



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, SEPTEMBER 9, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	ANNX2026-00002 RZM2026-00006 & SUP2026-00006; Owen Herbert; 0 Sugarloaf Parkway
Department:	Planning and Development
Date of Meeting:	Wednesday, September 9, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Annex Property and Rezone from R-TH (Gwinnett County Single-Family Residence Townhouse District) to RM-8 (City of Lawrenceville Townhouse Residential District)
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Conditions

Summary: The applicant requests the annexation and rezoning of an approximately 6.61-acre property located at 0 Sugarloaf Parkway (Parcel ID Number: 5078 003) from Gwinnett County R-TH (Single-Family Townhouse District) to RM-8 (Townhouse Residential District) to develop thirty-nine (39) townhouse dwelling units at a density of approximately six (6) Units Per Acre (UPA). Furthermore, the applicant requests a Special Use Permit for thirty-one (31) front-entry units. The subject property is located along the western right-of-way of Sugarloaf Parkway, south of its intersection with Lawrenceville-Suwanee Road.

Attachments/Exhibits:

- ANNX2026-00002 RZM2026-00006 SUP2026-00006_ATTCH_05192026
- ANNX2026-00002 RZM2026-00006 & SUP2026-00006_ATTCH3_07022026
- ANNX2026-00002 RZM2026-00006 & SUP2026-00006_ATTCH4_07092026

- ANN2026-00002 RZM2026-00006 SUP2026-00006_M&C REC CNDS_07092026
- ANN2026-00002 RZM2026-00006_CNCPT PLN NTS_08112026
- ANN2026-00002 RZM2026-00006 SUP2026-00006_PWR PNT_08212026
- ANN2026-00002 RZM2026-00006 SUP2026-00006_M&C REC CNDS_08042026