

"NOT FOR FINAL RECORDING"
TOTAL AREA = 7.22 ± ACRES

PARCEL: 055 038 ZONED: B-G

REZONE REQUEST: CURRENTLY ZONED B-G
REQUESTING L-M ZONING TO ALLOW FOR THE
LUXURY LANDSCAPE SUPPLY DEVELOPMENT.
TOTAL SITE AREA = 7.22 ± ACRES

PROPOSED USE = LANDSCAPE SUPPLY RETAILER

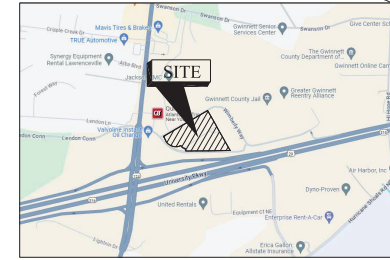
NOTES:

- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY XXXXXX,
DATED XX/XX/2024
- THERE ARE NO NWI WETLAND ON THE SITE.
- UN-NAMED TRIBUTARY OF CEDAR CREEK IS LOCATED ALONG THE
SOUTH SIDE OF THE SITE.
- NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD
AREA PER F.I.R.M. PANEL 13135C0074F DATED SEP. 29, 2006.
- THERE ARE NO STATE WATER ON SITE.
- THE PROJECT WILL BE SERVED BY GWINNETT COUNTY WATER.
- THE PROJECT WILL BE SERVED BY GWINNETT COUNTY SEWER.

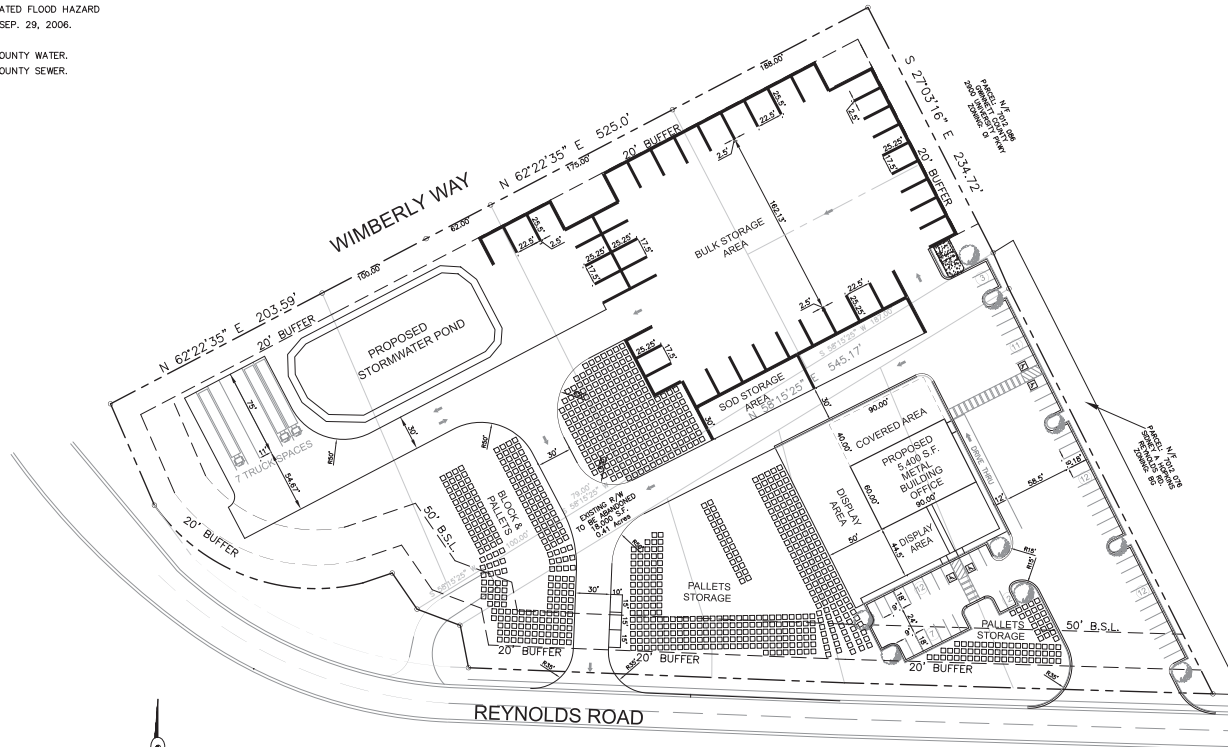
SITE ANALYSIS

BUILDING OFFICE	5,400 S.F.
ZONED	LM
TOTAL AREA	7.22 AC.
PARKING CALCULATION	
1 SP. / 300 S.F. MIN.	18 SPACES
TOTAL REQUIRED MIN.	18 SPACES
TOTAL PROVIDED	59 SPACES
H.C. SPACES REQ.	
1 H.C. SP. / 25 SP.	3 SPACES
H.C. SPACES REQUIRED	3 SPACES
H.C. SPACES PROVIDED	4 SPACES

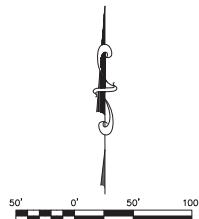
TOTAL SITE AREA = 7.22 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.
NOTES: NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13135C0074F, DATED SEP. 29, 2006.



VICINITY MAP
N.T.S.



RZC2024-00058
RECEIVED: MAY 3, 2024
PLANNING AND DEVELOPMENT DEPARTMENT



GEORGIA811
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REZONE PLAN

PROPOSED LUXURY LANDSCAPE SUPPLY

7012 062 7012 039
7012 081 7012 049
7012 022A 7012 026A
PARCEL: 7012 021 7012 035

LAND LOT: 12

DISTRICT: 7th

REYNOLDS ROAD

CITY OF LAWRENCEVILLE, GA

DATE: 4/30/2024

SCALE: 1"=50'

DEVELOPER

LUXURY LANDSCAPE SUPPLY
185 PARK ACCESS DR.
LAWRENCEVILLE, GA 30046
ALEC RICHARDSON
PHONE: 770-513-7333
alec@luxurylandscape.com

24 HOUR - EMERGENCY CONTACT
ALEC RICHARDSON
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alec@luxurylandscape.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 24-020

RZ