



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:	

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
- VAR2026-00011, 00015, 00016_ATTACHMENTS_06152026