

November 9, 2023

**Helen Appenzeller-Bach**  
**City of Lawrenceville Planning and Development Office**  
70 S Clayton Street, Lawrenceville, GA 30046  
678.407.6400  
[Helen.Appenzeller@lawrencevillega.org](mailto:Helen.Appenzeller@lawrencevillega.org)

**Reference: Chick-fil-A #0831 Pike Street**  
**680 Duluth Highway, Lawrenceville, GA 30046**  
**Interplan #2020.0261**  
**Letter of Intent**

Dear Ms. Appenzeller-Bach,

Please accept this Letter of Intent for a waiver request to submit for a new variance submittal. Due to the 1993 Right-of-Way take along Professional Drive by Gwinnett County, the previously approved variance, VAR2023-00094, is no longer applicable. While the previously approved design of the drive-thru only restaurant, isolated dual-lane drive-thru, canopies and updated parking layout has not changed, this Right-of-Way take, which was not included in the Title update or the survey until recently, forces an additional setback reduction.

Chick-fil-A and the surveyor were unaware of this ROW taking due to a mis-filing of the documents upon recordation, presumably by either Gwinnett County or Georgia Department of Transportation. While Interplan was aware of the most recent Right-of-Way taking on Duluth Highway, our civil designers were unable to design the site according to the dedicated Right-of-Way on Professional Drive, resulting in the previously approved variance becoming no longer applicable due to the adjustment of the property line.

Due to the constraints of a small site, Chick-fil-A has made the decision to re-develop this location into a drive-thru-only facility with no dining room seating in an effort to utilize the property's size to its optimal capacity. The new restaurant reduces the building footprint and number of required parks, therefore better accommodating the demand for drive-thru traffic. With the drive-thru generating all of the business, the dual lanes and canopies over the ordering points and meal delivery window will be critical in expediting the flow of traffic on and off of this site. Unfortunately, the Right-of-Way take only increases these site constraints.



CFA #831 Pike Street

11.09.2023

Page 2 of 2

Relief, if granted, would not result in any detriment to the public or impair the purposes or intent of the City of Lawrenceville's Zoning Ordinance. The intent of the improvements is solely to aid in the day-to-day operations of Chick-fil-A, specifically, to increase on-site stacking, thus decreasing stacking on adjacent public roadways during peak hours.

Please feel free to contact me if you have any questions or require additional information. If I am not available, Felipe Reyes is the Civil Project Manager and will be able to answer your questions.

Sincerely,

**INTERPLAN LLC**

*Danielle Sheridan*

Danielle Sheridan

Permit Lead

cc: F. Reyes, K. Lewis; Interplan LLC; IP File