

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes/No/Abstain
<u>Victoria Jones</u> , Council Member	Yes/No/Abstain
<u>Randy Travis</u> , Council Member	Yes/No/Abstain
<u>Bryant Harris</u> , Council Member	Yes/No/Abstain

On motion of [INSERT NAME], seconded by [INSERT NAME], which carried [INSERT VOTE], the following ordinance was [INSERT MOTION]:

**AN ORDINANCE TO [INSERT RECOMMENDATION] AN AMENDMENT THE OFFICIAL ZONING
MAP**

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from BG (General Business District) and LM (Light Manufacturing District) to BG (General Business District) by Costco Wholesale Corporation for the proposed use of Wholesale Membership Club on a tract of land described by the attached legal description, which is incorporated herein and made a part

hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on September 28, 2026 and objections [INSERT OBJECTIONS] filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 28th day September 2026, that the aforesaid application to amend the Official Zoning Map from BG (General Business District) and LM (Light Manufacturing District) to BG (General Business District) is hereby [INSERT DECISION].

Approval of the rezoning from split LM (Light Manufacturing District) and BG (General Business District) to BG (General Business District), subject to the following enumerated conditions:

1. To restrict the Rezoning as follows:

- A.** The development shall be limited to a Wholesale Membership Club with associated accessory uses, including an accessory fuel facility, and shall remain substantially consistent with the site plan submitted with the rezoning application, subject to the final approval by the Director of the Planning and Development Department.
- B.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- C.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- D.** Outdoor storage shall be prohibited, except for activities specifically associated with the approved accessory uses and otherwise permitted by the Zoning Ordinance.

- E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.

2. To satisfy the following site development considerations:

- A. The development of the site shall be designed and constructed in general accordance with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, except that the plan may be modified as necessary to address conditions of zoning. Final site design shall be subject to review and approval by the Director of the Planning and Development Department.
- B. The development shall provide parking in accordance with the Parking Plan associated with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, including a maximum of 854 parking spaces, except that the plan may be modified as necessary to address conditions of zoning or through a future site plan amendment or rezoning approved by the City. All parking spaces shall be located on an approved, paved, and striped surface. Final parking layout and compliance with applicable City parking requirements shall be subject to review and approval by the Director of the Planning and Development Department.
- C. The principal and accessory buildings and structures shall be designed and constructed in accordance with the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5), prepared by MG2 Corporation and dated July 2026, except that the elevations may be modified as necessary to address conditions of zoning. Final architectural elevations, exterior materials, and façade treatments shall be subject to review and approval by the Director of the Planning and Development Department.
- D. All wall signage shall be installed in accordance with the approved wall-sign variance and shall be substantially consistent with the signage depicted in the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5). Final signage design, including total sign area and placement, shall be subject to review and approval by the Director of the Planning and Development Department.

- E. The development shall provide landscaping in accordance with the Landscape Plan associated with the Tree Canopy Plan, Sheet Number L1.0; Overall Tree Replacement Plan. Sheet L2.0; Overall Landscape Plan, Sheet L3.0; and Landscape Details, Sheet Number L4.0 (AEC Job# 25-5192), prepared by AEC, Inc., and dated January 26, 2026, except that the plan may be modified as necessary to address conditions of zoning. Final landscape design, including species selection, installation locations, and overall compliance with applicable City landscaping requirements, shall be subject to review and approval by the Director of the Planning and Development Department.
- F. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.
- G. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- H. Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 6 – Architectural and Design Standards, Section 602 – Non-Residential Minimum Architectural and Design Standards, Part A-1. Exterior Wall Design. Allows the use of architectural metal panels as a primary siding material for the proposed Wholesale Membership Club.
- B. A variance from the Zoning Ordinance, Article – Signs, Section 702.7 – Wall Sign. Allows up to four hundred nine (409) square feet of wall signage per elevation and eight hundred fifty-three (853) square feet of total wall signage per building, substantially consistent with the submitted sign plan.
- C. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 1. Allows disturbance within the required fifty (50) foot undisturbed natural stream buffer, subject to all required State approvals
- D. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 2. Allows disturbance within the additional twenty-five (25) foot impervious-surface stream setback, subject to all required State approvals.

ORDINANCE NO: ZON-ORD-[INSERT YEAR & #]

CASE NO: RZC2026-00003

David R. Still, Mayor

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk

LEGAL DESCRIPTION – COMBINED COSTCO TRACTS

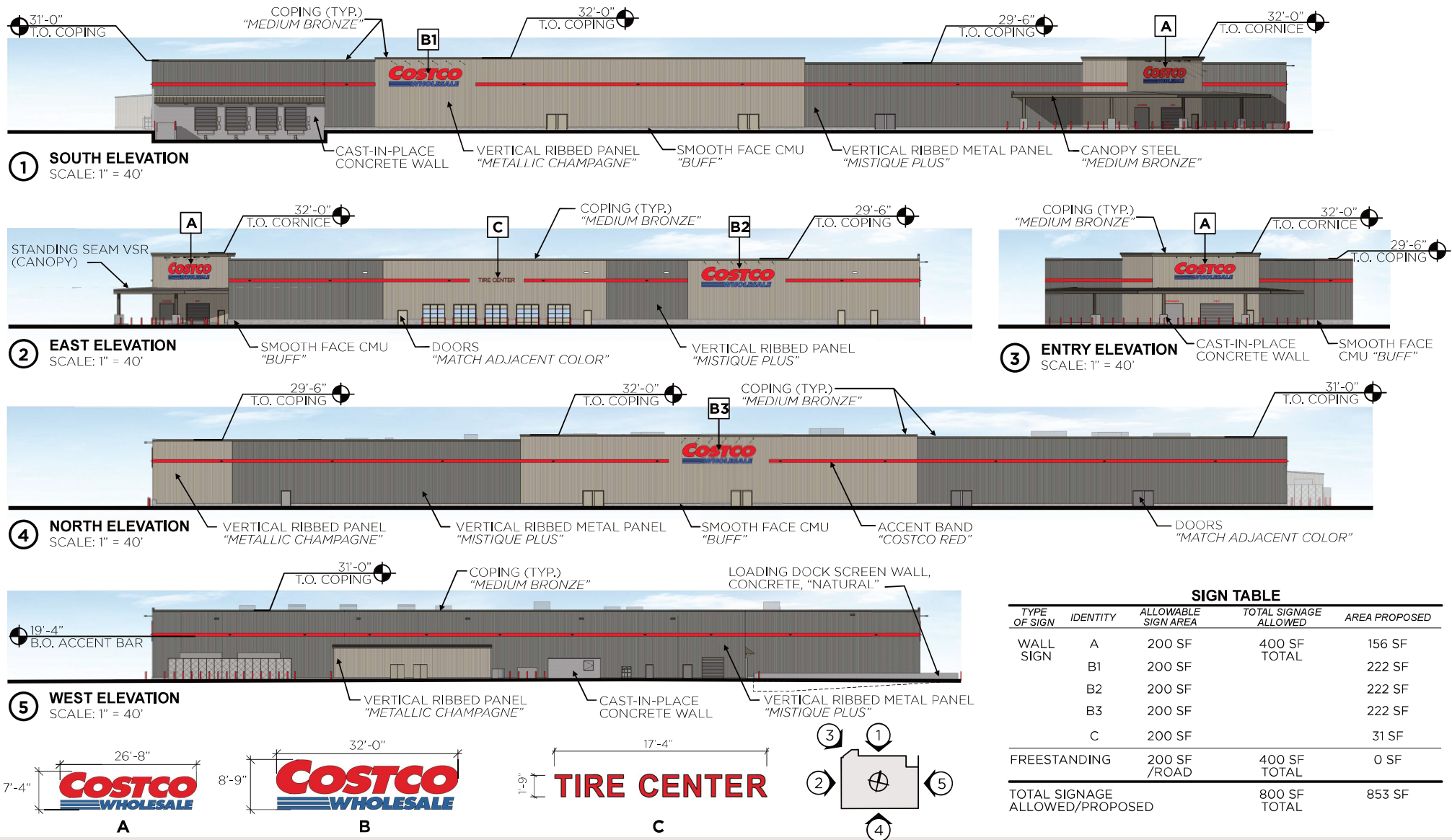
All that tract or parcel of land lying and being in Land Lot 11 of the 7th District and Land Lot 176 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a concrete right-of-way monument at the intersection formed between the northerly right-of-way of Buford Drive (aka Georgia Highway 20) and the southerly right-of-way of Lightnin Drive; THENCE northwesterly along said right-of-way a distance of 604.12' to the POINT OF BEGINNING; from said POINT OF BEGINNING THENCE South 24 degrees 24 minutes 47 seconds West a distance of 126.06' to a point; THENCE South 11 degrees 25 minutes 43 seconds East a distance of 296.21' to a point; THENCE South 15 degrees 24 minutes 11 seconds West a distance of 101.83' to a point; THENCE South 80 degrees 21 minutes 37 seconds West a distance of 585.09' to a 1/2" point; point; THENCE North 29 degrees 03 minutes 20 seconds West a distance of 13.23' to a point; THENCE South 80 degrees 58 minutes 09 seconds West a distance of 298.49' to a point; THENCE South 80 degrees 44 minutes 16 seconds West a distance of 390.03' to a point on the southeastern right-of-way of Park Access Drive; THENCE along a curve on the easterly right-of-way of Park Access Drive a distance of 70.82' to a concrete right-of-way monument, said curve having a chord bearing of North 27 degrees 15 minutes 04 seconds East, said curve having a radius of 532.00' and a chord distance of 70.77'; THENCE South 67 degrees 02 minutes 11 seconds East a distance of 27.51' to a right-of-way monument; THENCE along the arc of a curve having a chord bearing of North 22 degrees 39 minutes 09 seconds East an arc distance of 6.08' to a point, said curve having a radius of 560.00' and a chord distance of 6.08'; THENCE along the easterly right-of-way of Park Access Drive North 23 degrees 12 minutes 01 seconds East a distance of 14.40' to a concrete right-of-way monument; THENCE along the easterly right-of-way of Park Access Drive North 67 degrees 44 minutes 57 seconds West a distance 27.60' to a concrete right-of-way monument THENCE along the easterly right-of-way of Park Access Drive North 22 degrees 15 minutes 03 seconds East a distance of 236.57' to a point; THENCE along a curve on the easterly right-of-way of Park Access Drive a distance of 161.54', said curve having a chord bearing of North 02 degrees 42 minutes 47 seconds East, said curve having a radius of 236.87' and a chord distance of 158.43'; THENCE along a curve on the easterly right-of-way of Park Access Drive a distance of 69.13', said curve having a chord bearing of North 25 degrees 48 minutes 14 seconds West, said curve having a radius of 232.00' and a chord distance of 69.13'; THENCE departing said right-of-way North 48 degrees 42 minutes 26 seconds East a distance of 264.77' to a point; THENCE along a curve a distance of 83.91' to a point, said curve having a chord bearing of North 62 degrees 41 minutes 00 seconds East, said curve having a radius of 172.00' and a chord distance of 83.08'; THENCE North 76 degrees 39 minutes 41 seconds East a distance of 267.79';

THENCE North 76 degrees 37 minutes 45 seconds East a distance of 266.00' to a point; THENCE along a curve a distance of 131.89' to a point, said curve having a chord bearing of South 84 degrees 28 minutes 44 seconds East, said curve having a radius of 199.98' and a chord distance of 129.51'; THENCE South 65 degrees 35 minutes 04 seconds East a distance of 292.40 to a point; THENCE South 24 degrees 24 minutes 47 seconds West a distance of 26.79' to a point; said point also the POINT OF BEGINNING. Containing 765,993 sq.ft. (17.59 acres) as shown on ALTA Survey by Keystone Land Surveying dated 02-25-2026.

Together with all that tract or parcel of land lying and being in Land Lot 11 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 4x4 concrete monument at the intersection of the southern right-of-way of SR 316 and the northern right-of-way of Lightnin Drive; THENCE along the southern right-of-way of SR 316 and the arc of a curve having a chord bearing of North 84 degrees 02 minutes 49 seconds East an arc distance of 243.71' to a 4x4 concrete R/W monument, said curve having a radius of 1850.86' and a chord distance of 243.54; THENCE North 87 degrees 41 minutes 37 seconds East a distance of 244.08 to a point; THENCE along the arc of a curve having a chord bearing of North 85 degrees 53 minutes 33 seconds East an arc distance of 58.00' to a 4x4 concrete monument, said curve having a radius of 1968.86' and a chord distance of 58.00'; THENCE departing said right of way South 04 degrees 06 minutes 15 seconds East a distance of 142.93' to a 4x4 concrete monument; THENCE South 24 degrees 14 minutes 51 seconds West a distance of 167.08' to a point; THENCE North 65 degrees 33 minutes 22 seconds West a distance of 497.68' to a point; THENCE along the arc of a curve North 71 degrees 38 minutes 08 seconds West an arc distance of 50.52' to a point, said curve having a radius of 239.27' and a chord distance of 50.43'; THENCE North 24 degrees 24 minutes 47 seconds East a distance of 37.17' to the POINT OF BEGINNING. Containing 96,078 sq. ft. (2.21 acres) as shown on ALTA Survey by Keystone Land Surveying dated 02-25-2026.



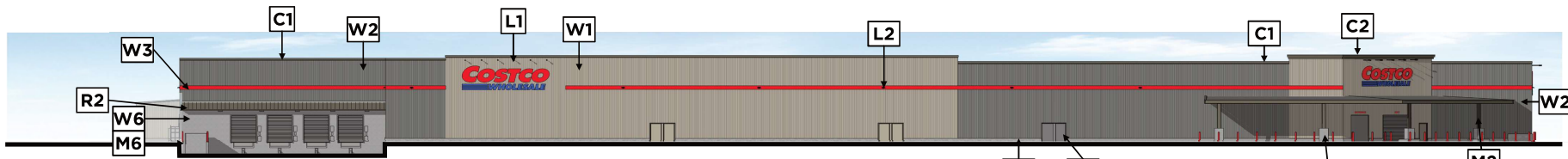
JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG. 2

CONCEPT WAREHOUSE ELEVATIONS

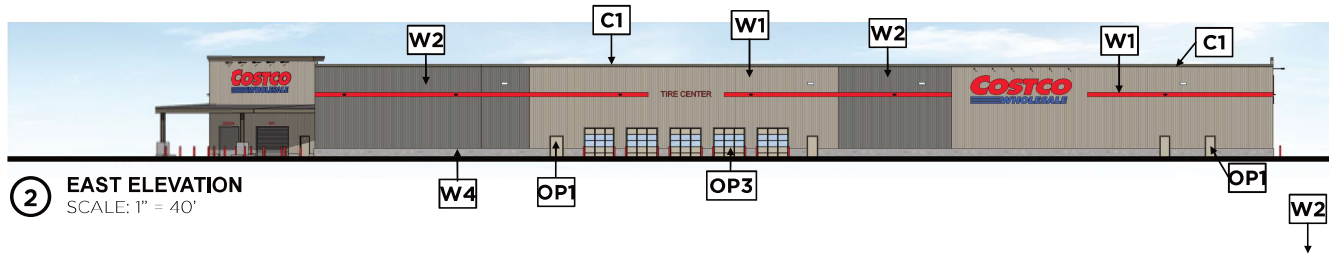
(WAREHOUSE WALL SIGN VARIANCE)



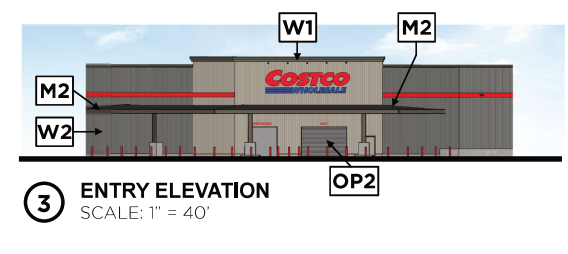
RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



① SOUTH ELEVATION
SCALE: 1" = 40'



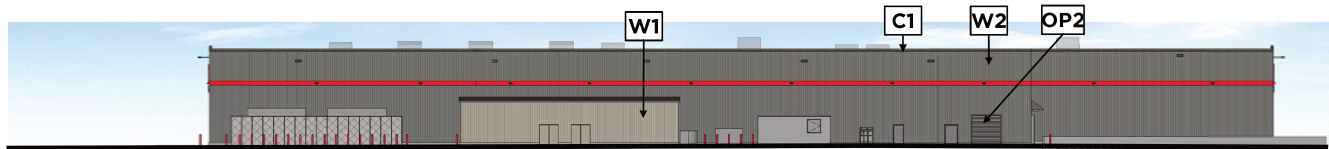
② EAST ELEVATION
SCALE: 1" = 40'



③ ENTRY ELEVATION
SCALE: 1" = 40'



④ NORTH ELEVATION
SCALE: 1" = 40'



⑤ WEST ELEVATION
SCALE: 1" = 40'

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
W1	METAL PANELS - IC72	METAL	PRE-FINISHED	METALLIC CHAMPAGNE	1
W2	METAL PANELS - IC72	METAL	PRE-FINISHED	METALLIC PLUS	1
W3	ACCENT BAND	METAL	PRE-FINISHED	SAFETY RED SW4081	1
W4	MASONRY SMOOTH FACE	CMU - SIZE PER PLANS	WATER REPELLENT	BUFF	
W5	MASONRY VENEER	VENEER	WATER REPELLENT	BUFF	
W6	CAST-IN-PLACE CONCRETE CURB	CONCRETE	WATER REPELLENT	NATURAL	ARCHITECTURAL FINISH
W7	LOADING DOCK CURB	CONCRETE	WATER REPELLENT	NATURAL	SEE A703.1
W8	PROTECTION CURB	CONCRETE	WATER REPELLENT	NATURAL	SEE A703.1
W9	COLUMN PLINTH / BENCH	CONCRETE	WATER REPELLENT	NATURAL	ARCHITECTURAL FINISH
W10	WALL REVEALS / CONTROL JOINT / SHRINKAGE JOINT	ARCHITECTURAL FINISH	WATER REPELLENT	NATURAL	SEE 1A701 AND STRUCT DWGS

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
C1	CORNER	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
C2	CORNER	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
R1	STANDING SEAM VSR (CANOPY)	METAL	PRE-FINISHED	COOL IVORY WHITE	1; CANOPY ROOF
R2	STANDING SEAM VSR	METAL	PRE-FINISHED	MEDIUM BRONZE	1; RECEIVING AWNING AND FIRE DEPT ROOM
R3	STANDING SEAM MR24	METAL	PRE-FINISHED	GALVALUME	1; WAREHOUSE ROOF
ASM1	ACCENT TRIM	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
ASM2	SCUPPER	SHEET METAL	PAINT AND SEALANT BY GC		1, 3

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
L1	SIGN LIGHTING FIXTURE	METAL	PRE-FINISHED	TECHLIGHT BRONZE	
L2	WALL PACK FIXTURE	METAL	PRE-FINISHED		
L3	EMERGENCY LIGHT FIXTURE	METAL	PRE-FINISHED		
OP1	DOOR, FRAME AND HSS MULLION BTWN DOORS (WHERE OCCURS)	STEEL	PAINT BY GC	MATCH WALL COLOR	2
OP2	ROLLING SERVICE DOOR	STEEL	PRE-FINISHED	GRAY	1, 4
OP3	GLAZED SECTIONAL DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	1, 4
OP4	AUTO-SLIDING DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP5	TRANSOM FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP6	GLAZING	INSULATED GLASS		CLEAR	
OP7	STOREFRONT FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP8	LOUVER	STEEL	PRE-FINISHED	MEDIUM BRONZE	
M1	ACCENT CHANNEL	STEEL	PAINT BY GC	MEDIUM BRONZE	1
M2	STRUCTURAL FRAMING - COLUMNS & CANOPY TASDA BEAM	STEEL	PAINT BY GC	MEDIUM BRONZE	1
M3	STAIRS				
M4	HANDRAIL/GUARDRAIL	GALVANIZED STEEL	PAINT BY GC		2
M5	BOLLARD (4' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED	2
M6	BOLLARD (5' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED	2



JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG. 2

CONCEPT WAREHOUSE ELEVATIONS

(WAREHOUSE WALL MATERIAL VARIANCE)



RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 4

WEST PERSPECTIVE



RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



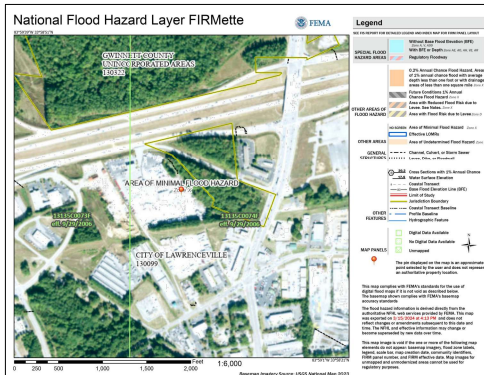
MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 5

SOUTH PERSPECTIVE

COSTCO
WHOLESALE

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



THIS PROPERTY IS LOCATED IN A ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP OF GWINNETT COUNTY GEORGIA, MAP PANEL NUMBERS 13150070F AND 13150070F EFFECTIVE DATE 9/29/2008

GENERAL NOTES:
 1. This exception per title commitment package from First American Title Insurance Company, Commitment No. 1025-128546-151.
 2. This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3. Underground utilities shown on this survey are from a combination of utilities field marked by others and public records. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for existence or presence of any such utilities shown or not shown.
 4. This Plot has been prepared for the exclusive use of the person(s) or entities named hereon.

CITY OF LAWRENCEVILLE
CONDO-180
 MINIMUM FRONT SETBACK - 50'
 MINIMUM SIDE SETBACK - 10'
CONDO-181
 MINIMUM FRONT SETBACK - 50'
 MINIMUM SIDE SETBACK - 0'
CONDO-182
 MINIMUM FRONT SETBACK - 35'
 MINIMUM SIDE SETBACK - 10'
 MINIMUM REAR - 40'
CONDO-183
 MINIMUM FRONT SETBACK - 50'
 MINIMUM SIDE SETBACK - 10'

DATE OF FIELD SURVEY 10-22-25

THE CALCULATED POSITIONAL TOLERANCE BASED ON RECURRENT LINEAR MEASUREMENTS OF OBSERVED POSITIONS HAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND R/K GPS
 GPS RECEIVER: TRIMBLE R12
 SR: 83407080 BASE
 NETWORK: TRIMBLE W55 NOW R/K ONS

REFERENCE: PG 74 PG 6
 DB 10467 PG 106
 DB 58925 PG 533-534
 DB 58946 PG 276-288
 DB 58146 PG 224-230
 DB 60970 PG 23-29
 DB 61440 PG 874-880

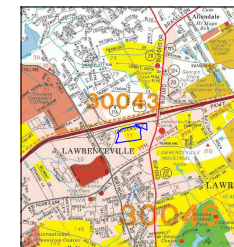
FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13150070F & 13150070F EFFECTIVE DATE SEPTEMBER 29, 2008

HORIZONTAL & VERTICAL DATUM:
 HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988, ORTHOMETRIC HEIGHTS WERE COMPUTED USING GCPD 18
 GCPD 18 MEASUREMENTS TO THE GEORGIA FOOT
 DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL
 THE DATUM FOR THIS SURVEY IS FROM TRIMBLE MESHON NETWORK

LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (DRAIN)
SE	SANITARY SEWER EASEMENT
ESP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POR	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PVE	PAVED FLOOR ELEVATION
PAO	PAID ELEVATION
GTE	GARAGE FLOOR ELEVATION
WE	WEATHER UP ELEV.
MYE	MIN. FINISHED FLOOR ELEVATION
PROPOSED FLOW ARROW /	CHANCE
PROPOSED SILT FENCE	
POWER POLE	
2" IRON REBAR SET	
IRON PIN FOUND	
BOLLARD	
OVERHEAD POWER	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
GAS VALVE	
GAS METER	
LIGHT POLE	
CONCRETE PAD	
TELEPHONE MANHOLE	
AR CONDITIONER UNIT	
MAIL BOX	
CLEAN OUT	
SANITARY SEWER MANHOLE	
LEFT WING CATCH BASIN	
RIGHT WING CATCH BASIN	
DOUBLE WING CATCH BASIN	
DRAIN ALLEY	
HEADWALL	

UTILITY LEGEND	
OVERHEAD POWER UTILITY	
UNDERGROUND POWER UTILITY	
UNDERGROUND GAS UTILITY	
UNDERGROUND TELEPHONE UTILITY	
UNDERGROUND WATER LINE	
SANITARY SEWER FORCE MAIN	

ALTA/NSPS LAND TITLE SURVEY OF 2555 UNIVERSITY PARKWAY, 825 LIGHTNIN DRIVE FOR COSTCO WHOLESALE CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY



LOCATION MAP NOT TO SCALE - SOURCE AERIAL OF GEORGIA

LEGAL DESCRIPTION - COMBINED COSTCO TRACTS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11 OF THE 7TH DISTRICT AND LAND LOT 176 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION FORMED BETWEEN THE NORTHERLY RIGHT-OF-WAY OF BUFORD DRIVE (AKA GEORGIA HIGHWAY 28) AND THE SOUTHERLY RIGHT-OF-WAY OF LIGHTNING ACCESS DRIVE; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 364.27' TO THE POINT OF BEGINNING;
 FROM SAID POINT OF BEGINNING
 THENCE SOUTH 24 DEGREES 24 MINUTES 47 SECONDS WEST A DISTANCE OF 186.06' TO A POINT;
 THENCE SOUTH 11 DEGREES 25 MINUTES 42 SECONDS EAST A DISTANCE OF 286.20' TO A POINT;
 THENCE SOUTH 15 DEGREES 24 MINUTES 11 SECONDS WEST A DISTANCE OF 10.85' TO A POINT;
 THENCE SOUTH 80 DEGREES 21 MINUTES 17 SECONDS WEST A DISTANCE OF 58.60' TO A 1.50' POINT;
 THENCE NORTH 20 DEGREES 03 MINUTES 20 SECONDS WEST A DISTANCE OF 13.52' TO A POINT;
 THENCE SOUTH 80 DEGREES 58 MINUTES 48 SECONDS WEST A DISTANCE OF 208.40' TO A POINT;
 THENCE SOUTH 80 DEGREES 44 MINUTES 16 SECONDS WEST A DISTANCE OF 389.63 TO A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY OF PARK ACCESS DRIVE;
 THENCE ALONG A CURVE ON THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE A DISTANCE OF 70.62' TO A CONCRETE RIGHT-OF-WAY MONUMENT; SAID CURVE HAVING A CHORD BEARING OF NORTH 23 DEGREES 18 MINUTES 40 SECONDS EAST; SAID CURVE HAVING A RADIUS OF 530.00' AND A CHORD DISTANCE OF 70.77';
 THENCE NORTH 67 DEGREES 02 MINUTES 11 SECONDS EAST A DISTANCE OF 27.51' TO A RIGHT-OF-WAY MONUMENT;
 THENCE ALONG THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 22 DEGREES 38 MINUTES 00 SECONDS EAST AN ARC DISTANCE OF 8.06' TO A POINT; SAID CURVE HAVING A RADIUS OF 580.00' AND A CHORD DISTANCE OF 8.00';
 THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE NORTH 23 DEGREES 12 MINUTES 00 SECONDS EAST A DISTANCE OF 14.87' TO A CONCRETE RIGHT-OF-WAY MONUMENT;
 THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE NORTH 47 DEGREES 44 MINUTES 57 SECONDS WEST A DISTANCE OF 27.87' TO A CONCRETE RIGHT-OF-WAY MONUMENT;
 THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE NORTH 22 DEGREES 15 MINUTES 03 SECONDS EAST A DISTANCE OF 28.87' TO A POINT;
 THENCE ALONG A CURVE ON THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE A DISTANCE OF 70.62' TO A CONCRETE RIGHT-OF-WAY MONUMENT; SAID CURVE HAVING A CHORD BEARING OF NORTH 23 DEGREES 42 MINUTES 47 SECONDS EAST; SAID CURVE HAVING A RADIUS OF 520.00' AND A CHORD DISTANCE OF 70.62';
 THENCE ALONG A CURVE ON THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE A DISTANCE OF 8.612' TO A POINT; SAID CURVE HAVING A CHORD BEARING OF NORTH 20 DEGREES 48 MINUTES 14 SECONDS WEST; SAID CURVE HAVING A RADIUS OF 172.00' AND A CHORD DISTANCE OF 8.612';
 THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 48 DEGREES 42 MINUTES 26 SECONDS EAST A DISTANCE OF 284.77' TO A POINT;
 THENCE ALONG A CURVE OF 83.87' TO A POINT; SAID CURVE HAVING A CHORD BEARING OF NORTH 62 DEGREES 41 MINUTES 00 SECONDS EAST; SAID CURVE HAVING A RADIUS OF 172.00' AND A CHORD DISTANCE OF 8.612';
 THENCE NORTH 76 DEGREES 33 MINUTES 41 SECONDS EAST A DISTANCE OF 287.70';
 THENCE NORTH 76 DEGREES 37 MINUTES 45 SECONDS EAST A DISTANCE OF 286.00' TO A POINT;
 THENCE ALONG A CURVE OF 123.80' TO A POINT; SAID CURVE HAVING A CHORD BEARING OF SOUTH 84 DEGREES 28 MINUTES 44 SECONDS EAST; SAID CURVE HAVING A RADIUS OF 198.00' AND A CHORD DISTANCE OF 124.81';
 THENCE SOUTH 60 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 290.40' TO A POINT;
 THENCE SOUTH 24 DEGREES 24 MINUTES 47 SECONDS WEST A DISTANCE OF 267.70' TO A POINT; SAID POINT ALSO THE POINT OF BEGINNING.

CONTAINING 70.62 ACRES (71.00 ACRES) AS SHOWN ON ALTA SURVEY BY KEYSTONE LAND SURVEYING DATED 02-25-2008.

TOGETHER WITH

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 6X4 CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF SR 306 AND THE NORTHERN RIGHT-OF-WAY OF LIGHTNING ACCESS DRIVE;
 THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF SR 306 AND THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 84 DEGREES 02 MINUTES 48 SECONDS EAST AN ARC DISTANCE OF 245.77' TO A 6X4 CONCRETE R/W MONUMENT; SAID CURVE HAVING A RADIUS OF 188.00' AND A CHORD DISTANCE OF 245.77';
 THENCE NORTH 67 DEGREES 02 MINUTES 11 SECONDS EAST A DISTANCE OF 27.51' TO A POINT;
 THENCE ALONG THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 85 DEGREES 53 MINUTES 33 SECONDS EAST AN ARC DISTANCE OF 58.00' TO A 6X4 CONCRETE MONUMENT; SAID CURVE HAVING A RADIUS OF 188.00' AND A CHORD DISTANCE OF 58.00';
 THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 84 DEGREES 58 MINUTES 14 SECONDS EAST A DISTANCE OF 143.87' TO A 6X4 CONCRETE MONUMENT;
 THENCE SOUTH 24 DEGREES 24 MINUTES 51 SECONDS WEST A DISTANCE OF 163.00' TO A POINT;
 THENCE NORTH 60 DEGREES 35 MINUTES 22 SECONDS WEST A DISTANCE OF 49.00' TO A POINT;
 THENCE ALONG THE ARC OF A CURVE NORTH 71 DEGREES 38 MINUTES 00 SECONDS WEST AN ARC DISTANCE OF 50.52' TO A POINT; SAID CURVE HAVING A RADIUS OF 238.27' AND A CHORD DISTANCE OF 50.45';
 THENCE NORTH 24 DEGREES 24 MINUTES 47 SECONDS WEST A DISTANCE OF 267.70' TO THE POINT OF BEGINNING;
 CONTAINING 10.00 ACRES (10.12 ACRES) AS SHOWN ON ALTA SURVEY BY KEYSTONE LAND SURVEYING DATED 02-25-2008.

SCALE: 1"=40' GRAPHIC SCALE - IN FEET 0 100 200 300		CLIENT: COSTCO WHOLESALE CORPORATION											
DESIGNED BY: JTF	SHEET NUMBER: 1 of 4	FILE NAME: LIGHTNIN DRIVE ALTA_V12_COSTCO ALTA ONLY	DATE: 6-17-26										
Copyright 2026 I. This drawing and that reproduction are the property of the author and may not be reproduced, published, or used in any way without the written permission of the author.													
ALTA/NSPS LAND TITLE SURVEY FOR COSTCO WHOLESALE CORPORATION FIRST AMERICAN TITLE INSURANCE COMPANY CITY OF LAWRENCEVILLE, GWINNETT COUNTY 7TH DISTRICT - LL11 8.61210 ACRES													
KEYSTONE LAND SURVEYING, INC. 2802 WEST OGDON STREET LAWRENCEVILLE, GEORGIA 30046 770.545.8700 www.keystonelandsurveying.com		<table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> </table>		1		2		3		4		5	
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THE TERM "CERTIFY" SHALL MEAN A SOUND JUDGMENT BASED UPON FACTS AND KNOWLEDGE, HONOR, TO THE BEST OF MY ABILITY, AND IS NOT A GUARANTEE, EITHER EXPRESSED OR IMPLIED. GA 180-6-2062 (4) AND (5)

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT