



# LAWRENCEVILLE

## Planning & Development

### REZONING

**CASE NUMBER(S):** RZM2025-00023

**APPLICANT(S):** CURT THOMPSON

**PROPERTY OWNER(S):** 12 BROTHERS CAPITAL VENTURE, LLC

**LOCATION(S):** 434 W PIKE STREET

**PARCEL IDENTIFICATION NUMBER(S):** R5144 037

**APPROXIMATE ACREAGE:** 5.15 ACRES

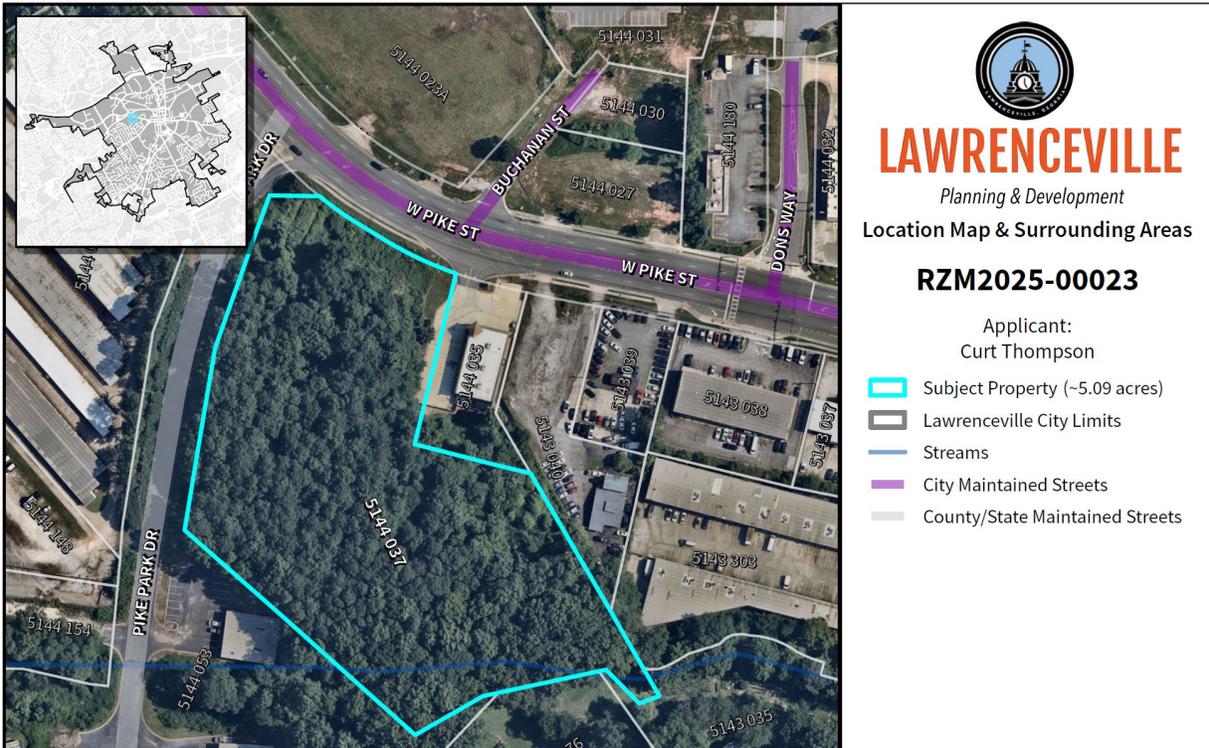
**CURRENT ZONING:** BG (GENERAL BUSINESS DISTRICT)

**PROPOSED ZONING:** CMU (COMMUNITY MIXED-USE DISTRICT)

**PROPOSED DEVELOPMENT:** MIXED-USE DEVELOPMENT

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

### VICINITY MAP



# ZONING HISTORY

The earliest zoning records on file with the city circa 1960 show the subject property split zoned LM (Light Manufacturing District) and BG (General Business District). Between the years 1987 and 2002, the property was rezoned to BG, which it remains today. In December 2023, a Special Use Permit (SUP) to allow a self-storage facility at the property (SUP2023-00085) was denied.

# PROJECT SUMMARY

The applicant is requesting to rezone the subject property to CMU (Community Mixed-Use District) to develop a total of 146 housing units, including approximately 138 apartment units and eight (8) townhouse units, as well as ~9,400 square feet of retail/commercial space along West Pike Street. The subject property is an approximately 5.15-acre parcel located along the southern right-of-way of West Pike Street at the intersection of Pike Park Drive, just south of where West Pike Street crosses the CSX rail corridor.

# CONCEPT PLAN



## **ZONING AND DEVELOPMENT STANDARDS**

The applicant requests to rezone the approximately 5.15-acre subject property to CMU (Community-Mixed Use District) to develop a 146-unit, mixed housing-style community featuring 138 apartment units and 8 rear-entry townhomes at a gross density of 28.35 units per acre (UPA). Additionally, the proposal includes approximately 9,400 square feet of commercial/retail space along the property's West Pike Street frontage. From south to north towards West Pike Street, the proposal includes the following components:

1. Block A: Four-story apartment building consisting of 82 multifamily units constructed over 74 basement parking spaces.
2. Block B: Three-story apartment building consisting of 36 multifamily units constructed over 36 basement parking spaces.
3. Block C: Eight three-story townhouse units, each with two-car rear-entry garages.
4. Block D: Three-story mixed-use building facing West Pike Street consisting of 20 multifamily units over approximately 9,400 square feet of ground floor retail space. Served by 39 surface parking spaces.

Additionally, the site plan shows common space consisting of a walking trail around the rear detention pond, a dog park, and a communal clubhouse with an outdoor swimming pool. Each structure is served by an interconnected network of interior driving lanes and sidewalks. The majority of parking spaces are located within underground decks in Blocks A and B (or garages, for the Block C townhomes), though there are some surface and on-street parking spaces distributed throughout the project area as well. Sanitation needs are served via two communal dumpsters and mail is served via two mail kiosks – one designated specifically for the eight townhomes. Further, the project meets sewer capacity standards, as evidenced by the sewer capacity approval submitted with the application packet.

Approval of the requested CMU (Community Mixed Use) zoning district is contingent on allowing variances from the minimum standards as outlined below:

**Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. and 2.**

The intent of allowing these nonresidential uses is to create a small node of retail and commercial services primarily for the convenience and amenity of residents of the CMU District. Nonresidential development must be compatible with the residential component of the development, and in general with the Architectural Design Standards specified in this section and Article 6, Architectural Standards and Design Guidelines.

Land Use	Percentage of Gross Land Area			Recommendation
	Minimum	Maximum	Proposed	
Residential	30%	75%	57%	N/A
Civic/Institutional	15%	50%	28%	N/A
Commercial/Retail, Light Industrial, Office	15%	50%	15%	N/A

This district provides for a diversity of housing types. Each CMU development shall include at least one housing option, including apartments, single-family residences, or townhomes.

a. Single-family detached dwellings on large lots (at least 9,500 sq. feet)
b. Single-family detached dwellings on mid-size lots (7,500-9,499 sq. feet)
c. Single-family detached dwellings on small lots (4,500-7,499 sq. feet)
d. Townhouses (see RM-8 standards, below)
e. Multifamily (see RM-24 standards, below)

**Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards**

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	5 acres	5.15 acres	N/A
Minimum Unit Width	20 feet	24 feet	N/A
External Minimum Front Setback	25 feet	25 feet	N/A
External Minimum Side Setback	20 feet	10 feet	<b>Variance</b>

External Minimum Rear Setback	<i>20 feet</i>	<i>20 feet</i>	<i>N/A</i>
Impervious Surface Coverage	<i>40% (2.06 acres)</i>	<i>Not Listed</i>	<i>N/A</i>
Maximum Building Height	<i>35 feet</i>	<i>35 feet</i>	<i>N/A</i>
Green / Common Space %	<i>0.77 acres (15% of gross acreage)</i>	<i>1.43 acres (28% of gross acreage)</i>	<i>N/A</i>
Minimum Public Green Space	<i>3,000 SF</i>	<i>0 SF</i>	<b>Variance</b>
Adjacency to Public Green Space	<i>4 Units (50%)</i>	<i>0 Units (0%)</i>	

**Minimum Heated Floor Area (RM-8)**

Standard	Requirement	Proposal	Recommendation
1-bedroom	<i>1,000 sq. ft</i>	<i>3,000 square feet</i>	<i>N/A</i>
2-bedroom	<i>1,200 sq. ft</i>		
3-bedroom	<i>1,400 sq. ft (40%)</i>		
4-bedroom	<i>1,600 sq. ft (10%)</i>		

**Article 1 Districts, Section 102.9 RM-24 Multifamily Residential District, Subsection B. Lot Development Standards and Subsection E. Development Standards**

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	<i>10 acres</i>	<i>5.15 acres</i>	<i>CMU Project Standard: Minimum Acreage – 5 acres</i>
Minimum Lot Width	<i>100 feet</i>	<i>205 feet</i>	<i>N/A</i>
External Minimum Front Setback	<i>50 feet</i>	<i>50 feet</i>	<i>N/A</i>
External Minimum Side Setback	<i>25 feet</i>	<i>10 feet</i>	<i>Variance</i>
External Minimum Rear Setback	<i>40 feet</i>	<i>40 feet</i>	<i>N/A</i>

Impervious Surface Coverage	60% (3.09 acres)	Not Listed	N/A
Maximum Building Height	70 feet	57.5 feet	N/A
Maximum Number of Stories	5 stories	4 stories	N/A
Gross Density	24 units per acre (UPA)	28.35 units per acre (UPA)	<b>Variance</b>

**Minimum Heated Floor Area (RM-24)**

Standard	Requirement	Proposal	Recommendation
Studio	650 sq. ft	615 – 1,100 square feet	<b>Variance</b>
1-bedroom	800 sq. ft		
2-bedroom	1,000 sq. ft		
3-bedroom	1,200 sq. ft (10%)		

**Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection C. Lot Development Standards**

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	5 acres	5.15 acres	N/A
Road Frontage	40 feet per lot	N/A	N/A
Maximum Height	45 feet	45 feet	N/A
Internal Minimum Front Setback	5-15 feet	Not Shown	N/A
Internal Minimum Side Setback	10-20 feet	Not Shown	N/A
Internal Minimum Rear Setback	25-50 feet	Not Shown	N/A
Minimum Setback along classified Arterials/Collectors	50 feet	50 feet	N/A

**Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection I. Parking and Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required, Table 5-3**

Standard	Requirement	Proposal	Recommendation
Multifamily Dwelling Unit (138 units)	1.5 spaces per dwelling unit (207 spaces)	0.97 space per dwelling unit (134 spaces)	<b>Administrative Variance</b> (See Below)
Townhouse Dwelling Unit (8 units)	1.5 spaces per dwelling unit (12 spaces)	2 spaces per dwelling unit (16 spaces)	N/A
Retail Sales and Services (9,400 SF)	1 space per 300 SF (32 spaces)	1 space per 300 SF (32 spaces)	N/A

Per Article 5 Parking, Section 507 – Mixed Use Occupancy, off-street parking requirements for mixed-use developments may be reduced by up to 25%, provided that all parking spaces on site are available for all uses on that lot or in that building. As demonstrated above, the total number of parking spaces required for the multifamily and retail components of the development is 251 spaces, which can then be reduced by 25% to 188 spaces required. Given that there is a total of 182 off-street parking spaces provided for across the surface spaces, on-street parking spaces, the garage spaces, and the underground decks, the proposed number of off-street parking spaces does not meet these minimum standards.

The Director of Planning and Development may grant an administrative variance to reduce the number of parking spaces by no more than 20% for uses located along pedestrian walkways and within 1,320 feet of a fixed public transportation stop (see Section 102.11 CMU Community Mixed-Use District, Subsection J. Parking, 3. Transit-Oriented Development Parking). The proposed development is within 250 feet of fixed Ride Gwinnett bus stops at W Pike St & Midas OB (EB) and W Pike St & Buchanan St (WB), allowing a further 3.2% (6 spaces) reduction in the number of parking spaces required.

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

Standard	Requirement	Proposal	Recommendation
CMU / BG	N/A	N/A	N/A
CMU / CMU	N/A	N/A	N/A
CMU / LM	N/A	N/A	N/A
CMU / RS-150	50 ft	50 ft	N/A

If this proposal is to be approved as submitted, the following six (6) variances must also be granted:

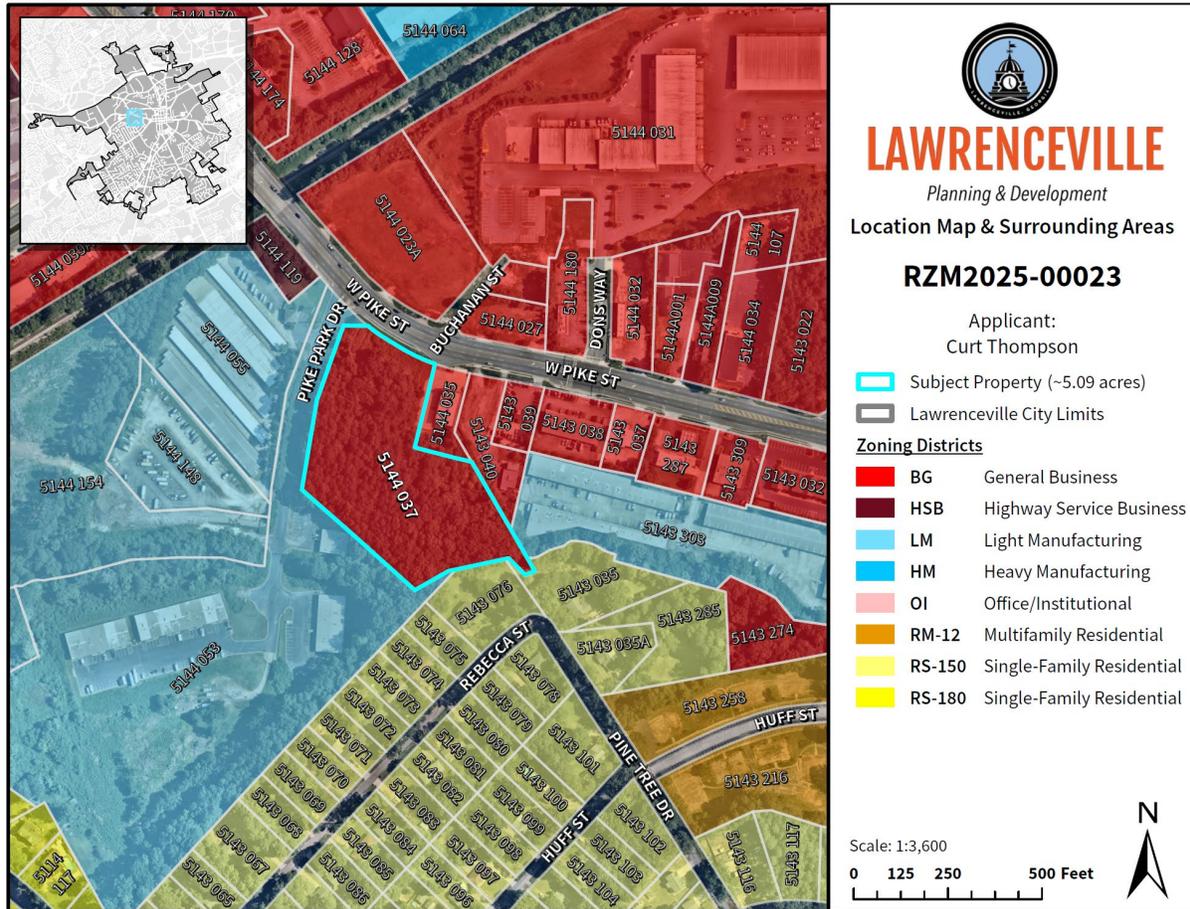
1. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for a reduction of the required twenty (20) feet side setback to ten (10) feet.
2. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection G. Green/Common Space, 4. Allows for a reduction in the number of townhouses required to be directly adjacent to common areas from fifty percent (50%) to zero (0%).
3. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the required twenty-five (25) feet side setback to ten (10) feet.
4. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the required twenty-five (25) feet side setback to ten (10) feet.
5. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the minimum required heated floor area for studio apartments from six-hundred fifty (650) square feet to six-hundred fifteen (615) square feet.

Variances should be reserved for situations where development is overly constrained by topography and not simply for gaining additional units/density. Most of these variances are not related to topographical hardships and could instead be addressed via a modified site plan with fewer overall housing units. As such, they are not sufficiently justified.

Given a maximum of twenty-four (24) units per acre (UPA) for the RM-24 zoning district, the maximum number of housing units that could be supported on a 5.15-acre lot is one-hundred twenty-four (124) units. By reducing the number of units from 146 to 124, there is more room to work with on the site and the other remaining standards (i.e., side setbacks, minimum heated floor area) can also be met. In this case, the only justifiable variance may be a reduction in the number of townhouse units facing common space.

Otherwise, the proposed development generally meets the standards of the CMU zoning district concerning architecture, common space, and street and pedestrian connectivity. All plans will be subject to review and oversight throughout the development process to ensure compliance with the City's zoning, development, and architectural and design standards.

# CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

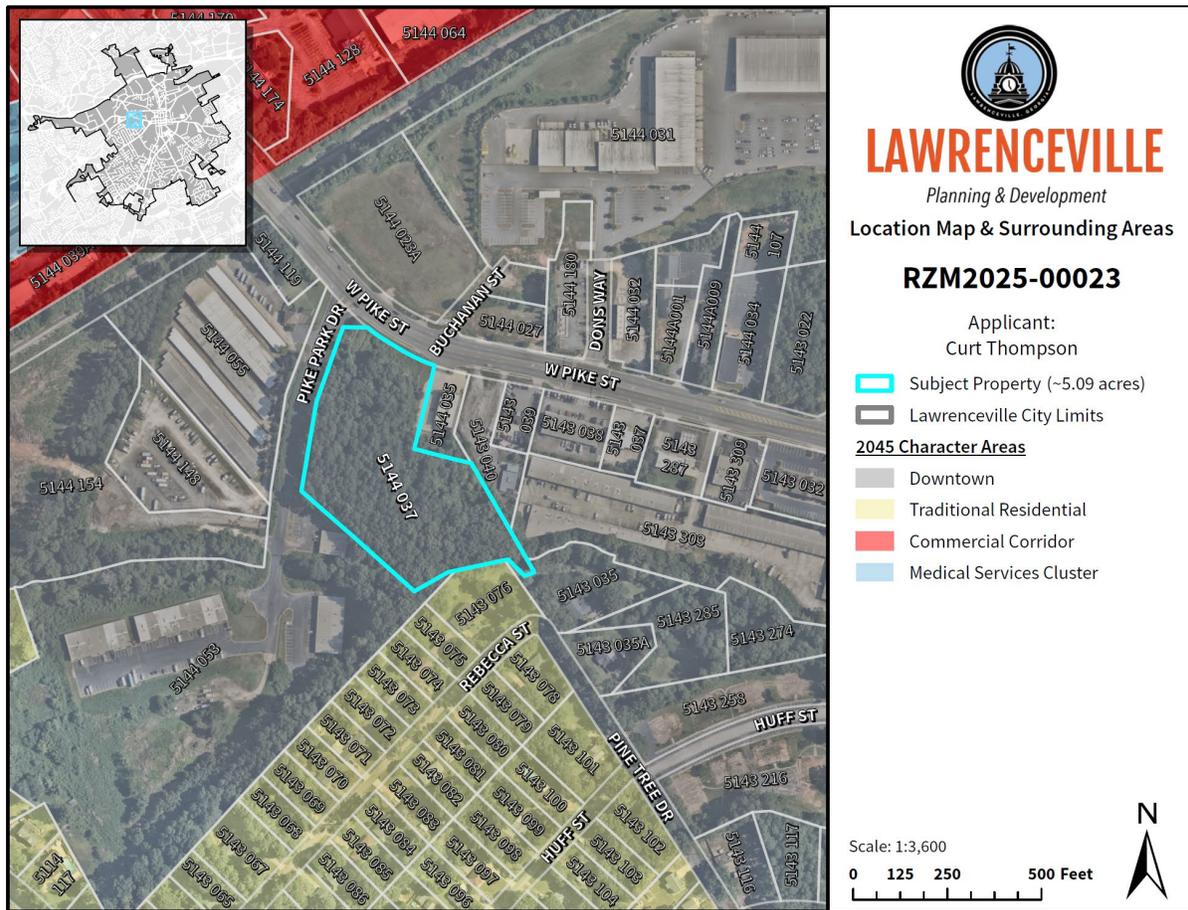


## SURROUNDING ZONING AND USE

The immediate surrounding area consists of a mix of commercial, residential, and light industrial uses and zoning. The adjacent parcels along both sides of West Pike Street are used for commercial/retail and are similarly zoned BG (General Business District). The parcels alongside Pike Park Drive directly to the west and southwest of the property are zoned LM (Light Manufacturing) and contain uses such as distribution facilities and self-storage warehouses; there is also an LM property directly to the east. Finally, the Western Heights residential subdivision abuts the property to the south and is zoned RS-150 (Single-Family Residential).

The proposed rezoning may be appropriate given the abundance of mixed-use developments in the general vicinity and a relative lack of impacts suffered on existing residential areas; the minimal border the proposed development shares with the Western Heights neighborhood may be sufficiently buffered by the project's large detention pond and common space area.

## 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 Downtown character area, defined as such:

*Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.*

Such a development may be considered appropriate within the Downtown character area. By incorporating a variety of housing units at various densities as well as limited commercial space along West Pike Street, the development can be expected to raise the housing density and may serve to enhance the walkability of the area. Additionally, investments in pedestrian infrastructure and streetscape upgrades will focus on improving walkability and accessibility.

## **STAFF RECOMMENDATION**

Based on the submitted materials, staff finds that the request to rezone the 5.15-acre property to CMU (Community Mixed-Use District) presents several positive aspects consistent with the intent of the Downtown character area, including a mix of residential types, ground-floor commercial space along West Pike Street, structured parking, and enhanced pedestrian connectivity. The site design incorporates appropriate elements of mixed-use development and supports the Comprehensive Plan's goals of increased walkability, higher residential intensity near the urban core, and reinvestment in underutilized sites.

However, the request relies on six variances, most of which are not tied to physical hardship or site constraints but rather are needed to support a unit count that exceeds what the underlying zoning standards allow. In particular, the proposed gross density of 29 units per acre surpasses the RM-24 maximum of 24 units per acre used as a regulating standard within the CMU district. Reducing the total number of units to a maximum of 124 may allow the development to meet required setbacks, minimum floor areas, and other dimensional standards without relying on unjustified variances. Additionally, the parking supply does not meet the minimum requirement even after applying the mixed-use reduction; an additional administrative variance would be required.

Given that the majority of requested variances could be resolved through a revised site plan with fewer units, and that variances should not serve as a mechanism for achieving additional density, the proposal is not supportable in its current form. A modified plan with fewer units would remain compatible with surrounding uses, maintain consistency with the Comprehensive Plan, and reduce the need for multiple deviations from ordinance standards.

The Planning and Development Department therefore recommends **APPROVAL WITH CONDITIONS** upon submission of a revised site plan that reduces the total number of units to no more than 124 and eliminates all requested variances except the common-space adjacency reduction for the townhome units.

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

Engineering Dept has an upcoming intersection project (New Signalized Intersection, Pike Park Dr at Pike St) that may require further review of proposed project.

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

Lawrenceville 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 proposed mixed-use development is generally suitable given the surrounding mix of civic, commercial, and medium- to high-density residential uses; however, the intensity as proposed slightly exceeds what is typical and may require refinement to better align with nearby development patterns.*

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

*The project is unlikely to adversely affect neighboring properties and may enhance the area through reinvestment, but the requested intensity and multiple variances could introduce massing, parking, or scale impacts that warrant mitigation through a reduced unit count.*

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

*Yes, the property retains a reasonable economic use under its current zoning, which already permits a mix of commercial and office uses; therefore, the rezoning is not required for the parcel to be economically viable.*

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;

*The project will induce demand on public facilities in the form of traffic, utilities, stormwater runoff, and schools. However, the effects of this demand can be mitigated through zoning conditions and active planning efforts moving forward.*

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

*The proposal aligns broadly with the Comprehensive Plan's goals for increased walkability, mixed-use development, and urban infill near Downtown; however, the density exceeds plan guidance, and reducing the unit count would improve overall conformity.*

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;

*Ongoing redevelopment activity along West Pike Street and demand for higher-intensity residential near Downtown Lawrenceville support approval in concept, but the number of variances required and the avoidable nature of some of these variances support a modified or conditioned approval rather than approval as submitted.*



# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING & DEVELOPMENT**

### **RECOMMENDED CONDITIONS - 12012025**

### **RZM2025-00023**

Approval of a rezoning to CMU (Community Mixed-Use District), subject to the following enumerated conditions:

**1. To restrict the use of the property as follows:**

**A.** A maximum of one hundred twenty-four (124) housing units, including a minimum of eight (8) single-family attached townhomes and a maximum of one hundred sixteen (116) multifamily apartment units. Density of housing units is not to exceed twenty-four units per acre (24 UPA).

**B.** Retail, service-commercial, office and accessory uses, including 9,400 square feet of retail on the first floor of the building facing West Pike Street (“Block D,” according to the submitted site plan). The following uses shall be prohibited:

- Adult Bookstores or Entertainment
- Automotive Uses such as:
  - i. Parts Stores
  - ii. Used Car Sales
  - iii. Tire Sales
  - iv. Auto Repair/Body Shop
  - v. Car/Truck Rental
- Contractor’s Offices
- Emission Inspection Stations
- Equipment Rental
- Extended Stay Hotels or Motels
- Recovered Materials Processing Facilities

- Smoke Shops/Novelty Stores
  - Tattoo Parlors
  - Taxidermists
  - Yard Trimmings Composting Facilities
- C.** The development shall be in general accordance with the revised site plan received by the Department of Planning and Development, with variances necessary to meet zoning conditions and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- D.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- E.** Multifamily and Townhome Units shall meet the following standards:
1. Four (4) bedroom units shall be prohibited within the multifamily portion of the development.
  2. All units shall include granite counter tops and stainless-steel appliances.
  3. Multifamily units shall be accessed by an interior conditioned corridor.
  4. Dwelling unit rates shall be market rent except that five percent (5%) of the overall units shall meet eighty to one hundred percent (80%-100%) of the current Atlanta Region AMI and the development shall provide an annual certification to the Planning and Development Department indicating that this standard is being met.
  5. Townhouse dwelling units shall be three story and a minimum of twenty-four feet (24') by fifty feet (50') constructed as rear-entry loaded units consisting of a two-car garage.
  6. Townhouse dwelling units shall be a minimum of twenty feet (20 ft.) from the forty foot (40 ft.) Private Access or Utility Easement.
- F.** Mandatory Community Association. As part of the planning process for the development, the developer shall propose at the time of the request for development a Community Association to be attached to the development property. The Community Association shall be recorded in the deed records

of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. They must provide other services to be defined within the covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the fee simple condo and townhome residential units (with an additional 5% hardship) may be leased to third parties by individual owners.

Restrictive Covenant shall include the following:

Development amenities shall include minimal amenities such as a fitness center greenspace/lawn area, a dog park and a community room for residents. Common area(s)/Park(s) shall be programmed with amenities to maximize use such as benches, tables, grills, etc.

**G.** In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

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

**A.** The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate

**B.** The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to always be maintained and functional, with any required repairs to be made within one week. Pending approval of the City of Lawrenceville Planning and

Development Department, and Gwinnett County Department of Planning and Development Fire Plan Review Section.

- C.** Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- D.** External building setbacks and buffers shall be as follows:
  - 1. Provide a fifty-foot-wide (50 ft.) front yard building setback adjacent to the southern right-of-way of West Pike Street.
  - 2. Provide a fifty-foot-wide (50 ft.) front yard building setback adjacent to the western property line along Pike Park Drive, a private drive.
  - 3. Provide a twenty-foot-wide (20 ft.) side yard building setback along the eastern property line.
  - 4. Provide a minimum 50-foot wide natural or enhanced buffer adjacent to the southernmost property line, where adjacent to residential properties.
- E.** The required parking ratios shall be as follows:
  - 1. For the townhouse component of the development, provide a minimum of four (4) parking spaces per unit.
  - 2. For the multifamily residential component of the development, provide a minimum of one (1) parking space per unit.
  - 3. For the retail sales and services component of the development, provide a minimum of one (1) parking space per three-hundred square feet of gross floor area (300 GFA).
- F.** Provide a minimum five foot (5 ft.) concrete sidewalk along the road frontage of West Pike Street.
- G.** Provide a minimum ten-foot (10 ft.) landscape strip along all rights-of-way (West Pike Street). Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final approval of a landscape plan shall be subject to the review and approval of the Director

of the Planning and Development Department.

- H.** Maximum multifamily building height shall be fifty-seven- and one-half feet (57.5 ft.), including any architectural treatments.
  - I.** Natural vegetation shall remain on the property until the issuance of a development permit.
  - J.** Ground signage shall be limited to one (1) monument type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
  - K.** New billboards or oversized signs shall be prohibited.
  - L.** Outdoor storage shall be prohibited.
  - M.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
  - N.** Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
  - O.** 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. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
  - P.** Peddlers and/or parking lot sales shall be prohibited.
  - Q.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- 3. The following variances are approved:**
- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection G. Green/Common Space,

4. Allows for a reduction in the number of townhouses required to be directly adjacent to common areas from fifty percent (50%) to zero (0%).

- B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the required twenty-five (25) feet side setback to twenty (20) feet.



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Curt Thompson</u>	NAME: <u>12 Brothers Capital Venture, LLC</u>
ADDRESS: <u>3775 Venture Drive, Duluth</u>	ADDRESS: <u>3775 Venture Dr. Building D300</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
CONTACT PERSON: <u>Curt Thompson</u> PHONE: <u>470-375-6962 or 404.643.2649</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>BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R5144 037</u> ACREAGE: <u>5.148</u>	
ADDRESS OF PROPERTY: <u>464 W. Pike Street Lawrenceville, GA 30046</u>	

[Signature] 10/1/2025  
SIGNATURE OF APPLICANT DATE

Curt Thompson  
TYPED OR PRINTED NAME

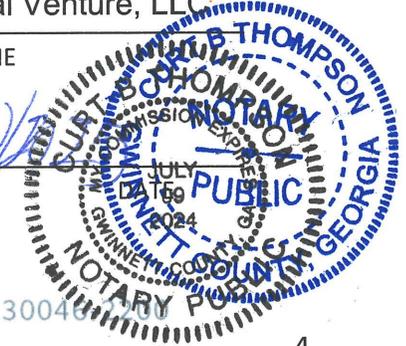
[Signature]  
NOTARY PUBLIC



[Signature] 09.30.2025  
SIGNATURE OF OWNER DATE

12 Brothers Capital Venture, LLC  
TYPED OR PRINTED NAME

[Signature]  
NOTARY PUBLIC





# 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:

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? NO  
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.

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# Gwinnett

## GWINNETT COUNTY PLANNING AND DEVELOPMENT PROPERTY TAX VERIFICATION

The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or application be processed without such property tax verification.

### Applicant Information

Name: Carl Thompson

Signature: [Signature]

Date: 10/1/25

Property Information 464 W Pulte Street Lawrenceville GA 30046

Enter all parcel IDs in the table below. [Search for Parcel ID](#)

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R5144 037	Yes

### Tax Commissioner Affirmation

All Gwinnett County property taxes are current for the above referenced parcel(s) and confirmed by the signature below.

Name: Jessilyn M. Doffe

Title: TSA

Signature: [Signature]

Date: 10/1/25

# Letter of Intent for Rezoning

Date: September 30<sup>th</sup>, 2025

To:

Lawrenceville Planning Commission  
City of Lawrenceville  
70 S Clayton St  
Lawrenceville, GA 30046

Subject: Letter of Intent for Rezoning – 464 W Pike St, Lawrenceville, GA 30046

Dear Members of the Planning Commission:

On behalf of Edgewater II Venture Management LLC and 12 Brothers Venture Capital LLC, the owners of the property located at 464 W Pike St, Lawrenceville, GA 30046 (Parcel ID: [R5144 037]), we respectfully submit this Letter of Intent to request rezoning of the subject property from BG (General Business) to CMU—Community Mixed-Use

## I. Introduction

The purpose of this request is to facilitate the development of a high-end, mixed-use residential and commercial project that aligns with the City of Lawrenceville's vision for urban revitalization and sustainable growth. The proposed development will include luxury multi-family residences, townhomes, and neighborhood-serving retail/commercial spaces.

## II. Property Description

- Location: 464 W Pike St, Lawrenceville, GA 30046
- Size: ±5.148 acres (224,247 sq. ft.)
- Current Zoning: BG (General Business)
- Proposed Zoning: CMU (Community Mixed-Use)
- Owner: 12 Brothers LLC
- Developer: Edgewater II Venture Management LLC

## III. Project Overview

The proposed development will consist of:

- 8 newly constructed townhomes
- Approximately 138 apartment units
- Over 9,400 sq. ft. of retail/commercial space
- Ample green space with a Large Dog Park and Walking Trail. In addition to community amenities, including landscaped courtyards, fitness facilities, outdoor pool, pet-friendly and secure and covered parking.

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#### **IV. Rationale for Rezoning**

The rezoning will enable the creation of a vibrant, walkable, and community-oriented environment, supporting Lawrenceville's ongoing revitalization efforts. The project will:

- Enhance the urban fabric of the West Pike corridor
- Meet local housing demand with market-rate luxury options
- Provide neighborhood-serving retail and services
- Exceed green space requirements, contributing to quality of life and stormwater management
- Promote walkability, transit access, and connectivity to jobs, schools, and healthcare

#### **V. Compliance and Community Benefits**

The proposed development will comply with all applicable zoning ordinances, architectural standards, and open space requirements. It will blend seamlessly with surrounding land uses and contribute positively to the streetscape and local economy.

#### **VI. Next Steps**

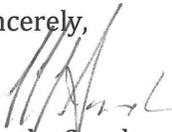
We respectfully request the Planning Commission's consideration of this rezoning application. We are committed to working collaboratively with city staff, stakeholders, and the community to ensure the successful realization of this transformative project.

Should you require additional information or wish to discuss the proposal further, please contact our representative:

Contact Person: Curtis Thompson  
Telephone: 470-375-6962  
Email: [curtis@curtThompson.com](mailto:curtis@curtThompson.com)

Thank you for your time and consideration.

Sincerely,



Martha Sanchez  
Member  
Edgewater II Venture Management LLC  
12 Brothers LLC

**REZONING APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to requirements of the Unified Development Ordinance, the Board of Commissioners find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of the property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

- (A) Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes. The proposed mixed-use development is suitable because the surrounding area already contains a combination of commercial and residential uses. The project adds high-quality housing and small-scale retail that complement nearby businesses and neighborhoods while enhancing walkability and connectivity.

- (B) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

No. The rezoning will not adversely affect nearby property. Instead, it is expected to improve property values by introducing attractive architecture, new retail amenities, and enhanced open space. The project design complies with CMU standards, including landscaped buffers and reduced curb cuts, which mitigate potential impacts.

- (C) Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:

The property's current BG zoning significantly limits its development potential by restricting higher-density residential and mixed-use forms. While BG permits commercial, it does not support the type of housing and community-oriented retail envisioned in the Comprehensive Plan. Rezoning to CMU provides a more reasonable and economically viable use consistent with surrounding growth.

- (D) Whether the rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

No. The development provides 182 parking spaces (172 standard + 10 ADA). The site is located on a major roadway corridor with existing infrastructure capacity. The project also incorporates internal sidewalks and pedestrian-friendly corridors, reducing dependency on vehicles. Utility and school impacts are within anticipated growth levels for Lawrenceville's Regional Activity Center.

- (E) Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan:

Yes. The 2040 Comprehensive Plan designates this property within the Community Mixed-Use Character Area, which encourages higher-density housing, walkability, and integrated retail. The project meets CMU zoning ratios for residential, commercial, and green space, and is therefore fully consistent with the City's land use policies.

- (F) 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 proposed rezoning:

Yes. The continued growth of downtown Lawrenceville and demand for high-quality housing options create a need for mixed-use developments in this corridor. The project leverages underutilized land to deliver new housing, retail, and public open space, directly responding to market conditions and planning goals.

**CONCEPTUAL DESIGN - PRELIMINARY DENSITY STUDY**

Mixed-Use Building (9 Retail Units) + (18 x 2-Bed units) + (2 x 1-Bed units)			Apartment B (18 x 2-Bed units) + (18 x 1-Bed units)			Floor Area - Sq.ft
		Floor Area - Sq.ft				
First floor	9 Retail Units	10391.2	First floor	Parking		14240
2nd floor	10 Apartment Unit	11895	Second Floor	(2-Bed x 6) + (1-Bed x 6)	12 units	14010.1
3rd floor	10 Apartment Unit	11895	Third Floor	(2-Bed x 6) + (1-Bed x 6)	12 units	14010.1
			Fourth Floor	(2-Bed x 6) + (1-Bed x 6)	12 units	14010.1
	<b>Total Built Area</b>	<b>34181.2</b>		<b>Total</b>	<b>36 units</b>	<b>56270</b>

Apartment	Type	Unit Count	Apt Area - Sq.ft/unit	2-Bed units	Type	Unit Count	Apt Area - Sq.ft/unit
Occupancy Area	Type 2E (2-Bed)	10	1056.6	Apartment A (77 x 2-Bed units) + (7 x 1-Bed units)	Type 2C (2-Bed)	18	1092.3
	Type 2F (2-Bed)	6	1061.6		Type 2D (1-Bed)	18	730
	Type 2G (2-Bed)	2	1002.6				
	Type 2H (1-Bed)	2	615				
	<b>Total Apt. Units</b>	<b>20 Units</b>					

Retail	Unit	Unit Count	Apt Area - Sq.ft/unit	Floor Area - Sq.ft			
Occupancy Area	Unit 1	1	1052	First floor	Basement parking	28552	
	Unit 2-8	7	1100	Second Floor	(2-Bed x 18) + (1-Bed x 1)	19 units	28015.94
	Unit 9	1	962.5	Third Floor	(2-Bed x 19) + (1-Bed x 2)	21 units	28165.08
	<b>Total Retail. Units</b>	<b>9 Units</b>		Fourth Floor	(2-Bed x 19) + (1-Bed x 2)	21 units	28165.08
				Fifth Floor	(2-Bed x 19) + (1-Bed x 2)	21 units	28165.08
				<b>Total</b>	<b>82 units</b>	<b>141063</b>	

Townhomes (8 x 2-Car Garage units)				2-Bed units	Type	Unit Count	Apt Area - Sq.ft/unit
	Unit 1	Unit 2-7	Unit 8				
	Area in Sq.Ft/unit						
First floor	756.09	734.59	734.59	1-Bed units	Type 2A (2-Bed)	6	1075.7
Second floor	1150.95	1129.45	1129.45		Type 2A - Accessible (2-Bed)	2	
Third Floor	1165.45	1122.45	1143.95		Type 2B (2-Bed)	65	1092.5
Garage	432.01	432.01	432.01		Type 2B - Accessible (2-Bed)	2	
Porch	46.78	46.78	46.78		<b>2-Bed Total</b>	<b>75</b>	
Deck	234.5	234.5	234.5	Leasing Office	Type 1A (1-Bed)	4	794
Roof	0	0	0		Type 1B (1-Bed)	3	1029.5
	<b>3785.77</b>	<b>3699.77</b>	<b>3721.27</b>		<b>1-Bed Total</b>	<b>7</b>	
				Fitness Room	1	1029.5	
Unit count	1	6	1	Storage	3	592	
	<b>3785.77</b>	<b>22198.61</b>	<b>3721.27</b>				
	<b>Total Built Area</b>	<b>29705.65</b>					

Sub-total	<b>138 Units</b>	<b>111 x 2-Bed units</b>	<b>27 x 1-Bed unit</b>
	<b>8 Townhomes</b>	<b>8 x 4-Bed unit</b>	
<b>Total</b>	<b>146 Units</b>	<b>261220 Sq.ft</b>	

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# MIXED-USE | 464 West Pike

464 W Pike St  
Lawrenceville, GA 30046

Telephone: 770.516.5007

## **EXECUTIVE SUMMARY**

**464 W Pike St, Lawrenceville, GA 30046 — Gwinnett County**

**Developer:** Edgewater II Venture Management LLC

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**OWNER NAME:** 12 Brothers LLC

**ZONING:** BG-Community Mixed-Us

**STREET LOCATION:** 464 W Pike St, Lawrenceville, GA 30046

**PROPERTY SIZE:** ±5.148 acres (224,247 sq. ft.)

**PROPOSED DEVELOPMENT:** High end mixed-use residential/commercial project

**SPECIAL USE REQUESTED:** None currently requested

**CONTACT PERSON:** Cris Driskell

**TELEPHONE NUMBER:** 770.516.5007

**PLANNING COMMISSION HEARING:** xx/xx/xxxx

**BOARD OF COMMISSIONERS HEARING:** xx/xx/xxxx

\*Please do not hesitate to contact the attorney with any questions.

Zoning documents and supporting materials for this proposed development are available upon request. For access to these materials or for additional information, please contact the City of Lawrenceville Planning and Zoning Department or visit their official website at [www.lawrencevillega.org](http://www.lawrencevillega.org). You may also reach the department by phone at (770) 963-2414 for questions regarding zoning classification, land use designations, or related procedures.

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Thompson & Associates Law Firm, P.C. - 3775 Venture Drive – D100 Duluth, GA 30096 - <https://www.curtthompson.com/>

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## **I. INTRODUCTION**

MIXED USE 464 West Pike is a proposed high-end mixed-use development located at 464 West Pike Street, within the city limits of Lawrenceville, Georgia, Gwinnett County. The Property, totaling approximately 5.148 acres, is currently unimproved and is proposed for development by Edgewater II Venture Management LLC into a distinctive and upscale mixed-use community. The development will include 8 townhomes, approximately 124 two-bedroom apartment units, and 9,400+ sq. ft. of retail/commercial space offering modern options to meet the growing demand in the area.

The Property is currently zoned as BG-Community Mixed-Use (CMU). The Owner proposes to develop the site with luxury multi-family residential and commercial units while maintaining compatibility with surrounding land uses and enhancing the urban fabric of the West Pike corridor. The design will incorporate high-quality building materials, integrated landscaping, and on-site amenities to create a vibrant, walkable, and community-oriented environment.

This document outlines the vision, planning context, and supporting rationale for the proposed development and is intended to assist local stakeholders and governing bodies in understanding the scope and merits of the project.

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## **II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA**

This ±5.148-acre site presents a premier high-end development opportunity along heavily-traveled West Pike Street in Lawrenceville, Georgia. The property is currently undeveloped and is proposed for development into a luxury mixed-use community. The current zoning classification is (BG), and the Future Land Use Map designates the area as Community Mixed-Use, which may support multifamily and other mixed-use projects.

The site is located in Gwinnett County, just under one mile from the newly revitalized Downtown Lawrenceville and offers convenient access to Highway 316 and Sugarloaf Parkway. It is situated approximately one mile from Piedmont Eastside Medical Center and is also in close proximity to the developing Northside Hospital, making it highly desirable for residential tenants and professionals alike. Nearby national and regional retailers include Walmart, Target, Aldi, Zaxby's, Chick-fil-A, and other dining, retail, and service establishments.

The surrounding area is a blend of commercial and residential uses, and the proposed development aligns with Lawrenceville's ongoing revitalization efforts. The location supports walkability, transit access, and proximity to jobs, schools, and healthcare, making it an ideal site for a high-quality, market-rate residential development.

### III. PROJECT SUMMARY

As shown on the conceptual site plan prepared by the development team, Edgewater II Venture Management LLC, proposes to develop the ±5.148-acre site into a distinctive and upscale mixed-use community. The proposed development would consist of 8 newly constructed townhomes and approximately 124 two-bedroom apartment units, designed to offer luxury housing options within a walkable and professionally managed setting.

The proposed residential buildings will include a mix of architectural styles and floorplans, ranging in size and layout to attract a diverse mix of residents. The development will incorporate high-end building materials, enhanced exterior design elements, and attractive façades in keeping with the character of surrounding commercial and residential uses. Internal amenities are expected to include fitness facilities, community lounges, outdoor swimming pool, outdoor gathering spaces, a pet friendly park with nature trails, and secure on-site parking, with pedestrian-friendly corridors enhancing overall connectivity.

The proposed development supports the Community Mixed-Use designation in the Future Land Use Map, and will also blend with retail space that will include spaces ideal for neighborhood-serving such as a Paris Baguette Cafe, Korean BBQ Restaurant, Convenience stores, Nail salons, ..... The project will help meet local housing demand while also enhancing the streetscape of West Pike Street through intentional design, walkability, and integration with surrounding infrastructure.

---

#### Development Program

The site will include:

- ❖ 124 apartment units: (ADD SQ FT)
  - 12 apartment units over ground-floor retail (Mixed Use Building C)
  - 112 apartment units in a separate multi-family structure (Apartment Buildings A+B)
- ❖ 8 three-bedroom townhomes, each with a two-car garage and a driveway that can accommodate two additional vehicles (ADD SQ FT)
- ❖ 9,400+ sq. ft. of retail/commercial space
- ❖ 179 parking spaces (169 standard, 10 ADA, 2 Van accessible)
- ❖ 62,169 sq. ft. of green and open space

---

#### Zoning and Land Use Compliance

The development is designed to align with CMU standards zoning ordinance (Article 1) and meets the required ratios:

- ❖ Residential Use: ~47% (within 30–75% CMU requirement)
- ❖ Retail/Commercial Use: ~18% (within 15–50%)
- ❖ Green/Open Space: ~62,169 SQ.FT (Exceeds 31,182 SQ.FT requirement)
- ❖ Building Height:~57'-6" FT (45 FT building (+12'-6"FT for parapet)

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- ❖ Setbacks: 5–15 ft (front), 10–20 ft (side), 25–40 ft (rear)
- 

## **Design and Architecture**

The buildings will comply with the architectural standards set in Article 6 of the Lawrenceville Zoning Ordinance. The project incorporates street-facing primary entrances, landscape buffers, pedestrian-focused lighting and materials, and ample greenery. Street trees, and a distinct gathering space will elevate the overall visual and environmental quality.

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## **Green Space and Amenities**

Exceeding the green space requirement, the site provides 62,169 sq. ft. of common area, which will include landscaped courtyards, tree-lined buffers, and a central plaza. Open spaces will feature benches, walkways, and areas for passive recreation, in compliance with Section F of the CMU ordinance.

- ❖ **Gross Site Area:** 224,247 sq. ft.
  - ❖ **Flood Deduction:** 16,367 sq. ft.
  - ❖ **Net Area for Open Space Requirement:** 207,880 sq. ft.
  - ❖ **Required Green/Open Space:** 31,182 sq. ft.
  - ❖ **Provided:** 62,169 sq. ft.  
This exceeds minimum requirements, contributing to stormwater management, recreation, and quality of life.
- 

## **Infrastructure and Connectivity**

The design promotes walkability and accessibility through an interconnected internal road system, sidewalks along both street frontages, and dedicated pedestrian walkways through parking areas.

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## **Parking and Transportation**

- ❖ Parking Provided: 179 spaces (exceeds requirement of 176)
- ❖ ADA Spaces: 10

- ❖ Bicycle racks will be included in accordance with CMU standards for motorized parking quantities.

## Parking Calculations

Type of Use	Qty	Required Spaces
Townhomes (8 units)	2.5 per unit	25
Retail/Office (9,400 sq. ft.)	1 per 300 sq. ft.	32
Apartments (124 total)	1 per unit	124
<b>Total Spaces Required</b>	—	176
<b>Reduction (25% per §507)</b>	—	-44
<b>Net Spaces Required</b>	—	<b>132</b>
<b>Total Provided</b>	—	<b><u>179</u></b>

- ❖ 169 standard
- ❖ 0 compact
- ❖ 10 handicap (including van-accessible)

## Land Use Allocation

Use Type	Min %	Max %	Provided
Residential	30%	75%	47%
Retail/Commercial	15%	50%	18%

## Project Timeline

**Projected Start of Construction:** January 2026

**Estimated Completion:** 24 months from groundbreaking

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## Projected Pricing Information

Component	Rate/Price
Apartment Units	\$2,000 per unit (monthly rent)
Townhomes	Estimated at \$650,000 per unit
Commercial Space	\$20 per square foot (annual lease rate)

## Budget and Resources

- ❖ **Total Estimated Cost:** 20,000,000
- ❖ **Funding Sources:** Private equity
- ❖ **Development Team:**
  - **Builder:** Cris Driskell
  - **Architect:** Consulting Enterprises, Corp (Tej Kaul)
  - **Structural Engineer:** Consulting Enterprises, Corp (Tej Kaul)
  - **Construction Management Company:** Edgewater II Venture Management
  - **Lease Management Company:**

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## Prior Experience

### Avonlea Pointe – Duluth, Georgia

The development team previously completed Avonlea Pointe, a high-quality residential community in Duluth featuring one-, two-bedroom units with upscale amenities. The project reflects the team's experience in delivering well-designed, amenity-rich housing that blends seamlessly with surrounding areas. Similar quality is planned for the proposed West Pike development.

---

## Conclusion

MIXED USE 464 West Pike is positioned to be a transformative, high-end addition to Lawrenceville's urban environment. With thoughtful integration of residential and retail space, compliance with zoning and open space standards, and attention to aesthetics and livability, the project aligns with both municipal planning goals and market demand.

**Next Steps:** Finalize permitting, finalize material specs, and prepare for construction mobilization. Stakeholders are encouraged to review the attached site plans and reach out for collaboration or further development inquiries.

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## DEVELOPMENT TEAM CONTACT

**Builder:** Cris Driskell

Contact: 770.516.5007

Email: [Criscdslle@yahoo.com](mailto:Criscdslle@yahoo.com)

**Architect:** Consulting Enterprises, Corp (Contact: Tej Kaul)

Contact: 404.787.3434

Email: [Tej.kaul@consultingec.com](mailto:Tej.kaul@consultingec.com)

**Engineer:** Consulting Enterprises, Corp (Contact: Tej Kaul)

Contact: 404.787.3434

Email: [Tej.kaul@consultingec.com](mailto:Tej.kaul@consultingec.com)

**Surveyor:** Boundary Zone

Contact: : 770.271.5772

Email: [gdean@boundaryzone.com](mailto:gdean@boundaryzone.com)

## PROPERTY MANAGEMENT

**Company:** Edgewater II Venture Management

Contact: 404.931.8109

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**Exhibit "A"**

**464 WEST PIKE ST, LAWRENCEVILLE, GA 30046**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 143 & 144, 5TH DISTRICT, G. M., STATE OF GEORGIA, COUNTY OF GWINNETT, CITY OF LAWRENCEVILLE, BEING TRACT NO. ONE (1), ENCOMPASSING 0.527 ACRES, AND TRACT NO. TWO (2), ENCOMPASSING 4.884 ACRES, BOTH TRACTS BEING MORE PARTICULARLY DESCRIBED AND DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY W. T. DUNAHOO AND ASSOCIATES, INC., CERTIFIED BY W. T. DUNAHOO, GEORGIA REGISTERED SURVEYOR NO. 1577, DATED APRIL 28, 1987, ENTITLED "SURVEY FOR DAVID G. ENGLAND", SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, IN PLAT BOOK 54, PAGE 238, WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY SPECIFIC REFERENCE HERETO INCORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION.**

**AS WELL AS:**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 144, 5TH DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA, BEING A TRACT CONTAINING 0.0483 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**TO ARRIVE AT THE TRUE POINT OF BEGINNING, COMMENCE AT A CONCRETE RIGHT OF WAY MONUMENT LOCATED AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF PLANT ROAD (80' R/W) AND THE SOUTHERLY RIGHT OF WAY OF GEORGIA HIGHWAY NO. 120 (R/W VARIES); THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF GEORGIA HIGHWAY NO. 120 S 54°17'04" E 39.97' TO AN OPEN TOP PIPE; THENCE CONTINUING ALONG SAID RIGHT OF WAY S 59°18'21" E 73.07' TO A 1/2" CAPPED REBAR AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 75.00' TO AN IRON PIN (SAID ARC HAVING A RADIUS OF 572.96' AND BEING SUBTENDED BY A CHORD DISTANCE AND BEARING OF S 66°31'43" E 74.95'); THENCE LEAVING SAID RIGHT OF WAY S 13°18'28" W 58.65' TO A POINT; THENCE N 32°26'13" W 103.00' TO A 1/2" REBAR AND THE TRUE POINT OF BEGINNING.**

**TOGETHER WITH ALL RIGHTS, BENEFITS AND APPURTENANCES UNDER AND BY VIRTUE OF THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN DAVID G. ENGLAND AND DAVID E. AND ANN C. MELL, LLC, DATED MAY \_\_, 2002, FILED AND RECORDED JUNE 4, 2002 IN DEED BOOK 27580, PAGE 157, GWINNETT COUNTY, GEORGIA RECORDS.**

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**TAX ID #R5144 037**

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This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a 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 herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR 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 15-4-67.



FOR THE FIRM  
BOUNDARY ZONE, INC. NOT VALID WITHOUT ORIGINAL SIGNATURE  
LSF #839  
*Stephen Calver*  
STEPHEN CALVER DATE 06-19-2025  
P.L.S. 2906

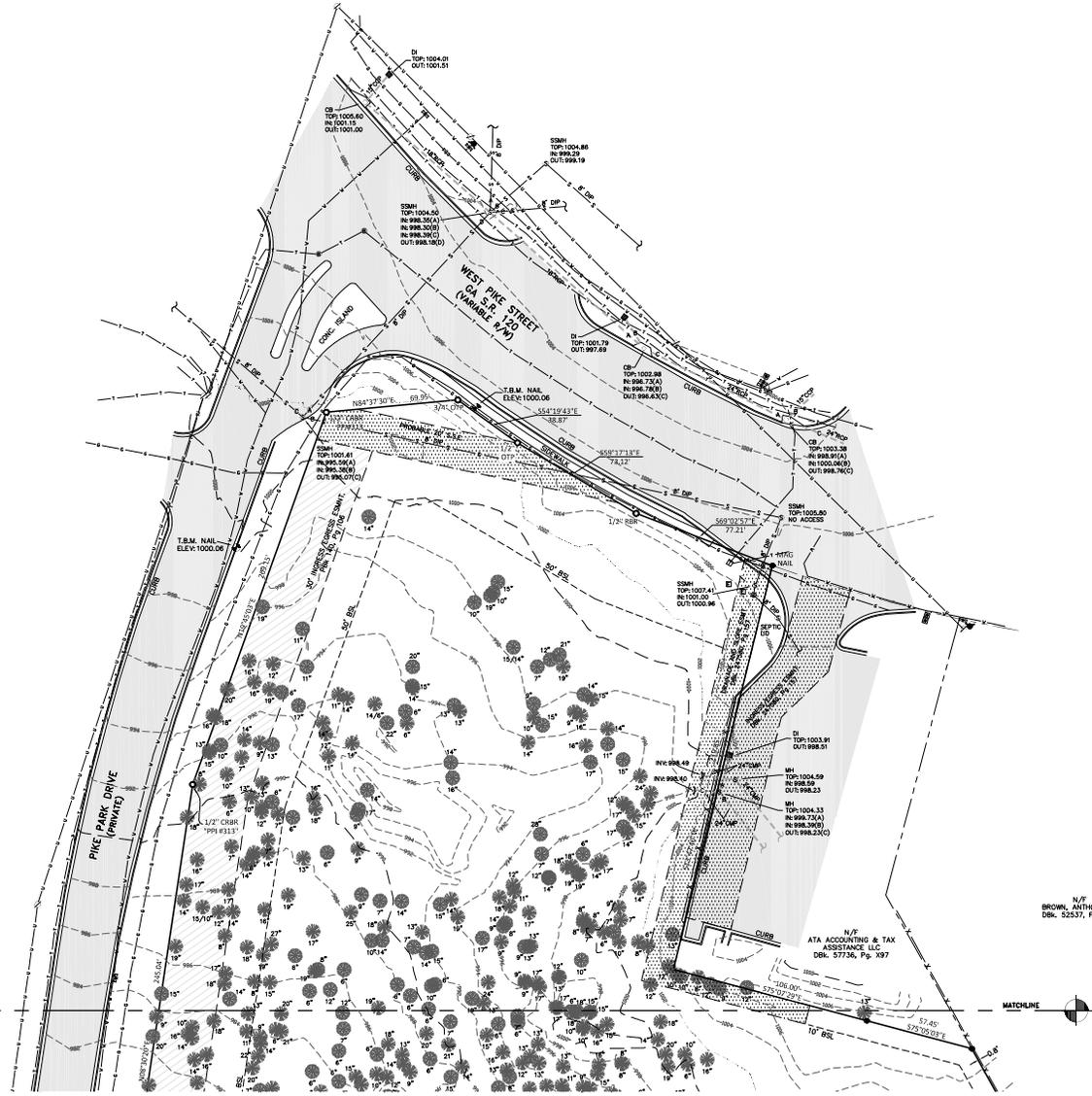
**TRACT AREA:**  
224,384 Sq. Ft.  
5.151 Ac.

**TREE LEGEND:**  
HARDWOOD TREE  
CONIFERUS TREE  
XX" TREE DIAMETER (IN INCHES)  
DDH DEAD/DISEASED/HAZARDOUS

**ZONING INFORMATION:**  
BG  
BUSINESS GENERAL DISTRICT  
**BUILDING SETBACKS:**  
FRONT: 50'  
SIDE: 10'  
REAR: 10'

ZONING AND SETBACK DESIGNATIONS AS SHOWN HEREON WERE OBTAINED FROM THE OFFICIAL CITY OF LAWRENCEVILLE WEBSITE ON 06/15/2025.  
ZONING AND SETBACK DETERMINATIONS ARE OFTEN OPEN TO INTERPRETATION AND THEIR DEPICTION ON THIS SURVEY PLAN IS NEITHER AUTHORITY NOR CONCLUSIVE. THE OWNER OR BUILDING PERMIT HOLDER ALONE HAS THE RESPONSIBILITY TO CONSULT WITH THE RELEVANT PLANNING AUTHORITY TO VERIFY COMPLIANCE WITH ZONING AND SETBACK REGULATIONS PRIOR TO ANY DEVELOPMENT WORK.

This survey was prepared without the benefit of a current title examination. Easements or other encumbrances may exist which burden or benefit the land parcel.



BOUNDARY REFERENCES: DBL 0987, Pg. 36  
THE FIELDWORK WAS COMPLETED ON 06/09/2025  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 358,355 FEET.  
FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE S' SERIES 3" TOTAL STATION AND GPS BY BROWNS PERSPECTIVE CONSTRUCTION SERVICES.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET.

○	PROPERTY CORNER FOUND (AS NOTED)	⚡	POWER POLE	⚡	FIRE HYDRANT	OH	OVERHEAD WATER LINE	N/F	NON OR FORMERLY RIGHT-OF-WAY	F.C.A.	FORMERLY KNOWN AS NORTH AMERICAN DATUM
●	1/2" REBAR WITH CAP SET "LSF# 839"	⚡	POWER/LIGHT POLE	⚡	WATER VALVE	—S—	SEWER LINE	N/F	RIGHT-OF-WAY	NAD	NORTH AMERICAN VERT. DATUM
—	GUY WIRE	—	GUY WIRE	⚡	CATCH BASIN	—G—	GAS LINE	DBL	DEED BOOK	NAV	REGULAR PARKING
⊠	R/W MONUMENT	—	POWER METER	⊠	MANHOLE	—T—	TEL. LINE	Pg.	PAGE	REG	REGULAR PARKING
⊠	REBAR	⊠	POWER BOX	⊠	JUNCTION BOX	—O—	OVERHEAD UTIL.	L.L.	LAND LOT	U.E.	UTILITY EASMENT.
ORR	CAPPED REBAR	⊠	A/C UNIT	⊠	DRAINAGE INLET	—F—	FENCE LINE	D.E.	DRAINAGE EASMENT.	U.E.	UTILITY EASMENT.
OTF	OPEN TOP PIPE	⊠	GAS METER	⊠	CLEAN OUT	—C—	CONC. CONCRETE	S.S.E.	SAN. SEWER EASMENT.	U.E.	UTILITY EASMENT.
OTP	CRIMP TOP PIPE	⊠	GAS VALVE	⊠	SIK	—B—	BUILDING SETBACK	P.E.	POWER EASMENT.		
		⊠	TELEPHONE BOX	⊠	CABLE BOX						



**BOUNDARY zone, inc.**  
PROVIDING SERVICES FOR METRO ATLANTA, RAY EIGHT ORHAM & CENTRAL FLORIDA.  
1175 W. PINEWOOD DRIVE, SUITE 100, LAWRENCEVILLE, GA 30046  
WWW.BOUNDARYZONE.COM (770) 215-2372  
INFO@BOUNDARYZONE.COM

PROJECT 2745401  
SHEET 1 of 2

**BOUNDARY, TOPOGRAPHIC & TREE SURVEY**  
Prepared For: MARTHA SANCHEZ  
464 WEST PIKE STREET, LAWRENCEVILLE, GA 30046  
LAND LOTS 143 & 144 of the 5th DISTRICT  
WINNETT COUNTY, GEORGIA - 06/19/2025

GRID NORTH  
AS RECALCULATED BY  
DATUM MAY 16  
SCALE: 1" = 30'

**RZM2025-00023**  
**RECEIVED OCTOBER 2, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**





SUP2025-00116  
RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



SUP2025-00116  
RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



**TOTAL SITE AREA:**  
224,384 SQ.FT  
5.151 AC

**CURRENT ZONING: BG**  
(AS PER ARTICLE 102.13)

MIN. FRONT: 50FT  
MIN. SIDE: 10FT  
MIN. REAR: 10FT  
MIN. LOT AREA: NONE  
MIN. LOT WIDTH: NONE  
MAX. HEIGHT: 35FT

**PROPOSED ZONING: CMU**  
(AS PER ARTICLE 100.11C)

MIN. FRONT: 5 - 15 FT  
MIN. SIDE: 10 - 20 FT  
MIN. REAR: 25 - 40 FT  
MIN. LOT AREA: 5400 SQ.FT  
MIN. LOT WIDTH: 40 FT MAX.  
HEIGHT: 44'-6" FT

**PARKING CALCULATIONS**

TYPE OF USE	QTY	REQUIRED RATIO	REQUIRED SPACES
TOWN HOMES PER SEC. 102.6.C.2	8	2.5 SPACE/UNIT	20
RETAIL/OFFICE SPACE (SQ.FT)	9400	1.0 SPACE/300 SQ.FT	32
APARTMENTS ABOVE RETAIL/OFFICE SPACE	20	1.0 SPACE/UNIT	20
APT. BUILDING (SQ.FT)	118	1.0 SPACE/UNIT	118
REQUIRED SPACES >>>			190
25% REDUCTION PER SECTION 507 >>>			48
NET REQUIRED SPACES >>>			142
STANDARD PARKING SPACES PROVIDED >>>			172
COMPACT PARKING SPACES PROVIDED >>>			0
HANDICAP PARKING SPACES PROVIDED >>>			10
TOTAL PARKING SPACES PROVIDED >>>			182



- BLOCK D:** MIXED USE BUILDING (2 FLOORS OVER RETAIL)  
(RETAIL - 9 UNITS, APARTMENTS - 20 UNITS)  
FIRST FLOOR: RETAIL X 9 UNITS, TOTAL 9700+ SQ.FT  
SECOND FLOOR: (2-BED UNITS X 9) + (1-BED UNIT X 1) = 10 APARTMENT UNITS  
THIRD FLOOR: (2-BED UNITS X 9) + (1-BED UNIT X 1) = 10 APARTMENT UNITS  
PARKING: 35 STANDARD PARKING + 4 ACCESSIBILITY PARKING  
TOTAL: 9 RETAIL UNITS + 18 2-BED APARTMENT UNITS + 2 1-BED APARTMENT UNITS  
38 PARKING
- BLOCK C:** TOWNHOMES - 8 UNITS  
(3 FLOORS + ACCESSIBLE FLAT ROOF)  
2-CAR GARAGE HOMES X 8  
2-CAR GARAGE HOME UNIT DIMENSION: 24'X50'  
NUMBER OF BEDROOMS PER UNIT: 3  
20'+ DRIVEWAY  
TOTAL: 8 TOWNHOMES  
(2-CAR GARAGE HOMES X 8) = 16 PARKING
- BLOCK B:** APARTMENT BUILDING - 36 UNITS  
(3 FLOORS OVER PARKING)  
FIRST FLOOR: PARKING 36 STANDARD PARKING + 2 ACCESSIBILITY PARKING  
SECOND FLOOR: (2-BED UNITS X 6) + (1-BED UNIT X 6) = 12 UNITS  
THIRD FLOOR: (2-BED UNITS X 6) + (1-BED UNIT X 6) = 12 UNITS  
FOURTH FLOOR: (2-BED UNITS X 6) + (1-BED UNIT X 6) = 12 UNITS  
TOTAL: 36 APARTMENT UNITS + 36 PARKING
- BLOCK A:** APARTMENT BUILDING - 82 UNITS  
(4 FLOORS OVER BASEMENT PARKING)  
BASEMENT PARKING: 70 STANDARD PARKING + 4 ACCESSIBILITY PARKING  
FIRST FLOOR: (2-BED UNITS X 18) + (1-BED UNIT X 1) = 19 UNITS  
+ ENTRANCE LOBBY, FITNESS ROOM, LEASING OFFICE  
SECOND FLOOR: (2-BED UNITS X 18) + (1-BED UNIT X 2) = 21 UNITS  
THIRD FLOOR: (2-BED UNITS X 19) + (1-BED UNIT X 2) = 21 UNITS  
FOURTH FLOOR: (2-BED UNITS X 19) + (1-BED UNIT X 2) = 21 UNITS  
TOTAL: 82 APARTMENT UNITS + 74 PARKING

**1** CONCEPTUAL ARCHITECTURAL SITE PLAN FOR REZONING  
A100 SCALE: 1/32" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

**GENERAL NOTES**  
1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSE ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.  
2. THE BASE PLAN FOR THE CONCEPTUAL LAYOUT DRAWN ON THIS SHEET WAS TAKEN FROM THE SURVEY PLAT PREPARED BY BOUNDARY ZONE INC. AND SIGNED BY STEPHEN CALDER (PLS #2906) ON 06-19-2025.

CONSULTING ENTERPRISES, CORP.  
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
PHONE: (770) 414-8143

CONCEPTUAL ARCHITECTURAL SITE PLAN FOR REZONING  
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
LAND LOTS 14&144, 5TH DISTRICT  
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS		
NO.	DATE	DESCRIPTION

**CONCEPTUAL PLANS ONLY**

DRAWN: AMMARNATH  
CHECKED: \_\_\_\_\_  
DATE: 09-24-2025  
SCALE: AS NOTED  
SHEET: A100

**RZM2025-00023**  
**RECEIVED OCTOBER 2, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**TOTAL SITE AREA:**  
224,384 SQ FT  
5.151 AC

**CURRENT ZONING: BG**  
(AS PER ARTICLE 102.13)

MIN. FRONT: 50 FT  
MIN. SIDE: 10 FT  
MIN. REAR: 10 FT  
MIN. LOT AREA: NONE  
MIN. LOT WIDTH: NONE  
MAX. HEIGHT: 35 FT

**PROPOSED ZONING: CMU**  
(AS PER ARTICLE 100.11C)

MIN. FRONT: 5 - 15 FT  
MIN. SIDE: 10 - 20 FT  
MIN. REAR: 25 - 40 FT  
MIN. LOT AREA: 5400 SQ FT  
MIN. LOT WIDTH: 40 FT MAX.  
HEIGHT: 44'-6" FT

**PARKING CALCULATIONS**

TYPE OF USE	QTY	REQUIRED RATIO	REQUIRED SPACES
TOWN HOMES PER SEC. 102.6.C.2	8	2.5 SPACE/UNIT	20
RETAIL/OFFICE SPACE (SQ.FT)	9400	1.0 SPACE/300 SQ.FT	32
APARTMENTS ABOVE RETAIL/OFFICE SPACE	20	1.0 SPACE/UNIT	20
APT. BUILDING (SQ.FT)	118	1.0 SPACE/UNIT	118
REQUIRED SPACES >>>			170
25% REDUCTION PER SECTION 507 >>>			48
NET REQUIRED SPACES >>>			122
STANDARD PARKING SPACES PROVIDED >>>			172
COMPACT PARKING SPACES PROVIDED >>>			0
HANDICAP PARKING SPACES PROVIDED >>>			10
TOTAL PARKING SPACES PROVIDED >>>			182



- BLOCK D:** MIXED USE BUILDING (2 FLOORS OVER RETAIL)  
(RETAIL - 9 UNITS, APARTMENTS - 20 UNITS)  
FIRST FLOOR: RETAIL X 9 UNITS, TOTAL 9700+ SQ.FT  
SECOND FLOOR: (2-BED UNITS X 9) + (1-BED UNIT X 1) = 10 APARTMENT UNITS  
THIRD FLOOR: (2-BED UNITS X 9) + (1-BED UNIT X 1) = 10 APARTMENT UNITS  
PARKING: 35 STANDARD PARKING + 4 ACCESSIBILITY PARKING  
TOTAL: 9 RETAIL UNITS + 18 2-BED APARTMENT UNITS + 2 1-BED APARTMENT UNITS  
38 PARKING
- BLOCK C:** TOWNHOMES - 8 UNITS  
(3 FLOORS + ACCESSIBLE FLAT ROOF)  
2-CAR GARAGE HOMES X 8  
2-CAR GARAGE HOME UNIT DIMENSION: 24'X50'  
NUMBER OF BEDROOMS PER UNIT: 3  
20'+ DRIVEWAY  
TOTAL: 8 TOWNHOMES  
(2-CAR GARAGE HOMES X 8) = 16 PARKING
- BLOCK B:** APARTMENT BUILDING - 36 UNITS  
(3 FLOORS OVER PARKING)  
FIRST FLOOR: PARKING: 36 STANDARD PARKING + 2 ACCESSIBILITY PARKING  
SECOND FLOOR: (2-BED UNITS X 6) + (1-BED UNIT X 6) = 12 UNITS  
THIRD FLOOR: (2-BED UNITS X 6) + (1-BED UNIT X 6) = 12 UNITS  
FOURTH FLOOR: (2-BED UNITS X 6) + (1-BED UNIT X 6) = 12 UNITS  
TOTAL: 36 APARTMENT UNITS + 38 PARKING
- BLOCK A:** APARTMENT BUILDING - 82 UNITS  
(4 FLOORS OVER BASEMENT PARKING)  
BASEMENT PARKING: 70 STANDARD PARKING + 4 ACCESSIBILITY PARKING  
FIRST FLOOR: (2-BED UNITS X 18) + (1-BED UNIT X 1) = 19 UNITS  
+ ENTRANCE, LOBBY, FITNESS ROOM, LEASING OFFICE  
SECOND FLOOR: (2-BED UNITS X 18) + (1-BED UNIT X 2) = 21 UNITS  
THIRD FLOOR: (2-BED UNITS X 18) + (1-BED UNIT X 2) = 21 UNITS  
FOURTH FLOOR: (2-BED UNITS X 19) + (1-BED UNIT X 2) = 21 UNITS  
TOTAL: 82 APARTMENT UNITS + 74 PARKING

**1** CONCEPTUAL ARCHITECTURAL SITE PLAN  
A101 SCALE: 1/32" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

**GENERAL NOTES**  
1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSE ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.  
2. THE BASE PLAN FOR THE CONCEPTUAL LAYOUT DRAWN ON THIS SHEET WAS TAKEN FROM THE SURVEY PLAT PREPARED BY BOUNDARY ZONE INC. AND SIGNED BY STEPHEN CALDER (PLS #2906) ON 06-19-2025.

CONSULTING ENTERPRISES, CORP.  
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTION  
PHONE: (770) 414-1413

**CONCEPTUAL ARCHITECTURAL SITE PLAN**  
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
LAND LOTS 143&144, 5TH DISTRICT  
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
JURISDICTION: CITY OF LAWRENCEVILLE

NO.	DATE	DESCRIPTION

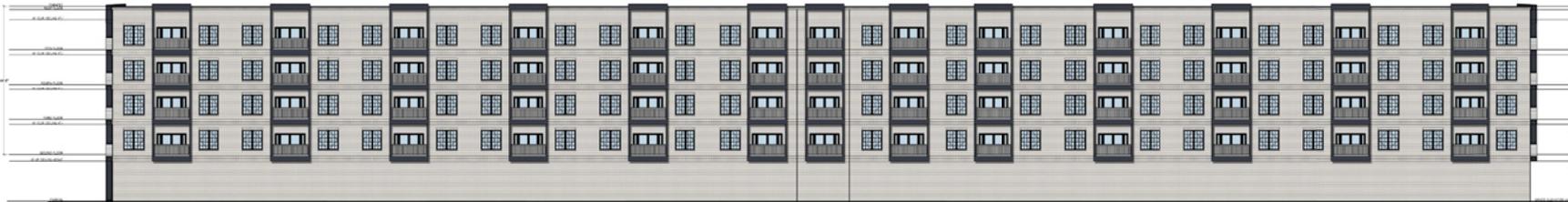
**CONCEPTUAL PLANS ONLY**

DRAWN: AMMARNATH  
CHECKED:   
DATE: 09-24-2025  
SCALE: AS NOTED  
SHEET: A101

**RZM2025-00023**  
**RECEIVED OCTOBER 2, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



**1** ELEVATION - APARTMENT BLOCK A - NORTH  
 A203 SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



**2** ELEVATION - APARTMENT BLOCK A - SOUTH  
 A203 SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL  
 PLANS  
 ONLY

DRAWN  
 AMMARNATH

CHECKED

DATE  
 09-24-2025

SCALE  
 AS NOTED

SHEET

**A203**



**1** ELEVATION - APARTMENT BLOCK A - EAST  
 A204 SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



**2** ELEVATION - APARTMENT BLOCK A - WEST  
 A204 SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

REVISIONS		
NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH

CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET

**A204**



1 ELEVATION - APARTMENT BLOCK B - NORTH  
 A302 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 ELEVATION - APARTMENT BLOCK B - SOUTH  
 A302 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL  
 PLANS  
 ONLY

DRAWN  
 AMMARNATH  
 CHECKED

DATE  
 09-24-2025

SCALE  
 AS NOTED

SHEET

A302



**1**  
A303 **ELEVATION - APARTMENT BLOCK B - WEST**  
SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



**2**  
A303 **ELEVATION - APARTMENT BLOCK B - EAST**  
SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

**EC**

**CONSULTING ENTERPRISES, CORP.**  
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
PHONE: (770) 414-8143

**ELEVATIONS - APARTMENT BLOCK B - EAST AND WEST**  
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
LAND LOTS 143&144, 5TH DISTRICT  
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL  
PLANS  
ONLY

DRAWN  
AMMARNATH

CHECKED

DATE  
09-24-2025

SCALE  
AS NOTED

SHEET

**A303**

**RZM2025-00023**  
**RECEIVED OCTOBER 2, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



**1** ELEVATION - TOWNHOMES - BLOCK C - SOUTH  
 A402 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



**2** ELEVATION - TOWNHOMES - BLOCK C - NORTH  
 A402 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH  
 CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET

A402



1 ELEVATION - TOWNHOMES - BLOCK C - EAST  
A403 SCALE: 3/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 ELEVATION - TOWNHOMES - BLOCK C - WEST  
A403 SCALE: 3/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

REVISIONS		
NO.	DATE	DESCRIPTION

CONCEPTUAL  
PLANS  
ONLY

DRAWN  
AMMARNATH

CHECKED

DATE  
09-24-2025

SCALE  
AS NOTED

SHEET

A403



**1** ELEVATION - MIXED USE BUILDING - BLOCK D - NORTH  
 A502 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



**2** ELEVATION - MIXED-USE BUILDING - BLOCK D - SOUTH  
 A502 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
 PHONE: (770) 414-8143  
 1000 WOODBRIDGE DRIVE, SUITE 1000, LAWRENCEVILLE, GA 30046  
 1000 WOODBRIDGE DRIVE, SUITE 1000, LAWRENCEVILLE, GA 30046

ELEVATIONS - MIXED-USE BUILDING - BLOCK D - NORTH AND SOUTH  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH  
 CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET  
**A502**

**RZM2025-00023**  
**RECEIVED OCTOBER 2, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



**1** ELEVATION - MIXED-USE BUILDING - BLOCK D - EAST  
 A503 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



**2** ELEVATION - MIXED-USE BUILDING - BLOCK D - WEST  
 A503 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

**EC**

CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
 PHONE: (770) 414-8143

CONCEPTUAL AND PRELIMINARY CONSTRUCTION PERMITS ARE NOT BEING OBTAINED UNTIL THE PERMITS OFFICE HAS REVIEWED AND APPROVED THE PERMITS. THE PERMITS OFFICE HAS REVIEWED AND APPROVED THE PERMITS. THE PERMITS OFFICE HAS REVIEWED AND APPROVED THE PERMITS.

ELEVATIONS - MIXED-USE BUILDING - BLOCK D - EAST AND WEST  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH

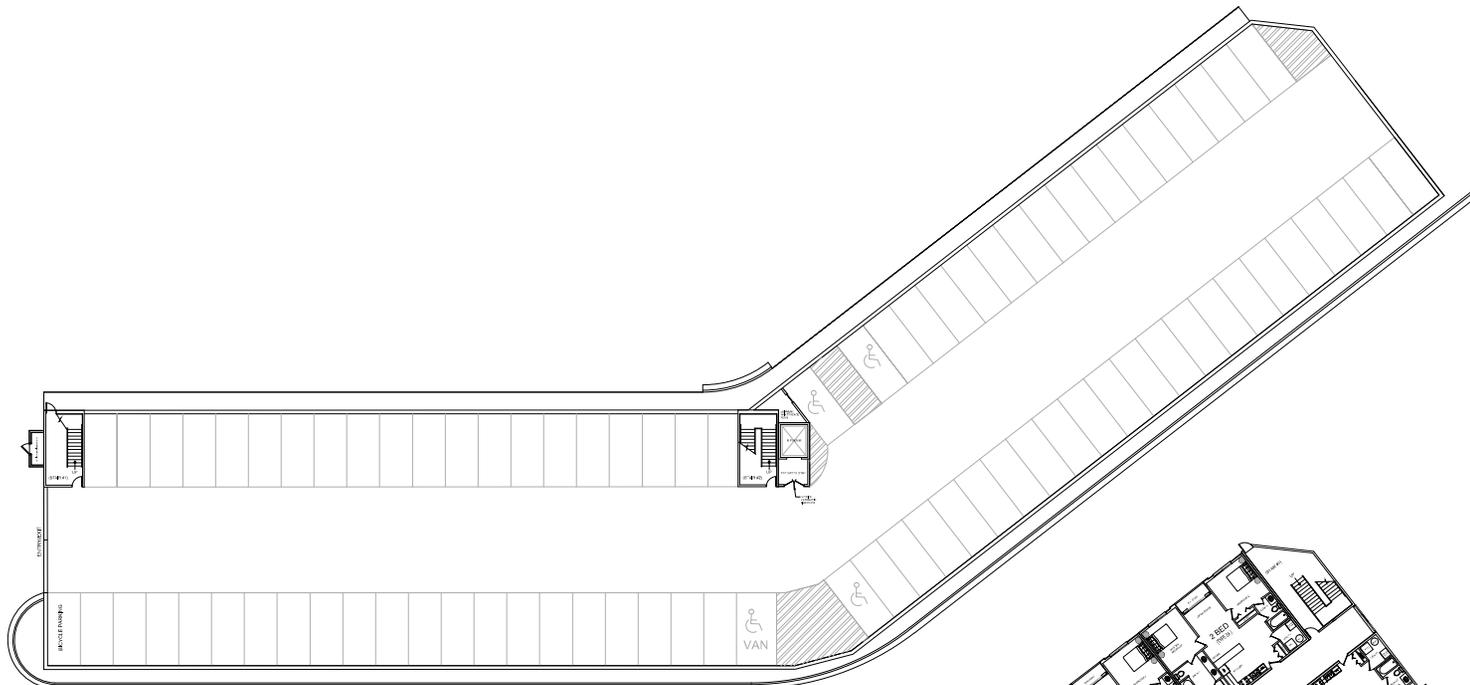
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DATE: 09-24-2025

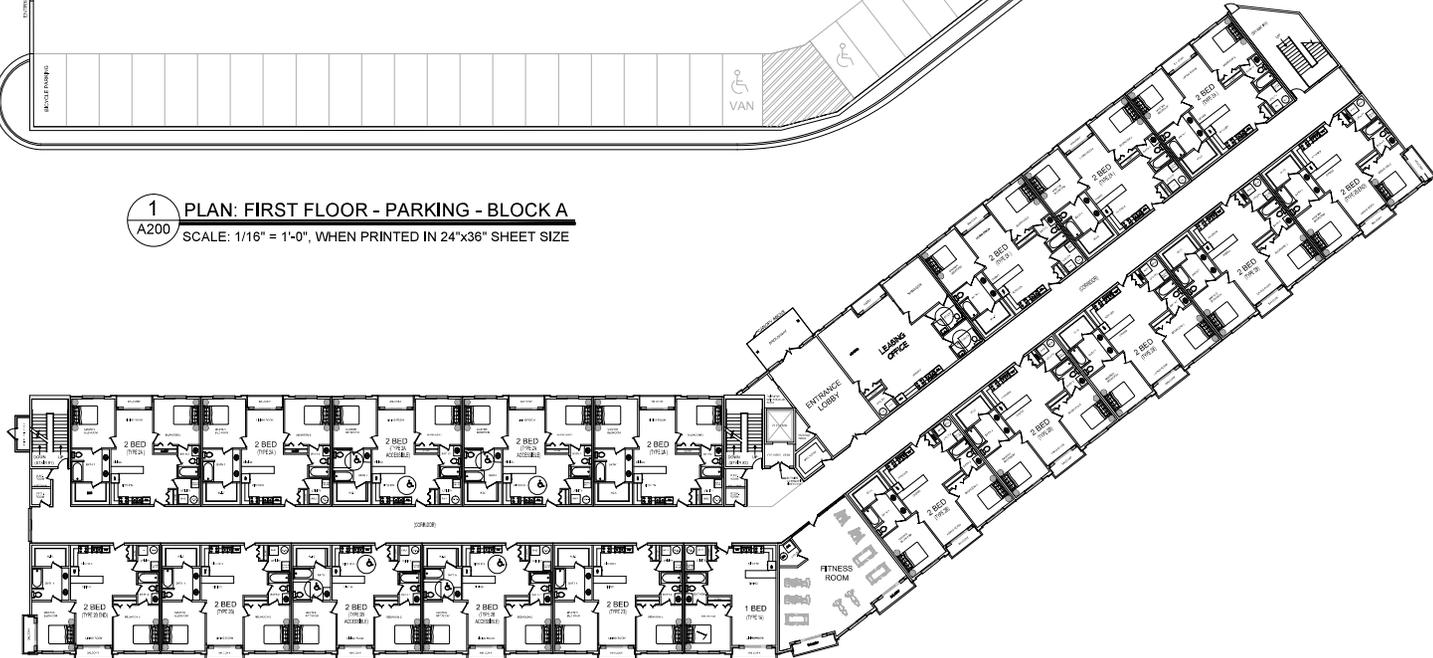
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SHEET

**A503**



**1 PLAN: FIRST FLOOR - PARKING - BLOCK A**  
 A200 SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



**2 PLAN: SECOND FLOOR - APARTMENT UNITS - BLOCK A**  
 A200 SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
 PHONE: (770) 444-1403

PLANS - FIRST AND SECOND FLOOR - APARTMENT UNITS - BLOCK A  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL  
 PLANS  
 ONLY

DRAWN  
 AMMARNATH

CHECKED

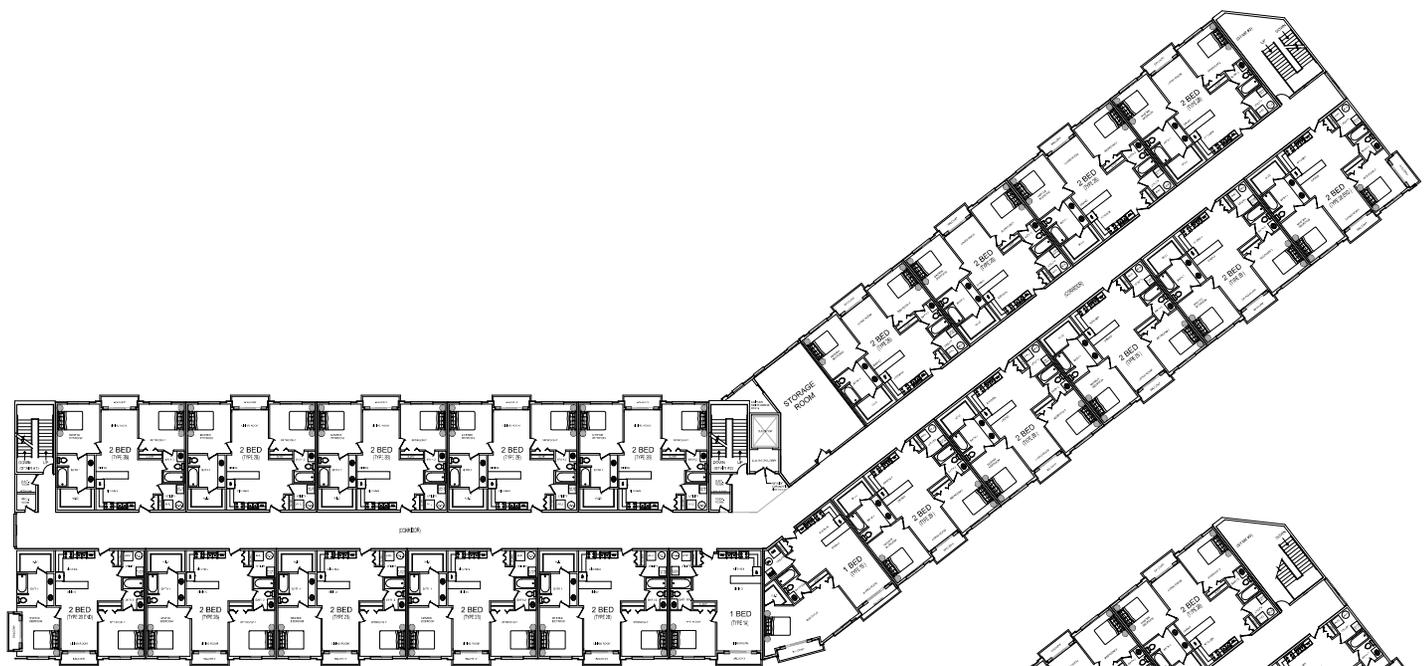
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SCALE  
 AS NOTED

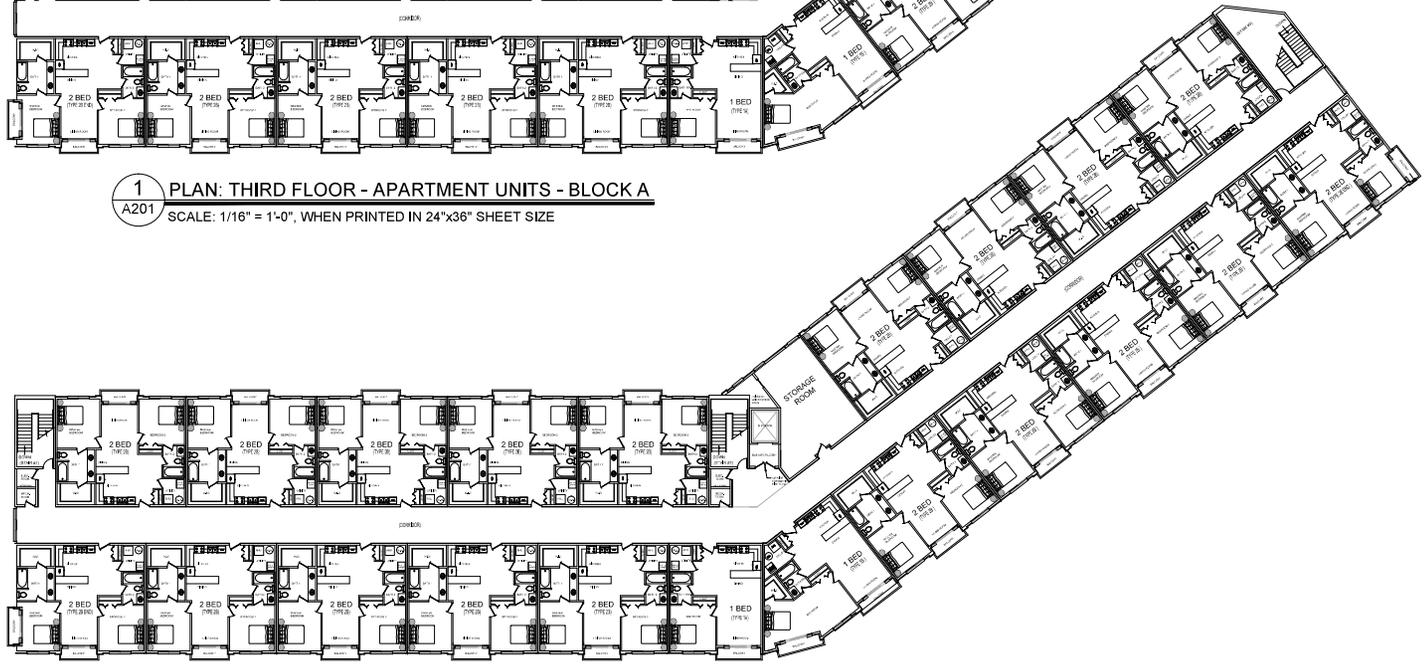
SHEET

A200

RZM2025-00023  
 RECEIVED OCTOBER 2, 2025  
 PLANNING & DEVELOPMENT DEPARTMENT



1 PLAN: THIRD FLOOR - APARTMENT UNITS - BLOCK A  
A201 SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 PLAN: FOURTH FLOOR - APARTMENT UNITS - BLOCK A  
A201 SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.  
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
PHONE: (770) 444-1403

PLANS - THIRD AND FOURTH FLOOR - APARTMENT UNITS - BLOCK A  
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
LAND LOTS 143&144, 5TH DISTRICT  
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS		
NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH

CHECKED:

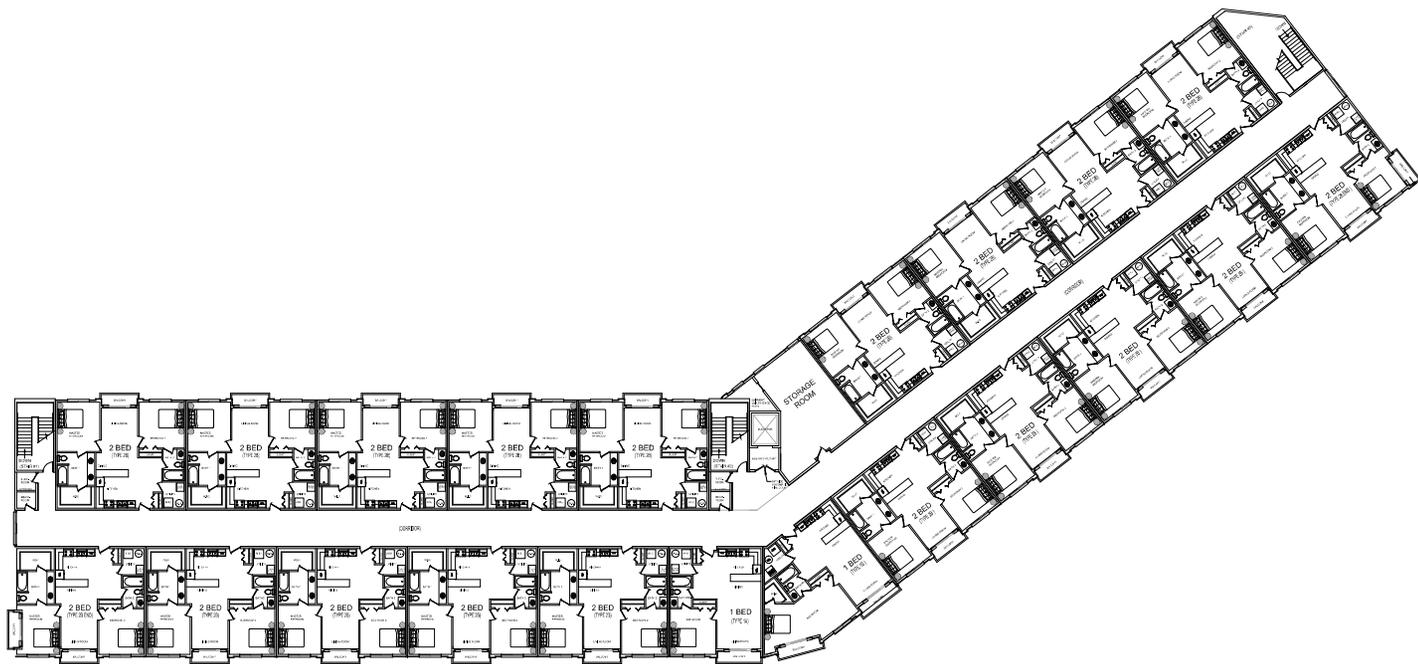
DATE: 09-24-2025

SCALE: AS NOTED

SHEET

A201

RZM2025-00023  
RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



**1** PLAN: FIFTH FLOOR - APARTMENT UNITS - BLOCK A  
A202  
SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.  
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE  
PHONE: (770) 444-4400

PLAN - FIFTH FLOOR - APARTMENT UNITS - BLOCK A  
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
LAND LOTS 143&144, 5TH DISTRICT  
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN  
AMMARNAATH  
CHECKED

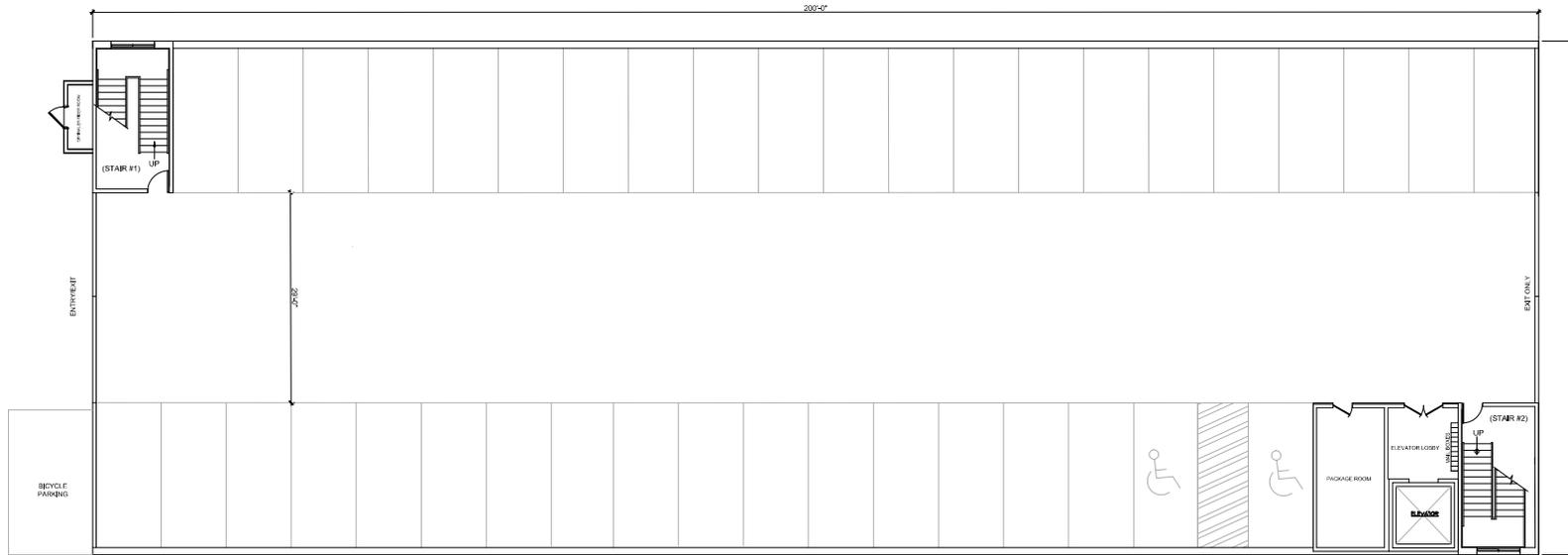
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09-24-2025

SCALE  
AS NOTED

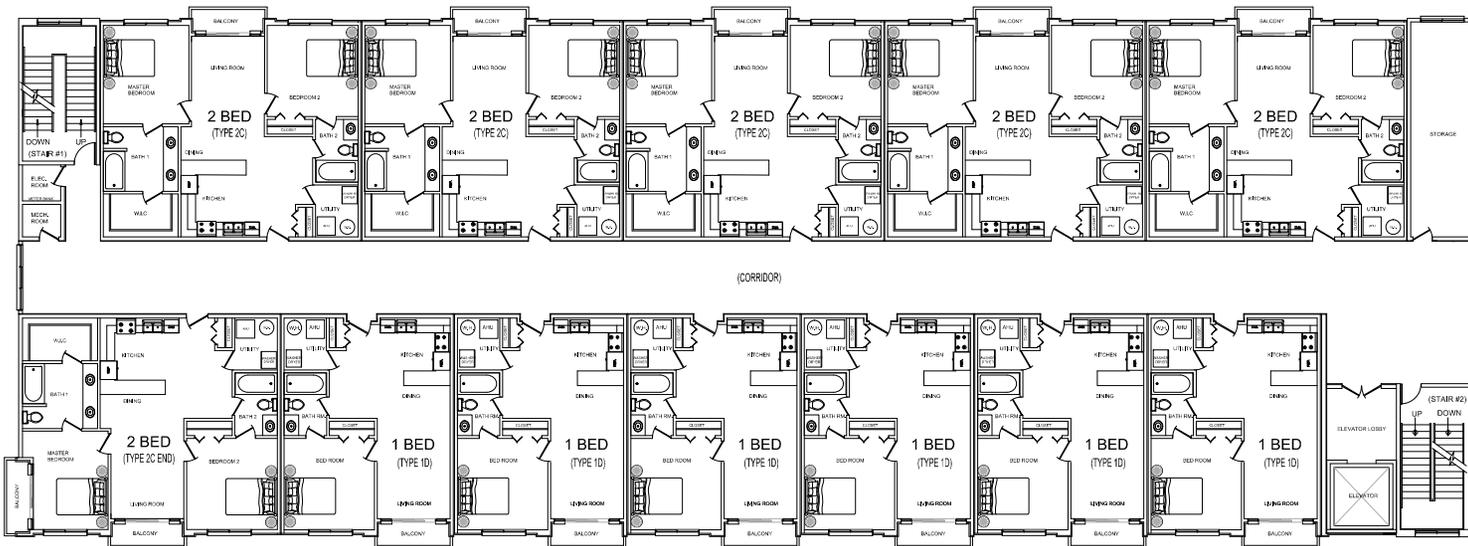
SHEET

A202

RZM2025-00023  
RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



**1 PLAN: FIRST FLOOR - PARKING - BLOCK B**  
 A300 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



**2 PLAN: SECOND FLOOR - APARTMENT UNITS - BLOCK B**  
 A300 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
 PHONE: (770) 344-1403

PLANS - FIRST AND SECOND FLOOR - APARTMENT UNITS - BLOCK B  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

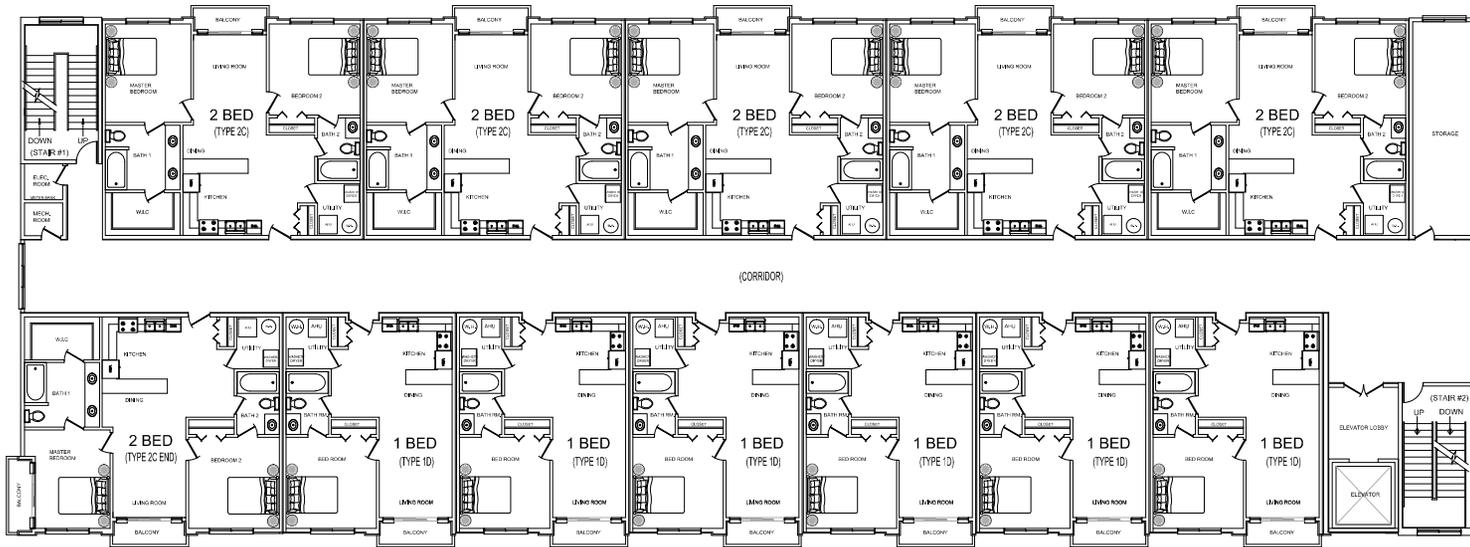
REVISIONS		
NO.	DATE	DESCRIPTION

CONCEPTUAL  
 PLANS  
 ONLY

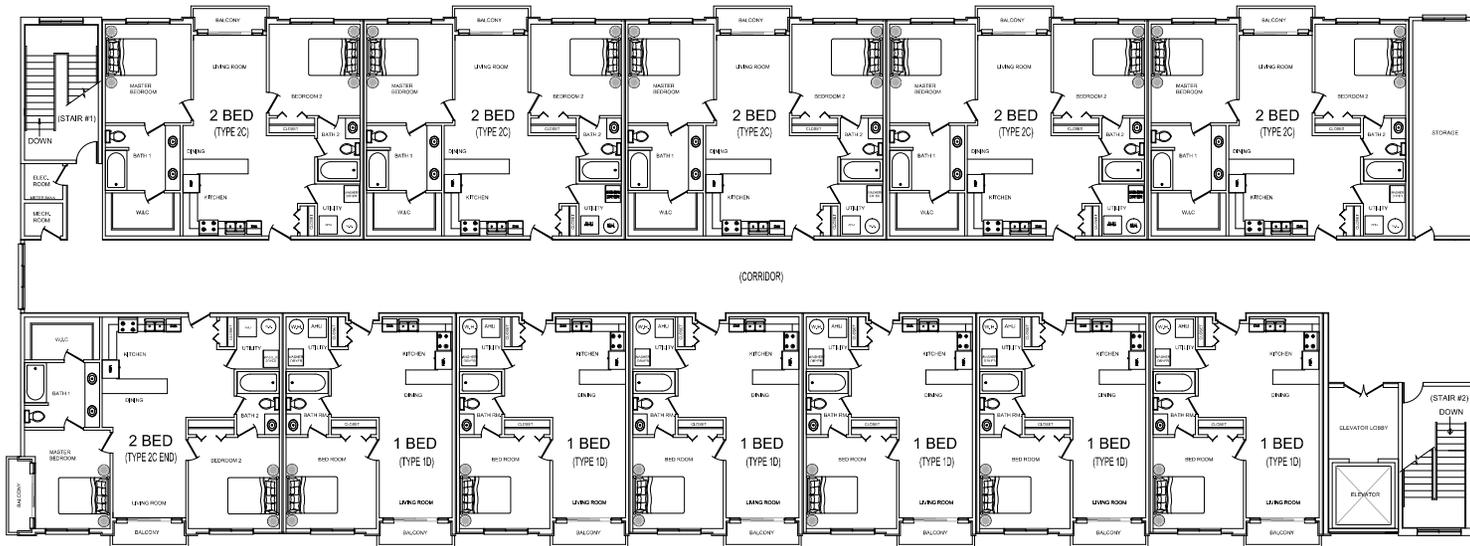
DRAWN  
 AMMARNAATH  
 CHECKED  
 DATE  
 09-24-2025  
 SCALE  
 AS NOTED  
 SHEET

A300

RZM2025-00023  
 RECEIVED OCTOBER 2, 2025  
 PLANNING & DEVELOPMENT DEPARTMENT



**1 PLAN: THIRD FLOOR - APARTMENT UNITS - BLOCK B**  
 A301 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



**2 PLAN: FOURTH FLOOR - APARTMENT UNITS - BLOCK B**  
 A301 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
 PHONE: (770) 414-1403

**EC**

PLANS - THIRD AND FOURTH FLOOR - APARTMENT UNITS - BLOCK B  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

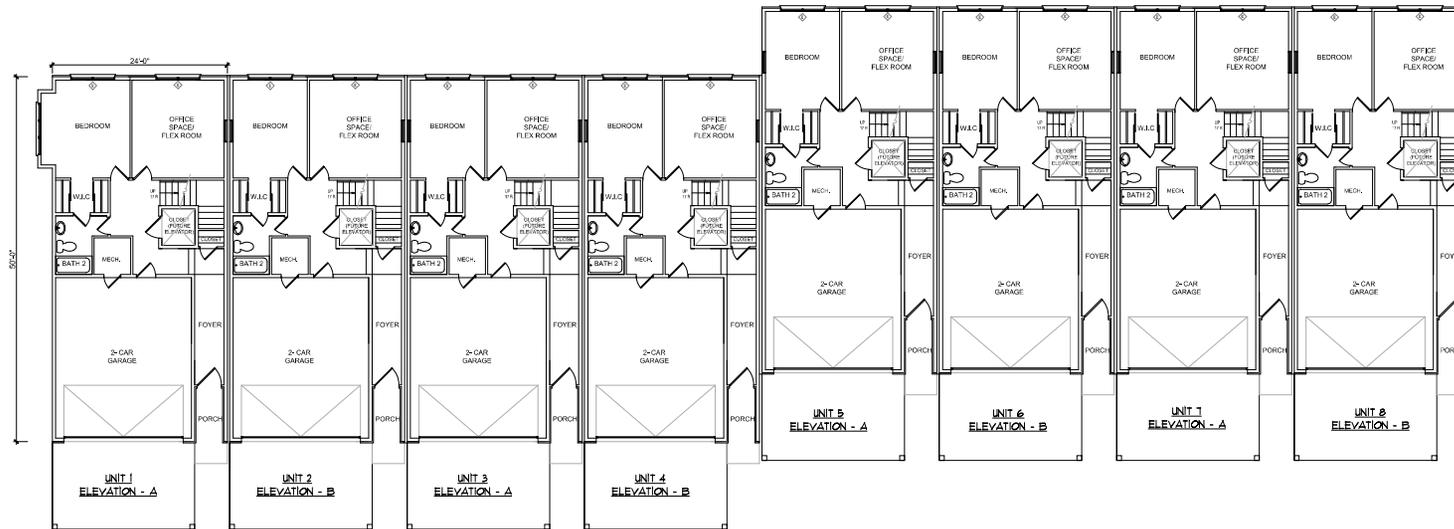
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NO.	DATE	DESCRIPTION

**CONCEPTUAL PLANS ONLY**

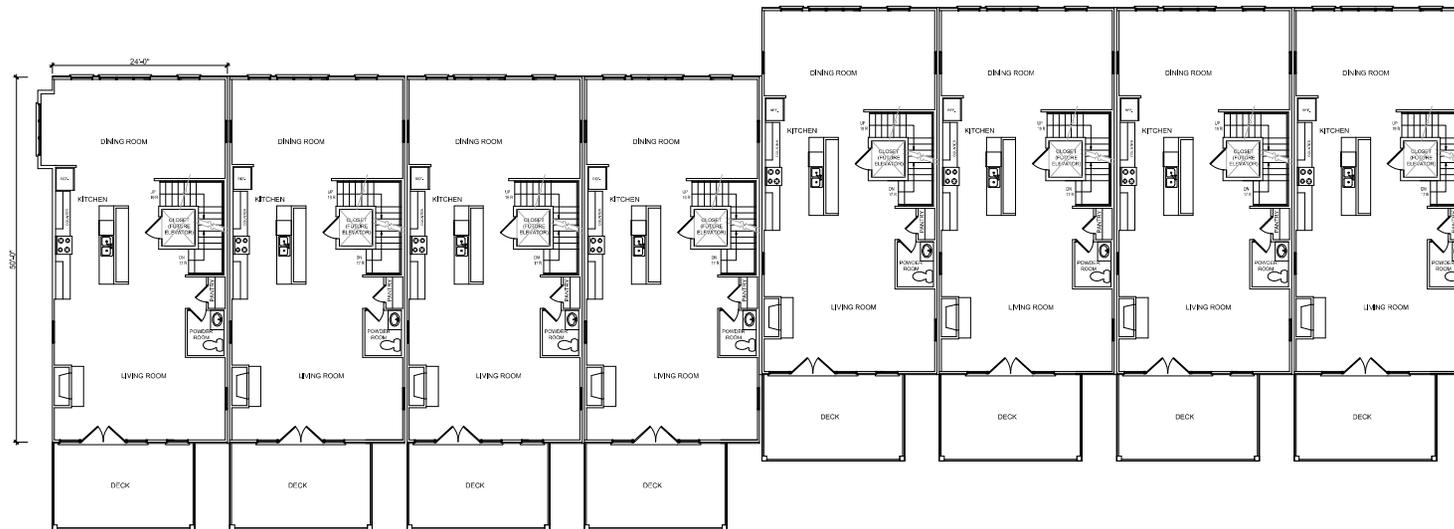
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 SCALE: AS NOTED  
 SHEET

**A301**

**RZM2025-00023**  
**RECEIVED OCTOBER 2, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



**1 PLAN: FIRST FLOOR - TOWNHOMES - BLOCK C**  
 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



**2 PLAN: SECOND FLOOR - TOWNHOMES - BLOCK C**  
 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
 PHONE: (770) 414-1403

PLANS - FIRST AND SECOND FLOOR - TOWNHOMES - BLOCK C  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

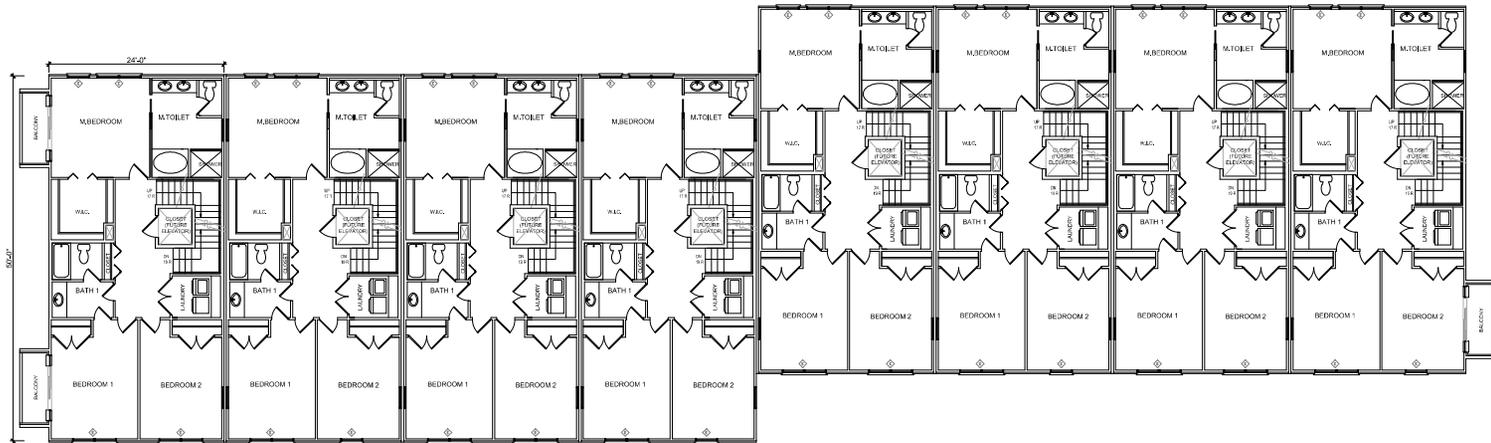
REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY  
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 CHECKED:  
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 SCALE: AS NOTED  
 SHEET

A400

RZM2025-00023  
 RECEIVED OCTOBER 2, 2025  
 PLANNING & DEVELOPMENT DEPARTMENT



**1** PLAN: THIRD FLOOR - TOWNHOMES (BLOCK C)  
 A401 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

**EC** CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSURANCE  
 PHONE: (770) 444-4400

PLAN - THIRD FLOOR - TOWNHOMES - BLOCK C  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH

CHECKED:

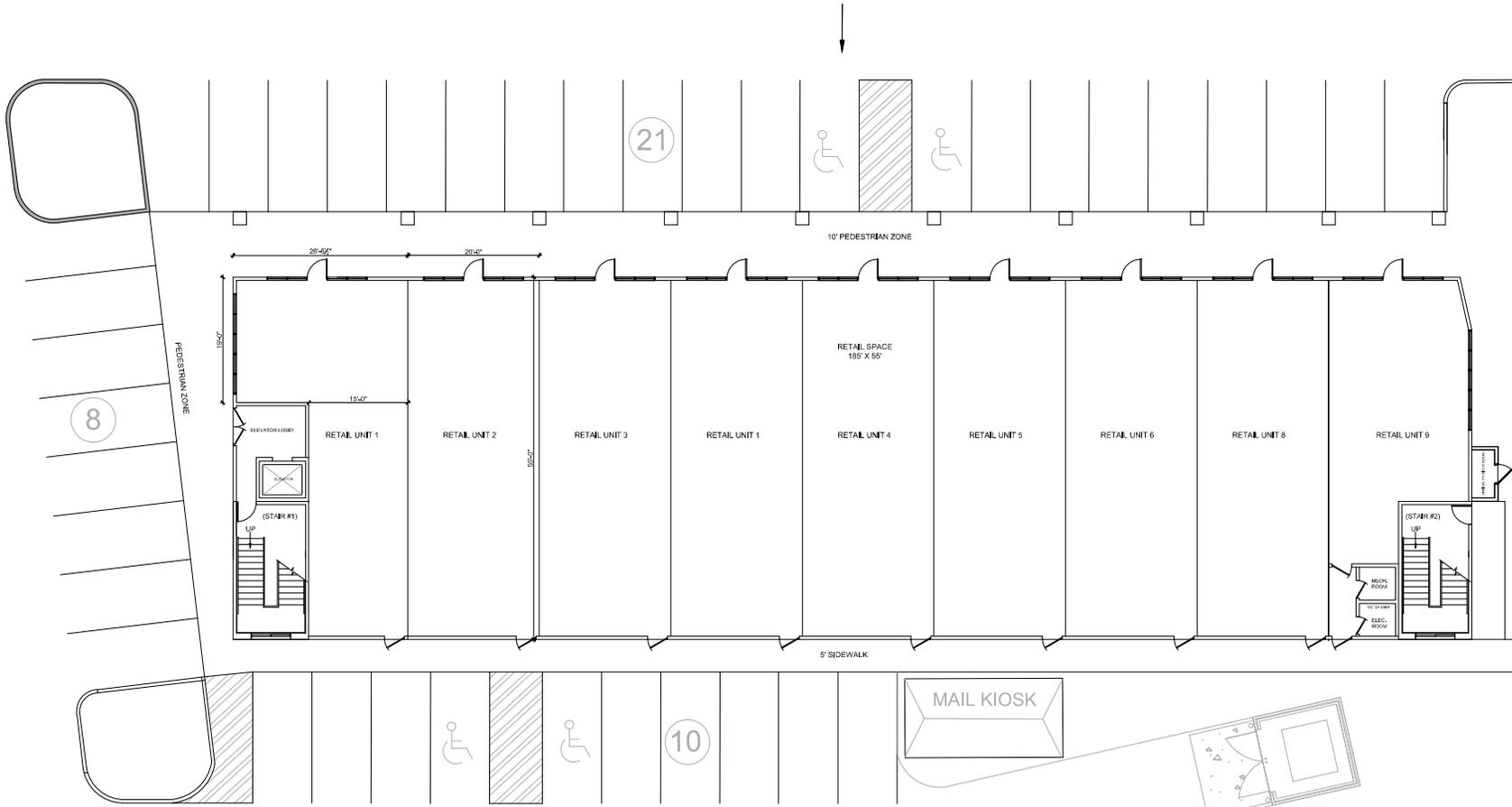
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SCALE: AS NOTED

SHEET

**A401**

**RZM2025-00023**  
**RECEIVED OCTOBER 2, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



**1** PLAN: FIRST FLOOR - MIXED-USE BUILDING - BLOCK D  
 A500 SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
 PHONE: (770) 441-4403

PLAN - FIRST FLOOR - MIXED-USE BUILDING - BLOCK D  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 143&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNATH  
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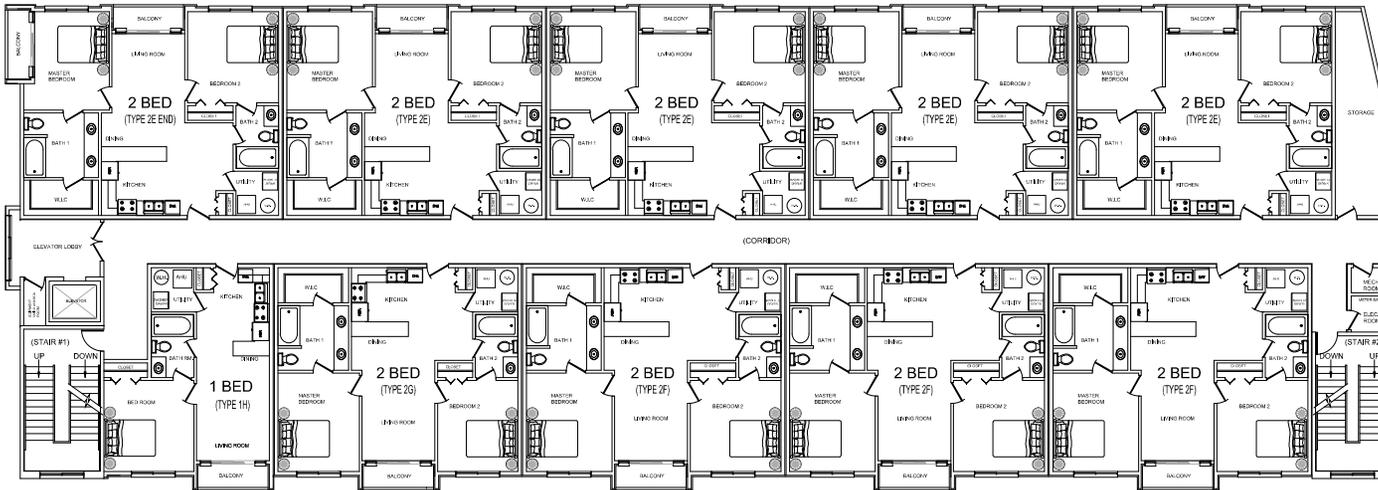
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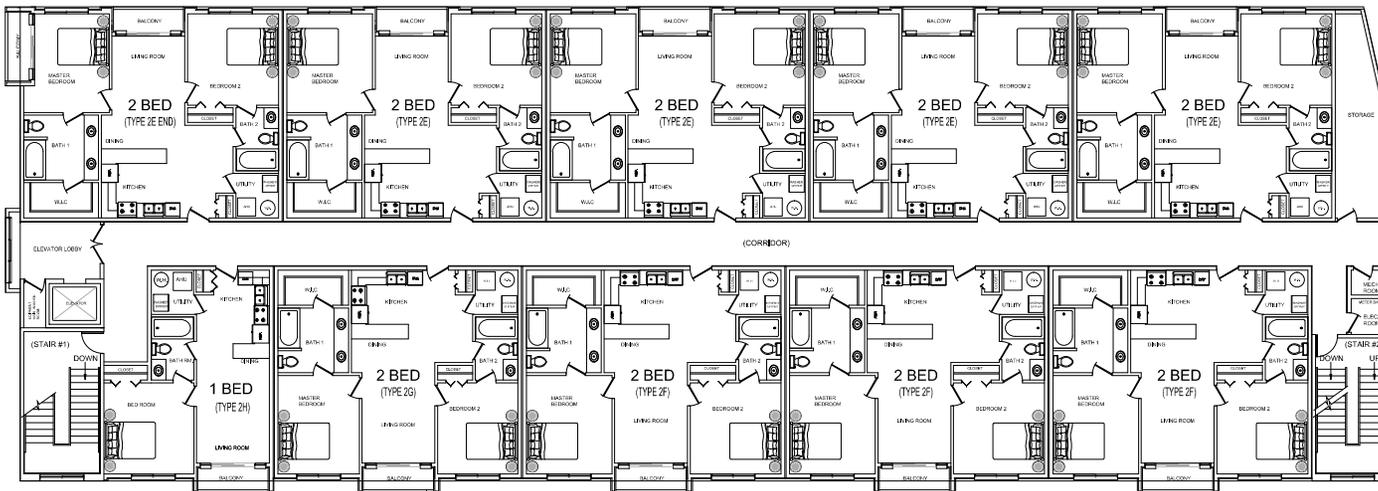
SHEET

A500

RZM2025-00023  
 RECEIVED OCTOBER 2, 2025  
 PLANNING & DEVELOPMENT DEPARTMENT



**1 PLAN: SECOND FLOOR - MIXED-USE BUILDING (BLOCK D)**  
 A501 SCALE: 1/8"=1'-0", WHEN PRINTED ON 24"x36" SHEET SIZE



**2 PLAN: THIRD FLOOR - MIXED-USE BUILDING (BLOCK D)**  
 A501 SCALE: 1/8"=1'-0", WHEN PRINTED ON 24"x36" SHEET SIZE



CONSULTING ENTERPRISES, CORP.  
 CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS  
 PHONE: (770) 444-4400

**EC**

PLANS - SECOND AND THIRD FLOOR - MIXED-USE BUILDING - BLOCK D  
 464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046  
 LAND LOTS 14&144, 5TH DISTRICT  
 CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC  
 JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS		
NO.	DATE	DESCRIPTION

**CONCEPTUAL PLANS ONLY**

DRAWN: AMMARNAATH  
 CHECKED: \_\_\_\_\_  
 DATE: 09-24-2025  
 SCALE: AS NOTED  
 SHEET

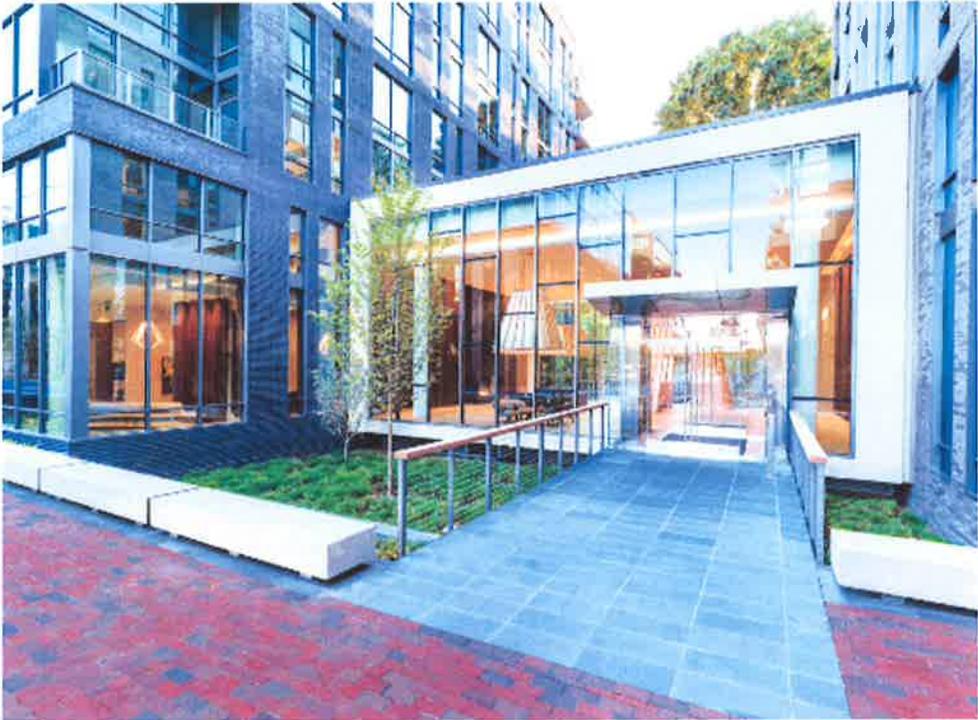
**A501**

# Projected Renderings Of Exterior



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# Projected Renderings Of Exterior



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RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

# Projected Renderings Of Interior



RZM2025-00023  
RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

## Projected Renderings Of Interior



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RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

# Projected Renderings Of Amenities



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RECEIVED OCTOBER 2, 2025  
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## Projected Renderings Of Amenities



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# Projected Renderings Of Interior Apartments



RZM2025-00023  
RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

## Projected Renderings Of Interior



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RECEIVED OCTOBER 2, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



November 10, 2025

Martha Sanchez  
12 Brothers Venture Capital, LLC  
3775 Venture Drive Bldg 300  
Duluth, GA 30096

<input checked="" type="checkbox"/>	<b>APPROVED</b>
<input type="checkbox"/>	<b>DENIED</b>
<input type="checkbox"/>	<b>CONDITIONALLY APPROVED</b>
<b>Sewer Capacity Request #C2025-294-11</b>	
<b>Expiration Date: 11/10/2026</b>	
<b>Tie-In Manhole FID: 218930</b>	

RE: Sewer Availability for Proposed Development – 464 West Pike  
Parcel ID 5144 037

Dear Ms. Sanchez:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 6,000 square feet of retail space; 3,400 square feet of office space; leasing center with a fitness center and pool; 27 one-bedrooms and 111 two-bedrooms on the above parcel and determined:

Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of **16.77 gpm** discharging to the sewer tie-in manhole at Facility ID **218930**.

**Capacity Allocation:** Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

**Certification Expiration:** The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

**Certification Invalidation:** This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a

**RZM2025-00023**

**RECEIVED NOVEMBER 17, 2025**

**PLANNING & DEVELOPMENT DEPARTMENT**



# Gwinnett

GWINNETT COUNTY  
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012

678.376.6700

www.gwinnettcounty.com | www.gwinnett2o.com

new Sewer Capacity Request with updated information prior to the expiration of the previous one.

Please contact us at 678-376-7026 if you have any questions.

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE  
Division Director, Infrastructure Support  
678.376.2130

C: Gwinnett County DWR – Lorraine Campagne, Section Manager; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III; Geniva Sylvain, Engineer III  
Gwinnett County P&D – Charli Young, Planning Manager; Christina Dejarnette, Engineer II; Wendell Tumale, Engineer III; Dominique Graves, Engineer II

**RZM2025-00023**

**RECEIVED NOVEMBER 17, 2025**

**PLANNING & DEVELOPMENT DEPARTMENT**



# SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: [DWRCapacityCertification@GwinnettCounty.com](mailto:DWRCapacityCertification@GwinnettCounty.com)

Select Request Type:

Pre-Rezoning

New Request

Renew Request  
SCC # \_\_\_\_\_

Revise Existing Request  
SCC # \_\_\_\_\_  
(Describe revision changes in Project Description below)

**DWR Use Only:**

Capacity Certification Request No. C2025-294-11

Approved     Conditionally Approved\*     Denied

\*(See attached letter for conditions)

Printed Name: Della Taylor, PE - Division Director, Infrastructure Support

Signature: *D Taylor*                      11/10/2025

Gwinnett County Planning and Development Permit No.: \_\_\_\_\_

**Check if development/project requires public or private pump station:**  **Pumping Rate (gpm)** \_\_\_\_\_

Development/Project Name: 464 West Pike

Development Address: 464 West Pike Street (City) Lawrenceville (Zip) 30046

Parcel Number(s): R5144 037

Project Description: Develop with Retail spaces, townhomes & apartment homes  
Refer attached Utility Concept Plan for number of units and/or square footage per each type of use  
 (Provide appropriate square footage and number of units in the project description)

Total Area of Development: 5.151 acres

If residential, total number of units: 138                      Density: 26.8 units/acre

Property Owner Name: 12 Brothers Venture Capital, LLC (Martha Sanchez)

Property Owner Email: ms@globalprg.com                      Phone #: 404-931-8109

Developer Contact: Martha Sanchez                      Company: 12 Brothers Venture Capital, LLC

Address: 3775 Venture Drive, Bldg. D300                      City: Duluth                      Zip: 30096

Developer Email: ms@globalprg.com                      Phone #: 404-931-8109

Engineering Contact: Rajesh Patel                      Engineering Firm: Boundary Zone, Inc.

Engineer Email: rpatel@boundaryzone.com                      Phone #: 770-271-5772

Additional Recipients: \_\_\_\_\_

Recipient(s) Email(s): \_\_\_\_\_

**RZM2025-00023**  
**RECEIVED NOVEMBER 17, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**DWR Use Only**

Capacity Certification Request No.: C2025-294-11  
Development/Project Name: \_\_\_\_\_  
Gwinnett County Planning and Development Permit No.: \_\_\_\_\_ (if available)  
Downstream Pump Station: Patterson Sewer Basin: Patterson

**Total requested annual average daily flow (AADF) in gallons per minute (gpm):** 16.77  
Flow (gpm) 16.77 to tie-in manhole facility ID: 218930  
Flow (gpm) \_\_\_\_\_ to tie-in manhole facility ID: \_\_\_\_\_  
Flow (gpm) \_\_\_\_\_ to tie-in manhole facility ID: \_\_\_\_\_  
Flow (gpm) \_\_\_\_\_ to tie-in manhole facility ID: \_\_\_\_\_  
Flow (gpm) \_\_\_\_\_ to tie-in manhole facility ID: \_\_\_\_\_

**Provide your BEST estimated dates for:**

Zoning Submittal: 10/2025 Plan Submittal 04/2026 Begin Construction: 10/2026  
Zoning Approval: 12/2025 Completion/Occupancy: 03/2028

**Include the following in the submittal package:**

- GIS map **highlighting** proposed development, surrounding utilities, and location of tie-in manhole.  
<https://gis.gwinnettcountry.com/GISDataBrowser>
- Detailed flow calculations for proposed development project based on the most current wastewater flow estimation guidelines:  
<https://www.gwinnettcountry.com/static/departments/water/pdf/wastewater-flow-estimation-guidance.pdf>
  - Annual average daily flow (gpm)
  - Peak flow (gpm) for all heavy water users (i.e. laundromats, carwashes, industrial, etc.) – please note that the peaking factor has been changed from 2.5 to 4.0 unless justification can be provided.
  - Batch discharges from processing facilities (breweries, industrial, etc.)
  - Pump station flow rates – If a pump has been selected, provide a pumping rate and pump curve. If a pump has not been selected, assume a minimum pumping rate of 4 times the AADF. Be sure to provide the pump flow rate on page 1 of the request form.

Proposed utility plan

Design Professional sign/seal: *Rajesh Patel* Date: 10/07/2025



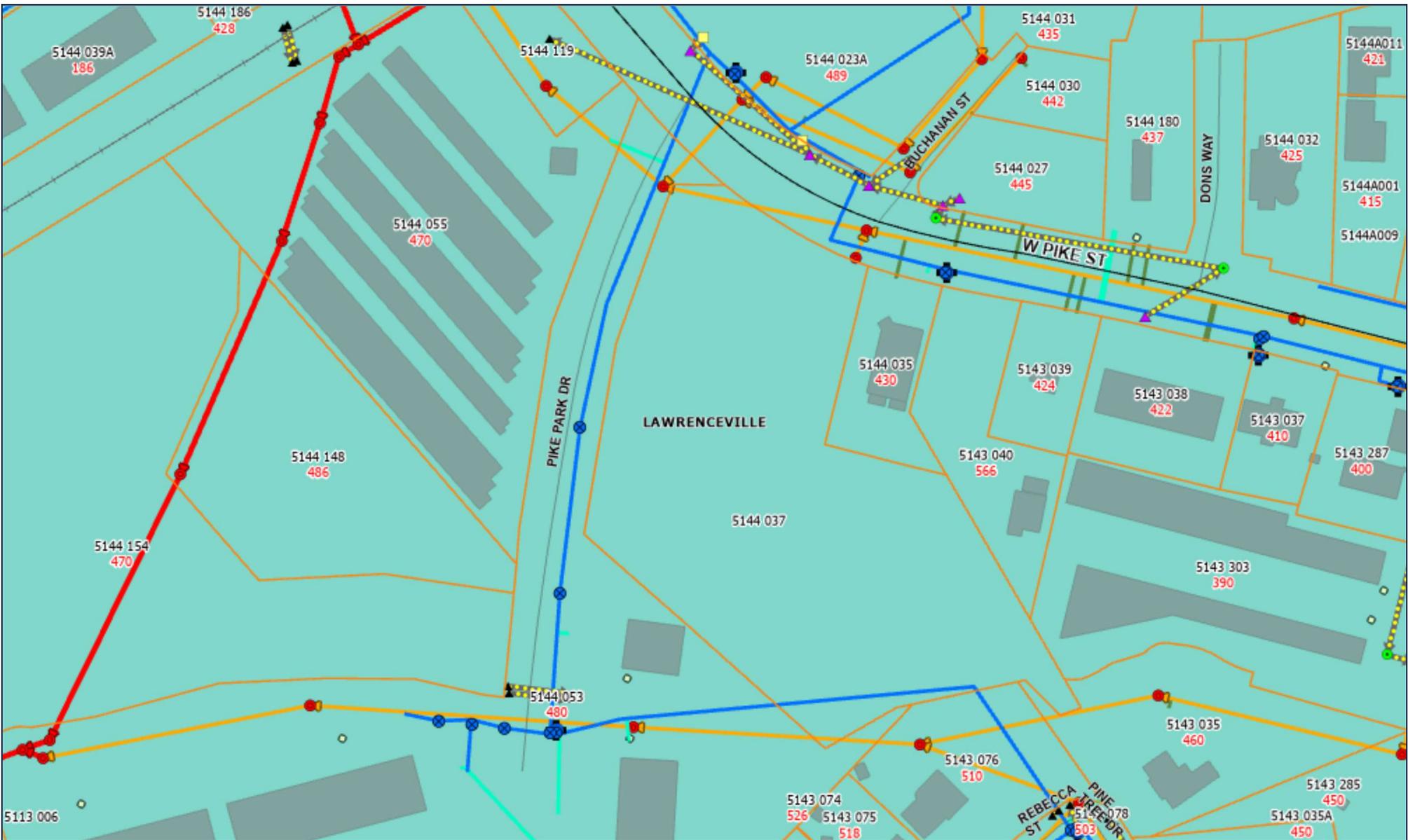
Once a complete package with all supporting documentation has been received

**PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING**

If additional analysis or flow monitoring is required

**PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING**

**RZM2025-00023**  
**RECEIVED NOVEMBER 17, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



# 464 West Pike Street, Lawrenceville

10/7/2025 12:54:35 PM

Utilities



**RZM2025-00023**  
**RECEIVED NOVEMBER 17, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

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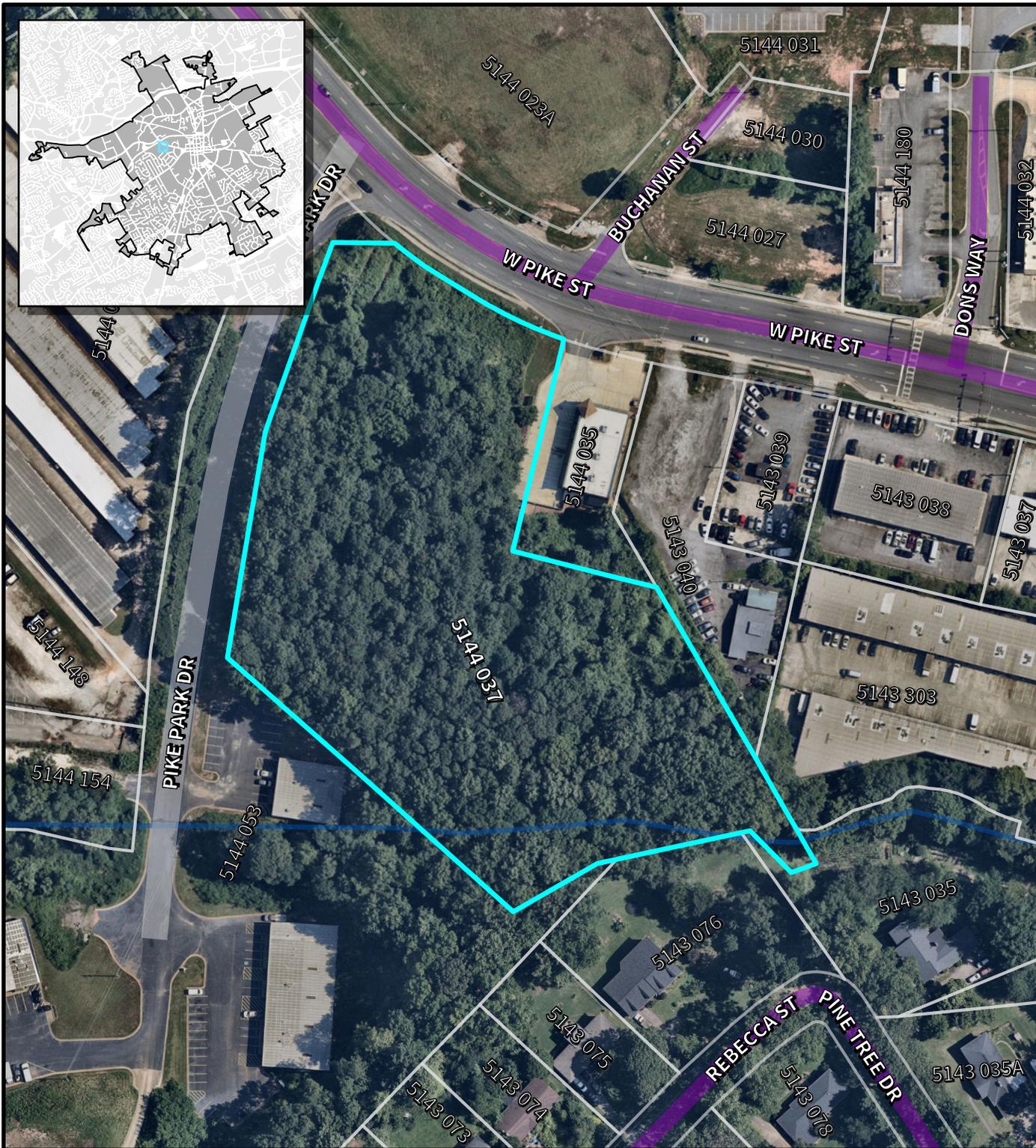
## WASTEWATER FLOW ESTIMATION

**Development Name:** 464 West Pike  
**Development Address:** 464 West Pike Street, Lawrenceville, GA 30046  
**Parcel Number(s):** R5144 037

Land Use Category / Facility	Annual Ave Daily Unit Flow (gpd)	Per Unit	# of Unit (s)	Annual Ave Daily Flow (gpd)
Retail Shops / Store	100	1,000 sq. ft.	6,000	600
Office - General	175	1,000 sq. ft.	3,400	595
Residential Townhomes	250	Each	8	2,000
Residential 1-Bedroom	110	Each	27	2,970
Residential 2-Bedroom	155	Each	111	17,205
Office - Leasing	175	1,000 sq. ft.	1,080	189
Fitness Center	500	1,000 sq. ft.	960	480
Clubhouse	50	1,000 sq. ft.	1,250	63
Swimming Pool	25	Employee	2	50
			<b>Total &gt;&gt;</b>	24,152

Annual Average Daily Flow (gpm) =  $\text{AADF (gpd)} / 1440 =$  **16.77 gpm**





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

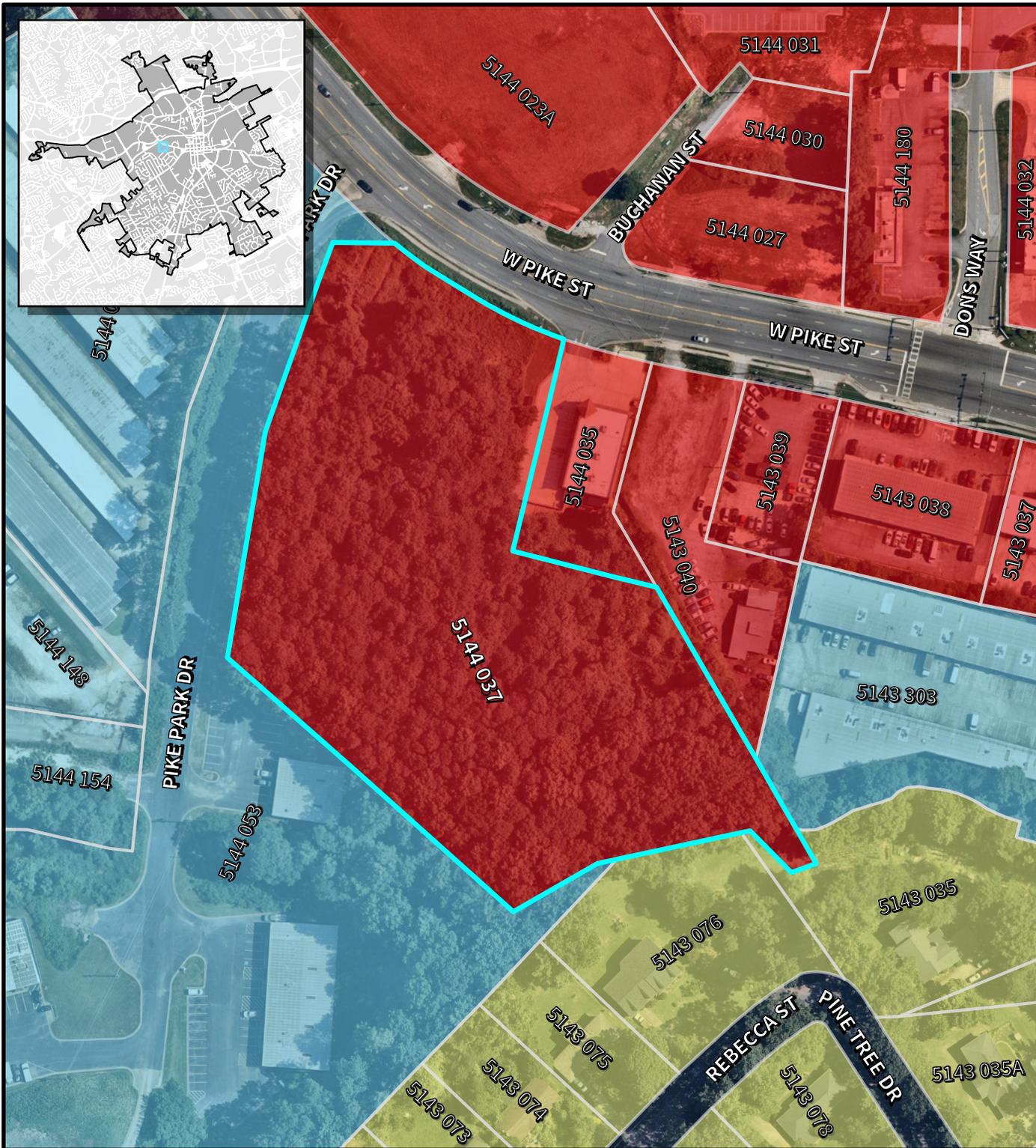
Applicant:  
Curt Thompson

-  Subject Property (~5.09 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:1,800

0 62.5 125 250 Feet





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:

Curt Thompson

 Subject Property (~5.09 acres)

 Lawrenceville City Limits

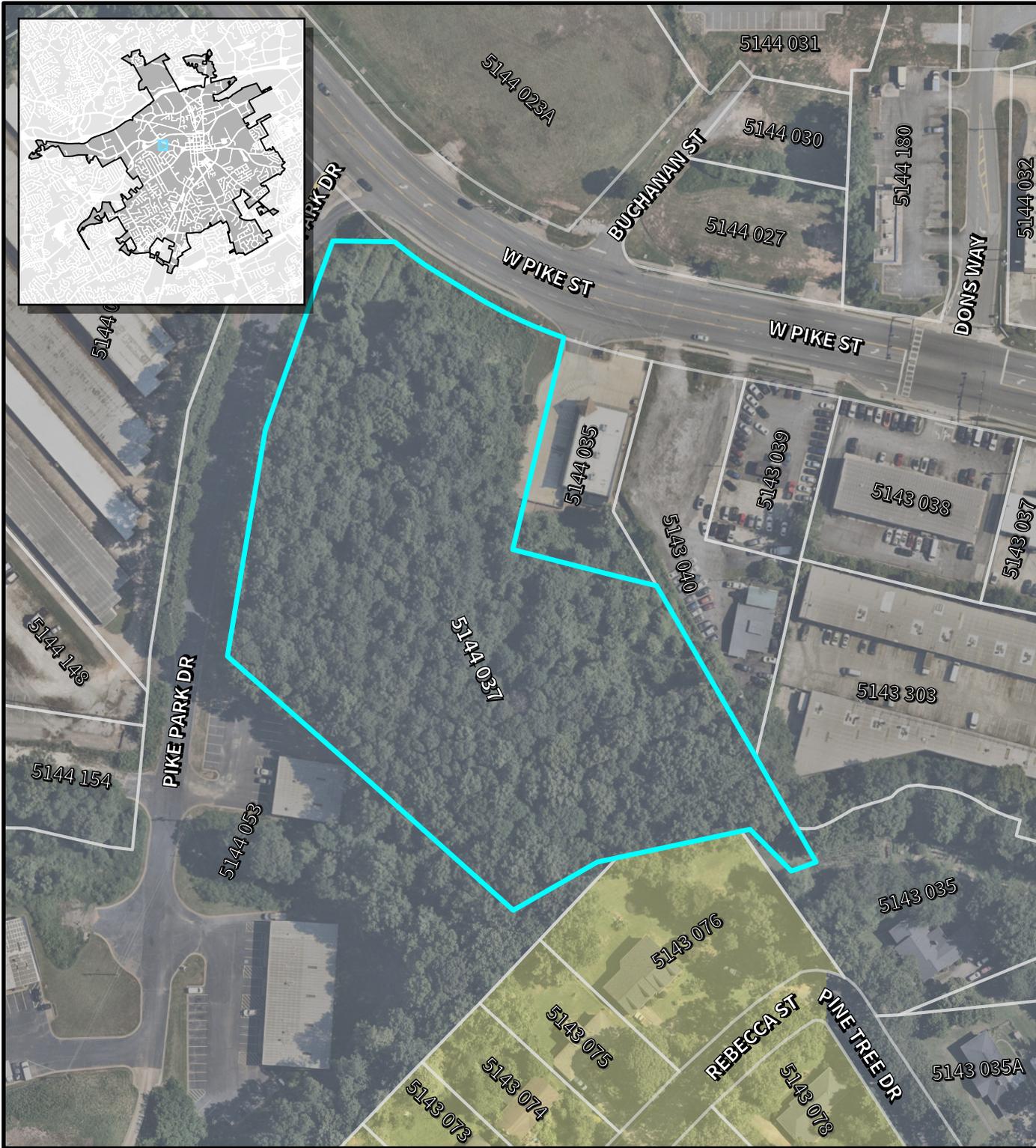
Zoning Districts

-  BG General Business
-  HSB Highway Service Business
-  LM Light Manufacturing
-  RS-150 Single-Family Residential

Scale: 1:1,800

0 62.5 125 250 Feet





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZM2025-00023

Applicant:  
Curt Thompson

 Subject Property (~5.09 acres)

 Lawrenceville City Limits

### 2045 Character Areas

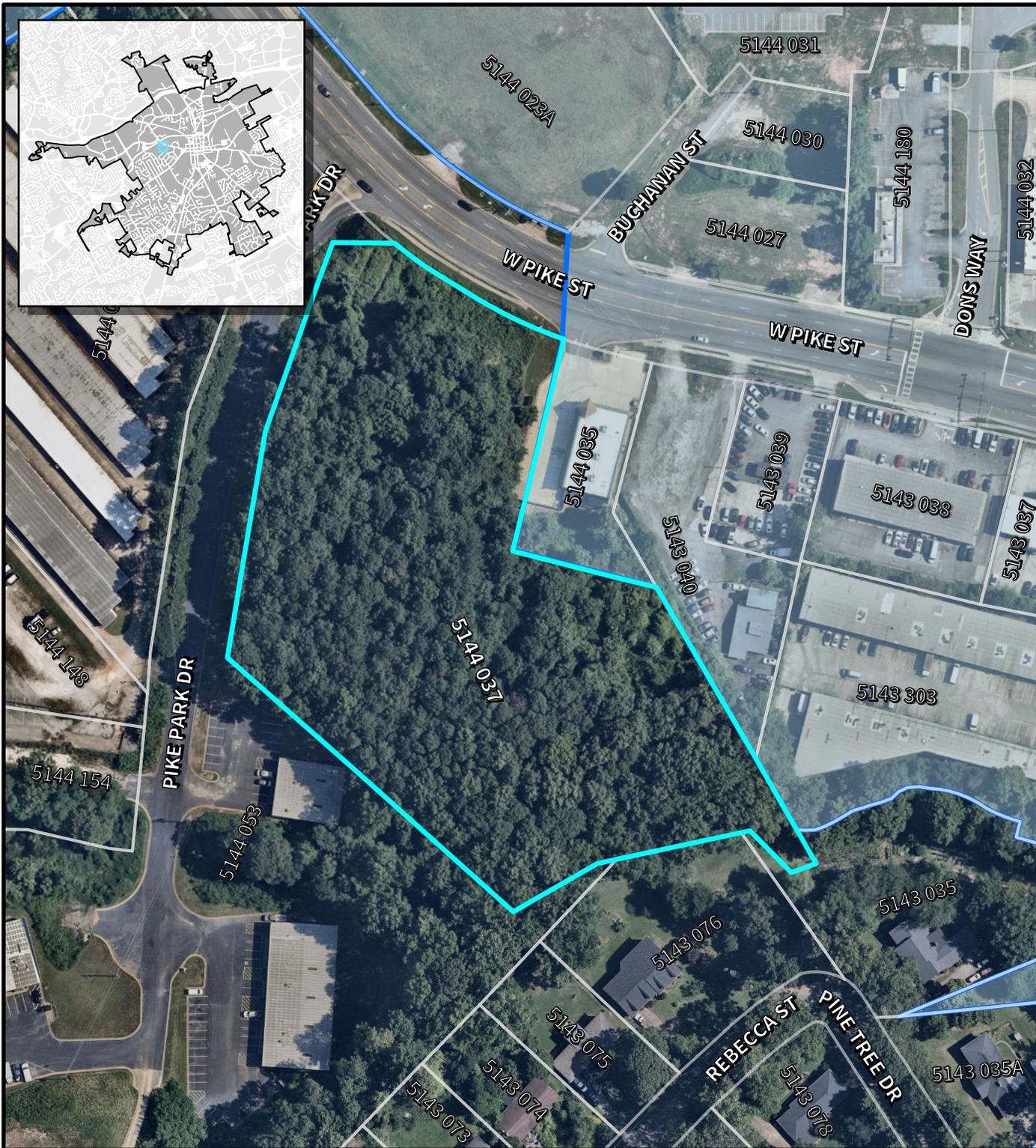
 Downtown

 Traditional Residential

Scale: 1:1,800

0 62.5 125 250 Feet





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

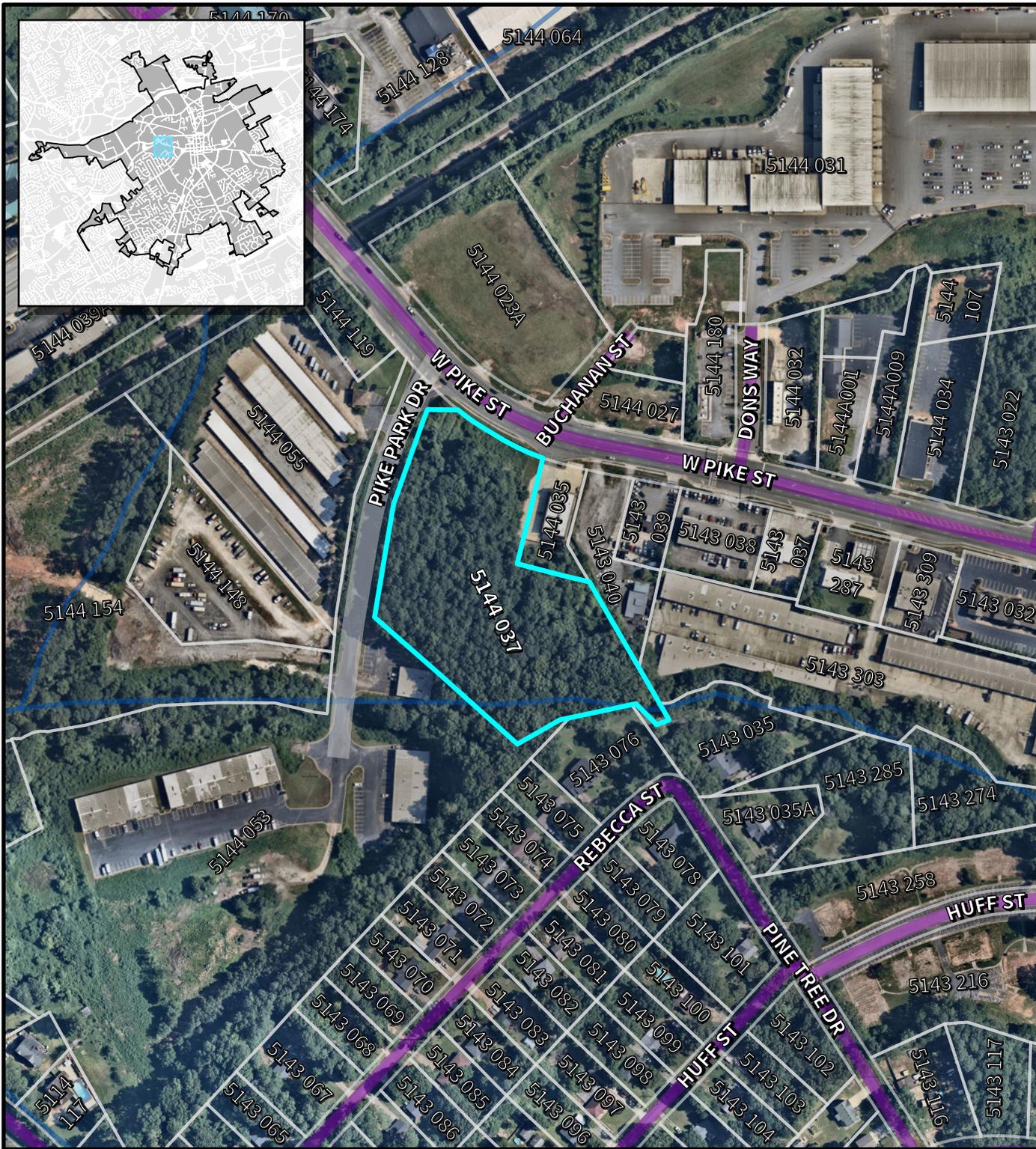
Applicant:  
Curt Thompson

-  Subject Property (~5.09 acres)
-  Lawrenceville City Limits
-  DDA Boundary

Scale: 1:1,800

0 62.5 125 250 Feet





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

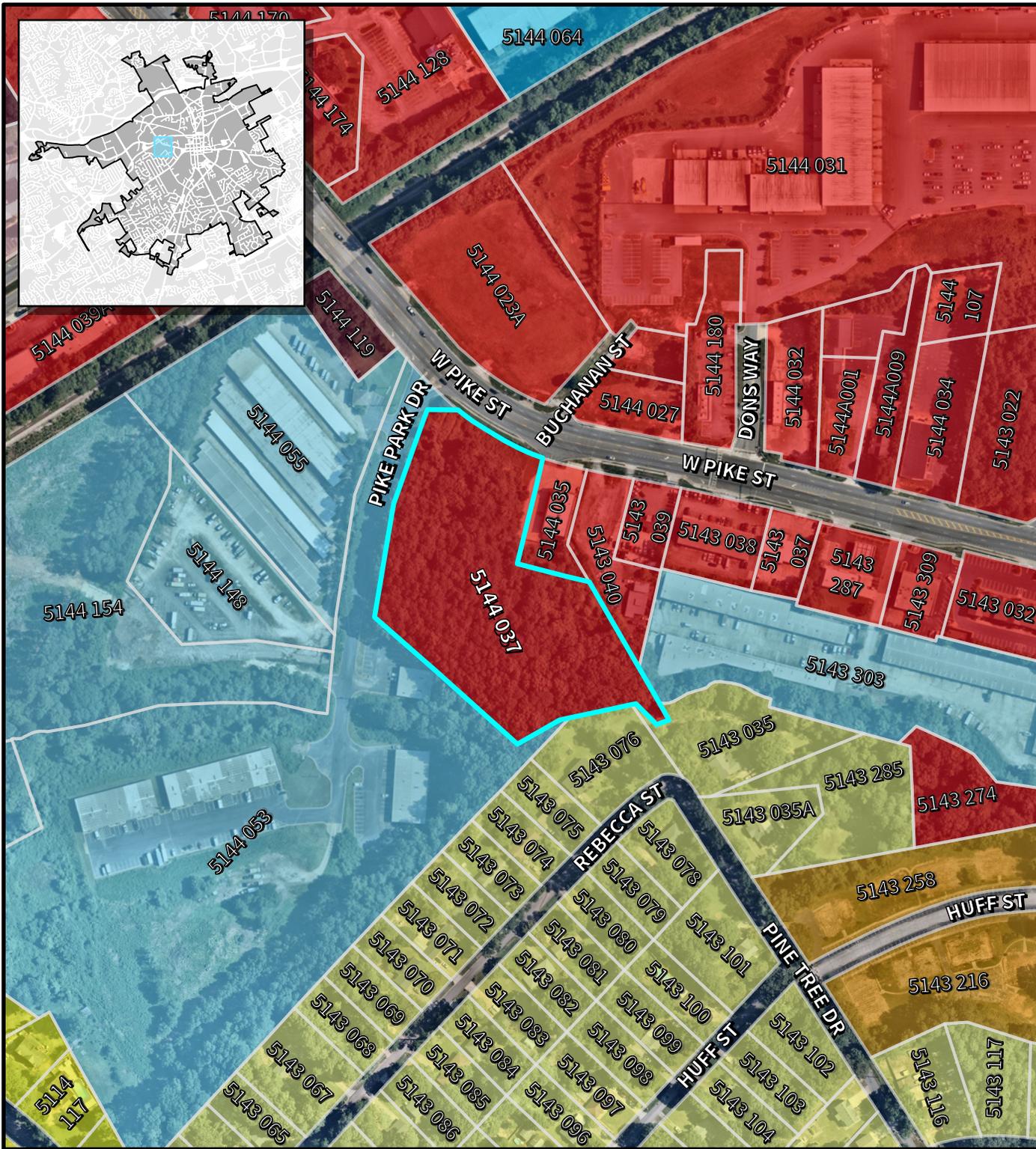
Applicant:  
Curt Thompson

-  Subject Property (~5.09 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600

0 125 250 500 Feet





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:  
Curt Thompson

 Subject Property (~5.09 acres)

 Lawrenceville City Limits

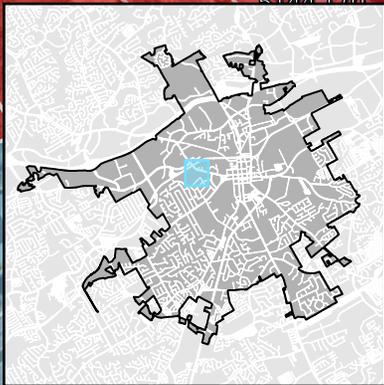
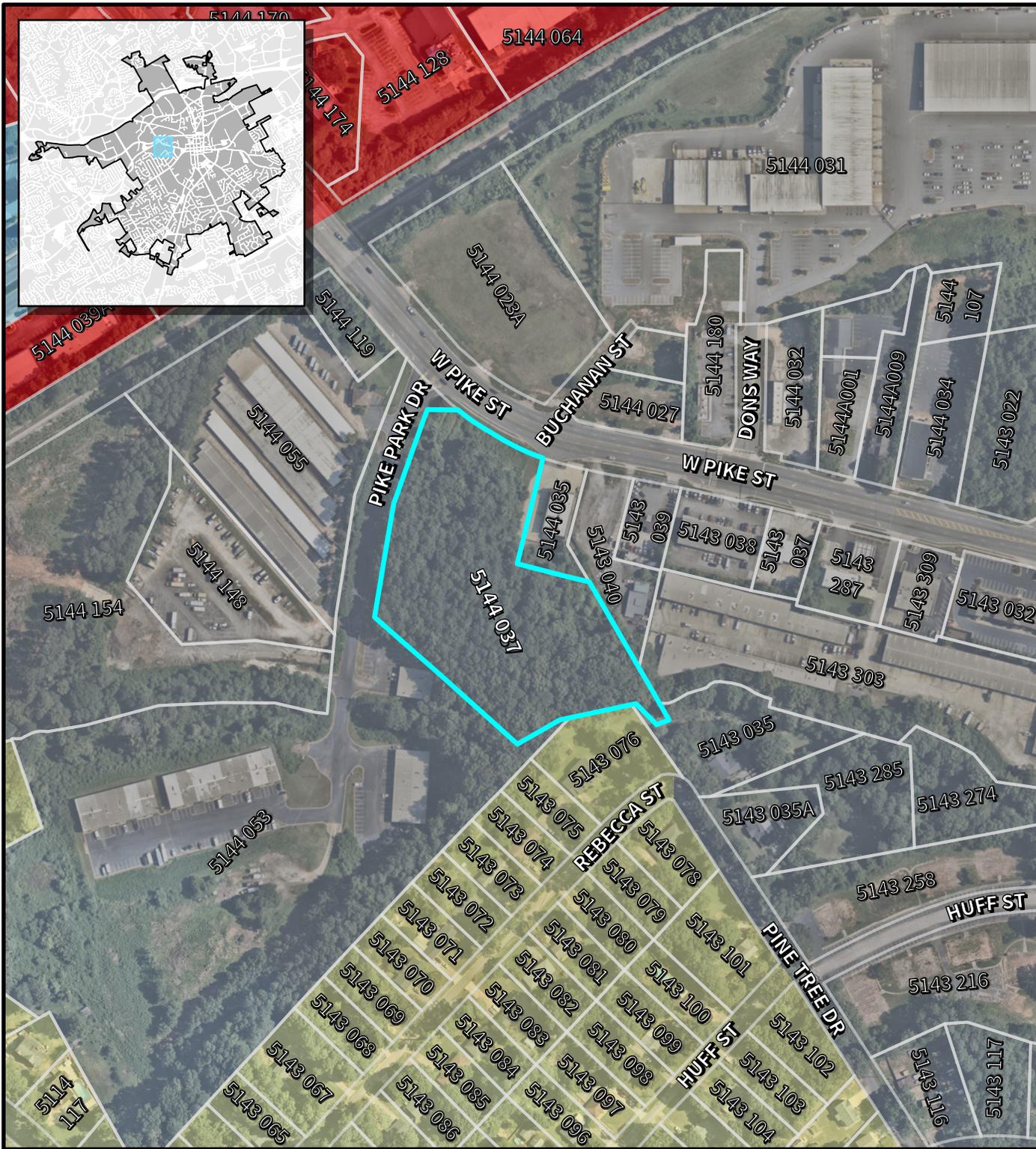
Zoning Districts

-  BG General Business
-  HSB Highway Service Business
-  LM Light Manufacturing
-  HM Heavy Manufacturing
-  OI Office/Institutional
-  RM-12 Multifamily Residential
-  RS-150 Single-Family Residential
-  RS-180 Single-Family Residential

Scale: 1:3,600

0 125 250 500 Feet





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:  
Curt Thompson

 Subject Property (~5.09 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Traditional Residential

 Commercial Corridor

 Medical Services Cluster

Scale: 1:3,600

0 125 250 500 Feet



