



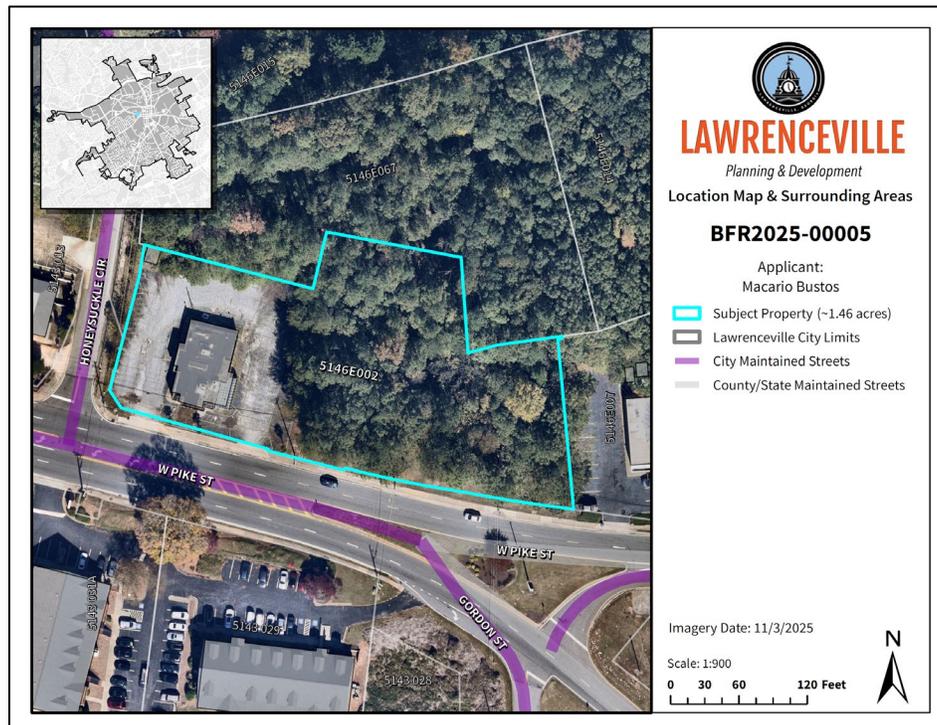
LAWRENCEVILLE

Planning & Development

BUFFER REDUCTION

CASE NUMBER(S):	BFR2025-00005
APPLICANT(S):	MACARIO BUSTOS
PROPERTY OWNER(S):	DANHC PROPERTIES LLC
LOCATION(S):	335 WEST PIKE STREET
PARCEL IDENTIFICATION NUMBER(S):	5146E002
APPROXIMATE ACREAGE:	1.46 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	REDUCTION OF 50' UNDISTURBED BUFFER
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP



ZONING AND DEVELOPMENT STANDARDS

The subject property consists of a 2,856 square-foot fast food restaurant constructed in the year 1982. The property also contains accessory driveways and parking. The applicant intends to redevelop the property into a proposed 6,000 square feet restaurant with a resurfaced and expanded parking lot, a redesigned vehicular circulation plan and curb cuts, and a landscape strip that meets current development regulations.

To accommodate this redevelopment plan, the applicant proposes to eliminate the fifty (50) foot undisturbed buffer required between BG (General Business District) and RM-12 (Multifamily Residential District) zoning districts as of the 2020 Lawrenceville Zoning Ordinance. In addition, they are requesting a variance to reduce the required front yard setback from fifty (50) feet to twelve (12) feet.

Approval of these requests requires the following deviations from the minimum standards of the BG (General Business) district, as outlined below:

Article 1 Districts, Section 102.13 BG General Business District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	<i>None</i>	<i>63,598 sq. ft</i>	<i>N/A</i>
Lot Width	<i>None</i>	<i>409 ft</i>	<i>N/A</i>
Front Setback	<i>50 ft</i>	<i>12 ft</i>	Variance
Side Setback	<i>10 ft</i>	<i>10 ft</i>	<i>N/A</i>
Rear Setback	<i>10 ft</i>	<i>10 ft</i>	<i>N/A</i>
Impervious Surface Coverage	<i>95%</i>	<i>Not listed</i>	<i>N/A</i>
Max Height	<i>35 ft</i>	<i>Not listed</i>	<i>N/A</i>

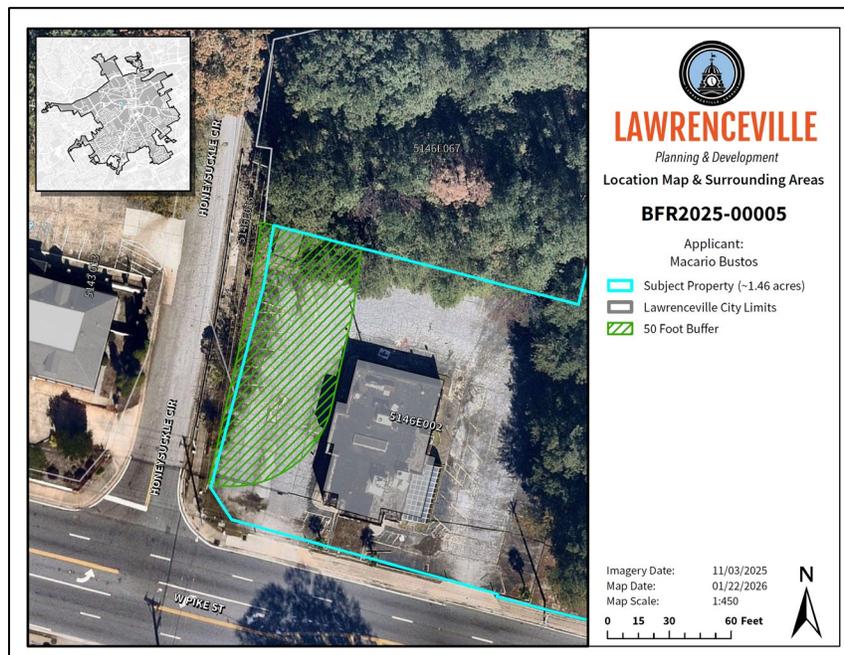
Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Restaurant	<i>1 per 2.5 seats 189 seats 76 spaces</i>	<i>80 spaces</i>	<i>N/A</i>

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
BG/RM-12	50	0	Approval w/ Conditions

BUFFER

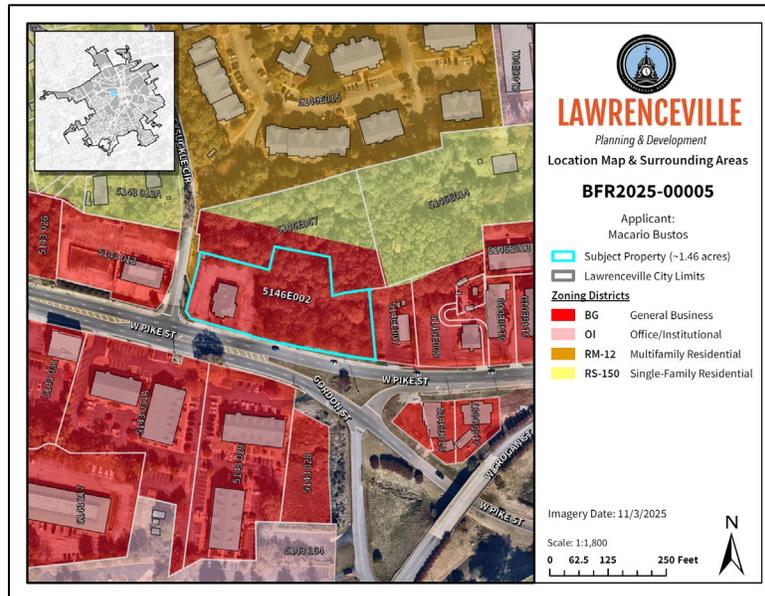


The subject property was originally developed prior to the adoption of current buffer requirements; as such, a large portion of the paved area along the western property line falls into a fifty (50) foot undisturbed buffer where the subject property borders a RM-12 property. However, the subject property does not directly border any residential uses; the required buffer is instead a result of the peculiar shape of an adjacent parcel zoned RM-12. The neighboring property – which hosts The Square at Lawrenceville Apartments – has a narrow panhandle that travels south along the eastern right-of-way of Honeysuckle Circle, where it abuts the subject property on its western property line. The residential component of The Square at Lawrenceville Apartments is in fact located over 200 feet from the subject property, with another (undeveloped) property serving as a de facto buffer between the two uses. Considering these unique circumstances, the request to eliminate the required buffer on the western property line may be appropriate.

Regarding the requested variance – a significant (76%) reduction of the required front yard setback – the applicant provides an aesthetic justification; a closer proximity of the restaurant to the street may yield a better match to the character of nearby Downtown businesses. Current setback requirements may also present a topographical hardship, as

the lot is only approximately 150 feet wide at the intersection. Finally, the existing structure at the subject property was developed in a manner similar to the proposal; that is, it is located only 21 feet from the property line. While the subject property could be rezoned to the BGC (Central General Business) district to eliminate the front yard setback requirement and bring it in line with the zoning of the nearby Downtown properties cited by the applicant, the requested variance may be sufficient on its own.

OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The area around the subject property is characterized by a mixture of retail and office uses along West Pike Street, single-family residential along Honeysuckle Circle and Honeysuckle Avenue, and the previously cited multifamily residential at the Square at Lawrenceville apartments to the north. Nearby commercial uses include an auto service garage, medical offices, and general offices zoned BG (General Business District) and OI (Office Institutional District). The properties to north of the subject property are zoned RS-150 (Single-Family Residential District) and RM-12 (Multifamily Residential District), used for both single-family and multifamily residences. Given the reasoning provided in the prior section, the requested buffer reduction may be appropriate, if properly conditioned.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

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

If the proposed restaurant adheres to site planning standards for access, interconnectivity, landscaping, and signage, it may align with the intended development pattern as described in the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

The applicant requests a Buffer Reduction to eliminate the required 50-foot undisturbed buffer between BG (General Business) and RM-12 (Multifamily Residential) zoning districts to facilitate redevelopment of an existing fast-food restaurant into a larger restaurant with reconfigured parking, access, and landscaping. While the buffer requirement is triggered by a narrow panhandle of an adjacent RM-12–zoned property, the nearest residential uses are located more than 200 feet away, with intervening undeveloped land effectively functioning as a buffer; therefore, the requested reduction may be appropriate if properly conditioned to mitigate potential impacts.

Staff recommends **APPROVAL WITH CONDITIONS** of the requested Buffer Reduction, as the proposal supports reinvestment in an existing commercial site within the Downtown character area, addresses unique site constraints, and is not anticipated to adversely impact nearby residential uses. Approval should be conditioned to ensure adequate separation, landscaping, and compliance with applicable development, buffering, and permitting requirements.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Lawrenceville Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

The proposed buffer reduction supports continued commercial redevelopment in an area characterized by existing retail and office uses and is suitable given the absence of directly adjacent residential development.

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

With appropriate conditions for setbacks, construction standards, and landscape replacement, the buffer reduction is not expected to adversely affect the existing use or usability of adjacent residential properties.

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

The property has a reasonable economic use as currently zoned; however, the requested buffer reduction facilitates reinvestment and modernization of the site, improving its long-term viability.

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

The proposal will not create an excessive or burdensome demand on streets, utilities, or public services, as it represents redevelopment of an existing commercial site with adequate infrastructure.

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

The request is consistent with the 2045 Comprehensive Plan's Downtown character area, which encourages reinvestment and adaptive redevelopment of existing commercial properties.

- 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;**

Unique site conditions, including the preexisting development pattern and the atypical configuration of the adjacent RM-12 parcel, support approval of the buffer reduction when accompanied by appropriate conditions to mitigate potential impacts.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_03022026

BFR2025-00005

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

1. To restrict the Buffer Reduction as follows:

- A. Allows a one-hundred percent (100%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RM-12), from fifty (50) feet to zero (0) feet along the subject property's western property line.
- B. The buffer reduction shall apply only to the parking lot redevelopment, associated with vehicular circulation improvements, landscaping, and related site work shown on the submitted site plan, received by the Planning and Development Department on December 29, 2025.
- C. The buffer reduction shall not authorize additional principal buildings or expansion beyond what is depicted on the submitted site plan.
- D. All land disturbance within the reduced buffer area shall be limited to the minimum necessary to complete the approved parking lot improvements, grading, utilities, and landscaping.
- E. Approval of this Buffer Reduction shall not be construed as a waiver of buffer requirements for any future development or redevelopment beyond the scope of this application.

2. To satisfy the following site development considerations:

- A. All site improvements, including parking, drive aisles, curb cuts, and internal circulation, shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
- B. Prior to issuance of a Land Disturbance Permit (LDP), final site plans shall be reviewed and approved by the Planning Director, City Engineer, and all applicable departments.
- C. Any off-site access, grading, or construction activity, if required, shall be subject to executed agreements or easements made by adjacent property owners and approval by the City.

- 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. All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.13 – BG General Business District, Subsection B. Lot Development Standards. Allows for a reduction in the required front yard setback from fifty (50) feet to twelve (12) feet.

BFR2025-00005
RECEIVED DECEMBER 29, 2025
PLANNING & DEVELOPMENT DEPARTMENT



DAVIS ENGINEERING
& SURVEYING

Est. 2009

CIVIL ENGINEERING | LAND SURVEYING | CONSTRUCTION LAYOUT

December 22, 2025

City of Lawrenceville
Board of Appeals
79 S Clayton Street, Suite M76A
Lawrenceville, GA 3046

Letter of Intent – Variance Request for Front Setback to 11.5’ & Undisturbed Buffer to 0’
335 West Pike Street (DES Project #: 25-274)

To Whom it May Concern:

On behalf of our client, Davis Engineering and Surveying, LLC respectfully submits this Letter of Intent in support of a variance request for the property located at 335 W Pike Street, within the City of Lawrenceville.

We are requesting the following variance:

1. **Front Setback Reduction:** A variance to request shall be to allow an encroachment of 38’ into the required 50’ front building setback, to accommodate planned renovations to the existing building. The only additional encroachment into the reduced setback area from the existing building, will be for an architectural overhang, which is integral to the building’s updated design and functionality.
2. **Undisturbed Buffer Reduction:** A variance to request shall be to allow an encroachment of 50’ into the required 50’ undisturbed buffer, to accommodate planned renovations to the existing parking lot.

The hardship necessitating these variances stems from the **existing building’s current encroachment into the required front setback and the existing parking lot’s encroachment into the required undisturbed buffer**. Currently, the existing building has been sitting in disrepair for several years. Our client purchased the property with the intent to relocate the current Hacienda restaurant a few hundred feet away, to this new location, looking to upgrade the current building while also providing much needed additional parking. Apart from the architectural overhang, the footprint of the renovation and addition to the existing building will not encroach any further than current conditions. This proximity to the street appeals to the desired aesthetic of the City of Lawrenceville. To comply with the current zoning requirements without a variance, the building would need to be **completely relocated**, which is not feasible due to structural, topographical, and stormwater and financial constraints and takes away from the appearance the City is ultimately looking for. The proposed renovations are intended to improve the building’s usability and appearance while maintaining its current footprint as much as possible.

The requested variances are minimal and will not negatively impact adjacent properties or the public interest. Rather, they will allow for the continued use and enhancement of an existing structure in a manner consistent with the character and development goals of the City of Lawrenceville.

We appreciate your consideration of this request and look forward to working with the City to bring this project to fruition. Please do not hesitate to contact us should you need any additional information or documentation.

Please feel free to contact me if you have any questions or comments.

Sincerely,
Jason K. Davis, PE.

Davis Engineering & Surveying, LLC | 24 Dawson Village Way S | Dawsonville, GA 30534
Ph: 706.265.1234 | Web: www.DavisEngineers.com

Exhibit "A"

DESCRIPTION OF PROPERTY - TRACT I - .507 ACRES - J35 WEST PIKE STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 143 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, LOCATED IN THE CITY OF LAWRENCEVILLE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF WEST PIKE STREET AT THE EASTERLY RIGHT OF WAY OF HONEYSUCKLE CIRCLE; THENCE NORTH 31 DEGREES 43 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 18.30 FEET ALONG THE EASTERLY RIGHT OF WAY OF HONEYSUCKLE CIRCLE TO A POINT,

THENCE NORTH 16 DEGREES 14 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 102.31 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE NORTH 10 DEGREES 57 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 34.20 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE SOUTH 72 DEGREES 46 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 153.34 FEET TO A POINT, THENCE SOUTH 17 DEGREES 06 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 148.34 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY WEST PIKE STREET; THENCE NORTH 72 DEGREES 44 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 134.34 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.507 ACRES MORE OR LESS.

DESCRIPTION OF PROPERTY - TRACT II - .702 ACRES - J25 WEST PIKE STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 143 AND 146 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, LOCATED IN THE CITY OF LAWRENCEVILLE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF WEST PIKE STREET 134.34' EASTERLY OF THE EASTERLY RIGHT OF WAY OF HONEYSUCKLE CIRCLE; THENCE NORTH 17 DEGREES 06 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 148.38 FEET TO A POINT, THENCE NORTH 16 DEGREES 46 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 51.23 FEET TO A POINT; THENCE SOUTH 76 DEGREES 23 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 119.95 FEET TO A POINT; THENCE SOUTH 01 DEGREES 38 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 80.65 FEET TO A POINT; THENCE SOUTH 01 DEGREES 15 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 125.68 FEET TO A POINT ON THE NORTHERLY RIGHT OF WEST PIKE STREET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1089.92 FEET AND AN ARC LENGTH OF 110.49 FEET, BEING SUBTENDED BY A CHORD OF NORTH 76 DEGREES 58 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 110.45 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE SOUTH 17 DEGREES 13 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 2.00 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE NORTH 72 DEGREES 44 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 69.67 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.702 ACRES MORE OR LESS.

DESCRIPTION OF PROPERTY - TRACT III - .31 ACRES - J25 WEST PIKE STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 146 OF THE 5TH DISTRICT IN GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE PROPERTY LINE BETWEEN THE LANDS OF THE GRANTOR AND THE LANDS NOW OR FORMERLY OWNED BY H.O. HAMBY, ET AL. WITH THE NORTHERN EXISTING RIGHT OF WAY OF LINE OF STATE ROUTE 120, SAID POINT BEING 60 FEET LEFT OF AND OPPOSITE STATION 87+84.82 ON THE CONSTRUCTION CENTER LINE OF GEORGIA HIGHWAY PROJECT TSAP-8 (113); RUNNING THENCE N03+29'56"W A DISTANCE OF 129.46 FEET TO A POINT 176.73 FEET LEFT OF AND OPPOSITE STATION 87+54.67 ON SAID CENTER LINE, THENCE N75+43'53"E A DISTANCE OF 95.90 FEET TO A POINT 212.52 FEET LEFT OF AND OPPOSITE STATION 88+61.89 ON SAID CENTER LINE, THENCE S03+29'36"E A DISTANCE OF 157.53 FEET TO A POINT 56.45 FEET LEFT OF AND OPPOSITE STATION 88+86.68; THENCE NORTHWESTERLY ALONG A LINE CURVED TO THE RIGHT WITH A RADIUS OF 1205.92 FEET FOR AN ARC DISTANCE OF 97.10 FEET BACK TO THE POINT OF BEGINNING.

BFR2025-00005
RECEIVED DECEMBER 29, 2025
PLANNING & DEVELOPMENT DEPARTMENT

PLAT B: 00162 P: 00003
Recorded: 01/25/2024 05:05 PM
24L002336 Pages: 2 Fees: \$20.00
Tiana P Garner
Clerk of Superior Court, Gwinnett County, GA
eFile Participant IDs: 3244369885,

BFR2025-00005
RECEIVED DECEMBER 29, 2025
PLANNING & DEVELOPMENT DEPARTMENT

COMBINATION SURVEY FOR: DANHC PROPERTIES, LLC.

PARCELS R5146E002, R5146E004, & R5146E006
GWINNETT CASE NUMBER: PLAT2023-00146
LAWRENCEVILLE CASE NUMBER: XPL2023-00008
COMBINED PARCEL # R5146E002

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

GWINNETT CASE NUMBER:
PLAT2023-00146

LAWRENCEVILLE CASE NUMBER:
XPL2023-00008

LAWRENCEVILLE
Planning & Development
XPL2023-00008
January 24, 2024
These project documents have been reviewed by applicable City Departments and have been found to be in substantial compliance with the applicable codes and regulations.

**OWNER/SUBDIVIDER
24-HOUR CONTACT:**
DANHC PROPERTIES, LLC
CELERINO GARCIA
5205 KENDALLS WAY
CUMMING GA, 30041
(404) 434-5944
EMAIL: bcmoc123@cloud.com

APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION. LAND DISTURBANCE PERMITS AND/OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE.

~SURVEYOR CERTIFICATION~
AS REQUIRED BY SUBSECTION (d) 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 APPROVAL 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.

DUSTY L. LOWMAN PLS# 3216



Final Plat Approval
The Director of the Department of Planning and Development certifies that this plat complies with the City of Lawrenceville Development Regulations and that it has been approved by all other operational City departments, as appropriate. This plat is approved subject to the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and City of Lawrenceville. Acceptance of constructed greenways, if shown on the final plat, is hereby expressly excluded from approval and maintenance and shall not be accepted by the City until said greenway is completed in its entirety and verified that it has been built to standards as set forth in the Development Regulations.

DATED THIS 24 DAY OF JAN., 2024.

Maria Serban (Designee)
DIRECTOR, PLANNING AND DEVELOPMENT DEPARTMENT

Owners Acknowledgment and Declaration
STATE OF GEORGIA, COUNTY OF GWINNETT, CITY OF LAWRENCEVILLE

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgment and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

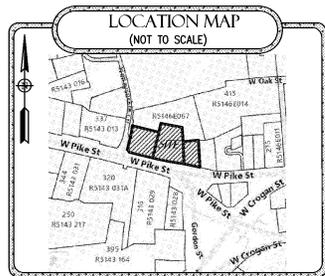
Celerino Garcia Garcia 12/11/2023
SIGNATURE OF DEVELOPER/SUBDIVIDER DATE SIGNED

Celerino Garcia Garcia 12/11/2023
SIGNATURE OF OWNER DATE SIGNED

FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE
It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of 1 foot in 183,351 feet and an angular error of 2 seconds per angle point, and was adjusted using the LEAST SQUARES METHOD. This plat has been calculated for closure and is found to be accurate within 1 foot in 91,795 feet, and contains a total of 1.46 acres. The equipment used to obtain the linear and angular measurements herein was a LEICA TS16 ROBOTIC INSTRUMENT.

By: DUSTY LOWMAN, RLS
REGISTERED GEORGIA LAND SURVEYOR
REG NO. 3216 DATE OF EXPIRATION 12/31/24

NOTES
Stream Buffer Easements are to remain in a natural and undisturbed condition.
Structures are not allowed in drainage easements.
Water service provided by Gwinnett County.
Lot serviced by existing sewer.
Existing structures are to remain as non-conforming structures.



~ZONING INFORMATION~
CITY: LAWRENCEVILLE
ZONE: BG-GENERAL BUSINESS DISTRICT
SETBACK REQUIREMENTS:
FRONT: 50'
REAR: 10'
SIDE: 10'

~FEMA FLOOD NOTE~
BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13135C0073F, EFFECTIVE DATE 9/29/2006, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

~SURVEY NOTES~
FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.
FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 183,351 FEET, AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE.
FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 91,795 FEET.
THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.
THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITH-OUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.
TYPE OF SURVEY: COMBINATION
SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DEED BOOK 58039, PAGE 54
PROPERTY OWNERS AS OF SURVEY DATE:
DANHC PROPERTIES, LLC
PARCEL NUMBER: R5146E002, R5146E004 AND R5146E006

COMBINATION & REALIGNMENT PLAT FOR:
DANHC PROPERTIES, LLC
LAND LOTS 143 & 146
5th DISTRICT
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

DRAWN BY: W.G.H.
PLAT DATE: 12/11/2023
FIELD CREW: J.M.
FIELD DATE: 3/16/2023

SHEET NO.
1 OF 2
PROJECT NO.
23-027

CERTIFICATE OF AUTHORIZATION NUMBER: LSF-0010324

PLAT
Author: 1/24/2024
The Director of the Department of Planning and Development certifies that this plat complies with the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and City of Lawrenceville. Acceptance of constructed greenways, if shown on the final plat, is hereby expressly excluded from approval and maintenance and shall not be accepted by the City until said greenway is completed in its entirety and verified that it has been built to standards as set forth in the Development Regulations.

PLAT B: 00162 P: 00004
 Recorded: 01/25/2024 05:05 PM
 24L002336 Pages: 2 Fees: \$20.00
 Tiana P Garner
 Clerk of Superior Court, Gwinnett County, GA
 eFile Participant IDs: 3244369885,

AS REQUIRED BY SUBSECTION (d) 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 APPROVAL 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.



DUSTY L. LOWMAN PLS# 3216

-SURVEYOR CERTIFICATION-

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 91,795 FEET. THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND IT MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND. FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DEED BOOK 58039, PAGE 54

PROPERTY OWNERS AS OF SURVEY DATE: DANHC PROPERTIES, LLC

PARCEL NUMBERS: R5146E002, R5146E004, AND R5146E006

TYPE OF SURVEY: COMBINATION

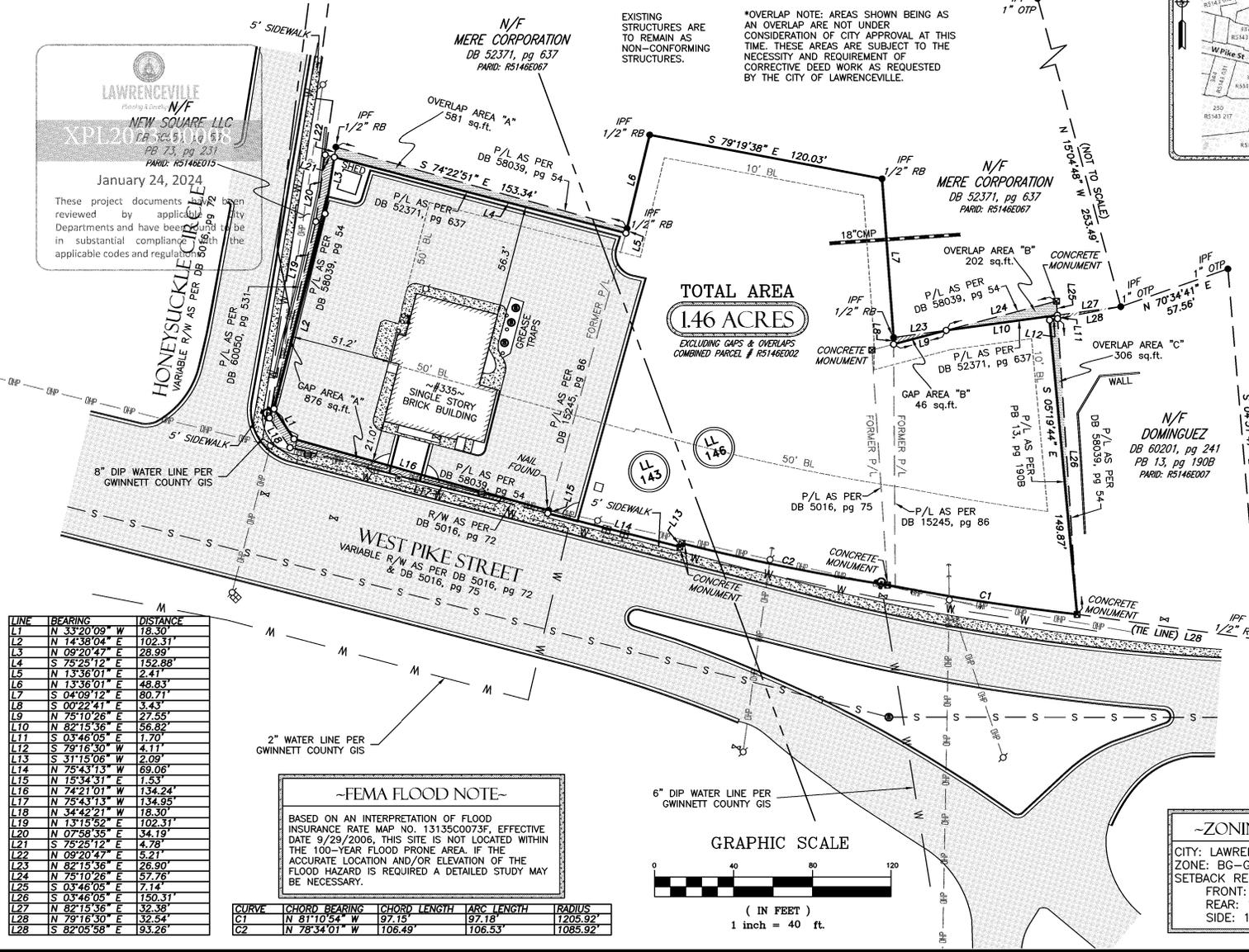
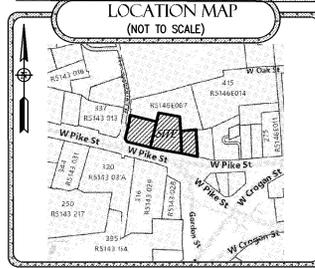
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GWINNETT CASE NUMBER: PLAT2023-00146

LAWRENCEVILLE CASE NUMBER: XPL2023-00008

-LEGEND-

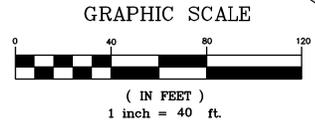
○	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET (IPF) (FP)	SR	SOLID ROD
⊠	MONUMENT	OCS	OUTLET CONTROL STRUCTURE
C/L	CENTERLINE	CP	CORRUGATED PLASTIC PIPE
CTP	CRIMPED TOP PIPE	GI	GRATE INLET
DB	DEED BOOK	DI	DROP INLET
N/F	NOW OR FORMERLY	DS	SANITARY SEWER MANHOLE (SSMH)
OTF	OPEN TOP PIPE	⊙	CLEANOUT
PB	PLAT BOOK	⊗	LIGHTPOLE
PG	PAGE	⊕	CLEANOUT
P/L	PROPERTY LINE	---	PROPERTY LINE
⊗	TELEPHONE PED. (T.P.)	---	OVERLAP/GAP AREAS
⊗	FIRE HYDRANT (FH)	---	
⊗	WATER METER (WM)	---	
⊗	WATER VALVE (WV)	---	
⊗	POWER BOX (PB)	---	
⊗	POWER POLE (PP)	---	
⊗	Ø POWER POLE (PP)	---	



LINE	BEARING	DISTANCE
L1	N 33°20'09" W	119.30'
L2	N 14°38'04" E	102.31'
L3	N 09°20'47" E	28.99'
L4	S 75°25'12" E	152.88'
L5	N 13°36'07" E	2.41'
L6	N 13°36'07" E	46.83'
L7	S 04°09'12" E	80.71'
L8	S 00°22'41" E	3.43'
L9	N 75°10'26" E	27.55'
L10	N 82°15'36" E	56.82'
L11	S 03°46'05" E	1.70'
L12	S 79°16'30" W	4.11'
L13	S 31°15'06" W	2.09'
L14	N 75°43'13" W	69.06'
L15	N 15°34'31" E	1.53'
L16	N 74°21'07" W	134.24'
L17	N 75°43'13" W	134.95'
L18	N 34°42'21" W	18.30'
L19	N 13°15'52" E	102.31'
L20	N 07°58'35" E	34.19'
L21	S 75°25'12" E	4.78'
L22	N 09°20'47" E	32.11'
L23	N 82°15'36" E	26.90'
L24	N 75°10'26" E	57.76'
L25	S 03°46'05" E	7.14'
L26	S 03°46'05" E	150.31'
L27	N 82°15'36" E	32.36'
L28	N 79°16'30" W	32.54'
L28	S 82°05'58" E	93.26'

-FEMA FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 131350073F, EFFECTIVE DATE 9/25/2006, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.



CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N 81°10'54" W	97.18'	97.18'	1205.92'
C2	N 78°34'01" W	106.49'	106.53'	1085.52'

OWNER/SUBDIVIDER
24-HOUR CONTACT:
 MACARIO BUSTOS
 5205 KENDALLS WAY
 CUMMING GA 30041
 (404) 434-5944
 EMAIL: bcmaci23@icloud.com

-ZONING INFORMATION-

CITY: LAWRENCEVILLE
 ZONE: BG-GENERAL BUSINESS DISTRICT
 SETBACK REQUIREMENTS:
 FRONT: 5'
 REAR: 10'
 SIDE: 10'

BFR2025-00005
RECEIVED DECEMBER 29, 2025
PLANNING & DEVELOPMENT DEPARTMENT

PREPARED BY
DES DAVIS
 ENGINEERING & SURVEYING
 24 DAWSON VILLAGE
 WAY SOUTH
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

COMBINATION & REALIGNMENT PLAT FOR:
 DANHC PROPERTIES, LLC
 LAND LOTS 143 & 146
 5th DISTRICT
 CITY OF LAWRENCEVILLE
 GWINNETT COUNTY, GEORGIA

DRAWN BY: W.G.H.
 PLAT DATE: 12/11/2023
 FIELD CREW: J.M.
 FIELD DATE: 3/16/2023

SHEET NO.
2 OF 2

PROJECT NO.
23-027

CERTIFICATE OF AUTHORIZATION NUMBER: LSF-0010034

Authorized 1/24/2024

PROJECT INFORMATION:
 CURRENTLY, THIS 1.46 ACRE PROPERTY CONTAINS AN EXISTING BUILDING AND PARKING TOWARD THE WEST AND IS MAINLY WOODED COVERAGE ON THE EAST.

THE PROPOSED DEVELOPMENT WILL CONSIST OF THE DEMOLITION OF THE EXISTING BUILDING AND CONSTRUCTION OF A NEW RESTAURANT WITH PARKING, LANDSCAPING, UTILITY CONNECTIONS, AND ANY OTHER NECESSARY IMPROVEMENTS.

PROPERTY/PARCEL INFORMATION:
 ADDRESS: 143 WEST PIKE STREET, LAWRENCEVILLE, GA 30046
 PARCEL NUMBER: R5146002
 JURISDICTION: CITY OF LAWRENCEVILLE

TOTAL AREA: 1.46 ACRES
 DISTURBED AREA: 1.316 ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR DANHC PROPERTIES, LLC COMPLETED BY DAVIS ENGINEERING & SURVEYING, LLC DATED 10/21/2023

CONTOUR DATA FROM FIELD RUN TOPO COMPLETED BY DAVIS ENGINEERING AND SURVEYING, LLC
 CONTOUR INTERVAL: 2'

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVEGROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FORM PANEL 13085C0089F DATED 8/29/2006.

ZONING INFORMATION:
 CITY OF LAWRENCEVILLE
 ZONING: GENERAL BUSINESS (BG)

FRONT: 50'
 SIDE: 10'
 REAR: 10'

GENERAL NOTES:

1. ALL CONSTRUCTION WORK, MATERIALS AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF LAWRENCEVILLE GEORGIA REQUIREMENTS.
2. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
3. CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
4. CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
5. MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
6. THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
7. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
8. EXISTING UTILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
9. NO MATERIAL CAN BE BURIED ON SITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCESSIBLE TO THE OWNER.
11. CONTRACTOR IS TO REMOVE ALL ROOF TOPSOIL AND UNSUITABLE MATERIALS.
12. MAXIMUM CUTS OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
13. THIS SITE DOES NOT CONTAIN METALNDS.
14. THIS SITE DOES NOT HAVE STALE WATERS REQUIRING UNDISTURBED BUFFERS.
15. EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
16. CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
17. ALL HOPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
18. CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
19. ALL SIGNAGE AND STIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
20. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO IDENTIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
21. ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.
22. ALL TEMPORARY STRIPING AND SIGNS NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
23. MUTED STORAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

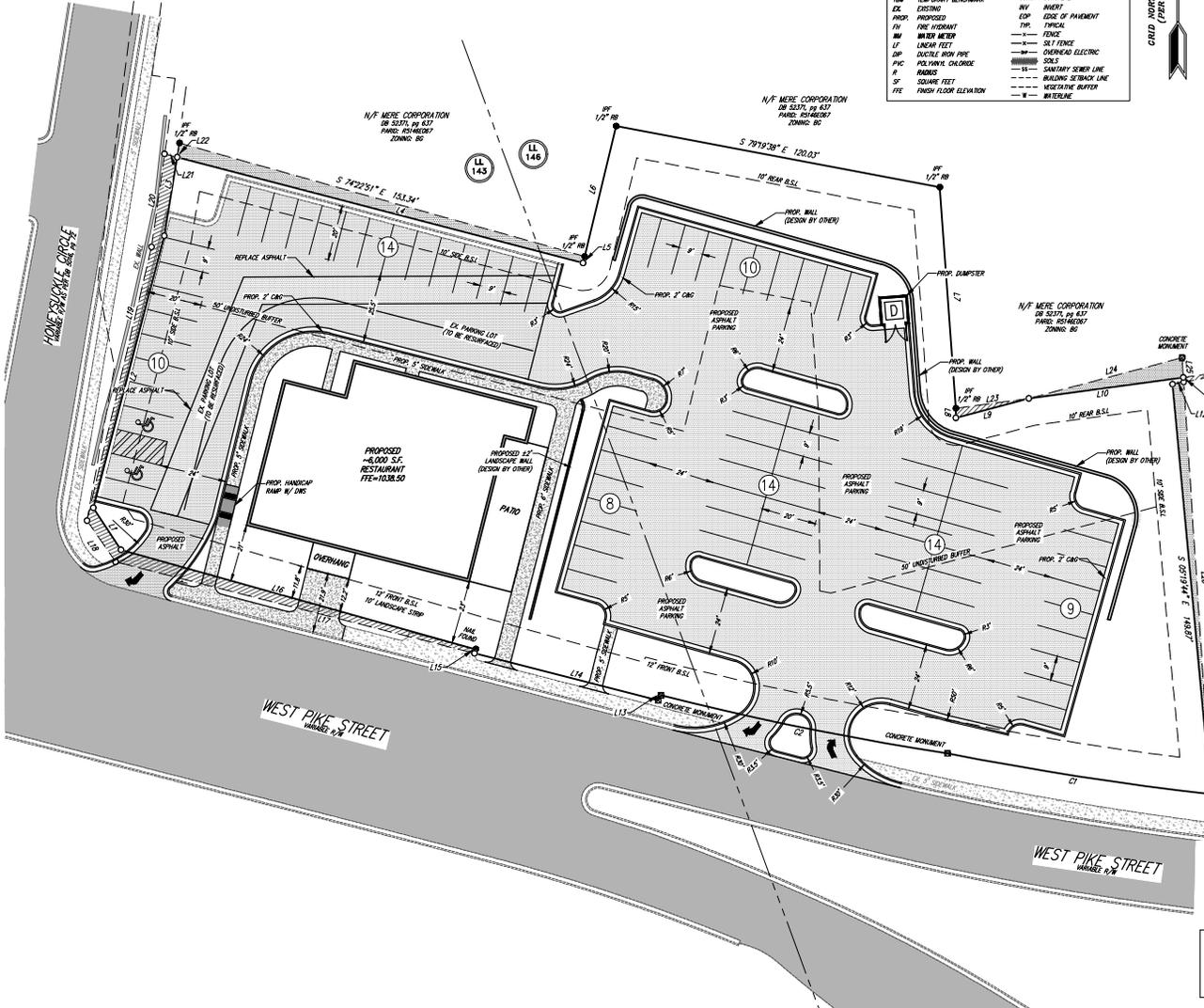
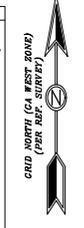
PARKING CALCULATIONS:
 PROPOSED USE: RESTAURANT
 PARKING REQUIRED: 1 SPACE PER 2.5 SEATS
 189 SEATS / 2.5 = 76 SPACES REQUIRED

PROVIDED STANDARD SPACES: 77
 PROVIDED HC SPACES: 2

TOTAL SPACES PROVIDED: 79 SPACES

LEGEND

CP	POWER POLE (PP)	CG	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
LI	LINEAR INTERSECTION	PL	PROPERTY LINE
JB	JUNCTION BOX	FSLS	FLARED END SAFETY SECTION
CS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
DRB	DOORSTOP RING CATCH BASIN	PC	POINT OF CURVATURE
HR	HEADWALL	OS	OUTLET CONTROL STRUCTURE
ROP	REINFORCED CONCRETE PIPE	ELC	ELECTRICAL
CMP	CONCRETE METAL PIPE	N/P	NOT FOUND
HPF	HIGH POINT POLYETHYLENE	N/P	NOT FOUND
UD	UNDERGROUND UTILITY	LL	LAND LOT LINE
TM	TEMPORARY MARKER	CONC	CONCRETE
EE	EXISTING	PROP	PROPOSED
PROP	PROPOSED	EDP	EDGE OF PAVEMENT
FW	FIRE WATERTIGHT	TP	TYPICAL
MM	METER MANHOLE	FENCE	FENCE
LF	LINEAR FEET	SFT FENCE	SFT FENCE
USP	UTILITY SHIELD PIPE	OE	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE	SOIL	SOIL
R	RADIUS	SSW	STAIRWAY SWEET LINE
ST	SQUARE FEET	---	BUILDING STRUCK LINE
FFE	FINISH FLOOR ELEVATION	---	VEGETATIVE BUFFER
		---	INTERLACE



OWNER:
 DANHC PROPERTIES LLC
 5205 KENDALLS WAY
 CUMMING, GA 30041

DEVELOPER:
 DANHC PROPERTIES LLC
 5205 KENDALLS WAY
 CUMMING, GA 30041
 ATTN: MACARIO BUSTOS
 (404) 434-5944
 bmae123@icloud.com

24-HOUR CONTACT:
 MACARIO BUSTOS
 (404) 434-5944
 bmae123@icloud.com

DES DAVIS
 ENGINEERING & SURVEYING
 24 DAWSON VILLAGE
 WEST SOUTH
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1214
 DAVISENGINEERS.COM

REGISTERED PROFESSIONAL ENGINEER
 JACOB K. DAVIS
 LICENSE NO. 107
 01/15/2026

DATE	DESCRIPTION
10/27/2023	INITIAL SUBMITTAL
12/22/2023	VARIANCE SUBMITTAL
07/15/2024	VARIANCE SUBMITTAL

VARIANCE EXHIBIT
HACIENDA BAR & GRILL
 LAND LOT 143 & 146
 5th DISTRICT
 CITY OF LAWRENCEVILLE
 GWINNETT COUNTY, GEORGIA

DRAWN BY: MAP
 CHECKED BY: JKD
 LAND LOT: 143 & 146
 DISTRICT: 5th
 SECTION: -
 CITY: LAWRENCEVILLE
 COUNTY: GWINNETT
 DATE: 10/21/2025

SHEET NO:
 2 OF 2
 PROJECT NO:
 25-274

GEORGIA811
 www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR IN FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GRAPHIC SCALE
 0 10 20 30 40 50
 (IN FEET)
 1 inch = 80 ft.

BFR2025-00005
RECEIVED JANUARY 28, 2026
PLANNING & DEVELOPMENT DEPARTMENT

BFR2025-00005
RECEIVED DECEMBER 29, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

BUFFER REDUCTION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Macario Bustos</u>	NAME: <u>DANHC PROPERTIES LLC - Chris Garcia</u>
ADDRESS: <u>5205 Kendalls Way</u>	ADDRESS: <u>325 West Pike Street</u>
CITY: <u>Cumming</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30041</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>404-434-5944</u>	PHONE: <u>770-480-8714</u>
CONTACT PERSON: <u>Macario Bustos</u> PHONE: <u>404-434-5944</u>	
CONTACT'S E-MAIL: <u>bcmac123@icloud.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>BG</u> ACREAGE: <u>1.46</u>	
PARCEL NUMBER(S): <u>5146E002</u>	
ADDRESS OF PROPERTY: <u>325 West Pike Street, Lawrenceville, GA 30046</u>	
PROPOSED BUFFER: <u>Reduce 50' undisturbed buffer to 0' to accommodate existing parking lot.</u>	

SIGNATURE OF APPLICANT

12-29-2025
DATE

SIGNATURE OF OWNER

12 29 2025
DATE

Macario Bustos
PRINTED NAME

Hacienda Mexican Restaurant - Chris Garcia
TYPED OR PRINTED NAME



Rachel G. Burton
NOTARY PUBLIC

12/29/25
DATE

Rachel G. Burton
NOTARY PUBLIC

12/29/2025
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? NO
Y/N

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

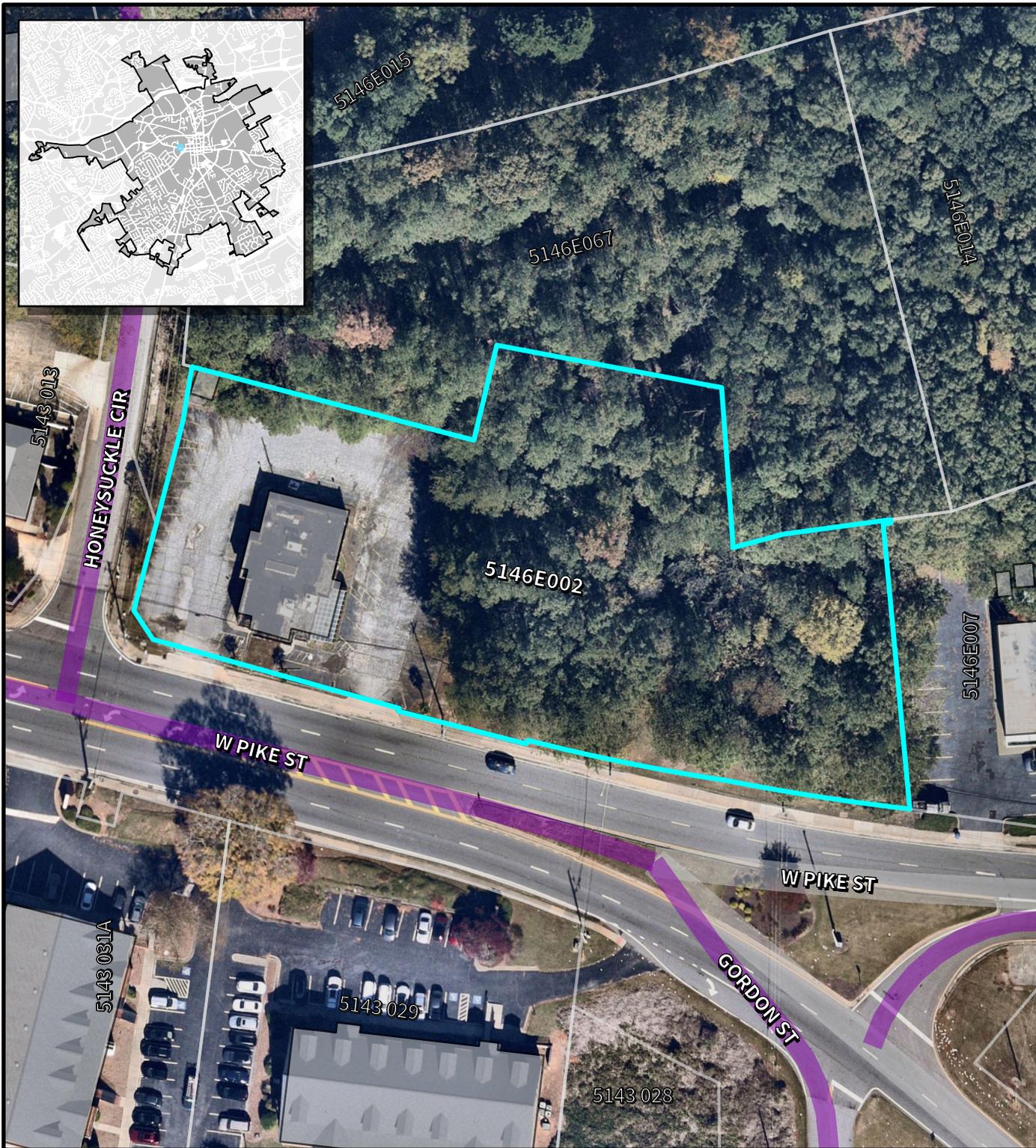
NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

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.



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

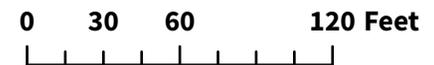
BFR2025-00005

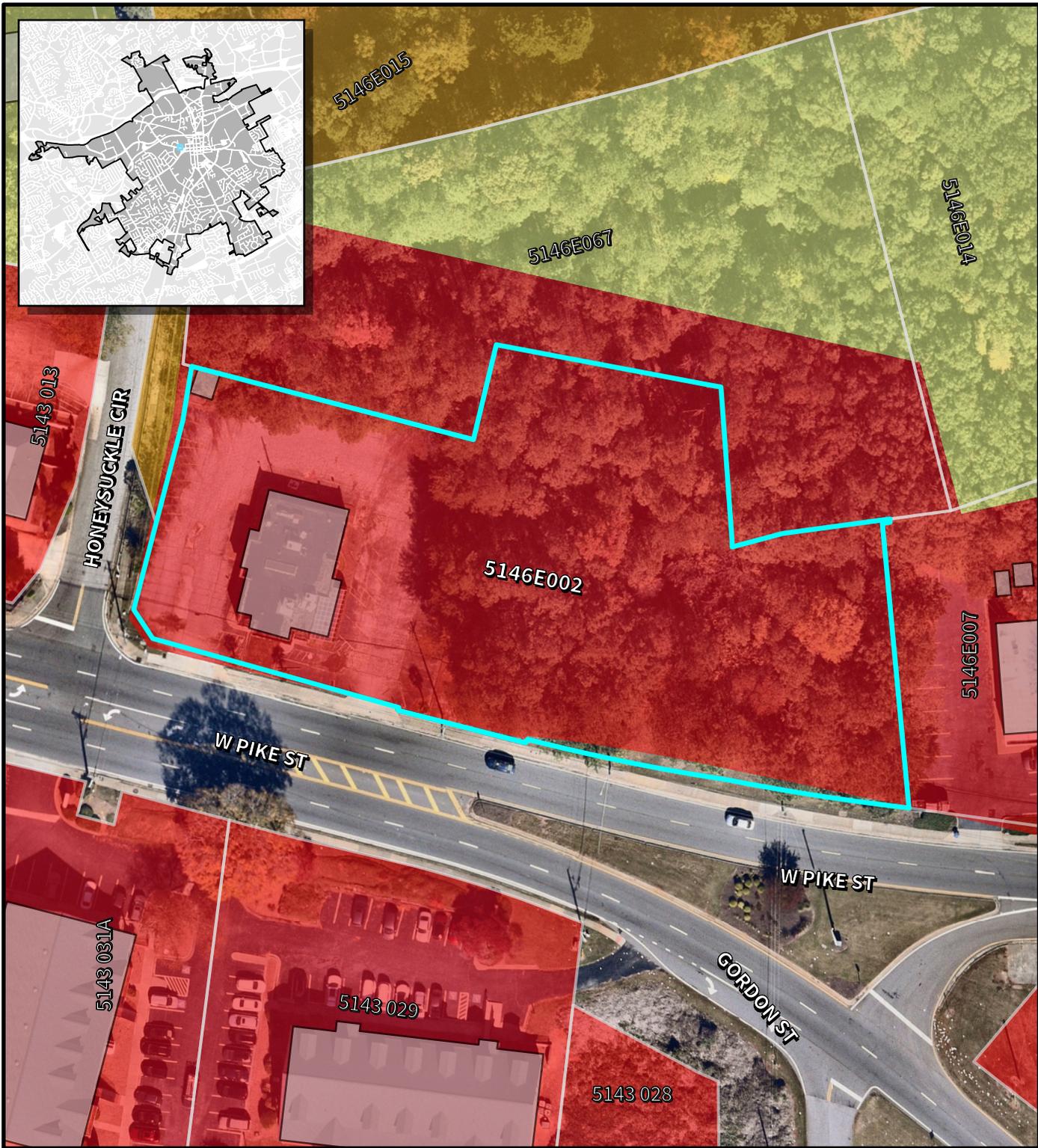
Applicant:
Macario Bustos

-  Subject Property (~1.46 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

Imagery Date: 11/3/2025

Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00005

Applicant:
Macario Bustos

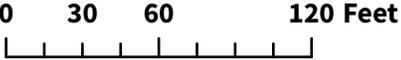
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-  Lawrenceville City Limits

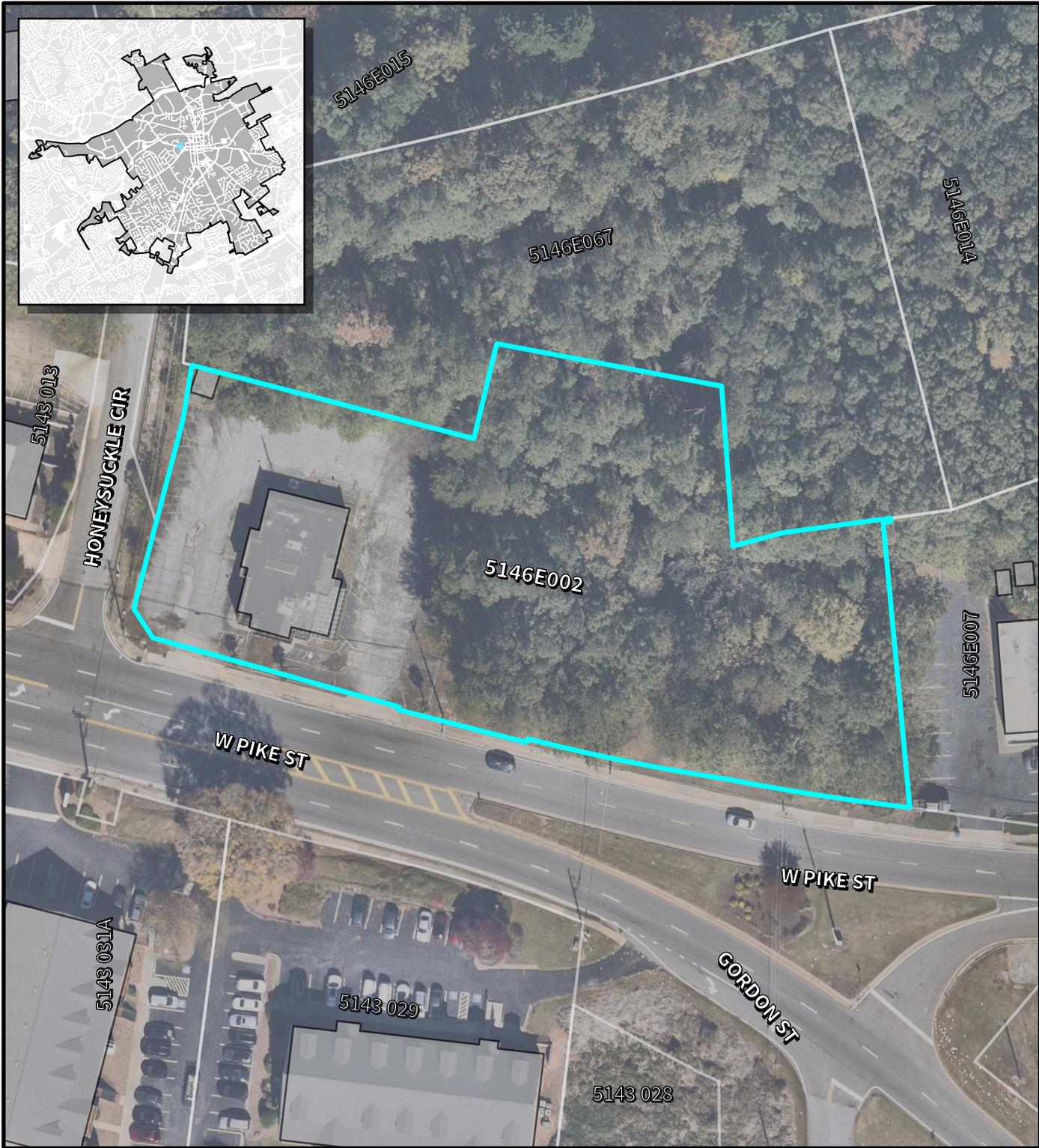
Zoning Districts

-  BG General Business
-  RM-12 Multifamily Residential
-  RS-150 Single-Family Residential

Imagery Date: 11/3/2025

Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00005

Applicant:

Macario Bustos

 Subject Property (~1.46 acres)

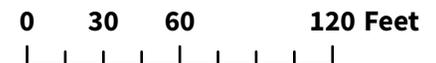
 Lawrenceville City Limits

2045 Character Areas

 Downtown

Imagery Date: 11/3/2025

Scale: 1:900





LAWRENCEVILLE

Planning & Development

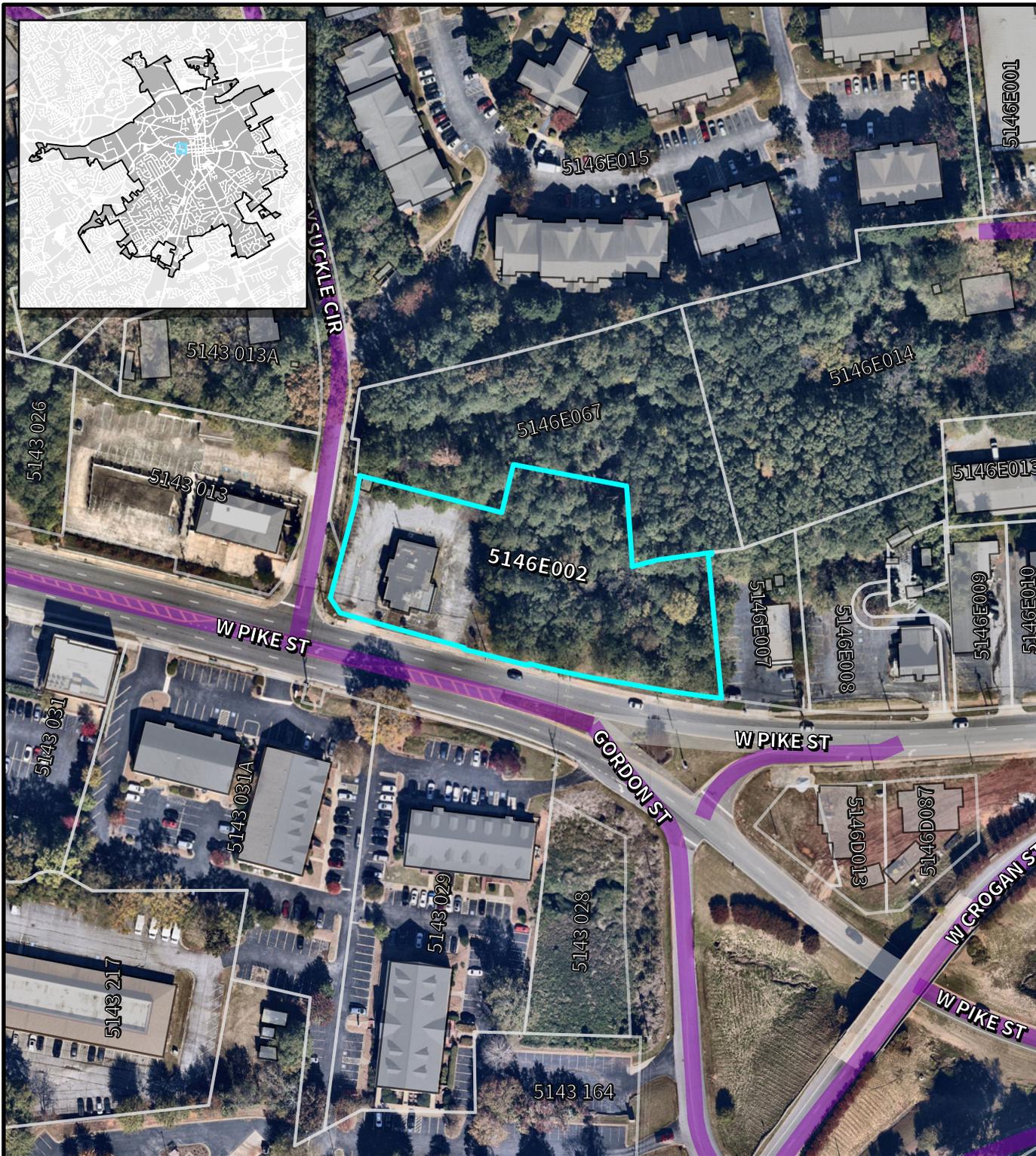
Location Map & Surrounding Areas

BFR2025-00005

Applicant:

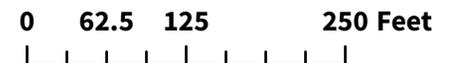
Macario Bustos

-  Subject Property (~1.46 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Imagery Date: 11/3/2025

Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00005

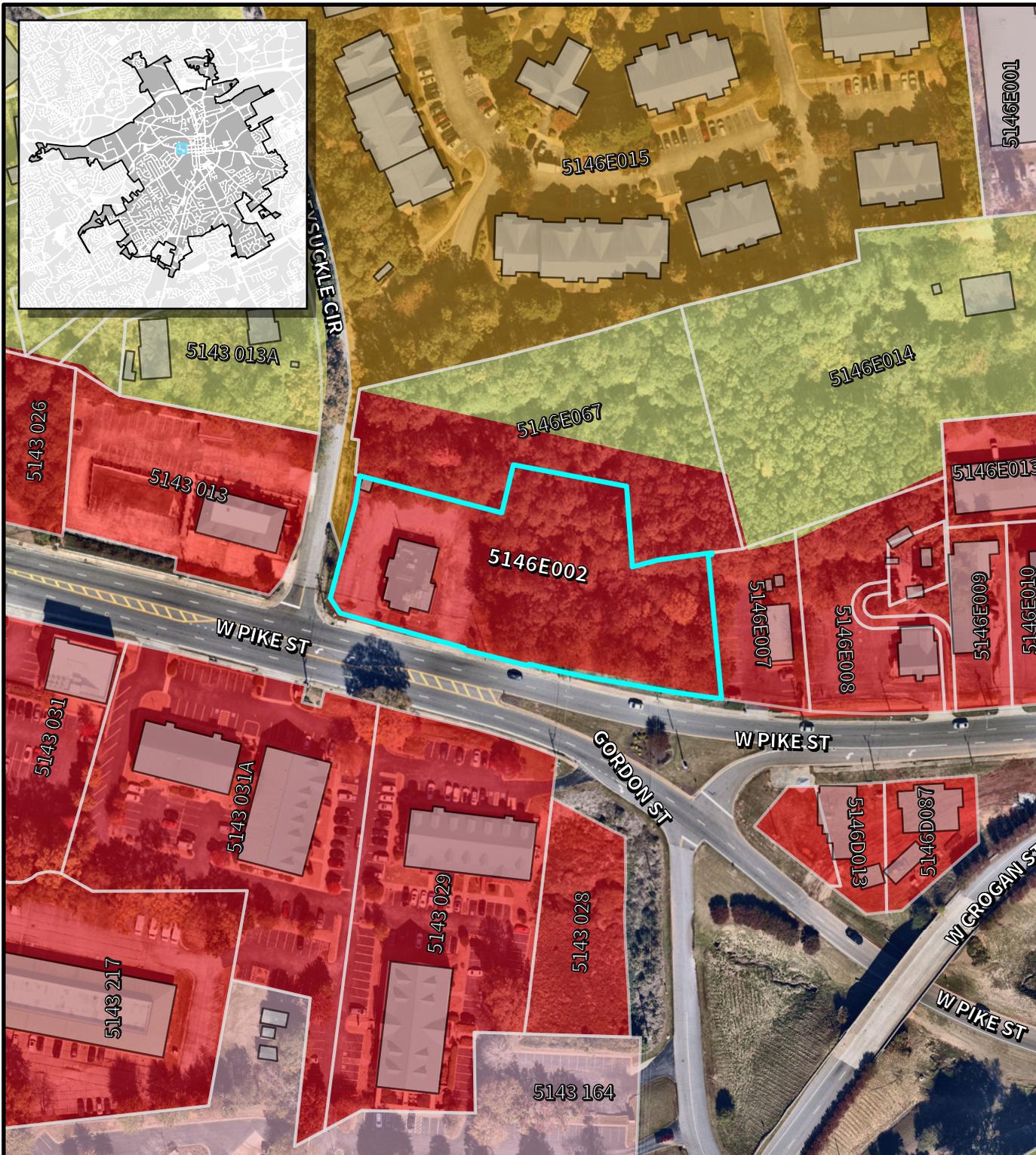
Applicant:
Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

Zoning Districts

-  BG General Business
-  OI Office/Institutional
-  RM-12 Multifamily Residential
-  RS-150 Single-Family Residential

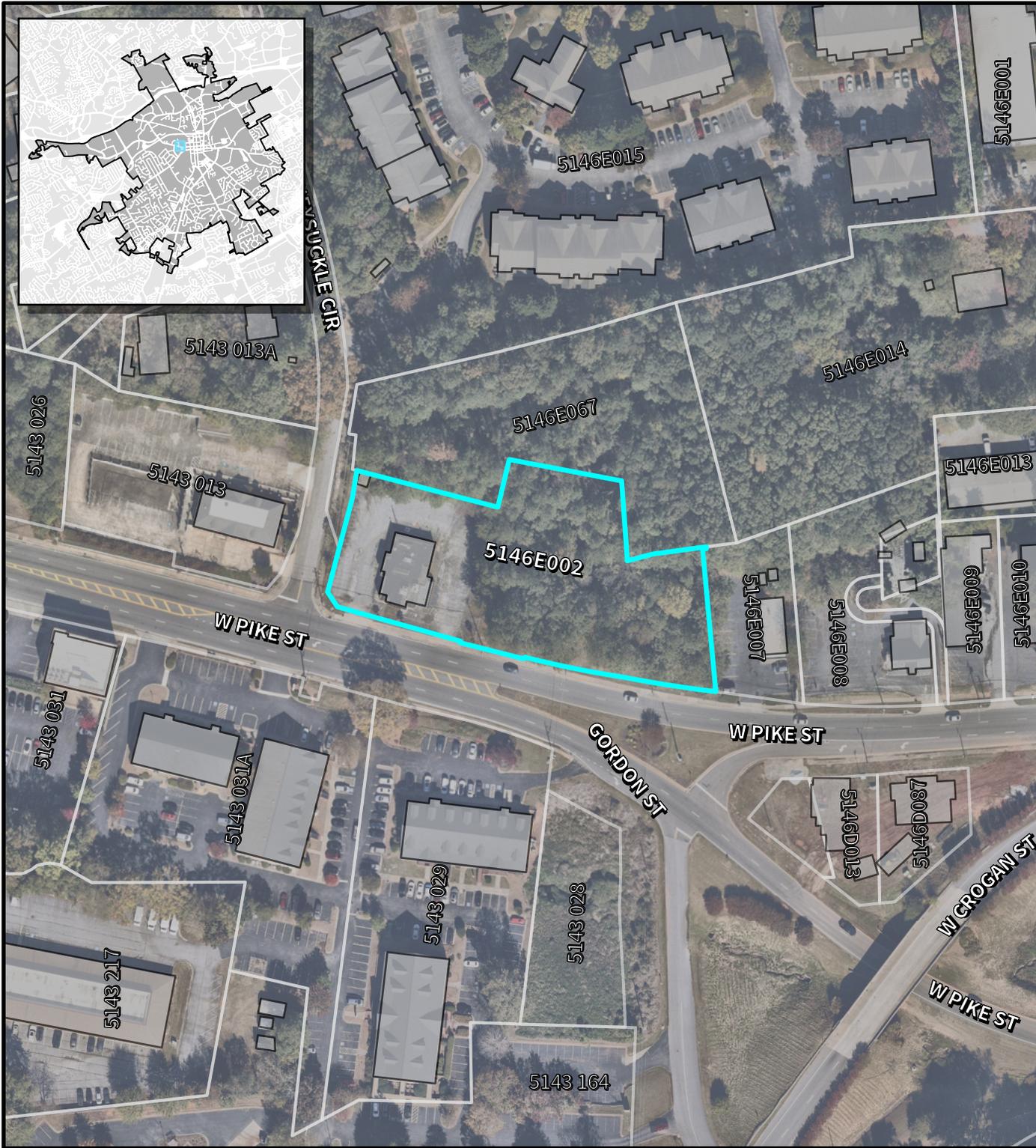


Imagery Date: 11/3/2025

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00005

Applicant:

Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown

Imagery Date: 11/3/2025

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

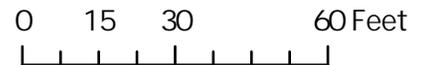
Location Map & Surrounding Areas

BFR2025-00005

Applicant:
Macario Bustos

-  Subject Property (~1.46 acres)
-  Lawrenceville City Limits
-  50Foot Buffer

Imagery Date: 11/03/2025
 Map Date: 01/22/2026
 Map Scale: 1:450





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00005

Applicant:

Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

 50Foot Buffer

Zoning Districts

 BG General Business

 RM-12 Multifamily Residential

 RS-150 Single-Family Residential

Imagery Date: 11/03/2025

Map Date: 01/22/2026

Map Scale: 1:450

0 15 30 60 Feet

