



LAWRENCEVILLE

Planning & Development

VARIANCE APPLICATION



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ADMINISTRATIVE



BOARD OF APPEALS



CITY COUNCIL

GENERAL INFORMATION

Unless otherwise provided for in the City of Lawrenceville Zoning Ordinance and Development Regulations, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Zoning Ordinance and Development Regulations, and The Code of City of Lawrenceville in accordance with the standards and procedures as set forth in the Zoning Ordinance, Article 9 Administration and Enforcement, and the Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance.

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street – variance not to exceed ten (10) feet; 2. Side Yard – variance not to exceed five (5) feet; 3. Rear Yard – variance not to exceed ten (10) feet.

APPLICANT INFORMATION

APPLICANT NAME: Gabriela Mosquera, Interplan LLC c/o Chick-fil-A Inc.

EMAIL: gmosquera@interplanllc.com

PHONE: 407-645-5008

STREET ADDRESS: 220 E. Central Parkway

SUITE: 4000

CITY: Altamonte Springs

STATE: FL

ZIP CODE: 32701

SIGNATURE OF APPLICANT:

DATE:

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: ER MA Pike St LLC

EMAIL: GIDEON@EDENROCKRE.COM

PHONE: 931-338-1758

STREET ADDRESS: 50 Old Ivy Road. NE

SUITE: 250

CITY: Atlanta

STATE: GA

ZIP CODE: 30342

SIGNATURE OF PROPERTY OWNER:

DATE: 4/2/2026

SITE INFORMATION

VARIANCE DESCRIPTION: To reduce the east landscape buffer from ten-feet (10') to six point sevenfeet (6.7').

STREET ADDRESS: 655 Duluth Highway

SUITE/UNIT #:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

PIN:

LOT NO.:

BLOCK NO.:



LAWRENCEVILLE

Planning & Development

ZONING INFORMATION

The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business).

ZONING CLASSIFICATION: BG

ZONING CASE:

PRINCIPAL USE: Chick-fil-A Restaurant

SECONDARY USE (AS APPLICABLE):

STANDARDS FOR GRANTING A VARIANCE

A variance shall not be granted unless evidence is presented supporting conclusions that the variance meet the following criteria:

- a. Arises from a condition that is unique and peculiar to the building, land, and structures involved.*

The hardship for this request is primarily due to the size and shape of the existing site. While there is sufficient room for the new restaurant's main structure to meet the requirements, Chick-fil-A is proposing a dual lane drive-thru with a third lane to serve as a bypass lane and canopies to protect team members from the elements, which allows for an increased capacity of cars to be serviced within the site and better service.

- b. Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.*

The variance request is necessary because the specific physical characteristics of the property, including its size, shape, configuration, and site constraints limit the ability to fully meet the required buffer yard and setback standards when accommodating the proposed restaurant u

- c. The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property.*

Chick-fil-A is unique in that it typically generates substantially more business in their drive-thru than other drive-thru businesses. The proposed improvement of double lanes at the order points is of increased importance in order to provide more on-site stacking of this increased de

- d. The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.*

The condition necessitating the requested variance is created by the requirements of the Zoning Ordinance or Development Regulations, rather than by any action of the property owner or applicant.

- e. The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

The granting of the variance will not impair or injure surrounding properties or improvements within the neighborhood. The proposed restaurant use is consistent with the character of the area, and the site has been designed to maintain compatibility with adjacent properties. The variance will not reduce the adequate supply of light or air to nearby properties, nor will it substantially increase traffic congestion in public streets. Additionally, it will not increase the risk of fire, create hazards to air navigation, or endanger public safety. The development is not expected to diminish or impair surrounding property values, but rather will contribute to the orderly and reasonable use of the property in a manner consistent with the intent of the Zoning Ordinance.

- f. The variance granted the minimum variance that will make possible the reasonable use of the building, land or structures.*

The requested variance represents the minimum relief necessary to allow for the reasonable use of the property as a restaurant. The site has been designed to comply with all applicable regulations to the greatest extent practicable, and the variance is limited to the specific buffer yard requirement where full compliance is not feasible due to site constraints. No greater deviation from the Zoning Ordinance or Development Regulations is being requested than is necessary to accommodate the proposed development.

- g. Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?*

Yes, the requested variance meets the general spirit and intent of the Zoning Ordinance and Development Regulations, as well as the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan. The proposed restaurant use is consistent with the City's vision for compatible commercial development and economic vitality. While the project requires limited relief from buffer yard and setback requirements due to site constraints, it still upholds the overall goals of the regulations by providing a functional, well-designed development that is compatible with surrounding properties. The variance does not undermine the intent of the Ordinance or Comprehensive Plan, but rather allows for reasonable use of the property while maintaining the character of the area, supporting quality development, and contributing positively to the community.



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:

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APPLICANT RESPONSIBILITIES

The applicant is then required to notify all adjoining property owners (including those across any streets) of their intentions to request a variance for the property. The notification shall be of first class mail and include:

- 1) Copy of application
- 2) Legal Description
- 3) Site plan
- 4) Variance case number
- 5) Date, time and place of public hearing

Proof of the mailing must be delivered to the Planning Department no later than Wednesday the week before the Board of Appeals meeting at 12:00PM (noon). Failure to submit the required proof of mailing will result in the application being tabled to the next month's meeting.

The applicant is required to erect a notification sign (provided by the Planning Department) on the property not less than 15 days prior to the Board of Appeals meeting. It is the responsibility of the applicant to insure that the sign remain on the property throughout the rezoning proceedings.

The applicant shall appear* before the City of Lawrenceville Board of Appeals to present his case for the variance. There will be an opportunity for opposition to speak.

The Board of Appeals will make a decision at that meeting (decision could be to approve, approve with conditions, deny or table), based on the evidence presented and other data collected.

If approved, the Board of Appeals will make a finding that the requirements of Section 11.6.2(a) have been met by the applicant for a variance and that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of the land, structure, or building. Also that it has made a finding that the granting of the variance will be in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance and punishable under the provisions of the Ordinance. Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.



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SAMPLE LETTER

DATE

RE: Attached Legal Description

Dear Sir or Madam:

PLEASE BE ADVISED THAT _____ HAS APPLIED FOR A VARIANCE
(V--_ _) TO REQUEST _____

The Lawrenceville Board of Zoning Appeals will hold a public hearing at 6:00 p.m. on Monday, DATE OF MEETING in order to discuss and act upon this variance request. The meeting will be held in the Assembly Room of the new City Hall, which is located at 70 South Clayton Street, Lawrenceville, Georgia.

If you wish to comment on this proposed variance request, please plan to attend the meeting.

Sincerely,

Enclosure

Sincerely,

Please enclose

Encl. Copy of application
Demonstration Questionnaire
Legal Description
Site plan



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FEE SCHEDULE

Variance and Appeal Fees-

Fee:

Single-Family Residential, One Lot = \$200
All other Board of Appeals Variances = \$500
Administrative Variance = \$100
Appeal to Council = \$250



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EMAIL: gmosquera@interplanllc.com

PHONE: 407-645-5008

STREET ADDRESS: 220 E. Central Parkway

SUITE: 4000

CITY: Altamonte Springs

STATE: FL

ZIP CODE: 32701

SIGNATURE OF APPLICANT:

DATE:

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PROPERTY OWNER NAME: ER MA Pike St LLC

EMAIL: GIDEON@EDENROCKRE.COM

PHONE: 931-338-1758

STREET ADDRESS: 50 Old Ivy Road. NE

SUITE: 250

CITY: Atlanta

STATE: GA

ZIP CODE: 30342

SIGNATURE OF PROPERTY OWNER:

DATE:

4/2/2026

SITE INFORMATION

VARIANCE DESCRIPTION:

To allow for a twenty seven point three feet (27.3') encroachment into the required (50') south building setback.

STREET ADDRESS: 655 Duluth Highway

SUITE/UNIT #:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

PIN:

LOT NO.:

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ZONING CLASSIFICATION: BG

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- c. The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property.*

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Encl. Copy of application
Demonstration Questionnaire
Legal Description
Site plan

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org



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FEE SCHEDULE

Variance and Appeal Fees-

Fee:

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The applicant shall appear* before the City of Lawrenceville Board of Appeals to present his case for the variance. There will be an opportunity for opposition to speak.

The Board of Appeals will make a decision at that meeting (decision could be to approve, approve with conditions, deny or table), based on the evidence presented and other data collected.

If approved, the Board of Appeals will make a finding that the requirements of Section 11.6.2(a) have been met by the applicant for a variance and that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of the land, structure, or building. Also that it has made a finding that the granting of the variance will be in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance and punishable under the provisions of the Ordinance. Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.



LAWRENCEVILLE

GEORGIA

* The applicant, or a representative on his behalf, must be present at all the meetings to answer any questions that may arise. If the applicant fails to attend the meetings, his rezoning request may be tabled until the next meeting. However, the Planning Commission and/or Mayor and City Council may act upon the rezoning request if they choose to do so.

SAMPLE LETTER

DATE

RE: Attached Legal Description

Dear Sir or Madam:

PLEASE BE ADVISED THAT _____ HAS APPLIED FOR A VARIANCE
(V--_ _) TO REQUEST _____

The Lawrenceville Board of Zoning Appeals will hold a public hearing at 6:00 p.m. on Monday, DATE OF MEETING in order to discuss and act upon this variance request. The meeting will be held in the Assembly Room of the new City Hall, which is located at 70 South Clayton Street, Lawrenceville, Georgia.

If you wish to comment on this proposed variance request, please plan to attend the meeting.

Sincerely,

Enclosure

Sincerely,

Please enclose

Encl. Copy of application
Demonstration Questionnaire
Legal Description
Site plan

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org



LAWRENCEVILLE

GEORGIA

FEE SCHEDULE

Variance and Appeal Fees-

Fee:

Single-Family Residential, One Lot = \$200
All other Board of Appeals Variances = \$500
Administrative Variance = \$100
Appeal to Council = \$250

April 28, 2026

City of Lawrenceville Planning and Development Office

70 S Clayton Street, Lawrenceville, GA 30046

678.407.6583

maria.serban@lawrencevillega.org

**Reference: Chick-fil-A #6162 Pike Street.
655 Duluth Highway, Lawrenceville, GA 30046
IP #2024.0764
Variance Narrative**

Dear Ms. Serban,

Chick-fil-A is proposing to demolish the existing 4,116sf Applebee's to build a new 5,087sf Chick-fil-A with a continuous dual-lane drive-thru with a face-to-face (F2F) canopy over the ordering points and an order meal delivery (OMD) canopy over the pick-up area, a new refuse enclosure and storage room, and outdoor patio seating.

As part of this redevelopment, the following variances are requested:

- To allow for the east landscape strip to be reduced from ten-feet (10') to six point seven feet (6.7').
- To allow for a twenty seven point three feet (27.3') encroachment into the required (50') south building setback.
- To allow for a twenty one point four foot (21.4') encroachment into the required fifty-foot (50') east building setback.

The hardship for this request is primarily due to the size and shape of the existing site as well as the fact that this a double-fronted site. While there is sufficient room for the new restaurant's main structure to meet the requirements, Chick-fil-A is proposing a dual lane drive-thru with a third lane to serve as a bypass lane and canopies to protect team members from the elements, which allows for an increased capacity of cars to be serviced within the site and better service.

The variance request is necessary because the specific physical characteristics of the property, including its size, configuration, and site constraints limit the ability to fully meet the required landscape strip standards when accommodating the proposed restaurant use. Strict enforcement of the Zoning Ordinance or Development Regulations would create an unnecessary hardship by preventing reasonable development of the site for a permitted use. This hardship is not merely an inconvenience, but arises from the unique conditions of the property and the spatial requirements needed by Chick-fil-A to operate safely and efficiently.



Chick-fil-A #0825 Washington Road

April 27, 2026

Page 3 of 3

The dual lanes with the added by-pass lane and canopies over the ordering points and meal delivery window will be critical in expediting the flow of traffic on and off of this site and keeping team members safe, especially during peak hours. The isolated multi-lane drive-thru and canopy system over the ordering points and pick-up window will greatly assist in expediting the flow of traffic. Vehicles in the parking lot and drive-thru will have a separate path of travel, resulting in a safer site and improving the flow of traffic. The placement of these accessory canopies works best as depicted on the site plan in order to maximize drive-thru stacking.

Chick-fil-A restaurants typically experience higher drive-thru demand compared to other quick-service establishments. For this new development, the proposed dual-lane order points are critical to accommodate increased drive-thru traffic and provide sufficient on-site vehicle stacking. The proposed site layout represents the most efficient configuration to maximize drive-thru capacity and circulation.

The requested variances are intended to support this optimized layout and are necessary to ensure safe and efficient traffic flow on-site. By increasing stacking capacity, the design minimizes congestion during peak hours, improving the overall experience for both customers and staff, while reducing the potential for vehicles to queue onto neighboring properties or public streets.

In addition, other drive-thru restaurants typically do not have team members outside in the elements. The proposed canopies will help to keep the team members protected from the sun and rain while still being able to take multiple orders at a time. A drive-thru door will also be installed as part of this new building in lieu of a drive-thru window allowing team members to also deliver meals to multiple cars at a time. The proposed modifications in combination with Chick-fil-A's approach to operations will aid in serving customers quickly, safely and efficiently.

Please feel free to contact me if you have any questions or require additional information. If I am not available, Felipe Reyes is the Civil Project Manager and will be able to answer your questions.

Sincerely,

INTERPLAN LLC

A handwritten signature in blue ink that reads "G. Mosquera".

Gabriela Mosquera

Development Services / Permit Manager

cc: F. Reyes, K. Lewis; Interplan LLC; IP File

LEGEND

- (X) PARKING SPACE TOTALS
- ← TRAFFIC DIRECTIONAL ARROW
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- OVERHEAD CANOPY
- N 00°00'00" E BUILDING BEARING

LINE	BEARING	DISTANCE
L1	N54°02'58"W	38.05'
L2	N56°54'09"W	20.00'
L3	N59°18'28"W	31.86'
L4	N64°09'08"W	43.09'
L5	N66°20'52"W	39.43'
L6	N70°26'25"W	31.27'
L7	N72°15'19"W	44.20'

SITE PLAN

1" = 20'

SITE PLAN DESIGN NOTES & KEY PLAN

- DIRECTIONAL ARROW
- PAINTED HANDICAP PARKING SYMBOL
- DRIVE-THRU GRAPHICS
- STOP LINE GRAPHIC
- STANDARD PARKING STALL
- BOLLARD MOUNTED SIGN
- ACCESSIBLE PARKING SIGN
- DIRECTIONAL SIGNAGE

NOTES:
1. ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION.
2. SIGNS SHALL BE PROVIDED AND INSTALLED BY CHICK-FIL-A GENERAL CONTRACTOR UNLESS A BRAND-IMAGE REMODEL.

- 8A "CIRCLE BUILDING FOR DRIVE-THRU" SIGN (NOT USED)
- 8B "LEFT TURN ONLY" SIGN
- 8C "RIGHT-TURN ONLY" SIGN
- 8D "CAUTION - WATCH FOR PEDESTRIAN" SIGN
- 8E "ONE WAY" WITH ARROW SIGN (NOT USED)
- 8F "DO NOT ENTER" SIGN

- 9 "STOP" SIGN
- 10 CONCRETE SIDEWALK
- 11 SIDEWALK WITH CURB AND GUTTER
- 12 24" CONCRETE CURB AND GUTTER

- 12A STANDARD CURB & GUTTER
- 12B MOUNTABLE CURB & GUTTER (NOT USED)
- 13 CONCRETE PAVEMENTS
- 13A MEDIUM DUTY (PARKING STALLS) (NOT USED)
- 13B HEAVY DUTY (DRIVE AISLES) (NOT USED)

- 14 CURB RAMP w/ SHORT FLARED SIDES (NOT USED)
- 15 CURB RAMP WITH FLARED SIDES (NOT USED)
- 16 SIDEWALK ACCESSIBLE RAMP
- 17 DETECTABLE WARNING DEVICE (ADA) - CAST IN PLACE (NOT USED)
- 18 SOLID YELLOW PLASTIC WHEEL STOP (NOT USED)
- 19 EXPANSION JOINT
- 20 DOWELED CONST. JOINT (NEW CONC. TO EXIST. CONC.) (NOT USED)
- 21 KEYED CONSTRUCTION JOINT (NEW CONC. TO EX. ASPH) (NOT USED)
- 22 CONTRACTION JOINT
- 23 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT

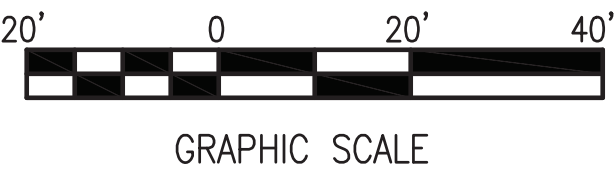
- 24 PAVEMENT EDGE (ASPHALT & CONCRETE)
- 25 CONCRETE APRON AT DUMPSTER ENCLOSURE
- 26 LONGITUDINAL BUTT JOINT
- 27 CONCRETE PAVING AT DRIVE-THRU LANES
- 28 TYPICAL HMAC (ASPHALT) PAVEMENT SECTION
- 29 BUTT JOINT (EX. ASPHALT TO NEW)
- 30 CONCRETE BOLLARD (6" STEEL PIPE)
- 31 MULTI-LANE DIRECTIONAL GRAPHICS
- 32 CROSSWALK MARKINGS (CONTINENTAL TYP.)
- 33 ALUMINUM HANDRAIL (NOT USED)
- 34 TYPICAL ADA RAMP AND HANDRAIL (RAMP > 6" RISE) (NOT USED)
- 35 ENTRY DOOR FROST SLAB (NOT USED)
- 36 SCREENED REFUSE ENCLOSURE
- 37 SCREENED REFUSE ENCLOSURE PLAN (ALT.) (NOT USED)
- 38 SCREENED REFUSE ENCLOSURE (ALT. DRAINAGE) (NOT USED)
- 39 MENU BOARD LOOP DETECTION SYSTEM
- 40 DRIVE-THRU ORDER POINT ISLAND CURB (MENU BOARDS)
- 41 DRIVE-THRU PLAN - PICKUP (AUTOMATIC DOOR)
- 42 DRIVE-THRU CLEARANCE BAR
- 43 DRIVE-THRU ISOMETRIC

- 44A MOVABLE "MAGNETIC BASE" DELINEATOR (TOTAL QTY: 16)
- 44B MOVABLE "RUBBER BASE" DELINEATOR (TOTAL QTY: 24)
- 45 REFUSE STORAGE BUILDING (REFER TO ARCH'L PLANS)
- 46 TYPICAL LIGHT POLE BASE (REFER TO SHEET ES-1.0)
- 47 FLAGPOLE - ECK SERIES 30 FOOT FLAG POLE PACKAGE. APPROVED VENDORS: THE FLAG COMPANY, OR ATLAS FLAGS.
- 48 PAD MOUNTED TRANSFORMER
- 49 CHICK-FIL-A MONUMENT SIGN (12 FT. HIGH)

NOTES:
1. CONTRACTOR SHALL COORDINATE WITH SIGN COMPANY IF THERE WILL BE SPECIAL FINISH REQUIREMENTS AT THE BASE OF THE MONUMENT SIGN.
2. REFER TO SIGN PACKAGE FOR ADDITIONAL INFORMATION.

- 50 CASH STATION (ON 4" THICK, 5x5' CONCRETE PAD)
- 51 PROPOSED BICYCLE RACK (ON 4" THICK CONCRETE SLAB)
- 52 GREASE INTERCEPTOR (REFER TO SHEET PS-1.0)

- 53 OUTDOOR PATIO SEATING (16 SEATS) (REFER TO ARCH'L PLANS FOR DETAILS)
- 54 2 FT. CHAMFER ON CONCRETE PAVEMENT
- 55 4" WIDE PAINTED STRIPING (SEE PAINT NOTES IN DETAIL 3 OR 4, SHEET C-4.0)
- 56 PAINTED DIAGONAL / CHEVRON STRIPING
- 57 SECURITY CAMERA (12' HIGH, POLE MOUNTED - COORD. WITH STRONG SYSTEMS)
- 58 PROPOSED MULTI-LANE ORDER POINT CANOPY (MILOP / F2F)
- 59 PROPOSED MULTI-LANE ORDER MEAL DELIVERY CANOPY (OMD)
- 60 SOLAR POWERED "PEDESTRIAN CROSSING" SIGN WITH FLASHING LIGHTS
- 61 "CHICK-FIL-A PARKING" SIGN (30 REQ'D)
- 62 "DRIVE-THRU w/ LEFT ARROW" SIGN
- 63 "DRIVE-THRU w/ RIGHT ARROW" SIGN
- 64 "TEAM MEMBER PARKING" SIGN
- 65 "YIELD TO EXITING DRIVE-THRU TRAFFIC" SIGN



Chick-fil-A

5200 Buffington Road
Atlanta, Georgia
30349-2998

INTERPLAN
INTERPLAN LLC

APP9238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY., STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:



CHICK-FIL-A
PIKE STREET
655 DULUTH HIGHWAY
LAWRENCEVILLE, GA 30046

FSU#06162

BUILDING TYPE / SIZE: XXXXXXXX
RELEASE: V.X.YY.MM
PRINTED FOR

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 2024.0764

DATE 03/2026

DRAWN BY MJ

CHECKED BY KD

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PRELIMINARY SITE PLAN

SHEET NUMBER

C-2.0

KRIDES - 04/27/2026 5:17:05 PM

BR-A

— DARK BROWN BRICK

BR-B

— LIGHT BROWN BRICK

STOREFRONTS, SITE METALS,
CANOPY FASCIA, COLUMNS

— DARK BRONZE



LEFT ELEVATION



FRONT ELEVATION



CHICK-FIL-A 6162
PIKE STREET
655 DULUTH HWY
LAWRENCEVILLE, GA

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.



INTERPLAN NO. 2024.0764
04-21-2026

BR-A

— DARK BROWN BRICK

BR-B

— LIGHT BROWN BRICK

STOREFRONTS, SITE METALS,
CANOPY FASCIA, COLUMNS

— DARK BRONZE



RIGHT ELEVATION



REAR ELEVATION



CHICK-FIL-A 6162
PIKE STREET
655 DULUTH HWY
LAWRENCEVILLE, GA

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.



INTERPLAN NO. 2024.0764
04-21-2026

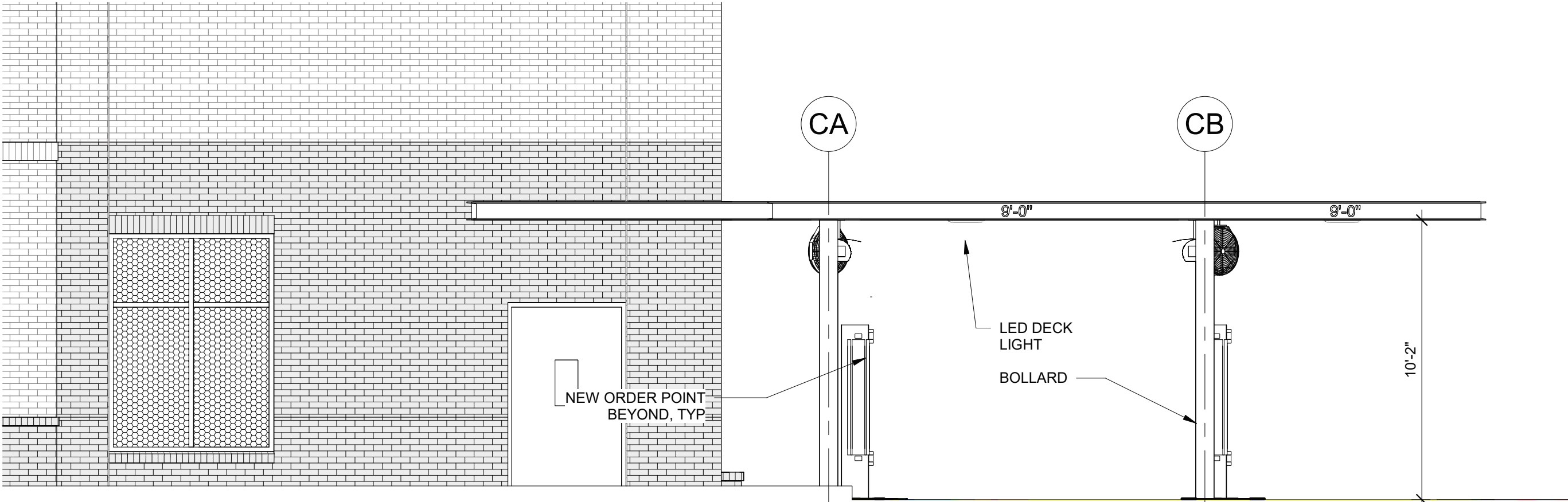


PERSPECTIVE VIEW - ORDER POINT

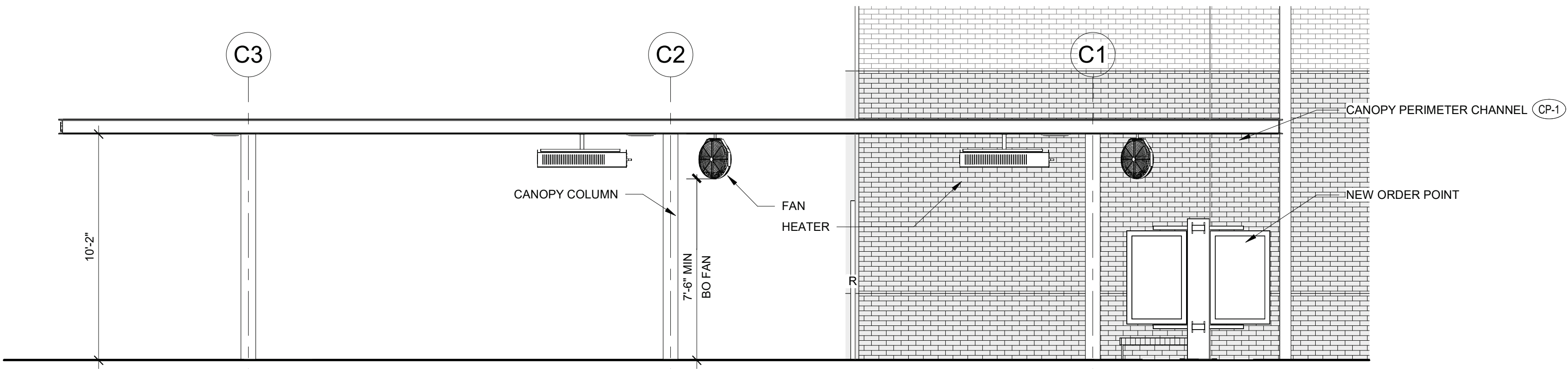
ORDER POINT EQUIPMENT SCHEDULE								
TAG	EQUIPMENT	APPLICABLE TIER			SUPPLIER	CONTACT	MANUFACTURER	MODEL NUMBER
		1	2	3				
X0.6	C7 DOUBLE CLEARANCE BAR	-	BY SITE	BY SITE	UNISTRUCTURES OR CHANDLER SIGNS	Carolyn Ward (678-974-1759) c.ward@unistructures.com OR Kristen Hamilton, Amy McCann, or Scarlett Quintero (210-349-3804) CFA@chandlersigns.com	UNISTRUCTURES OR CHANDLER SIGNS	-
X0.19	CLEARANCE TEXT	-	X	X	FASHION	Jason Holmes (785-242-8111) jholmes@fashioninc.com	FASHION	-

OP CANOPY FINISHES

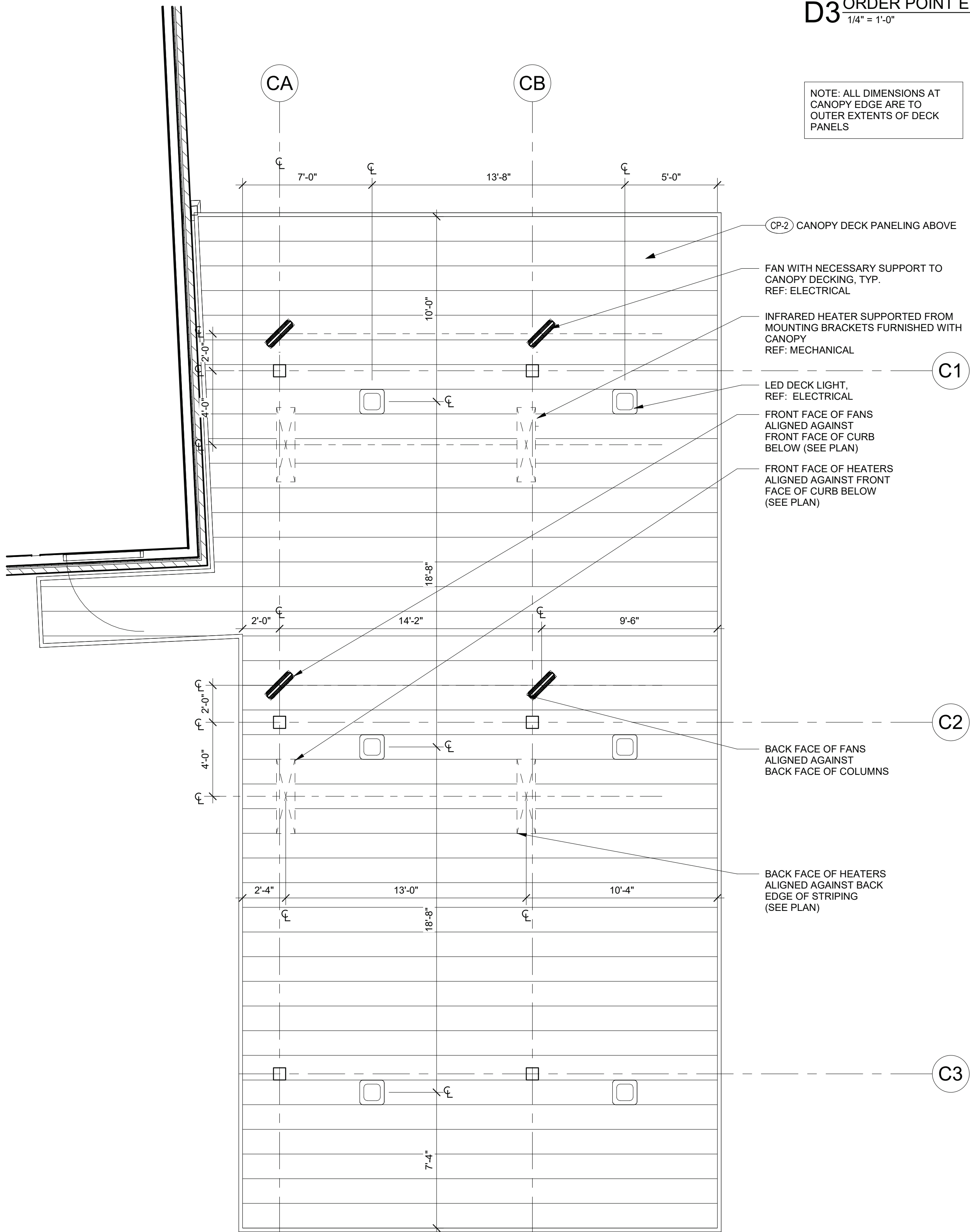
- CP-1
PREFINISHED METAL
COLOR: DARK BRONZE
- CP-2
METAL DECKING
COLOR: WHITE



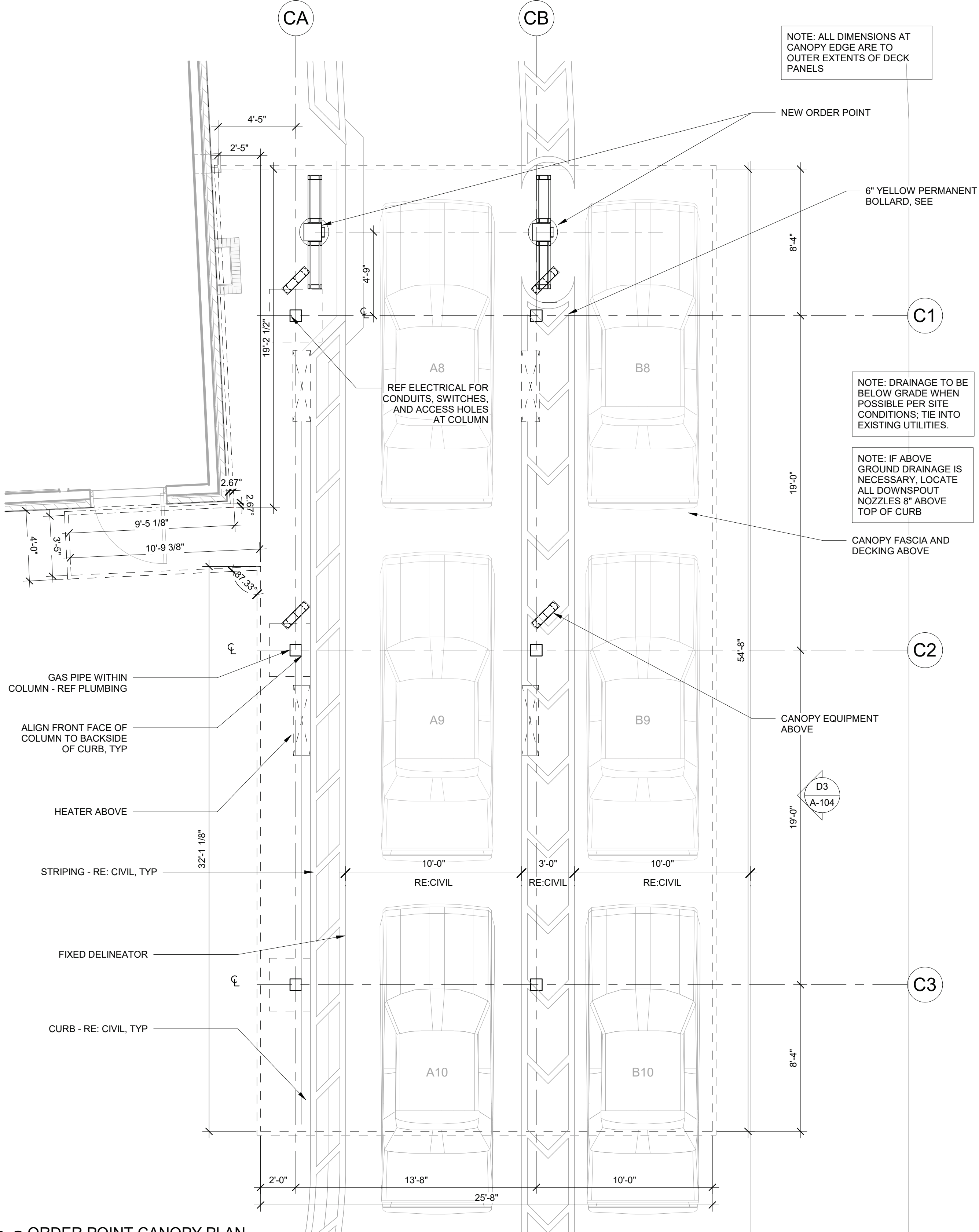
E2 ORDER POINT ENTRY ELEVATION



D3 ORDER POINT ELEVATION



A3 ORDER POINT CANOPY REFLECTED CEILING PLAN



A2 ORDER POINT CANOPY PLAN



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

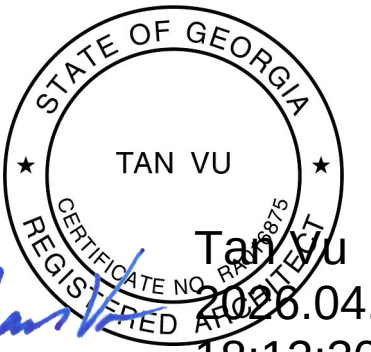


INTERPLAN LLC
AR99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY., STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:



18:12:30-04'00"

CHICK-FIL-A
PIKE STREET [RELO]

655 DULUTH HIGHWAY
LAWRENCEVILLE, GA 30046

FSR#06162

BUILDING TYPE / SIZE: P14 LE BASE
RELEASE: 26.02

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2024.0764
DATE

DRAWN BY LMS
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SHEET ORDER POINT CANOPY

SHEET NUMBER

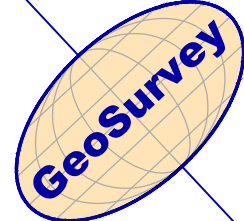
A-104

JONIFR - 04/24/2026 5:46:34 PM

LINE TABLE		
LINE	BEARING	DISTANCE
1	N45°12'58"W	38.05
2	N56°54'09"W	20.00
3	N59°18'28"W	31.86
4	N64°09'08"W	43.09
5	N66°20'52"W	39.43
6	N70°26'25"W	31.27
7	N72°15'19"W	44.20

(CLERK OF COURT RECORDING INFORMATION)

GRID NORTH - GA WEST ZONE

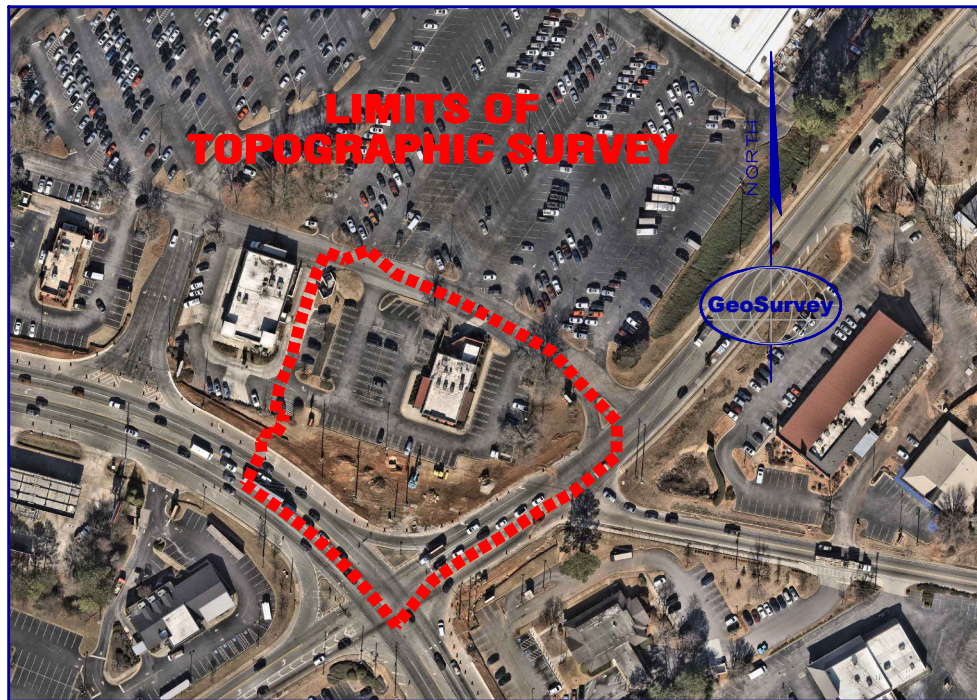


N/F PROPERTY OF
HOSPITAL AUTHORITY OF
GWINNETT COUNTY, GEORGIA, INC
DEED BOOK 51301 / PAGE 68
ZONED BG

APPROXIMATE ACCESS EASEMENT
(PER DB 5216, PG 20)
(PER DB 5014, PG 39)

N/F PROPERTY OF
WAYNE REAL ESTATE, LLC
DEED BOOK 52029 / PAGE 76
ZONED BG

AERIAL IMAGE



LIMITS OF
TOPOGRAPHIC SURVEY

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:
MC UTILITY SURVEYING, LLC
160 CHANTILLY LANE
LAWRENCEVILLE, GA 30043

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILITY SURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 51,489, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 155,141. FEET. -CHG- INT.

LEGEND

STANDARD ABBREVIATIONS

AC AIR CONDITIONER
BSL BORE HOLE
BUL BUILDING SETBACK LINE
CMB CURB INLET
CMP CORRUGATED METAL PIPE
CMF CONCRETE MONUMENT FND
CPC CONCRETE PAVEMENT
CPE COMMUNICATION PEDESTAL
CTP CRIMPED TOP PIPE
CIP CONCRETE INLET
DIP DUCTILE IRON PIPE
DWC DOUBLE WING CATCH BASIN
FND FOUND
GM GAS METER
INV INVERT

JB JUNCTION BOX
MH MANHOLE
NF NAIL FOUND
OCS OUTLET CONTROL STRUCTURE
OTF OPEN TOP PIPE
PM POWER METER
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
RBR IRON REINFORCING BAR
RBS 1/8" RBR SET CAPPED LSF 621
SS SANITARY SEWER
SWCB SINGLE WING CATCH BASIN
TRANS ELECTRIC TRANSFORMER

POWER POLE
GUY WIRE
POWER LINE
LIGHT POLE
ELECTRIC TRANSFORMER
WATER VAULT
GAS VALVE
GAS METER
WATER VALVE
WATER METER

STANDARD SYMBOLS

FIRE HYDRANT
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND COMMUNICATION LINE
UNDERGROUND WATER LINE
PHOTO POSITION INDICATOR
REGULAR PARKING SPACE COUNT
HANDICAP PARKING SPACE
TREE POSITION INDICATOR SIGN

DULUTH HIGHWAY
(GA SR 120)
(VARIABLE PUBLIC R/W)

SURVEYOR CERTIFICATION (ALTA)

To: MFK, LLC, and Hospital Authority of Gwinnett County, Georgia, or its designee.
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)-1, 8, 9, 11(a), 11(b) & 13 of Table A thereof. The field work was completed on May 14, 2025.

Date: May 14, 2025

SURVEYOR CERTIFICATION (GA)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create the new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840



N/F PROPERTY OF
MFK, LLC
DEED BOOK 60949 / PAGE 776
ZONED C-2

SITE AREA
1.146 Acres
49,933 sf

PARKING SUMMARY
79 REGULAR
2 HANDICAP
61 TOTAL SPACES



Professional Land Surveying Services

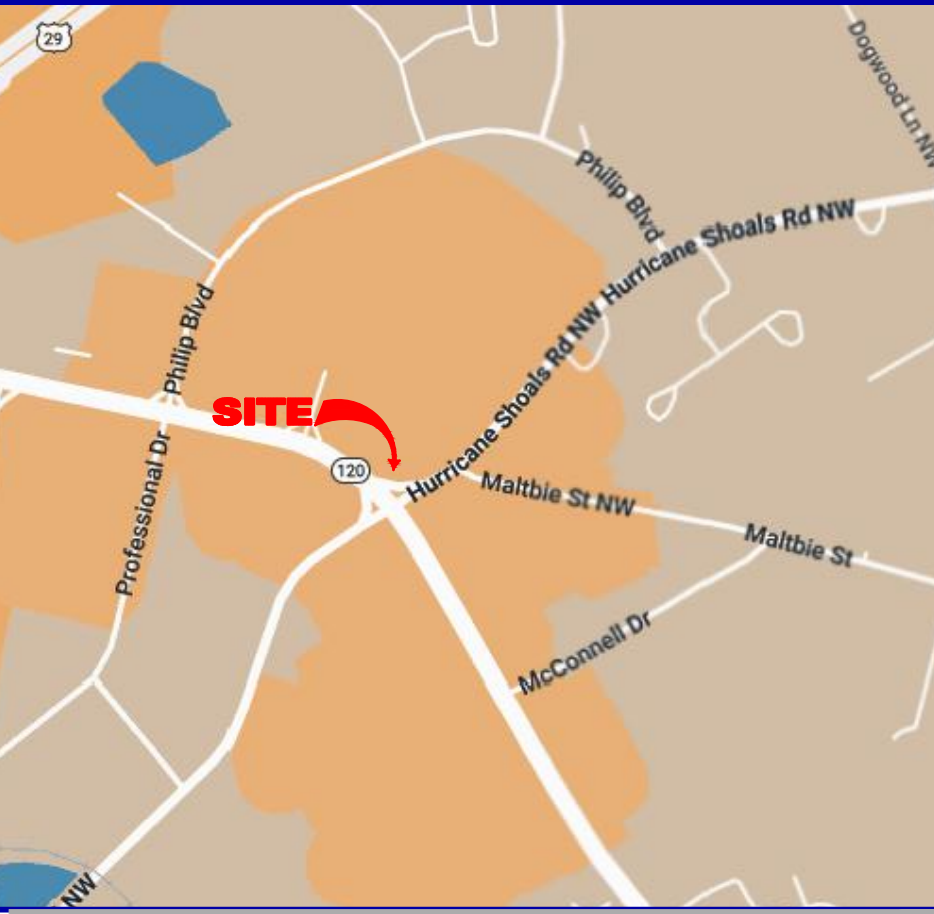
1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
E-MAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

VICINITY MAP

SITE LOCATION - LATITUDE: 33° 57' 57" LONGITUDE: 84° 00' 30"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1313500073F, AND THE DATE OF SAID MAP IS 8/29/2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 4-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "BG" (GENERAL BUSINESS DISTRICT) AS SHOWN ON THE ZONING MAP OF GWINNETT COUNTY. ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

PROPERTY DOES NOT HAVE DIRECT ACCESS TO A PUBLIC ROAD. INDIRECT ACCESS PROVIDED BY EASEMENT ACROSS TRACT 2 & TRACT 3.

SURVEY REFERENCES

- FINAL PLAT OF SPRINGFIELD PARK UNIT ONE, PREPARED BY PRECISION PLANNING, INC., DATED FEBRUARY 29, 1997, RECORDED IN PLAT BOOK 74, PAGE 41.
- FINAL SUBDIVISION PLAT FOR LOT 1-BLOCK C, SPRINGFIELD PARK, UNIT ONE, PREPARED BY ROOSTER & ASSOCIATES, INC., RECORDED IN PLAT BOOK 56, PAGE 161.
- ALTA/ACSM SURVEY FOR: WAYNE REAL ESTATE, LLC, PREPARED BY ADVANCE SURVEY, INC., DATED FEBRUARY 19, 2013, RECORDED IN PLAT BOOK 130, PAGE 33.

GRAPHIC SCALE

0 10 20 50 100
1" = 20'

ALTA/NSPS LAND TITLE SURVEY OF

655 Duluth Highway

FOR

MFK, LLC

FIDELITY NATIONAL TITLE INSURANCE COMPANY

GS JOB NO:	20258205	DRAWING SCALE:	1" = 20'	SURVEY DATE:	5-14-2025
FIELD WORK:	DH	CITY:	LAWRENCEVILLE	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR:	CWC	COUNTY:	GWINNETT	DATE	11-17-25
REVIEWED:	BDC	LAND LOT:	9	DESCRIPTION	Added parking assessment and topo.
DWG FILE:	20258205-3.dwg	DISTRICT:	7th		

PROPERTY DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 9, 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2-inch rebar found at the intersection of the Northwestern right-of-way of Hurricane Shoals Road (100' public right-of-way) and the Northeasterly right-of-way of Georgia Highway No. 120 (a.k.a. Duluth Highway) (a.k.a. West Pike Street), (variable public right-of-way), said rebar having State Plane Coordinate Value Northing:1,442,595.57; Easting:2,344,664.87; Georgia West Zone; thence along said right-of-way of Georgia Highway No. 120 (a.k.a. Duluth Highway) (a.k.a. West Pike Street) North 79 degrees 29 minutes 44 seconds West for a distance of 118.83 feet to a 5/8-inch rebar set; thence North 76 degrees 49 minutes 17 seconds West for a distance of 120.00 feet to a 5/8-inch rebar set; thence departing said right-of-way North 17 degrees 45 minutes 33 seconds East for a distance of 212.00 feet to a nail found; thence South 70 degrees 12 minutes 09 seconds East for a distance of 129.75 feet to a nail found; thence South 61 degrees 44 minutes 53 seconds East for a distance of 54.92 feet to a nail found; thence South 51 degrees 47 minutes 09 seconds East for a distance of 51.87 feet to a nail found; thence South 47 degrees 20 minutes 10 seconds East for a distance of 40.00 feet to a 1/2-inch rebar found; thence South 42 degrees 34 minutes 53 seconds West for a distance of 34.95 feet to a 1/2-inch rebar found; thence South 46 degrees 56 minutes 26 seconds East for a distance of 49.87 feet to a 1/2-inch rebar found on the Northwestern right-of-way of Hurricane Shoals Road; thence along said right-of-way along a curve to the left, said curve having an arc length of 104.77 feet with a radius of 1018.95 feet, being subtended by a chord bearing of South 53 degrees 42 minutes 07 seconds West a distance of 104.73 feet to a 1/2-inch rebar found, said rebar being the POINT OF BEGINNING.

Said tract of land contains 1.146 Acres.