



LAWRENCEVILLE

Planning & Development

REZONING AND BUFFER REDUCTION

CASE NUMBER(S): RZM2026-00001 & BFR2026-00001

APPLICANT(S): PARKLAND HOMEBUILDERS, LLC

PROPERTY OWNER(S): CE SMITH FAMILY, LLLP AND RUTH H. YANCEY

LOCATION(S): 0 SPRINGLAKE ROAD

PARCEL IDENTIFICATION NUMBER(S): 5179 002 & 5179 239

APPROXIMATE ACREAGE: 7.54 ACRES

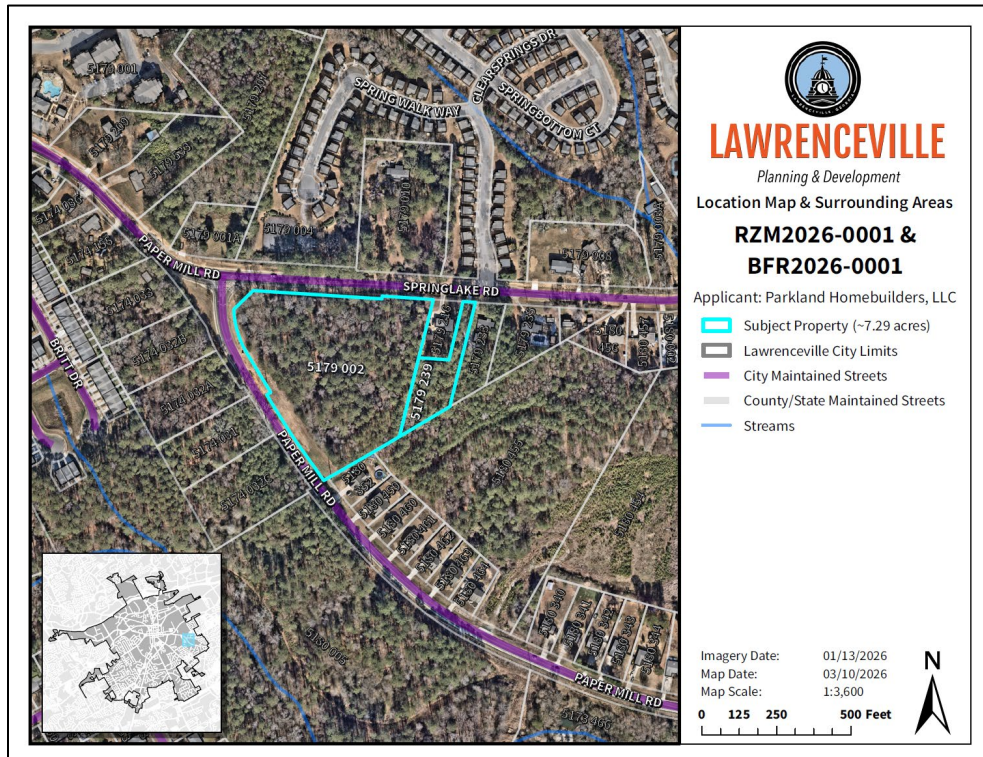
CURRENT ZONING: RM-12 (RETIRED MULTIFAMILY RESIDENTIAL DISTRICT)

PROPOSED ZONING: RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: MULTIFAMILY RESIDENTIAL DWELLING UNITS

DEPARTMENT RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



ZONING AND DEVELOPMENT STANDARDS

The applicant seeks to develop the subject property into a multifamily development consisting of stacked townhouses, which are multifamily residential units arranged vertically, with one dwelling unit located above another, and designed to resemble traditional townhouse-style buildings. Although commonly referred to as staked townhouses in zoning and development terminology, stacked townhouses do not meet the building code definition of a townhouse because the units do not extend from the foundation to the roof. As a result, the proposed staked townhouses are regulated as multifamily residential buildings under the International Building Code (IBC).

Each stacked townhome unit would consist of a two-bedroom unit and a three-bedroom unit, each with two-and-a-half bathrooms and a minimum floor area of 1,600 square feet.

Split units would generally be designed in the following manner:

- **First (Ground) Floor:** Contains garages for both units, an access corridor and stairs for the three-bedroom unit, and the main living and kitchen area for the two-bedroom unit.
- **Second Floor:** Contains two bedrooms and two bathrooms for the two-bedroom unit as well as the main living and kitchen area for the three-bedroom unit.
- **Third Floor:** Contains three bedrooms and two bathrooms for the three-bedroom unit.

See example floor plan below:



Each building would be a maximum of three stories and have exterior materials consisting of a mixture of brick, stone, and fiber cement siding, consistent with current architectural standards and existing housing in the area. The townhomes would be distributed across the site in rows of four to eight split units. Each unit would feature a covered front entrance with a patio, facing a portion of the development’s open space, or aligned to front the external roadways (Springlake Road and Paper Mill Road).

Split townhome units would be accessed via a private alley, with a one-car garage and one driveway space dedicated to each unit. Additional parking for guests would be provided along the interior streets, with total parking provided averaging 2.34 spaces per unit (210 total spaces).

Additional site improvements for residents would include an amenity area with pool and cabana, a pavilion, shared dumpsters, stormwater management facility, and a designated mail kiosk area. All units, landscaping and other private property within the development would be maintained by a property management group.

Approval of the requested RM-12 (Multifamily Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

Article 1 Districts, Section 102.8 RM-12 Multifamily Residential District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	<i>5 acres</i>	<i>7.54 acres</i>	<i>N/A</i>
Lot Width	<i>100 ft</i>	<i>>100 ft</i>	<i>N/A</i>
Front Setback	<i>50 ft</i>	<i>25 ft</i>	Variance
Side Setback	<i>25 ft</i>	<i>25 ft</i>	<i>N/A</i>
Rear Setback	<i>40 ft</i>	<i>40 ft</i>	<i>N/A</i>
Max Lot Coverage	<i>60%</i>	<i>60%</i>	<i>N/A</i>
Max Height	<i>35 ft</i>	<i>35 ft</i>	<i>N/A</i>
Three-Bedroom Units	<i>10%</i>	<i>65%</i>	Variance

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
RM-12/RS-150	<i>50 ft</i>	<i>20 ft</i>	Buffer Reduction

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

Standard	Requirement	Proposal	Recommendation
Parking: Multifamily	<i>2 spaces per unit 180 spaces</i>	<i>2.34 spaces per unit 210 spaces</i>	N/A

Approval of the proposal will require the following variances:

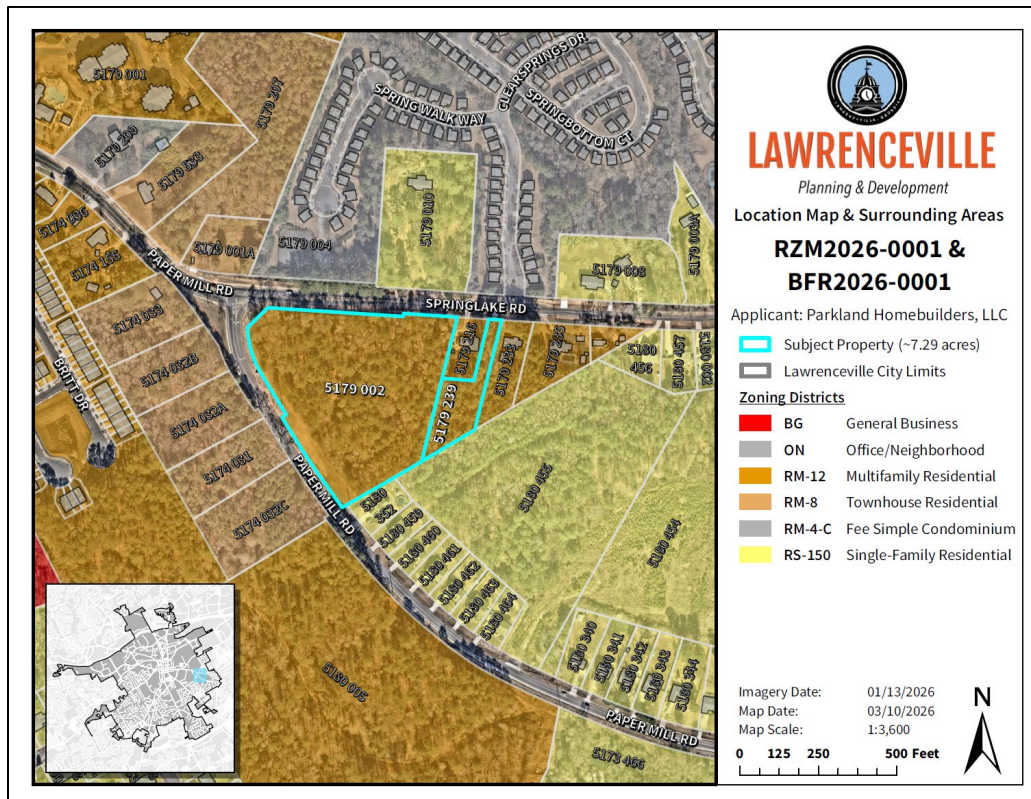
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows a reduction in the minimum front setback from fifty (50) feet to twenty-five (25) feet.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows for the increase of the allowed portion of three-bedroom apartments from a maximum of ten percent (10%) to a maximum of sixty-five percent (65%).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for the elimination of the requirement for units to be accessed via an internal, double-loaded corridor.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for a reduction in the minimum width of the landscaped setback along external streets from fifty (50) feet to twenty-five (25) feet.

A reduced front setback may be justified by the fact that the majority of the subject property fronts either Springlake Road or Paper Mill Road. Further, the reduced front yard setback may be mitigated by the proposed placement of the fronts of the units along these rights-of-way. These justifications also apply for the requested variance for a reduced landscape setback.

The requested variances for an elimination of the requirement for a shared internal corridor and the increase of portion of three-bedroom units may need to be discussed in further detail with City Council. These variances present a significant departure from the code as-written, which was specifically tailored for modern apartment complexes.

In addition to the rezoning and variance requests, a buffer reduction is requested to reduce the required buffer between the subject property and adjacent properties zoned RS-150 (Single-Family Residential District) by sixty percent (60%), from 50 feet to 20 feet. Without a stated justification from the applicant, it may be possible that the primary justification for this buffer reduction is so that the developer can fit additional units into the project.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate area surrounding the subject property consists of a mixture of single-family and multifamily residential zoning districts and land uses; the subject property exists on the margins of areas composed of higher-intensity multifamily to the west and lower-intensity single-family to the east. The existing multifamily residential in the area has a wide variety of forms and zoning districts:

- **Covey Homes Paper Mill:** 116 rental townhomes located to the west of the subject property, on the northern right-of-way of Paper Mill Road. Rezoned to RM-8 in 2019 (RZR2019-00003 & SUP2019-00019).
- **Carolina Apartments:** 82 rental apartments located to the west of the subject property, on the southern right-of-way of Paper Mill Road. Constructed in 1971, zoned RM-12.
- **Mulberry Place Apartments:** 224 rental apartments located to the west of the subject property, on the northern right-of-way of Paper Mill Road. Constructed in 2002, zoned RM-12.
- **Green Bridge Creek Townhomes:** 100 for-sale townhomes located to the west of the subject property, on the southern right-of-way of Paper Mill Road. Constructed in 2007, zoned RM-12.

Springlake Cove Condominiums: 334 for-sale condo units located to the north of the subject property, on the northern right-of-way of Springlake Road. Constructed in 2003, zoned RM-4-C (a retired zoning district).

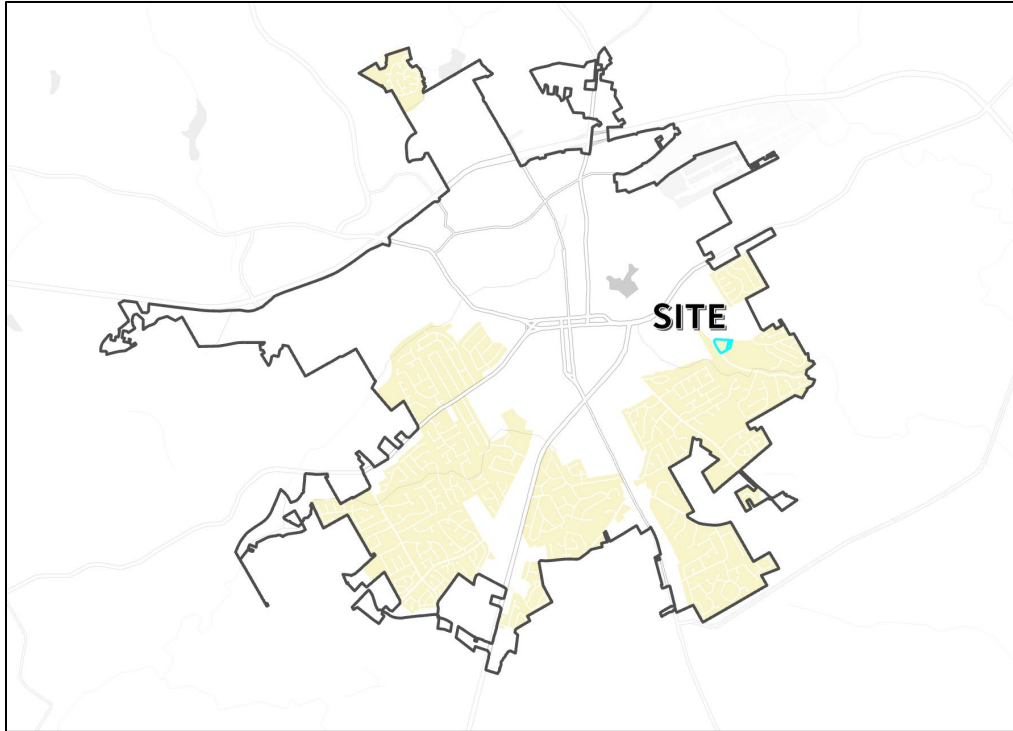
The following multifamily residential have been approved and/or proposed for the area, but have not yet been constructed:

- **192 Paper Mill Road:** 42 for-sale townhomes located directly to the northwest of the subject property, on the northern right-of-way of Paper Mill Road. Rezoned in 2019 as RM-8 (RZR2019-00002).
- **227-287 Paper Mill Road:** 59 for-sale townhomes located directly to the southwest of the subject property, on the western right-of-way of Paper Mill Road. Rezoned in 2025 as RM-8 (RZM2025-00022 & SUP2025-00110).
- **Tellus Lawrenceville Multi-Family:** 253 rental apartments proposed for a location directly to the south of the subject property, on the southwestern right-of-way of Paper Mill Road. Zoned as RM-12.

Otherwise, the area to the east of the subject property includes single-family residences primarily on land zoned RS-150 (Single-Family Residential District), including the subdivisions of Saddle Shoals, Paper Mill, and Arlington Point. There are also undeveloped tracts of land zoned RS-150 owned by the City of Lawrenceville directly to the east of the subject property, totaling approximately 17 acres; the proposal includes a spur that may be used as a connection for future development in this area.

Considering the number and variety of existing and proposed multifamily developments in the general vicinity, the rezoning proposal may be appropriate. The proposed split townhouse units may be considered a lower impact form of multifamily development that provides a transition between the higher-intensity multifamily to the west and lower-intensity single-family to the east.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate that the property lies within the Traditional Residential character area, described as follows:

Traditional Residential character areas preserve the charm of Lawrenceville’s housing aesthetics and neighborhood design. This area offers a sense of community and suburban characteristics.

The subject property is also in the direct vicinity of the Mixed Residential character area, defined as such:

Mixed Residential character areas provide a range of housing options, accommodating various lifestyles and income levels. This inclusivity aligns with Lawrenceville’s commitment to diversity and community development.

While the proposal is not fully aligned with the primary vision of the Traditional Residential Character Area, which prioritizes suburban residential development with an emphasis on single-family detached housing, the subject property’s proximity to the Mixed Residential character area and the presence of existing multifamily and townhouse developments in the surrounding area may support consideration of the request.

STAFF RECOMMENDATION

The proposed RM-12 rezoning to allow 90 multifamily dwelling units in the form of stacked townhomes is generally consistent with the existing development pattern in the immediate area. The subject property is situated between established higher-intensity multifamily developments to the west and lower-intensity single-family residential neighborhoods to the east, creating a logical transitional location for multifamily residential use. While the proposal does not fully align with the primary vision of the Traditional Residential Character Area, which emphasizes single-family detached housing, the character of the surrounding land uses, proximity to the Mixed Residential Character Area, and precedent for similar multifamily and townhouse developments in the vicinity support the rationality of the request. Furthermore, the proposed design of stacked townhomes provides a compatible scale and form that helps maintain the character of the area while providing additional housing options. Based on these factors, the proposal is supported from both a land use and planning perspective. Therefore, Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning and buffer reduction requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will service 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 rezoning to RM-12 (Multifamily Residential District) would permit a residential use that is generally suitable in view of existing use and development of adjacent and nearby properties along Paper Mill Road.

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

The proposed rezoning to RM-12 (Multifamily Residential District) is not expected to adversely affect the existing use or usability of adjacent or nearby properties. The surrounding area already contains a mix of residential uses, including multifamily apartment communities and townhouse developments located primarily along Paper Mill Road. The proposed development would introduce a residential use that is consistent with this established development pattern.

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

The subject property has a reasonable economic use under its current zoning designation. However, the requested rezoning to RM-12 (Multifamily Residential District) would allow development that is more consistent with the established pattern of multifamily residential uses in the surrounding area and may enhance property's development potential.

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 rezoning to RM-12 (Multifamily Residential District) is not expected to result in an excessive or burdensome impact on existing streets, transportation facilities, utilities, or schools. The subject property is in an area that has experienced similar multifamily residential development, indicating that the surrounding infrastructure has historically supported comparable residential densities.

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

The subject property is located within the Traditional Residential Character Area of the City of Lawrenceville 2045 Comprehensive Plan. While the proposed multifamily residential development is not fully aligned with the character area's primary emphasis on single-family detached housing, it represents a residential use that is compatible with surrounding development. The subject property is situated near the boundary of the Mixed Residential Character Area and near several existing multifamily and townhouse developments along Paper Mill Road. As such, the

proposed RM-12 (Multifamily Residential District) zoning supports a residential land use that can function as a transition between higher-density multifamily development and nearby lower-density single-family neighborhoods. Accordingly, the proposal may be considered generally consistent with the policy and intent of the Comprehensive Plan, particularly with respect to promoting compatible land use patterns and orderly residential growth.

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;

There are several existing and changing conditions in the surrounding area that support consideration of the proposed rezoning. The immediate vicinity has experienced the development and continued presence of a variety of multifamily residential communities, including apartment and townhouse-style developments along Paper Mill Road. These developments demonstrate an established pattern of moderate- to higher-density residential uses in the area. Additionally, the subject property is located near the transition between established multifamily developments to the west and lower-density single-family residential neighborhoods to the east, making it a logical location for a residential use that can serve as a transitional land use. The continued demand for a variety of housing types within the community, as well as recent approvals of similar residential developments in the vicinity, further support the rationality of the proposed rezoning request.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 03302026

RZM2026-00001

Approval of a rezoning to RM-12 (Multifamily Residential District), subject to the following enumerated conditions:

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

- A.** Multifamily dwelling units at a maximum of ninety (90) dwelling units on approximately 7.54 acres at a gross density of no more than twelve (12) units per acre (UPA).
- B.** The development shall be designed and constructed in general accordance with the site plan received on January 15, 2025, with the exception that the plan may be modified to address conditions of zoning. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The multifamily dwelling units shall be designed in general accordance with the elevations received on January 15, 2025, predominantly three-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** All multifamily dwelling units shall have a single car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- E.** All multifamily dwelling units shall have a one (1) car garage, with a driveway measuring eight (8) feet in width and twenty-six (26) feet in depth (as measured from the curb), providing sufficient space for one (1) passenger vehicle. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

2. To satisfy the following site development considerations:

- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.

- B.** The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.
 - C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - D.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - E.** All grassed areas on dwelling lots shall be sodded.
 - F.** The required parking ratio for development shall be two (2) spaces per townhouse unit.
 - G.** Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
 - H.** All underground utilities shall be provided throughout the development.
- 3. The following variances are approved:**
- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows a reduction in the minimum front setback from fifty (50) feet to twenty-five (25) feet.
 - B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows for the increase of the allowed portion of three-bedroom apartments from a maximum of ten percent (10%) to a maximum of sixty-five percent (65%).
 - C.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for the elimination of the requirement for units to be accessed via an internal, double-loaded corridor.
 - D.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for a reduction in the minimum width of the landscaped setback along external streets from fifty (50) feet to twenty-five (25) feet.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_03302026

BFR2026-00001

Approval of the requested Zoning Buffer Reduction, subject to the following enumerated conditions:

1. To restrict the Buffer Reduction as follows:

- A.** Allows a fifty percent (60%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications, from fifty (50) feet to twenty (20) feet.
- B.** Provide a twenty (20) foot zoning buffer as shown on the submitted Rezoning Site Plan, prepared for “Springlake Park”, prepared by “LJA Engineering, Inc.”, dated “January 7, 2026”.
- C.** Any disturbance within the required twenty (20) foot zoning buffer shall be limited to an approved landscape plan. Approval of this Buffer Reduction shall not be construed as a waiver of zoning buffer requirements for any future development or redevelopment beyond the scope of this application.
- D.** All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.
- E.** The zoning buffer reduction shall not authorize additional principal buildings or expansion beyond what is depicted on the submitted Rezoning Site Plan, prepared for “Springlake Park”, prepared by “LJA Engineering, Inc.”, dated “January 7, 2026”.
- F.** No land-disturbing activity shall occur within the required seventy-five (75) foot impervious surface setback, fifty (50) foot undisturbed buffer, or twenty-five (25) foot state waters buffer, except as authorized through the applicable variance procedures.
- G.** All site improvements shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
- H.** All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Homebuilders, LLC</u>	NAME: <u>CE Smith Family, LLLP</u>
ADDRESS: <u>925 North Point Pkwy, Ste 320</u>	ADDRESS: <u>963 Buford Dr</u>
CITY: <u>Alpharetta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30043-4574</u>
CONTACT PERSON: <u>Kevin Cardinal</u> PHONE: <u>(404)933-9602</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>RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-12</u>	
PARCEL NUMBER(S): <u>R5179 239</u> ACREAGE: <u>.875</u>	
ADDRESS OF PROPERTY: <u>Springlake Rd. Lawrenceville, GA 30046</u>	

[Signature] Feb. 12.5.2025
SIGNATURE OF APPLICANT DATE

[Signature]
SIGNATURE OF OWNER DATE

Parkland Homebuilders, LLC
TYPED OR PRINTED NAME

CE Smith Family, LLLP
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC



RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Homebuilders, LLC</u>	NAME: <u>Ruth H Yancey</u>
ADDRESS: <u>925 North Point Pkwy, Ste 320</u>	ADDRESS: <u>PO Box 838</u>
CITY: <u>Alpharetta</u>	CITY: <u>Flowery Branch</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30542-0014</u>
CONTACT PERSON: <u>Kevin Cardinal</u> PHONE: <u>(404)933-9602</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>RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-12</u>	
PARCEL NUMBER(S): <u>R5179 002</u> ACREAGE: <u>6.661</u>	
ADDRESS OF PROPERTY: <u>Springlake Rd. Lawrenceville, GA 30046</u>	

[Signature] 12.5.2025
SIGNATURE OF APPLICANT DATE

[Signature] EXECUTOR
RUTH H. YANCEY ESTATE
SIGNATURE OF OWNER DATE 12/17/25

Parkland Homebuilders, LLC
TYPED OR PRINTED NAME

Ruth H Yancey
TYPED OR PRINTED NAME



[Signature] 12/15/25
NOTARY PUBLIC DATE

[Signature] 12/17/25
NOTARY PUBLIC DATE





LAWRENCEVILLE

GEORGIA

BUFFER REDUCTION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Home Builders, LLC</u>	NAME: <u>CE Smith Family, LLLP</u>
ADDRESS: <u>925 North Pointe Pkwy, Ste 320</u>	ADDRESS: <u>963 Buford Drive</u>
CITY: <u>Alpharetta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>404-933-9602</u>	PHONE: <u>404-933-9602</u>
CONTACT PERSON: <u>Tyler Lasser (LJA Engineering)</u> PHONE: <u>470.202.9321</u>	
CONTACT'S E-MAIL: <u>tlasser@lja.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>RM-12</u> ACREAGE: <u>.875</u>	
PARCEL NUMBER(S): <u>5179 239</u>	
ADDRESS OF PROPERTY: <u>Springlake Rd., Lawrenceville, GA 30046</u>	
PROPOSED BUFFER: <u>Reduced from 50-feet to 20-feet</u>	

SIGNATURE OF APPLICANT DATE 3/12/26

JAMES D. JACOBS
 TYPED OR PRINTED NAME

NOTARY PUBLIC DATE 3/12/26

SIGNATURE OF OWNER DATE

CE Smith Family, LLLP
 TYPED OR PRINTED NAME

NOTARY PUBLIC DATE 3/12/26

JOSEPH PRESSLEY
 NOTARY PUBLIC
 Fulton County
 State of Georgia
 My Comm. Expires February 21, 2027

JOSEPH PRESSLEY, Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
 NOTARY PUBLIC
 Fulton County
 State of Georgia
 My Comm. Expires February 21, 2027

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

RZM2026-0001 & BFR2026-0001
 RECEIVED MARCH 12, 2026
 PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

BUFFER REDUCTION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Home Builders, LLC</u>	NAME: <u>Ruth H Yancey</u>
ADDRESS: <u>925 North Pointe Pkwy, Ste 320</u>	ADDRESS: <u>PO Box 838</u>
CITY: <u>Alpharetta</u>	CITY: <u>Flowery Branch</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30542</u>
PHONE: <u>404-933-9602</u>	PHONE: <u>404-933-9602</u>
CONTACT PERSON: <u>Tyler Lasser (LJA Engineering)</u> PHONE: <u>470.202.9321</u>	
CONTACT'S E-MAIL: <u>tlasser@lja.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>RM-12</u> ACREAGE: <u>6.661</u>	
PARCEL NUMBER(S): <u>5179 002</u>	
ADDRESS OF PROPERTY: <u>Springlake Rd., Lawrenceville, GA 30046</u>	
PROPOSED BUFFER: <u>Reduced from 50-feet to 20-feet</u>	

JOSEPH PRESSLEY
 NOTARY PUBLIC
 Fulton County
 State of Georgia
 My Comm. Expires February 21, 2027

SIGNATURE OF APPLICANT DATE 3/12/26
JAMES D. JACOB
 TYPED OR PRINTED NAME

 NOTARY PUBLIC DATE 3/12/26

SIGNATURE OF OWNER DATE 3/12/2026
RAYMOND WILLIAM HARST JR. EXECUTOR
 TYPED OR PRINTED NAME

 NOTARY PUBLIC



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

RZM2026-0001 & BFR2026-0001
 RECEIVED JANUARY 15, 2026
 PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

Applicant's Letter of Intent
Parkland Homebuilders, LLC.
Rezoning
RM-12 to RM-12(Current)

The Applicant, Parkland Homebuilders, LLC., respectfully requests for the approval to rezone a 7.536- acre site, located at the corner of Springlake Road and Paper Mill Road. Being approximately one mile from Downtown Lawrenceville, the area has established a variety of residential uses and zoning categories including existing townhomes (RM-12 and RM-8), apartments (RM-12) and duplexes (RM-8). The subject property is currently zoned RM-12, and the Applicant is requesting rezoning to RM-12 to allow for the development of a stacked townhome residential community in accordance with the City's recently adopted updates to the zoning ordinance. Although the property carries the RM-12 designation today, the City of Lawrenceville has since amended the RM-12 zoning district standards, resulting in modified development requirements that differ from those in place when the property was originally zoned. The requested rezoning will allow the subject site to develop under the current RM-12 standards and will provide clarity and consistency between the zoning designation and the proposed development plan. The project is intended to complement the surrounding area and provide a high-quality and compatible medium-density residential option that responds to current market demand and the City's long-range planning goals.

As proposed, the development will feature 90 thoughtfully designed stacked townhomes, amounting to a density of approximately 12 units per acre. Each building is split to include a two-bedroom unit and a three-bedroom unit with two-and-a-half bathrooms and a minimum floor area of 1,600 square feet. As shown on the submitted elevations and recent development examples, each building will be a maximum of three stories and have exterior materials consisting of a mixture of brick, stone, and fiber cement siding, which is consistent with the existing housing in the area. Each unit also features a covered front entrance with a patio, which will face a portion of the development's abundant open space, or external roadway. Within the open space throughout the development, and along the external road frontage, sidewalks will be supplied for ideal pedestrian connectivity throughout the development and surrounding area. Accessible via private alleys, each unit will include a single-car rear-entry garage with supplementary spaces on the driveway for each unit. Additional parking for guests will be provided along the interior streets. The development will have an average of 2.34 spaces per unit. Site access will be provided via full-movement boulevard entrance on Springlake Road that will be improved with a deceleration lane to prevent impeding traffic on Springlake Road. A stub street will be provided at the southeast edge of the site for a future inter-parcel connection; in the event the City-owned property is developed. Additional site improvements for residents will include but are not limited to the amenity area with pool and cabana, a pavilion, dumpsters for easy trash pickup, stormwater management facility and a designated mail kiosk area. All units, landscaping and other private property within the development will be maintained by a property management group.

The subject property is located within the Traditional Residential character area of the City of Lawrenceville 2045 Comprehensive Plan. The proposed development is consistent with these objectives and reflects the larger intent of the Comprehensive Plan by providing a housing type that bridges lower-density single-family neighborhoods and higher-density residential developments. The surrounding land use pattern supports the proposed rezoning and development. Properties located along Papermill Road to the west include existing townhomes, duplexes, and apartment communities, establishing a clear precedent for medium to high density residential development in the immediate area. To the east of the site are single-family detached residential neighborhoods. The proposed stacked townhomes serve as an appropriate transitional use between these varying residential densities, providing a gradual shift in scale and intensity rather than an abrupt change. This transition is especially appropriate given the site's location on a corner lot, where differing land uses and residential forms commonly intersect.

In addition to the proposed rezoning, the applicant requests the following variances to allow for the most sufficient and successful development that best interacts with the surrounding community:

- Reduce front setback from 50-feet to 25-feet;

RZM2026-0001 & BFR2026-0001

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PLANNING & DEVELOPMENT DEPARTMENT

- Increase number of three-bedroom units from 10% to 65%;
- Allow internal access for units;
- Reduce landscaped setback along exterior streets from 50-feet to 25-feet;
- Reduce buffer adjacent to RS-150 property from 50-feet to 20-feet.

The proposed rezoning will not adversely affect nearby properties and will not create an excessive burden on public infrastructure, transportation facilities, utilities, or schools. Instead, the development represents a logical infill opportunity that makes efficient use of existing infrastructure and positively contributes to the City's tax base. The project will also expand housing options within the City, supporting Lawrenceville's goal of providing diverse residential opportunities for current and future residents.

Based on the surrounding land uses, and the guidance of the 2045 Comprehensive Plan, the Applicant believes this rezoning request is reasonable, appropriate, and consistent with the City's long-term vision. The proposed stacked townhome development represents a high-quality transitional residential use that fits the character of the area and enhances the overall development pattern along Papermill Road.

For these reasons, the Applicant respectfully requests approval of the rezoning to RM-12 and looks forward to working with City staff, elected officials, and the surrounding community throughout the review process. The Applicant appreciates your consideration of this request and is available to address any questions or concerns regarding the proposed development.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

TC-R Standards

Pursuant to Section 103-9.4.C.11. of the Snellville Unified Development Ordinance, a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. Simple yes/no answers or re-statement of the standard is not acceptable and shall be considered non-responsive.

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Yes, the site is situated at a major intersection within the county and city. Currently, there is mostly commercial, and office uses in close proximity, many of which are vacant. The Town Center is directly across 78, which is in walking distance of the subject site.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

No, the development is intended to support the adjacent uses and the Town Center. Utilizing existing streets and contributing to enhanced walkability, the development is ideal for infill residential.

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

The property is currently owned by the Methodist Church, and the subject site is not needed for their operation. The Applicant submits that the property does not have reasonable economic value as currently zoned.

D. 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.

No, the zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

E. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Plan.

RZM2026-0001 & BFR2026-0001

RECEIVED JANUARY 15, 2026

PLANNING & DEVELOPMENT DEPARTMENT

Yes, it's within the Town Center character area of the future land use plan. This area specifically calls for medium to high density housing that encourages walkability around the Town Center.

F. 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.

The consistency with the land use plan, the need for infill housing, and lack of demand for more office and commercial are amongst supporting grounds for approval.

Property Owner Information

5026-051, 5026-177, 5026-107

SNELLVILLE UNITED METHODIST CHURCH, INC.

2428 MAIN ST E

SNELLVILLE, GA 30078

Contact:

Tyler Lasser

470.202.9321

Tlasser@LJA.com

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Proposed BG Standards

Pursuant to Section 103-9.4.C.11. of the Snellville Unified Development Ordinance, a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. Simple yes/no answers or re-statement of the standard is not acceptable and shall be considered non-responsive.

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Yes, the site is situated at a major intersection within the county and city. Currently, there is mostly commercial, and office uses in close proximity, many of which are vacant. The Town Center is directly across 78, which is in walking distance of the subject site.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

No, the development is intended to support the adjacent uses and the Town Center. The development will be an upgrade to what is currently an outdated building.

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

There is currently an unused and outdated structure on the site. The Applicant submits that the property does not have reasonable economic value as currently zoned, but it will continue to be for commercial purposes.

D. 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.

No, the zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

RZM2026-0001 & BFR2026-0001

RECEIVED JANUARY 15, 2026

PLANNING & DEVELOPMENT DEPARTMENT

E. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Plan.

Yes, it's within the Town Center character area of the future land use plan. Adding to the variety of services and commercial uses is encouraged.

F. 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.

The consistency with the land use plan, and pattern of development in the area are among the reasons for approval of the zoning proposal.

LEGAL DESCRIPTION

COMBINED TRACTS

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 179 OF THE 5TH DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN AT THE SOUTHERN END OF THE MITER OF THE EASTERLY RIGHT-OF-WAY LINE OF PAPER MILL ROAD (VARIABLE RIGHT-OF-WAY)

AND SPRINGLAKE ROAD (VARIABLE RIGHT-OF-WAY), HAVING GEORGIA WEST STATE PLANE COORDINATES (N: 1,438,569.2710 E: 2,357,134.9470);

THENCE, NORTHERLY ALONG THE SAID RIGHT OF WAY MITER, NORTH 45 DEGREES 34 MINUTES 00 SECONDS EAST A DISTANCE OF 436.82 FEET TO

A POINT;

THENCE, EASTERLY ALONG THE RIGHT OF WAY OF SPRINGLAKE ROAD, SOUTH 86 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 432.47

FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 3 DEGREES 43 MINUTES 49 SECONDS EAST A DISTANCE OF 9.72 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 86 DEGREES 43 MINUTES 52 SECONDS EAST A DISTANCE OF 186.78 FEET TO A POINT;

THENCE, DEPARTING SAID RIGHT OF WAY, SOUTH 14 DEGREES 47 MINUTES 22 SECONDS WEST A DISTANCE OF 220.65 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 22 MINUTES 13 SECONDS EAST A DISTANCE OF 100.30 FEET TO A POINT;

THENCE NORTH 14 DEGREES 44 MINUTES 21 SECONDS EAST A DISTANCE OF 200.64 FEET TO A POINT ON THE RIGHT OF WAY OF SPRINGLAKE

ROAD;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 86 DEGREES 46 MINUTES 07 SECONDS EAST A DISTANCE OF 40.51 FEET TO A POINT;

THENCE, DEPARTING SAID RIGHT OF WAY, SOUTH 14 DEGREES 42 MINUTES 32 SECONDS WEST A DISTANCE OF 361.92 FEET TO A POINT ON THE

LAND LOT LINE COMMON TO LAND LOTS 179 AND 180;

THENCE, SOUTHERLY ALONG SAID LAND LOT LINE, SOUTH 59 DEGREES 17 MINUTES 55 SECONDS WEST A DISTANCE OF 284.85 FEET TO A POINT

**RZM2026-0001 & BFR2026-0001
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ON THE RIGHT OF WAY OF PAPER MILL ROAD;

THENCE, NORTHERLY ALONG SAID RIGHT OF WAY, 193.77 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,568.51 FEET

(CHORD BEARING OF NORTH 34 DEGREES 59 MINUTES 10 SECONDS WEST AND A DISTANCE OF 193.72 FEET) TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 31 DEGREES 21 MINUTES 03 SECONDS WEST A DISTANCE OF 168.08 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 58 DEGREES 18 MINUTES 50 SECONDS EAST A DISTANCE OF 15.54 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 31 DEGREES 23 MINUTES 48 SECONDS WEST A DISTANCE OF 151.67 FEET TO A POINT;

THENCE, NORTHERLY ALONG SAID RIGHT OF WAY, 156.09 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.00 FEET

(CHORD BEARING OF NORTH 16 DEGREES 55 MINUTES 30 SECONDS WEST AND A DISTANCE OF 154.45 FEET) TO A POINT;

SAID POINT BEING THE TRUE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINS 7.536 ACRES (+/- 328,307 SQUARE FEET) MORE OR LESS.

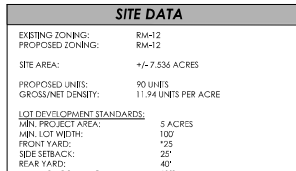


SITE DATA

EXISTING ZONING: RM-12
 PROPOSED ZONING: RM-12
 SITE AREA: +/- 7.536 ACRES
 PROPOSED UNITS: 90 UNITS
 GROSS NET DENSITY: 11.94 UNITS PER ACRE

LOT DEVELOPMENT STANDARDS:
 MIN. PROJECT AREA: 5 ACRES
 MIN. LOT WIDTH: 100'
 FRONT YARD: 25'
 SIDE SETBACK: 25'
 REAR YARD: 40'
 MAX. LOT COVERAGE: 40%
 MAX. BUILDING HEIGHT: 35'

COMMON AREA:
 MIN. COMMON AREA: 15% OR 1.13 ACRES
 COMMON AREA PROVIDED: 18% OR 1.37 ACRES
 PROPOSED AMENITIES: POOL, CLUBHOUSE



PARKING CALCS

TYPE	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
1	1	2	90
2	1	2	180
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL (MIN. 1.5 SPACES PER DWELLING UNIT)			135
GUEST AMENITY PARKING PROVIDED (ON DEGREE SPACES)			30
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL			210

SITE LEGEND

- COMMON AREA
- CLUBHOUSE
- COMMUNITY PARK
- DUMPSTER
- MAIL KIOSK
- POOL
- PUBLIC ART
- SIDEWALK
- STORMWATER MANAGEMENT AREA (UNDERGROUND DETENTION)

PROPERTY ADDRESS: SPRING LAKE ROAD LAWRENCEVILLE, GA 30046

PROPERTY OWNERS: PID R5179 239 - YANKY RUTH H PID R5179 239 - CE SMITH FAMILY LLLP

BASEMAP NOTE: PLAN REFERENCES BOUNDARY SURVEY AND TOPOGRAPHY DATA FROM OTHERS

STORMWATER NOTE: STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE.

WATER NOTE: WATER PROVIDED BY CITY OF LAWRENCEVILLE OR GWINNETT COUNTY.

SEWER NOTE: SEWER PROVIDED BY CITY OF LAWRENCEVILLE OR GWINNETT COUNTY.

FEMA NOTE: ACCORDING TO FEMA NUMBER 131300099P DATED 03/20/2006 FOR CITY OF LAWRENCEVILLE GA, THE PROPERTY SHOWS DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

VARIANCES:
 1. INCREASE SETBACK - (REDUCED FROM 50' TO 25')
 2. INCREASE NUMBER OF 3 BEDROOM UNITS FROM 10% MAX TO 65%
 3. EACH UNIT ACCESSED INTERNALLY, VIA A DOUBLE LOADED CORRIDOR - (REMOVED)
 4. PROVIDE A 50' WIDE LANDSCAPED SETBACK ALONG EXTERIOR STREETS - (REMOVED FROM 50' TO 35')
 5. REDUCE THE REQUIRED BUFFER ADJACENT TO RS-150 - (REDUCED FROM 50' TO 20')



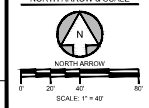
© 2025 LJA ENGINEERING, INC.
 292 SOUTH MAIN STREET
 ALPHARETTA, GA 30009
 770.226.4710

REVISIONS	DATE	DESCRIPTION



CLIENT
PARKLAND
 24 HR. CONTACT:
 IAN YOUNG
 IAN@PARKLANDCO.COM
 923 NORTH POINT PKWY, SUITE 320
 ALPHARETTA, GA 30005

PROJECT
 ZONING PLAN FOR
SPRINGLAKE PARK
 SPRINGLAKE RD
 LAND LOT 179 DISTRICT 6, PARCEL ID: R5179 002
 CITY OF LAWRENCEVILLE, GA 30046



DESIGN INFO

ISSUE TITLE	ZONING PLAN
DRAWN BY:	CC
DESIGNED BY:	CC
REVIEWED BY:	JW
JOB #:	GA3795268
DATE:	01/07/2026

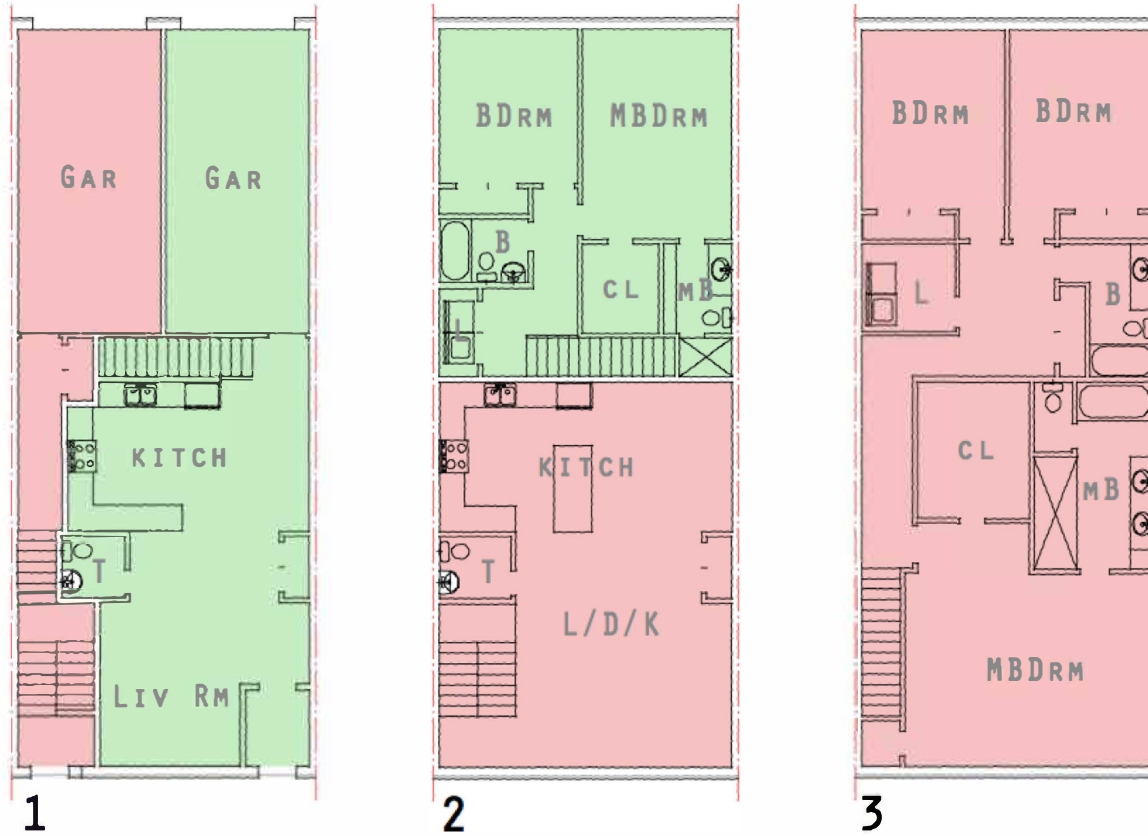
REZONING SITE PLAN
 SHEET NUMBER
Z-100

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SPLIT TOWNHOME - EXAMPLE FLOORPLAN



 Two-Bedroom Unit

 Three-Bedroom Unit








LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

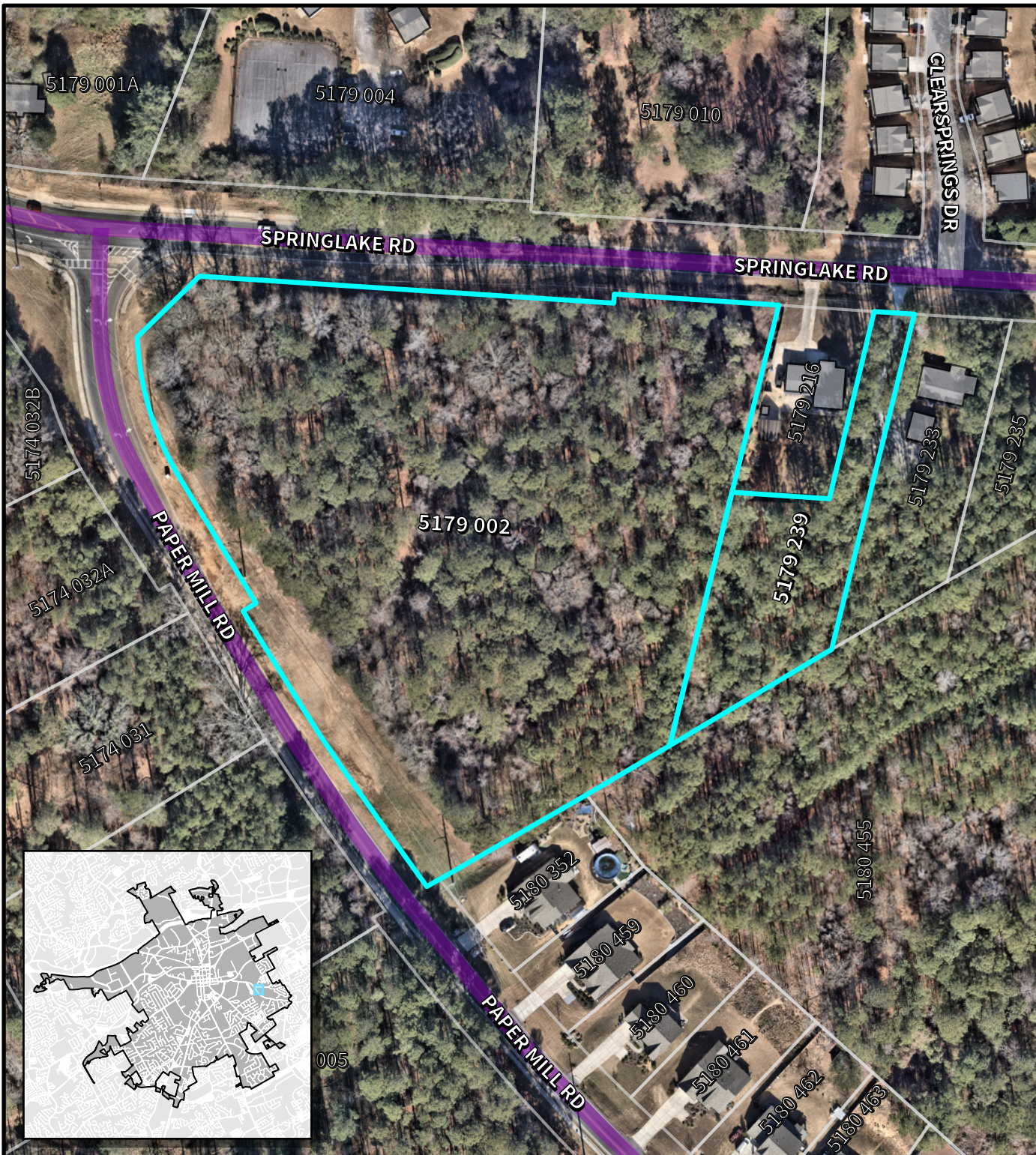
RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

-  Subject Property (~7.29 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 01/13/2026
Map Date: 03/10/2026
Map Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

 Subject Property (~7.29 acres)

 Lawrenceville City Limits

Zoning Districts

 RM-12 Multifamily Residential

 RM-8 Townhouse Residential

 RM-4-C Fee Simple Condominium

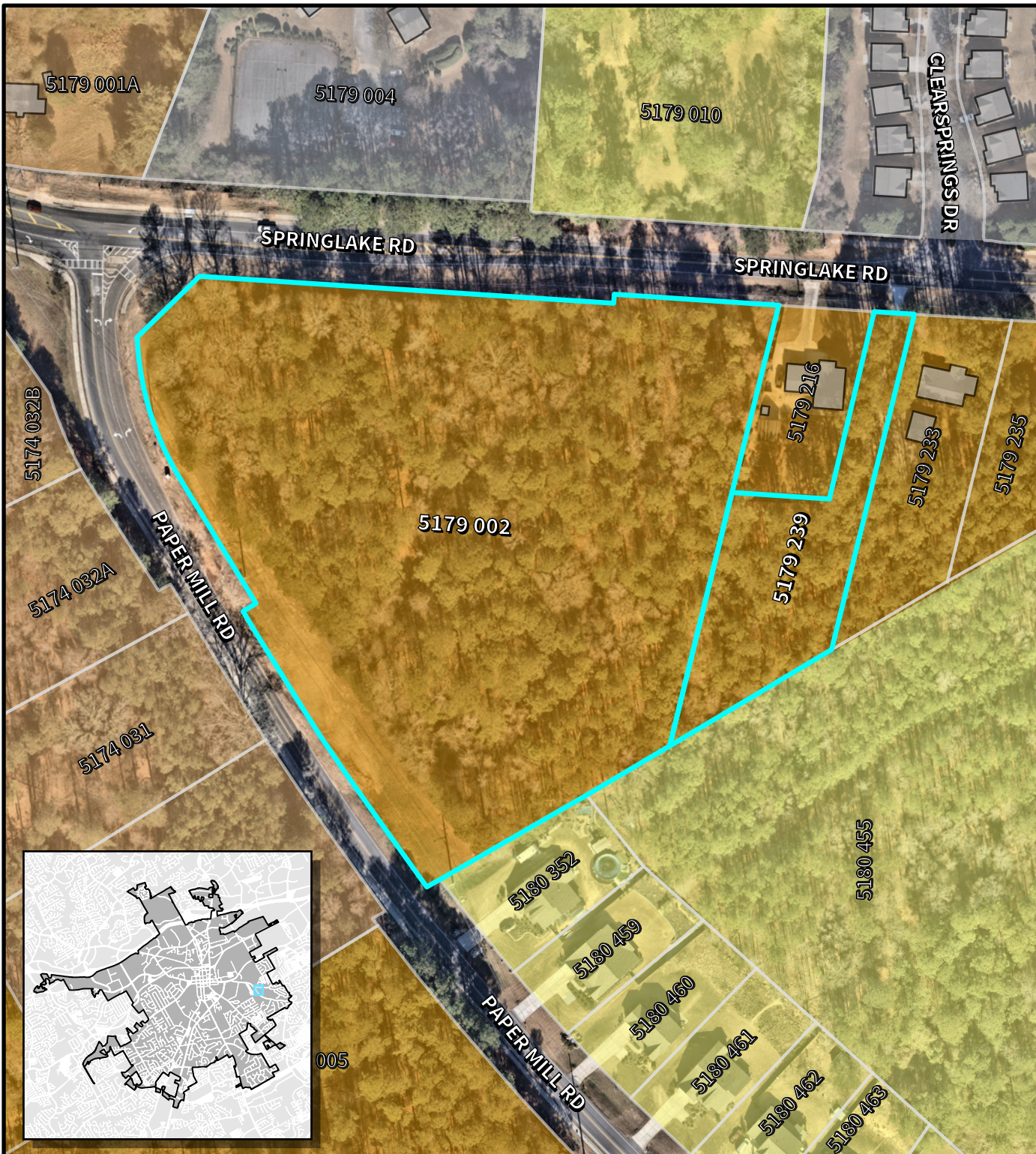
 RS-150 Single-Family Residential

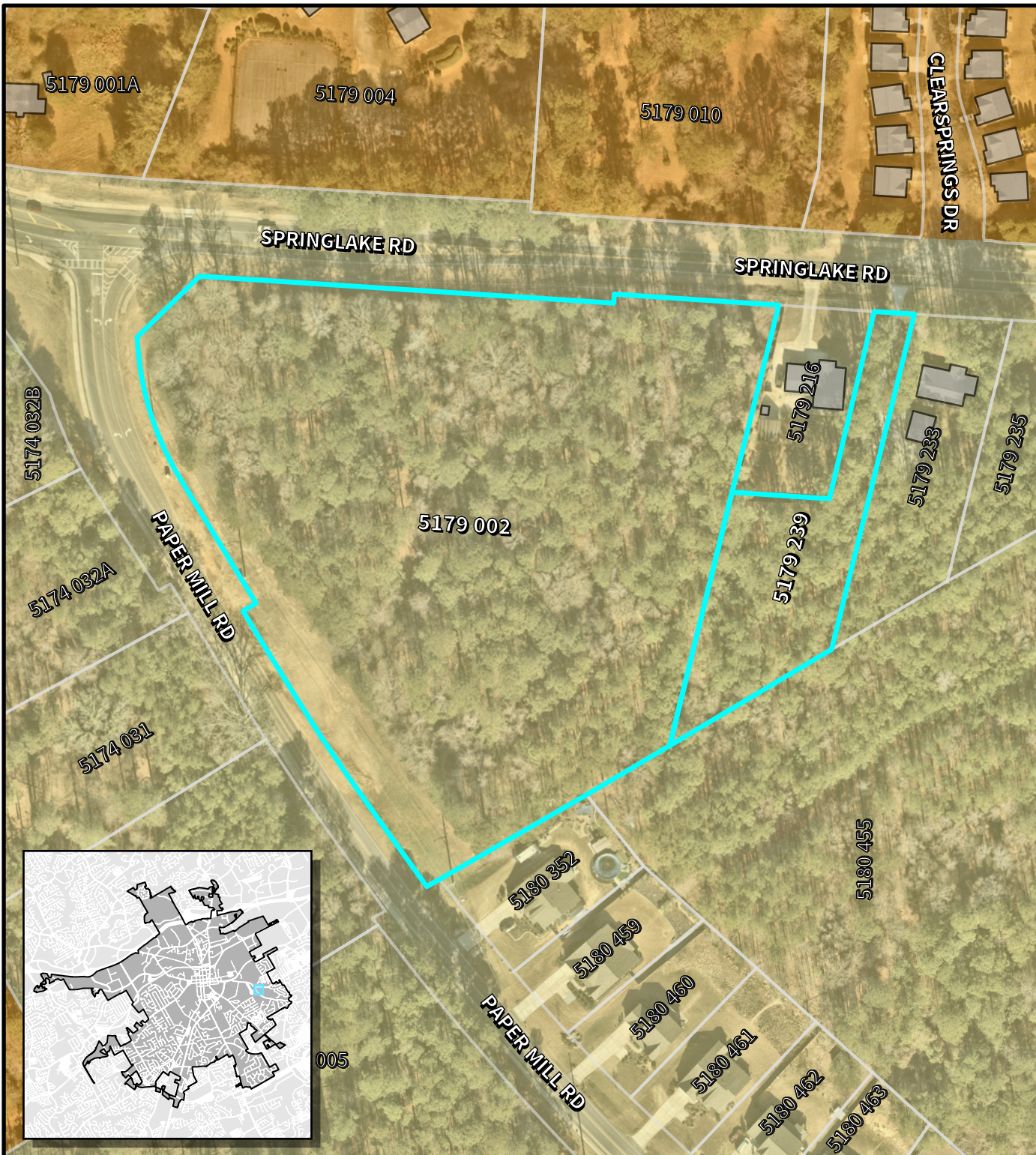
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Map Date: 03/10/2026

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0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

 Subject Property (~7.29 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Mixed Residential

Imagery Date: 01/13/2026

Map Date: 03/10/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet










LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

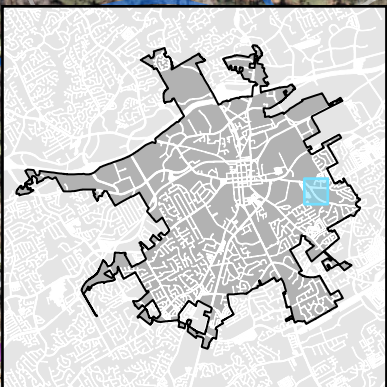
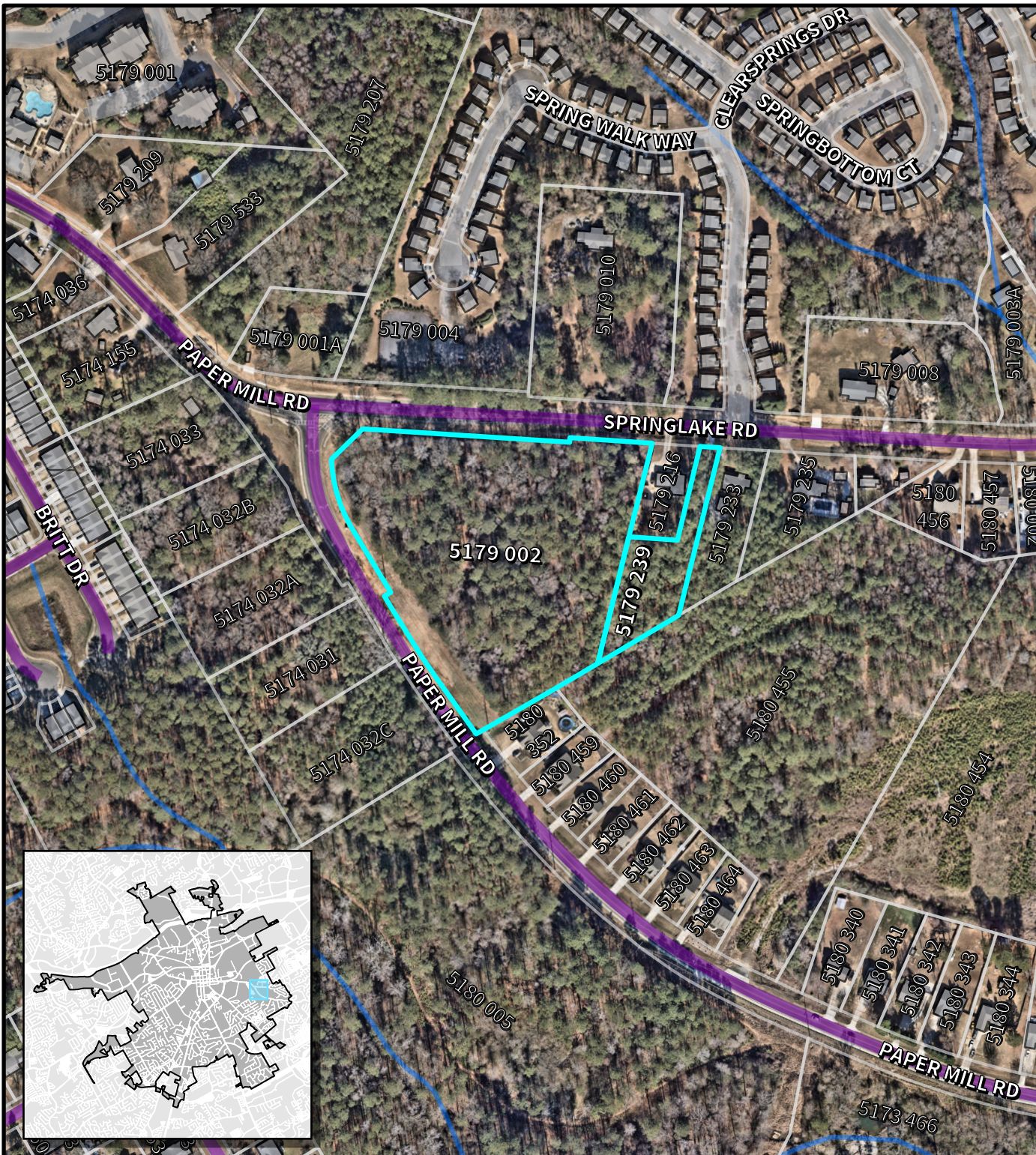
RZM2026-0001 & BFR2026-0001

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-  Subject Property (~7.29 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 01/13/2026
Map Date: 03/10/2026
Map Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas







RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

 Subject Property (~7.29 acres)

 Lawrenceville City Limits

Zoning Districts

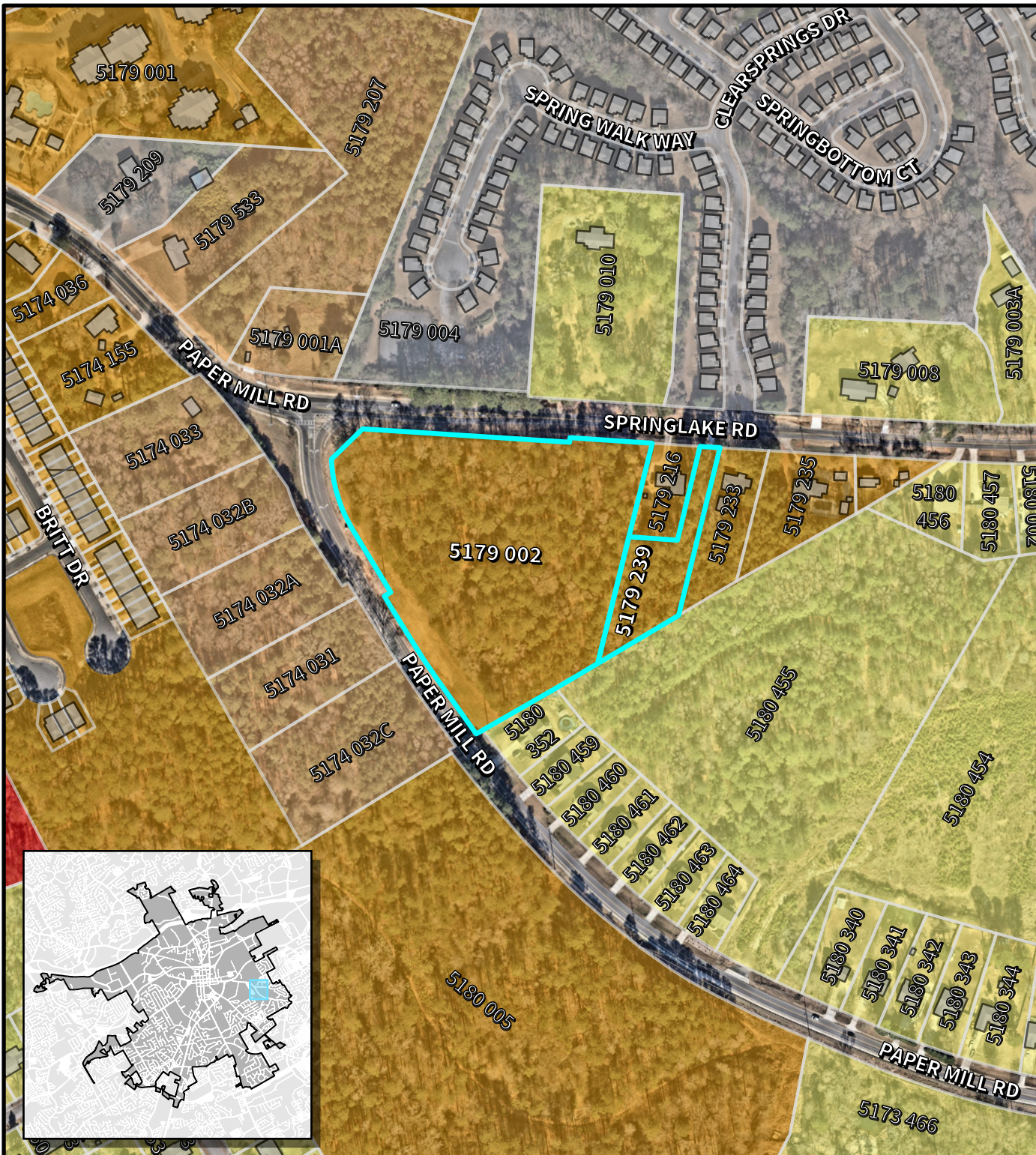
-  **BG** General Business
-  **ON** Office/Neighborhood
-  **RM-12** Multifamily Residential
-  **RM-8** Townhouse Residential
-  **RM-4-C** Fee Simple Condominium
-  **RS-150** Single-Family Residential

Imagery Date: 01/13/2026

Map Date: 03/10/2026

Map Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

 Subject Property (~7.29 acres)

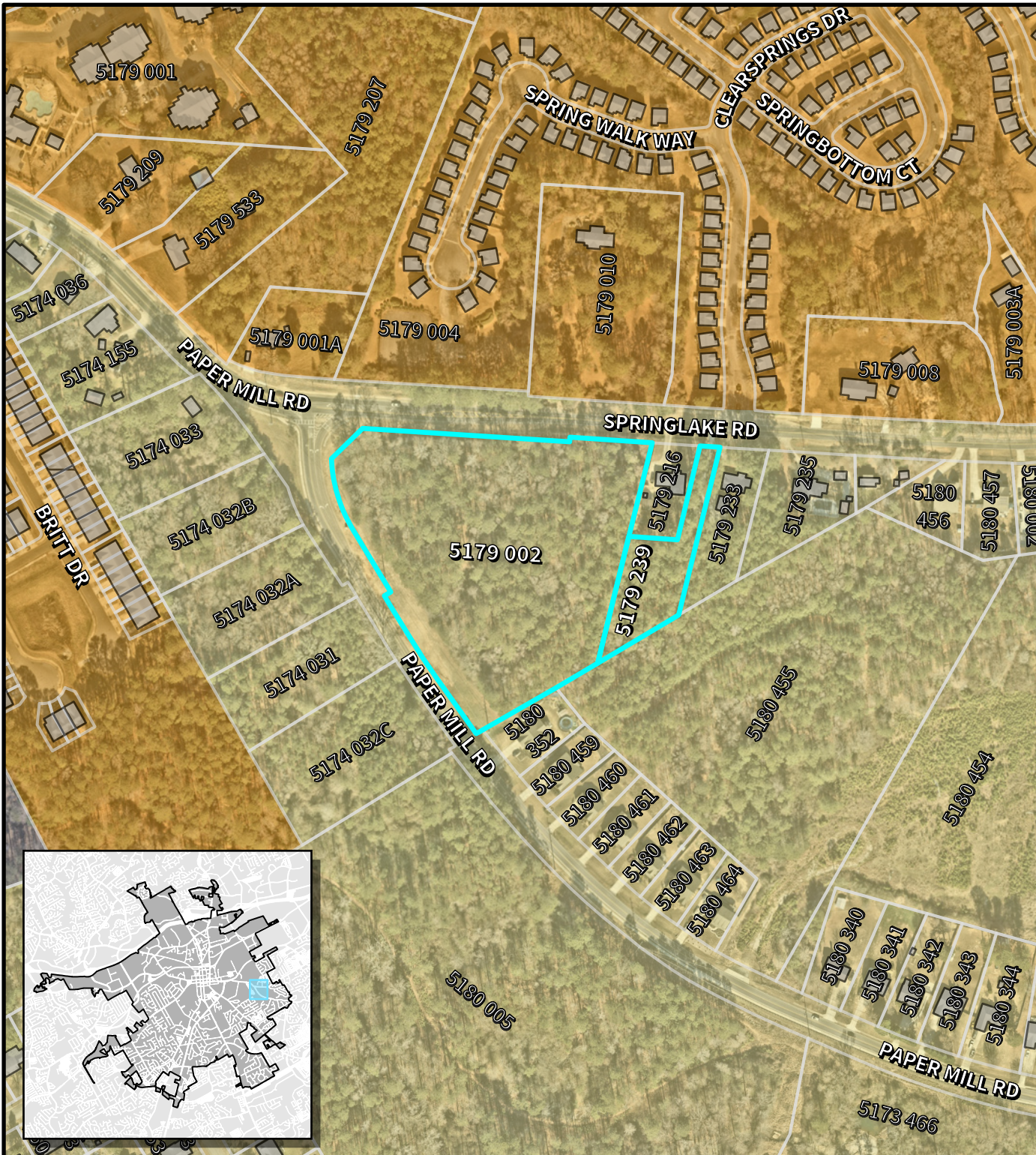
 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Traditional Residential

 Mixed Residential



Imagery Date: 01/13/2026

Map Date: 03/10/2026

Map Scale: 1:3,600

0 125 250 500 Feet

