



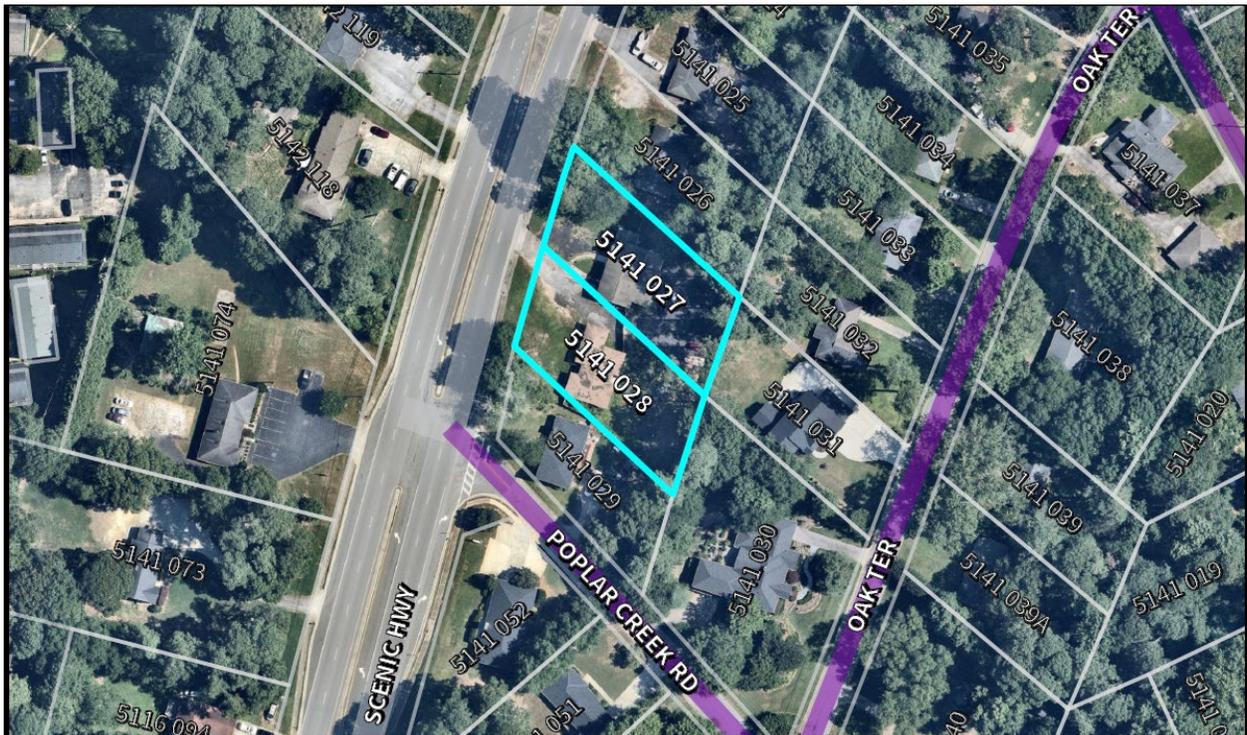
# LAWRENCEVILLE

## Planning & Development

### REZONING

**CASE NUMBER(S):** RZC2025-00072  
**APPLICANT(S):** ZAIDH CUELLAR  
**PROPERTY OWNER(S):** HECTOR MALDONADO CASTIBLANCO  
**LOCATION(S):** 320 SCENIC HIGHWAY & 326 SCENIC HIGHWAY  
**PARCEL IDENTIFICATION NUMBER(S):** 5141 027 & 5141 028  
**APPROXIMATE ACREAGE:** 0.74 ACRES  
**CURRENT ZONING:** RS-180 (SINGLE-FAMILY RESIDENTIAL DISTRICT)  
**PROPOSED ZONING:** OI (OFFICE INSTITUTIONAL DISTRICT)  
**PROPOSED DEVELOPMENT:** MEDICAL OFFICES  
**DEPARTMENT RECOMMENDATION:** DENIAL

### VICINITY MAP





**ZONING AND DEVELOPMENT STANDARDS**

The subject property currently consists of two separate parcels, 320 Scenic Highway (PIN: R5141 027) and 326 Scenic Highway (PIN: R5141 028), which would be combined following the proposed rezoning. 320 Scenic Highway consists of a one story, 2,804 square foot ranch house constructed in 1953 while 326 Scenic Highway consists of a one story, 1,616 square foot ranch house constructed in 1955.

The property is served by an existing single shared asphalt driveway accessing Scenic Highway. Overall, the entrance, driveway, parking areas, and landscaping which are nonconforming and must be brought into compliance with the 2020 Zoning Ordinance. Based on the site survey provided by the applicant, there are other nonconformities at the existing property. These include:

1. Use of gravel, for parking or otherwise, across the property. Gravel is only allowed in LM or HM zones with a Special Use Permit (SUP).
2. Encroachment into the 10’ side setback along the southern property line by the house located at 326 Scenic Highway.

The letter of intent provided by the applicant does not go into much detail regarding the proposed development, describing it as “a small medical office complex designed to serve local professional needs. We envision a tasteful, low-impact building with ample landscaping, parking, and pedestrian connections to the surrounding neighborhood.”

Approval of the requested OI (Office Institutional District) zoning district would require variances from the minimum standards as outlined below:

**Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection B. Lot Development Standards.**

Standard	Requirement	Proposal	Recommendation
Lot Area	20,000 sq. ft	32,249 sq. ft	N/A
Lot Width	100 ft	182.5ft	N/A
Front Setback	50 ft	50 ft	N/A
Side Setback	10 ft	3.8 ft	<b>Variance or Removal</b>
Rear Setback	40 ft	40 ft	N/A
Impervious Surface Coverage	70%	Not listed	N/A
Max Height	35 ft	Not listed	N/A

**Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection C. Miscellaneous Provisions.**

Standard	Requirement	Proposal	Recommendation
District Location	<i>Major Arterials, State Highways, and Access Roads parallel to expressways</i>	<i>Major Arterial</i>	<i>N/A</i>

**Article 4 Buffers, Section 403 Buffers Table**

Standard	Requirement	Proposal	Recommendation
OI/RS-180	<i>50</i>	<i>50</i>	<i>N/A</i>

**Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.**

Standard	Requirement	Proposal	Recommendation
Parking: Office (business, government, or professional)	<i>1 per 300 SF GFA (15)</i>	<i>Not listed</i>	<i>N/A</i>

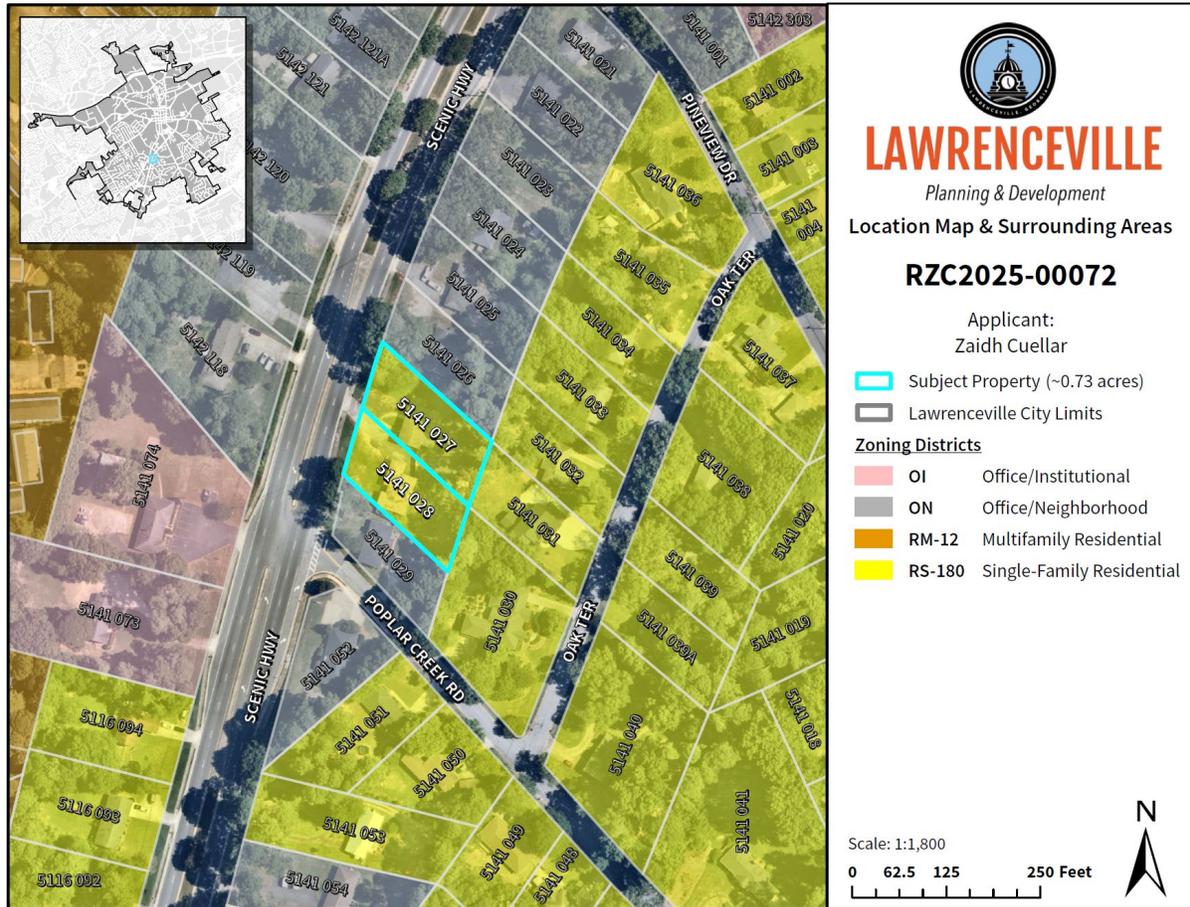
Based on current conditions, the specific variance required is as follows:

1. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.12 OI Office Institutional, B. Lot Development Standards. Allows for an encroachment of six and two tenths (6.2) feet into the required ten (10) feet side setback.

Alternatively, the encroaching structure located at 326 Scenic Highway may be removed to bring the property into compliance.

If the proposed rezoning is to occur, zoning conditions must emphasize the removal of any existing gravel at the site as well as the complete restoration of the fifty (50) foot undisturbed buffer along the property’s rear.

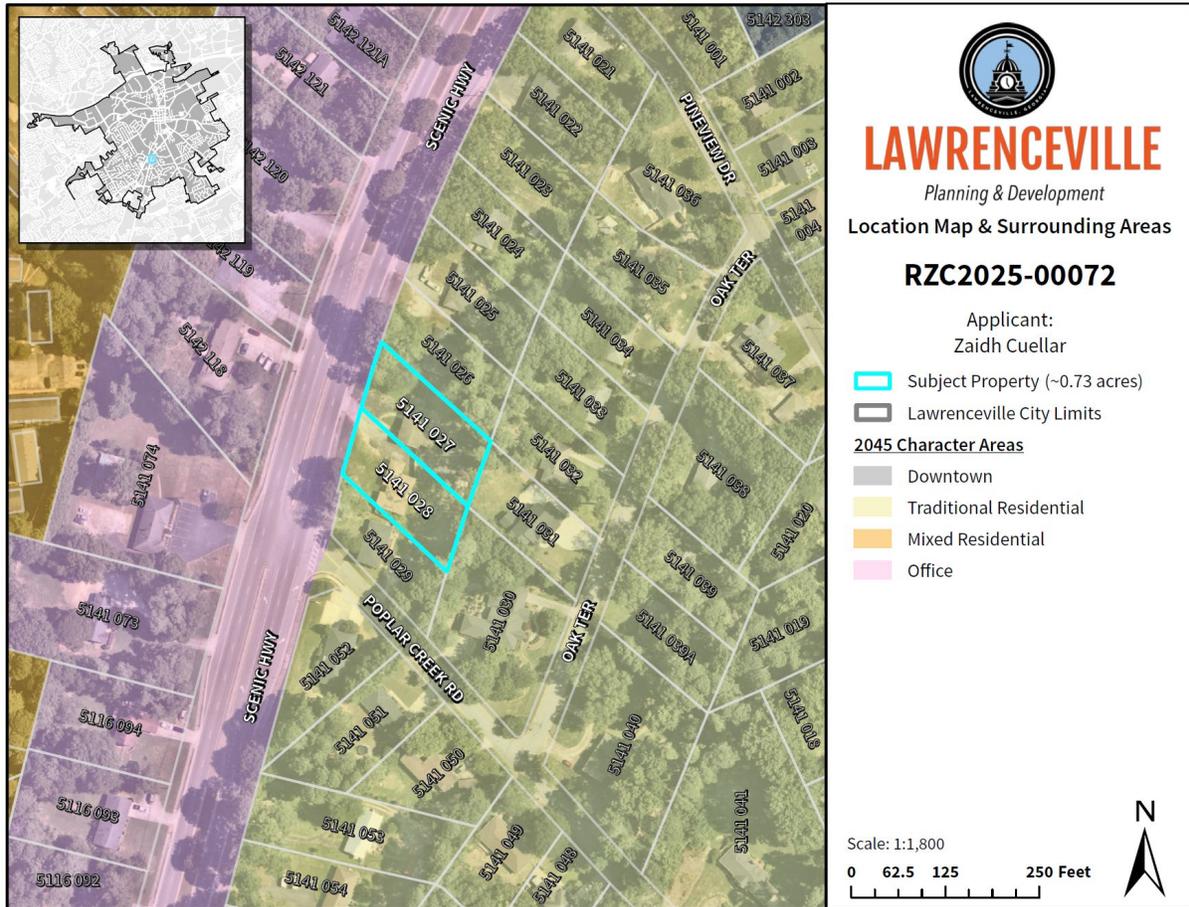
# CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



## SURROUNDING ZONING AND USE

The Scenic Highway corridor near its intersection with Poplar Creek Road is an area predominately characterized by single-family homes, which are split between use as residential dwellings and commercial offices. The properties to the west (rear) of the subject property are single-family residences of the greater L. R. Martin Estate subdivision, zoned RS-180 (Single-Family Residential District). The nearby properties directly along Scenic Highway are zoned ON (Office Neighborhood District, a retired zoning district) or OI (Office Institutional District) and are used for commercial offices. The proposed rezoning may be consistent with existing zoning/land uses along Scenic Highway.

**LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP**



**2045 COMPREHENSIVE PLAN**

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Traditional Residential character area, described as follows:

*Traditional Residential character areas preserve the charm of Lawrenceville’s housing aesthetics and neighborhood design. This area offers a sense of community and suburban characteristics. [Key features include] single-family homes, adherence to landscaping standards for a well-maintained environment, neighborhood parks for recreational opportunities.*

As proposed, the requested rezoning is not consistent with the policies of the 2045 Comprehensive Plan. The Traditional Residential character area narrowly prioritizes residential single-family homes.

### **STAFF RECOMMENDATION**

Based on the surrounding office uses along Scenic Highway, the proposed rezoning to OI may be contextually compatible; however, the request is not consistent with the 2045 Comprehensive Plan's Traditional Residential character area and would require variances or demolition to correct existing nonconformities. Therefore, staff recommend **DENIAL**, but if approved, it should require full compliance with buffer, setback, parking, driveway, and landscaping standards, and the removal of existing gravel surfaces.

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

Georgia Power will serve this development.

**GAS DEPARTMENT**

Lawrenceville Gas will serve this development.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

**STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:**

1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

*The proposal may be generally suitable given the presence of other office and institutional uses along Scenic Highway, where similar conversions have occurred. However, it represents an intensified nonresidential use at the edge of a single-family neighborhood.*

2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

*The change to OI may introduce additional traffic and activity that could impact nearby homes, but proper buffering, site compliance, and redevelopment could mitigate adverse effects.*

3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;

*The property retains reasonable economic use as single-family residential under current zoning, as both homes are existing and are assumed to be habitable.*

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

*A small medical office complex is not anticipated to create an excessive burden on public facilities, though a driveway redesign and parking compliance will be required for future development.*

5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;

*The proposal is not consistent with the Traditional Residential character area, which prioritizes low-density single-family housing rather than commercial or institutional development.*

6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;

*The existing pattern of small commercial offices along Scenic Highway may support consideration; however, existing nonconformities, required variances, and plan inconsistency present grounds for disapproval or a more detailed redevelopment plan.*



# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING & DEVELOPMENT**

### **RECOMMENDED CONDITIONS – 12012025**

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

### **RZC2025-00072**

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 72 hours.

**2. To satisfy the following site development considerations:**

- A.** The required 50' undisturbed buffer along the 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.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-way.
  - J.** 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.
  - K.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 3. To satisfy the following site variance considerations:**
- A.** A variance from the Zoning Ordinance, Article 1 Districts, Section 102.12 Office Institutional, B. Lot Development Standards. Allows for an encroachment of six and two tenths (6.2) feet into the required ten (10) feet side setback.



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>ZAIDH CUELLAR</u>	NAME: <u>Hector Maldonado Castiblanco</u>
ADDRESS: <u>277 SCENIC HWY S.</u>	ADDRESS: <u>320 SCENIC HWY</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>ZAIDH CUELLAR</u> PHONE: <u>404-380-4748</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>R180</u> REQUESTED ZONING DISTRICT: <u>IO</u>	
PARCEL NUMBER(S): <u>R5141 028 AND R5141 027</u> ACREAGE: <u>0.73</u>	
ADDRESS OF PROPERTY: <u>320 SCENIC HWY LAWRENCEVILLE GA 30046</u>	

7-19-2025  
 SIGNATURE OF APPLICANT      DATE

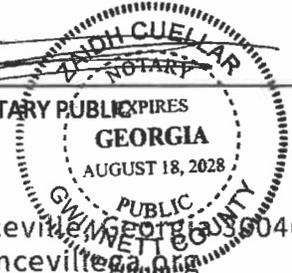
ZAIDH CUELLAR  
 TYPED OR PRINTED NAME

7-19-2025  
 NOTARY PUBLIC      DATE

7-19-2025  
 SIGNATURE OF OWNER      DATE

Hector Maldonado Castiblanco  
 TYPED OR PRINTED NAME

7-19-2025  
 NOTARY PUBLIC      DATE





# 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?   N    
 Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$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?   N    
 Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

Hector Maldonado-Castiblanco  
320 Scenic Hwy  
Lawrenceville, GA 30046  
770-896-9853

July 19, 2025

Planning and Zoning Department  
City of Lawrenceville  
70 S Clayton St  
Lawrenceville, GA 30046

**Re: Letter of Intent for Change of Use and Parcel Consolidation  
320 & 326 Scenic Hwy (Parcels R5141 027 & R5141 028)**

Dear Planning and Zoning Department:

I am writing to formally request two actions for the properties at 320 and 326 Scenic Highway, Lawrenceville, GA 30046 (Gwinnett County Parcel IDs R5141 027 and R5141 028):

1. **Change of Use:**
  - Current zoning: Residential
  - Requested zoning: OI (Office Institutional)
2. **Parcel Consolidation:**
  - Combine parcels R5141 027 (320 Scenic Hwy) and R5141 028 (326 Scenic Hwy)
  - Total combined acreage: 0.73 acres

**Intended Use & Community Benefits**

The combined 0.73-acre site will be developed into a small medical office complex designed to serve local professional needs. We envision a tasteful, low-impact building with ample landscaping, parking, and pedestrian connections to the surrounding neighborhood. This OI-zoned development will:

- Encourage local economic growth by providing professional office space for small businesses.
- Maintain the residential character adjacent to the site through careful architectural compatibility and buffering.
- Enhance public safety and walkability by activating the street frontage along Scenic Highway with offices that complement nearby civic facilities.

**Compliance & Coordination**

We are committed to adhering fully to the City’s zoning ordinances, building codes, and site-plan requirements.

**RZC2025-00072**  
**RECEIVED OCTOBER 3, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

We welcome any additional requests for documentation or studies (e.g., traffic impact, environmental assessment) and will gladly participate in inspections, hearings, or work sessions as needed.

Thank you for your consideration of this request. We believe the proposed OI-zoned office development—on the consolidated 0.73-acre site at 320 & 326 Scenic Hwy—will serve the City’s long-term land-use goals while respecting the neighborhood’s character. We look forward to collaborating with your department to move this project forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Hector Maldonado-Castiblanco". The signature is stylized and somewhat cursive.

Hector Maldonado-Castiblanco  
770-896-9853

CC: Zaidh Cuellar 404-380-4748

**RZC2025-00072**  
**RECEIVED OCTOBER 3, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**All that tract or parcel of land lying and being in Land Lot 141 of the 5th District, Gwinnett County, Georgia, being Lot 3, Section B, L.R. Martin Estate Subdivision, as per Plat recorded in Plat Book E, Page 155, Gwinnett County, Georgia, which plat is incorporated herein and made a part hereof. Said property is less and except that portion conveyed by Right of Way Deed to the Georgia Department of Transportation in Deed Book 6212, Page 100, Gwinnett County, Georgia Records.**

**Subject Property Address: 320 Scenic Highway, Lawrenceville, GA 30046**

**Parcel ID: R5141 027**

**RZC2025-00072  
RECEIVED OCTOBER 3, 2025  
PLANNING & DEVELOPMENT DEPARTMENT**

**EXHIBIT A**

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 141 of the 5th District, Gwinnett County, Georgia, being Lot 2, Block B, L.R. Martin Estate Subdivision, as per Plat recorded in Plat Book F, Page 43, revised in Plat Book G, Page 17, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part of this description.

Subject Property Address: 326 Scenic Highway, Lawrenceville, GA 30046

Parcel ID: R5141 028

**RZC2025-00072**  
**RECEIVED OCTOBER 3, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

RZC2025-00072

RECEIVED OCTOBER 3, 2025

PLANNING & DEVELOPMENT DEPARTMENT

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



FEMA Note

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 13135C0088F, CONTAINING A LATEST DATE OF 09/29/2006. THIS DETERMINATION WAS MADE BY...

Field Observation Notes

- 1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY RETRACEMENT SURVEY" AND COMPLETED ON "11/20/2024" UTILIZING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMATIC) MODELS, CORRECTED IN REAL-TIME VIA THE GPS NETWORK.

Zoning Information

EXISTING ZONING (PER ZONING MAP): RS180
MIN LOT AREA: 38,000 SQ FT
MIN LOT WIDTH: 100'
MIN HEATED FLOOR AREA: 2000 SQ FT (SINGLE STORY)
MAX LOT COVERAGE: 2400 SQ FT (2 STORY)
MAX BUILDING HEIGHT: 35'
MIN SETBACKS: FRONT 50', SIDE 40', REAR 40'

Map or Plat Closure Statement & Notes

- 1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 208,847 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (R4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYOR'S REGISTRATION / LICENSE NUMBER.



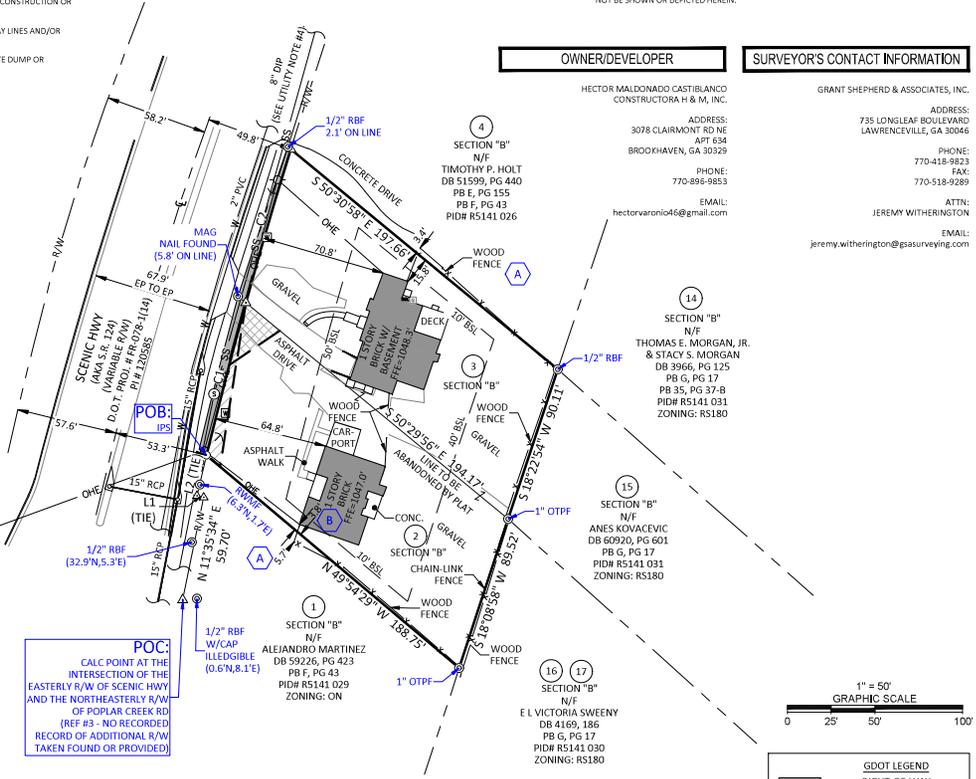
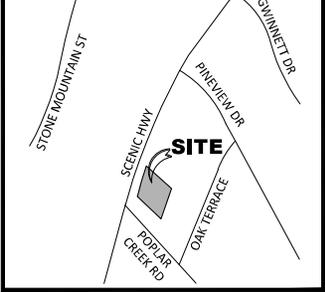
735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
PHONE: 770-418-9283 FAX: 770-418-9289
www.gasurveying.com

PROVIDING CLIENT NEEDS SINCE 1990
ACROSS THE SOUTHEAST IN THE AREAS OF:
Construction Layout • GPS Modeling
Land Surveying • Site Development Consulting

Symbols & Abbreviations

- PP POWERPOLE
GW GUY WIRE
LP LIGHT POLE
ST STREET LIGHT POLE
ELEC. TRANSFORMER
OHE OVERHEAD ELECTRIC
WV WATER VALVE
WM WATER METER
FH FIRE HYDRANT
SS SANITARY SEWER PIPING
SM SEWER MANHOLE
CO CLEAN OUT
SD STORM DRAIN PIPING
SDM STORM DRAIN MANHOLE
SI STORM INLET
CI CURB INLET
DI DROP INLET
FL FENCE LINE
SW SIDEWALK
T.B.M. TEMPORARY BENCH MARK

Vicinity Map (1"=600')



OWNER/DEVELOPER

HECTOR MALDONADO CASTIBLANCO
CONSTRUCTORA H & M, INC.
ADDRESS: 3078 CLAIRMONT RD NE APT 034, BROOKHAVEN, GA 30329
PHONE: 770-896-9853
EMAIL: hectorvaronico46@gmail.com

SURVEYOR'S CONTACT INFORMATION

GRANT SHEPHERD & ASSOCIATES, INC.
ADDRESS: 735 LONGLEAF BOULEVARD, LAWRENCEVILLE, GA 30046
PHONE: 770-418-9283
FAX: 770-418-9289
ATTN: JEREMY WITHERINGTON
EMAIL: jeremy.witherington@gasurveying.com

Utility Notes

- 1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

Significant Observations

- A - WOOD FENCES CROSS LINE.
B - HOUSE CROSSES SETBACK LINE.

Map or Plat Certification

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat.

Surveyor's Certification

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; and that all monuments shown hereon actually exist or are marked as future, and their location, size, type, and material are correctly shown; this plat conforms to all requirements of the Georgia Plat Act. By:
Jeremy W. Witherington, 09/22/2025

Final Plat Approval Certification

This Final Plat has been prepared in accordance with applicable zoning regulations, subdivision regulations and other applicable codes and ordinances, and has been approved by the City of Lawrenceville for recording in the Office of the Clerk of the Superior Court of Gwinnett County.
City Engineer: \_\_\_\_\_ Date: \_\_\_\_\_
Planning Director: \_\_\_\_\_ Date: \_\_\_\_\_
City Clerk: \_\_\_\_\_ Date: \_\_\_\_\_
City Manager: \_\_\_\_\_ Date: \_\_\_\_\_

Map or Plat and Survey References

- 1. PLAT BOOK F, PAGE 43, GWINNETT COUNTY, GEORGIA PUBLIC RECORDS.
2. PLAT BOOK G, PAGE 17, GWINNETT COUNTY, GEORGIA PUBLIC RECORDS.
3. GEORGIA DEPARTMENT OF TRANSPORTATION PLANS, PROJECT NUMBER FR-078-1(14), PI NUMBER 120585, LAST REVISED 05/11/1992.

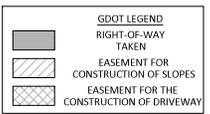
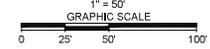


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Table with columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Rows: C1, C2

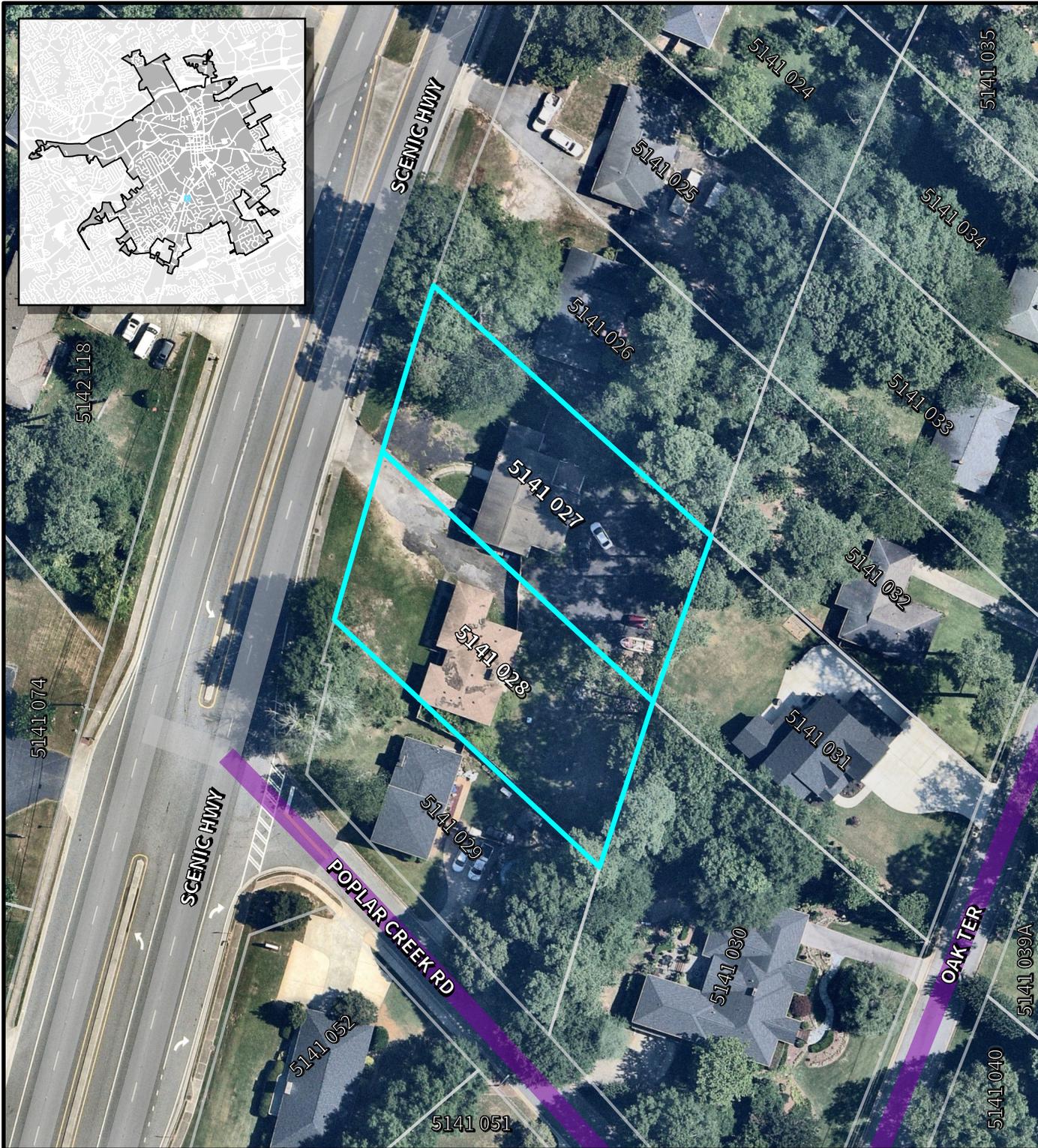
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Sheet / Drawing Scale 1" = 50'
\*Unless Otherwise Noted\*
GSA Project No. 24-09-290.1
Drawn By / Field Crew JWW Crew RW/RT
09/22/2025 09/05/2025
Sheet No. 01 OF 01



THE USE OF THIS DOCUMENT FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON WRITTEN CONSENT AND PERMISSION OF GRANT SHEPHERD & ASSOCIATES, INC.



# LAWRENCEVILLE

Planning & Development

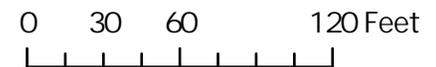
Location Map & Surrounding Areas

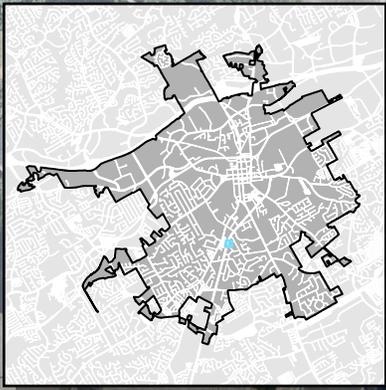
RZC2025-00072

Applicant:  
Zaidh Cuellar

-  Subject Property (~0.73 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:900





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZC2025-00072

Applicant:  
Zaidh Cuellar

 Subject Property (~0.73 acres)

 Lawrenceville City Limits

### Zoning Districts

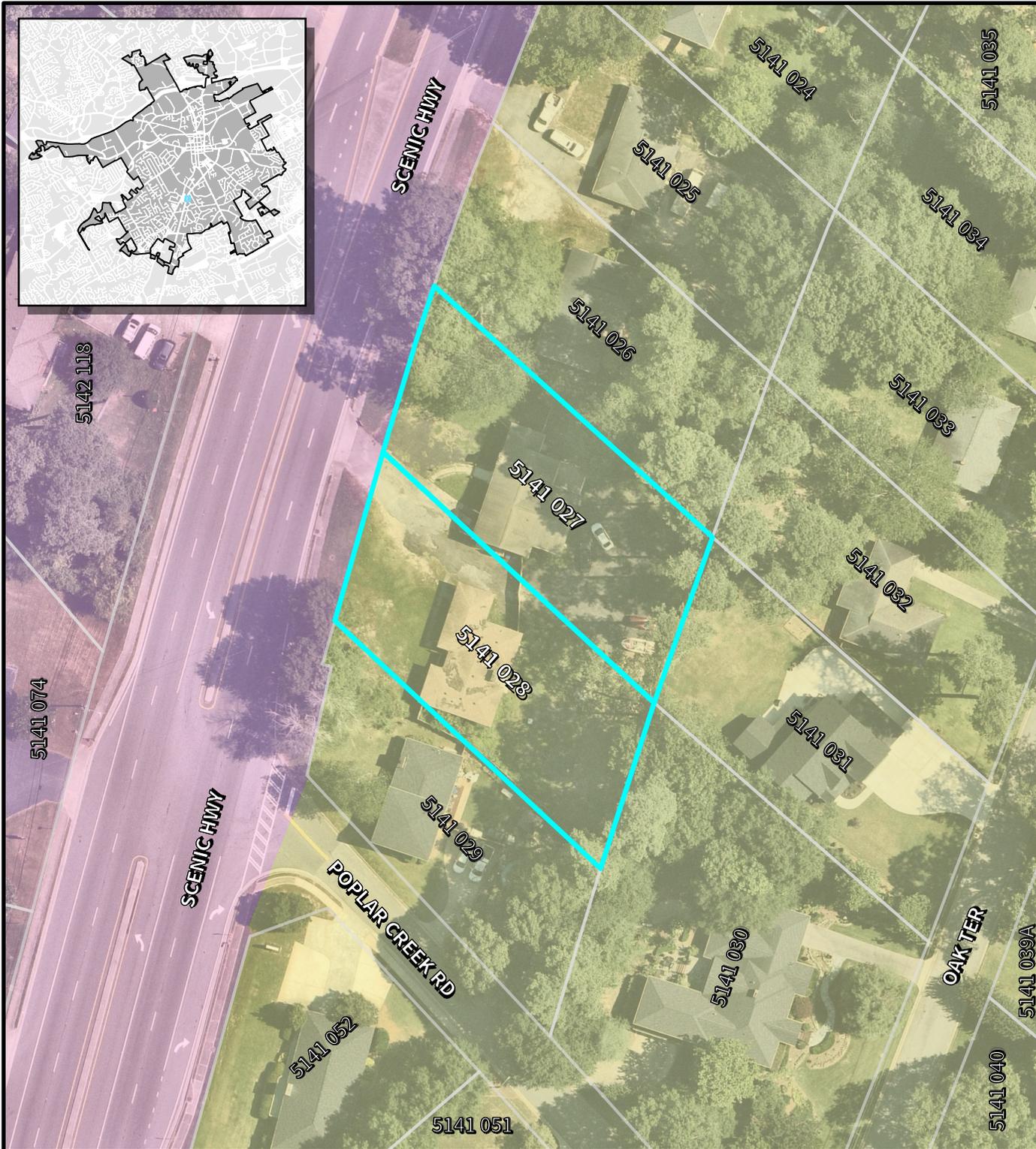
 OI Of ice/Institutional

 ON Of ice/Neighborhood

 RS-180 Single-Family Residential

Scale: 1:900





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00072

Applicant:  
Zaidh Cuellar

 Subject Property (~0.73 acres)

 Lawrenceville City Limits

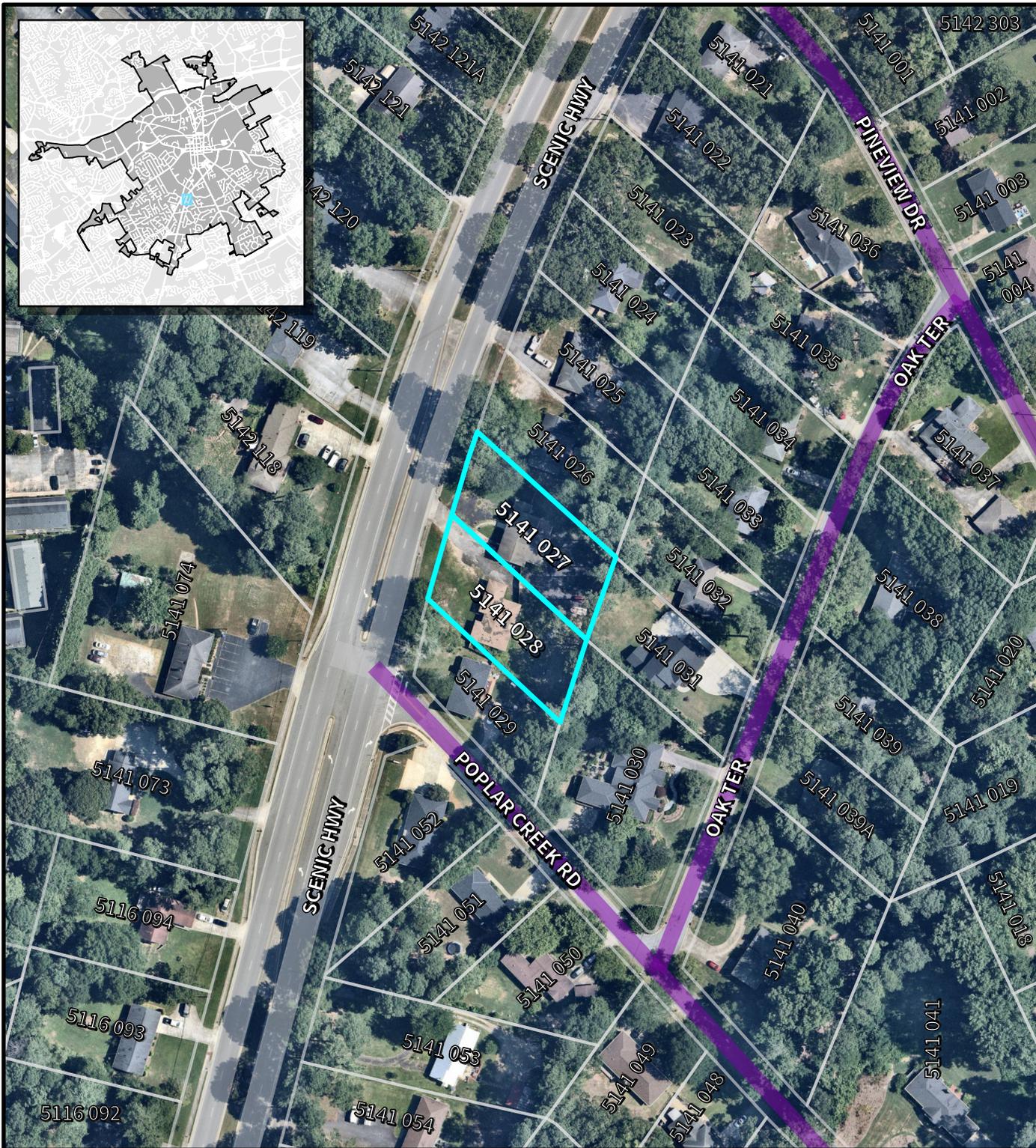
2045 Character Areas

 Traditional Residential

 Office

Scale: 1:900





# LAWRENCEVILLE

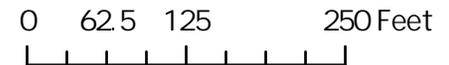
Planning & Development  
 Location Map & Surrounding Areas

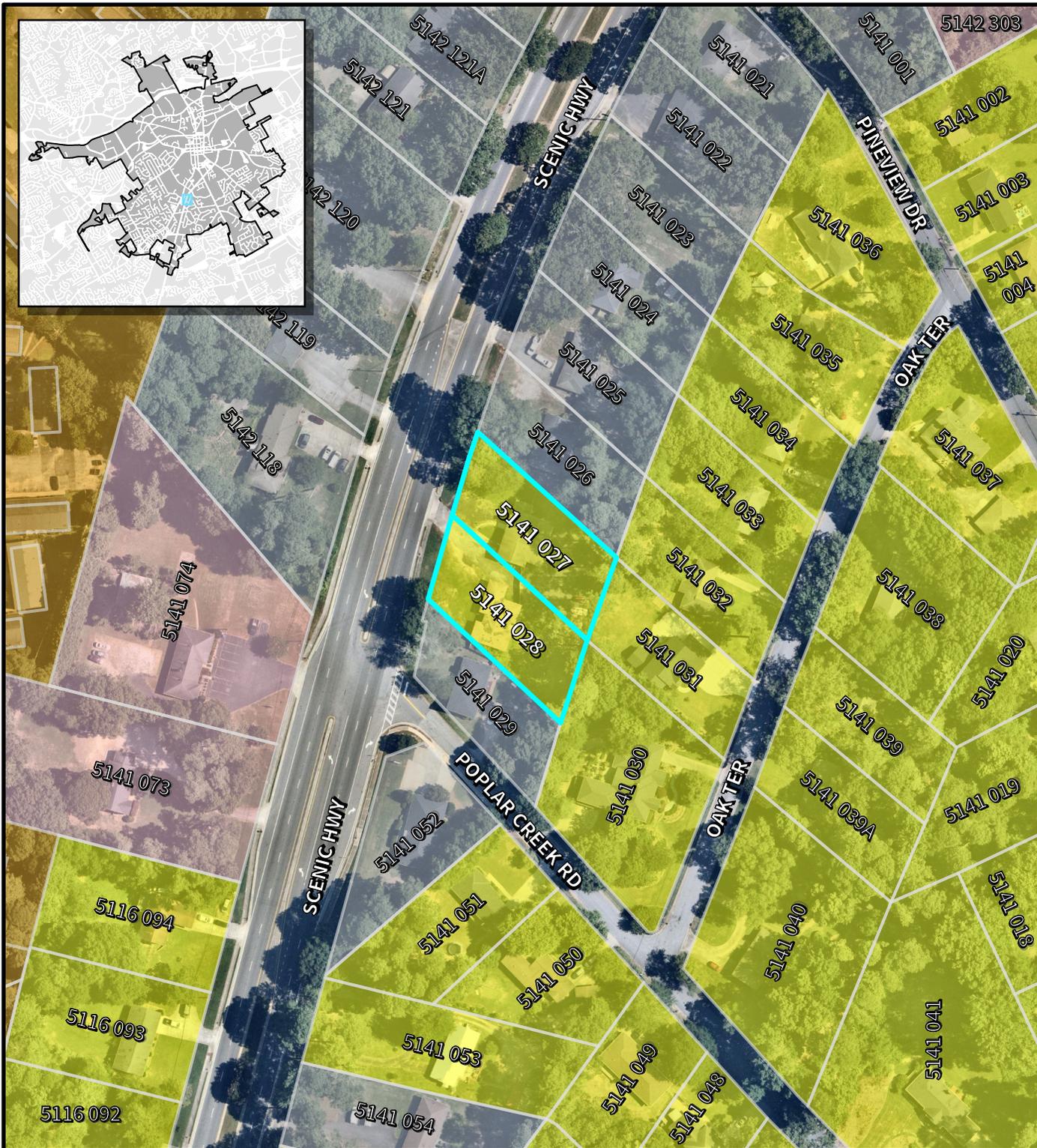
RZC2025-00072

Applicant:  
 Zaidh Cuellar

-  Subject Property (~0.73 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:1,800





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZC2025-00072

Applicant:  
Zaidh Cuellar

 Subject Property (~0.73 acres)

 Lawrenceville City Limits

### Zoning Districts

 OI Office/Institutional

 ON Office/Neighborhood

 RM-12 Multifamily Residential

 RS-180 Single-Family Residential

Scale: 1:1,800

0 62.5 125 250 Feet



