



# LAWRENCEVILLE

## Planning & Development

### REZONING AND BUFFER REDUCTION

**CASE NUMBER(S):** RZC2026-00001 & BFR2026-00003

**APPLICANT(S):** AMICASA HOME CARE CORP

**PROPERTY OWNER(S):** 1298 OLD NORCROSS ROAD, LLC

**LOCATION(S):** 1298 OLD NORCROSS ROAD

**PARCEL IDENTIFICATION NUMBER(S):** 7006 008 & 7006 050

**APPROXIMATE ACREAGE:** 3.13 ACRES

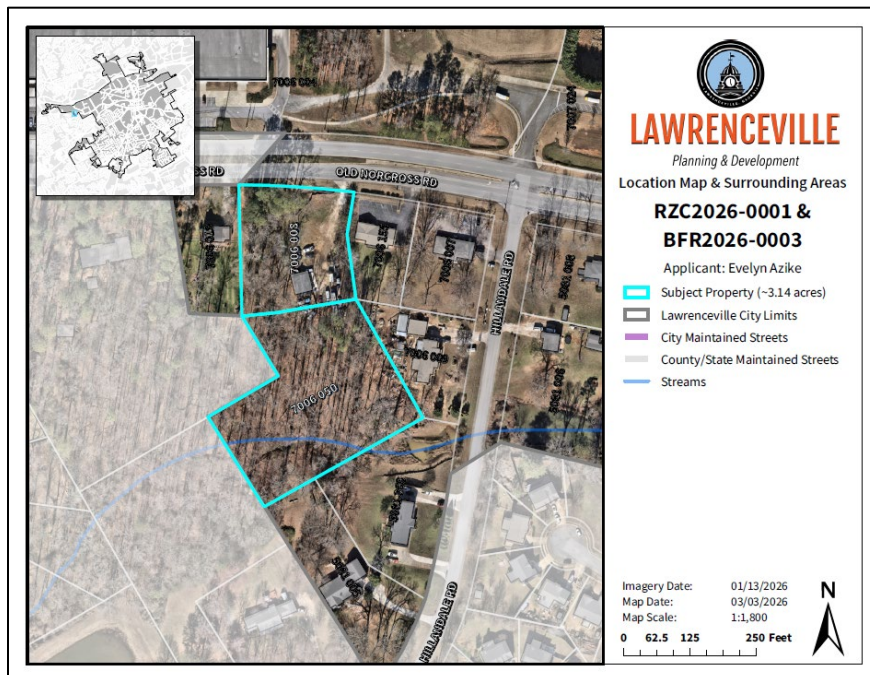
**CURRENT ZONING:** RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND OI (OFFICE INSTITUTIONAL DISTRICT)

**PROPOSED ZONING:** OI (OFFICE INSTITUTIONAL DISTRICT)

**PROPOSED DEVELOPMENT:** PERSONAL CARE HOME / ASSISTED LIVING FACILITY

**DEPARTMENT RECOMMENDATION:** APPROVAL W/ CONDITIONS

#### VICINITY MAP



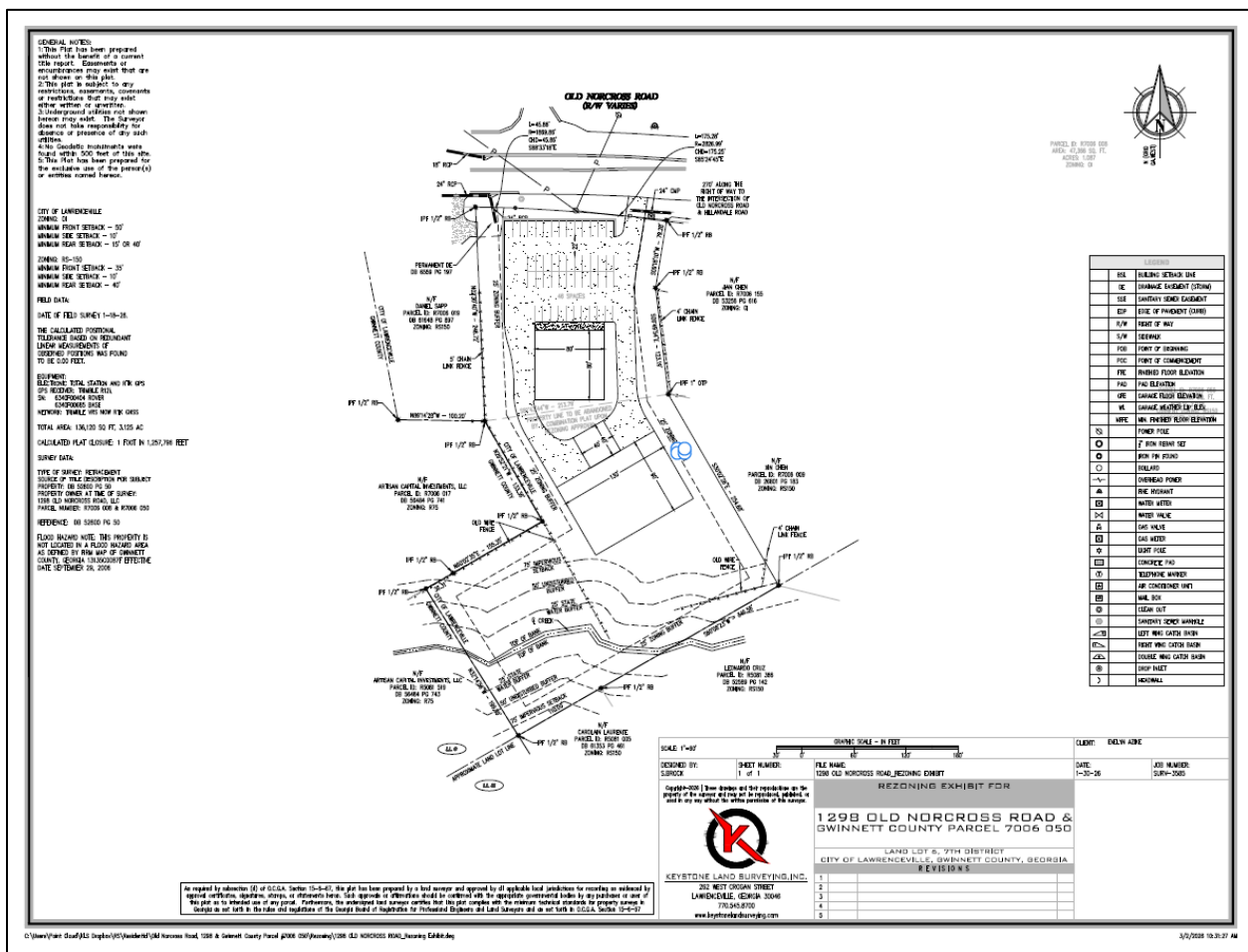
# ZONING HISTORY

Portions of the subject property adjacent to Old Norcross Road (R7006 008) were annexed into the City of Lawrenceville and rezoned to RS-120 (Single Family Residential District) In 1982; these portions were rezoned to OI (Office Institutional District in 1989 per RZ-89-12. The remaining portions of the subject property were annexed into the city limits and rezoned to RS-150 (Single Family Residential District) sometime between the years 1989 and 2002.

# PROJECT SUMMARY

The applicant requests the rezoning of an approximately 3.13-acre parcel assemblage located at 1298 Old Norcross Road from split RS-150 (Single-Family Residential District) and OI (Office Institutional District) zoning to OI (Office Institutional District) to develop a personal care home / assisted living facility. Further, the applicant is requesting to reduce the required buffer with adjacent RS-150 zoning districts from 50 feet to 25 feet. The subject property is located at the southern right-of-way of Old Norcross Road, west of its intersection with Hillandale Drive.

# SITE PLAN



**ZONING AND DEVELOPMENT STANDARDS**

The subject property currently consists of a one story, 1,064 square foot wood frame single-family dwelling constructed in 1979. There are no Certificates of Occupancy or Occupational Tax Certificates associated with the subject property; there is currently an open code case at the property regarding outdoor storage (vehicles) and parking on non-approved surfaces (CEU2025-16538).

The applicant seeks to redevelop the subject property into a commercial personal care home / assisted living facility. The proposal consists of two structures totaling approximately 18,100 SF of gross floor area.

Approval of the requested OI (Office Institutional District) zoning district meets the minimum standard for the district as outlined below:

**Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection B. Lot Development Standards.**

Standard	Requirement	Proposal	Recommendation
Lot Area	<i>20,000 sq ft</i>	<i>136,342 sq ft</i>	<i>N/A</i>
Lot Width	<i>100 ft</i>	<i>220 ft</i>	<i>N/A</i>
Front Setback	<i>50 ft</i>	<i>50 ft</i>	<i>N/A</i>
Side Setback	<i>10 ft</i>	<i>10 ft</i>	<i>N/A</i>
Rear Setback	<i>40 ft</i>	<i>40 ft</i>	<i>N/A</i>
Impervious Surface Coverage	<i>70%</i>	<i>Not listed</i>	<i>Land Disturbing Activity Permit</i>
Max Height	<i>35 ft</i>	<i>Not listed</i>	<i>Building Permit</i>

**Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection C. Miscellaneous Provisions.**

Standard	Requirement	Proposal	Recommendation
District Location	<i>Major Arterials, State Highways, and Access Roads parallel to expressways</i>	<i>Major Arterial</i>	<i>N/A</i>

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

Standard	Requirement	Proposal	Recommendation
OI/RS-150	50 ft	25 ft	Buffer Reduction
OI/R-75	50 ft	25 ft	Buffer Reduction

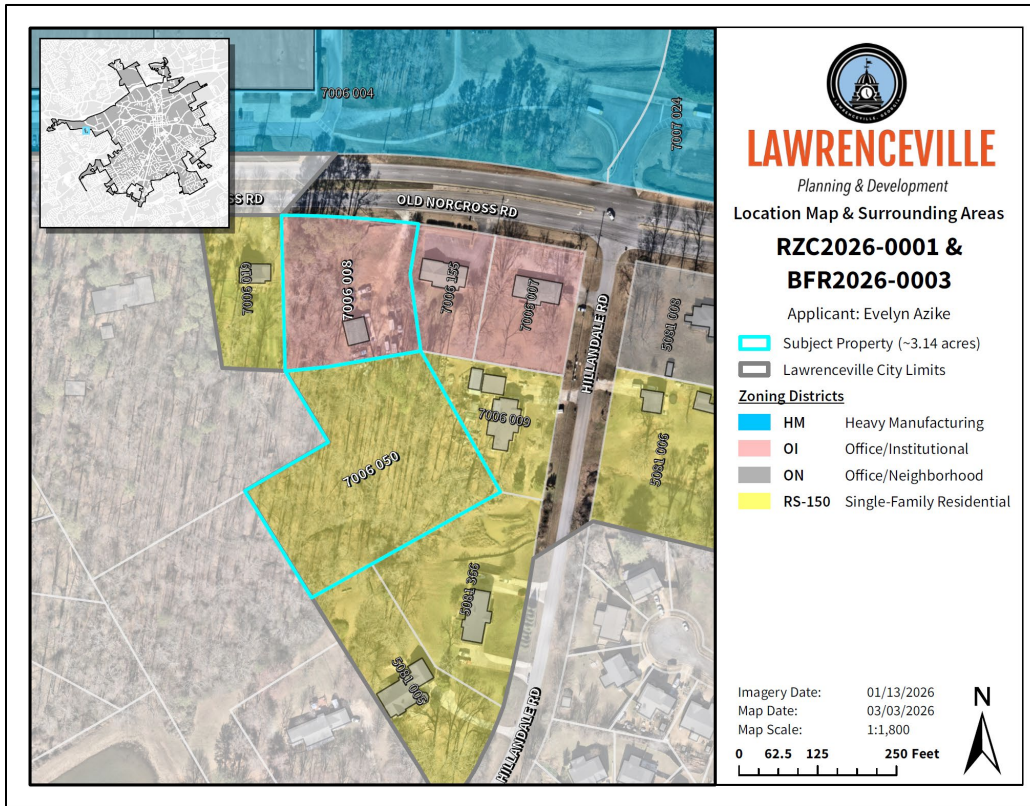
**Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.**

Standard	Requirement	Proposal	Recommendation
Parking: Personal Care Home	1 per two beds plus 1 for each 250 SF GFA of common space	46 spaces	Variance (Board of Appeals)

In addition to the rezoning request, a buffer reduction is requested to reduce the required buffer between the subject property and adjacent properties zoned City of Lawrenceville zoning district RS-150 (Single-Family Residential) and Gwinnett County zoning district R-75 (Single-Family Residential) from 50 feet to 25 feet. Due to the property’s shape, the fact that it is surrounded by residential uses and zoning districts on nearly all sides, and the presence of a stream with an associated 75’ buffer running through the rear of the property, a significant portion of the property is rendered unbuildable by these various buffers. These hardships may justify a reduction of the required zoning buffer; the required 75’ stream buffer shall remain in place as-is.

Parking, driveway, architectural, and landscaping requirements will be reviewed following submission of all permit applications and must be brought into compliance prior to the issuance of a Certificate of Occupancy.

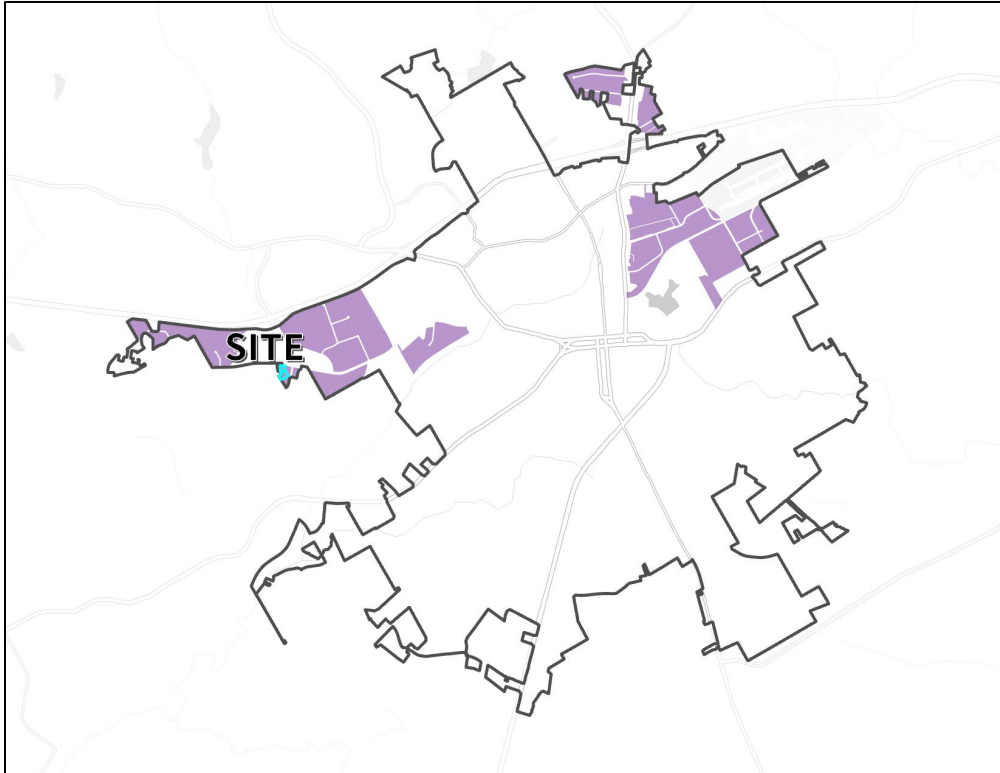
**CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP**



**SURROUNDING ZONING AND USE**

The immediate area surrounding the subject property consists of single-family residential and light commercial zoning districts and land uses. The properties to the east of the subject property along Old Norcross Road are both zoned OI (Office Institutional District) and consist of day care and a medical office operating out of structures initially built as single-family dwellings. Otherwise, the properties directly adjacent to the subject property contain single-family dwellings within residential zoning districts (City of Lawrenceville RS-150 district and Gwinnett County R-75 district). The greater area consists of predominantly single-family residential on the southern extent of Old Norcross Road; likewise, the northern extent of Old Norcross Road contains Discovery High School and Benefield Elementary School, both institutional uses on properties zoned HM (Heavy Manufacturing District). The proposal may be appropriate considering the residential and institutional nature of nearby land uses and zoning districts.

## FUTURE LAND USE PLAN MAP



### 2045 COMPREHENSIVE PLAN

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

*The industrial character area leverages both its location along SR 316 and the growing distribution and technology industries. This area supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities.*

As proposed, the requested rezoning may not be strictly consistent with the policies of the 2045 Comprehensive Plan.

## **STAFF RECOMMENDATION**

The proposed rezoning and buffer reduction provide a compatible, low-impact institutional use adjacent to both residential and employment areas and would function as an effective transitional land use between single-family neighborhoods and more intensive industrial and institutional development located along the northern right-of-way of Old Norcross Road. Additionally, the requests would eliminate “split zoning”, promoting a coordinated and orderly development pattern, which would align with the City’s long-term vision for the area by supporting employment-adjacent institutional uses with the broader Industrial Character Area.

Given these considerations, the rezoning and buffer reduction requests represent a reasonable, appropriate, and well-supported use of a property and does not materially conflict with the Comprehensive Plan. Therefore, Staff recommends **APPROVAL WITH CONDITIONS** of the proposed rezoning and buffer reduction.

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

Jackson EMC serves this development.

**GAS DEPARTMENT**

Lawrenceville Gas serves 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 OI zoning and personal care home / assisted living facility is generally compatible with nearby institutional, and office uses along Old Norcross Road and may serve as a transitional use between commercial and surrounding residential properties.*

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

*The proposed development is not expected to adversely affect nearby properties, as personal care homes typically generate relatively low traffic and operational impacts compared to other commercial uses.*

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

*The subject properties are split zoned (RS-150 and OI), which limits cohesive development and constrains its highest and best use. While portions could be developed under existing zoning, the property is most economically viable as a unified OI district, allowing for coordinated institutional development consistent with surrounding land uses.*

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 assisted living facility is expected to generate moderate traffic volumes and should have minimal impact on surrounding transportation infrastructure, utilities, and nearby schools.*

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

*The subject property is located within the Industrial Character Area of the City's Comprehensive Plan. While the proposed personal care home/assisted living facility is not an industrial use, it is an institutional use compatible with surrounding development and functions as a transition between residential and employment/industrial uses. The rezoning to OI (Office-Institutional) supports the City's goals for orderly growth, land use compatibility, and efficient development, and is therefore generally consistent with the policy and intent of the Comprehensive Plan.*

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;

*The subject property is in an area characterized by a mix of residential, institutional, and employment uses, including office-institutional zoning and industrial development across the adjacent arterial roadway. This evolving land use pattern reflects a transition from single-family residential to more intensive institutional and employment-oriented uses. Given the property's location and surrounding area, the proposed rezoning to OI (Office-Institutional District) responds to these changing conditions, supports coordinated development, and provides a compatible, low-impact use that aligns with the City's vision for orderly growth. These factors provide supporting grounds for approval of the request.*



# LAWRENCEVILLE

## *Planning & Development*

### PLANNING & DEVELOPMENT

#### RECOMMENDED CONDITIONS – 03302026

#### RZC2026-00001

Approval of a rezoning to OI (Office Institutional District), subject to the following enumerated conditions:

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

- A.** Limited to office and institutional uses only.
- B.** Final building design, site design, and exterior appearance shall be approved by the Director of Planning and Development.
- C.** 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.
- D.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- E.** Outdoor storage shall be prohibited.
- F.** 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 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 the Planning and Development Department.
- B.** 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 the Planning and Development Department.
- C.** Prior to the issuance of a Land Disturbing Activity Permit or Building Permit, a Landscape Plan be submitted for review and approval by the Director of the Planning and Development Department. A Landscape Plan shall include perimeter buffers, street frontage and internal parking lots, driveways, and planting areas.

- D. Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- 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.
- F. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

## **PLANNING AND DEVELOPMENT DEPARTMENT**

### **RECOMMENDED CONDITIONS\_03302026**

#### **BFR2026-00003**

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

**1. To restrict the Buffer Reduction as follows:**

- A. Allows a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications, from fifty (50) feet to twenty-five (25) feet.
- B. Provide a twenty-five (25) zoning buffer as shown on the submitted Rezoning Exhibit, prepared for “1298 Old Norcross Road & Gwinnett County Parcel 7006 050”, prepared by “Keystone Land Surveying, Inc.”, dated “January 30, 2026”.
- C. Any disturbance within the required twenty-five (25) 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 Exhibit, prepared for “1298 Old Norcross Road & Gwinnett County Parcel 7006 050”, prepared by “Keystone Land Surveying, Inc.”, dated “January 30, 2026”.
- F. No land-disturbing activity shall occur within the required 75-foot impervious surface setback, 50-foot undisturbed buffer, or 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.

RZC2026-0001 & BFR2026-0003  
 RECEIVED FEBRUARY 2, 2026  
 PLANNING & DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

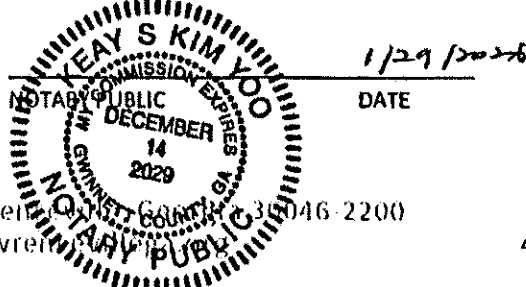
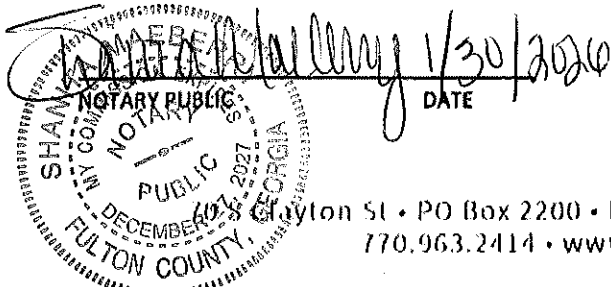
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>AMICASA HOME CARE Corp - Evelyn A. Azike - CEO</u>	NAME: <u>1298 Old Norcross Road, LLC - Soren Thomas</u>
ADDRESS: <u>3482 Flat Shoals Road</u>	ADDRESS: <u>PO Box 80042</u>
CITY: <u>Decatur</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30034</u>	STATE: <u>GA</u> ZIP: <u>30366</u>
CONTACT PERSON: <u>Evelyn A. Azike</u> PHONE: <u>404.537.1960</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>OI</u>	
PARCEL NUMBER(S): <u>R7006 008 &amp; R7006 050</u> ACREAGE: <u>3.131</u>	
ADDRESS OF PROPERTY: <u>1298 Old Norcross Rd &amp; 0 Hillandale Rd, Lawrenceville, Ga 30046</u>	

  
 SIGNATURE OF APPLICANT      DATE 1/30/2026

  
 SIGNATURE OF OWNER      DATE 01/29/2026

AMICASA HOME CARE Corp - Evelyn A. Azike - CEO  
 TYPED OR PRINTED NAME

Soren Thomas  
 TYPED OR PRINTED NAME



Clayton St • PO Box 2200 • Lawrenceville, GA 30046 • 2200  
 770.963.2414 • www.lawrencevillega.gov



# 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.

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
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**LETTER OF INTENT AND JUSTIFICATION FOR REZONING**

**Rezoning Application**

**City of Lawrenceville, Gwinnett County, Georgia**

**Applicant:**

Evelyn Azike,

Owner/Administrator

Amicasa Homecare Corporation

**Property Address:**

1298 Old Norcross Road

Lawrenceville, Georgia 30044

**Gwinnett County Tax Parcel IDs:**

R7006 008

R7006 050

**Current Zoning District:** RS-150 (Single-Family Residential)

**Requested Zoning District:** OI (Office and Institutional)

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**Date:** 2/2/2026

City of Lawrenceville

Planning and Development Department

165 Park Street

Lawrenceville, Georgia 30046

Dear Members of the Planning Commission and Honorable Mayor and City Council:

This Letter of Intent and Justification for Rezoning is submitted in support of the application to rezone the above-referenced property located at **1298 Old Norcross Road, Lawrenceville, Georgia**, consisting of **Gwinnett County Tax Parcel IDs R7006 008 and R7006 050** (hereinafter, the "Property"), from **RS-150 (Single-Family Residential)** to **OI (Office and Institutional)** pursuant to the City of Lawrenceville Zoning Ordinance.

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**I. INTRODUCTION**

The Property is located within the City of Lawrenceville and is currently zoned RS-150. The Applicant seeks approval to rezone the Property to OI to allow for the development of an

**assisted living facility with an inpatient hospice care component, intended to serve the aging and elderly population of Lawrenceville and the surrounding community.**

This submission is intended to serve as the Applicant's **Letter of Intent and response to the Standards Governing the Exercise of Zoning Power** as required by the City of Lawrenceville Zoning Ordinance.

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## II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property consists of two contiguous parcels fronting **Old Norcross Road**, a well-established corridor that serves a mix of residential, institutional, and community-serving uses. The surrounding area includes a combination of residential neighborhoods, civic and institutional uses, and healthcare-related facilities, making the Property well suited for an institutional use such as assisted living and hospice care.

While the Property is currently zoned for low-density single-family residential use, its location along a major roadway and proximity to existing services, utilities, and medical providers support consideration of a non-residential, community-serving use consistent with OI zoning.

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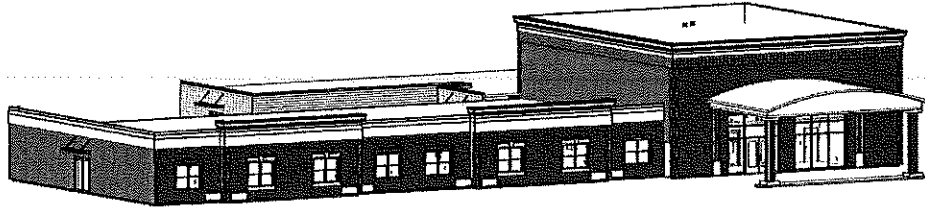
## III. PROJECT SUMMARY

The Applicant proposes to develop the Property with an **assisted living facility and inpatient hospice unit**, providing residential accommodations, medical oversight, and supportive care services in a professionally managed environment. The facility will be designed to maintain a residential character while meeting all applicable City development, safety, and accessibility standards.

The proposed use is inherently low-impact, with limited traffic generation, 24-hour supervised operations, and minimal external disturbances. Site design will incorporate appropriate **setbacks, landscaping, buffering, and architectural treatments** to ensure compatibility with adjacent properties.

RZC2026-0001 & BFR2026-0003  
RECEIVED FEBRUARY 2, 2026  
PLANNING & DEVELOPMENT DEPARTMENT

We have previously built and currently operate a licensed facility located at 3482 Flat Shoals Rd Decatur GA 30034.



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#### **IV. SITE IMPACT ANALYSIS**

##### **Standards Governing the Exercise of Zoning Power**

###### **(A) Suitability in View of Adjacent and Nearby Property**

Yes. The proposed rezoning to OI will permit a use that is suitable given the surrounding land uses and the Property's location along Old Norcross Road. Assisted living and hospice facilities are recognized institutional uses that are compatible with nearby residential and community-serving uses and are less intensive than many commercial uses permitted along similar corridors.

###### **(B) Effect on Existing or Adjacent Property**

No. The proposed rezoning will not adversely affect the use or usability of adjacent or nearby properties. The residential nature of assisted living facilities, combined with planned buffering and site design measures, will ensure minimal impact on surrounding neighborhoods.

###### **(C) Reasonable Economic Use as Currently Zoned**

The Applicant submits that the Property has limited reasonable economic use under its current RS-150 zoning classification given its location, frontage on a major roadway, and surrounding development patterns. Rezoning to OI will allow the Property to be developed in a manner that is both economically viable and compatible with the area.

###### **(D) Impact on Public Infrastructure and Services**

The proposed development will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or public services. Assisted living and hospice facilities typically generate lower traffic volumes than traditional commercial or office uses, and all infrastructure improvements will comply with City requirements.

###### **(E) Consistency with the Comprehensive Plan**

The requested rezoning is consistent with the City of Lawrenceville Comprehensive Plan, which supports the provision of institutional and healthcare services and encourages land uses that promote public health, safety, and general welfare. The proposed development directly advances these goals by addressing the needs of an aging population.

###### **(F) Other Relevant Conditions**

Demographic trends within Lawrenceville and Gwinnett County reflect a growing senior population and an increasing need for assisted living and hospice services. The Property's location, access, and surrounding land use context provide additional support for approval of the requested rezoning.

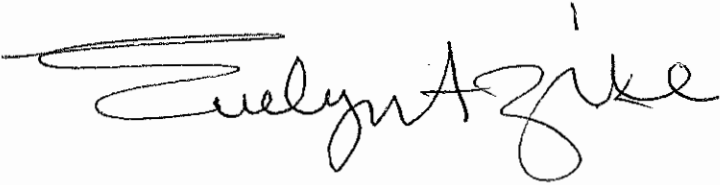
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## V. CONCLUSION

For the reasons stated herein, the Applicant respectfully submits that the requested rezoning from **RS-150 to OI** is **reasonable, appropriate, and in the best interest of the City of Lawrenceville**. The proposed development represents a compatible, low-impact institutional use that will provide meaningful community benefit while adhering to the City's long-term planning objectives.

Accordingly, the Applicant respectfully requests favorable consideration and approval of this rezoning application. The Applicant welcomes the opportunity to meet with City staff or elected officials to address any questions or concerns regarding this request.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Evelyn Azize". The signature is written in a cursive style with a large, sweeping initial "E".

Based on concept site plan containing proposed locations of structures and floor areas along with proposed parking, we will be requesting a buffer reduction of 50% of the 50' zoning requirement for both lots down to 25'

**Parking:** Parking is calculated by 1 space per 2 beds as well as 1 space per 250sq.ft. of common area

**1298 OLD NORCROSS ROAD, LAWRENCEVILLE, GA 30046**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 6 OF THE 7<sup>TH</sup> DISTRICT, GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTHERLY RIGHT OF WAY OF OLD NORCROSS ROAD (R/W VARIES) A DISTANCE OF 270.00 FEET WESTERLY OF THE WESTERLY RIGHT OF WAY OF HILLANDALE ROAD (80' R/W); THENCE SOUTH 12 DEGREES 21 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 79.09' FEET TO A POINT; THENCE SOUTH 04 DEGREES 18 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 123.08' FEET TO AN IRON PIN FOUND; THENCE SOUTH 26 DEGREES 50 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 254.77' FEET TO A POINT; THENCE SOUTH 63 DEGREES 05 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 346.91' FEET TO A POINT; THENCE NORTH 29 DEGREES 10 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 200.00' FEET TO AN IRON PIN FOUND; THENCE NORTH 63 DEGREES 00 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 155.19' FEET TO AN IRON PIN FOUND; THENCE NORTH 26 DEGREES 54 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 133.45' FEET TO AN IRON PIN FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 246.84' FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF OLD NORCROSS ROAD; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1869.86' FEET AND AN ARC LENGTH OF 45.86' FEET, BEING SUBTENDED BY A CHORD OF SOUTH 85 DEGREES 00 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 45.86' FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2826.99' FEET AND AN ARC LENGTH OF 175.27' FEET, BEING SUBTENDED BY A CHORD OF SOUTH 82 DEGREES 34 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 175.25' FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 3.131 ACRES MORE OR LESS.

PROPERTY BEING KNOWN AS 1298 OLD NORCROSS ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA AND INCLUDES TAX PARCEL NUMBERS: R7006 008 AND R7006 050.

**GENERAL NOTES:**  
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.  
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.  
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.  
 4: No Geodetic monuments were found within 500 feet of this site.  
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CITY OF LAWRENCEVILLE  
 ZONING: OI  
 MINIMUM FRONT SETBACK - 50'  
 MINIMUM SIDE SETBACK - 10'  
 MINIMUM REAR SETBACK - 15' OR 40'

ZONING: RS-150  
 MINIMUM FRONT SETBACK - 35'  
 MINIMUM SIDE SETBACK - 10'  
 MINIMUM REAR SETBACK - 40'

FIELD DATA:  
 DATE OF FIELD SURVEY 1-18-26.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

EQUIPMENT:  
 ELECTRONIC TOTAL STATION AND RTK GPS  
 GPS RECEIVER: TRIMBLE R12  
 SN: 634900404 ROVER  
 634900685 BASE

NETWORK: TRIMBLE VMS NOW RTK GNSS

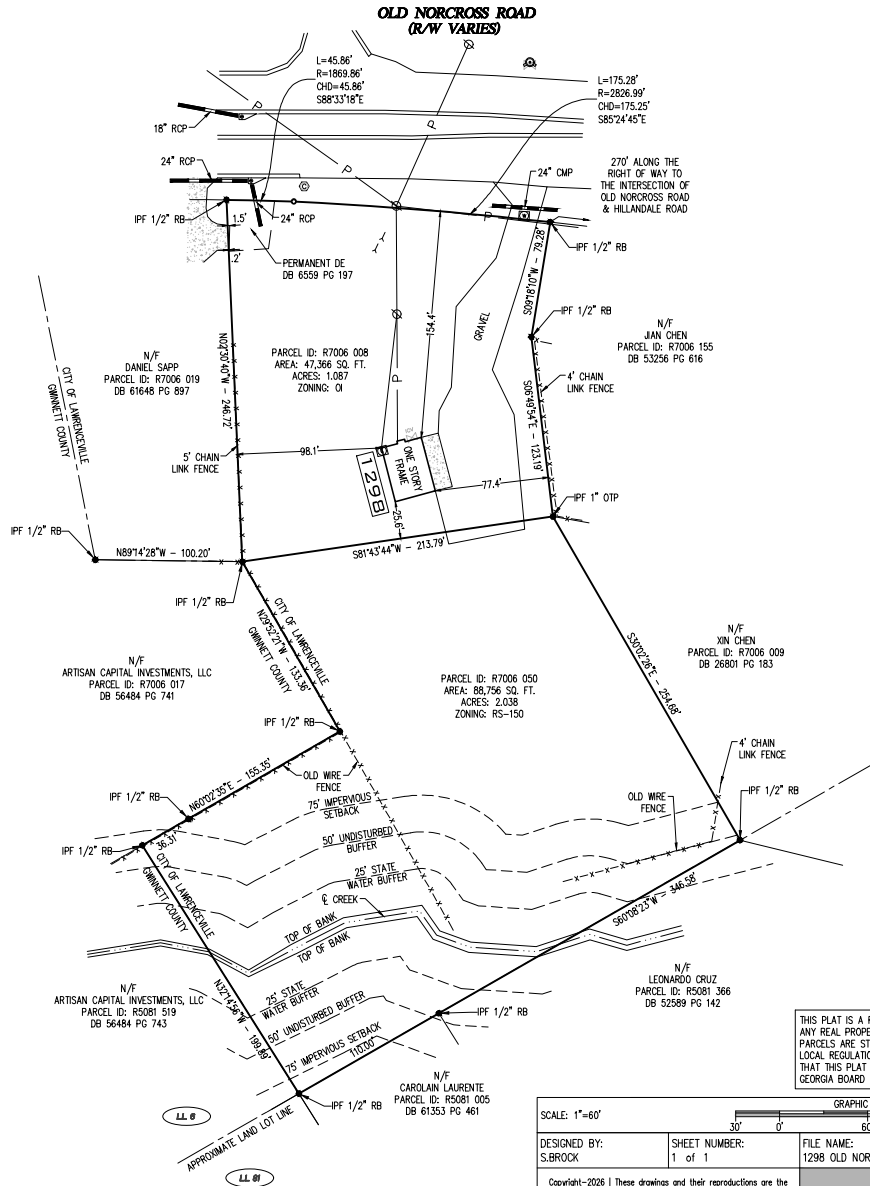
TOTAL AREA: 136,120 SQ FT, 3.125 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 1,257,796 FEET

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 52600 PG 50  
 PROPERTY OWNER AT TIME OF SURVEY: 1298 OLD NORCROSS ROAD, LLC  
 PARCEL NUMBER: R7006 008 & R7006 050  
 REFERENCE: DB 52600 PG 50

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C00877 EFFECTIVE DATE SEPTEMBER 29, 2006



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFE	MIN. FINISHED FLOOR ELEVATION
⊗	POWER POLE
⊙	1" IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
—v—	OVERHEAD POWER
▲	FIRE HYDRANT
⊠	WATER METER
⊠	WATER VALVE
⊠	GAS VALVE
⊠	GAS METER
☆	LIGHT POLE
⊠	CONCRETE PAD
⊠	TELEPHONE MARKER
⊠	AIR CONDITIONER UNIT
⊠	MAIL BOX
⊠	CLEAN OUT
⊠	SANITARY SEWER MANHOLE
⊠	LEFT WING CATCH BASIN
⊠	RIGHT WING CATCH BASIN
⊠	DOUBLE WING CATCH BASIN
⊠	DROP INLET
⊠	HEADWALL

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLAT, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

SCALE: 1"=60'

GRAPHIC SCALE - IN FEET

CLIENT: EVELYN AZKE

DESIGNED BY: S.BROCK | SHEET NUMBER: 1 of 1 | FILE NAME: 1298 OLD NORCROSS ROAD | DATE: 1-30-26 | JOB NUMBER: SURV-3585

**BOUNDARY SURVEY FOR**

**1298 OLD NORCROSS ROAD**

LAND LOT 6, 7TH DISTRICT  
 CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA  
 REVISIONS

1	
2	
3	
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**KEYSTONE LAND SURVEYING, INC.**  
 262 WEST CROGAN STREET  
 LAWRENCEVILLE, GEORGIA 30046  
 770.545.8700  
 www.keystonelandsurveying.com

1-30-26  
 REGISTERED LAND SURVEYOR  
 No. 3077  
 PATRICK F. CURRY  
 FOR  
 KEYSTONE LAND SURVEYING, INC.  
 www.keystonelandsurveying.com

**RZC2026-0001 & BFR2026-0003**  
**RECEIVED FEBRUARY 2, 2026**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**GENERAL NOTES:**  
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.  
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.  
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.  
 4: No Geodetic monuments were found within 500 feet of this site.  
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

**CITY OF LAWRENCEVILLE**  
 ZONING: OI  
 MINIMUM FRONT SETBACK - 50'  
 MINIMUM SIDE SETBACK - 10'  
 MINIMUM REAR SETBACK - 15' OR 40'

**ZONING: RS-150**  
 MINIMUM FRONT SETBACK - 35'  
 MINIMUM SIDE SETBACK - 10'  
 MINIMUM REAR SETBACK - 40'

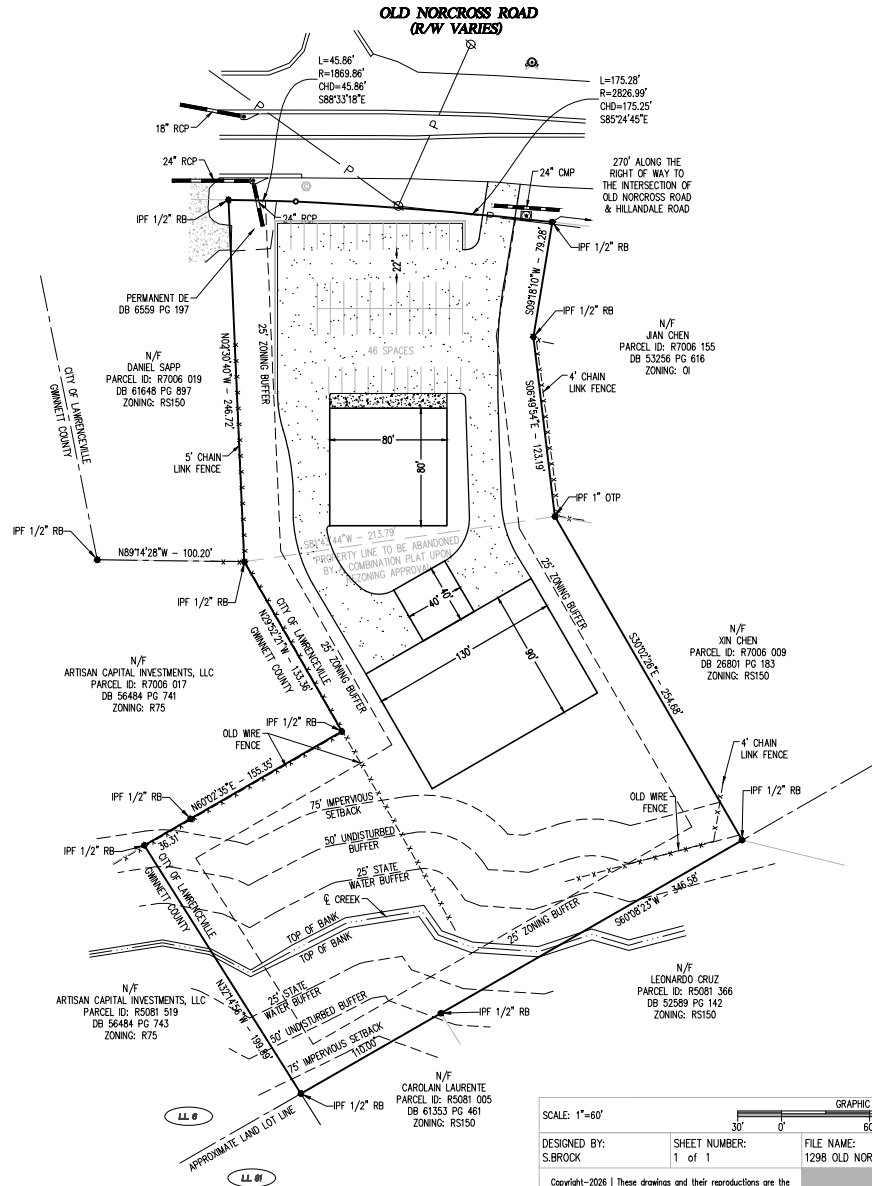
**FIELD DATA:**  
 DATE OF FIELD SURVEY 1-18-26.  
 THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

**EQUIPMENT:**  
 ELECTRONIC TOTAL STATION AND RTK GPS  
 GPS RECEIVER: TRIMBLE R12  
 SN: 6340F00404 ROVER  
 6340F00685 BASE  
 NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 136,120 SQ FT, 3.125 AC  
 CALCULATED PLAT CLOSURE: 1 FOOT IN 1,257,796 FEET

**SURVEY DATA:**  
 TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 52600 PG 50  
 PROPERTY OWNER AT TIME OF SURVEY: 1298 OLD NORCROSS ROAD, LLC  
 PARCEL NUMBER: R7006 008 & R7006 050  
 REFERENCE: DB 52600 PG 50

**FLOOD HAZARD NOTE:** THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C00877 EFFECTIVE DATE SEPTEMBER 29, 2006



PARCEL ID: R7006 008  
 AREA: 47,366 SQ. FT.  
 ACRES: 1.087  
 ZONING: OI



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION, FT.
WL	GARAGE WEATHER LIP ELEVATION
MFFE	MIN. FINISHED FLOOR ELEVATION
⊗	POWER POLE
⊕	1" IRON REBAR SET
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—v—	OVERHEAD POWER
⚡	FIRE HYDRANT
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☆	LIGHT POLE
⊡	CONCRETE PAD
⊕	TELEPHONE MARKER
⊡	AIR CONDITIONER UNIT
⊡	MAIL BOX
⊕	CLEAN OUT
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⊡	LEFT WING CATCH BASIN
⊡	RIGHT WING CATCH BASIN
⊡	DOUBLE WING CATCH BASIN
⊕	DROP INLET
⊡	HEADWALL

SCALE: 1"=60'  
 GRAPHIC SCALE - IN FEET

DESIGNED BY: S.BROCK  
 SHEET NUMBER: 1 of 1  
 FILE NAME: 1298 OLD NORCROSS ROAD\_REZONING EXHIBIT

CLIENT: EVELYN AZKE  
 DATE: 1-30-26  
 JOB NUMBER: SURV-3585

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**REZONING EXHIBIT FOR**

**1298 OLD NORCROSS ROAD & GWINNETT COUNTY PARCEL 7006 050**

LAND LOT 6, 7TH DISTRICT  
 CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA  
 R E V I S I O N S

1	
2	
3	
4	
5	

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**RZC2026-0001 & BFR2026-0003**  
**RECEIVED MARCH 3, 2026**  
**PLANNING & DEVELOPMENT DEPARTMENT**

As required by subsection (4) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approved certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67

1. Architecture drawing



Amicasa Personal Home Care Facility  
3482 Flat Shoals Road, Decatur, Georgia 30034

PERPECTIVE of PROPOSED NEW FACILITY  
**AMICASA PERSONAL HOME CARE FACILITY**

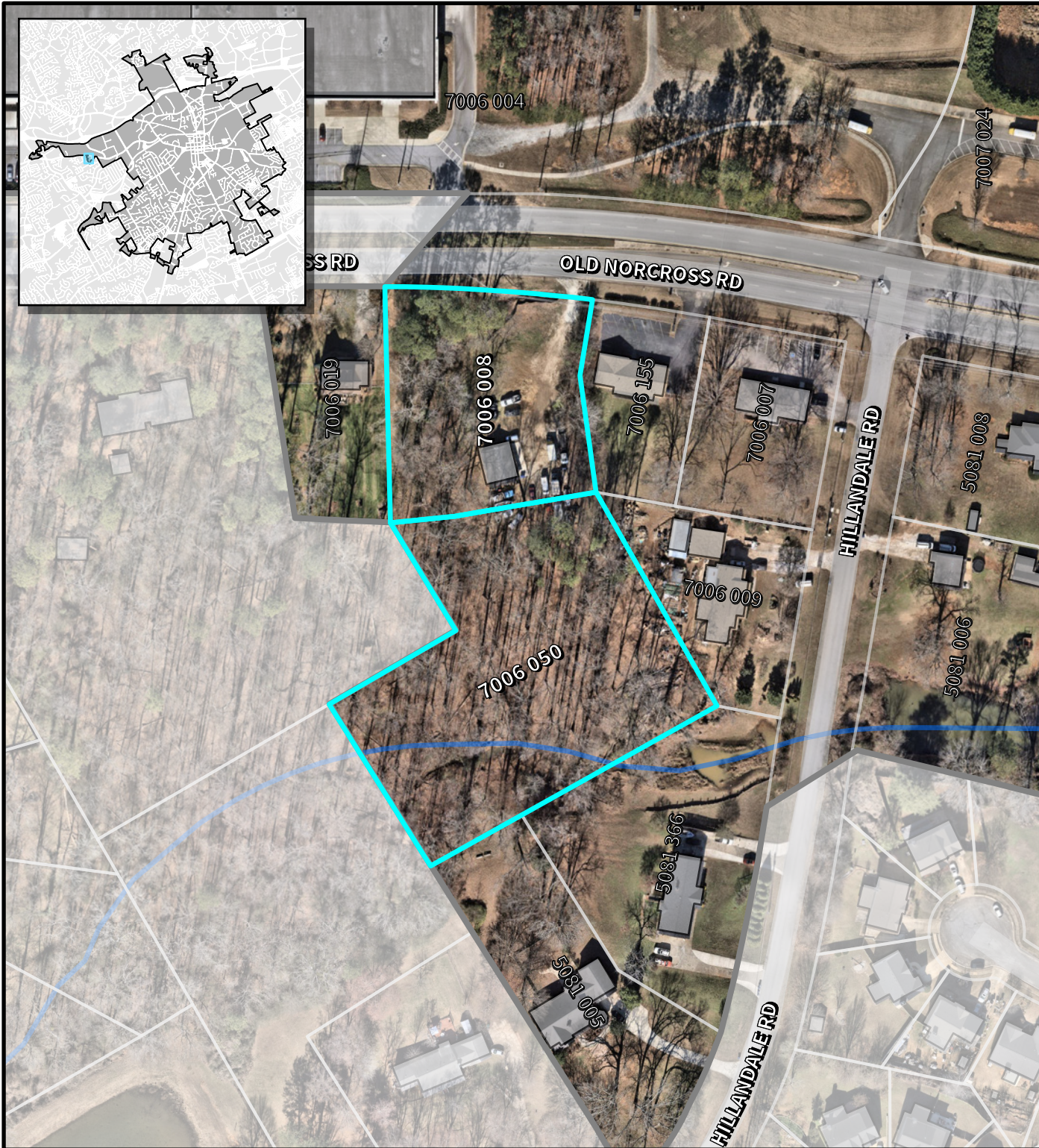
 www.hortonsdesigngroup.net ARCHITECTURE PLANNING CONSULTING	158 Bellamy Place Stockbridge, Georgia 30087 Tel: 770-907-6866 Fax: 770-907-6866	DATE: 2/15/2016
		SCALE: NONE
		PD-01

RZC2026-0001 & BFR2026-0003  
RECEIVED MARCH 3, 2026  
PLANNING & DEVELOPMENT DEPARTMENT

**Actual photos**



**RZC2026-0001 & BFR2026-0003  
RECEIVED MARCH 3, 2026  
PLANNING & DEVELOPMENT DEPARTMENT**








# LAWRENCEVILLE

*Planning & Development*

**Location Map & Surrounding Areas**

## **RZC2026-0001 & BFR2026-0003**

Applicant: Evelyn Azike

-  Subject Property (~3.14 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

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

**0 62.5 125 250 Feet**





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


## RZC2026-0001 & BFR2026-0003

Applicant: Evelyn Azike

 Subject Property (~3.14 acres)

 Lawrenceville City Limits

### Zoning Districts

 HM Heavy Manufacturing

 OI Office/Institutional

 ON Office/Neighborhood

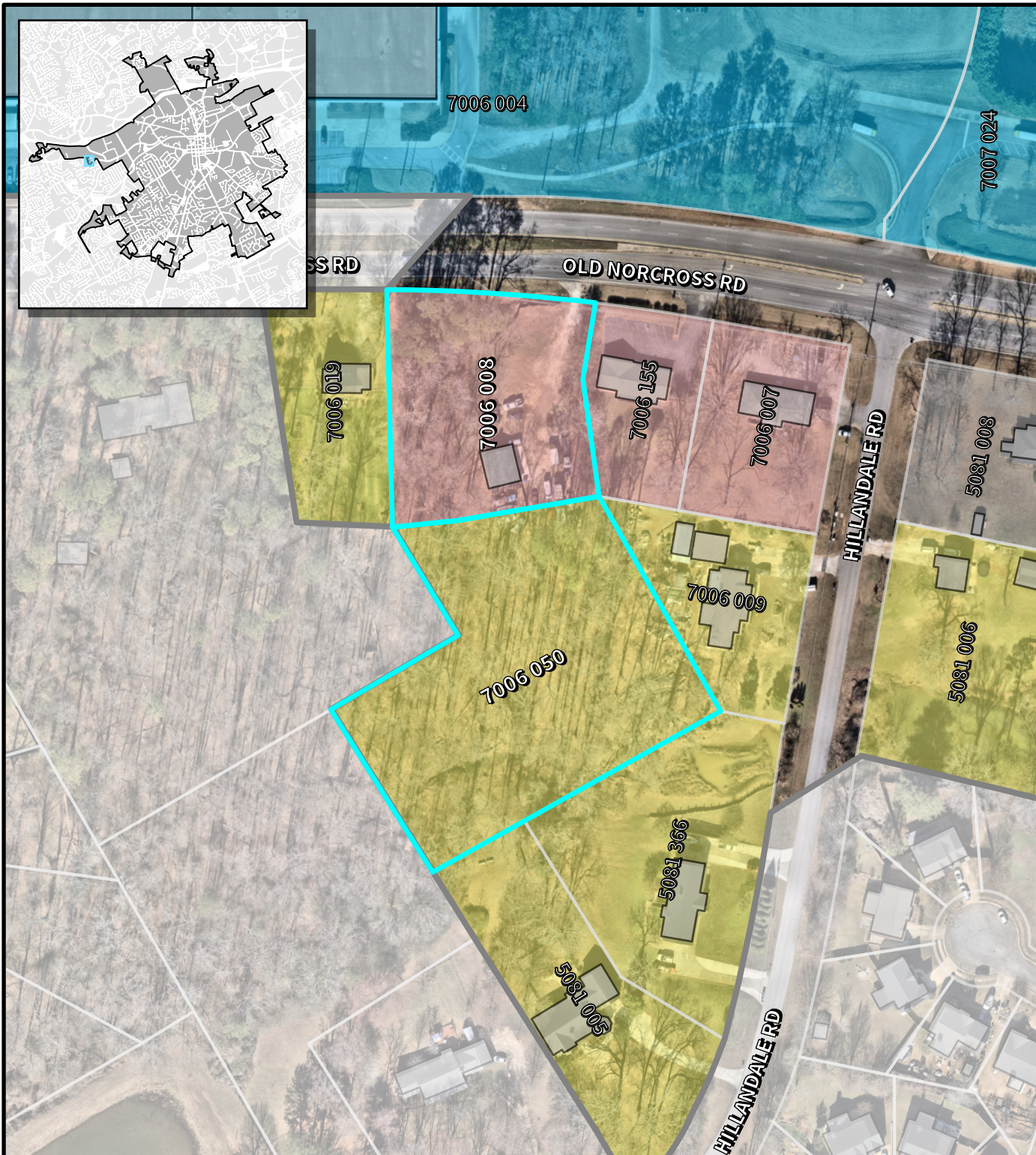
 RS-150 Single-Family Residential

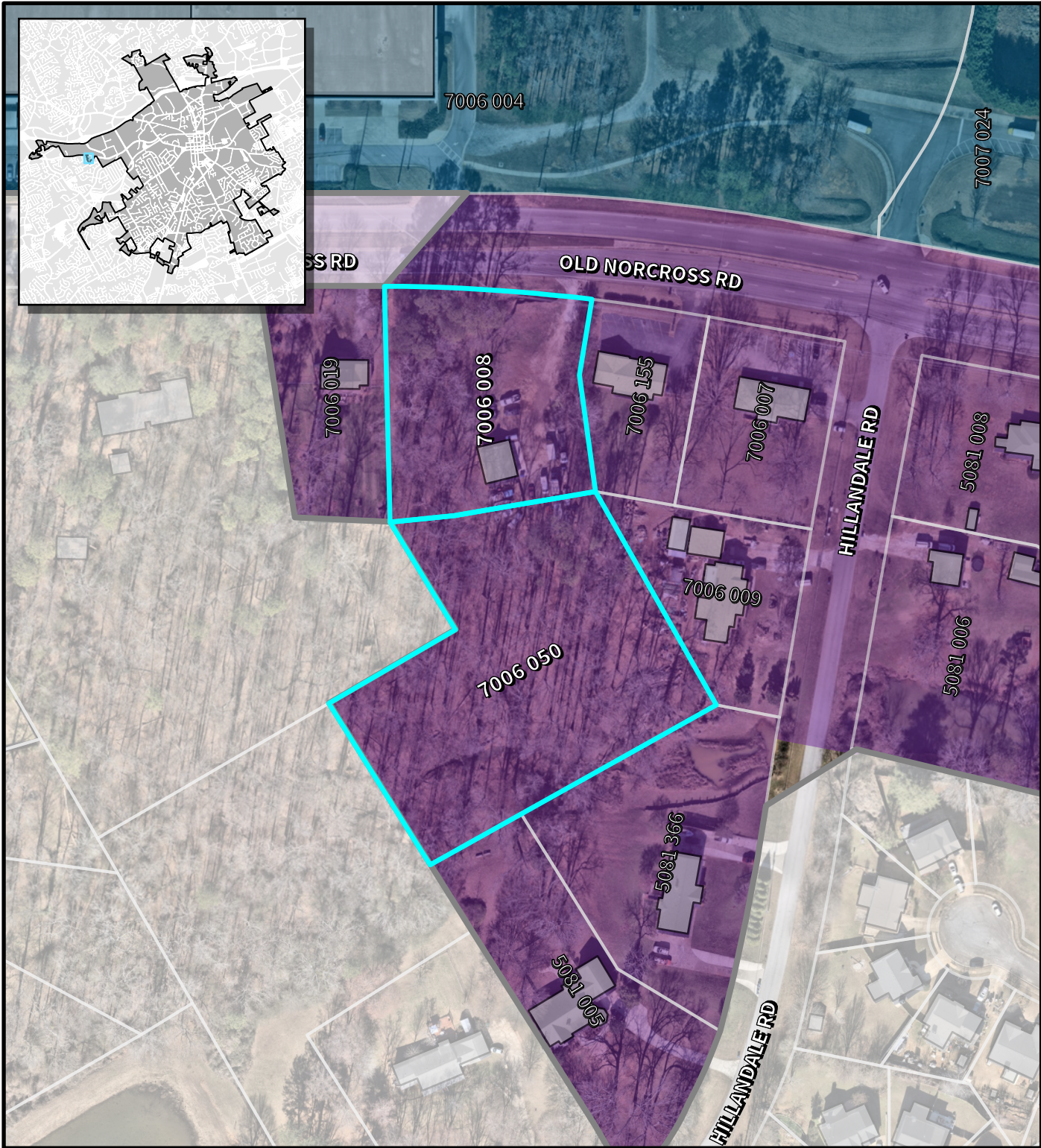
Imagery Date: 01/13/2026

Map Date: 03/03/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet





# LAWRENCEVILLE

*Planning & Development*

**Location Map & Surrounding Areas**

## **RZC2026-0001 & BFR2026-0003**

Applicant: Evelyn Azike

 Subject Property (~3.14 acres)

 Lawrenceville City Limits

**2045 Character Areas**

 Education Center

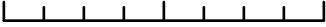
 Industrial

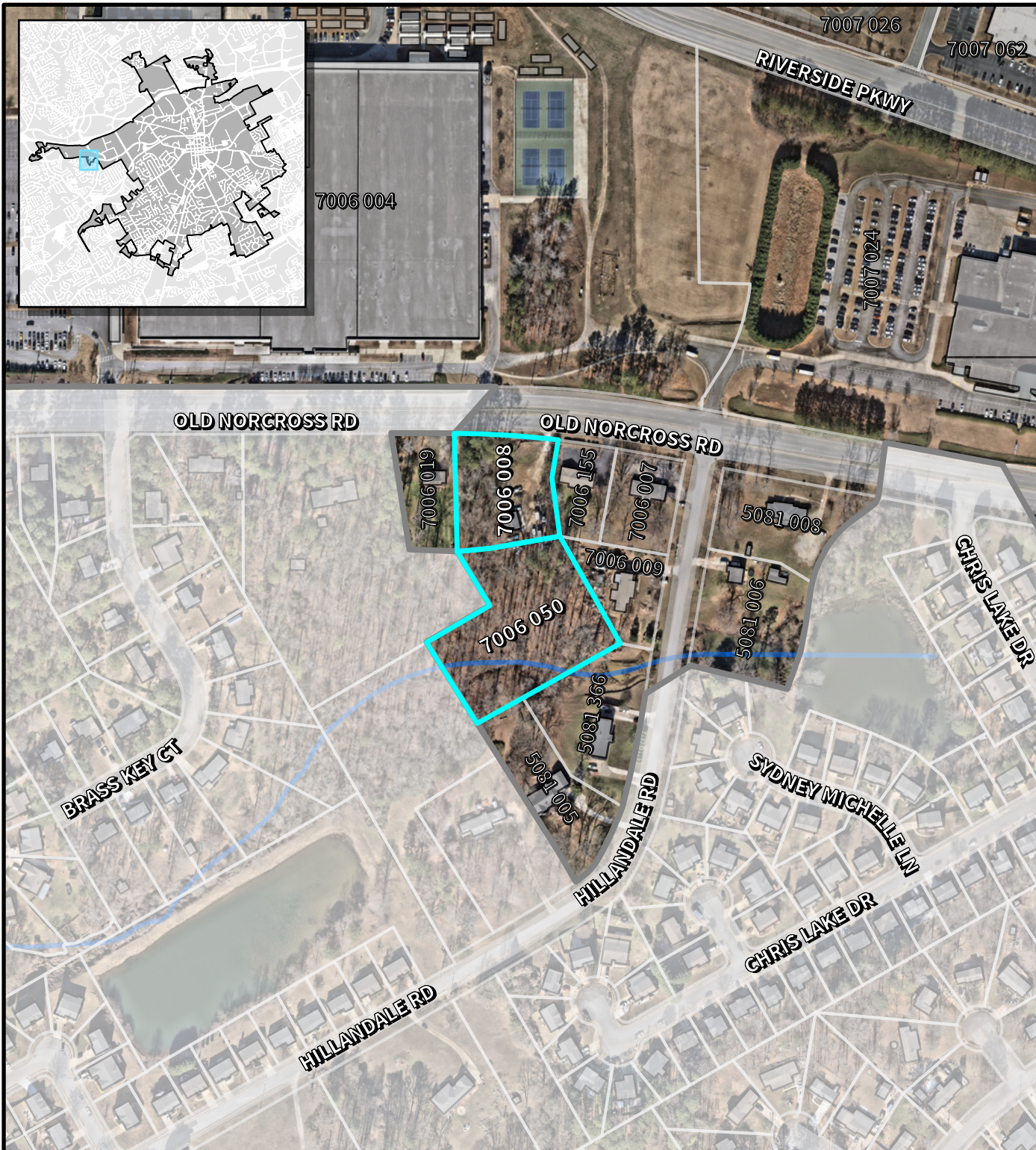
Imagery Date: 01/13/2026

Map Date: 03/03/2026

Map Scale: 1:1,800

**0 62.5 125 250 Feet**










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-  County/State Maintained Streets
-  Streams

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

**0 125 250 500 Feet**





