



LAWRENCEVILLE

Planning & Development

PLANNING ~~MAYOR AND COUNCIL~~ ~~AND DEVELOPMENT DEPARTMENT~~

RECOMMENDED CONDITIONS – 07~~6021~~2026

RZM2026-00006

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

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

- A. Townhouse dwelling units at a maximum of ~~forty~~~~thirty-nine~~ (40~~39~~) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).
- B. The development shall be designed and constructed in general accordance with the Site Plan titled "Townhouses at Sugarloaf." dated "May 18, 2026," prepared by "DES - Davis Engineering & Surveying" with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- C. The ~~townhouse~~~~multifamily~~ dwelling units shall be designed in general accordance with the ~~e~~Elevations titled "~~Townhouses at~~ Sugarloaf ~~Townhouses by~~ Zianna," dated received "~~July~~~~April~~ 21, 2026," predominantly four-sided masonry construction, ~~which could be~~utilizing brick, stone or a combination ~~thereof of brick and stone~~ (with ~~accents of~~ fiber cement siding permitted only as an accent material). Final architectural design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D. All townhouse dwelling units shall ~~have a~~shall include a minimum two-~~(2)~~ car garage with carriage-style garage doors. ~~D~~The driveways shall measure twenty-one (21) feet in width and twenty-seven (27) feet in depth ~~(as measured from the curb),~~ ~~providing sufficient~~ to accommodate ~~space for two~~ ~~(2)~~ passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department
- ~~D-E.~~ Lots 1 through 8 shall be developed with rear-entry garages. All remaining townhouse lots shall be developed with front-entry garages and shall include a covered rear porch or covered rear deck. Rear sidewalks serving individual townhouse lots shall not be permitted unless otherwise required by applicable building or accessibility regulations.

2. To satisfy the following site development considerations:

- A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B. The development shall abide by all applicable standards of the Development Regulations, ~~unless otherwise~~ modified by ~~specified in~~ these conditions of zoning, or ~~through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate~~ by an approved variance.
- C. Landscape shall be designed and installed ~~to meet the~~ with these conditions of zoning, ~~requirements of~~ the Zoning Ordinance, and Development Regulations. ~~The~~ Final landscape plans ~~design~~ shall be subject to the review and approval of the Director of Planning and Development.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. All grassed areas shall be sodded.
- F. The required parking ratio for development shall be four (4) parking spaces per townhouse unit.
- G. Building setbacks adjacent to ~~off~~ internal streets or private ~~drive~~ways shall ~~be in~~ generally conform to the approved ~~accordance with the submitted~~ site plans and architectural renderings, ~~and otherwise~~ subject to review and approval of the Director of Planning and Development.

H. All underground utilities shall be provided throughout the development.

I. The community building shall contain a minimum of one thousand (1,000) square feet of enclosed floor area and shall include publicly accessible restroom facilities for residents and guests.

J. A passive dog park or similar recreational amenity shall be provided within the area located south of the playground and generally situated over the Colonial Pipeline easement, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions.

K. The central green space located within the Colonial Pipeline easement shall incorporate passive recreational amenities, including benches, picnic tables, seating areas, or similar site furnishings intended to encourage resident use and activity, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions.

~~H.~~ L. An enhanced landscape buffer shall be installed along the Sugarloaf Parkway frontage adjacent to Lots 1 through 8 to provide additional visual screening and noise attenuation. The landscape design shall include a combination of canopy trees, evergreen trees, understory trees, shrubs, berms, or other landscape features, as approved by the Director of Planning and Development.

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).
- B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum private drive width from twenty-four (24) feet to twenty (20) feet.
- C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum adjacency of units to public green space from fifty percent (50%) to forty percent (40%).
- D. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications (RM-8 and RS-180), from fifty (50) feet to forty (40) feet.

~~D.~~ Exception: Notwithstanding the foregoing, the installation and construction of two retaining walls within the required forty-foot (40') buffer shall be permitted as depicted on the approved site plan and engineering plans. The retaining walls shall be limited to the two non-contiguous locations along the western property boundary and shall not be construed as reducing the required buffer width for the remainder of the property. Except for the approved retaining wall encroachments, the forty-foot (40') buffer shall be maintained around the entire perimeter of the development where required.

PLANNING ~~COMMISS~~AND-DEVELOPMENT-DEPARTMENT

RECOMMENDED CONDITIONS – 06012026

SUP2026-00006

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

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

- A. The maximum number of Front Entry Units shall be thirty-~~two~~one (32~~1~~).

PROJECT INFORMATION:
CURRENTLY, THIS 6.61 ACRE PROPERTY IS MAINLY WOODED COVERAGE, WITH FAIR
CONDITIONS.
THE PROPOSED DEVELOPMENT WILL CONSIST OF TOWNHOUSES, SEWER, STORM, PAVING,
AND UTILITIES.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 4008 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER: R5078 003
JURISDICTION: CURRENTLY GWINNETT COUNTY
SITE DISTURBANCE:
TOTAL AREA= 6.61 ACRES
DISTURBED AREA= XX.XX ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR ZIANNA GROUP, LLC, & ASIF
DHANANI. EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TOTAL SITE
SOLUTIONS, DATED MARCH 25, 2024. SUPPLEMENTAL TOPOGRAPHIC AND BOUNDARY
INFORMATION PROVIDED BY ZIANNA GROUP, LLC & ASIF DHANANI. THE SURVEYORS OF
RECORD ARE RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE
DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
CONTOUR INTERVAL: 2'

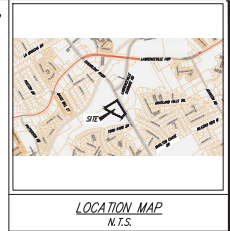
UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVEGROUND MARKS
FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE
LOCATION OF UNDERGROUND UTILITIES.

ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS
PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FROM PANEL
1313500087F DATED 9/29/2006.

ZONING INFORMATION:
CITY OF LAWRENCEVILLE
PROPOSED ZONING: RM-8
FRONT: 25'
SIDE: 50' RS-180 BUFFER SETBACK
REAR: 50' RS-180 BUFFER SETBACK

- 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. ALL CONSTRUCTION STAGING 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 EXISTING 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. TOILET FACILITIES 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 ACCEPTABLE TO THE OWNER.
 11. CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
 12. MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
 13. THIS SITE DOES CONTAIN WETLANDS.
 14. THIS SITE DOES HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
 15. EXISTING FEATURES SHOWN BY DASHED LINES OR SHADING, 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 SHADING AND STRIPING 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 VERIFY 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 SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
 23. MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

- DEMOLITION NOTES:
1. CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE. ALL UTILITIES ARE ASSUMED TO REMAIN ACTIVE UNLESS SPECIFICALLY NOTED TO BE REMOVED OR ABANDONED.
 2. CONTRACTOR SHALL PROTECT BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT.
 3. DEPRESSIONS OR VOID AREAS RESULTING FROM DEMOLITION ACTIVITIES ARE TO BE FILLED WITH SUITABLE MATERIAL TO AVOID WATER POOLING.
 4. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
 5. SITE MAY CONTAIN OTHER UNLAPSEABLE STRUCTURES THAT ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING ON-SITE STRUCTURES AS DEEMED NECESSARY BY THE OWNER.



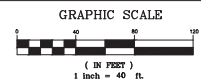
OWNER/DEVELOPER
ZIANNA GROUP LLC
4080 MCGINNIS FERRY RD, SUITE 204
ALPHARETTA, GA 30005
ATTN: ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

24-HOUR CONTACT
ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

LEGEND	
GP POWER POLE (TYP)	GRS GROUND AND GUTTER
HP HIGH POINT	P PROPERTY LINE
DI DRAIN INLET	P.A. PLANNED LINE SAFETY SECTION
JB JUNCTION BOX	P.E.S. POINT OF EASEMENT
CS CULVERT CONTROL STRUCTURE	PT POINT OF TANGENT
DNCR DOUBLE WING CATCH BASIN	PC POINT OF CURVATURE
HP HEADWALL	CS OUTLET CONTROL STRUCTURE
RCP REINFORCED CONCRETE PIPE	ELEV ELEVATION
CMF CORRUGATED METAL PIPE	N.F. NADIR
WPE HIGH DENSITY POLYETHYLENE	R/W RIGHT OF WAY
UUD UNDERGROUND DETENTION	LL LAND LOT LINE
SDW TEMPORARY DRAINAGE	CONC CONCRETE
EX EXISTING	INV INVERT
PROP PROPOSED	ESP EDGE OF PAVEMENT
PH FIRE HYDRANT	TYP TYPICAL
MM WATER METER	X FENCE
LF LINEAR FEET	ST FENCE
DP DUCTILE IRON PIPE	OE OVERHEAD ELECTRIC
PVC POLYVINYL CHLORIDE	SOLES
R RADIUS	SS SANITARY SEWER LINE
SF SQUARE FEET	BL BUILDING SETBACK LINE
FVE FINISH FLOOR ELEVATION	WB WETLINE BUFFER
	WB WETLINE

GEORGIA811
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER
UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON
THE CONSTRUCTION DOCUMENTS OR 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.

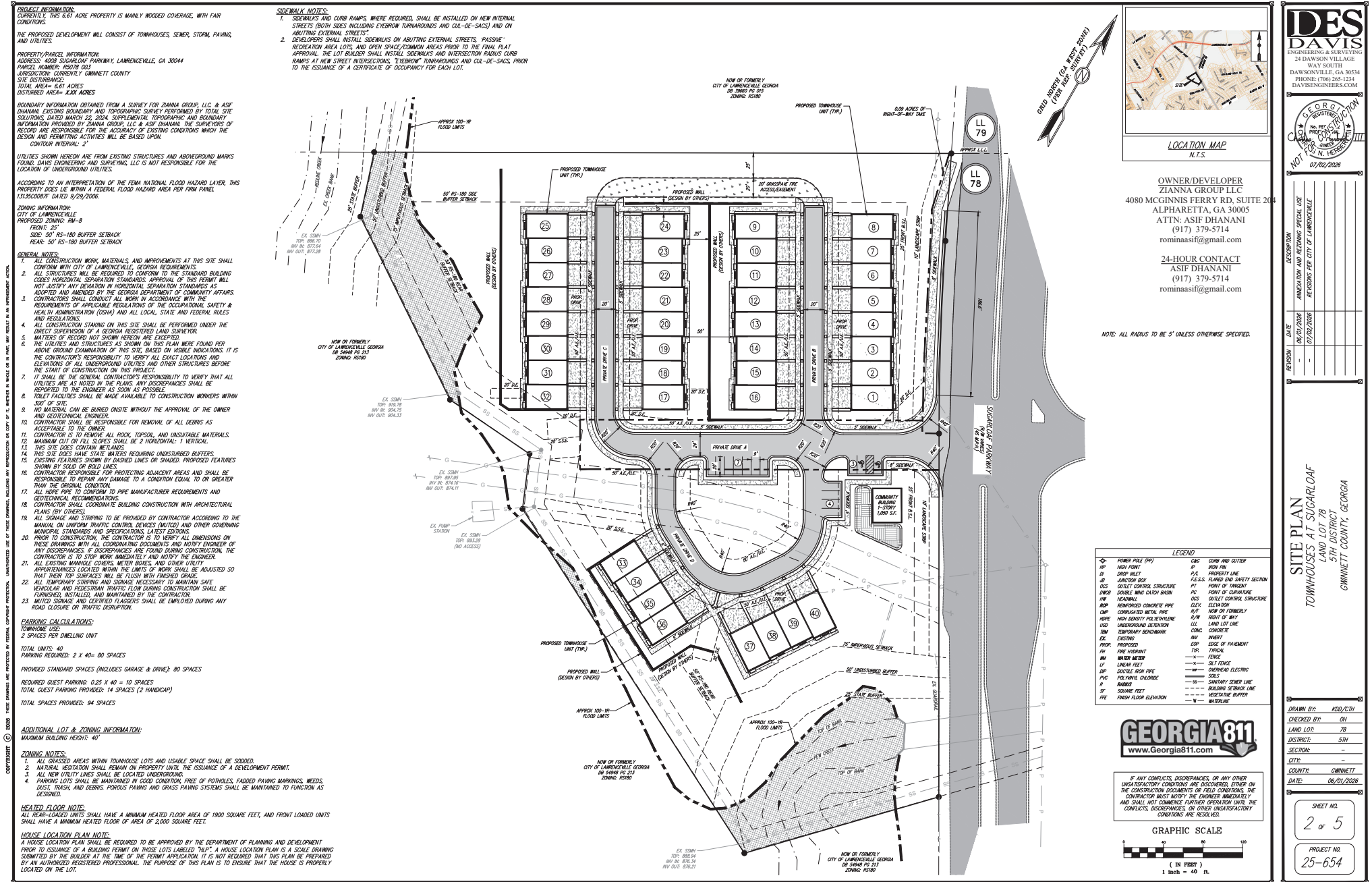


REVISION	DATE	DESCRIPTION
1	06/21/2026	ANNEALING AND REVISION SPECIAL USE
2	07/02/2026	REVISIONS PER CITY OF LAWRENCEVILLE

EXISTING CONDITIONS
TOWNHOUSES AT SUGARLOAF
LAND LOT 78
5TH DISTRICT
GWINNETT COUNTY, GEORGIA

DRAWN BY: KDD/CTH
CHECKED BY: CH
LAND LOT: 78
DISTRICT: 5TH
SECTION: -
CITY: -
COUNTY: GWINNETT
DATE: 06/21/2026

SHEET NO.
1 of 5
PROJECT NO.
25-654





PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 2-JULY-26

A102
FRONT VIEW

Scale:



PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA

CHECKED BY: NAG

Date: 2-JULY-26

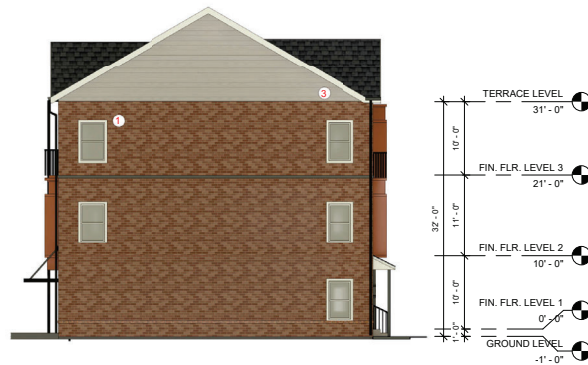
A100

FRONT & LEFT
ELEVATIONS.

Scale: 1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"

FACADE FINISH LEGEND

1. BRICK 'A' (LIGHTER COLOR)
2. BRICK 'B'
3. SHIPLAP SIDING - PAINTED
4. ARCHITECTURAL ROOF SHINGLES
5. PRE-FINISHED METAL GUTTER
6. PRE-FINISHED METAL DOWNSPOUT
7. WOOD TRIM - PAINTED
8. DOUBLE GLASS WINDOW
9. SLIDING BALCONY DOOR
10. ENTRANCE DOOR
11. METAL CANOPY
12. GARAGE DOOR

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA

CHECKED BY: NAG

Date: 2-JULY-26

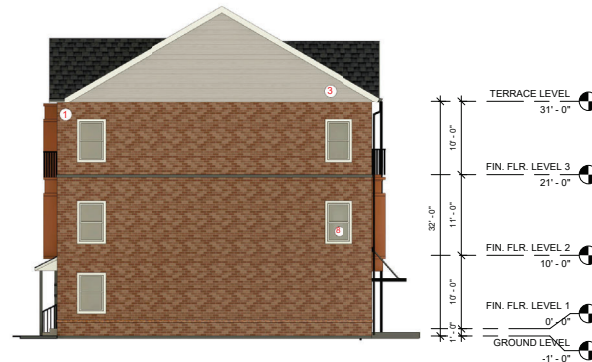
A101

REAR & RIGHT ELEVATIONS

Scale: 1/8" = 1'-0"



1 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"

FACADE FINISH LEGEND

1. BRICK 'A' (LIGHTER COLOR)
2. BRICK 'B'
3. SHIPLAP SIDING - PAINTED
4. ARCHITECTURAL ROOF SHINGLES
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PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA

CHECKED BY: NAG

Date: 2-JULY-26

A103

**LEFT AND FRONT
ISO**

Scale:



PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 2-JULY-26

A104
RIGHT AND REAR
ISO

Scale:



PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA

CHECKED BY: NAG

Date: 2-JULY-26

A105

REAR VIEW

Scale:

















