



LAWRENCEVILLE

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ZONING BOARD OF APPEALS

CASE NUMBER(s): VAR2026-00011, VAR2026-00015, VAR2026-0016

Variance Request: VAR2026-0011 – Allow 3.3 feet encroachment into the required 10 feet landscape strip
VAR2026-0015 - Allow 27.3 feet encroachment into the required 50-foot south front building setback
VAR2026-0016 –Allow 21.4 feet encroachment into the required 50-foot east front building setback

Applicant Name: Interplan LLC, Gabriela Mosquera on behalf of Chick-fil-A

Development Type: BG (General Business District)

Ordinance: Development Regulations & Zoning Ordinance

Code Section: Development Regulations, Article VIII, Buffer, Landscape, and Tree Ordinance, Section 8.4, Landscape Strip
Zoning Ordinance, Article 1, Section 102.11 BG General Business District, Subsection B. Lot Development Standards

Subdivision: N/A

Property Address: 655 Duluth Highway, Lawrenceville, Georgia 30046

Parcel #: R7009 004



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Development Regulations:

Article VIII Buffer, Landscape, and Tree Ordinance, Section 8.4, Landscape Regulations, Subsection 8.4.2(A), Landscape strip reads as follows:

8.4.2 Landscape Strip

Required Landscape Strips shall contain landscaping and plantings within the Landscape Strip and shall meet the following minimum requirements:

- (A) Shall be a minimum ten (10) feet in width located on private property adjacent to the right-of-way.
- (B) Shall contain no encroachments of impervious surfaces except for perpendicular ingress and egress access and signs.
- (C) One (1) tree for each twenty-five (25) linear feet of Landscape Strip length shall be provided. Deciduous trees shall be at least three (3) inches in diameter and evergreen trees shall be at least six (6) feet in height at time of planting. Genus and species of required Landscape Strip trees are encouraged to be found in Appendix "A"; however, alteration from Appendix "A" shall be permitted as authorized by the Director.
- (D) Three (3) evergreen shrubs for each twenty-five (25) linear feet of Landscape Strip length shall be provided. Evergreen shrubs shall be a minimum size of three (3) gallon container at time of planting and must be of a species with a minimum mature height of three (3) feet.
- (E) Trees and shrubs required herein may be planted and spaced singularly or in groups as authorized by the Director so long as the total number of plantings is achieved. The spacing of trees along the Landscape Strip is encouraged to be uniform in order to create consistency. Shrubs are encouraged to be grouped together in an intentional design.
- (F) The remaining ground area shall be sodded, seeded or hydroseeded with grass, and / or planted with groundcover species and / or provided with other landscaping material, seasonal flower beds or any combination thereof.



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Zoning Ordinance:

Article 1, Section 102.11 BG General Business District, Subsection B. Lot Development Standards reads as follows:

102.11 BG General Business District

A. Purpose

This district is intended to provide for a wide range of retail and service establishments.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	None	None	50 ft.	10 ft.	10 ft.	95%	35 ft.

Variance Requests:

The applicant proposes demolition of the existing approximately 4,116-square-foot Applebee's restaurant and construction of a new approximately 5,087-square-foot Chick-fil-A restaurant featuring a continuous dual-lane drive-through, face-to-face (F2F) ordering canopy, order meal delivery (OMD) canopy, refuse enclosure, storage room, and outdoor patio seating, and associated site improvements related to the proposed commercial development.

The applicant is requesting the following variances:

- Allowance of three-foot, three-inch (3.3-foot) encroachment into the required ten-foot (10-foot) eastern landscape strip.
- Allowance of twenty-seven-foot, three-inch (27.3-foot) encroachment into the required fifty-foot (50-foot) south building setback.
- Allowance of twenty-one-foot, four-inch (21.4-foot) encroachment into the required fifty-foot (50-foot) eastern building setback.

The applicant states the hardship is related to the size and configuration of the site, the double-frontage condition of the property, and the operational



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requirements associated with the proposed dual-lane drive-through configuration and canopy system.

Existing Site Conditions:

The subject property is located at 655 Duluth Highway and is currently developed with an existing restaurant structure and associated parking. The parcel fronts on multiple roadways and functions as a double-frontage commercial site. The redevelopment proposal includes substantial modifications to site circulation and vehicular stacking in order to accommodate Chick-fil-A's operational model.

Analysis of Requests:

1. East Landscape Strip Encroachment

Requested: To allow an encroachment of 3.3 feet into the required 10-foot eastern landscape strip.

Staff Analysis:

The applicant proposes reducing the eastern landscape strip to accommodate the drive-through bypass lane and associated circulation improvements. The site's double-frontage condition and existing lot dimensions constrain the ability to provide both the required landscape strip and the expanded drive-through stacking necessary for the proposed restaurant operation.

The Landscape Ordinance is intended to provide visual buffering and enhance compatibility between uses. The reduced landscape strip appears limited to a specific portion of the site and does not eliminate landscaping entirely.

The applicant indicates that strict application of the ordinance would significantly limit the site's ability to accommodate safe and efficient vehicle circulation associated with the proposed restaurant use.



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2. South Front Building Setback Encroachment

Requested: To allow approximately 27.3 feet of encroachment into the required 50-foot south front building setback.

Staff Analysis:

The requested south setback encroachment appears associated with the proposed canopy structure and drive-through operations. The encroachment is intended to facilitate safe customer service operations and improved traffic circulation.

The applicant states that the canopy system protects employees from weather conditions while improving operational efficiency. The proposed encroachment does not appear to create substantial adverse impacts on adjoining properties due to the commercial nature of surrounding development.

The variance request is tied to the site layout necessary to maximize internal circulation and on-site stacking capacity, thereby reducing the potential for traffic congestion extending onto adjacent roadways.

3. East Front Building Setback Encroachment

Requested: To allow approximately 21.4 feet of encroachment into the required 50-foot east front building setback.

Staff Analysis:

The applicant states the request is necessary to accommodate the dual-lane drive-through, bypass lane, and canopy configuration required for efficient Chick-fil-A operations.

The property's double-frontage condition effectively increases setback constraints on the site and limits developable area.



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The applicant contends that the proposed layout represents the most efficient design for maintaining safe circulation and maximizing vehicle stacking on-site.

Staff Recommendation

Based upon the submitted plans, applicant narrative, and review of the applicable provisions of the City of Lawrenceville Zoning Ordinance, Development Regulations, and Landscape Ordinance, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requested variances, subject to the following conditions:

The development shall substantially conform to the submitted site plan dated 04/27/2026 and the associated variance exhibits. Final site plan shall be subject to review and approval by the Director of Planning and Development.

All landscaping not specifically modified by the approved variance shall comply with the City of Lawrenceville Landscape Ordinance. Final landscape plan shall be subject to review and approval by the Director of Planning and Development.

The canopy columns proposed within the front building setback shall be constructed with exterior finishes and materials consistent with the principal building, including brick finishes to match the building architecture. Building elevations shall be subject to review and approval by the Director of Planning and Development.



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Reading and Adoption

<i>Name</i>	<i>Title</i>	<i>Attendance</i>	<i>Vote</i>
<i>Cory Acuff</i>	<i>Chairman</i>		
<i>Joseph Wise</i>	<i>Vice Chairman</i>		
<i>Sharon Nash</i>	<i>Board Member</i>		
<i>Leafus Thomas III</i>	<i>Board Member</i>		
	<i>Board Member</i>		

<i>Date of Action:</i>	Monday, June 15, 2026
<i>Motion:</i>	Recommend Approval with conditions allowing: 1. A 3.3-foot encroachment into the required 10-foot eastern landscape strip
<i>Mover:</i>	
<i>Seconder:</i>	
<i>Vote Carried:</i>	
<i>Action Taken:</i>	
<i>Action Certified By:</i>	Todd Hargrave
<i>Title:</i>	Director, Planning and Development Department
<i>Date:</i>	Monday, June 15, 2026



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Date of Action:	Monday, June 15, 2026
Motion:	Recommend Approval with conditions allowing: 2. A 27.3-foot encroachment into the required 50-foot south front building setback along Duluth Highway
Mover:	
Seconder:	
Vote Carried:	
Action Taken:	
Action Certified By:	Todd Hargrave
Title:	Director, Planning and Development Department
Date:	Monday, June 15, 2026

Date of Action:	Monday, June 15, 2026
Motion:	Recommend Approval with conditions allowing: 3. A 22.3-foot encroachment into the required 50-foot east front building setback along Hurricane Shoals Road
Mover:	
Seconder:	
Vote Carried:	
Action Taken:	
Action Certified By:	Todd Hargrave
Title:	Director, Planning and Development Department
Date:	Monday, June 15, 2026