval by the Director of the Planning and Development Department.
- D. All wall signage shall be installed in accordance with the approved wall-sign variance and shall be substantially consistent with the signage depicted in the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5). Final signage design, including total sign area and placement, shall be subject to review and approval by the Director of the Planning and Development Department.
- E. The development shall provide landscaping in accordance with the Landscape Plan associated with the Tree Canopy Plan, Sheet Number L1.0; Overall Tree Replacement Plan. Sheet L2.0; Overall Landscape Plan, Sheet L3.0; and Landscape Details, Sheet Number L4.0 (AEC Job# 25-5192), prepared by AEC, Inc., and dated January 26, 2026, except that the plan may be modified as necessary to address conditions of zoning. Final landscape design, including species selection, installation locations, and overall compliance with applicable City landscaping requirements, shall be subject to review and approval by the Director of the Planning and Development Department.
- F. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.
- G. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- H. Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 6 – Architectural and Design Standards, Section 602 – Non-Residential Minimum Architectural and Design Standards, Part A-1. Exterior Wall Design. Allows the use of architectural metal panels as a primary siding material for the proposed Wholesale Membership Club.
- B. A variance from the Zoning Ordinance, Article – Signs, Section 702.7 – Wall Sign. Allows up to four hundred nine (409) square feet of wall signage per elevation and eight hundred fifty-three (853) square feet of total wall signage per building, substantially consistent with the submitted sign plan.

- C. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 1. Allows disturbance within the required fifty (50) foot undisturbed natural stream buffer, subject to all required State approvals
- D. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 2. Allows disturbance within the additional twenty-five (25) foot impervious-surface stream setback, subject to all required State approvals.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Costco Wholesale Corporation</u>	NAME: <u>City of Lawrenceville / Downtown D</u>
ADDRESS: <u>999 Lake Drive</u>	ADDRESS: <u>70 S. Clayton Street</u>
CITY: <u>Issaquah</u>	CITY: <u>Lawrenceville</u>
STATE: <u>WA</u> ZIP: <u>98027</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Nick Tose</u> PHONE: <u>703-885-4006</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>LM & BG</u> REQUESTED ZONING DISTRICT: <u>BG</u>	
PARCEL NUMBER(S): <u>7011 164, 7011 138, 7011 002A, 7011 16</u> ACREAGE: <u>19.90</u>	
ADDRESS OF PROPERTY: <u>2555 University Parkway, Lawrenceville, GA 30043</u>	

Nick Tose 06/30/2026
SIGNATURE OF APPLICANT DATE
on behalf of Costco Wholesale Corporation
Costco Wholesale Corporation
TYPED OR PRINTED NAME

Bary Mock 7/1/26
SIGNATURE OF OWNER DATE
City of Lawrenceville / Downtown De
TYPED OR PRINTED NAME



DATE

Chh Lee
NOTARY PUBLIC





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? N

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? N

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.



July 2, 2026

City of Lawrenceville
70 S. Clayton Street
Lawrenceville, GA 30046-2200

**Re: Costco Lawrenceville
Letter of Intent**

To Whom It May Concern;

The Applicant, Costco Wholesale, intends to re-zone the subject property from Light Manufacturing (LM) to General Business (BG).

The property is located near the intersection of Lightnin Drive and Buford Drive (GA Highway 20) in Lawrenceville, Georgia and currently consists of five (5) parcels owned by Downtown Development Authority of Lawrenceville. When combined, the total subject property area is 19.80 acres. The intended use of the subject property is for a Costco warehouse, fuel facility, and parking lot. The elements of this project include a 158,000 square foot prototypical Costco warehouse, a fuel facility with thirty-two (32) fueling positions, 854 parking stalls (including 18 accessible stalls), and three (3) proposed driveways where customers can enter and exit the subject property. Each driveway is currently proposed as full access, with one driveway located off Park Access Drive Road to the west of the subject property and the last two driveways located off Lightnin Drive to the north and east of the subject property.

The proposed rezone the subject property from the Light Manufacturing (LM) zoning classification to the General Business (BG) zoning classification will eliminate split zonings across multiple parcels, and it will align the subject property better with its intended end use. Due to the subject property being located parallel to State Route 316 and near the intersection of Buford Drive/GA Highway 20 (AADT 42,300) and Hurricane Shoals Road (AADT 14,100), the BG zoning classification provides a more accurate description of the intended use of the subject property and aligns with the zoning in the immediate vicinity of the project.

We thank you for your consideration in this matter and respectfully request that the property be rezoned to BG as requested. If you have any questions or require further information, please feel free to contact me at your convenience.

Sincerely,
AEC, Inc.

Julia Miller, P.E.
Vice President

**RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT**

COSTCO WHOLESALE – REQUEST FOR VARIANCE TO ALLOW A CLADDING MATERIAL NOT ALLOWED IN THE DESIGN GUIDELINES

Project: New Costco Warehouse — Lightnin Access Drive, Lawrenceville, GA
Applicant: Costco Wholesale / Maribel Barba (MG2)

Variance Requested:

Permission to use Architectural Metal Panel as a primary exterior building material where the City's Architectural Design Standards Sec 602.A states that Metal is allowed as an accent only. This code section goes on to say in Section A.4.a that Deviations from this requirement shall apply for a variance to the Board of Appeals.

Background

Costco requests approval to use architectural metal panels as the primary exterior cladding for the new warehouse. The proposed metal panel system enables Costco to meet some of their goals as a publicly traded company for being more sustainable and efficient by using high quality, durable building products that have 25-year warranties for color fastness and corrosion resistance.

The following narrative is our position on how the proposed Costco Building design complies with the Variance criteria as directed by the City's Design Guidelines.

Narrative Criteria

- a) The proposed variance arises from a condition that is unique and peculiar to the building, land, and structures involved.

Response: The façade of each Costco warehouse is individually designed to conform with Costco's development standards and the local jurisdictions guidelines and development standards. In each case, it is obvious to see that the City and Costco have similar values where it pertains to the look, feel and quality of buildings being developed. There is a desire to have a building that has an architectural quality and uses materials that last a long time with minimal maintenance and upkeep. Costco proposes to have a masonry base providing a feeling of permanence and solidity. Above that they would like to use an Architectural Metal Panel that is finished with advanced paint that has a 25 year warranty. This is significant, in that the building will look good for a long time. Not only that, we are using 2 complimentary colors with the Architectural Metal Panels that play off each other in a way that breaks down the size of the building and makes it feel more similar to other buildings in the area from a size perspective. Steps in the parapets and a third color, "Medium Bronze" used for the cornice and coping top off the building with a bold profile.

- b) The proposed variance is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would



result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.

Response: Costco has developed a sustainability approach for their construction program that takes into account the recycled content of the products they use, the proximity of each site to the products needed and the carbon footprint for the development of each store. Using more concrete, glass, wood and other products does not provide the same kind of commitment to recycled materials. Furthermore, the proposed metal panels can have profiles very similar to typical construction approaches like Board and Batten finishes. Some other specific benefits for allowing Costco to use this structural system are as follows:

- *Recycled content: structural steel and metal panel comprise ~80% recycled content; insulation >50% recycled content.*
- *Construction efficiency: pre-engineered system reduces onsite waste, truck trips, and construction duration (typical weather-tight milestone ~66 days for similar systems), lowering carbon footprint.*
- *Energy performance: high-R-value insulation, reflective roof, LED lighting throughout, and HVLS fans reduce heating/cooling loads and energy use.*
- *Thermal performance: metal panels reduce building heat absorption relative to masonry in this application, improving HVAC efficiency.*
- *Durability & maintenance: Kynar finish with 25-year warranty reduces lifecycle maintenance needs and costs, enabling operational savings that benefit members.*

- c) The condition requiring the requested relief is not ordinarily found in properties of the same zoning classification as the subject property.

Response: With the size of their buildings and then spread over 1,000 stores, using similar architectural metal panels with recycled content and long lasting finishes all plays into a sustainability plan that is significant. We believe that very few developments have the national, and even worldwide, footprint that is impacted by a coordinated sustainability approach like Costco's.

- d) The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.

Response: The City's Design Guidelines specifically state that metal panels are not allowed, but it does not indicate why or what is undesirable about them. We would agree that typical corrugated (wavy) metal panels with a zinc coating (prone to rust and corrosion) are a product to avoid both for its initial look and its long term tendency to fail. However, Costco has been using these Architectural Metal Panels for over 30 years and the colors have remained true to their initial installation. They have also been very resistant to corrosion and rust.

- e) The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or

impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Response: Allowing Costco to use the Architectural Metal Panels will result in a handsome building that fits into the fabric of Lawrenceville. It will be there for a long time and will be considered an asset to the community. There is nothing associated with this building design that could be construed to be injurious or detrimental to any adjacent property or neighborhood. It will not increase the chance of fire or hazard or otherwise endanger public safety. Our experience is that property values typically rise when Costco enters a neighborhood.

- f) The variance granted is the minimum variance that will make possible the reasonable use of the building, land or structures.

Response: We believe that the proposed use of Architectural Metal Panels as shown on our elevations and perspectives is the minimum necessary to make reasonable use of the building and property.

- g) Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?

Response: Lawrenceville's Zoning Ordinance and Comprehensive Plan envision this kind of development on this property. That is why it is zoned the way it is. We believe the proposed Costco is consistent with the spirit and intent of the City's plans and standards.

Conclusion

Granting the requested variances will allow a functional, safe, efficient, and sustainable Costco warehouse that meets Costco's standards and will be a benefit to the City of Lawrenceville.

Attachments

- Architectural elevations and Perspectives

COSTCO WHOLESALE – REQUEST FOR VARIANCE TO ALLOW MORE SIGNAGE THAN ALLOWED BY CODE

Project: New Costco Warehouse — Lightnin Access Drive, Lawrenceville, GA
Applicant: Costco Wholesale / Maribel Barba (MG2)

Variance Requested:

To allow 853 sf of wall mounted signage (in 5 different signs) for the new Costco to be located in Lawrenceville, GA. This includes allowing 400 sf of allowed freestanding signage (200 sf for each Lightnin Dr and Park Dr) to be used on the building.

Background

Costco is proposing to develop an 18 acre parcel with a 160,000 sf membership warehouse. The property is bounded on 2 sides by public roads/ROW (Lightnin Access Dr and Park Access Dr). Although this condition would allow Costco to have a separate freestanding sign on each road frontage, Costco, as a corporate standard does not use freestanding signs. Furthermore, although the City's sign code allows cabinet signs and internal illumination, Costco only uses individual letter signs attached to their buildings with a couple of discrete focused light fixtures that shine only on the proposed signs.

Since a Costco warehouse is located on such a large lot and the only signage they use are building mounted signs which are located often over 300' away from public roads they need signs that can be read from the public roads and from a design perspective, they want signs that are proportional to the size and scale of their buildings while at the same time not overwhelming the buildings or the surrounding area.

The following narrative goes over why the Costco consultant team believes this application meets all the variance approval criteria and why the proposed variance should be approved for the additional sign area that Costco is requesting.

Variance Criteria

- a) The proposed variance arises from a condition that is unique and peculiar to the building, land, and structures involved.

Response: Costco's variance request is based on a condition that is unique to the site and Costco's development. The Costco warehouse will be located on an 18 acre site where the only signage for the entire site will be located on the building and where the signage closest to a public road is more than 230' away and other signs are over 500' away from the closest road.

- b) The proposed variance is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished



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from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.

Response: Costco's only form of advertising where their building is and how to enter the site is their building mounted signs. The fact that the site is so big and the signs located on the building are so far from public road(s) drives the need for signage that is large enough for it to be read from public roads.

- c) The condition requiring the requested relief is not ordinarily found in properties of the same zoning classification as the subject property.

Response: There are not many properties that are this size and still fewer of them that do not have freestanding signage to help in directing customers to their site. Costco's development is unique in this sense.

- d) The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.

Response: The City's Sign Code and its requirement that individual wall signs not exceed 200 sf and no more than 400 sf of sign area for an entire building is an arbitrary limitation that does not recognize the size of the building or its location on a site and proximity to public roads. In Costco's case, one of the primary facades of the building is 500' long and 30' tall. In many jurisdictions we are allowed to have wall mounted signs for the entire building as long as the total sign area doesn't exceed 20% of the area of that primary façade. This allows for signage to be sized at an appropriate scale to the building and also allows it to be seen for adjacent roads even if they are in excess of 500' away.

- e) The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Response: Approving Costco's proposed sign variance will not impair or injure any other property or improvements in the neighborhood. It will not impair any other property's access to light or air, or increase congestion on public streets. It will also not increase the danger of fire or create a hazard to air navigation. No property values will be diminished or impaired. In fact, our experience is that property values go up when Costco comes in.

- f) The variance granted is the minimum variance that will make possible the reasonable use of the building, land or structures.

Response: Per Lawrenceville's Sign Code, Costco would be allowed 400 sf of wall mounted signage and 400 sf of freestanding signage. Costco proposes to mount 3 – 222 sf signs (1 each on the south, east and north facades) that would provide visual queues for motorists that are traveling around the site, directing them to the

Costco parking lot. A 156 sf sign will be located over the main customer entrance to the store to direct pedestrian customers from the parking lot to the front entrance. One additional 31 sf sign will be located over the Tire Installation Center to direct customers that are getting their tires changed. The total signage that Costco is proposing is 853 sf. Based on the 400 sf of wall mounted signage allowed and the 400 sf of freestanding signage allowed we are only 53 sf over the maximum sign area allowed. Approving a Sign Variance that allows 853 sf of signage is the minimum amount of signage in Costco's opinion.

Type of Sign	Location	SF allowed/Sign	Total Signage Allowed	Total Signage Proposed
Wall Sign	South Wall	200 sf	400 sf Total	222 sf
	East Wall	200 sf		222 sf
	North Wall	200 sf		222 sf
	Ped Entrnc	200 sf		156 sf
	Tire Cntr	200 sf		31 sf
Freestanding		200 sf/road	400 sf Total	0 sf
Total Signage Allowed/Proposed			800 sf Total	853 sf

- g) Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?

Response: Costco believes the proposed variance meets the general spirit and intent of Lawrenceville's Zoning Code and Comprehensive Plan. Costco's proposed uses and proposed development plan otherwise comply with all the City's codes and plans.

Conclusion

Granting the requested variance to allow 853 sf of wall mounted signage for the Costco development will result in a development with less clutter (no freestanding signs) while at the same time providing for clear and readable signage that can direct traffic on public roads and minimize driver ambiguity as it relates to getting to the Costco site.

Please feel free to contact me if you want to go over any of Costco's positions related to the requested variance.

Attachments

- Architectural elevations and sign schedule (showing the total amount of signage allowed compared to what we are proposing and locations)
- Site plan (showing signage locations and no freestanding signs)



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VARIANCE APPLICATION



LAWRENCEVILLE

Planning & Development

VARIANCE APPLICATION

☐

ADMINISTRATIVE

☐

BOARD OF APPEALS

☐

CITY COUNCIL

GENERAL INFORMATION

Unless otherwise provided for in the City of Lawrenceville Zoning Ordinance and Development Regulations, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Zoning Ordinance and Development Regulations, and The Code of City of Lawrenceville in accordance with the standards and procedures as set forth in the Zoning Ordinance, Article 9 Administration and Enforcement, and the Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance.

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street – variance not to exceed ten (10) feet; 2. Side Yard – variance not to exceed five (5) feet; 3. Rear Yard – variance not to exceed ten (10) feet.

APPLICANT INFORMATION

APPLICANT NAME: Costco Wholesale Corporation

EMAIL: ntose@costco.com

PHONE: 703-885-4006

STREET ADDRESS: 999 Lake Drive

SUITE:

CITY: Issaquah

STATE: WA

ZIP CODE: 98027

SIGNATURE OF APPLICANT:

DATE:

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: City of Lawrenceville / Downtown Development Authority of the City of Lawrenceville

EMAIL: Barry.Mock@lawrencevillega.org

PHONE: 678-407-6392

STREET ADDRESS: 70 S. Clayton Street

SUITE:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

SIGNATURE OF PROPERTY OWNER:

DATE:

SITE INFORMATION

VARIANCE DESCRIPTION: Relief from City Stream Buffer and Impervious Setback for Parcel Development

STREET ADDRESS: 2555 University Parkway

SUITE/UNIT #:

CITY: , Lawrenceville

STATE: GA

ZIP CODE: 30043

PIN: 7011 164, 7011 138, 7011 002A, 7011 160, 7011 161

LOT NO.:

BLOCK NO.:



LAWRENCEVILLE

Planning & Development

ZONING INFORMATION

The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business).

ZONING CLASSIFICATION: BG

ZONING CASE:

PRINCIPAL USE: Wholesale Membership Club

SECONDARY USE (AS APPLICABLE):

STANDARDS FOR GRANTING A VARIANCE

A variance shall not be granted unless evidence is presented supporting conclusions that the variance meet the following criteria:

- a. *Arises from a condition that is unique and peculiar to the building, land, and structures involved.*

The proposed use of this site is commercial development. and the location of the existing stream buffers and setbacks bisects the property and restricts the use of a large area of the property. The applicant finds that the application of the existing buffers and setbacks, along with the site geometry and topography will result in an unnecessary hardship in the development of the property.

- b. *Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.*

The conditions identified in the variance are peculiar to the property due to existing stream, topographical constraints and other environmental factors.

- c. *The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property.*

If the stream buffers are imposed, the property cannot be developed in a manner that meets the property's zoning.

- d. *The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.*

Article XIX of the City of Lawrenceville's Development Regulations require an undisturbed 50' vegetative buffer from the stream banks as well as an additional 25' setback for prohibited impervious cover.

- e. *The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

Relief, if granted, would not cause substantial detriment to the public good, or substantially diminish or impair property values within the surrounding neighborhood.

- f. *The variance granted the minimum variance that will make possible the reasonable use of the building, land or structures.*

The variance requested will be the minimum needed to make development of the site feasible.

- g. *Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?*

Yes, the granting of this variance would keep the development of this site consistent with the City of Lawrenceville 2040 Comprehensive Plan.

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LEGAL DESCRIPTION – COMBINED COSTCO TRACTS

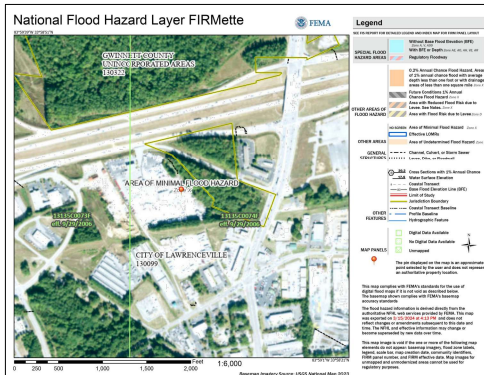
All that tract or parcel of land lying and being in Land Lot 11 of the 7th District and Land Lot 176 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a concrete right-of-way monument at the intersection formed between the northerly right-of-way of Buford Drive (aka Georgia Highway 20) and the southerly right-of-way of Lightnin Drive; THENCE northwesterly along said right-of-way a distance of 604.12' to the POINT OF BEGINNING; from said POINT OF BEGINNING THENCE South 24 degrees 24 minutes 47 seconds West a distance of 126.06' to a point; THENCE South 11 degrees 25 minutes 43 seconds East a distance of 296.21' to a point; THENCE South 15 degrees 24 minutes 11 seconds West a distance of 101.83' to a point; THENCE South 80 degrees 21 minutes 37 seconds West a distance of 585.09' to a 1/2" point; point; THENCE North 29 degrees 03 minutes 20 seconds West a distance of 13.23' to a point; THENCE South 80 degrees 58 minutes 09 seconds West a distance of 298.49' to a point; THENCE South 80 degrees 44 minutes 16 seconds West a distance of 390.03' to a point on the southeastern right-of-way of Park Access Drive; THENCE along a curve on the easterly right-of-way of Park Access Drive a distance of 70.82' to a concrete right-of-way monument, said curve having a chord bearing of North 27 degrees 15 minutes 04 seconds East, said curve having a radius of 532.00' and a chord distance of 70.77'; THENCE South 67 degrees 02 minutes 11 seconds East a distance of 27.51' to a right-of-way monument; THENCE along the arc of a curve having a chord bearing of North 22 degrees 39 minutes 09 seconds East an arc distance of 6.08' to a point, said curve having a radius of 560.00' and a chord distance of 6.08'; THENCE along the easterly right-of-way of Park Access Drive North 23 degrees 12 minutes 01 seconds East a distance of 14.40' to a concrete right-of-way monument; THENCE along the easterly right-of-way of Park Access Drive North 67 degrees 44 minutes 57 seconds West a distance 27.60' to a concrete right-of-way monument THENCE along the easterly right-of-way of Park Access Drive North 22 degrees 15 minutes 03 seconds East a distance of 236.57' to a point; THENCE along a curve on the easterly right-of-way of Park Access Drive a distance of 161.54', said curve having a chord bearing of North 02 degrees 42 minutes 47 seconds East, said curve having a radius of 236.87' and a chord distance of 158.43'; THENCE along a curve on the easterly right-of-way of Park Access Drive a distance of 69.13', said curve having a chord bearing of North 25 degrees 48 minutes 14 seconds West, said curve having a radius of 232.00' and a chord distance of 69.13'; THENCE departing said right-of-way North 48 degrees 42 minutes 26 seconds East a distance of 264.77' to a point; THENCE along a curve a distance of 83.91' to a point, said curve having a chord bearing of North 62 degrees 41 minutes 00 seconds East, said curve having a radius of 172.00' and a chord distance of 83.08'; THENCE North 76 degrees 39 minutes 41 seconds East a distance of 267.79';

THENCE North 76 degrees 37 minutes 45 seconds East a distance of 266.00' to a point; THENCE along a curve a distance of 131.89' to a point, said curve having a chord bearing of South 84 degrees 28 minutes 44 seconds East, said curve having a radius of 199.98' and a chord distance of 129.51'; THENCE South 65 degrees 35 minutes 04 seconds East a distance of 292.40 to a point; THENCE South 24 degrees 24 minutes 47 seconds West a distance of 26.79' to a point; said point also the POINT OF BEGINNING. Containing 765,993 sq.ft. (17.59 acres) as shown on ALTA Survey by Keystone Land Surveying dated 02-25-2026.

Together with all that tract or parcel of land lying and being in Land Lot 11 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 4x4 concrete monument at the intersection of the southern right-of-way of SR 316 and the northern right-of-way of Lightnin Drive; THENCE along the southern right-of-way of SR 316 and the arc of a curve having a chord bearing of North 84 degrees 02 minutes 49 seconds East an arc distance of 243.71' to a 4x4 concrete R/W monument, said curve having a radius of 1850.86' and a chord distance of 243.54; THENCE North 87 degrees 41 minutes 37 seconds East a distance of 244.08 to a point; THENCE along the arc of a curve having a chord bearing of North 85 degrees 53 minutes 33 seconds East an arc distance of 58.00' to a 4x4 concrete monument, said curve having a radius of 1968.86' and a chord distance of 58.00'; THENCE departing said right of way South 04 degrees 06 minutes 15 seconds East a distance of 142.93' to a 4x4 concrete monument; THENCE South 24 degrees 14 minutes 51 seconds West a distance of 167.08' to a point; THENCE North 65 degrees 33 minutes 22 seconds West a distance of 497.68' to a point; THENCE along the arc of a curve North 71 degrees 38 minutes 08 seconds West an arc distance of 50.52' to a point, said curve having a radius of 239.27' and a chord distance of 50.43'; THENCE North 24 degrees 24 minutes 47 seconds East a distance of 37.17' to the POINT OF BEGINNING. Containing 96,078 sq. ft. (2.21 acres) as shown on ALTA Survey by Keystone Land Surveying dated 02-25-2026.



THIS PROPERTY IS LOCATED IN A ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP OF GWINNETT COUNTY GEORGIA, MAP PANEL NUMBERS 13150070F AND 13150070F EFFECTIVE DATE 9/29/2008

GENERAL NOTES:
 1. This exception per title commitment package from First American Title Insurance Company, Commitment No. 1025-128546-151.
 2. This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3. Underground utilities shown on this survey are from a combination of utilities field marked by others and public records. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for existence or presence of any such utilities shown or not shown.
 4. This Plot has been prepared for the exclusive use of the person(s) or entities named hereon.

CITY OF LAWRENCEVILLE
CONDO-180
 MINIMUM FRONT SETBACK - 50'
 MINIMUM SIDE SETBACK - 10'
CONDO-181
 MINIMUM FRONT SETBACK - 50'
 MINIMUM SIDE SETBACK - 0'
CONDO-182
 MINIMUM FRONT SETBACK - 35'
 MINIMUM SIDE SETBACK - 10'
 MINIMUM REAR - 40'
CONDO-183
 MINIMUM FRONT SETBACK - 50'
 MINIMUM SIDE SETBACK - 10'

DATE OF FIELD SURVEY 10-22-25

THE CALCULATED POSITIONAL TOLERANCE BASED ON RECURRENT LINEAR MEASUREMENTS OF OBSERVED POSITIONS HAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND RIN GPS
 GPS RECEIVER: TRIMBLE R12
 SR: 83407080 BASE
 NETWORK: TRIMBLE V55 NOW RIN ONS

REFERENCE: PG 74 PG 6
 DB 10467 PG 106
 DB 58925 PG 533-534
 DB 58946 PG 276-288
 DB 58146 PG 224-230
 DB 60970 PG 23-29
 DB 61440 PG 874-880

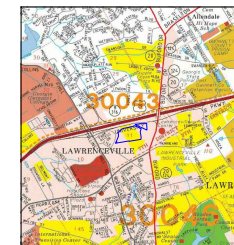
FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13150070F & 13150070F EFFECTIVE DATE SEPTEMBER 29, 2008

HORIZONTAL & VERTICAL DATUM:
 HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GCPD 18. GCPD 18 MEASUREMENTS IN THE GEORGIA FOOT DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL. THE DATUM FOR THIS SURVEY IS FROM TRIMBLE MESHON NETWORK

LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (DRAIN)
SE	SANITARY SEWER EASEMENT
ESP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POR	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FVE	FINDING FLOOR ELEVATION
PAE	PAID ELEVATION
GFE	GARAGE FLOOR ELEVATION
WE	WEATHER UP ELEV.
MYE	MIN. FINISHED FLOOR ELEVATION
PROPOSED FLOW ARROW /	CHANCE
PROPOSED SFT FENCE	
POWER POLE	
2" IRON REBAR SET	
IRON PIN FOUND	
BOLLARD	
OVERHEAD POWER	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
GAS VALVE	
GAS METER	
LIGHT POLE	
CONCRETE PAD	
TELEPHONE MANHOLE	
AP CONDUIT/POWER UNIT	
MAIL BOX	
CLEAN OUT	
SANITARY SEWER MANHOLE	
LEFT WING CATCH BASIN	
RIGHT WING CATCH BASIN	
DOUBLE WING CATCH BASIN	
DRAIN ALLEY	
HEADWALL	

UTILITY LEGEND	
OVERHEAD POWER UTILITY	
UNDERGROUND POWER UTILITY	
UNDERGROUND GAS UTILITY	
UNDERGROUND TELEPHONE UTILITY	
UNDERGROUND WATER LINE	
SANITARY SEWER FORCE MAIN	

ALTA/NSPS LAND TITLE SURVEY OF 2555 UNIVERSITY PARKWAY, 825 LIGHTNIN DRIVE FOR COSTCO WHOLESALE CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY



LOCATION MAP NOT TO SCALE - SOURCE AERIAL OF GEORGIA

LEGAL DESCRIPTION - COMBINED COSTCO TRACTS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11 OF THE 7TH DISTRICT AND LAND LOT 176 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION FORMED BETWEEN THE NORTHERLY RIGHT-OF-WAY OF BUFORD DRIVE (AKA GEORGIA HIGHWAY 28) AND THE SOUTHERLY RIGHT-OF-WAY OF LIGHTNING ACCESS DRIVE; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 364.27' TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING
 THENCE SOUTH 24 DEGREES 24 MINUTES 47 SECONDS WEST A DISTANCE OF 136.06' TO A POINT;
 THENCE SOUTH 11 DEGREES 25 MINUTES 42 SECONDS EAST A DISTANCE OF 206.20' TO A POINT;
 THENCE SOUTH 15 DEGREES 24 MINUTES 11 SECONDS WEST A DISTANCE OF 10.85' TO A POINT;
 THENCE SOUTH 80 DEGREES 21 MINUTES 17 SECONDS WEST A DISTANCE OF 58.60' TO A POINT;
 THENCE NORTH 20 DEGREES 03 MINUTES 20 SECONDS WEST A DISTANCE OF 13.52' TO A POINT;
 THENCE SOUTH 80 DEGREES 58 MINUTES 48 SECONDS WEST A DISTANCE OF 208.40' TO A POINT;
 THENCE SOUTH 80 DEGREES 44 MINUTES 16 SECONDS WEST A DISTANCE OF 398.63 TO A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY OF PARK ACCESS DRIVE;
 THENCE ALONG A CURVE ON THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE A DISTANCE OF 70.62' TO A CONCRETE RIGHT-OF-WAY MONUMENT; SAID CURVE HAVING A CHORD BEARING OF NORTH 23 DEGREES 18 MINUTES 40 SECONDS EAST; SAID CURVE HAVING A RADIUS OF 530.00' AND A CHORD DISTANCE OF 70.77';
 THENCE NORTH 67 DEGREES 02 MINUTES 11 SECONDS EAST A DISTANCE OF 27.51' TO A RIGHT-OF-WAY MONUMENT;
 THENCE ALONG THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 22 DEGREES 38 MINUTES 00 SECONDS EAST AN ARC DISTANCE OF 8.06' TO A POINT; SAID CURVE HAVING A RADIUS OF 58.00' AND A CHORD DISTANCE OF 8.00';
 THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE NORTH 23 DEGREES 12 MINUTES 00 SECONDS EAST A DISTANCE OF 14.87' TO A CONCRETE RIGHT-OF-WAY MONUMENT;
 THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE NORTH 47 DEGREES 44 MINUTES 57 SECONDS WEST A DISTANCE OF 27.87' TO A CONCRETE RIGHT-OF-WAY MONUMENT;
 THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE NORTH 22 DEGREES 15 MINUTES 03 SECONDS EAST A DISTANCE OF 238.27' TO A POINT;
 THENCE ALONG A CURVE ON THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE A DISTANCE OF 161.54'; SAID CURVE HAVING A CHORD BEARING OF NORTH 02 DEGREES 42 MINUTES 47 SECONDS EAST; SAID CURVE HAVING A RADIUS OF 226.87' AND A CHORD DISTANCE OF 161.64';
 THENCE ALONG A CURVE ON THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE A DISTANCE OF 161.54'; SAID CURVE HAVING A CHORD BEARING OF NORTH 02 DEGREES 42 MINUTES 47 SECONDS EAST; SAID CURVE HAVING A RADIUS OF 226.87' AND A CHORD DISTANCE OF 161.64';
 THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 48 DEGREES 42 MINUTES 26 SECONDS EAST A DISTANCE OF 264.77' TO A POINT;
 THENCE ALONG A CURVE A DISTANCE OF 83.87' TO A POINT; SAID CURVE HAVING A CHORD BEARING OF NORTH 02 DEGREES 42 MINUTES 47 SECONDS EAST; SAID CURVE HAVING A RADIUS OF 172.00' AND A CHORD DISTANCE OF 84.00';
 THENCE NORTH 76 DEGREES 33 MINUTES 41 SECONDS EAST A DISTANCE OF 267.70';
 THENCE NORTH 76 DEGREES 37 MINUTES 45 SECONDS EAST A DISTANCE OF 266.07' TO A POINT;
 THENCE ALONG A CURVE A DISTANCE OF 123.80' TO A POINT; SAID CURVE HAVING A CHORD BEARING OF SOUTH 84 DEGREES 44 SECONDS EAST; SAID CURVE HAVING A RADIUS OF 198.86' AND A CHORD DISTANCE OF 124.81';
 THENCE SOUTH 60 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 290.40' TO A POINT;
 THENCE SOUTH 24 DEGREES 24 MINUTES 47 SECONDS WEST A DISTANCE OF 267.70' TO A POINT; SAID POINT ALSO THE POINT OF BEGINNING.

CONTAINING 70.62 ACRES (71.20 ACRES) AS SHOWN ON ALTA SURVEY BY KEYSTONE LAND SURVEYING DATED 02-25-2008.

TOGETHER WITH

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 6X4 CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF SR 306 AND THE NORTHERN RIGHT-OF-WAY OF LIGHTNING ACCESS DRIVE;
 THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF SR 306 AND THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 84 DEGREES 02 MINUTES 48 SECONDS EAST AN ARC DISTANCE OF 245.77' TO A 6X4 CONCRETE R/W MONUMENT; SAID CURVE HAVING A RADIUS OF 188.86' AND A CHORD DISTANCE OF 245.54';
 THENCE NORTH 67 DEGREES 02 MINUTES 11 SECONDS EAST A DISTANCE OF 27.51' TO A POINT;
 THENCE ALONG THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 02 DEGREES 42 MINUTES 47 SECONDS EAST AN ARC DISTANCE OF 8.06' TO A 6X4 CONCRETE MONUMENT; SAID CURVE HAVING A RADIUS OF 58.00' AND A CHORD DISTANCE OF 8.00';
 THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 84 DEGREES 58 MINUTES 14 SECONDS EAST A DISTANCE OF 143.87' TO A 6X4 CONCRETE MONUMENT;
 THENCE SOUTH 24 DEGREES 24 MINUTES 51 SECONDS WEST A DISTANCE OF 162.06' TO A POINT;
 THENCE NORTH 60 DEGREES 35 MINUTES 22 SECONDS WEST A DISTANCE OF 49.84' TO A POINT;
 THENCE ALONG THE ARC OF A CURVE NORTH 71 DEGREES 38 MINUTES 00 SECONDS WEST AN ARC DISTANCE OF 50.52' TO A POINT; SAID CURVE HAVING A RADIUS OF 238.27' AND A CHORD DISTANCE OF 50.45';
 THENCE NORTH 24 DEGREES 24 MINUTES 47 SECONDS EAST A DISTANCE OF 267.70' TO THE POINT OF BEGINNING;
 CONTAINING 16.01 ACRES (16.12 ACRES) AS SHOWN ON ALTA SURVEY BY KEYSTONE LAND SURVEYING DATED 02-25-2008.

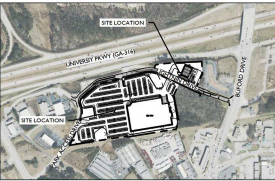
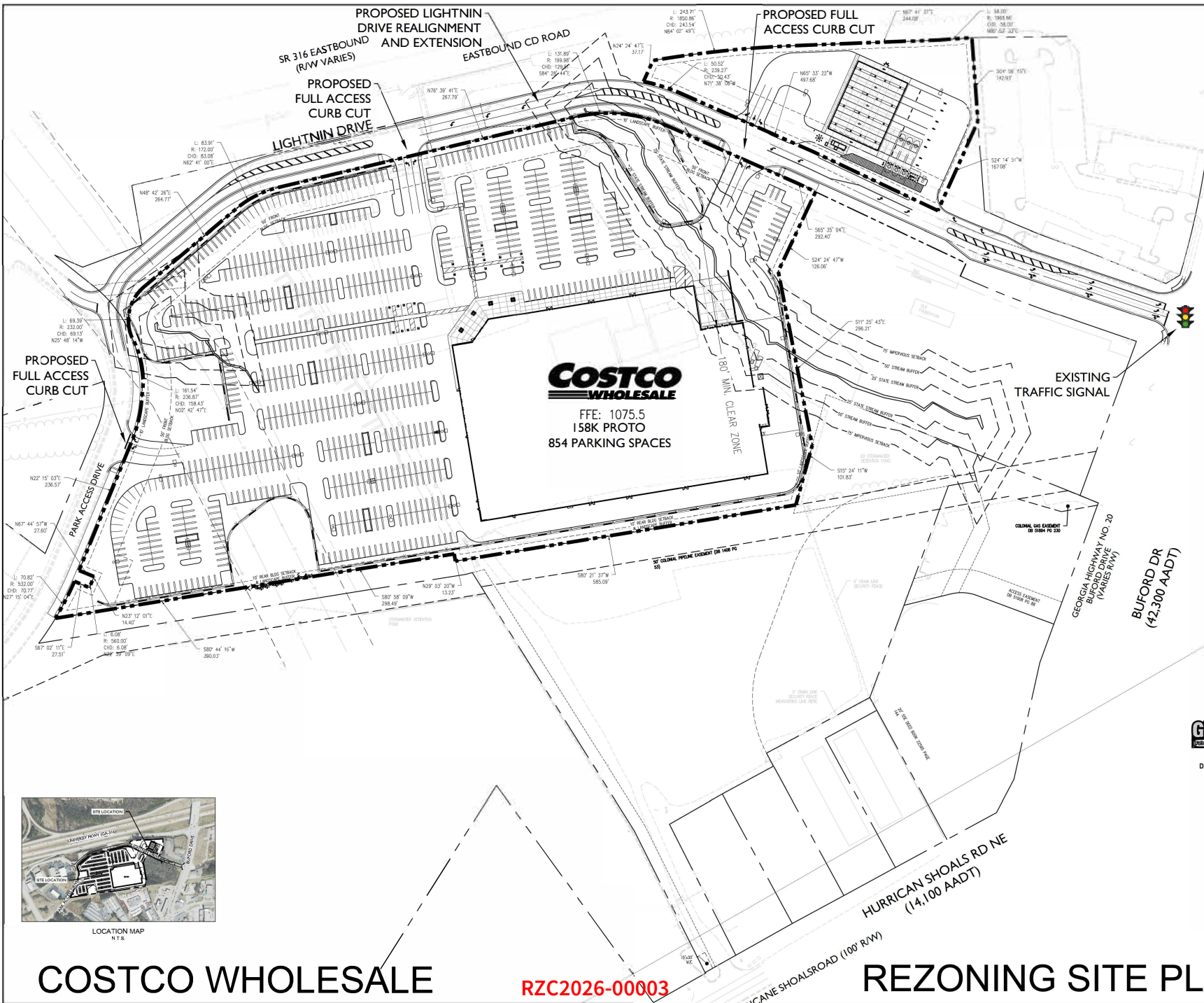
SCALE: 1"=40'		GRAPHIC SCALE - IN FEET		CLIENT: COSTCO WHOLESALE CORPORATION											
DESIGNED BY: JTF	SHEET NUMBER: 1 of 4	FILE NAME: LIGHTNIN DRIVE ALTA_V2_COSTCO ALTA ONLY	DATE: 6-17-26	JOB NUMBER: SURV 2000 GEN 527											
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ALTA/NSPS LAND TITLE SURVEY FOR															
COSTCO WHOLESALE CORPORATION FIRST AMERICAN TITLE INSURANCE COMPANY CITY OF LAWRENCEVILLE, GWINNETT COUNTY 7TH DISTRICT - LL11 8 E W 1510 N S															
KEYSTONE LAND SURVEYING, INC. 2802 WEST OGDON STREET LAWRENCEVILLE, GEORGIA 30046 770.545.8700 www.keystonelandsurveying.com		<table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> </table>				1		2		3		4		5	
1															
2															
3															
4															
5															

THE TERM "CERTIFY" SHALL MEAN A SOUND JUDGMENT BASED UPON FACTS AND KNOWLEDGE, HONOR, TO THE BEST OF MY ABILITY AND CONSCIENCE, THAT THE SURVEYING AND MAPPING WORK I HAVE DONE IS ACCURATE AND COMPLETES THE REQUIREMENTS OF THE SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, GEORGIA 30046 IMPLIES, GA 180-6-2002) AND (5)

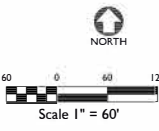
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SCALE: 1"=1/4"		GRAPHIC SCALE - IN FEET 0 1/4 1/2 3/4 1 1 1/4 1 1/2 1 3/4 2		CLIENT: COSTCO WHOLESALE CORPORATION							
DESIGNED BY: JTF	SHEET NUMBER: 3 of 4	FILE NAME: LIGHTNING DRIVE ALTA V12_COSTCO ALTA ONLY		DATE: 8-17-26	JOB NUMBER: JSP 2000 GEN 527						
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						COSTCO WHOLESALE CORPORATION					
						FIRST AMERICAN TITLE INSURANCE COMPANY					
						CITY OF LAWRENCEVILLE, GWINNETT COUNTY 27TH DISTRICT - LL111					
KEYSTONE SURVEYING, INC.		R E V I S I O N S									
2802 WEST OREGAN STREET LAWRENCEVILLE, GEORGIA 30046 770.545.8700 www.keystonesurveying.com		1									
		2									
		3									
		4									
		5									
		6									

GRAPHIC SCALE - IN FEET		CLIENT: COSTCO WHOLESALE CORPORATION	
SCALE: 1"=40'	N/A 0 N/A N/A N/A		
DESIGNED BY: JTF	SHEET NUMBER: 1 of 4	FILE NAME: LIGHTING DRIVE ALTA_V22-COSTCO ALTA ONLY	DATE: 8-17-26
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		COSTCO WHOLESALE CORPORATION	
		FIRST AMERICAN TITLE INSURANCE COMPANY	
		CITY OF LAWRENCEVILLE, GEORGIA COUNTY	
		7TH DISTRICT - LULU 1	
KEYSTONE LAND SURVEYING, INC.		R E V I S I O N S	
262 WEST OGDEN STREET LAWRENCEVILLE, GEORGIA 30046 770-963-6120 www.keystonelandsurveying.com		1	
		2	
		3	
		4	
		5	



PROJECT DATA	
CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	LIGHTNIN DRIVE AND PARK ACCESS DRIVE, LAWRENCEVILLE, GA
SITE DATA:	
WAREHOUSE PARCEL:	17.72 ACRES
FUEL PARCEL:	218 ACRES
TOTAL SITE AREA:	19.90 ACRES
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	LM (LIGHT MANUFACTURING) *TO BE REZONED TO BG (GENERAL BUSINESS)
SETBACKS:	REQUIRED
FRONT:	50'
SIDE:	10'
REAR:	10'
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY KEYSTONE LAND SURVEYING, INC.
BUILDING DATA:	
TOTAL BUILDING FOOTPRINT AREA:	158K PROTO
PROPOSED PARKING DATA:	
TOTAL PARKING:	854 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
○ 10' WIDE STALLS	636 STALLS
○ ACCESSIBLE STALLS	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.30 STALLS
JURISDICTIONAL PARKING REQUIRED: (1 SPACE PER 500 GFA)	MINIMUM: 330 STALLS
NOTES: EXISTING CONDITIONS TO BE FIELD VERIFIED.	



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PROJECT NO. - 25-5192
DRAWN - JWM
JOB NUMBER -
DATE: 07-02-2026

COSTCO WHOLESALE

LAWRENCEVILLE, GEORGIA

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REZONING SITE PLAN

REZONE



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	LIGHTNING ACCESS DRIVE, LAWRENCEVILLE, GA
SITE DATA:	
WAREHOUSE PARCEL:	17.72 ACRES
FUEL PARCEL:	2.18 ACRES
TOTAL SITE AREA:	19.90 ACRES
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	LM (LIGHT MANUFACTURING) *TO BE REZONED TO BG (GENERAL BUSINESS)

BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY KEYSTONE LAND SURVEYING, INC.
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BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA	158K PROTO
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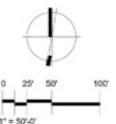
PROPOSED PARKING DATA:

TOTAL PARKING:	856 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
○ 10' WIDE STALLS	838 STALLS
○ ACCESSIBLE STALLS (2 PER 100)	18 STALLS

NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.34 STALLS
--	-------------

JURISDICTIONAL PARKING REQUIRED: (1 SPACE PER 500 GFA)	MINIMUM: 330 STALLS
---	---------------------

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



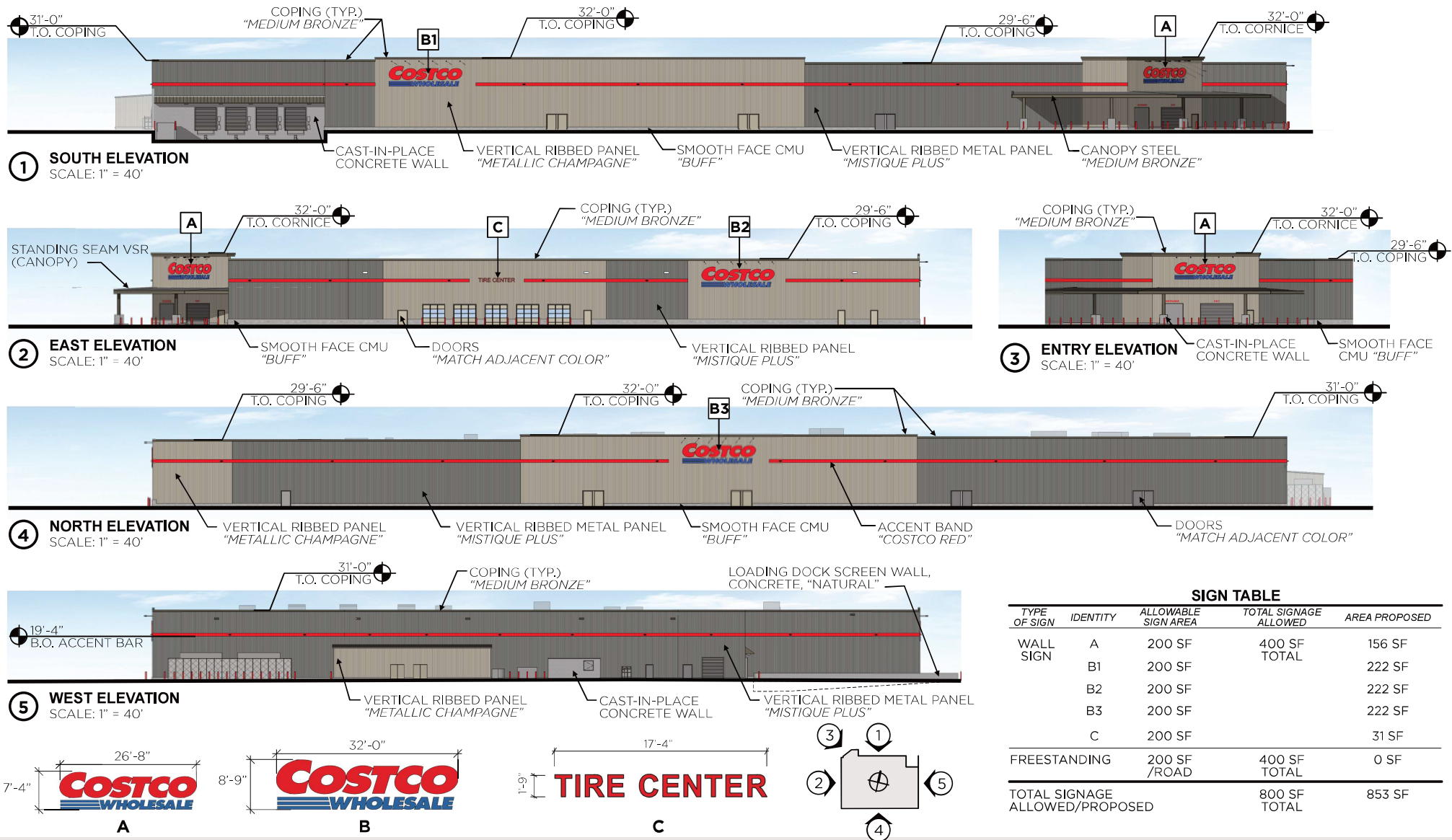
JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 1

CONCEPT SITE PLAN

(WAREHOUSE WALL SIGN LOCATION)

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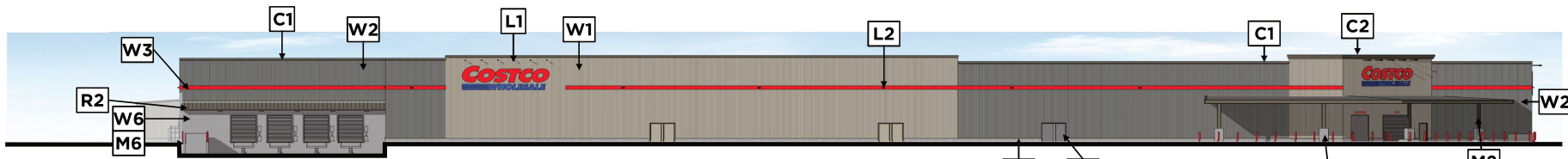
JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG. 2

CONCEPT WAREHOUSE ELEVATIONS

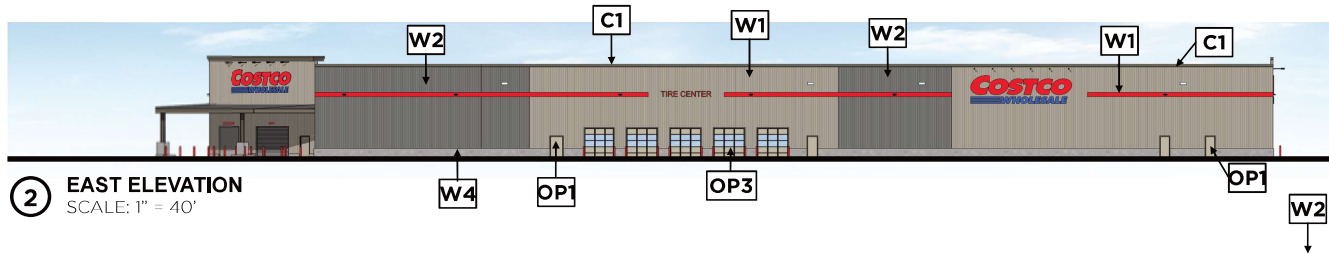
(WAREHOUSE WALL SIGN VARIANCE)



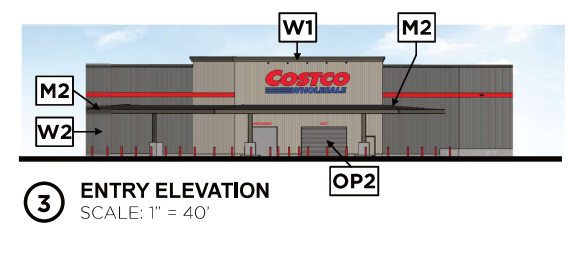
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① SOUTH ELEVATION
SCALE: 1" = 40'



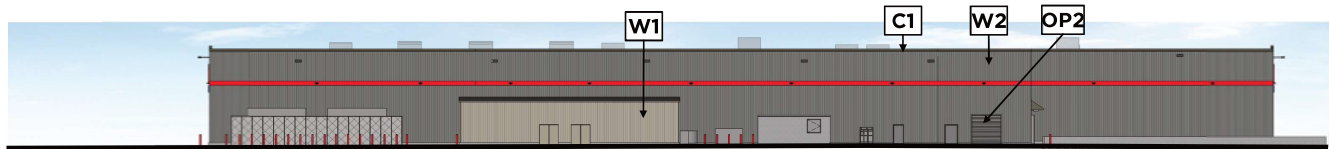
② EAST ELEVATION
SCALE: 1" = 40'



③ ENTRY ELEVATION
SCALE: 1" = 40'



④ NORTH ELEVATION
SCALE: 1" = 40'



⑤ WEST ELEVATION
SCALE: 1" = 40'

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
W1	METAL PANELS - IC72	METAL	PRE-FINISHED	METALLIC CHAMPAGNE	1
W2	METAL PANELS - IC72	METAL	PRE-FINISHED	METALLIC PLUS	1
W3	ACCENT BAND	METAL	PRE-FINISHED	SAFETY RED SW4081	1
W4	MASONRY SMOOTH FACE	CMU - SIZE PER PLANS	WATER REPELLENT	BUFF	
W5	MASONRY VENEER	VENEER	WATER REPELLENT	BUFF	
W6	CAST-IN-PLACE CONCRETE CURB	CONCRETE	WATER REPELLENT	NATURAL	ARCHITECTURAL FINISH
W7	LOADING DOCK CURB	CONCRETE	WATER REPELLENT	NATURAL	SEE A703.1
W8	PROTECTION CURB	CONCRETE	WATER REPELLENT	NATURAL	SEE A703.1
W9	COLUMN PLINTH / BENCH	CONCRETE	WATER REPELLENT	NATURAL	ARCHITECTURAL FINISH
W10	WALL REVEALS / CONTROL JOINT / SHRINKAGE JOINT	ARCHITECTURAL	WATER REPELLENT	NATURAL	SEE 1A701 AND STRUCT DWGS

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
C1	CORNER	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
C2	CORNER	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
R1	STANDING SEAM VSR (CANOPY)	METAL	PRE-FINISHED	COOL IVORY WHITE	1; CANOPY ROOF
R2	STANDING SEAM VSR	METAL	PRE-FINISHED	MEDIUM BRONZE	1; RECEIVING AWNING AND FIRE DEPT ROOM
R3	STANDING SEAM MR24	METAL	PRE-FINISHED	GALVALUME	1; WAREHOUSE ROOF
ASM1	ACCENT TRIM	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
ASM2	SCUPPER	SHEET METAL	PAINT AND SEALANT BY GC		1, 3

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
L1	SIGN LIGHTING FIXTURE	METAL	PRE-FINISHED	TECHLIGHT BRONZE	
L2	WALL PACK FIXTURE	METAL	PRE-FINISHED		
L3	EMERGENCY LIGHT FIXTURE	METAL	PRE-FINISHED		
OP1	DOOR, FRAME, AND HSS MULLION BTWN DOORS (WHERE OCCURS)	STEEL	PAINT BY GC	MATCH WALL COLOR	2
OP2	ROLLING SERVICE DOOR	STEEL	PRE-FINISHED	GRAY	1, 4
OP3	GLAZED SECTIONAL DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	1, 4
OP4	AUTO-SLIDING DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP5	TRANSOM FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP6	GLAZING	INSULATED GLASS		CLEAR	
OP7	STOREFRONT FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP8	LOUVER	STEEL	PRE-FINISHED	MEDIUM BRONZE	
M1	ACCENT CHANNEL	STEEL	PAINT BY GC	MEDIUM BRONZE	1
M2	STRUCTURAL FRAMING - COLUMNS & CANOPY TASCOA BEAM	STEEL	PAINT BY GC	MEDIUM BRONZE	1
M3	STAIRS				
M4	HANDRAIL/GUARDRAIL	GALVANIZED STEEL	PAINT BY GC		2
M5	BOLLARD (4' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED	2
M6	BOLLARD (5' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED	2



JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG. 2

CONCEPT WAREHOUSE ELEVATIONS

(WAREHOUSE WALL MATERIAL VARIANCE)



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MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 3

ENTRY PERSPECTIVE

COSTCO
WHOLESALE

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MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 4

WEST PERSPECTIVE

COSTCO
WHOLESALE

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MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 5

SOUTH PERSPECTIVE

COSTCO
WHOLESALE

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ALL LANDSCAPE BEDS AND SPECIFIED CLEAR ZONES TO
CONTAIN STONE MULCH (WIDTH VARIES).

3" DEEP STONE- LOCALLY SOURCED, DECORATIVE EARTH TONE COLORS OF TAN OR GRAY. FILTER FABRIC SHALL BE INSTALLED BELOW THE ROCK MULCH AS A WEED BARRIER. 2-4" / 3-5" MIXED SIZE WITH METAL LANDSCAPE EDGING.

METAL EDGING TO BE USED WHERE LANDSCAPE BEDS MEET SEEDD OR SOD AREAS. IT IS NOT NEEDED BETWEEN CONCRETE AND LANDSCAPE BEDS UNLESS THE SLOPE EXCEEDS 3:1.

STONE MULCH TO BE PULLED BACK FROM TREE TRUNKS AND BASES OF SHRUBS AND GROUND COVER AS SHOWN IN PLANTING DETAILS.

SR 316 EASTBOUND
(R/W VARIES)

EASTBOUND CD ROAD

WAY SHOWN PER DOT PROJECT NUMBER: M52.00-0004-00(086)
 GEORGIA D.O.T. P.I. NO. 0004096

COSTCO
WHOLESALE
LAWRENCEVILLE, GA

COSTCO
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CORPORATION

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ENGINEERS SEAL:



TREE CANOPY PLAN

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[illegible]

AEC JOB #: 25-5192
DRAWN BY: JWM, ER3
DESIGNED BY: JWM, MDV
CHECK BY: JWM, MDV
DATE: 01/26/2026

SHEET NUMBER

LI.0

50 0 50
Scale 1" = 50'

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Parking Lot Planting Requirements	
Requirements:	
1 Tree per 10 Parking Spaces	
At time of installation:	
4' minimum trees to be minimum 4' tall	
There shall be a minimum of 10" and	
Total Parking Spaces Proposed:	81
# Trees Required	85
# Trees Proposed	11
Parking Lot Planting Requirement Met	

THEY SWAGOL KEY

		BLACK GUM
		LITTLE GEM MAGNOLIA
		CHASTE TREE
		DYNAMITE GRAPE MYRTLE
		NATCHEZ GRAPE MYRTLE
		NELLIE R. STEVENS HOLLY
		EMERALD GREEN ARBORVITAE

SHRUB & GROUNDCOVER SYMBOL KEY

- PEACHY LOGSTRAW
- SHARROCK WANDERING
- EVER RED FRINGE FLUMER
- CERISE CHARM FRINGE FLUMER
- LITTLE LIME HYDRANGEA
- VINTAGE JADE CISTICULUM
- FORTSEITER'S FEATHER REED GRASS
- PINK WHISKY GRASS
- MINI JAZZ HANDS FRINGE FLUMER
- STONE'S DARKY TROPICAN HOLLY
- BUTTERFLY BUSH
- SARGENT'S JUMPER
- MAISON STAR JASMINE

 SOO

 ARTIFICIAL TURF

 BERMUDA HYDROSEED

 Z CLEAR ZONE TO CONTAIN STONE MULCH

 SEASONAL COLOR

TREE CANOPY KEY

 60-FOOT RADIUS COVERAGE HATCH

TREE CANOPY KEY



60-FOOT RADIUS COVERAGE HATCH

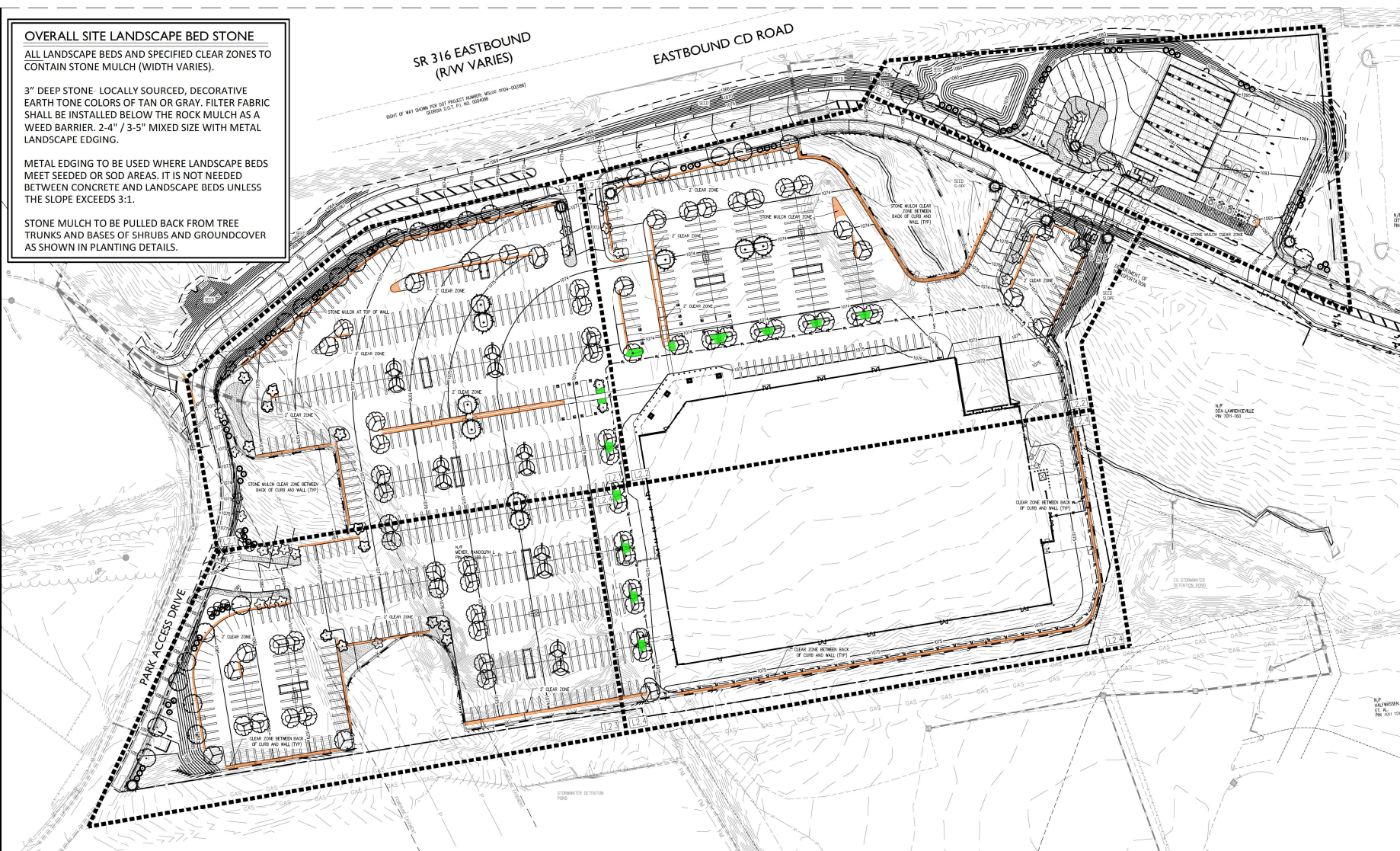
60-FOOT RADIUS COVERAGE HATCH

ALL LANDSCAPE BEDS AND SPECIFIED CLEAR ZONES TO
CONTAIN STONE MULCH (WIDTH VARIES).

3" DEEP STONE- LOCALLY SOURCED, DECORATIVE EARTH TONE COLORS OF TAN OR GRAY. FILTER FABRIC SHALL BE INSTALLED BELOW THE ROCK MULCH AS A WEED BARRIER. 2-4" / 3-5" MIXED SIZE WITH METAL LANDSCAPE EDGING.

METAL EDGING TO BE USED WHERE LANDSCAPE BEDS MEET SEED OR SOD AREAS. IT IS NOT NEEDED BETWEEN CONCRETE AND LANDSCAPE BEDS UNLESS THE SLOPE EXCEEDS 3:1.

STONE MULCH TO BE PULLED BACK FROM TREE TRUNKS AND BASES OF SHRUBS AND GROUND COVER AS SHOWN IN PLANTING DETAILS.



Landscape Strip Calculations	
Requirements	
1 Trim 15' (3.0m) of Strip	3 Color (deciduous or 4" if evergreen)
3 Evergreen Strips 23.5' of Strip	3 Nylon
Peak Access Drive	
Lighting Access Drive (L2) (including drive, buffer & easement)	448.81
Trim	18
Evergreen Strip (3' x 23.5')	18
Evergreen Strip (3' x 23.5')	18
Trim (Probed) (Deciduous & Evergreen)	45
Evergreen Strip (Probed)	18
Lighting Access Drive (Workarea)	
Lighting Access Drive (L2) (including drive, buffer & easement)	834.11
Trim	18
Evergreen Strip (3' x 23.5')	35
Evergreen Strip (Deciduous & Evergreen)	105
Evergreen Strip (3' x 23.5')	125
Trim (Probed) (Deciduous & Evergreen)	40
Evergreen Strip (Probed)	175
Lighting Access Drive (Shop)	
Lighting Access Drive (L2) (including drive, buffer & easement)	306.99
Trim	18
Evergreen Strip (3' x 23.5')	13
Evergreen Strip (Deciduous & Evergreen)	39
Evergreen Strip (3' x 23.5')	19
Trim (Probed) (Deciduous & Evergreen)	17
Evergreen Strip (Probed)	88

Replacement Trees					
Qty	Botanical Name	Common Name	Min. Size	% Total	Specifications
42	<i>Pinus taeda</i> Mill.	Atlantic White Pine	7' Cal	34.5%	Zone of Pines and Oaks, Full and Even Canopy, Single, Straight Pine Leader
9	<i>Fraxinus floridana</i> (Mill.) B.S.P.	White Fraxin	7' Cal	3.6%	Zone of Pines and Oaks, Full and Even Canopy, Single, Straight Pine Leader
4	<i>Pinus strobus</i> Mill.	Blue Pine	7' Cal	3.1%	Zone of Pines and Oaks, Full and Even Canopy, Single, Straight Pine Leader
8	<i>Cryptomeria japonica</i> (L.) D. Don	Japanese Cryptomeria	B-10 1/2" Cal	3.1%	Zone of Pines and Oaks, Full and Even Canopy, Single, Straight Pine Leader
5	<i>Quercus alba</i> (L.) Mill.	White Oak	B-10 1/2" Cal	2.5%	Zone of Pines and Oaks, Full and Even Canopy, Single, Straight Pine Leader
15	<i>Liquidambar styraciflua</i> (L.) Mill.	Sweetgum	7' Cal	11.8%	Single Stem, Zone of Pines and Oaks, Full and Even Canopy, Single, Straight Pine Leader
12	<i>Liquidambar styraciflua</i> (L.) Mill.	Sweetgum	7' Cal	9.8%	Single Stem, Zone of Pines and Oaks, Full and Even Canopy, Single, Straight Pine Leader
6	<i>Pinus strobus</i> Mill.	Blue Pine	B-10 1/2" Cal	4.9%	Zone of Pines and Oaks, Full and Even Canopy, Single, Straight Pine Leader
6	<i>Pinus strobus</i> Mill.	Blue Pine	B-10 1/2" Cal	4.9%	Zone of Pines and Oaks, Full and Even Canopy, Single, Straight Pine Leader
253	<i>Pinus taeda</i> Mill.	Atlantic White Pine	7' Cal	100.0%	Zone of Pines and Oaks, Full and Even Canopy, Single, Straight Pine Leader

Parking Lot Planting Requirements	
Requirements:	
1 Tree per 10 Parking Spaces	
At time of installation:	
Evergreen trees to be minimum 6' tall	
Deciduous trees to be 2" cal.	
Total Parking Spaces Proposed:	054
# Trees Required:	054
# Trees Proposed:	114

TREE SYMBOL KEY

	ATHENA LACEAEMON ELM		BLACK GUM
	SHINARUMP OAK		LITTLE GEM MAGNOLIA
	SABAL CYPRESS		CHASTE TREE
	RADICANS CRYPTOMERIA		DYNAMITE GRAPE MYRTLE
			NATCHEZ GRAPE MYRTLE
			HELLER STEVENS HOLLY
			EMERALD GREEN ARBORVITAE

SHRUB & GROUNDCOVER SYMBOL KEY

- PEACHBLOSS, LEAST SUM
- SHAMROCK, INGERSBY
- EVER REED FRANGE FLOWER
- ORISE, CHARM FRANGE FLOWER
- LITTLE LINE HYDRANGEA
- VINTAGE JACE DISTILLUM
- FIBERSTERN'S FEATHER REED GRASS
- PINK WUZY GRASS
- MAN JAZZ HANDS FRANGE FLOWER
- STONE'S DWARF YAUPOIN HOLLY
- BUTTERFLY BUSH
- SACREDNESS JUNCIFER
- MADISON STAR JASMINE

SOD

ARTIFICIAL TURF

BENEDICTA HYDROSEED

2' CLEAR ZONE TO CONTAIN STONE MULCH

SEASONAL COLOR

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OVERALL TREE REPLACEMENT PLAN

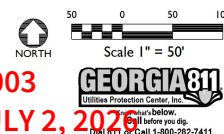
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AEC JOB #: 25-5192
DRAWN BY: JWM, ER3
DESIGNED BY: JWM, MDV
CHECK BY: JWM, MDV
DATE: 01/26/2026

SHEET NUMBER

L2.0

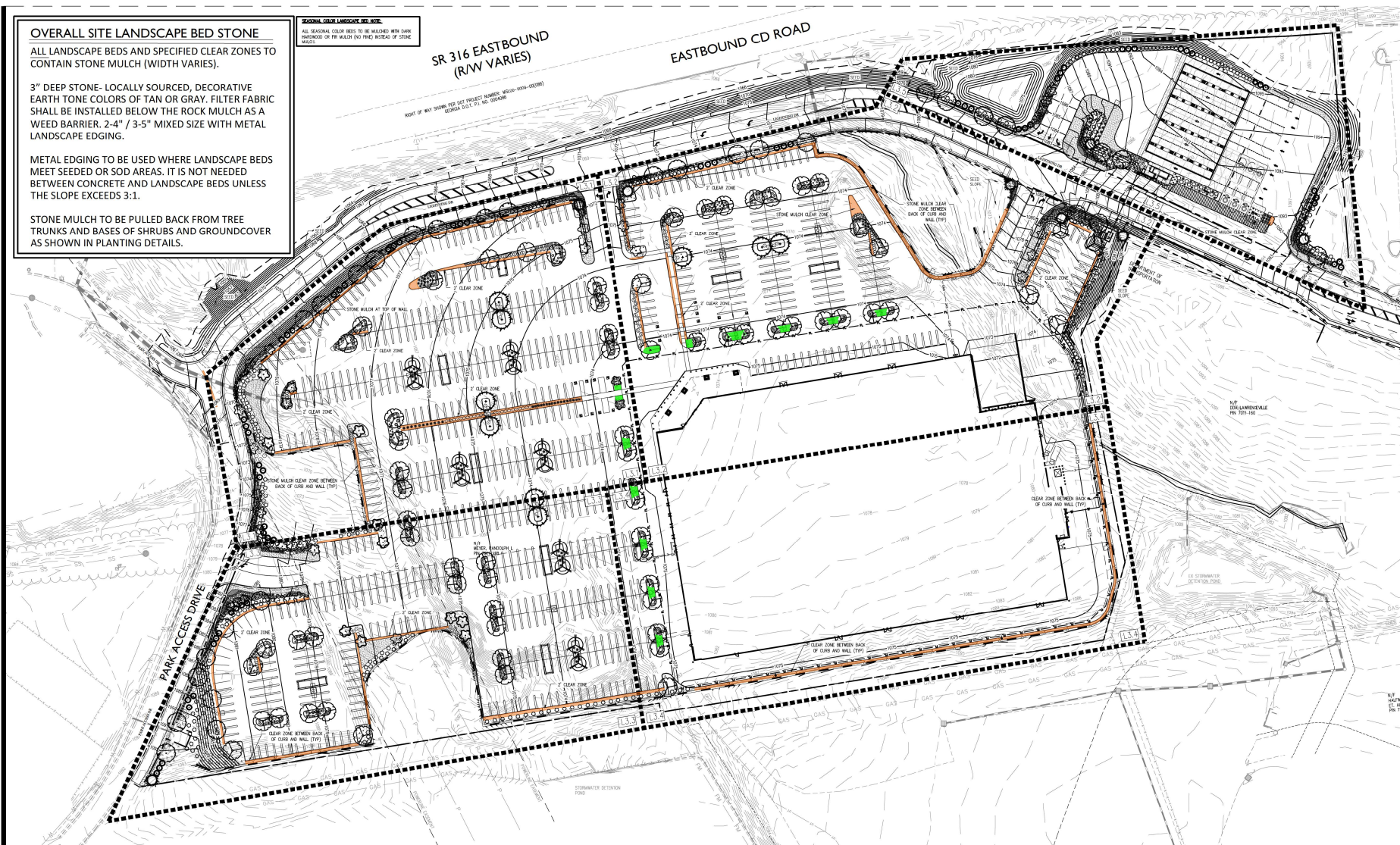


STONE MULCH TO BE PULLED BACK FROM TREE TRUNKS AND BASES OF SHRUBS AND GROUND COVER AS SHOWN IN PLANTING DETAILS.

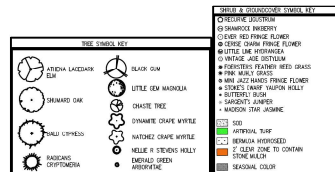
ALL SEASONAL COLOR BEDS TO BE MULCHED WITH DARK HARDWOOD OR FIR MULCH (NO PINE) INSTEAD OF STONE MULCH.

SR 316 EASTBOUND
(R/W VARIES)

EASTBOUND CD ROAD



Ornamental Plant List						
Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications	
Shrubs						
369	<i>Ligustrum japonicum</i> 'Roundleaf'	Japanese Round Ligustrum	7 Gal	As Shown	Free of Pests and Disease	
139	the plant 'Savannah'	Savannah Indigo	7 Gal	As Shown	Free of Pests and Disease	
151	<i>Limonium carolinianum</i> 'Sue Hen' (new)	Sea Pink Flower Power	7 Gal	As Shown	Free of Pests and Disease	
175	<i>Limonium carolinianum</i> 'Kauai' (new)	Coastal Pink Flower Power	7 Gal	As Shown	Free of Pests and Disease	
25	<i>Podocarpus neriifolia</i> 'Jelly'	Leafy Leafy Hollyhanger	7 Gal	As Shown	Free of Pests and Disease	
46	<i>Podocarpus neriifolia</i> 'Jelly'	Leafy Leafy Hollyhanger	7 Gal	As Shown	Free of Pests and Disease	
191	<i>Limonium carolinianum</i> 'Sue Hen' (new)	Sea Pink Flower Power	3 Gal	As Shown	Free of Pests and Disease	
192	<i>Limonium carolinianum</i> 'Sue Hen' (new)	Sea Pink Flower Power	3 Gal	As Shown	Free of Pests and Disease	
193	<i>Limonium carolinianum</i> 'Sue Hen' (new)	Sea Pink Flower Power	3 Gal	As Shown	Free of Pests and Disease	
176	<i>Limonium carolinianum</i> 'Sue Hen' (new)	Sea Pink Flower Power	3 Gal	As Shown	Free of Pests and Disease	
177	<i>Limonium carolinianum</i> 'Sue Hen' (new)	Sea Pink Flower Power	3 Gal	As Shown	Free of Pests and Disease	
178	<i>Limonium carolinianum</i> 'Sue Hen' (new)	Sea Pink Flower Power	3 Gal	As Shown	Free of Pests and Disease	
179	<i>Limonium carolinianum</i> 'Sue Hen' (new)	Sea Pink Flower Power	3 Gal	As Shown	Free of Pests and Disease	
Perennials						
186	<i>Colobryne s. mollis</i> 'Pink Farnham'	Flamboyant Farnham Pink Rose	3 Gal	As Shown	Free of Pests and Disease	
223	<i>Philadelphus</i> 'capilla'	Phil. Flamingo	3 Gal	As Shown	Free of Pests and Disease	
Perennial/Grass/creeper						
483	<i>Sesuvium</i> 'Coral'	Sesuvium Coral	4" Pots	12" OC x 12" Sp. Rows	Free of Pests and Disease	
144	<i>Trichopogon pinnatifidus</i> 'Pistachio'	Pistachio Pine Juniper	1" Pots	12" OC x 12" Sp. Rows	Free of Pests and Disease	
	Arboreal Turf	Arboreal Turf	Turf			
	They 4" x 8" Bermuda sod	They 4" x 8" Bermuda sod	Sod			
	Bermuda Sod	Bermuda Sod	Hydroseed			
	Hardwood Mulch			4" Depth	4" x 4" Depth: Free of Pests and Disease and Grass (included in top 2" top) - Can be Used Beneath for any seasonal color plants ONLY Locally sourced, earth-tone colors of red and grey Black is to be installed under the rock which is used to surround any other seasonal color plants	
	2-4" x 3" Star Rock Mulch			3" Depth		



RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



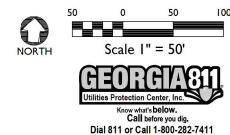
OVERALL LANDSCAPE PLAN

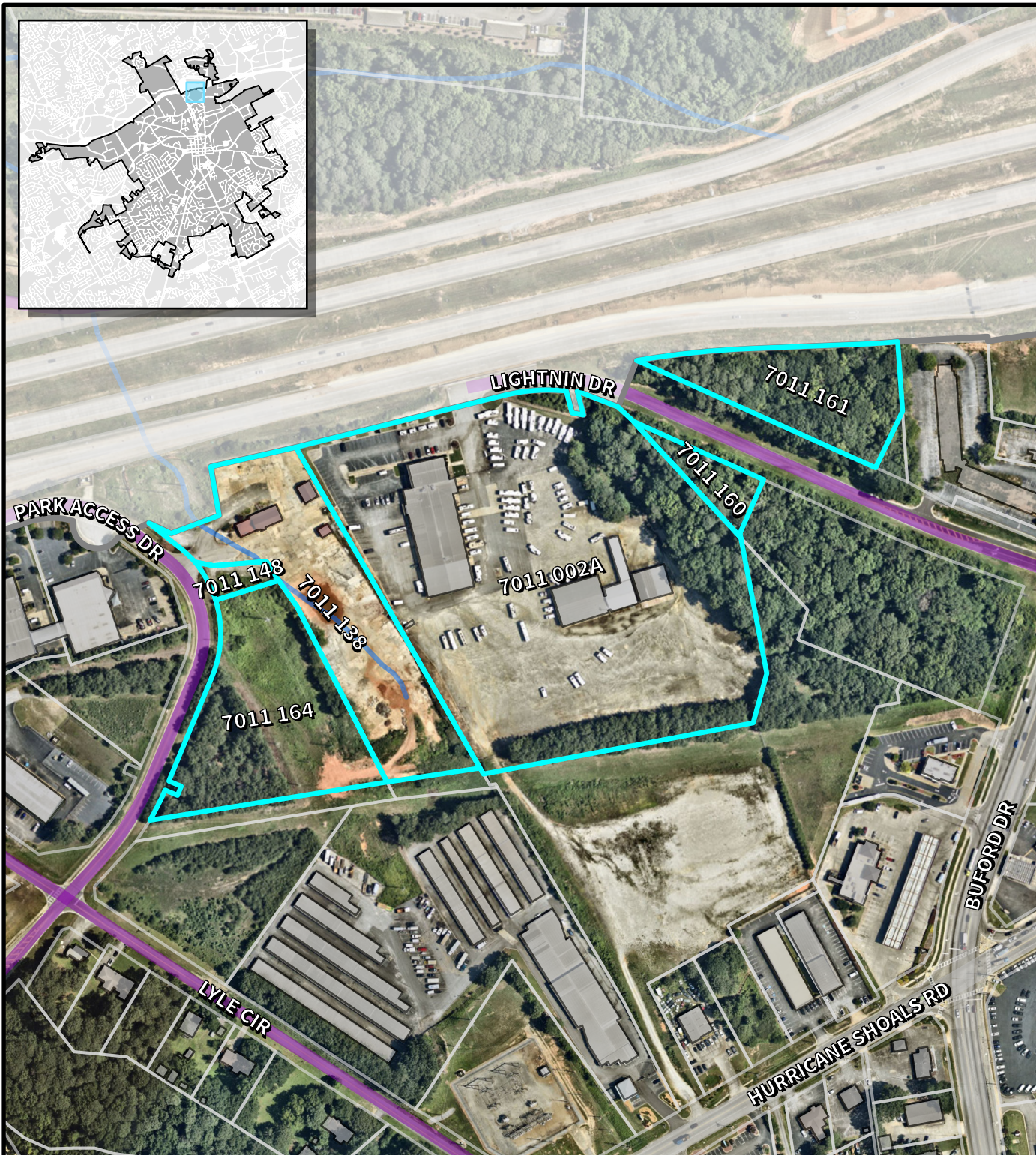
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AEC JOB #: 25-5192
DRAWN BY: JWM, ER3
DESIGNED BY: JWM, MDV
CHECK BY: JWM, MDV
DATE: 01/26/2026

SHEET NUMBER

L3.0





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

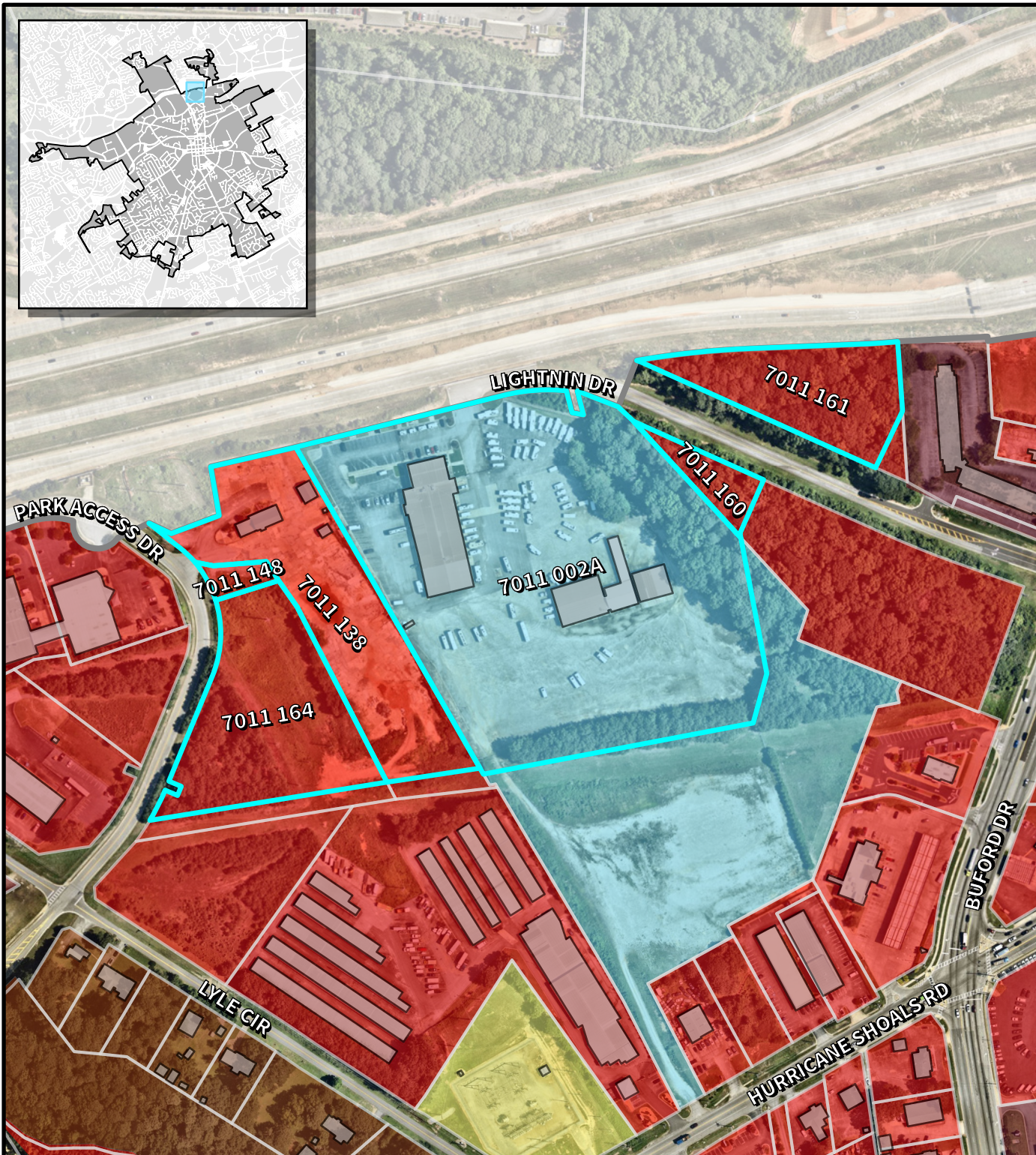
Applicant:
Costco Wholesale Corporation

-  Subject Property (~20.70 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 06/28/2026
Map Date: 08/12/2026
Map Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

 Subject Property (~20.70 acres)

 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	HSB	Highway Service Business
	LM	Light Manufacturing
	CMU	Community Mixed-Use
	RS-150	Single-Family Residential

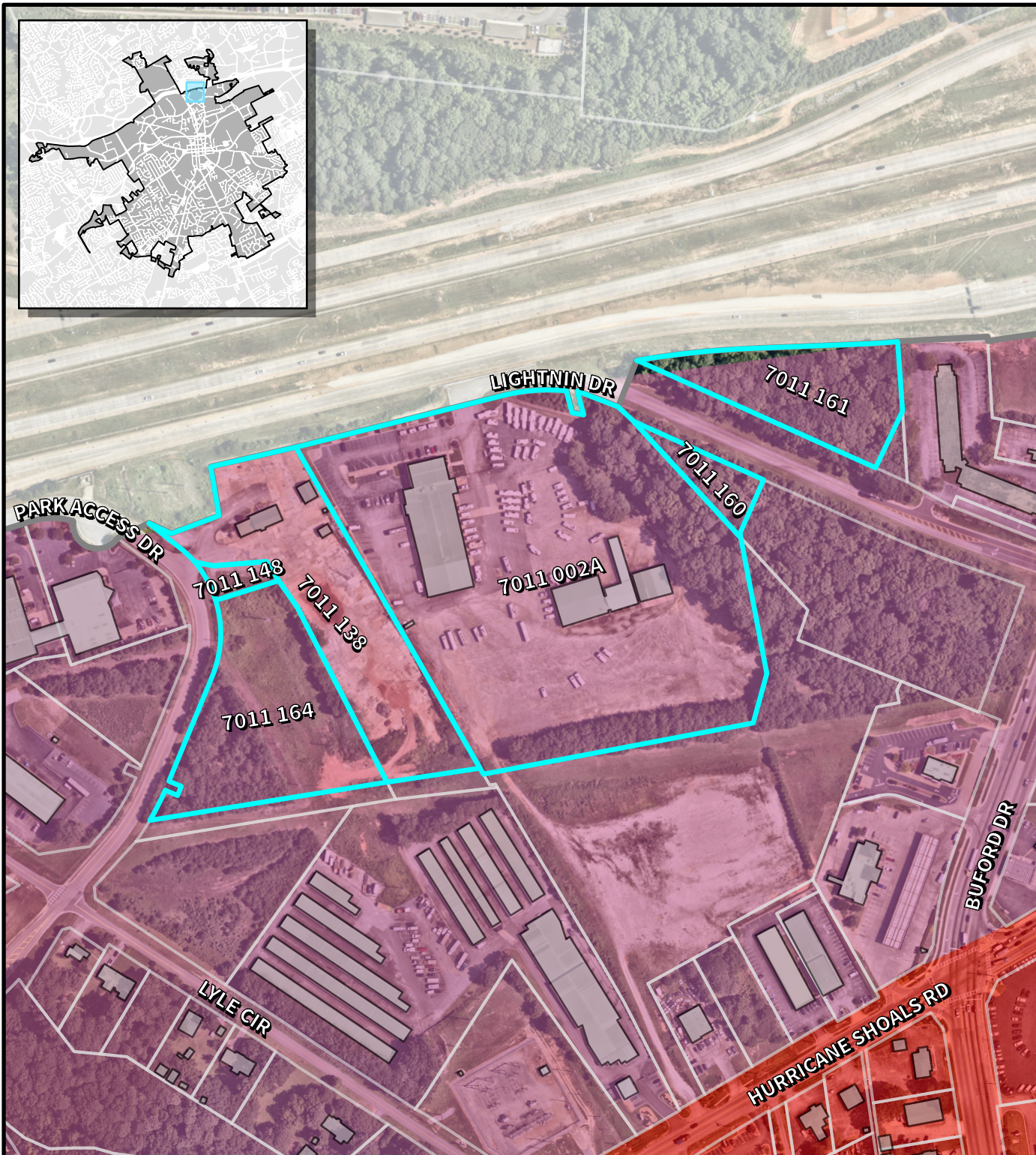
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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

 Subject Property (~20.70 acres)

 Lawrenceville City Limits

2045 Character Areas

 Community Mixed Use

 Commercial Corridor

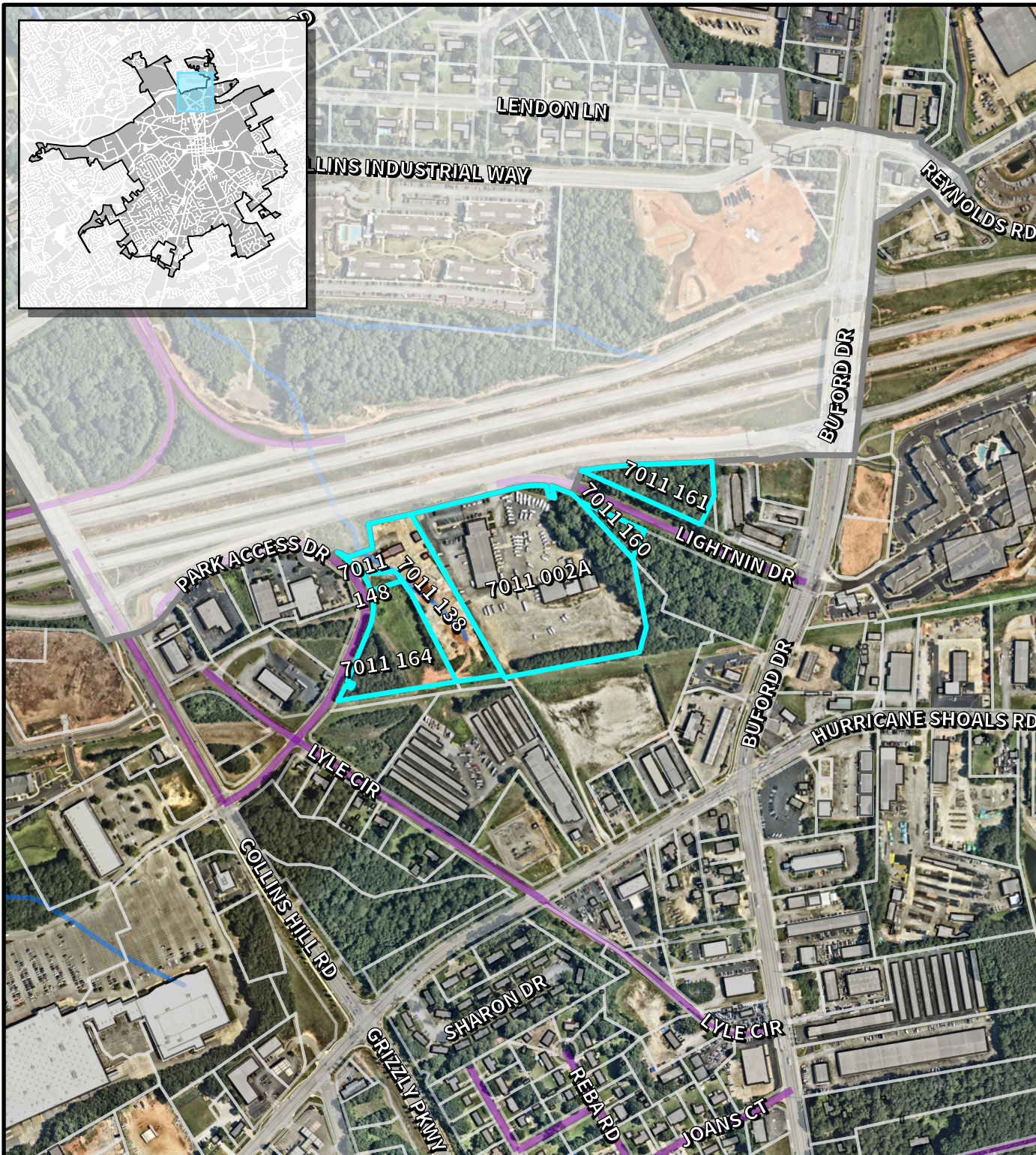
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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

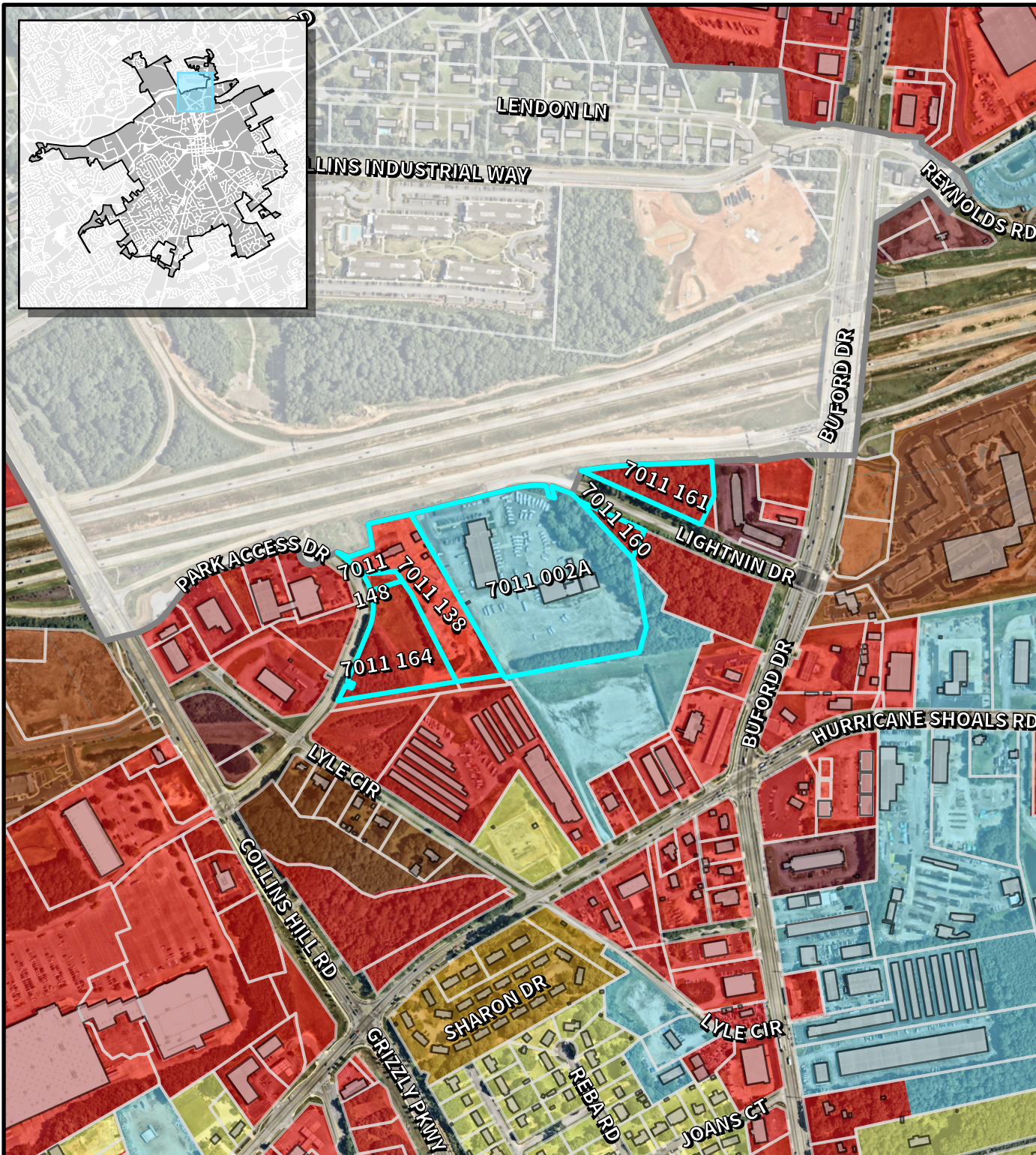
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-  City Maintained Streets
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Imagery Date: 06/28/2026
Map Date: 08/12/2026
Map Scale: 1:7,200

0 250 500 1,000 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

 Subject Property (~20.70 acres)

 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	HSB	Highway Service Business
	LM	Light Manufacturing
	CMU	Community Mixed-Use
	RM-12	Multifamily Residential
	RS-150	Single-Family Residential

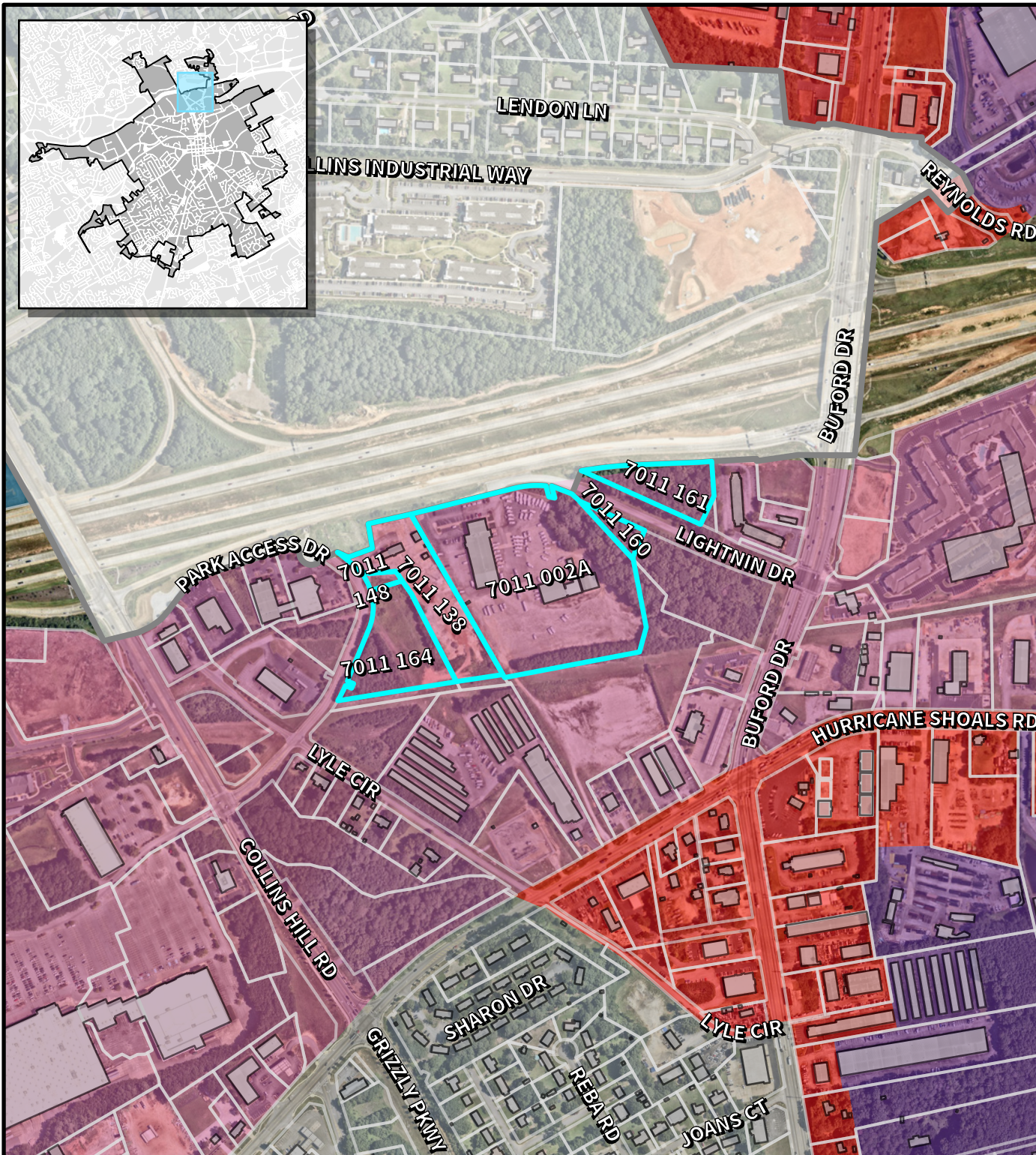
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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

 Subject Property (~20.70 acres)

 Lawrenceville City Limits

2045 Character Areas

-  Downtown
-  Community Mixed Use
-  Commercial Corridor
-  Education Center
-  Industrial

Imagery Date: 06/28/2026

Map Date: 08/12/2026

Map Scale: 1:7,200

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