



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: BOARD OF APPEALS, JUNE 15, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

- Item:** VAR2026-00011, 00015, 00016; Gabriela Mosquera, Interplan LLC c/o Chick-fil-A; 655 Duluth Highway
- Department:** Planning and Development
- Date of Meeting:** Monday, June 15, 2026
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:**
- Allow 3.3 feet encroachment into the required 10-foot landscape strip.
  - Allow 27.3 feet encroachment into the required 50-foot south front building setback.
  - Allow 21.4 feet encroachment into the required 50-foot east front building setback.
- Planning & Development Recommendation:** Approval with Conditions
- Board of Appeals Recommendation:**

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**Summary:** 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.

**Attachments/Exhibits:**

- VAR2026-00011, 00015, 00016\_RPRT\_06152026