



Annexation, Rezoning, and Special Use Permit

ANNX2026-00002 RZM2026-00006

SUP2026-00006

0 Sugarloaf Parkway



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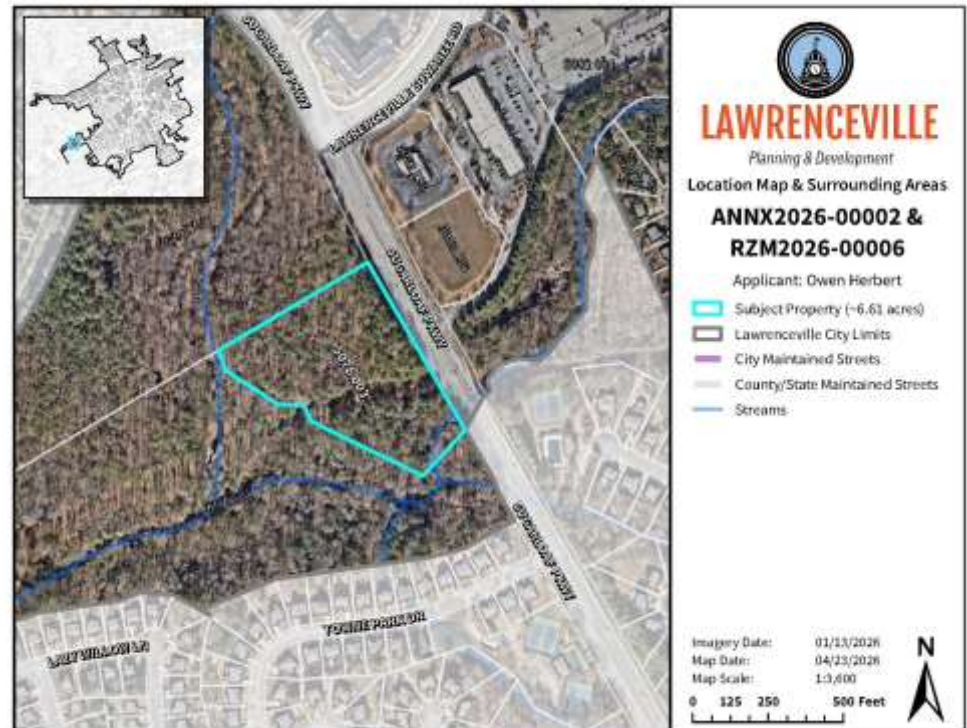
Overview

- Annexation, Rezoning, and Special Use Permit
- Applicant: Owen Herber
- Property Owner: Zianna Group LLC – Asif Dhanani
- Location: 0 Sugarloaf Parkway
- Acreage: 6.61 Acres
- Current Zoning: RS-TH (Single-Family Townhouse District)
- Proposed Zoning: RM-8 (Townhouse Residential District)
- Proposed Development: 39 townhouses (31 front-entry unit via SUP)
- Department Recommendation: Approval with Conditions



Vicinity Map

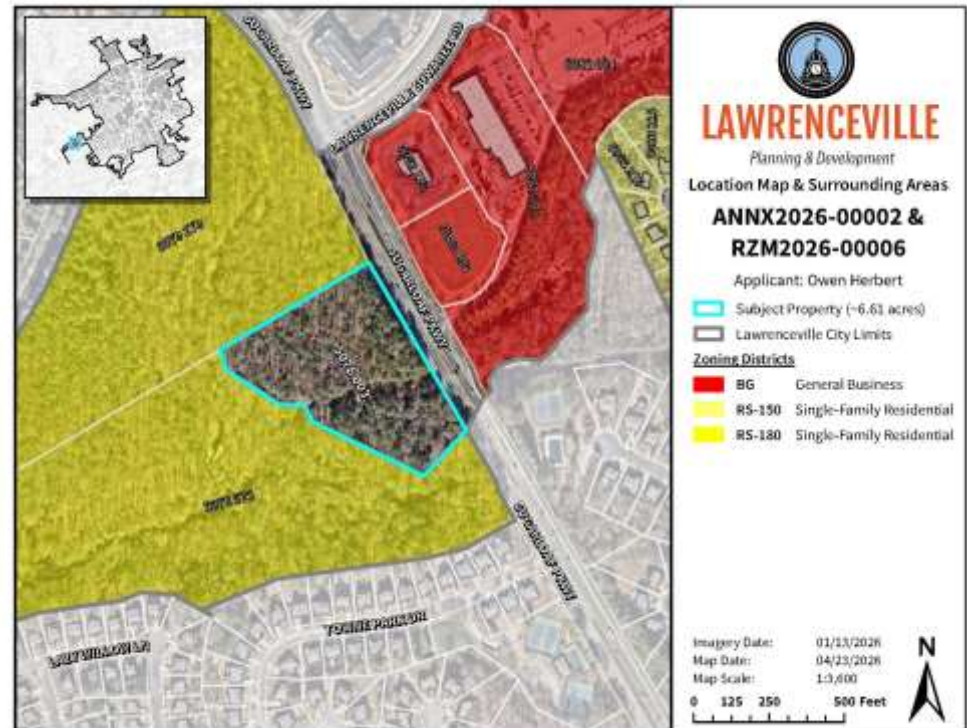
- Site located on the west side of Sugarloaf Parkway between Lawrenceville Suwanee Road and Towne Park Drive
- Surrounding area includes a mix of commercial, multifamily, and single-family residential uses.





Zoning Map

- Unincorporated Gwinnett County, zoned R-TH
- Annexation and rezoning to RM-8 for 39 townhomes at 6 units per acre; SUP for 31 front-entry units; site fronts Sugarloaf Parkway, south of Lawrenceville-Suwannee Road





Site Plan

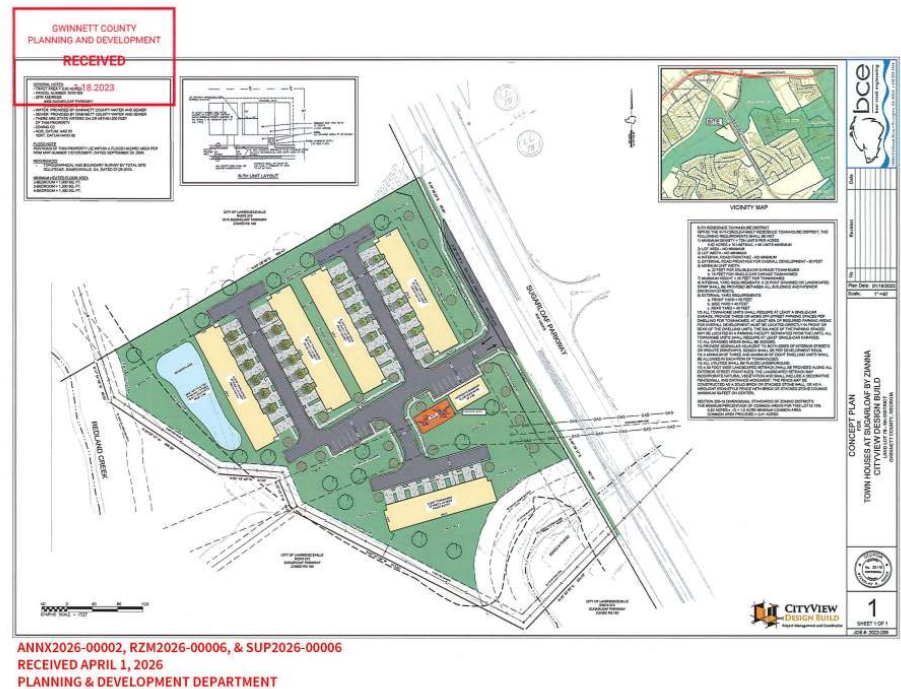
- Five rows of townhomes (7–8 units per row), central green (10,500 SF), 750 SF community building
- Several variances required (heated area, private drive width, adjacency to green space, buffer width)





Variances & SUP Details

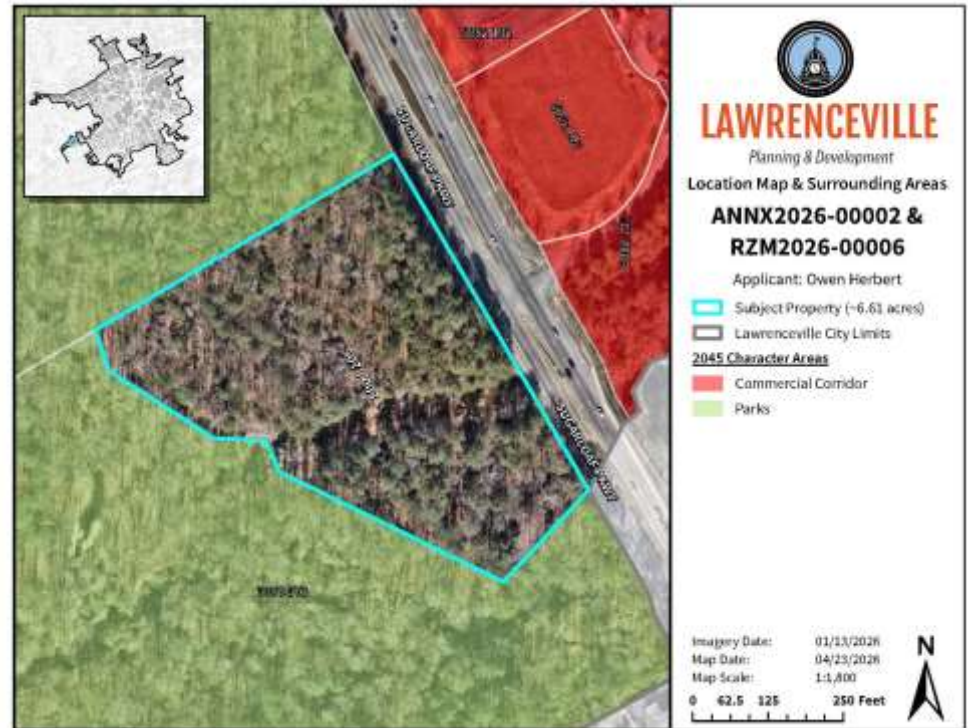
- Minimum heated area, private drive width, adjacency to public green space, buffer width
- Front-entry units (31 of 39)
- Some deviations mitigated by transitional context, adjacency to undeveloped city-owned properties, environmental constraints





Comprehensive Plan

- Gwinnett County 2045 Plan: Traditional+ daily community supports residential development, including townhomes
- Lawrenceville 2045 Plan: Adjacent to Parks and Commercial Corridor character areas; future trail/park development planned





Conclusion

- Compatible with surrounding development pattern, transitional redevelopment;
- Approval with conditions



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PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS – 06032026

RZM2026-00006

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

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

- A. Townhouse dwelling units at a maximum of thirty-nine (39) dwelling units on approximately 5.61 acres at a gross density of no more than eight (8) units per acre (UPA).
- B. The development shall be designed and constructed in general accordance with the Site Plan titled "Townhouses at Sugarloaf," dated "May 18, 2026," prepared by "DES - Davis Engineering & Surveying" with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- C. The multifamily dwelling units shall be designed in general accordance with the Elevations titled "Townhouses at Sugarloaf by Zlanna," dated received "April 1, 2026," predominantly four-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D. All townhouse dwelling units shall have a two (2) car garage with carriage-style garage doors. The driveway shall measure twenty-one (21) feet in width and twenty-seven (27) feet in depth (as measured from the curb), providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

2. To satisfy the following site development considerations:

- A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B. 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.

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and installed to meet the conditions of zoning, Ordinance and Development Regulations. The final review and approval of the Director of Planning and

main on the property until the issuance of a development

codified.

for development shall be four (4) spaces per townhouse

mal streets or driveways shall be in general accordance with Ordinance and Development Regulations, and otherwise subject to the review and approval of the Director of Planning and Development.

hall be provided throughout the development.

noted:

ing Ordinance, Article 1 – Districts, Section 102.7 – RM-8 district, Subsection B. Lot Development Standards. Allows for a minimum of three-bedroom units allowed from forty percent (40%) to one hundred percent (100%).

ing Ordinance, Article 1 – Districts, Section 102.7 – RM-8 district, Subsection E. Development Standards. Allows for a minimum private drive width from twenty-four (24) feet

ing Ordinance, Article 1 – Districts, Section 102.7 – RM-8 district, Subsection E. Development Standards. Allows for a minimum adjacency of units to public green space from twenty percent (20%) to one hundred percent (100%).

ing Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a (50%) reduction of the minimum zoning buffer for similar zoning classifications (RM-8 and RS-160). From ten (10) feet.

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Questions?



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PLANNING COMMISSION AND DEVELOPMENT DEPARTMENT

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – 06012026 07092026

RZM2026-00006

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

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

- A. Townhouse dwelling units at a maximum of ~~forty-three~~ forty-nine (409) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).
- B. The development shall be designed and constructed in general accordance with the Site Plan ~~presented at the July 27, 2026 Regular Council Meeting titled "Townhouses at Sugarloaf," dated "May 18, 2026," prepared by "DES - Davis Engineering & Surveying"~~ with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- C. The ~~townhouse multifamily~~ dwelling units shall be ~~three stories~~ designed in general accordance with the Elevations ~~presented at the July 27, 2026 Regular Council Meeting and shall be titled "Townhouses at Sugarloaf by Zanna," dated received "April 1, 2026,"~~ predominantly four-sided masonry ~~construction utilizing, which could be~~ brick, stone or a combination ~~thereof brick and stone (with accents with fiber cement siding permitted only as an accent material).~~ Final architectural design shall be subject to the review and approval of the Director of the Planning and Development Department.

D. All townhouse dwelling units shall include have a minimum two (2) car garage with carriage-style garage doors. ~~The~~ Driveways shall measure a minimum of twenty-one (21) feet in width and a minimum of twenty-seven (27) feet in depth (as measured from the curb), providing sufficient to accommodate space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department

E. All Townhouse Units shall be a minimum of 24' wide.

F. Lots 1 through 8 shall be developed with rear-entry garages. All remaining townhouse lots may be developed with front-entry garages and shall include a covered rear porch or covered rear deck. Rear sidewalks serving individual townhouse lots shall not be permitted unless otherwise required by applicable building or accessibility regulations.

G. Lot 1 and Lot 8 shall have wrap around covered front door porches.

H. All garages shall be equipped with a minimum of one 240 volt outlet.
D.

2. To satisfy the following site development considerations:

- A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B. The development shall abide by all applicable standards of the Development Regulations, unless otherwise ~~modified by specified in these conditions of zoning, or by an approved variance through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.~~
- C. Landscape shall be designed and installed ~~to meet with these~~ the conditions of zoning, ~~requirements of the Zoning Ordinance and Development Regulations. The final landscape plans design~~ shall be subject to the review and approval of the Director of Planning and Development.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. All grassed areas shall be sodded.
- F. The required parking ratio for development shall be four (4) spaces per townhouse unit.
- G. Building setbacks ~~adjacent to off~~ internal streets or ~~private drive ways~~ shall ~~be in generally conform to the approved accordance with the submitted site plans and architectural renderings, and otherwise subject subject~~ to review and approval of the Director of Planning and Development.
- H. All underground utilities shall be provided throughout the development.

I. The community building shall be a minimum of 1000 sf of enclosed floor area and shall include publicly accessible restroom facilities for residents and guests. The building shall be four (4) sided masonry with accents of fiber cement siding.

J. A passive dog park or similar recreation amenity shall be provided within the area located south of the playground and generally situated over the Colonial Pipeline

easement, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions.

K. The central green space located within the Colonial Pipeline easement shall incorporate passive recreational amenities, including benches, picnic tables, seating areas, or other similar site furnishings intended to encourage resident use and activity, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions.

L. An enhanced landscape buffer shall be installed along the Sugarloaf Parkway frontage adjacent to Lots 1 through 8 to provide additional visual screening and noise attenuation. The landscape design shall include a combination of canopy trees, evergreen trees, understory trees, shrubs, or other landscape features, as approved by the Director of Planning and Development.

M. All roadways and alleyways within the development shall be privately owned and maintained.

N. Chainlink fencing shall be prohibited. All fencing materials shall be approved by the Director of Planning and Development.

O. Provide a 10' sidewalk along Sugarloaf Parkway across the frontage of the property and connecting to the existing crosswalk at Lawrenceville-Suwanee Road as well as to the existing sidewalk near Town Park Drive.

P. Dedicate at no cost to the City a permanent easement within the floodplain and buffers of Redland Creek and its tributaries as well as the existing sanitary sewer easement for the future construction of a greenway trail.

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 B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).
- B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum private drive width from twenty-four (24) feet to twenty (20) feet.
- C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum adjacency of units to public green space from fifty percent (50%) to forty percent (40%).

~~D. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications (RM-8 and RS-180), from fifty (50) feet to twenty-five (25) forty (40) feet.~~

~~E. Exception: Notwithstanding the foregoing, the installation and construction of two retaining walls within the required forty foot (40') buffer shall be permitted as depicted on the approved site plan and engineering plans. The retaining walls shall be limited to the two non-contiguous locations along the western property boundary and shall not be construed as reducing the required buffer width for the remainder of the property. Except for the approved retaining wall encroachments, the forty foot (40') buffer shall be maintained around the entire perimeter of the development where required.~~



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PLANNING COMMISSION AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS — 06012026

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS — 07082026

SUP2026-00006

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

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

- A. The maximum number of Front Entry Units shall be thirty-~~two~~^{one} (32)⁽³¹⁾.