



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MEETING MINUTES

Monday, March 30, 2026

CALL TO ORDER: 6:00 p.m.

PRESENT:

Chairperson Bruce Hardy

Vice-Chairperson Jeff West

Commission Member Darion Ward

Commission Member Sheila Huff

Commission Member Stephanie Henriksen

APPROVAL OF AGENDA:

Motion made to **AMEND THE AGENDA AS PRESENTED** by Commission Member Huff, Seconded by Vice-Chairperson West.

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

- The agenda was amended by Tabling Item No. 2. RZM2025-00023 (Curt Thompson; 464 West Pike Street) to Monday, May 4, 2026, Planning Commission Meeting.

Revision No. 1. (Wednesday, April 1, 2026): Under Approval of Agenda, first bullet point – deleted the reference to rescheduling Item No. 3. RZC2025-00074 (Zaidh Cuellar; 303 Scenic Highway) to Monday, May 4, 2026, Planning Commission Meeting.

- The remaining business was re-indexed accordingly, with former Item No. 3. RZC2025-00074 (Zaidh Cuellar; 303 Scenic Highway), Item No. 4. RZM2026-00001 & BFR2026-00001 (Parkland Homebuilders; 0 Springlake Road), Item No. 5. RZC2026-00001 & BFR2026-00003 (Amicasa Home Care Corp; 1298 Old Norcross Road), and Item No. 6. An Ordinance to amend the City of Lawrenceville Ordinance (2020) adopted May 2020 as amended to Article 1 and Article 2, as the new Item No. 2., No. 3., No. 4., and No. 5., respectively.

Motion made to **APPROVE THE AGENDA AS AMENDED** by Vice-Chairperson West, Seconded by Commission Ward.

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

APPROVAL OF PRIOR MEETING MINUTES

Motion made to **APPROVE** Monday, March 2, 2026, Planning Commission Meeting Minutes by Council Member Huff and Seconded by Vice-Chairperson West

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Huff, Commission Member Ward

NEW BUSINESS

- 2. RZC2025-00074** – Applicant: Zaidh Cuellar; Owner: NZ Holdings Inc.; An application to rezone the subject property from ON (Office/Neighborhood District) to OI (Office/Institutional District) for a Medical Office; Address: 303 Scenic Highway; Parcel Identification Number: 5142 118; Area: Approximately 0.90 Acres.

Motion made to recommend **APPROVAL** of **RZC2025-00074** with Planning Commission recommendations by Vice-Chairperson West and Seconded by Commission Member Ward

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Proponent: Applicant – Zaidh Cuellar

Opponent: None

Staff Comment: The Planning Commission's recommendation included approval of the submitted renderings and elevations, which incorporate modifications to the existing structure. A copy is included for your reference.

- 3. RZM2026-00001 & BFR2026-00001** – Applicant: Parkland Homebuilders, LLC; Owners: CE Smith Family, LLLP And Ruth H. Yancey; An application to rezone the subject property from RM-12 (Multifamily Residential District) to RM-12 (Multifamily Residential District) with a buffer reduction request to allow for 90 stacked townhomes; Address: 0 Springlake Road; Parcel Identification Number(S): 5179 002 and 5179 239; Area: Approximately 7.54 Acres.

Motion made to recommend **APPROVAL** of **RZM2026-00001 & BFR2026-00001** with Planning Commission recommendations by Vice-Chairperson West and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Proponent: Tyler Lasser (LJA Engineering), Jim Jacoby (Parkland Homebuilders, LLC).

Opponent: None

Staff Comment: The Planning Commission's discussion included comments regarding staff-recommended conditions, including buffer requirements, deceleration lanes, on-site

leasing and management, parking ratios, on-street parking, deck size, traffic, driveway dimensions, emergency vehicle access, and visitor parking. Staff-recommended conditions, including multiple variances and a buffer reduction, adequately address the majority of the Commission's questions. Traffic-related concerns are anticipated to be addressed through planned improvements to the Paper Mill Road and Springlake Road intersection, including the construction of a traffic circle intended to improve daily vehicular flow. A copy is included for your reference.

- 4. RZC2026-00001 & BFR2026-00003** – Applicant: Amicasa Home Care Corp; Owner: 1298 Old Norcross Road, LLC; An application to rezone the subject property from OI (Office/Institutional District) and RS-150 (Single-Family Residential District) to OI (Office/Institutional District) with a Buffer Reduction request to allow for an Assisted Living Facility; Address: 1298 Old Norcross Road; Parcel Identification Number(S): 7006 008 and 7006 050; Area: Approximately 3.13 Acres.

Motion made to recommend approval of **RZC2026-00001 & BFR2026-00003** with Staff recommended conditions by Commission Member Henriksen and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Proponent: Evelyn Azike (Applicant)

Opponent: Dan Sapp & Ruth Sapp (Adjacent Property Owner); Jian Lun Chen & Maggie Chen (Adjacent Property Owner)

Staff Comment: Opponents are not opposed to the proposed request; however, their primary concerns relate to traffic patterns and the discharge of stormwater during inclement weather events.

- 5. An Ordinance to amend the City of Lawrenceville Ordinance (2020) (Adopted May 2020 as amended, which will result in changes to Article 1 related to Section 103.2 Use Table, Convenience Store (With Fuel Pumps) and Article 2 related to Supplemental Regulations, Section 200.3. Supplemental Use Standards (Per Section 103.2 Use Table), Convenience Store (With Fuel Pumps).**

Motion made to recommend **APPROVAL** by Vice-Chairperson West and Seconded by Commission Member Ward

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Proponent: None

Opponent: None

Staff Comment: None

FINAL ADJOURNMENT – 7:31 p.m.

Motion made to **ADJOURN** by Commission Member Ward, and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION ~~& DEVELOPMENT~~

RECOMMENDED CONDITIONS – 0330~~02~~2026

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. The existing structure shall remain and shall be improved based on the submitted renderings and elevations, including the proposed building addition. ~~Final building design, site design, and exterior appearance~~ Final exterior modifications 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:

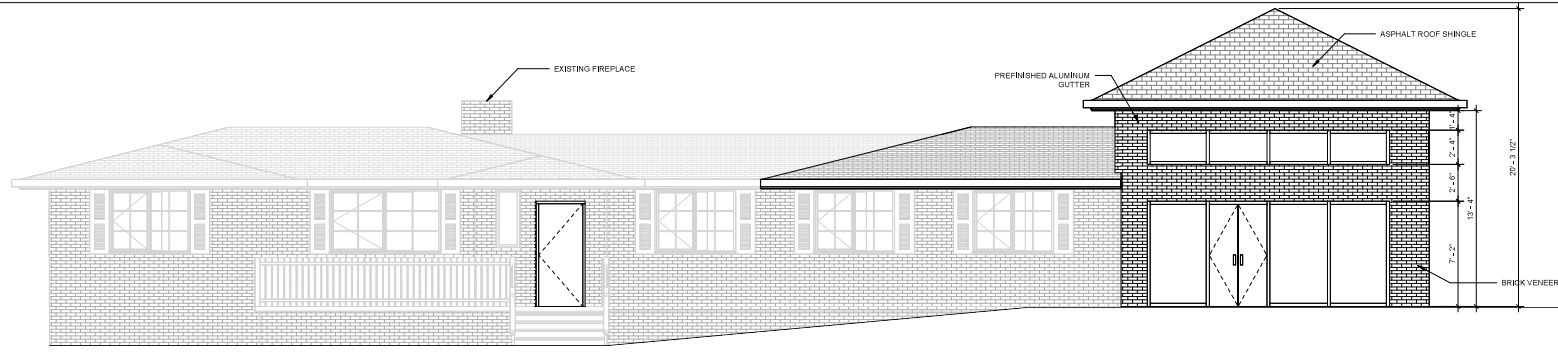
- A. The required twenty-five (25) foot undisturbed buffer along the western rear of the property shall be restored and all existing gravel shall be removed from the property.
- B. All structures that encroach into the required setback or buffer areas shall be removed prior to issuance of any permits.
- 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.

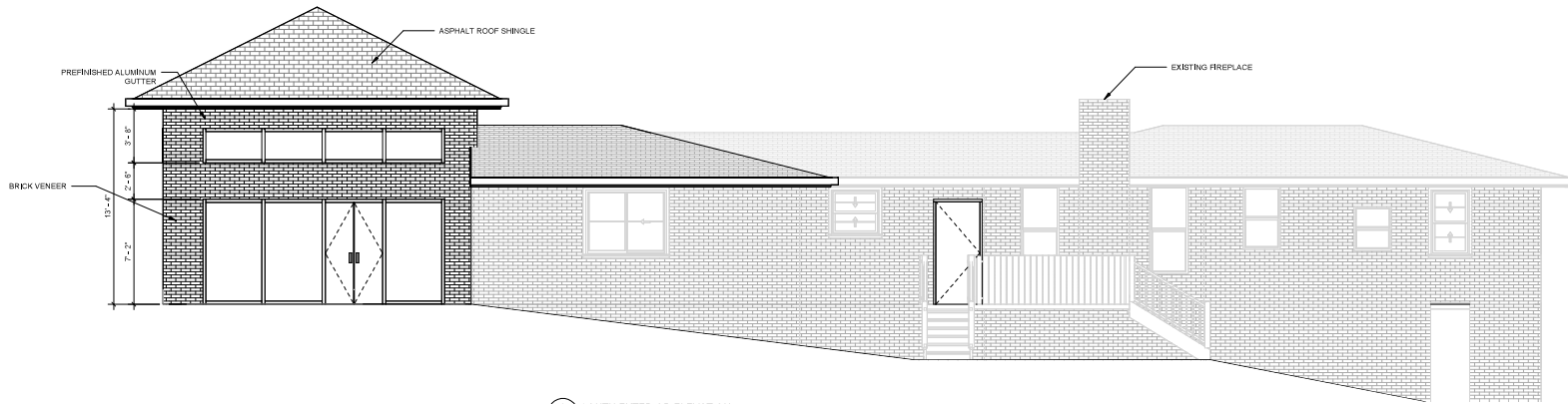




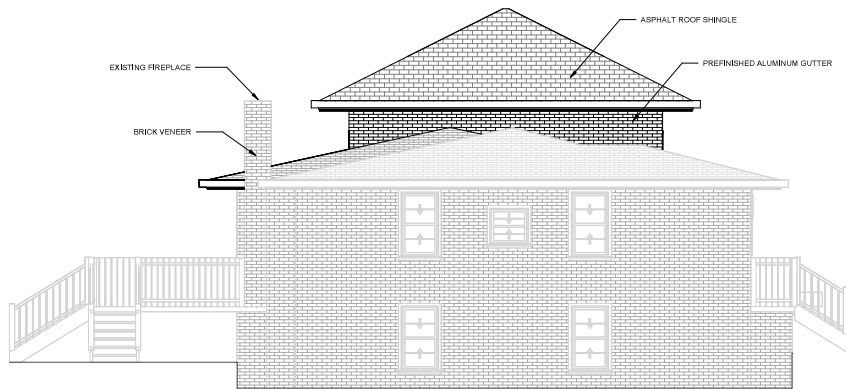
0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 11' 12' 13' 14' 15' 16' 17' 18' 19' 20'



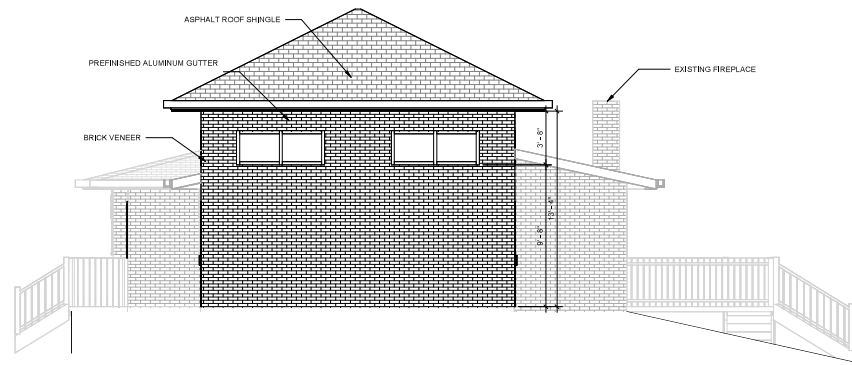
1 NORTH EXTERIOR ELEVATION
A200 1/4" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
A200 1/4" = 1'-0"



3 WEST EXTERIOR ELEVATION
A200 1/4" = 1'-0"



4 EAST EXTERIOR ELEVATION
A200 1/4" = 1'-0"



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OWNER

ZAHN CUELLAR (404) 385-4748

CONSULTANTS

KEY PLAN



SEAL

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PROJECT INFORMATION
COMMERCIAL REMODEL

303 scenic highway
Lawrenceville, GA 30046

PROJ. NO.

25006

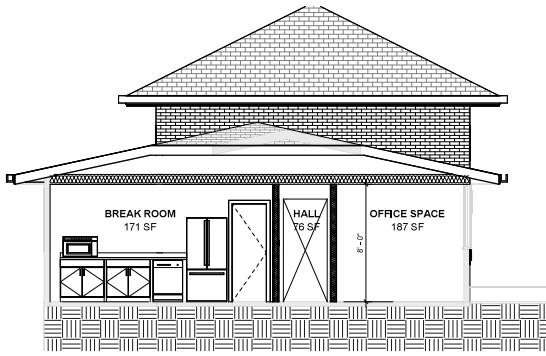
ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
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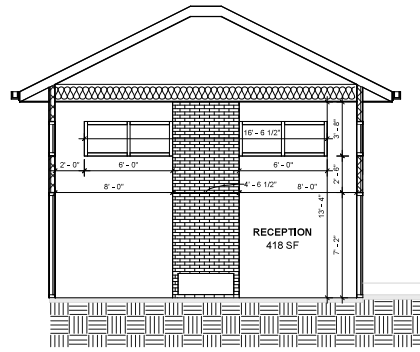
EXTERIOR ELEVATIONS

A200

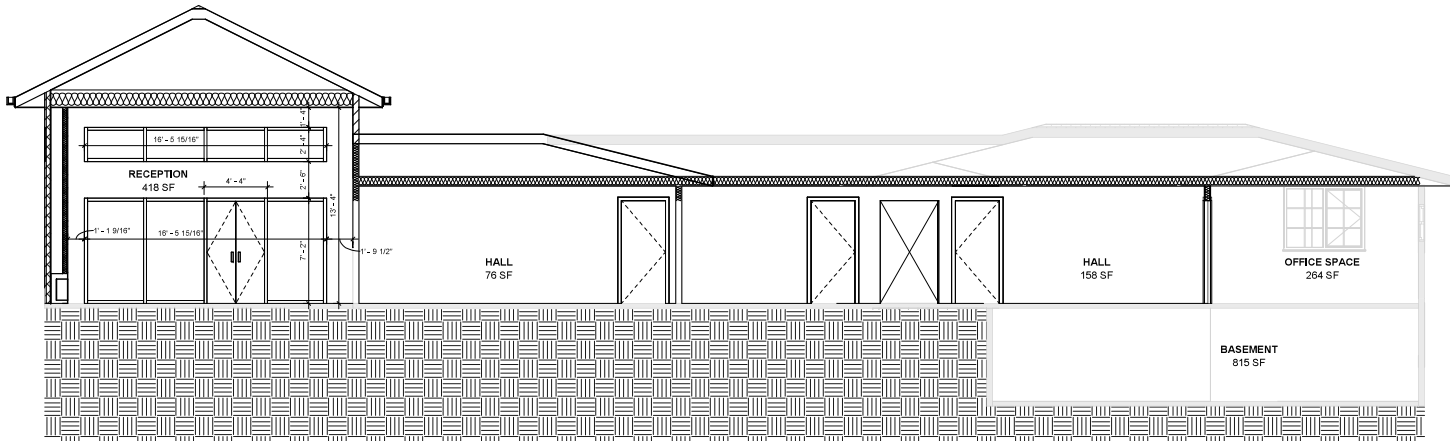
0 1 2
MULTIPLE SCALE HERE



1 BUILDING SECTION 1
A300 1/4" = 1'-0"



3 BUILDING SECTION 3
A300 1/4" = 1'-0"



2 BUILDING SECTION 2
A300 1/4" = 1'-0"



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OWNER

ZAIKH CUELLAR (404) 388-4748

CONSULTANTS

KEY PLAN



SEAL

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PROJECT INFORMATION

**COMMERCIAL
REMODEL**

303 scenic highway
Lawrenceville, GA 30046

PROJ. NO.

2506

ISSUE RECORD

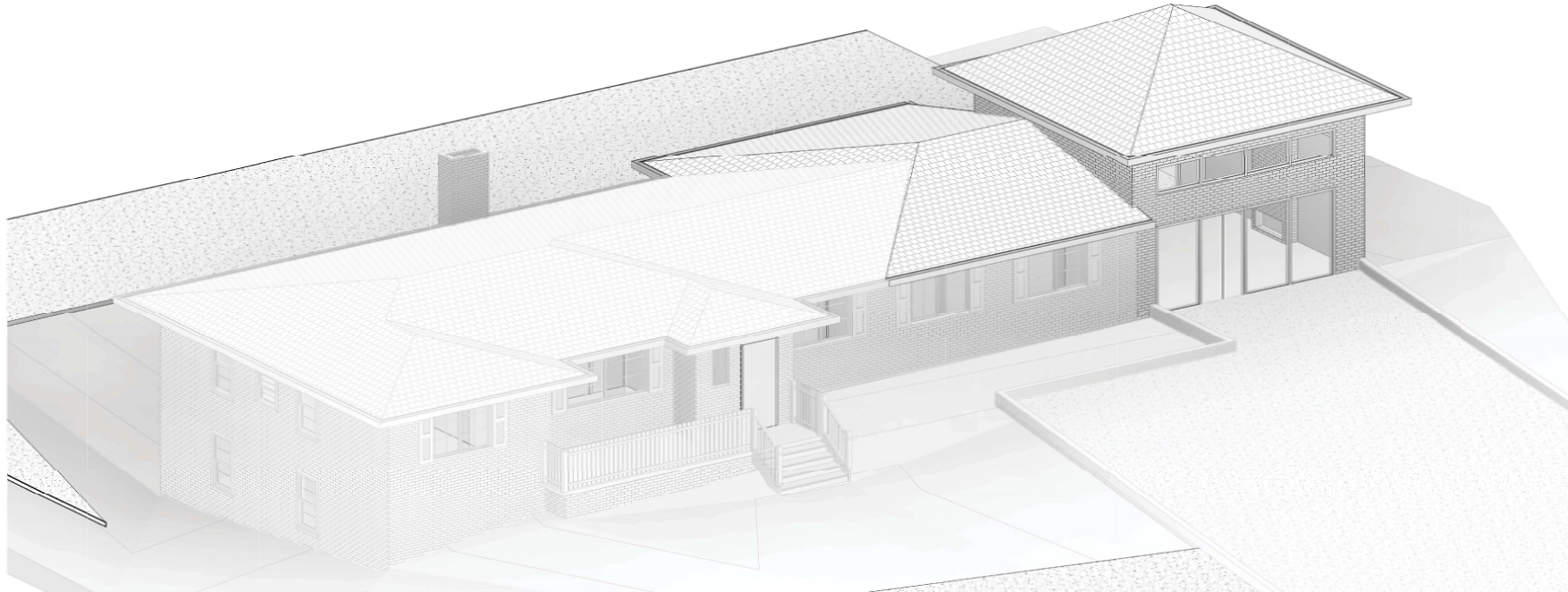
ISSUE #	DATE	DESCRIPTION
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0	11/27/2025	PERMIT SET
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**BUILDING
SECTION**

A300

0 1 2
 NUMBER OF FEET SCALE HERE



1
 A900 3D View 1

2/21/2025 09:13:46 a.m.



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OWNER
 ZAIDH CUELLAR (404) 385-4748

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KEY PLAN



SEAL
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PROJECT INFORMATION
**COMMERCIAL
 REMODEL**

303 scenic highway
 Lawrenceville, GA 30046

PROJ. NO.
 2506

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
0	11/27/2025	PERMIT SET

3D VIEWS

A900



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION & DEVELOPMENT

RECOMMENDED CONDITIONS – 03302026

RZM2026-00001

Approval of a rezoning to RM-12 (Multifamily Residential District), subject to the following enumerated conditions:

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

- A.** Multifamily dwelling units at a maximum of ninety (90) dwelling units on approximately 7.54 acres at a gross density of no more than twelve (12) units per acre (UPA).
- B.** The development shall be designed and constructed in general accordance with the site plan received on January 15, 2025, with the exception that the plan may be modified to address conditions of zoning. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The multifamily dwelling units shall be designed in general accordance with the elevations received on January 15, 2025, predominantly three-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** All multifamily dwelling units shall have a single car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- E.** All multifamily dwelling units shall have a one (1) car garage, with a driveway measuring eight (8) feet in width and twenty-six (26) feet in depth (as measured from the curb), providing sufficient space for one (1) passenger vehicle. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

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 specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.
 - C.** 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.
 - D.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - E.** All grassed areas ~~on-dwelling lots~~ shall be sodded.
 - F.** The required parking ratio for development shall be two (2) spaces per townhouse unit.
 - G.** Building setbacks off internal streets or driveways shall be in general 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.
- 3. The following variances are approved:**
- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows a reduction in the minimum front setback from fifty (50) feet to twenty-five (25) feet.
 - B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows for the increase of the allowed portion of three-bedroom apartments from a maximum of ten percent (10%) to a maximum of sixty-five percent (65%).
 - C.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for the elimination of the requirement for units to be accessed via an internal, double-loaded corridor.
 - D.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for a reduction in the minimum width of the landscaped setback along external streets from fifty (50) feet to twenty-five (25) feet.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_03302026

BFR2026-00001

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

1. To restrict the Buffer Reduction as follows:

- A. Allows a ~~sixty~~^{fifty} percent (60%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications, from fifty (50) feet to twenty (20) feet.
- B. Provide a twenty (20) foot zoning buffer as shown on the submitted Rezoning Site Plan, prepared for "Springlake Park", prepared by "LJA Engineering, Inc.", dated "January 7, 2026".
- C. Any disturbance within the required twenty (20) foot zoning buffer shall be limited to an approved landscape plan. Approval of this Buffer Reduction shall not be construed as a waiver of zoning buffer requirements for any future development or redevelopment beyond the scope of this application.
- D. All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.
- E. The zoning buffer reduction shall not authorize additional principal buildings or expansion beyond what is depicted on the submitted Rezoning Site Plan, prepared for "Springlake Park", prepared by "LJA Engineering, Inc.", dated "January 7, 2026".
- F. No land-disturbing activity shall occur within the required seventy-five (75) foot impervious surface setback, fifty (50) foot undisturbed buffer, or twenty-five (25) foot state waters buffer, except as authorized through the applicable variance procedures.
- G. All site improvements shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
- H. All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

SPRINGLAKE

PARK

By:


PARKLAND

COMMUNITIES

Parcel Numbers:

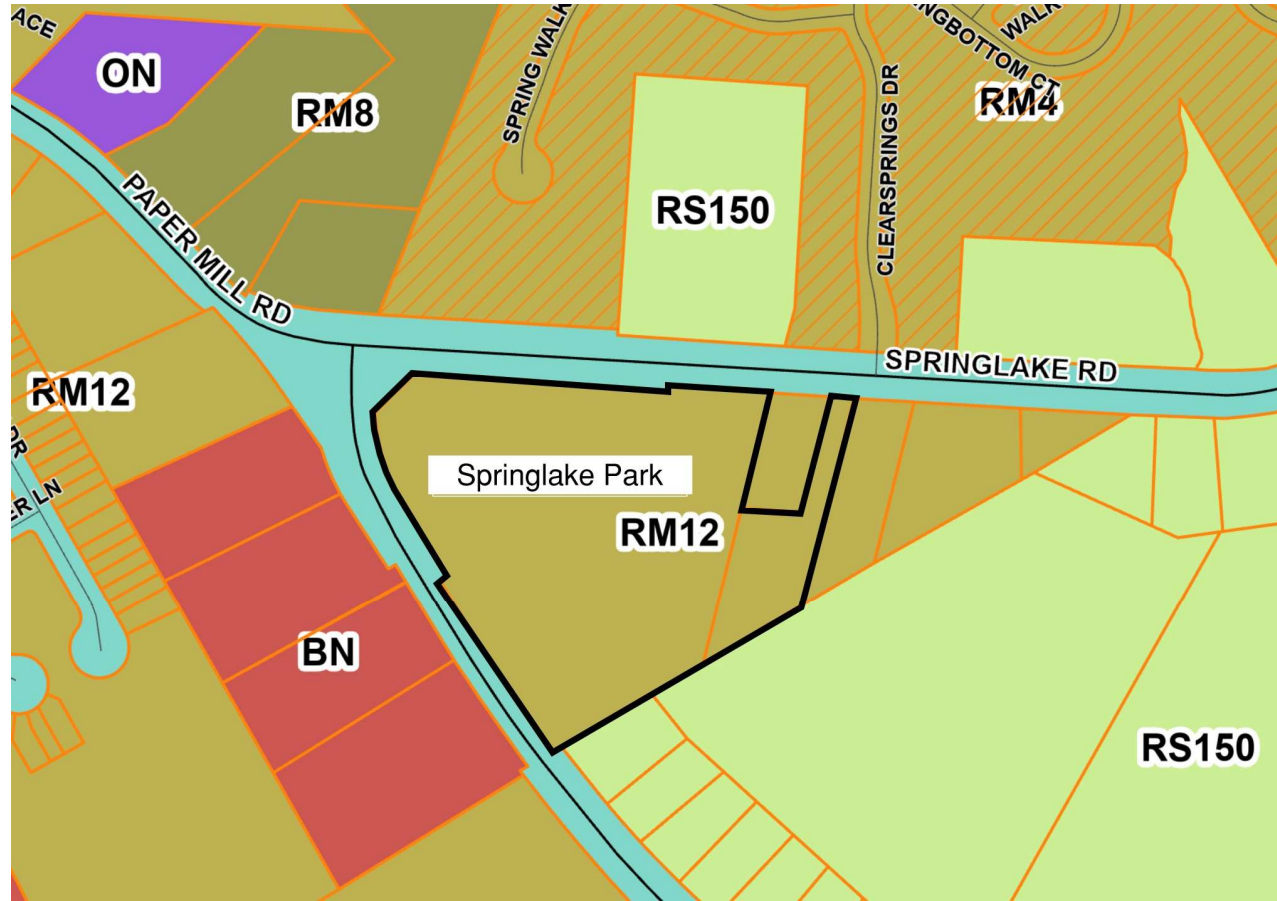
R5179 002 - 6.661 Acres

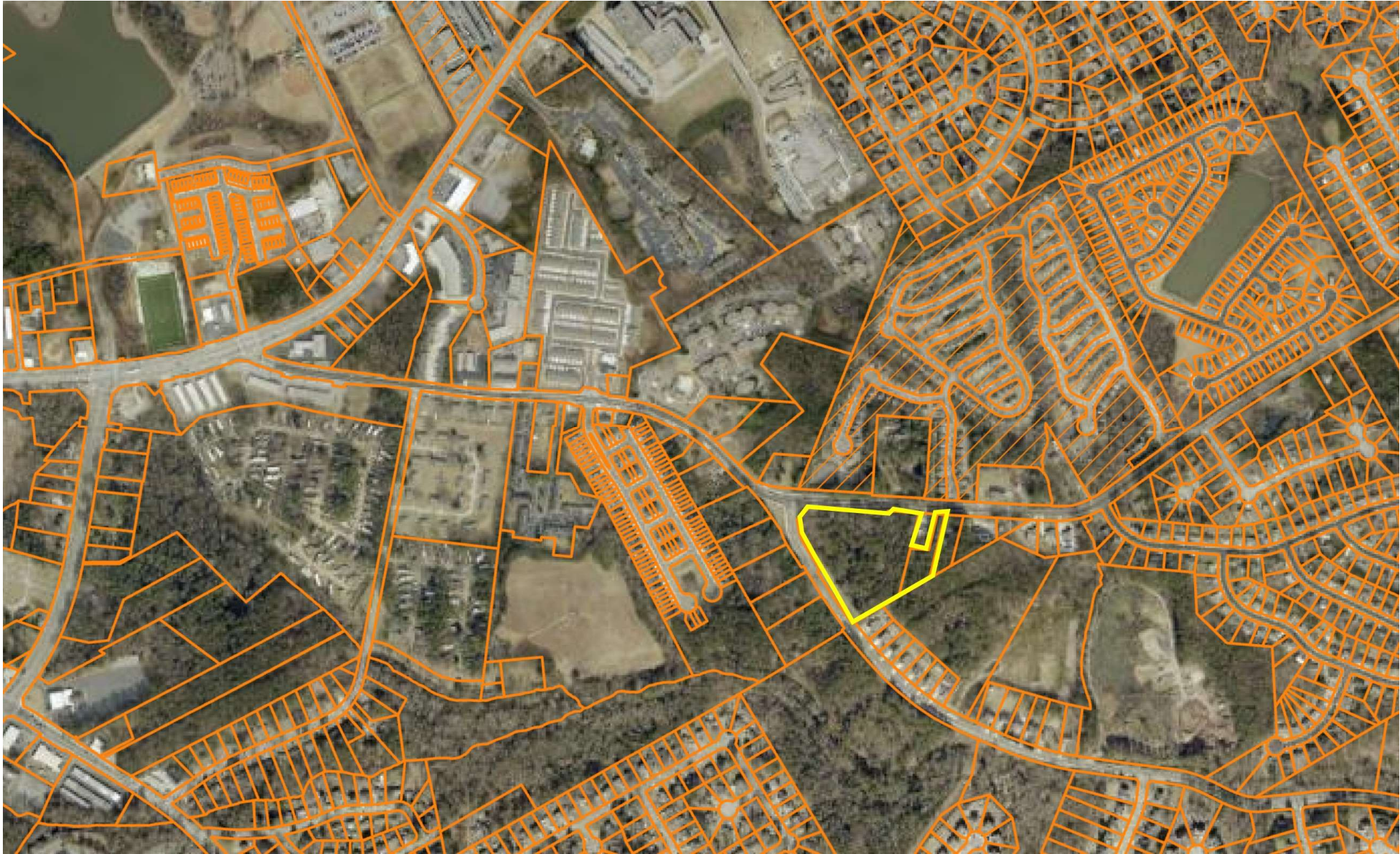
R5179 239 - .875 Acres

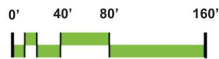
Total Acreage: 7.536

Existing Zoning: RM-12
(old code)

Proposed Zoning: RM-12
(current code)







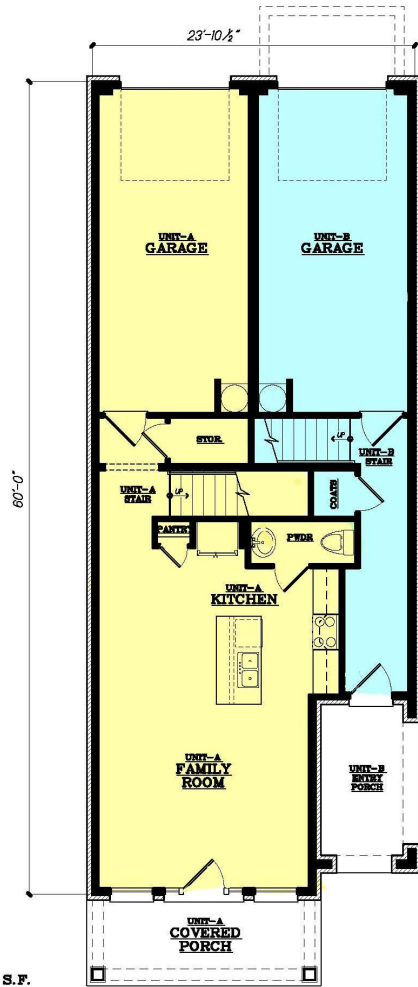
SPRINGLAKE PARK





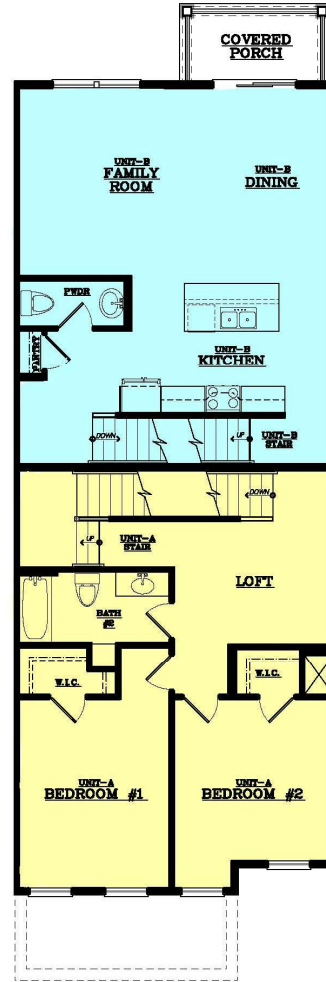




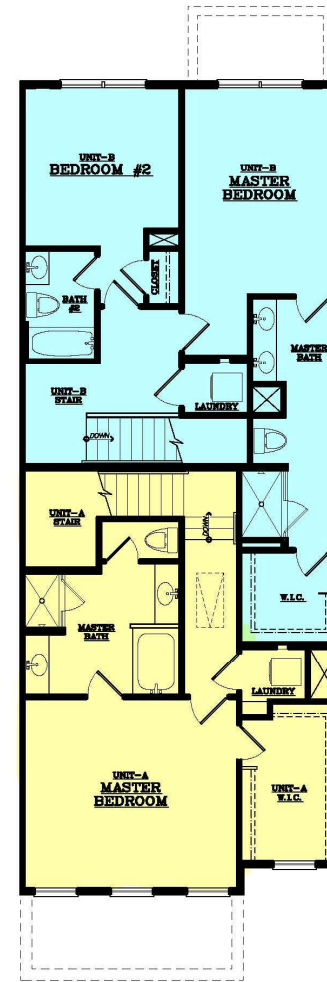


1st. LEVEL PLAN

UNIT A 1,950 S.F.
UNIT B 1,800 S.F.

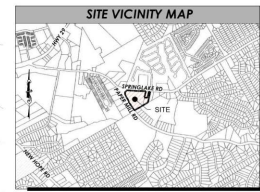


2nd. LEVEL PLAN



3rd. LEVEL PLAN





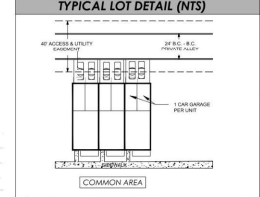
SITE DATA

EXISTING ZONING: RM-12
 PROPOSED ZONING: RM-12
 SITE AREA: +/- 7.534 ACRES
 PROPOSED UNITS: 90 UNITS
 GROSS/NET DENSITY: 11.94 UNITS PER ACRE

LOT DEVELOPMENT STANDARDS:
 MIN. PROJECT AREA: 3 ACRES
 MIN. LOT WIDTH: 100 FT
 FRONT YARD: 25 FT
 SIDE SETBACK: 40 FT
 REAR YARD: 40 FT
 MAX. LOT COVERAGE: 60%
 MAX. BUILDING HEIGHT: 35 FT

COMMON AREA:
 MIN. COMMON AREA: 15% OR 1.13 ACRES
 COMMON AREA PROVIDED: 18% OR 1.37 ACRES

PROPOSED AMENITIES: POOL, CLUBHOUSE



PARKING CALCS

TYPE	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
TOWNHOUSE STAGES	1	2	90
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL (MIN. 1.8 SPACES PER SINGLE-FAMILY UNIT)			150
QUESTIIONARY PARKING PROVIDED (90 DEGREE SPACES)			30
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL			210

SITE LEGEND

- COMMON AREA
- CLUBHOUSE
- COMMUNITY PARK
- DUMPSTER
- MAIL KIOSK
- POOL
- PUBLIC ART
- SIDEWALK
- STORMWATER MANAGEMENT AREA (UNDERGROUND OR TERRAIN)

PROPERTY ADDRESS: SPRING LAKE ROAD, LAWRENCEVILLE, GA 30046

PROPERTY OWNERS: PID R5179 002 - VANDY RUTH H, PID R5179 239 - CE SMITH FAMILY LLLP

BASEMAP NOTE: PLAN REFERENCES BOUNDARY SURVEY AND TOPOGRAPHY DATA FROM OTHERS

STORMWATER NOTE: STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE

VARIANCES:
 1. MINIMUM SETBACK - (REDUCED FROM 50 TO 25)
 2. INCREASE NUMBER OF 3 BEDROOM UNITS FROM 15% MAX TO 65%
 3. EACH UNIT ACCESSED INTERNALLY, VIA A DOUBLE LOADED CORRIDOR - (REMOVED)
 4. PROVIDE A 50' WIDE LANDSCAPED BUFFER ALONG EXTERIOR STREETS - (REDUCED FROM 50 TO 25)
 5. REDUCE THE REQUIRED BUFFER ADJACENT TO RS-150 - (REDUCED FROM 50 TO 20)
 6. VARIANCE TO REDUCE 10' x 10' REAR DECK TO 10' x 8'

WATER NOTE: WATER PROVIDED BY CITY OF LAWRENCEVILLE OR GWINNETT COUNTY

SEWER NOTE: SEWERS PROVIDED BY CITY OF LAWRENCEVILLE OR GWINNETT COUNTY

FEMA NOTE: ACCORDING TO FIRM NUMBER 13150C009F DATED 9/20/2005 FOR CITY OF LAWRENCEVILLE, GA, THE PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

LJA ENGINEERING, INC.
 16205 LA ENGINEERING, INC.
 209 SOUTH MAIN STREET
 ALPHARETTA, GA 30009
 770-225-4730

ISSUING REVISIONS

SPRINGLAKE PARK

CLIENT: **PARKLAND COMMUNITIES**

24 HR. CONTACT: IAN YOUNG
 IAN@PARKLANDCO.COM
 925 NORTH POINT PKWY., SUITE 300
 ALPHARETTA, GA 30005

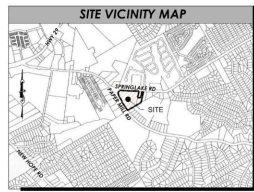
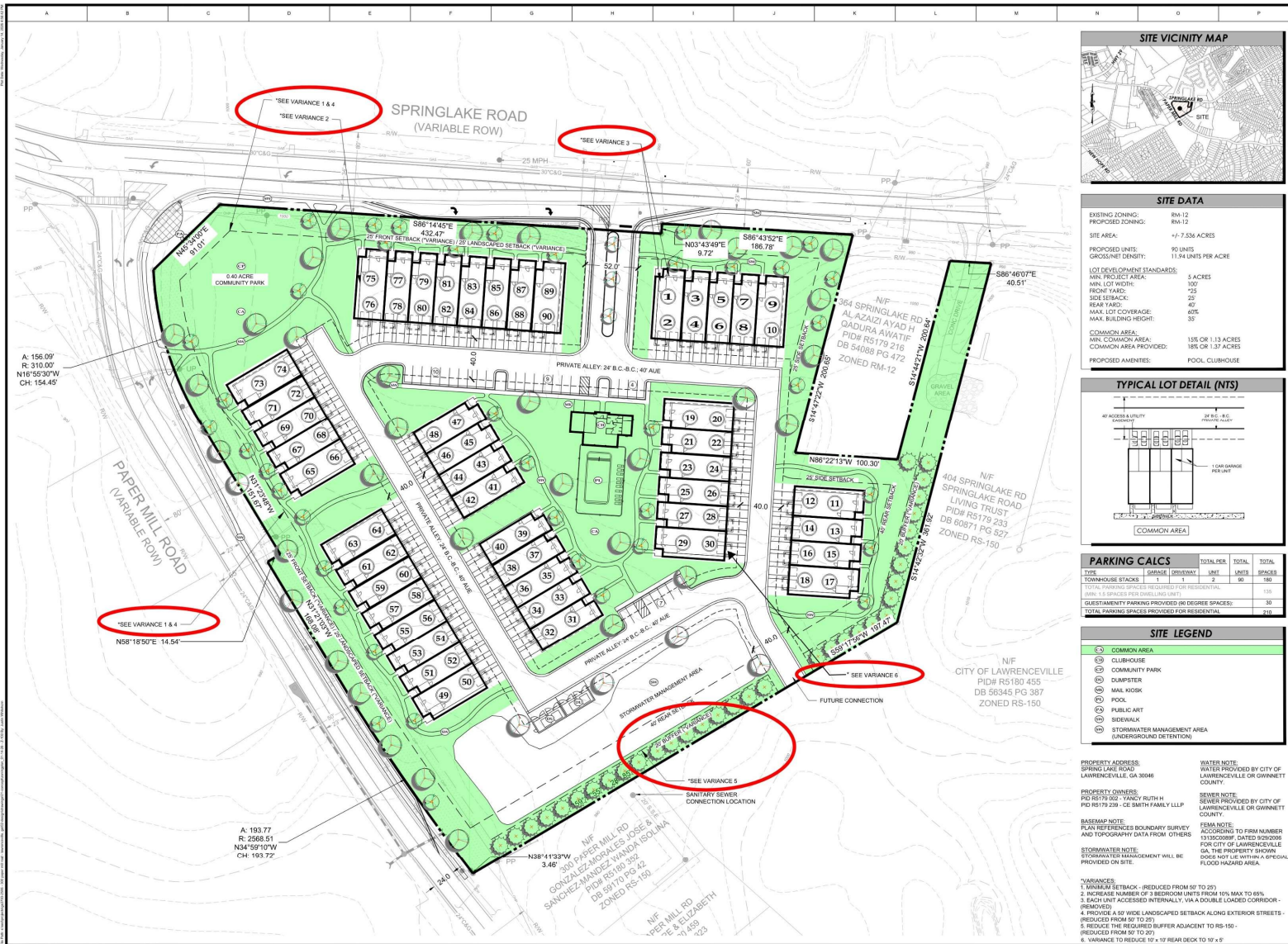
PROJECT: ZONING PLAN FOR **SPRINGLAKE PARK**
 SPRINGLAKE RD DISTRICT 6, PARCEL ID: R5179 002
 CITY OF LAWRENCEVILLE, GA 30046

CALL BEFORE YOU DIG

811
 SAFETY IS IN YOUR HANDS EVERY DIG, EVERY TIME.

NORTH ARROW & SCALE

DESIGN TITLE: ZONING PLAN
 DRAWN BY: CCL
 DESIGNED BY: CCL
 REVIEWED BY: JMS
 DATE: 04/19/2024
 SHEET TITLE: REZONING SITE PLAN
 SHEET NUMBER: Z-100



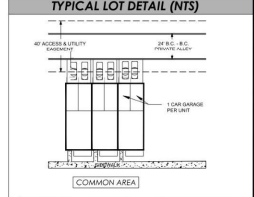
SITE DATA

EXISTING ZONING: RM-12
 PROPOSED ZONING: RM-12
 SITE AREA: +/- 7.53 ACRES
 PROPOSED UNITS: 90 UNITS
 GROSS/NET DENSITY: 11.94 UNITS PER ACRE

LOT DEVELOPMENT STANDARDS:
 MIN. PROJECT AREA: 5 ACRES
 MIN. LOT WIDTH: 100'
 FRONT YARD: 25'
 SIDE SETBACK: 23'
 REAR YARD: 40'
 MAX. LOT COVERAGE: 60%
 MAX. BUILDING HEIGHT: 35'

COMMON AREA:
 MIN. COMMON AREA: 15% OR 1.13 ACRES
 COMMON AREA PROVIDED: 18% OR 1.37 ACRES

PROPOSED AMENITIES: POOL, CLUBHOUSE



PARKING CALCS

TYPE	DAMAGE	DRIVEWAY	UNIT	UNITS	TOTAL SPACES
TORNSHOWER STALLS	1	1	2	90	100
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL (MIN. 1.8 SPACES PER SINGLE UNIT)					150
QUESTIONARY PARKING PROVIDED (IN DEGREE SPACES)					30
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL					210

SITE LEGEND

- COMMON AREA
- CLUBHOUSE
- COMMUNITY PARK
- DUMPSTER
- MAIL KIOSK
- POOL
- PUBLIC ART
- SIDEWALK
- STORMWATER MANAGEMENT AREA (UNDERGROUND DETENTION)

PROPERTY ADDRESS: SPRING LAKE ROAD, LAWRENCEVILLE, GA 30046

PROPERTY OWNERS: PID R5179 002 - YANBY FRUTH H, PID R5179 039 - CE SMITH FAMILY LLP

BASEMAP NOTE: PLAN REFERENCES BOUNDARY SURVEY AND TOPOGRAPHY DATA FROM OTHERS

STORMWATER NOTE: STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE.

WATER NOTE: WATER PROVIDED BY CITY OF LAWRENCEVILLE OR GWINNETT COUNTY.

SEWER NOTE: SEWERS PROVIDED BY CITY OF LAWRENCEVILLE OR GWINNETT COUNTY.

FEMA NOTE: ACCORDING TO FIRM NUMBER 13150C008P (DATED 8/29/2006) FOR CITY OF LAWRENCEVILLE, GA, THE PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

VARIANCES:
 1. MINIMUM SETBACK - (REDUCED FROM 50' TO 25')
 2. INCREASE NUMBER OF 1-BEDROOM UNITS FROM 15% MAX TO 45%
 3. EACH UNIT ACCESSED INTERNALLY, VIA A DOUBLE LOADED CORRIDOR - (REMOVED)
 4. PROVIDE A 5' WIDE LANDSCAPED BUFFER ALONG EXTERIOR STREETS - (REDUCED FROM 50' TO 25')
 5. REDUCE THE REQUIRED BUFFER ADJACENT TO RS-150 - (REDUCED FROM 50' TO 20')
 6. VARIANCE TO REDUCE 10' x 10' REAR DECK TO 10' x 6'

LJA ENGINEERING, INC.
 13202 LJA ENGINEERING, INC.
 299 SOUTH MARK STREET
 ALPHARETTA, GA 30009
 770-225-4730

REVISIONS

NO.	DATE	DESCRIPTION

CLIENT
PARKLAND
 24 HR. CONTACT:
 IAN YOUNG
 IAN@PARKLANDCO.COM
 925 NORTH POINT PKWY., SUITE 300
 ALPHARETTA, GA 30005

PROJECT
 ZONING PLAN FOR
SPRINGLAKE PARK
 SPRINGLAKE RD
 DISTRICT 6, PARCEL ID: R5179 002
 CITY OF LAWRENCEVILLE, GA

CALL BEFORE YOU DIG
811
 SAFETY IS IN YOUR HANDS EVERY DIG, EVERY TIME.

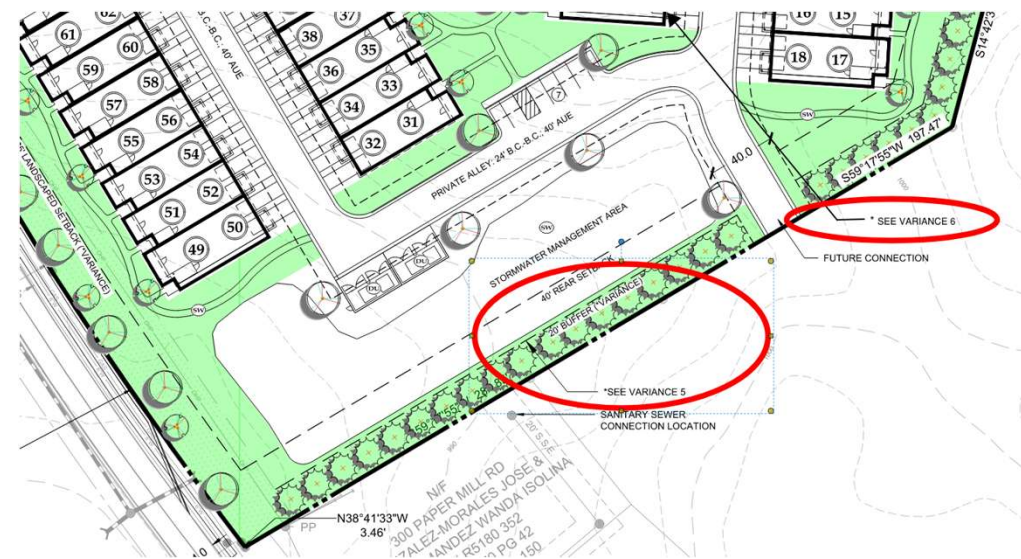
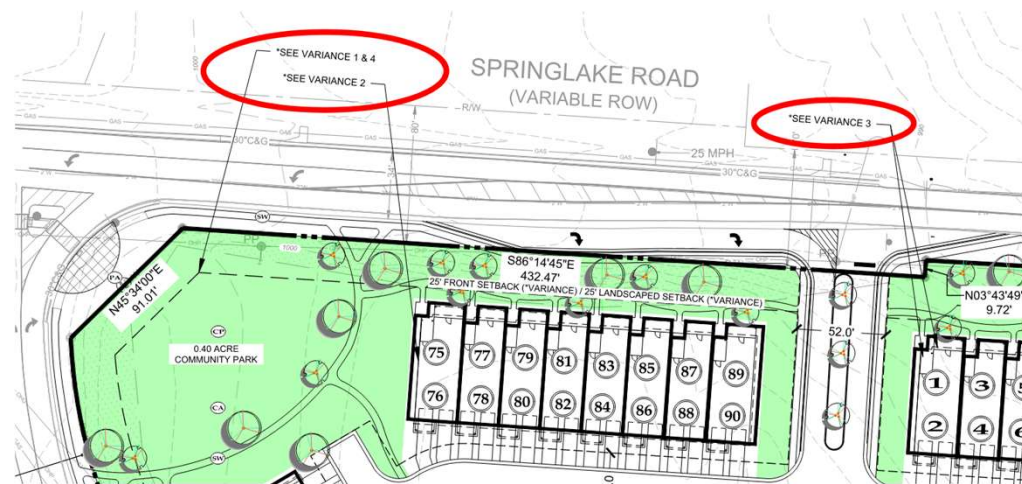
NORTH ARROW & SCALE

DESIGN INFO

NO.	DATE	DESCRIPTION

REZONING SITE PLAN

SHEET NUMBER
Z-100



VARIANCES:

1. MINIMUM SETBACK – (REDUCED FROM 50’ TO 25’) – TO CREATE A MORE FRIENDLY PEDESTRIAN SCALE STREETScape WITH THE FRONTS OF THE UNITS DIRECTLY ALONG THE STREET
2. INCREASE NUMBER OF 3 BEDROOM UNITS ALLOWED (FROM 10% MAX. TO 65% MAX.)
3. REMOVE THE REQUIREMENT INTERNAL DOUBLE LOADED CORRIDOR - OUR STYLE TOWNHOME HAS ALL ENTRANCES ACCESSING A PUBLIC/GREEN SPACE
4. REDUCE THE 50’ WIDE LANDSCAPE STRIP ALONG EXTERIOR STREETS TO 25’ - ADDITIONALLY ALLOWS A MORE PEDESTRIAN SCALE STREETScape BRINGING THE FRONTS OF THE UNITS CLOSER TO THE STREET
5. REDUCE THE REQUIRED 50’ BUFFER ADJACENT TO RS-150 TO 20’ – TO BE REPLANTED AS NEEDED WHERE SPARSE
6. TO REDUCE THE REQUIRED DECK SIZE FROM 10’ X 10’ TO 10’ X 5’

Projected Rent Assumptions

Projected rents assume stabilized performance consistent with comparable assets in the surrounding submarket.

SPRINGLAKE PARK RENTS

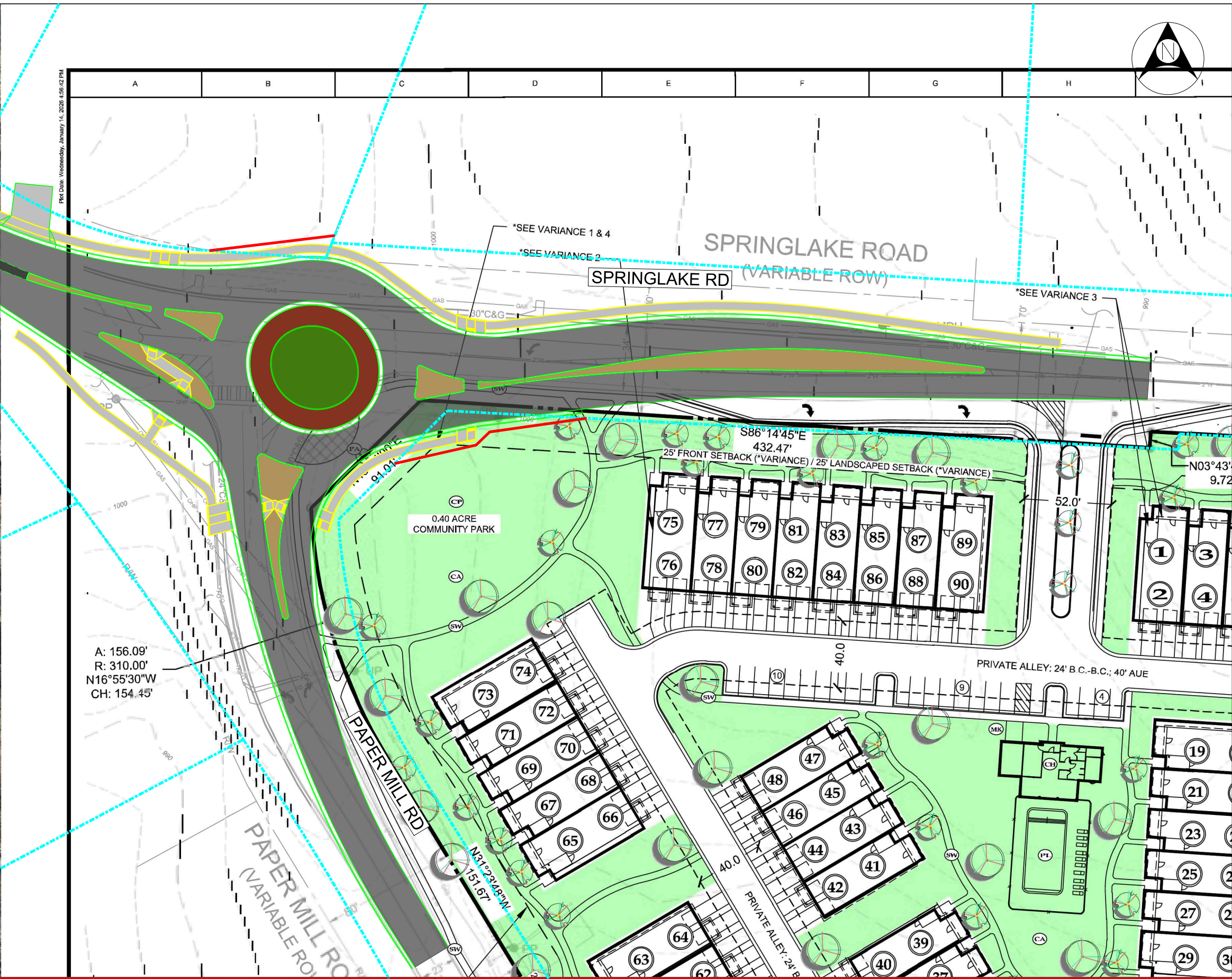
Unit Count	Bed	Bath	Size	Asking Rent
33	2	2.5	1650	\$2,100
57	3	2.5	1950	\$2,300
Total Subject Units				90
Weighted Average Rent				\$2,227

WEIGHTED AVG. RENT
\$2,227

Median Household Income
(IN 5 MI Radius of Lawrenceville):

- \$89,801/12 months = \$7,483.42/month
- 2025 - \$89,801
- $\$7,483.42 * 30\% = \underline{\$2,245.03}$

Questions and Answers





LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION & DEVELOPMENT

RECOMMENDED CONDITIONS – 03302026

RZC2026-00001

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

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

- A.** Limited to office and institutional uses only.
- B.** Final building design, site design, and exterior appearance shall be approved by the Director of Planning and Development.
- C.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- D.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- E.** Outdoor storage shall be prohibited.
- F.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.

2. To satisfy the following site development considerations:

- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- B.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** Prior to the issuance of a Land Disturbing Activity Permit or Building Permit, a Landscape Plan be submitted for review and approval by the Director of the Planning and Development Department. A Landscape Plan shall include perimeter buffers, street frontage and internal parking lots, driveways, and planting areas.

- D. Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- E. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.
- F. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_03302026

BFR2026-00003

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

1. To restrict the Buffer Reduction as follows:

- A. Allows a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications, from fifty (50) feet to twenty-five (25) feet.
- B. Provide a twenty-five (25) zoning buffer as shown on the submitted Rezoning Exhibit, prepared for “1298 Old Norcross Road & Gwinnett County Parcel 7006 050”, prepared by “Keystone Land Surveying, Inc.”, dated “January 30, 2026”.
- C. Any disturbance within the required twenty-five (25) foot zoning buffer shall be limited to an approved landscape plan. Approval of this Buffer Reduction shall not be construed as a waiver of zoning buffer requirements for any future development or redevelopment beyond the scope of this application.
- D. All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.
- E. The zoning buffer reduction shall not authorize additional principal buildings or expansion beyond what is depicted on the submitted Rezoning Exhibit, prepared for “1298 Old Norcross Road & Gwinnett County Parcel 7006 050”, prepared by “Keystone Land Surveying, Inc.”, dated “January 30, 2026”.
- F. No land-disturbing activity shall occur within the required 75-foot impervious surface setback, 50-foot undisturbed buffer, or 25-foot state waters buffer, except as authorized through the applicable variance procedures.
- G. All site improvements shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.

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

ORDINANCE ZON-ORD-2026-XX

AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ZONING ORDINANCE (2020), BY AMENDING ARTICLE 1, DISTRICTS, AND ARTICLE 2, SUPPLEMENTAL AND ACCESSORY USE STANDARDS; TO PROVIDE FOR REVISIONS TO THE USE TABLE FOR CONVENIENCE STORES WITH FUEL PUMPS; TO PROVIDE REVISIONS TO THE SUPPLEMENTAL AND ACCESSORY USE STANDARDS FOR CONVENIENCE STORES WITH FUEL PUMPS, AND COMMUNITY LIVING ARRANGEMENT; TO RELOCATE AND RENUMBER REGULATIONS ; AND FOR OTHER PURPOSES.

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 (a/k/a/ Zoning Ordinance for the City of Lawrenceville, Georgia) (hereinafter “Zoning Ordinance”) shall be amended as follows:

Section 1.

Article 1, Districts, of the City of Lawrenceville Zoning Ordinance (2020) is hereby amended by deleting the existing line(s) in Section 103.2, “Use Table,” referencing “Convenience Store (with Fuel Pumps)” in their entirety and replacing them with new line(s) referencing “Convenience Store (with Fuel Pumps)” as set forth in the adopted ordinance, including the requirement of a Special Use Permit in the BG zoning classification.

Uses	SAR	AR	RS-180	RS-150	RS-60	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Convenience Store (with fuel pumps)	√											S		P		

Section 2.

Article 2, Supplemental and Accessory Use Standards, of the City of Lawrenceville Zoning Ordinance (2020) is hereby amended by renumbering Section 200.3.25, Customary Home Occupation, as Section 200.3.26, And all sections following Section 200.3.26 shall be renumbered consecutively to maintain numerical order, and any reference to the former section numbers within this Ordinance as it exists as of the date of this Amendment or elsewhere in the City Code as it exists as of the date of this Amendment shall be deemed to refer to the renumbered sections.

Section 3.

Section 200.3.25 Convenience Store, with Fuel Pumps, is hereby adopted as a new section to replace the former Section 200.3.25. The new section shall read as follows:

200.3.25. Convenience Store, with Fuel Pumps. Convenience Store, with Fuel Pumps, shall comply with the following:

A. Special Use Permit. Convenience Store, with Fuel Pumps, may be permitted in the BG (General Business District) zoning classifications with the approval of a Special Use Permit.

B. Permitted Use. Convenience Store, with Fuel Pumps, are permitted in the HSB (Highway Service Business District) zoning classification.

Restriction. Fuel dispensing shall be limited to Vehicle – Passenger Car, SUV, Truck or Van, and Vehicle - Recreational as defined by the City of Lawrenceville Zoning Ordinance.

C. Accessory Use. Accessory uses customarily incidental to a convenience store, including indoor retail sales, packaged food and beverages.

D. Prohibited Use. The following uses are expressly prohibited:

1. Any automotive-related use, whether principal or accessory, including but not limited to vehicle storage or parking lots, vehicle sales or auction facilities, emissions testing stations, automobile body work, painting, rebuilding, repair or maintenance facilities, or automatic or self-service vehicle washing establishments, whether conducted indoors or outdoors, shall be prohibited.

2. No outdoor display, sales or storage of any kind, including but not limited to merchandise, materials, equipment, vehicles, trailers, refuse, or inoperable items, shall be permitted on the property except where expressly allowed by the City Council as part of the Special Use Permit.

3. Any use not expressly approved as part of the Special Use Permit.

E. Site Plan and Development Standards.

1. Development shall be in substantial conformance with the site plan approved by the City Council.

2. Minor site plan modifications may be approved administratively by the Director of Planning and Development, provided such modifications do not reduce required buffers, setbacks, or screening and do not materially alter the approved use.

F. Building, Canopy and Architectural Standards.

1. **Building Orientation.** The principal building entrance shall be oriented toward and visible from the primary street frontage.

2. **Fuel Pumps and Canopy.**

a. Fuel pump islands and canopy structures shall be located to the side or rear of the principal building to the maximum extent practicable.

b. The fuel canopy shall be architecturally compatible with the principal building, including consistent colors, materials, and design elements.

c. Canopy lighting shall be fully recessed and shielded.

3. **Exterior Materials.** Primary building façades shall consist predominantly of brick, stone, or decorative masonry materials. Metal siding and EIFS shall not be permitted as primary façade materials.

G. Access, Parking, and Circulation.

1. **Access Points.** Vehicular access shall be limited to the driveways approved with the Special Use Permit and shall comply with City, GCDOT, and GDOT requirements as appropriate.

2. **Internal Circulation.** The site shall be designed to prevent vehicle queuing from obstructing drive aisles, fuel pump access, or public rights-of-way.

3. **Parking.** Parking shall be provided in accordance with BG district parking standards and shall be located outside of required buffers and setbacks.

H. Buffers, Landscaping, and Screening.

1. **Residential Adjacency.** Where a property abuts or is across from a residential development or zoning classification, landscaped buffers shall be installed in accordance with the City's buffer regulations and enhanced with evergreen plant materials to provide year-round screening.

2. **Fuel Pump Screening.** Fuel pump areas visible from public streets or residential properties shall be screened through a combination of landscaping, decorative fencing, or low masonry walls.

3. **Service Areas.** Dumpsters, mechanical equipment, and service areas shall be enclosed by masonry walls with opaque gates.

I. Lighting.

1. All exterior lighting shall be directed downward and inward and shall not create glare or light spillover onto adjacent properties or public right-of-way.

2. Fuel canopy lighting shall be extinguished within thirty (30) minutes after the close of business unless otherwise approved by the City Council.

J. **Signage.** Any application for a Special Use Permit may also include a request for a sign variance or sign special use permit as allowed by this Ordinance.

K. Hours of Operation.

1. The City Council may impose limitations on hours of operation as a condition of the Special Use Permit approval.

2. Fuel deliveries and refuse collection shall be limited to daytime hours unless

otherwise approved by the City Council.

L. Real-Time Information Center (RTIC).

A Real-Time Information Center (RTIC) is a facility, unit, or technological system operated by a law enforcement or public safety agency that collects, integrates, monitors, and analyzes information from cameras, sensors, databases, and other sources to provide real-time situational awareness and operational support during emergencies, incidents, and investigations.

The provisions of this section are intended to apply to new commercial, office, institutional, and mixed-use developments involving land-disturbing activity on a voluntary basis. Property owners and developers are encouraged, but not required, to participate in measures outlined herein, including the potential connection of site security cameras to the City of Lawrenceville Police Department Real-Time Information Center (RTIC).

Section 4.

Except as specifically amended as set forth above, all other provisions of the City of Lawrenceville Zoning Ordinance (2020) shall remain in full force and affect.

Section 5.

All ordinances, regulations, or parts of the same in conflict with this Ordinance are hereby rescinded to the extent of said conflict and only to the extent of said conflict.

Section 6.

If any section, article, paragraph, sentence, clause, phrase, or word in this ordinance, or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 7.

This ordinance shall become effective upon its adoption by the City Council.

IT IS SO ORDAINED this XX^{XX} day of MONTH, 2026

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk