



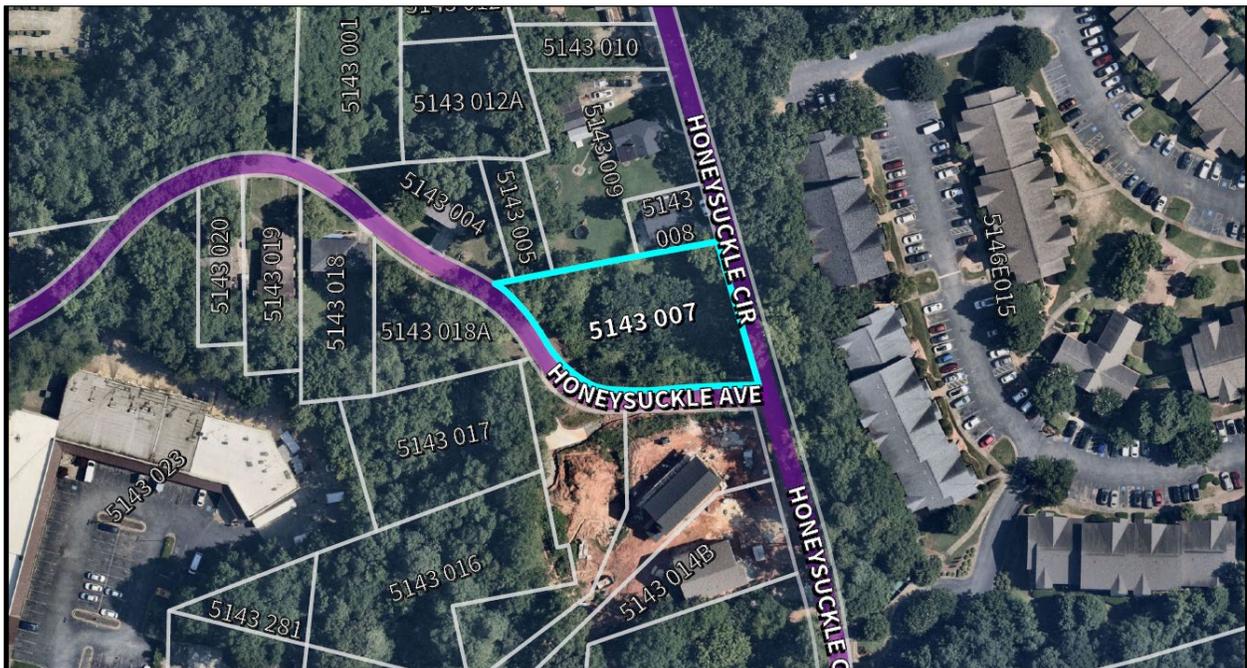
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S): RZR2025-00031
APPLICANT(S): SCOTT SMITH
PROPERTY OWNER(S): MEHIC MIRNES
LOCATION(S): 151 HONEYSUCKLE AVE
PARCEL IDENTIFICATION NUMBER(S): R5143 007
APPROXIMATE ACREAGE: 0.39 ACRES
CURRENT ZONING: RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
PROPOSED ZONING: RS-50 INF (ONE-FAMILY INFILL RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT: 3 ONE-FAMILY HOMES
DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



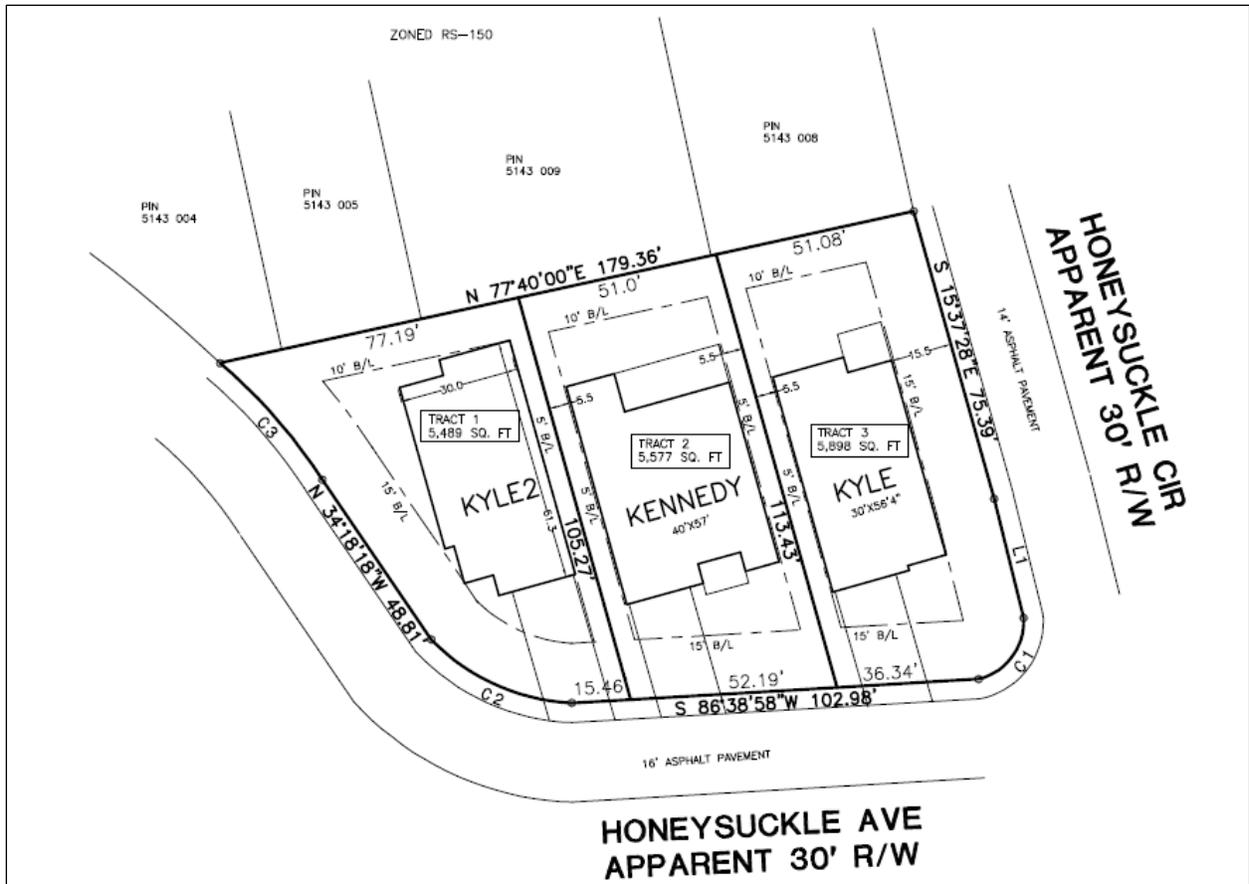
ZONING HISTORY

The subject property has been zoned RS-150 (Single-Family Residential District) since 1960, the earliest zoning record on file for the property.

PROJECT SUMMARY

The applicant requests a rezoning of an approximately 0.39-acre parcel from RS-150 (Single-Family Residential District) to RS-50 INF (One-Family Infill Residential District) to develop three single-family homes. The subject property is located on the northern right-of-way of Honeysuckle Avenue, northwest of its intersection with Honeysuckle Circle.

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

The applicant intends to subdivide and develop a 0.39-acre lot with three (3) residential detached dwellings. The request represents a shift towards higher-density residential development in place of the traditional large-lot single-family residential zoning. By allowing for smaller lots, the development would increase housing density on the site, possibly making the area more walkable and increasing the local population. As proposed, the development consists of the following:

- Type: Three (3) Detached Dwellings
- Building Height: Two stories (35 feet maximum)
- Building Features: Two-car front-entry garages
- Architecture: A style that maintains architectural consistency with the historic downtown area.
- Lot Area: ~5,500 square feet (~50 ft. width & ~110 ft. depth)
- Site Features: N/A - Common space requirements are waived for developments with fewer than five (5) units.

As presented, the proposed development meets the standards for the RS-50 INF zoning districts regarding site development, lot dimensional, and common area standards:

Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, C. Site Development Standards

Standard	Requirement	Proposal	Recommendation
Gross Density	<i>12 units per acre (UPA)</i>	<i>7.7 units per acre (UPA)</i>	N/A
Off-Street Parking	<i>2.5 spaces per dwelling unit (7.5 spaces)</i>	<i>4 spaces per dwelling unit (12 spaces)</i>	N/A
Road Classification	<i>Local Street</i>	<i>Local Street</i>	N/A

Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, D. Lot Dimensional Standards

Standard	Requirement	Proposal	Recommendation
Min. Lot Area	3,500 sq. ft.	5,489 sq. ft.	N/A
Min. Lot Width	50 feet	52.19 feet	N/A
Min. Front Yard Setback	10 feet (internal) 15 feet (local street)	15 feet (local street)	N/A
Min. Rear Yard Setback	10 feet	10 feet	N/A
Min. Side Yard Setback	5 feet	5 feet	N/A
Min. Heated Floor Area	1,600 sq. ft. (1 story) 1,800 sq. ft. (2 stories)	~2,700 sq. ft. (2 stories)	N/A
Max. Building Height	35 feet	35 feet	N/A

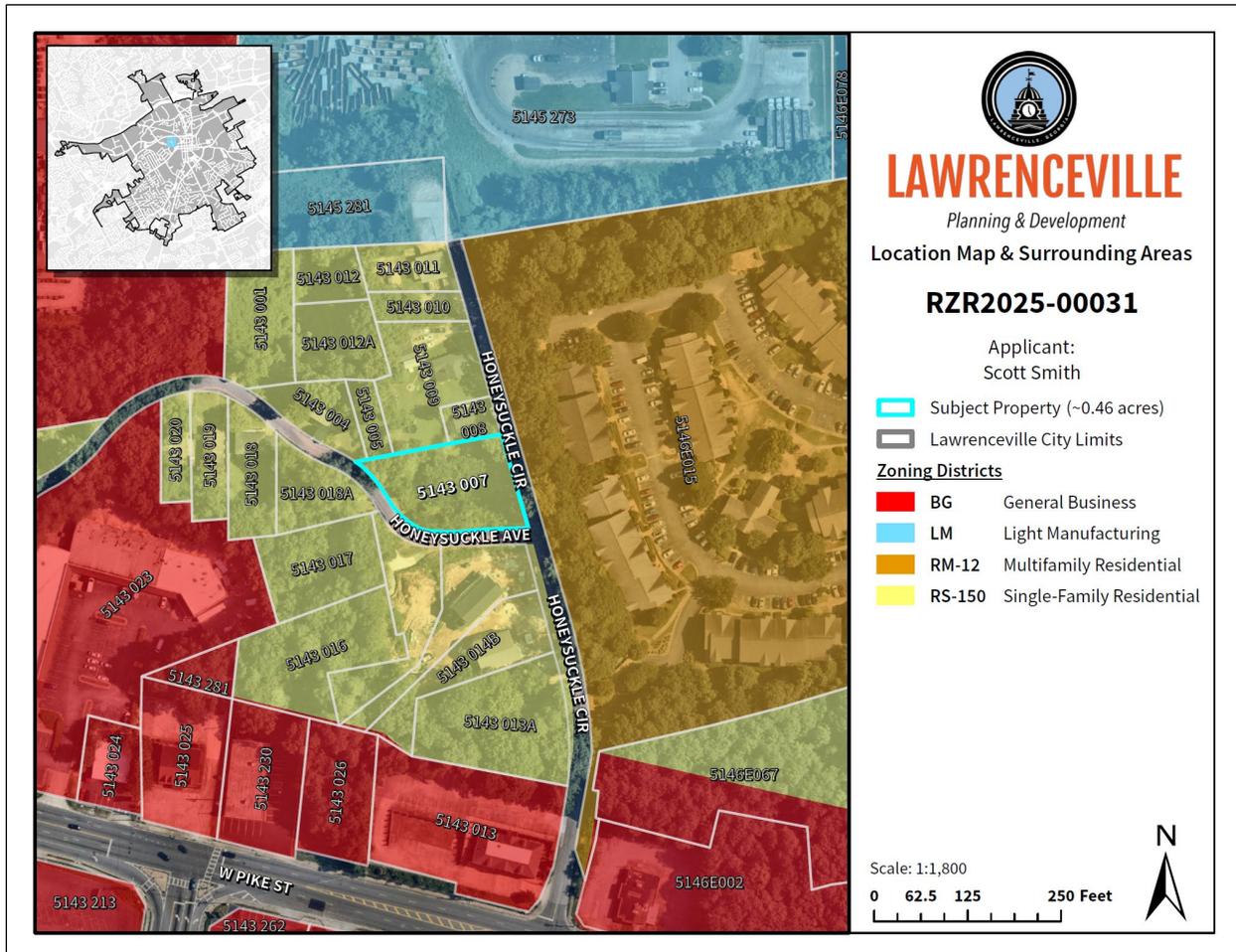
Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, H. Minimum Common Area Standards

Standard	Requirement	Proposal	Recommendation
Min. Common Area	10% (0.039 acres)	0%	N/A – Fewer than five (5) units

Based on the site plan submitted, no variances from these standards are required. No architectural renderings were submitted with the application; future building plans will be reviewed carefully to ensure that the architectural style is of a high quality and maintains consistency with the immediate area as well as the greater historic downtown core.

While not explicitly prohibited in the RS-50 INF zoning district, front-entry units are generally regarded as inferior to rear-entry units, both aesthetically and from the perspective of walkability. The facades of front-entry units tend to be dominated by garages, and driveways and curb cuts may increase the potential of vehicle-pedestrian conflicts. If topographically feasible, it may be prudent to condition approval on reconfiguring the site plan to allow rear-entry garages with a shared driveway.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



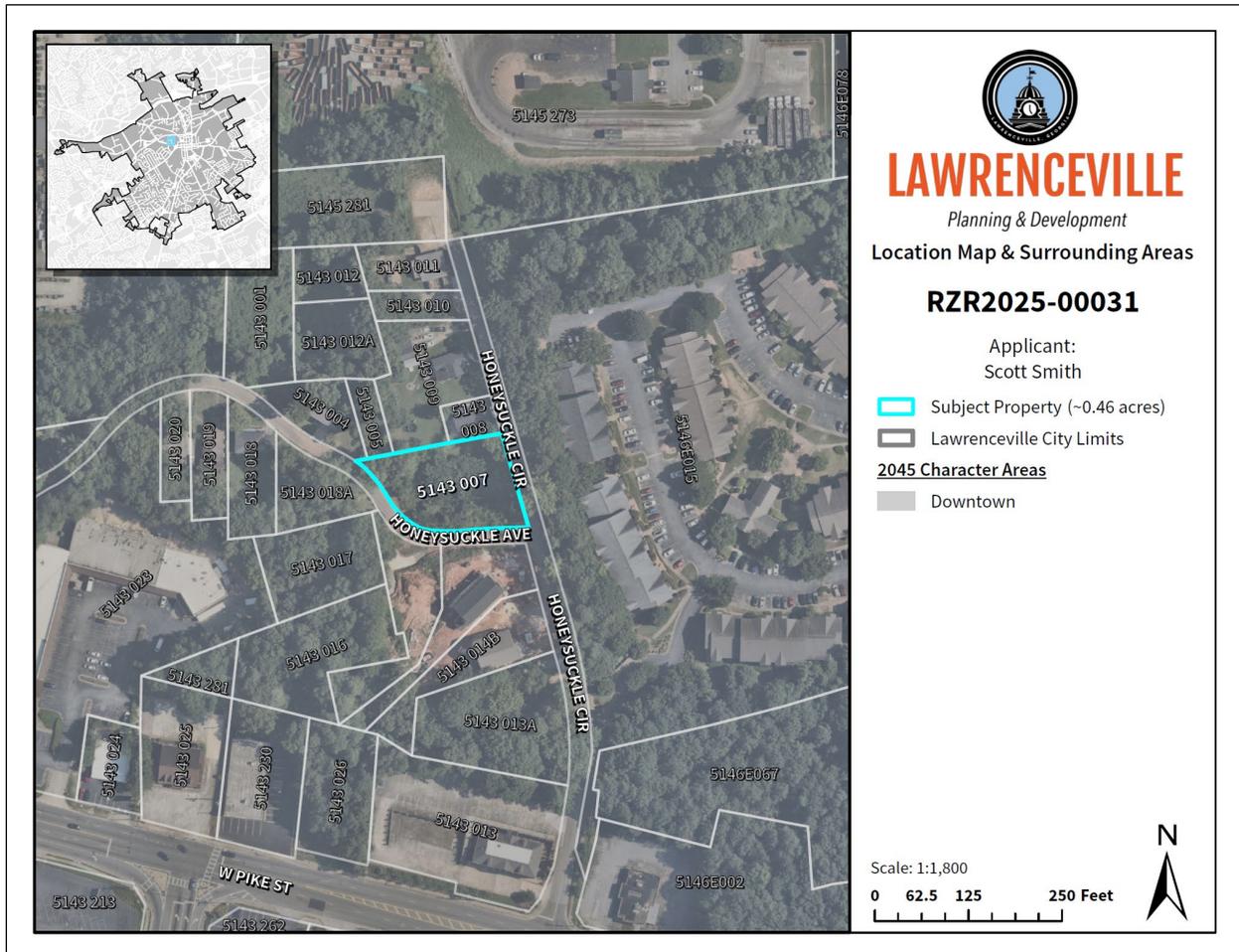
SURROUNDING ZONING AND USE

The subject property is surrounded by single-family residential uses and zoning districts along Honeysuckle Circle and Honeysuckle Avenue. The area is currently in the process of redevelopment; three single-family homes across the right-of-way of Honeysuckle Avenue are nearing completion. The general neighborhood is already host to several older single-family homes on uncharacteristically small lots for the predominant RS-150 zoning district; it's possible that many of these homes were constructed prior to widespread adoption of current lot development standards. From this standpoint, the proposed development is exceedingly compatible with surrounding uses – the recent adoption of the RS-50 INF district means that such developments now have a compatible legal framework.

Otherwise, the subject property is nearby a variety of existing zoning districts and uses, including commercial properties along West Pike Street zoned BG (General Business District), the Square at Lawrenceville apartments (zoned RM-12 – Multifamily Residential District) to the east, and a WM Transfer Station zoned LM (Light Manufacturing District) to

the north. Considering the variety of uses and zoning districts of the downtown Lawrenceville area, the proposed development may be appropriate.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown character area, defined as such:

Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.

Such a development may be considered appropriate within the Downtown character area. By incorporating smaller lot single-family homes, the development can be expected to raise the housing density and may serve to enhance the walkability of the area. Additionally, investments in pedestrian infrastructure and streetscape upgrades will focus on improving walkability and accessibility.

STAFF RECOMMENDATION

Based on the submitted application and supporting materials, the request to rezone the 0.39-acre parcel from RS-150 (Single-Family Residential District) to RS-50 INF (One-Family Infill Residential District) to allow three single-family detached dwellings appears appropriate. The proposed development meets all applicable RS-50 INF zoning, dimensional, and site development standards without requiring variances, and its lot sizes, building scale, and density are compatible with both the existing and emerging development pattern along Honeysuckle Avenue, where small-lot infill homes are already present or under construction. The proposal also aligns with the intent of the Downtown character area as described in the 2045 Comprehensive Plan, which encourages higher-density residential options, reinvestment, and increased walkability near the historic core.

However, while front-entry garages are allowed, they may detract from pedestrian safety and the walkable character envisioned for this area. To support better streetscape conditions and achieve the intent of the RS-50 INF district, staff recommend requiring rear-entry access where topographically feasible or, alternatively, enhanced architectural treatments and minimized driveway widths to reduce garage dominance along the street. Furthermore, elevations for all sides of the proposed homes should be submitted to ensure compliance with the architectural and design standards. This will also help maintain harmony with the historic character of Downtown Lawrenceville.

Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** to ensure high-quality architectural design, improved pedestrian orientation, and consistency with the city's infill development goals.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

Engineering Dept has an upcoming stormwater project (Honeysuckle Avenue Drainage Improvements) that may require permanent/temporary easements and right of way.

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville 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 RS-50 INF zoning is suitable given that the surrounding area already contains small-lot single-family homes and is actively transitioning toward higher-density infill development near downtown. The three-lot subdivision is compatible with both existing development patterns and ongoing redevelopment on Honeysuckle Avenue.

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

The proposal is unlikely to adversely affect nearby properties, as it maintains a single-family residential character consistent with the neighborhood and introduces no known burdens on access, noise, or infrastructure beyond typical residential impacts.

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 current RS-150 zoning; however, the ability to develop only one large-lot home limits its potential relative to market conditions and the evolving urban context of downtown Lawrenceville.

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 project will induce demand on public facilities in the form of traffic, utilities, stormwater runoff, and schools. However, the effects of this demand can be mitigated through zoning conditions, consistent monitoring of outcomes, and active planning efforts moving forward.

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

The proposal aligns with the 2045 Comprehensive Plan's Downtown character area, which supports higher-density housing options, walkability, infill development, and compatible residential reinvestment near the historic core.

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;

Recent redevelopment activity on surrounding parcels, the presence of similarly sized lots in the immediate area, and the adoption of the RS-50 INF district to facilitate appropriate urban infill all support approval of the request as part of a broader neighborhood transition.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS - 12012025

RZR2025-00031

Approval of a rezoning to RS-50 INF (One-Family Infill Residential District), subject to the following enumerated conditions:

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

- A.** Three (3) One-Family dwellings, not to exceed eight units per acre (8 UPA).
- B.** Each dwelling shall be constructed with three sides of brick. The remaining balance of the home may be the same, or fiber-cement shake or siding with a minimum thirty-six-inch (36 in.) brick water table. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The front façade of each dwelling shall be adjacent to the public right-of-way (Honeysuckle Avenue).
- D.** Each dwelling shall have a garage or covered carport that accommodates two cars.
- E.** Each unit/dwelling shall be rear loaded and accessed from Honeysuckle Circle via a forty (40) foot Private Access Utility Easement, with a Minimum Pavement Width of twenty-four (24) feet and two (2) curb and gutter as measure from back-of-curb to back-of-curb. Forty (40) foot Private Access Utility Easement shall be adjacent to the northern or rear property line. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.

2. To satisfy the following site development considerations:

- A.** Provide a minimum fifteen-foot (15 ft.) Front Yard Building Setback adjacent to Honeysuckle Avenue and Honeysuckle Circle.
- B.** Provide a ten-foot (10 ft.) Rear Yard Building Setback.
- C.** Underground utilities shall be provided throughout the development.
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** 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 right-of-way.



LAWRENCEVILLE GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Scott Smith</u>	NAME: <u>MEHIC MIRNES</u>
ADDRESS: <u>2700 Braselton Hwy</u>	ADDRESS: <u>461 CRANE DRIVE</u>
CITY: <u>Dacula Ga</u> <u>BOX 10-430</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga</u> ZIP: <u>30019</u>	STATE: <u>Ga.</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Scott Smith</u> PHONE: <u>770-650-4448</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>RS-150</u> REQUESTED ZONING DISTRICT: <u>RS-50</u>	
PARCEL NUMBER(S): <u>5 143 - 007</u> ACREAGE: _____	
ADDRESS OF PROPERTY: <u>151 Honeyuckle Ave</u>	

Scott Smith 9-19-25
SIGNATURE OF APPLICANT DATE

Mirnes Mehic 9-19-25
SIGNATURE OF OWNER DATE

Scott Smith
TYPED OR PRINTED NAME

Mirnes Mehic
TYPED OR PRINTED NAME

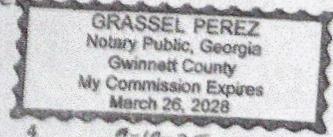
Kimberly Duncan 9-19-25
NOTARY PUBLIC DATE

[Signature] 9-19-25
NOTARY PUBLIC DATE

This Notary is
Signature
Only.



200 • Lawrenceville, Georgia 30046-2200
www.lawrencevillega.org



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PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? _____
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.

Letter of Intent

151 Honeysuckle Avenue

9-19-29

The owner of the property intends to develop this property with the proposed zoning of RS-50 with three new homes.

The lot is currently vacant and the developer wishes to improve the property with new homes with a flare of modern architecture.

Once rezoning is approved he will move forward with dividing the lots process and obtaining permits for the houses.

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Legal Description

151 Honeysuckle Ave

All that tract or parcel of land lying and being in land lot 143, District 5, City of Lawrenceville, Gwinnett County Georgia and being more particularly described as follows:

Beginning at the curvature of the intersection of the Northerly right of way of Honeysuckle Avenue with its intersection of the right of way of Honeysuckle Circle said point being the TRUE POINT OF BEGINNING

Thence along the Northerly right of way of Honeysuckle Avenue along the curvature of the right of way an arc distance of 20.78', arc having a radius of 15.00 feet and a chord of

S 36°20'16" W – 19.16 feet to a point;

Thence S 86°38'58" W a distance of 102.98 feet to a point;

Thence along the arc of a curve 39.85' arc having a radius of 52.75 feet and a chord of

N 65°43'26" W – 38.91 feet to a point;

Thence N 34°18'18" W a distance of 48.81 feet to a point;

Thence along the arc of a curve 39.33, curve having a radius of 134.97 ft. and a chord of

N 41°17'49" W – 39.20 feet to a point;

Thence leaving the right of way of Honeysuckle Avenue N 77°40'00" E a distance of 179.36 feet to a point on the Westerly right of way of Honeysuckle Circle;

Thence along the westerly right of way of Honeysuckle Circle S 15°37'28" E a distance of 75.39 feet to a point;

Thence S 13°58'27" E a distance of 30.94 feet to a point and the point of beginning

Track shown on a Boundary Survey for Manuel Beganovic prepared by Boundary Zone, INC dated 1/13/17 and contains 0.389 acres/16,963 sq. ft.

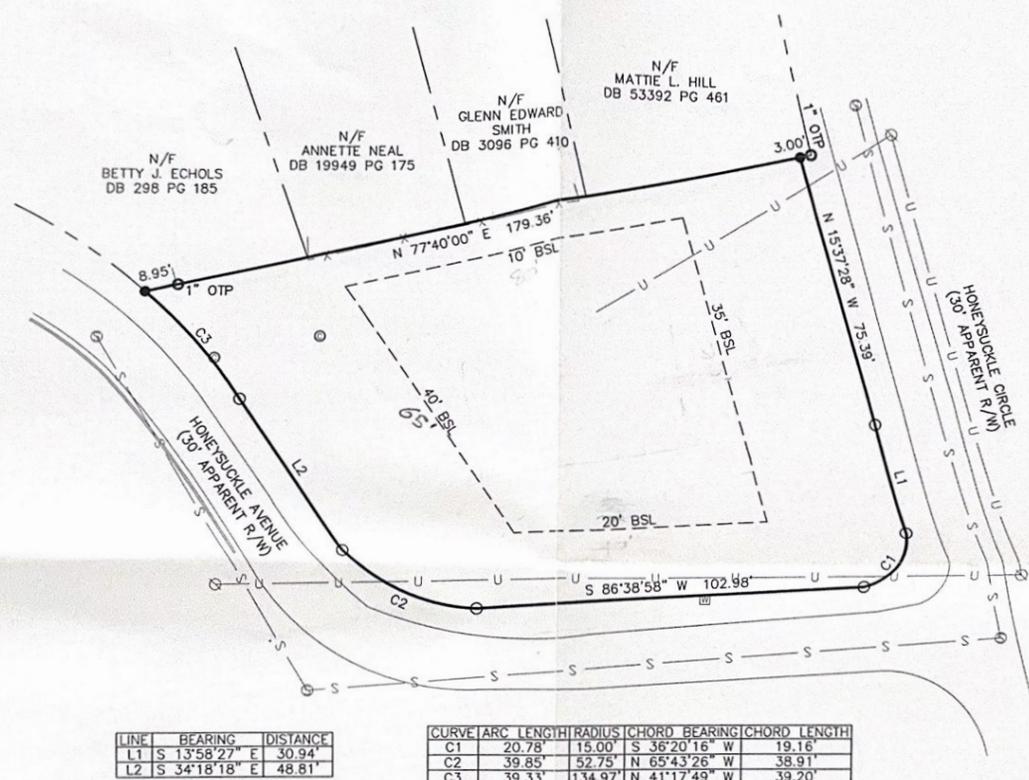
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LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- ▲ FIRE HYDRANT
- WATER METER
- WATER VALVE
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ POWER/LIGHT POLE
- ⊕ GUY WIRE
- ⊕ POWER METER
- ⊕ POWER BOX
- ⊕ A/C UNIT
- ⊕ MANHOLE
- ⊕ CLEAN OUT
- ⊕ CATCH BASIN
- ⊕ JUNCTION BOX
- ⊕ OUTFLOW STRUCTURE
- ⊕ DRAINAGE INLET
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ CABLE BOX
- ⊕ TELEPHONE BOX
- ⊕ SIGNAL CONTROL BOX
- ⊕ SIGN
- W- WATER LINE
- U- OVERHEAD UTILITY LINE
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- X- FENCE LINE
- 20- CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- LL LAND LOT
- N/F NOW OR FORMERLY
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- O.H. OVERHANG
- CNT CANTILEVER
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



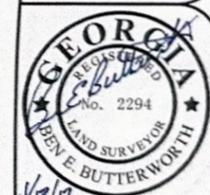
LINE	BEARING	DISTANCE
L1	S 13°58'27\" E	30.94'
L2	S 34°18'18\" E	48.81'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	20.78'	15.00'	S 36°20'16\" W	19.16'
C2	39.85'	52.75'	N 65°43'26\" W	38.91'
C3	39.33'	134.97'	N 41°17'49\" W	39.20'

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



BOUNDARY SURVEY
 PREPARED FOR: MANUEL BEGANOVIC
 LAND LOT 143, 5TH DISTRICT
 CITY OF LAWRENCEVILLE
 GWINNETT COUNTY, GEORGIA - 01/13/17



4/13/17
 FOR THE FIRM
 BOUNDARY ZONE, INC.
 LSF #839
 NOT VALID WITHOUT ORIGINAL SIGNATURE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

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TOTAL AREA: 0.389 ACRES / 16,963 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 201, PAGE 416, PLAT BOOK 30, PAGE 226
 FIELDWORK PERFORMED ON 01/10/17

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 198,563 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

BOUNDARY zone inc.

LAND SURVEYING SERVICES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING

SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
 WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226

BUFORD
 4100 SOUTH LEE STREET, SUITE 1
 BUFORD, GEORGIA 30518

ATLANTA
 200 PRINCETREE STREET NE, SUITE 400
 ATLANTA, GEORGIA 30308

MAIRETTA
 1870 THE EXCHANGE, SUITE 100
 MAIRETTA, GA 30159

RALPHUR
 2000 CAROLAN DRIVE, AREA
 NORTH CAROLINA 27103

GRAPHIC SCALE - IN FEET

PROJECT
 1805101

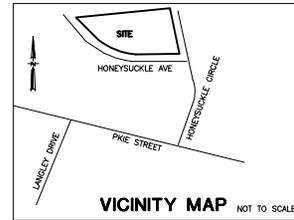
SHEET
 1 OF 1

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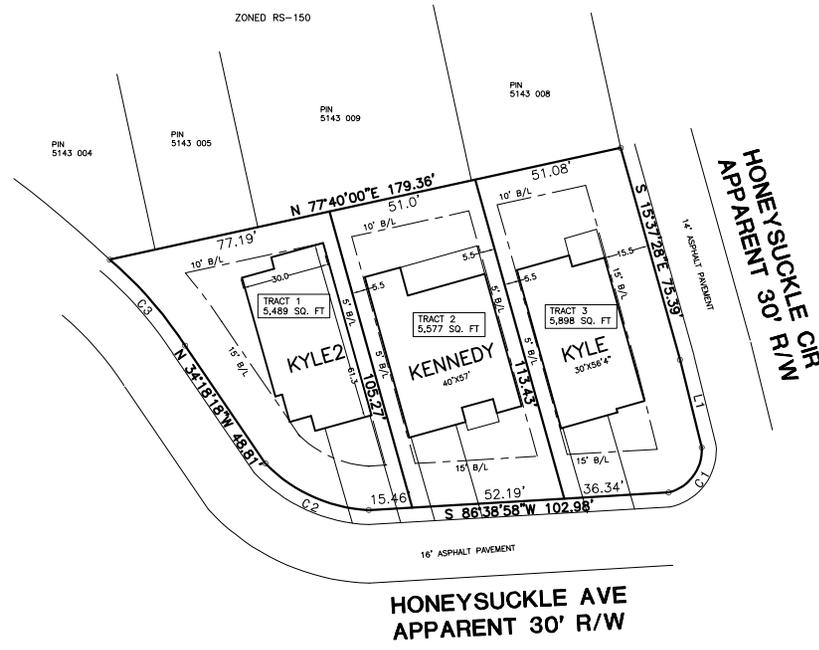
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NOT FOR RECORDING



LEGEND

R/W	RIGHT OF WAY	FES	FLARED END SECTION
WM	WATER METER	JB	JUNCTION BOX
B/L	BUILDING LINE	HW	HEADWALL
R	PROPERTY LINE	CL	CENTER LINE
A	FIRE HYDRANT	DO	DRAINAGE DIRECTION
⊕	VALVE	HN	HOUSE NUMBER
⊙	WATER MAIN	IF	IRON PIN FOUND
MH	MANHOLE	IP	IRON PIN SET
SE	SEWER LINE	EP	ELECTRIC POWER
DE	DRAINAGE EASEMENT	R	RADIUS OF CURVATURE
SE	SEWER EASEMENT	CB	DOUBLE WING CATCH BASIN
GP	GAS LINE	CB	SINGLE WING CATCH BASIN
PP	POWER POLE	PP	POWER POLE
MC	MAIL IN CAP	A	ARC OF CURVE
LP	LIGHT POLE	IN	INVERT
EE	EXISTING ELEVATION	DI	DROP INLET
RE	REBAR	PE	PROPOSED ELEVATION
O.T.P.	OPEN TOP PIPE	POB	POINT OF BEGINNING



SUBJECT PROPERTY
 151 HONEYSUCKLE AVE

PARCEL ID: 5143 007

PROPERTY IS VACANT

0.389 acres/16,963 sq. ft.

SUBJECT PROPERTY DOES NOT LIE
 WITHIN A 100 YEAR FLOOD DISTRICT AS
 PER F.R.M. PANEL NO. 13135C0073F
 AND 13135C0088F EFFECTIVE DATE
 09-29-2006

PROPOSED REZONING FROM RS-150 TO RS-50 INFILL

RS-50 INFILL
 MIN. LOT WIDTH: 50'
 MIN. LOT AREA: 3,500 SQ. FT
 FRONT SETBACK: 15' (EXTERNAL LOCAL STREET)
 SIDE SETBACK: 5'
 REAR SETBACK: 10'

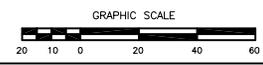
MIN. 1 STORY: 1,600 SQ. FT
 MIN. 2 STORY: 1,800 SQ. FT

CURRENT OWNER
 MEHIC MIRNES
 461 CRANE DRIVE
 LAWRENCEVILLE, GA. 30046
 404-405-8043

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Course	Bearing	Distance
L1	S 13°58'27" E	30.94'

Curve	Radius	Length	Chord	Chord Bear.
C1	15.00'	20.78'	19.16'	S 36°20'16" W
C2	52.75'	39.85'	38.91'	N 65°43'26" W
C3	134.97'	39.34'	39.20'	N 41°17'49" W



REVISIONS

NO.	DATE	DESCRIPTION

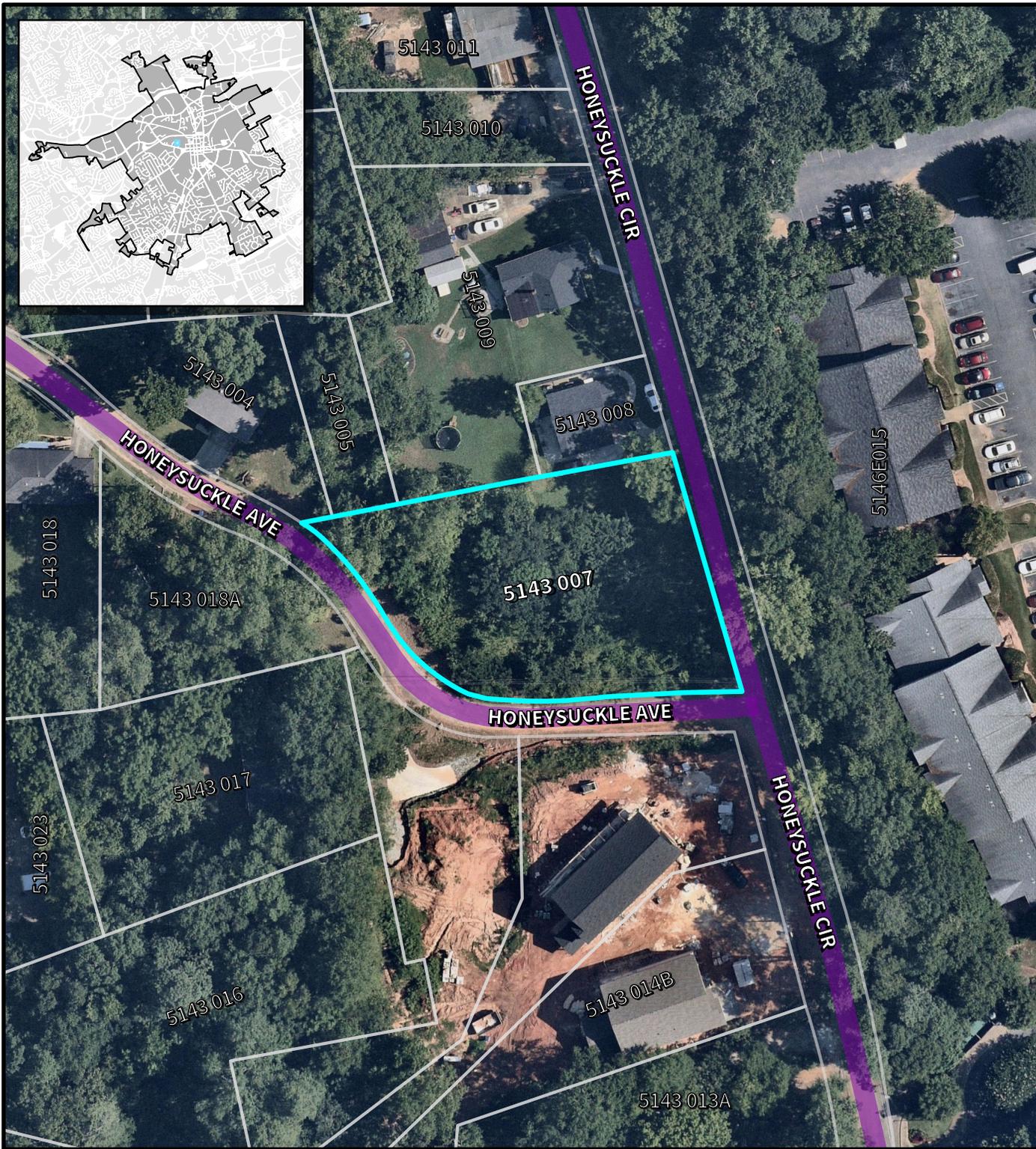
DIVERSIFIED TECHNICAL GROUP, L.L.C.
 LAND SURVEYORS - LAND PLANNERS
 2700 SHILOH RD. SUITE 100-40
 LAWRENCEVILLE, GA 30046
 PHONE: 770-964-7090
 EMAIL: DtgSurvey@dtgllc.com



Rezoning Exhibit
Mehic Mirnes
 LAND LOTS(S): 143
 CITY OF LAWRENCEVILLE
 WINNETT COUNTY, GEORGIA
 DISTRICT: 5

DATE DRAWN: 8/11/25
 SCALE: 1" = 20'
SHEET TITLE
 Rezoning Exhibit

PROJECT NUMBER
25177-B
DRAWING NUMBER
1



LAWRENCEVILLE

Planning & Development

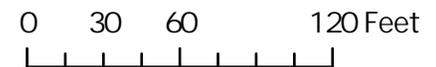
Location Map & Surrounding Areas

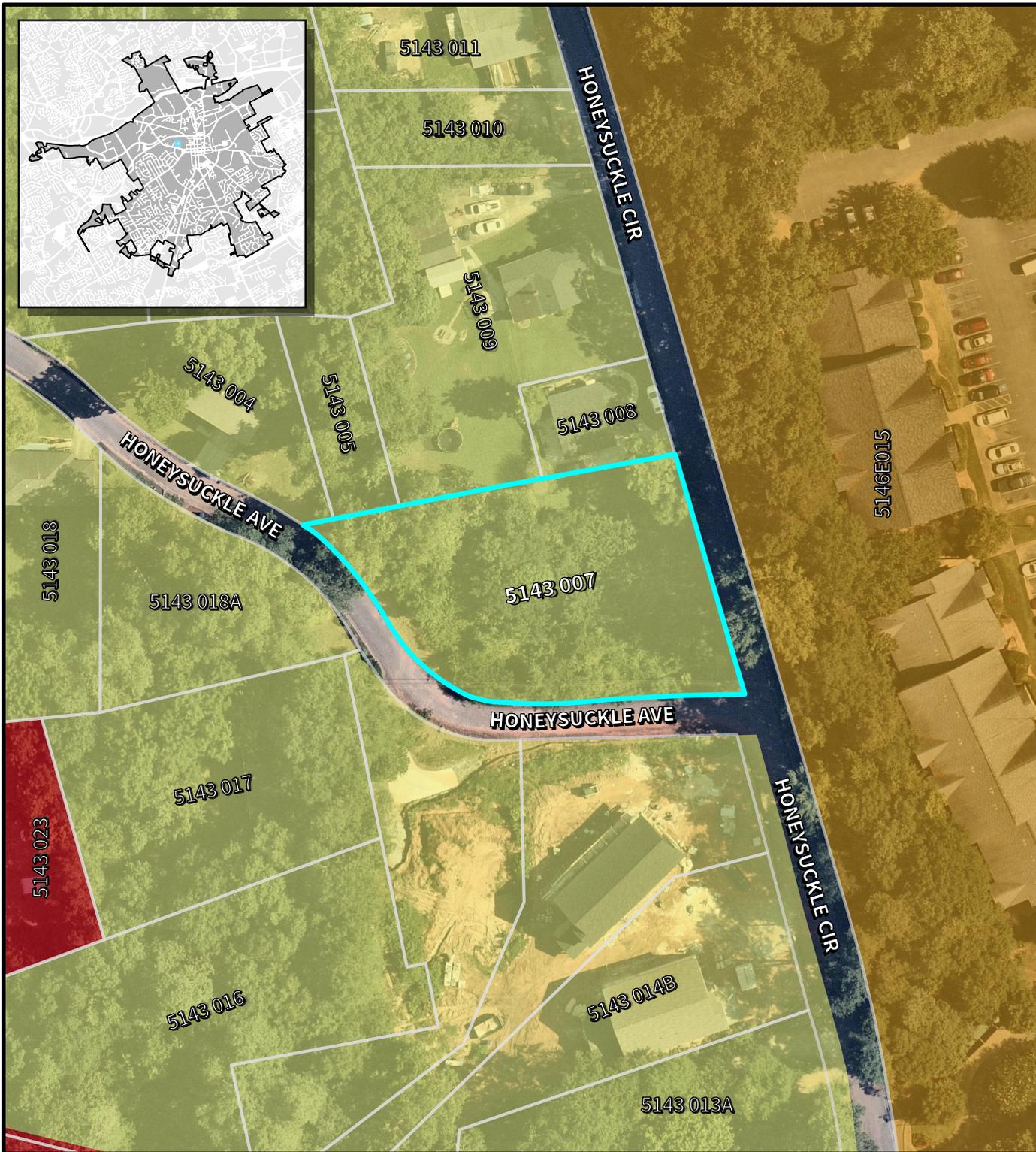
RZR2025-00031

Applicant:
Scott Smith

-  Subject Property (~0.46 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:900





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Location Map & Surrounding Areas

RZR2025-00031

Applicant:
Scott Smith

 Subject Property (~0.46 acres)

 Lawrenceville City Limits

Zoning Districts

 BG General Business

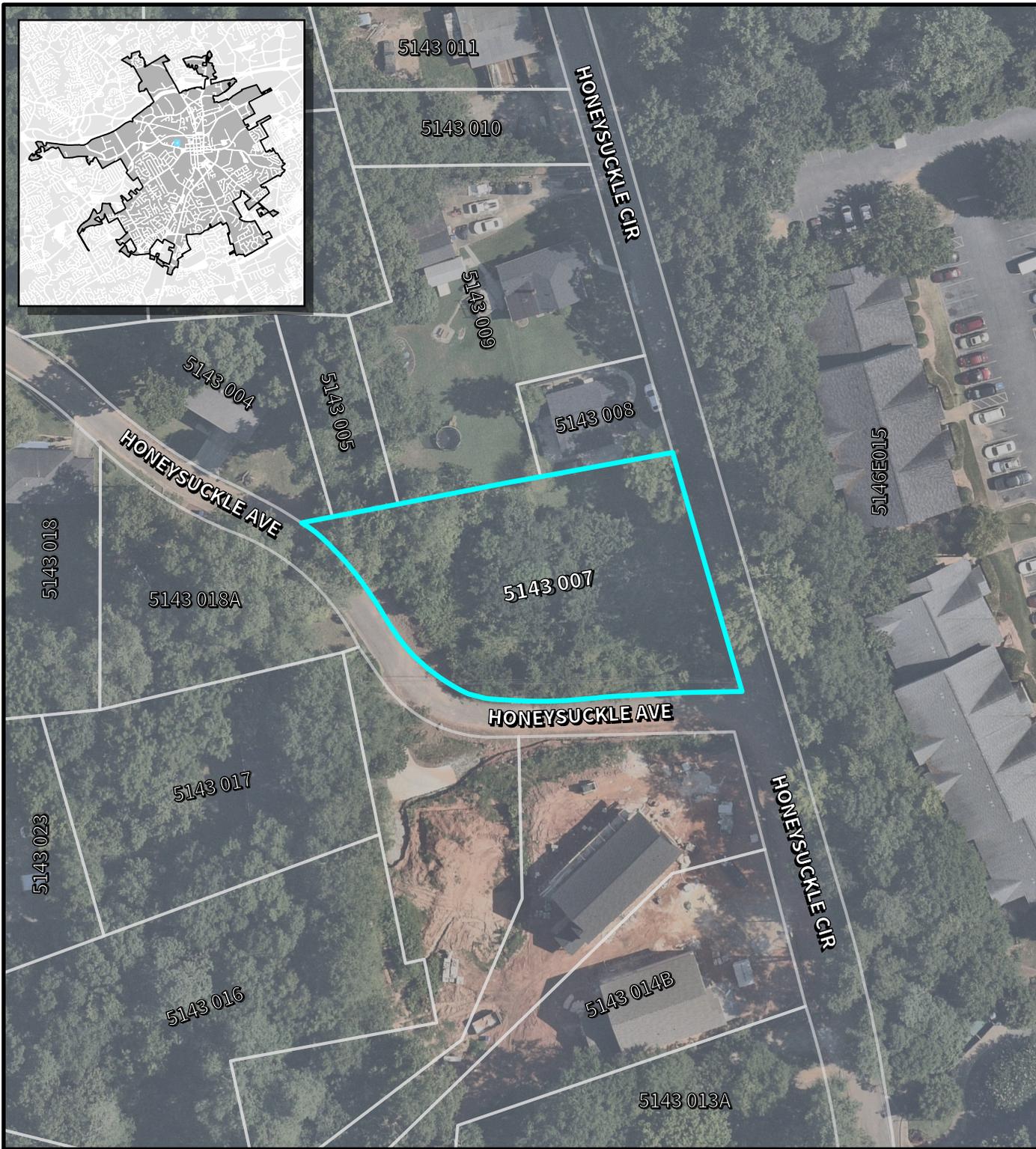
 RM-12 Multifamily Residential

 RS-150 Single-Family Residential

Scale: 1:900

0 30 60 120 Feet





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Planning & Development

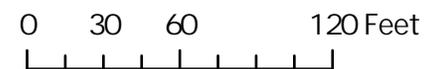
Location Map & Surrounding Areas

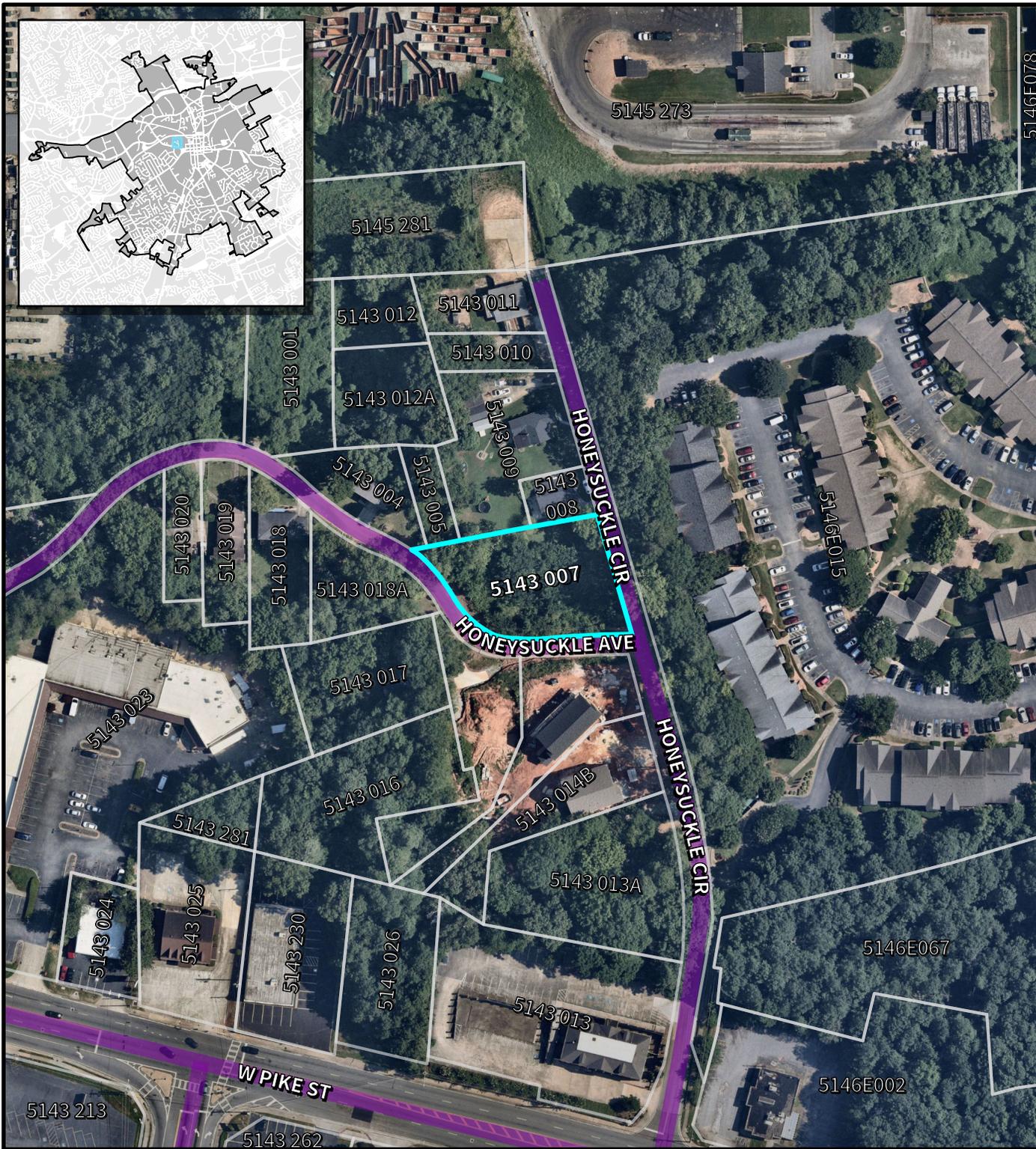
RZR2025-00031

Applicant:
Scott Smith

-  Subject Property (~0.46 acres)
-  Lawrenceville City Limits
- 2045 Character Areas
-  Downtown

Scale: 1:900





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Planning & Development

Location Map & Surrounding Areas

RZR2025-00031

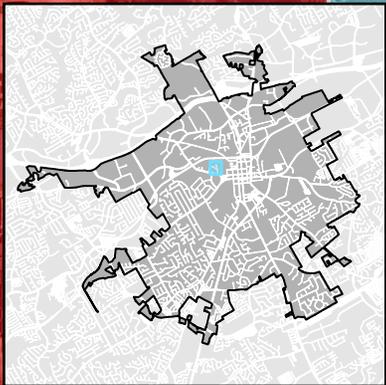
Applicant:
Scott Smith

-  Subject Property (~0.46 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:1,800

0 62.5 125 250 Feet





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Location Map & Surrounding Areas

RZR2025-00031

Applicant:
Scott Smith

 Subject Property (~0.46 acres)

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 LM Light Manufacturing

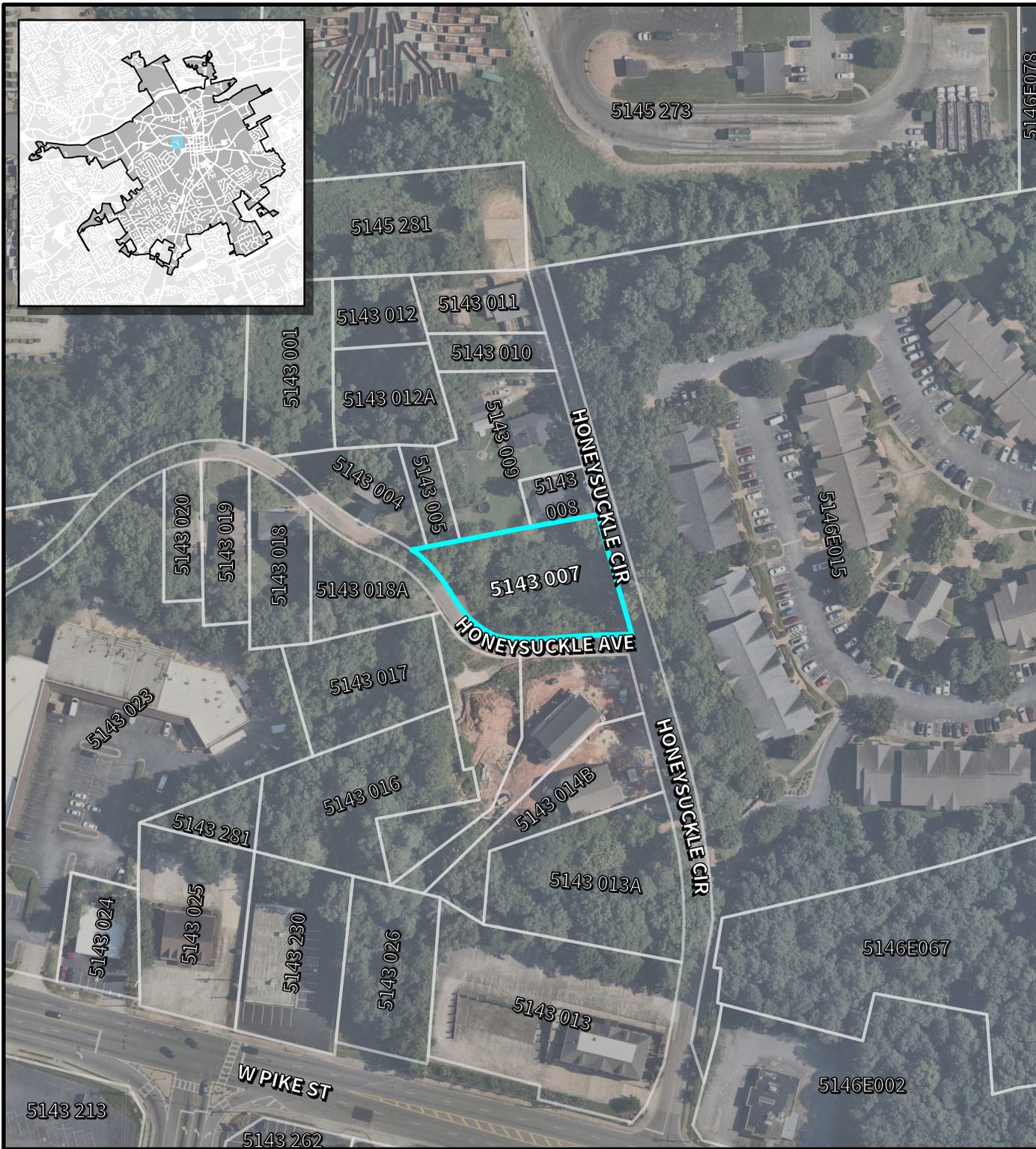
 RM-12 Multifamily Residential

 RS-150 Single-Family Residential

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZR2025-00031

Applicant:
Scott Smith

 Subject Property (~0.46 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown

Scale: 1:1,800

0 62.5 125 250 Feet

