



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, SEPTEMBER 28, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

|                                                   |                                                                                                                                                                 |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Item:</b>                                      | ANNX2026-00002 RZM2026-00006 & SUP2026-00006; Owen Herbert; 0 Sugarloaf Parkway                                                                                 |
| <b>Department:</b>                                | Planning and Development                                                                                                                                        |
| <b>Date of Meeting:</b>                           | Monday, September 28, 2026                                                                                                                                      |
| <b>Presented By:</b>                              | Todd Hargrave, Director of Planning and Development                                                                                                             |
| <b>Applicants Request:</b>                        | Annex Property and Rezone from R-TH (Gwinnett County Single-Family Residence Townhouse District) to RM-8 (City of Lawrenceville Townhouse Residential District) |
| <b>Planning &amp; Development Recommendation:</b> | Approval with Conditions                                                                                                                                        |
| <b>Planning Commission Recommendation:</b>        | Approval with Conditions                                                                                                                                        |

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**Summary:** The applicant requests the annexation and rezoning of an approximately 6.61-acre property located at 0 Sugarloaf Parkway (Parcel ID Number: 5078 003) from Gwinnett County R-TH (Single-Family Townhouse District) to RM-8 (Townhouse Residential District) to develop thirty-nine (39) townhouse dwelling units at a density of approximately six (6) Units Per Acre (UPA). Furthermore, the applicant requests a Special Use Permit for thirty-one (31) front-entry units. The subject property is located along the western right-of-way of Sugarloaf Parkway, south of its intersection with Lawrenceville-Suwanee Road.

#### **Attachments/Exhibits:**

- ANNX2026-00002 RZM2026-00006 SUP2026-00006\_RPRT\_05152026.pdf
- ANNX2026-00002 RZM2026-00006 & SUP2026-00006\_M&C REC CNDS\_09102026.docx

- ZON ORD\_ANNX2026-00002 RZM2026-00006 & SUP2026-00006\_09102026.pdf
- ANN2026-00002 RZM2026-00006 SUP2026-00006\_CNCPT PLN NTS\_08112026.pdf
- ANN2026-00002 RZM2026-00006\_ELEV NTS\_09082026.pdf
- ANN2026-00002 RZM2026-00006 SUP2026-00006\_PWR PNT\_09082026.pdf