



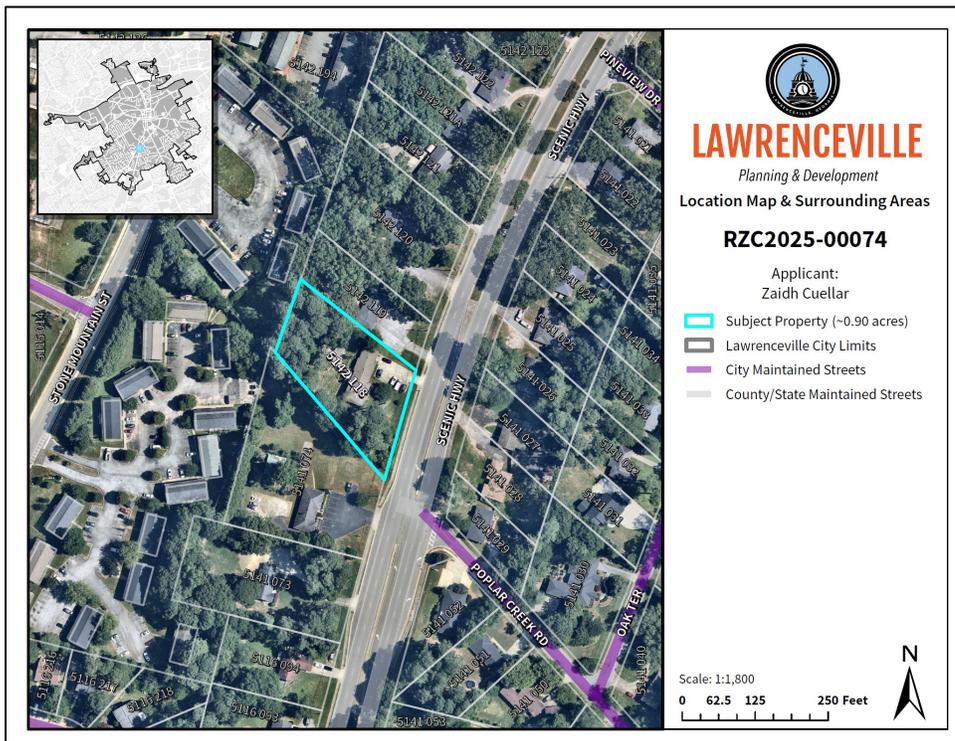
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	RZC2025-00074
APPLICANT(S):	ZAIDH CUELLAR
PROPERTY OWNER(S):	NZ HOLDINGS INC.
LOCATION(S):	303 SCENIC HIGHWAY
PARCEL IDENTIFICATION NUMBER(S):	5142 118
APPROXIMATE ACREAGE:	0.90 ACRES
CURRENT ZONING:	ON (OFFICE NEIGHBORHOOD DISTRICT)
PROPOSED ZONING:	OI (OFFICE INSTITUTIONAL DISTRICT)
PROPOSED DEVELOPMENT:	MEDICAL OFFICES
DEPARTMENT RECOMMENDATION:	APPROVAL W/ CONDITIONS

VICINITY MAP



ZONING AND DEVELOPMENT STANDARDS

The subject property currently consists of a one story, 2,412 square foot ranch house constructed in 1954. The last recorded use for the property is as a law office, which had been its primary use since 1996. In addition, the site consists of a curb-cut, driveway, parking, and landscaping.

The letter of intent provided by the applicant does not go into much detail regarding the proposed development, describing it as a “modern medical office/clinic that complements the Office Character Area... Our vision is to transform this highly visible property into an attractive, professional, and welcoming gateway.”

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>39,264 sq. ft</i>	<i>N/A</i>
Lot Width	<i>100 ft</i>	<i>180 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>N/A</i>
Max Height	<i>35 ft</i>	<i>Not listed</i>	<i>N/A</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

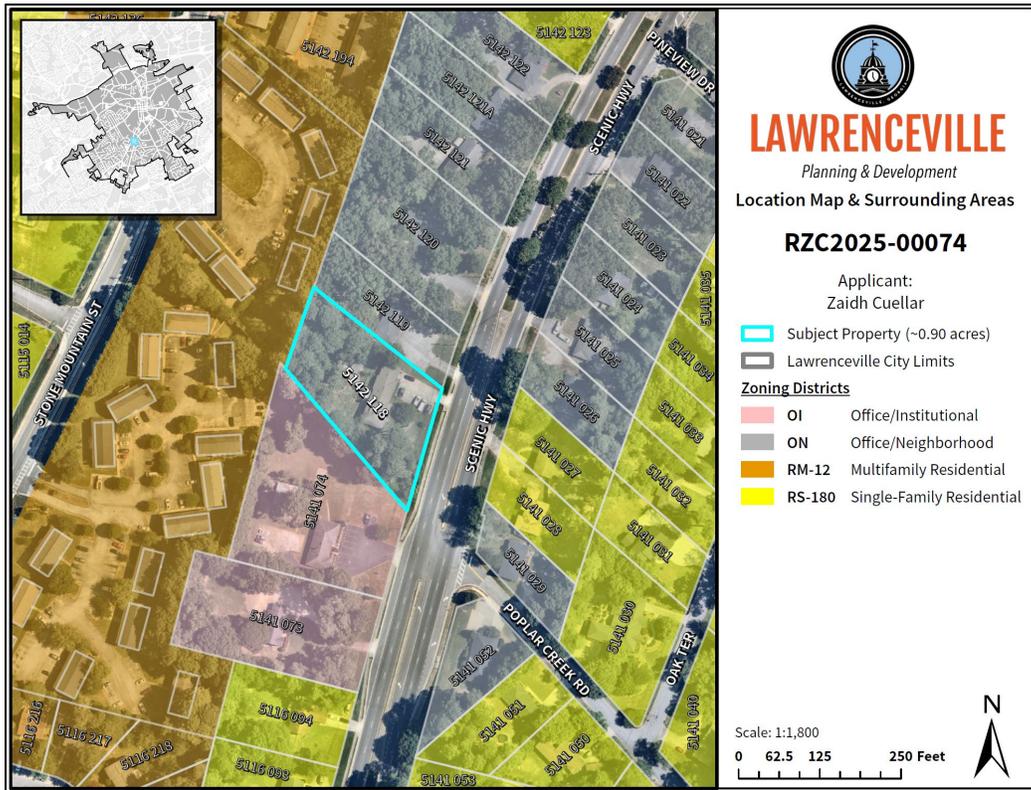
Standard	Requirement	Proposal	Recommendation
OI/RM-12	25	25	N/A

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

Standard	Requirement	Proposal	Recommendation
Parking: Office (business, government, or professional)	1 per 300 SF GFA (8)	Not listed	N/A

No variances or adjustments are necessary for approval. 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.

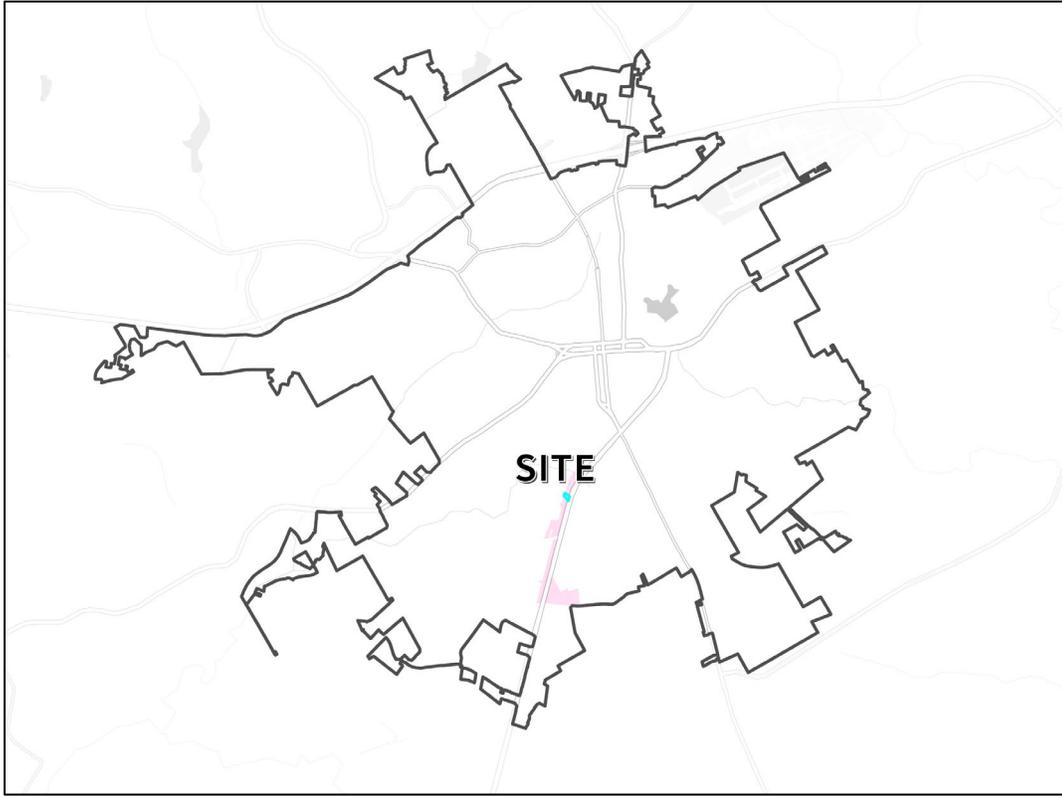
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The Scenic Highway corridor near its intersection with Poplar Creek Road is an area predominately characterized by single-family homes, which are split between use as residential dwellings and commercial offices. While there are properties on the opposite side of Scenic Highway zoned RS-180 (Single-Family Residential District), the parcels immediately adjacent to the subject property are zoned OI (Office Institutional District), ON (Office Neighborhood District), and RM-12 (Multifamily Residential District). As such, the proposed rezoning of the property to OI for use as a medical office may be consistent with the established zoning and land use patterns of the area along the western right-of-way of Scenic Highway.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

The Office character area is a pivotal economic hub within Lawrenceville, catering to diverse business needs. It encompasses a range of functions such as professional office spaces, contributing to the city's economic growth and technological innovation. Example of professions are lawyers and accounting.

As proposed, the requested rezoning may be consistent with the policies of the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

Based on the information provided, staff recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning. The request would allow for the development of a medical office that is compatible with the surrounding zoning and land use patterns along the Scenic Highway corridor and is consistent with the Office character area designation of the 2045 Comprehensive Plan. Additionally, City Council's recent approval of RZC2025-00072 for the properties at 320 and 326 Scenic Highway on December 10, 2025, located directly across the street from the subject property, supports the appropriateness of the requested zoning and reinforces the emerging office and institutional development pattern in this area. Any redevelopment of the site shall be required to bring existing nonconforming elements into compliance with current zoning, parking, landscaping, and access standards prior to the issuance of a Certificate of Occupancy.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Georgia Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed OI zoning would permit a medical office use that is suitable given the surrounding mix of office, institutional, and multifamily zoning along the Scenic Highway corridor.

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

The rezoning is not expected to adversely affect adjacent or nearby properties, as medical office uses are low-impact and consistent with existing office uses in the immediate area.

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 ON zoning; however, the requested OI zoning would provide additional flexibility for continued office and medical use in a highly visible corridor.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

A small medical office complex is not anticipated to create an excessive burden on public facilities, though a driveway redesign and parking compliance will be required for future development.

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

The rezoning is consistent with the 2045 Comprehensive Plan, which designates the property within the Office character area intended for professional and institutional office uses.

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 rezonings and approvals for office and institutional uses along Scenic Highway, including approval of OI zoning directly across the street, support the appropriateness of the requested rezoning and indicate an established development trend in the area.

NZ HOLDING CORP.
277 Scenic Hwy S
Lawrenceville, GA 30046

Date: September 29, 2025

Planning and Development Department
City of Lawrenceville
70 S. Clayton Street
Lawrenceville, GA 30046

Re: Letter of Intent – Rezoning Request for 303 Scenic Hwy, Lawrenceville, GA 30046 (Parcel ID: R5142 118)

Dear Planning and Development Team,

On behalf of **NZ Holding Corp.**, I respectfully submit this **Letter of Intent** to request the rezoning of the property located at **303 Scenic Hwy, Lawrenceville, GA 30046 (Parcel ID: R5142 118)** from **ON (Office Neighborhood – Inactive)** to **OI (Office Institutional District)**.

Purpose of Rezoning

The purpose of this rezoning is to allow the development of a **modern medical office/clinic** that complements the **Office Character Area** and contributes to the economic vitality of the City of Lawrenceville. Our vision is to transform this highly visible property—located at a **key entrance to the city**—into an attractive, professional, and welcoming gateway that reflects both the **present and future vision** of Lawrenceville.

Site Enhancement Vision

In addition to the proposed medical office use, **NZ Holding Corp.** is committed to enhancing this property as a **showcase location** by implementing:

- **Landmark Gateway Features:** A **high-quality monument sign** and professionally designed landscaping that will serve as a visual anchor and create a sense of arrival at the city's entrance.
- **Improved Streetscape & Visibility:** Enhancements along Scenic Hwy frontage to maximize curb appeal, elevate the professional character of the area, and reflect the city's commitment to growth and innovation.
- **Modern Architectural Design:** Use of contemporary building materials, lighting, and signage that honor the city's identity while promoting a forward-looking vision for economic development.

Consistency with Comprehensive Plan and Zoning

RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

The **OI (Office Institutional) District**, as approved in **Section 102.12 (11.13.2024)**, is designed to accommodate a wide range of office and institutional uses not involving the sale, storage, or processing of merchandise.

Our project will fully comply with the district's requirements:

- **Permitted Use:** Medical office/clinic.
- **Location Requirement:** The site fronts Scenic Hwy, a major arterial road, meeting the siting criteria for OI zoning.

Community Benefits

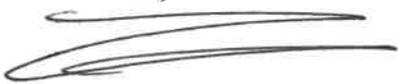
Approval of this rezoning will:

- **Activate an underutilized property** and introduce a high-value, healthcare-related service to the community.
- **Create a visually striking city gateway**, with attractive landscaping, signage, and design that inspires civic pride.
- **Generate economic activity**, professional jobs, and improved access to medical services for Lawrenceville residents.
- **Advance the city's strategic plan**, supporting institutional and professional growth in a key economic corridor.

We respectfully request that this rezoning application be placed on the agenda for the next available **Planning Commission meeting** and forwarded to **City Council** for consideration and approval.

Thank you for your time and attention. We are committed to collaborating with City staff to ensure this project meets all standards and contributes positively to the image and economic growth of Lawrenceville.

Sincerely,



Zaidh Cuellar
President
NZ Holding Corp.
404-380-4748
Zaidhcuellar@mmsofga.com

EXHIBIT "A"

LEGAL DESCRIPTION

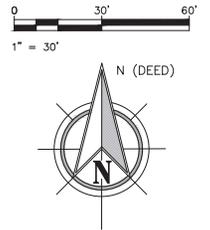
All that tract or parcel of land lying and being in Land Lots 141 and 142 of the 5th Land District and being a portion of Lots 16 and 17 of the L. R. Martin Estate recorded at Plat Book "E", Page 155, Gwinnett county, Georgia Records and more particularly described on a Plat of Survey prepared for Margaret G. Washburn by Busbee Surveying Co., Inc., dated August 30, 1996, as follows:

BEGINNING, at an iron pin found on the northwestern side of the right of way of Scenic Highway, a/k/a Georgia Highway 124, which iron pin is located 1,506.69 feet in a generally northern direction along the western and northwestern side of the right of way of the Scenic Highway from its intersection with the right of way of Long Leaf Drive and running thence North 53 degrees 18 minutes 13 seconds West a distance of 280.53 feet to an iron pin found; running thence North 08 degrees 00 minutes 24 seconds East a distance of 148.30 feet to an iron pin placed; running thence South 58 degrees 35 minutes 05 seconds East a distance of 259.62 feet to a nail found on the northwestern side of the right of way of the Scenic Highway; running thence along the northwestern side of the right of way of the Scenic Highway, South 05 degrees 30 minutes 40 seconds west a distance of 180.0 feet to an iron pin found and the POINT OF BEGINNING.

RZC2025-00074
RECEIVED OCTOBER 3, 2025
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.

RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



CITY OF LAWRENCEVILLE
 ZONING: ON OFFICE/NEIGHBORHOOD
 (INACTIVE ZONING DISTRICT)
 MINIMUM FRONT SETBACK - FRONT OF
 EXISTING RESIDENCE
 MINIMUM SIDE SETBACK - 10', 25' SIDE
 STREET OF CORNER
 MINIMUM REAR SETBACK - 15' WHEN
 ABUTTING COMMERCIAL DISTRICT, 40' WHEN
 ABUTTING A RESIDENTIAL DISTRICT

FIELD DATA:
 DATE OF FIELD SURVEY 3-14-23.

THE CALCULATED POSITIONAL
 TOLERANCE BASED ON REDUNDANT
 LINEAR MEASUREMENTS OF
 OBSERVED POSITIONS WAS FOUND
 TO BE 0.03 FEET.

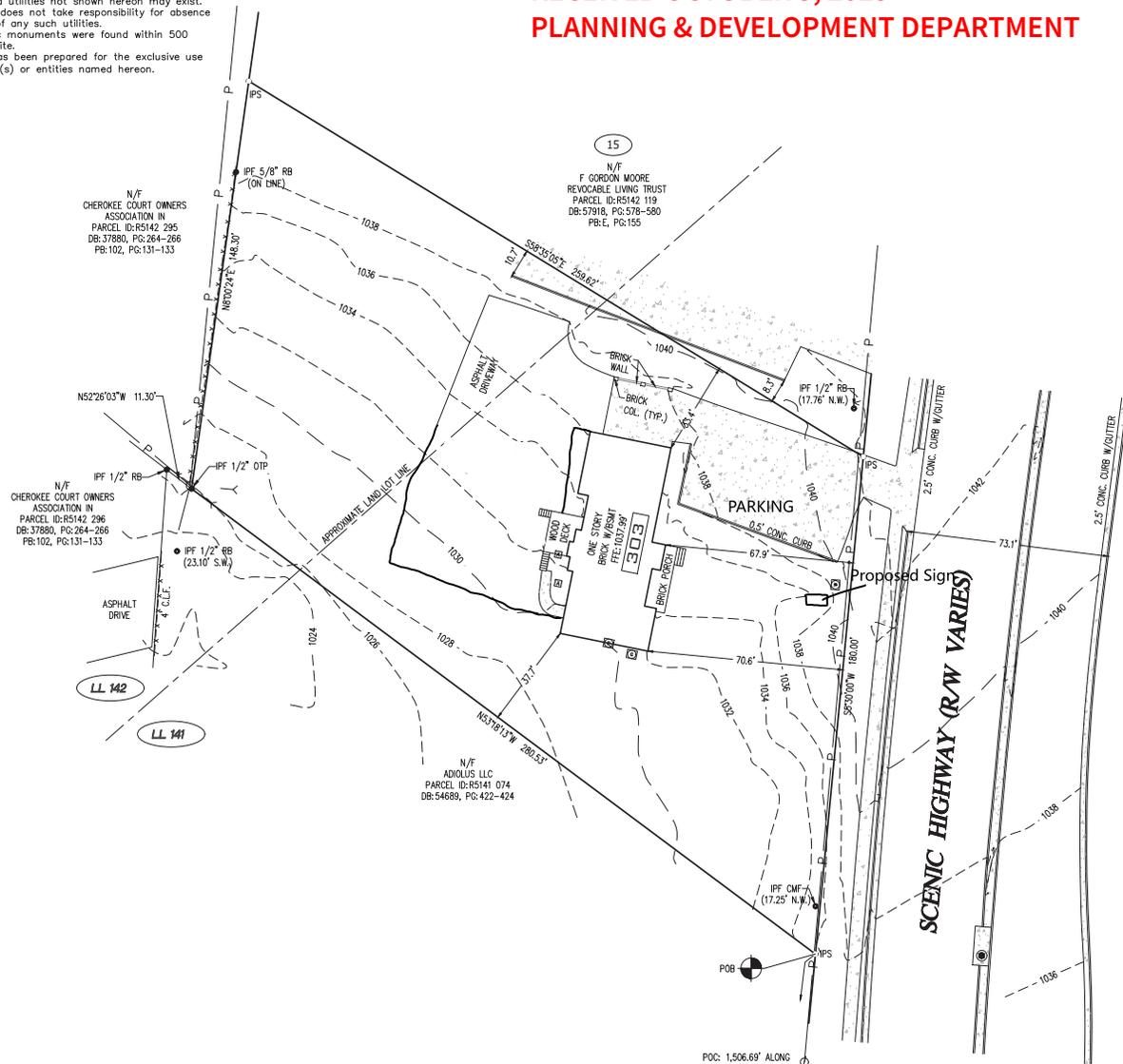
EQUIPMENT:
 ELECTRONIC TOTAL STATION AND NETWORK GPS
 GPS RECEIVER: SP 85
 SN:6129500077
 NETWORK: TRIMBLE VRS Now RTK GNSS

TOTAL AREA: 39,264 SQ FT, 0.901 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN 25,213 FEET

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT
 PROPERTY: DB 59242 PG 15
 PROPERTY OWNER AT TIME OF SURVEY:
 PEDRO JOSAPHAT
 PARCEL NUMBER: R5142 118

REFERENCE: PLAT BOOK E PG 155
 PLAT BOOK 102 PG 131
 DEED BOOK 59242 PG 15

FLOOD HAZARD NOTE: THIS PROPERTY IS
 NOT LOCATED IN A FLOOD HAZARD AREA
 AS DEFINED BY FIRM MAP OF GWINNETT
 COUNTY, GEORGIA 13135C0088F EFFECTIVE
 DATE SEPTEMBER 29, 2006



- LEGEND
- EOP EDGE OF PAVEMENT (CURB)
 - PP POWER POLE
 - R/W RIGHT OF WAY
 - IPF IRON PIN FOUND
 - IPS 1/2" REBAR SET
 - SW SIDE WALK
 - BOLLARD
 - CHP OVERHEAD POWER
 - FH FIRE HYDRANT
 - CB CATCH BASIN
 - MH MANHOLE
 - WM WATER METER
 - WV WATER VALVE
 - GV GAS VALVE
 - GM GAS METER
 - LP LIGHT POLE
 - CONCRETE PAD
 - TEX TELEPHONE MARKER
 - AC AIR CONDITIONER UNIT
 - MB MAIL BOX

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

REVISIONS	
Date	By



KEYSTONE LAND SURVEYING, INC.
 162 E. CROGAN ST.
 SUITE F
 LAWRENCEVILLE, GEORGIA
 770.545.8700
 www.keystonelandsurveying.com

COPY RIGHT 2019-THIS 18 X 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

BOUNDARY SURVEY FOR
 303 SCENIC HIGHWAY, LAWRENCEVILLE, GEORGIA 30046
 A PORTION OF LOTS 16 & 17, SECTION A, L.R. MARTIN ESTATE
 LAND LOT 141 & 142 - 5TH DISTRICT, GWINNETT COUNTY, GEORGIA



Date: 3-29-2023
 Scale: 1" = 30'
 Client:
 Drawn By: JTF
 Sheet 1 of 1



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 03022026

RZC2025-00074

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

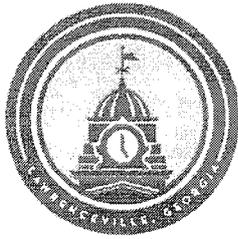
1. To restrict the use of the property as follows:

- 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 required twenty-five (25) foot undisturbed buffer along the western rear of the property shall be restored and all existing gravel shall be removed from the property.
- B.** All structures that encroach into the required setback or buffer areas shall be removed prior to issuance of any permits.
- C.** 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.
- D.** The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion of the existing footprint shall be prohibited.

- E.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.
- F.** 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.
- G.** Provide a minimum of one (1) parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.
- H.** Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- I.** 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.
- J.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>ZAIDH CUELLAR</u>	NAME: <u>NZ HOLDINGS INC.</u>
ADDRESS: <u>277 SCENIC HWY. S.</u>	ADDRESS: <u>277 SCENIC HWY. S.</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>ZAIDH CUELLAR</u> PHONE: <u>404-380-4748</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>ON</u> REQUESTED ZONING DISTRICT: <u>OI</u>	
PARCEL NUMBER(S): <u>R5142 118</u> ACREAGE: <u>0.901</u>	
ADDRESS OF PROPERTY: <u>303 SCENIC HWY LAWRENCEVILLE GA 30046</u>	

[Signature] 09-29-2025
 SIGNATURE OF APPLICANT DATE

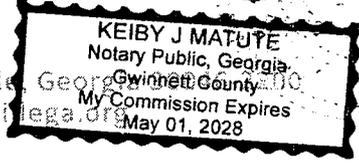
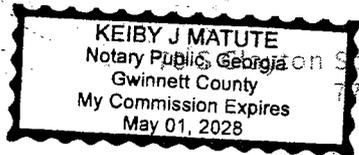
[Signature] 9-29-2025
 SIGNATURE OF OWNER DATE

ZAIDH CUELLAR
 TYPED OR PRINTED NAME

NZ HOLDINGS INC.
 TYPED OR PRINTED NAME

[Signature] 09-30-25
 NOTARY PUBLIC DATE

[Signature] 09-30-25
 NOTARY PUBLIC DATE





LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
 Y/N

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

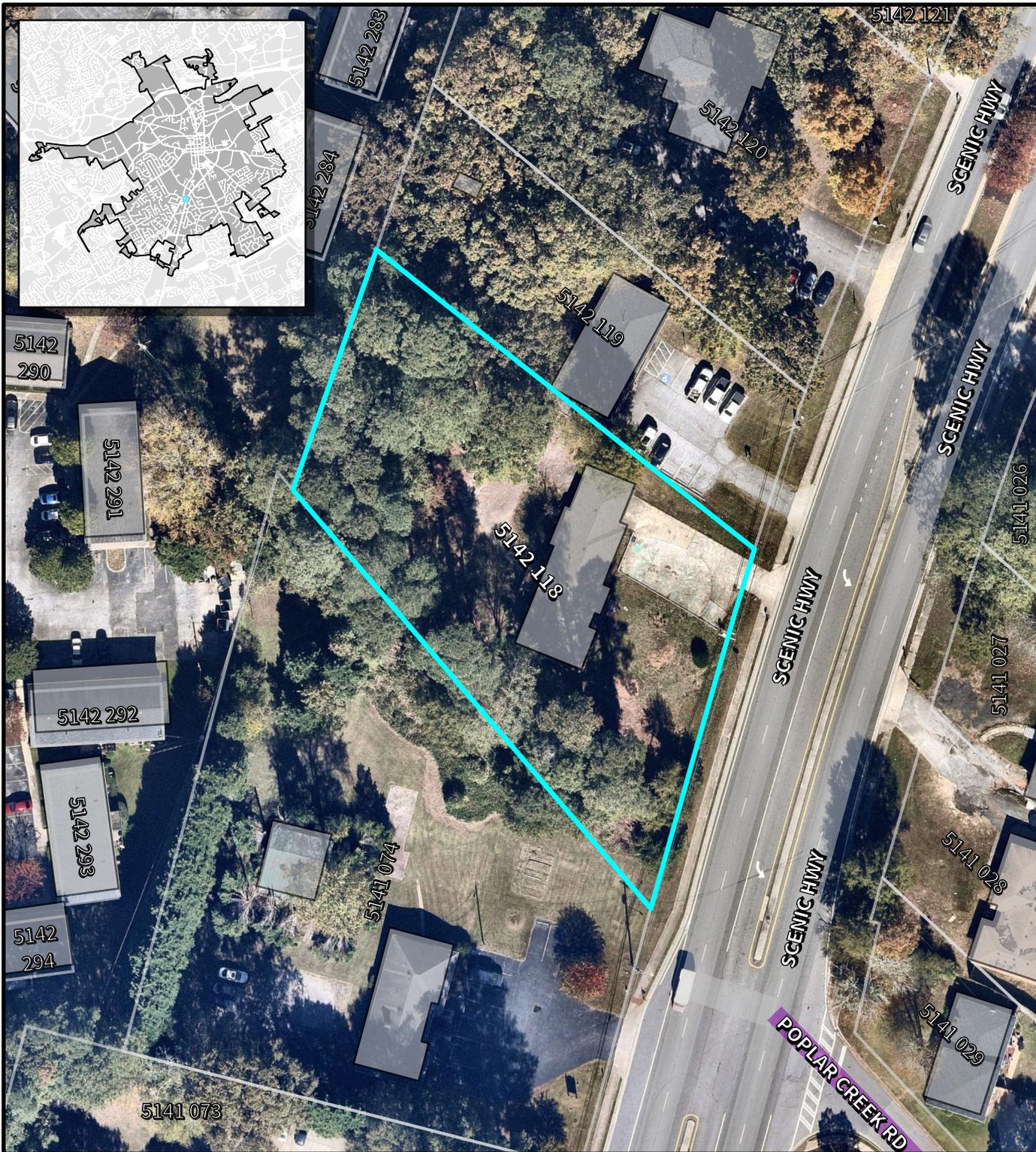
NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

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

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

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



LAWRENCEVILLE

Planning & Development

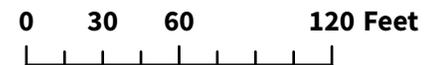
Location Map & Surrounding Areas

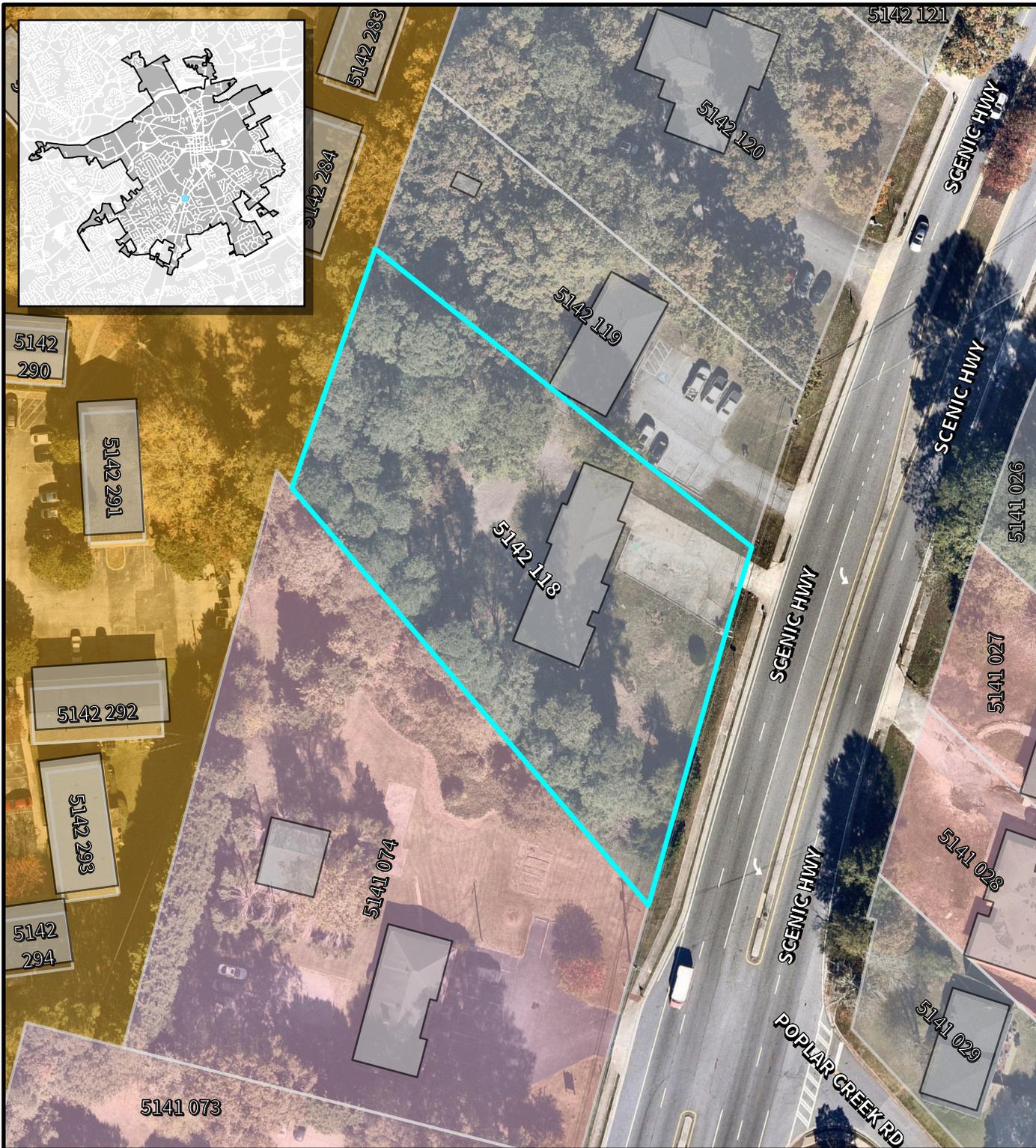
RZC2025-00074

Applicant:
Zaidh Cuellar

-  Subject Property (~0.90 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

Imagery Date: 11/03/2025
 Map Date: 01/21/2026
 Map Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00074

Applicant:
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 Subject Property (~0.90 acres)

 Lawrenceville City Limits

Zoning Districts

 OI Office/Institutional

 ON Office/Neighborhood

 RM-12 Multifamily Residential

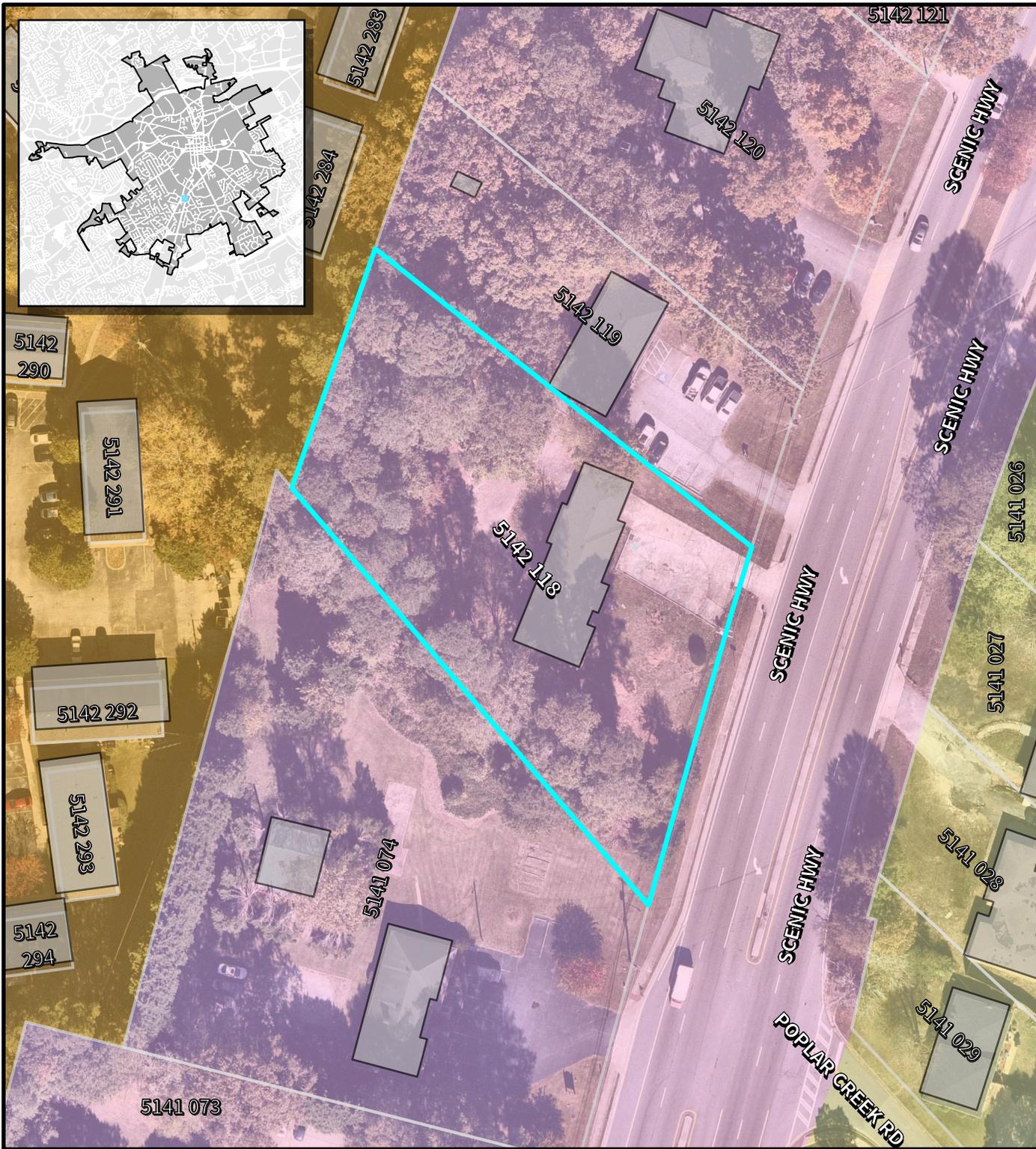
Imagery Date: 11/03/2025

Map Date: 01/21/2026

Map Scale: 1:900

0 30 60 120 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00074

Applicant:
Zaidh Cuellar

 Subject Property (~0.90 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Mixed Residential

 Office

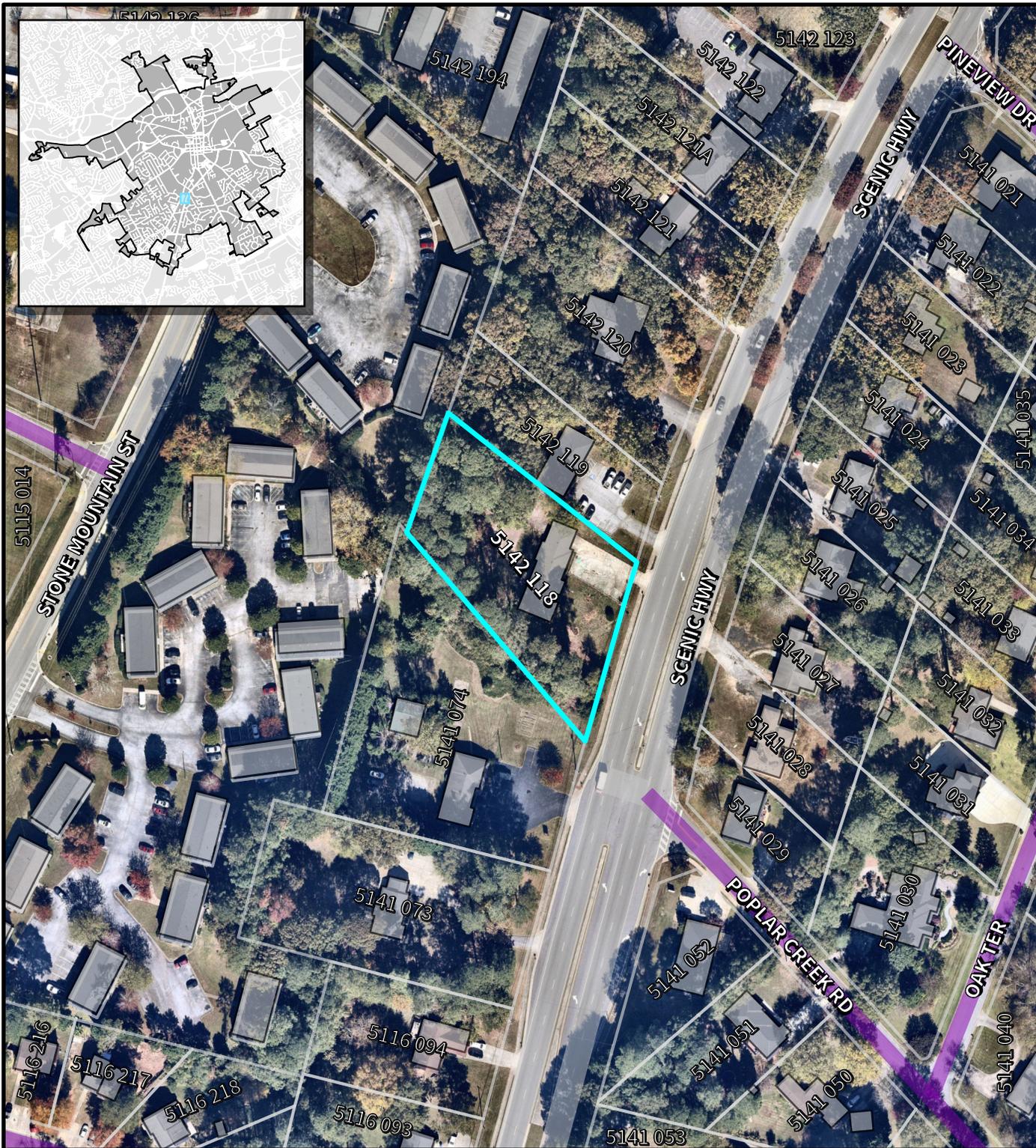
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LAWRENCEVILLE

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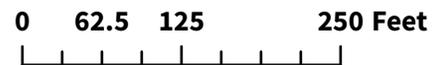
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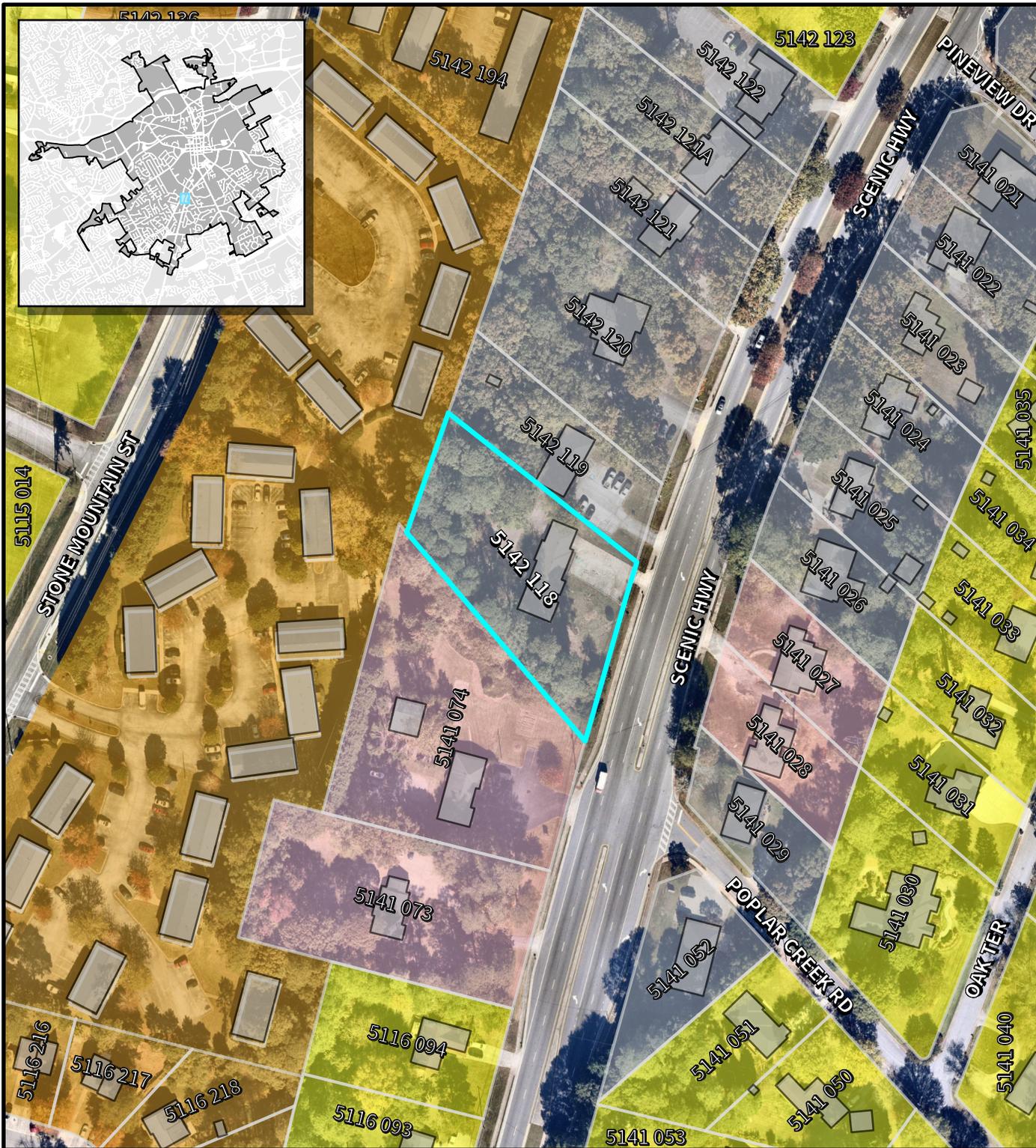
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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00074

Applicant:
Zaidh Cuellar

 Subject Property (~0.90 acres)

 Lawrenceville City Limits

Zoning Districts

-  OI Office/Institutional
-  ON Office/Neighborhood
-  RM-12 Multifamily Residential
-  RS-180 Single-Family Residential

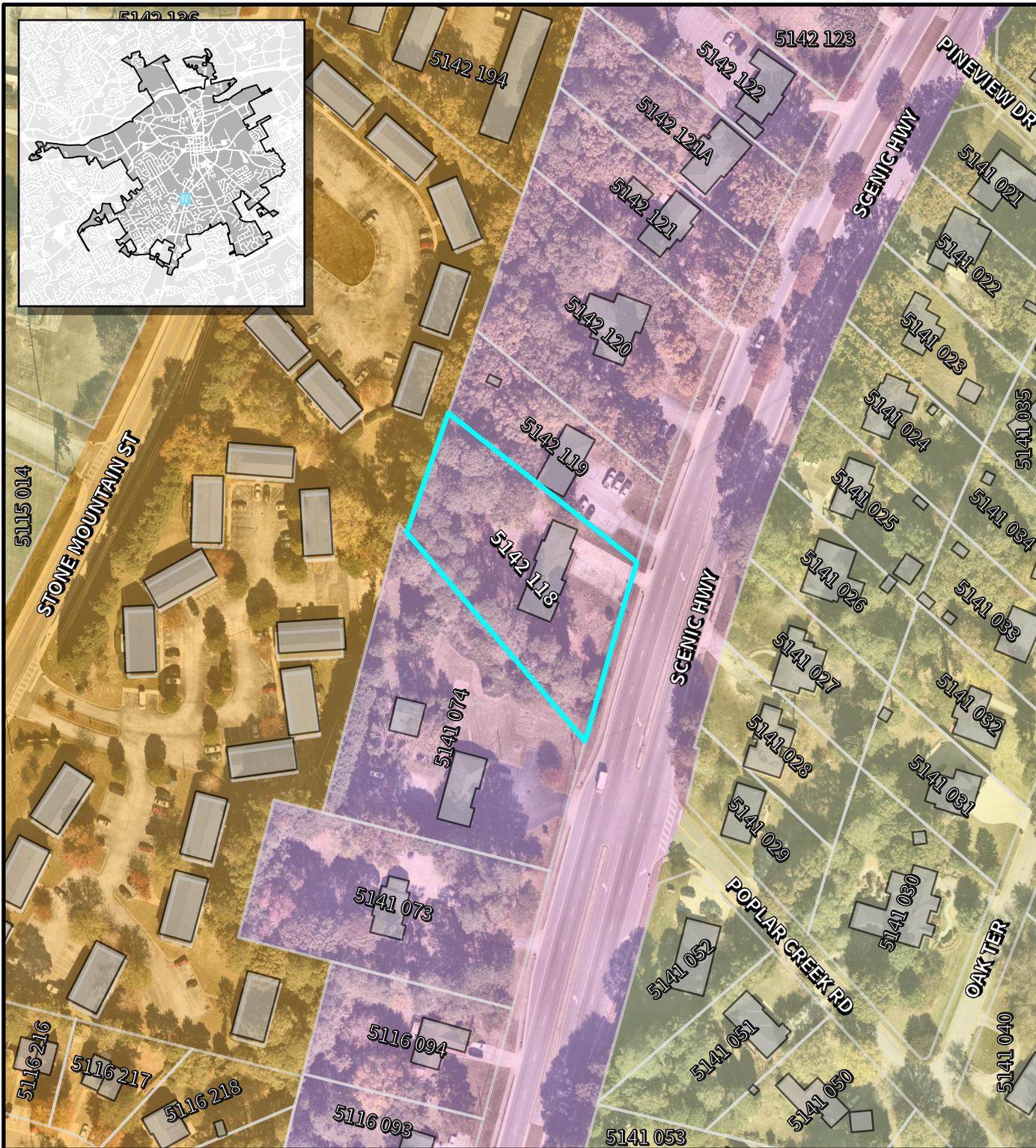
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0 62.5 125 250 Feet





LAWRENCEVILLE

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Zaidh Cuellar

 Subject Property (~0.90 acres)

 Lawrenceville City Limits

2045 Character Areas

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 Office

Imagery Date: 11/03/2025

Map Date: 01/21/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet

