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**REZONING APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Ruby Lee</u>	NAME: <u>Lynda Li Trust &amp; Shen Tsou-Han</u>
ADDRESS: <u>1034 Windward Ridge Pkway</u>	ADDRESS: <u>2858 Arbor Springs Trace</u>
CITY: <u>Alpharetta</u>	CITY: <u>Tucker</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30084</u>
PHONE: <u>404-310-9951</u>	PHONE: <u>678-620-4433</u>

CONTACT PERSON: Ruby Lee PHONE: 404-310-9951

CONTACT'S E-MAIL: ruby@celadonassets.com

**APPLICANT IS THE:**



OWNER'S AGENT



PROPERTY OWNER



CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C2 & R75 REQUESTED ZONING DISTRICT: MU-C

PARCEL NUMBER(S): R5016 022, R5016 023, R5016 068 ACREAGE: 10.68

ADDRESS OF PROPERTY: 2871& 2885 Lawrenceville Hwy, Lawrenceville, GA 30044

PROPOSED DEVELOPMENT: Mixed Use (retail, office and residential)

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>+/- 71 units</u>	No. of Buildings/Lots: <u>1st floor</u>
Dwelling Unit Size (Sq. Ft.): <u>+/- 1100</u>	Total Building Sq. Ft. <u>6500</u>
Gross Density: <u>+/- 6.65 (project acre)</u>	Density: <u>+/- 0.06 (floor area)</u>
Net Density: <u>+/- 12.37 (project acre)</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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Ruby Lee  
1034 Windward Ridge Parkway  
Alpharetta, GA 30022  
404-310-9951  
ruby@celadonassets.com

December 12, 2021

## LETTER OF INTENT FOR REZONING

2871 & 2885 Lawrenceville Hwy, Lawrenceville, GA 30044

This letter of intent is made for the purpose of rezoning to the above properties from C2 & R75 to MU-C. The tract R5016 022 is 0.53 acres and is currently zoned R75. The tracts, R5016 023 and R5016 068, are 9.92 acres and is currently zoned C2.

The property owners intend to develop the lots for a mixed-use development consisting of +/- 71 residential units and retail/office space on the ground floor as indicated in the site plan ("Project").

The Project's entrance will be located off Lawrenceville Highway, marked by a landscaped entrance monument. There will be a landscaped community space at the entrance to the Project, which will provide a paved area for seating. The façade of the building will be fiber cement siding with wood-look composite accents as shown on the elevation drawings.

The lots are located midway on Lawrenceville Highway, between Sugarloaf Parkway in the East and Ronald Reagan Parkway in the West. These two junctions are commercial nodes and are near schools, which will be well-served by this proposed development. This location is within the Community Mixed Use corridor as shown in the Gwinnett County 2040 Unified Plan

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Future Development Map, which encourages a mix of uses. The 2040 Plan also designated this area a Vibrant Communities area, which is designed to be a transitional area between intense use and traditional neighborhood. The proposed Project fits within this "buffer" zone, as it increases the intensity of residential use.

The intent of the Vibrant Communities area is also to encourage market-based development. Given the lack of affordable housing, the proposed development will provide commercial space for neighborhood services and also meet the increasing demand for housing.

I welcome the opportunity to meet with the Planning & Development staff to answer any questions set out in this rezoning application.

Regards,



---

Ruby Lee  
Applicant

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**LAWRENCEVILLE HIGHWAY TRACT  
(U.S. HIGHWAY 29)  
10.68 Acres**

All that tract or parcel of land lying and being in Land Lot 16 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia and being more particularly described as follows;

**BEGINNING** at the centerline at which the centerline of Roses Creek Drive, if extended, would intersect the centerline of Lawrenceville Highway (a.k.a. U.S. Highway 29), **RUN** **THENCE** North 05 Degrees 03 Minutes 08 Seconds West for 47.94 feet to a point marked by a ½” stick of rebar along the northerly right-of-way of Highway 29, said point being the **TRUE POINT OF BEGINNING**.

**THENCE**, leaving said right of way travel North 17 Degrees 52 Minutes 51 Seconds West for 212.52 feet to a point, said point being the Northwesterly corner of the property owned by Shen Tsou-Han (Parcel 5016 022); **THENCE** continue North 17 Degrees 44 Minutes 26 Seconds West for 592.69 feet to a point marked by an iron pin; **THENCE** run North 59 Degrees 39 Minutes 47 Seconds East for 503.64 feet to a point along the centerline of Sweetwater Creek, said creek centerline meanders in a Southeasterly direction, and said center line is the property line (said creek centerline meanderings are here by represented by the tie line called T.L.1); **THENCE** continuing along said Tie Line Bearing South 28 Degrees 59 Minutes 47 Seconds East for 564.16 feet to a point along the centerline of said creek; **THENCE** leaving said creek continue South 06 Degrees 48 Minutes 00 Seconds West for 135.50 feet to a point marked by an iron pin. **THENCE** run South 00 Degrees 36 Minutes 00 Seconds West for 286.39 feet to a point along the Northerly right of way of U.S. Highway 29; **THENCE** running along said right of way continue South 72 Degrees 18 Minutes 50 Seconds West for 18.11 feet to a point along said right of way; **THENCE** run along said right of way South 71 Degrees 42 Minutes 48 Seconds West for 183.25 feet to a point along said right of way; **THENCE** run along said right of way South 74 Degrees 24 Minutes 11 Seconds West for 84.62 feet to a point along said right of way; **THENCE** run along a clockwise curve having a radius of 725.75 feet, an arc length of 172.70 feet, a chord bearing of North 39 Degrees 32 Minutes 23 West and Chord Length of 172.29 feet to a point along said right of way, said point being the **TRUE POINT OF BEGINNING**.

The tract of land described above is composed of parcels 5016 022, 5016 023, and 5016 068, said tract of land has an acreage totaling 10.68 Acres.

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**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

[Signature]      12/2/2021      Ling May Chiu  
SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

[Signature]      12/2/2021      RUBY LEE  
SIGNATURE OF APPLICANT'S      DATE      TYPE OR PRINT NAME AND TITLE  
ATTORNEY OR REPRESENTATIVE

[Signature]      12/02/2021  
SIGNATURE OF NOTARY PUBLIC      DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES     NO    RUBY LEE  
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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**REZONING APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

See attached

---

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

See attached.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

See attached.

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

See attached.

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

See attached.

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

See attached.

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**REZONING APPLICANT'S RESPONSE**

**STANDARDS GOVERNING THE EXERCISE OF THE ZONING  
\_POWER**

- (A) Yes, approval of the proposed Rezoning will permit a use that is suitable as the Property is located adjacent to and nearby other residential properties and developments.
- (B) No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of adjacent property.
- (C) The Applicant submits that the Property does not have reasonable economic use as currently zoned, due to its location and that a substantial area of the Property is in a 100 year flood plan.
- (D) No, the proposed Rezoning Application will not result in an excessive or burdensome use of the infrastructure systems. The Property has direct access to access to Lawrenceville Highway (US 29).
- (E) Yes, the proposed Rezoning Application is in conformity with the policy and intent of the Gwinnett County Future Development Plan because the Property is in the Community Mixed Use Area which specifically recommends single-family residential developments and commercial use.
- (F) The Applicant submits that the proposed development will ease the current demand for affordable housing.

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REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

  
\_\_\_\_\_  
Signature of Property Owner

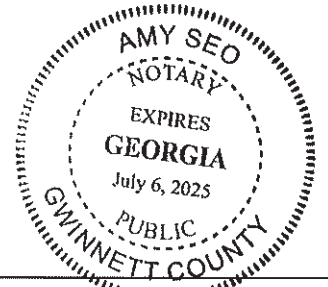
12/2/2021  
\_\_\_\_\_  
Date

Ling May Chin Lynda L. Trust  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

12/02/2021  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary Seal



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**REZONING APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



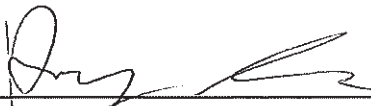
Signature of Applicant

12/2/2021

Date

RUBY LEE, agent for Owner

Type or Print Name and Title



Signature of Notary Public

12/02/2021

Date



Notary Seal

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

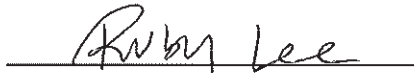
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER:                      5                      -                      016                      - 023 & 068  
(Map Reference Number)                      District                      Land Lot                      Parcel

  
\_\_\_\_\_  
Signature of Applicant

12/2/2021  
\_\_\_\_\_  
Date

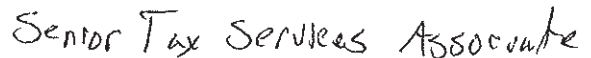
  
\_\_\_\_\_  
Type or Print Name and Title

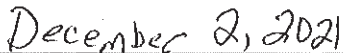
**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

  
\_\_\_\_\_  
NAME

  
\_\_\_\_\_  
TITLE

  
\_\_\_\_\_  
DATE

DATE

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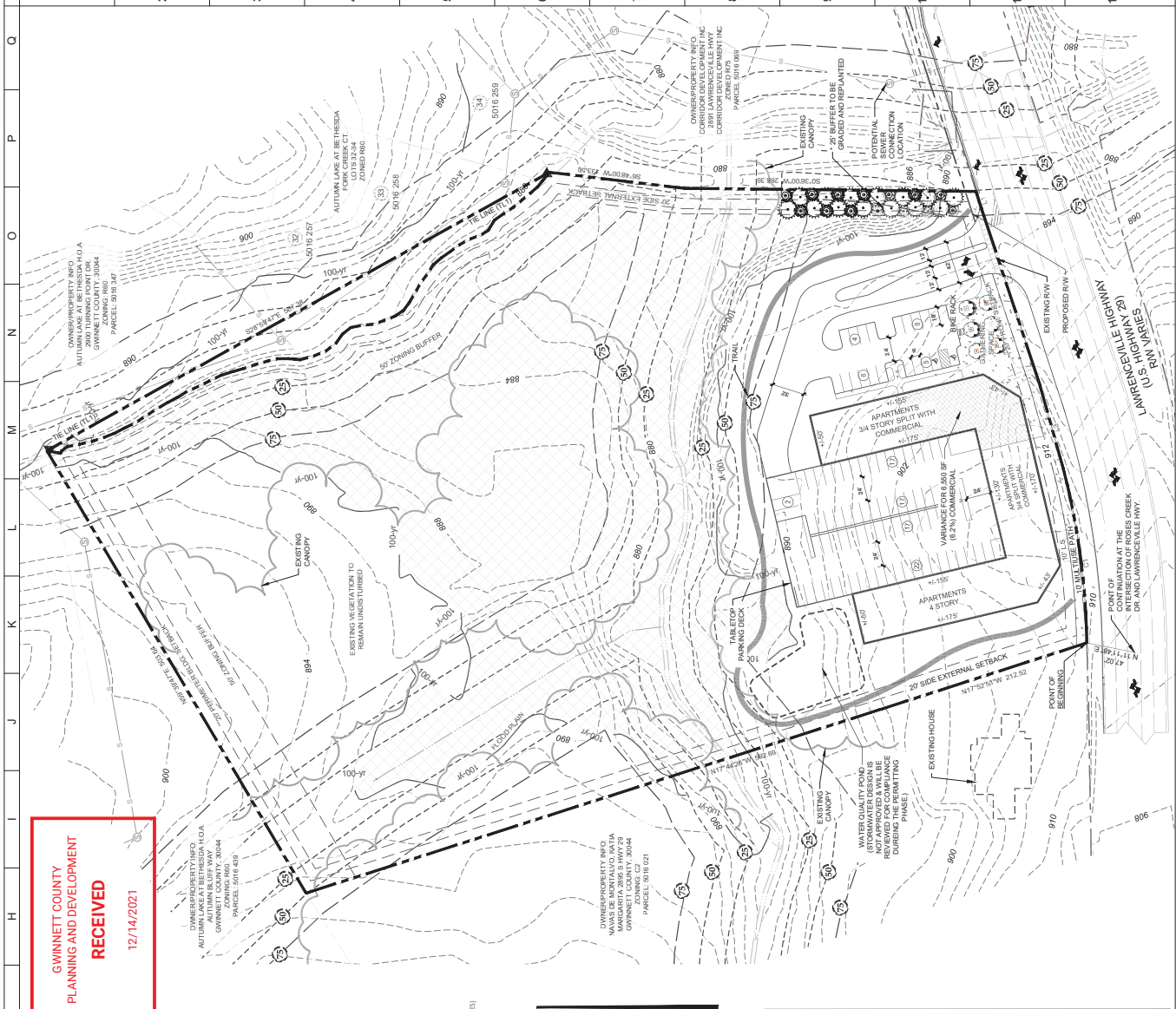
# GWINNETT COUNTY, GEORGIA DEVELOPMENT PLAN REVIEW ARCHITECTURAL ELEVATIONS SUBMITTAL DECEMBER 02, 2021

Cover

December 02, 2021

LAWRENCEVILLE HWY TRACT  
2871 LAWRENCEVILLE HWY  
LAWRENCEVILLE, GA 30044  
LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
PARCEL # 5016022, 5016023, & 5016068

A-000



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 12/14/2021**

**SITE DATA**

**OVERALL DATA:**  
 EXISTING ZONING: MU-C  
 GWINNETT COUNTY, GEORGIA  
 ZONING JURISDICTION: GWINNETT COUNTY  
 SITE ADDRESS: 2871 LAWRENCEVILLE HWY TRACT  
 (MINUS 10% OF FLOODPLAIN PER SECTION 210.225.1)  
 NET ACRES: 17.574 ACRES  
**LAND USES & REGULATIONS:**  
 19,429 S.F. (0.44 ACRES) 5-F  
 4,500 S.F. (0.10 ACRES) 1-F  
 1,200 S.F. (0.03 ACRES) 2-F  
 10,000 S.F. (0.23 ACRES) 3-F  
**COMMERICAL AREA:**  
 MIN. BASED FLOOR AREA: 480,000 S.F.  
 FLOOR AREA: 288,000 S.F.  
 388,000 S.F.  
 MAX. HEIGHT: 60'-0" (4-1)  
 F.A.R. PACKAGED: 22.0827%  
 COMMON AREA REQUIRED: 13% OF NET ACRES (0.09 ACRES)  
 COMMON AREA PROVIDED: 14% OF NET ACRES (0.10 ACRES)  
 FLOOR 1: 4-1  
 FLOOR 2: 2-F  
 FLOOR 3: 3-F  
 BUFFER SETBACKS:  
 \*ADJACENT TO R/W: 25'  
 \*ADJACENT TO 50' BUFFER: 25'  
 \*ADJACENT TO 20' BUFFER: 20'  
 20% OF DEVELOPMENT GROSS FLOOR AREA (2.4 ACRES)  
**LAND USE ASSUMPTIONS (AS TOOK BUILDINGS):**  
**COMMERICAL 1ST FLOOR - MULTIFAMILY FLOORS 2-4**  
**COMMERICAL AREA (1ST FLOOR) - 4,500 S.F. OFFICE**  
 COORDINATE COMMENTARY: 4/7/2021  
 NET HEATED FLOOR AREA: 47,206 S.F.  
 FLOOR 1: 4-1  
 FLOOR 2: 2-F  
 FLOOR 3: 3-F  
**PROPOSED BUILDINGS:**  
 4,500 S.F. (0.10 ACRES) 1-F OFFICE  
 288,000 S.F. (6.58 ACRES) 3-F MULTIFAMILY

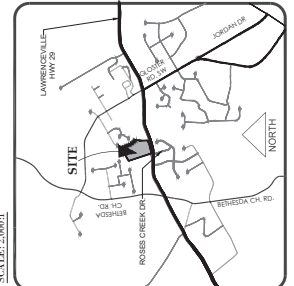
**LEGEND**

- 5-F COUNTY WATERSHED STUDIES (AS MEASURED FROM TOP OF BANK)
- 50' COUNTY UNDISTURBED BUFFER (AS MEASURED FROM TOP OF BANK)
- 25' STATE WATER BUFFER (AS MEASURED FROM TOP OF BANK)
- 100-YEAR FLOODPLAIN LINE PER GIS INFORMATION (TO BE VERIFIED)
- 4,500 S.F. COMMERCIAL (1ST FLOOR)

**GENERAL NOTES**

- PROPERTY ADDRESS: LAWRENCEVILLE HWY, LAWRENCEVILLE, GEORGIA 30044
- PROPERTY OWNERS:  
 • PD 501022  
 • SHENTSON-JOHAN  
 • PD 501023  
 • PD 501068  
 • LYNDALU JUST
- SEWER NOTE:**  
 • SEWER WILL BE A GRAVITY LINE AND THE INTO EXISTING SEWER MANHOLE IN ADJACENT PARCEL
- LAND LOT & DISTRICT:**  
 • LAND LOT 16 AND THE 5TH LAND DISTRICT
- DEFENTION NOTE:**  
 • DEFENTION PONDS SHOWN WILL BE A MASTER DEFENTION POND FOR THE ENTIRE PROPERTY.
- FEMA NOTE:**  
 • A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD AREA AS PER FEMA PANEL NO. 13155C0101 DATED 09/26/2009
- PLAN NOTE:**  
 • THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT FOR ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.

**LOCATION MAP**



**CURVE & LINE TABLE**

Curve #	Arc Length	Radius	Chord Bearing	Chord Length
C1	172.70	7257.5	S 82°19'42" W	172.29

**PARKING ANALYSIS**

Line #	Length	Direction
L1	18.11	S72°19'50"W
L2	193.25	S71°42'48"W
L3	84.62	S72°24'17"W

COMMERCIAL (1 SPACE/400 S.F. MIN.; 1 SPACE/225 S.F. MAX.)  
 MIN: 26.5  
 MAX: 47.1  
 MULTIFAMILY RESIDENTIAL (1.5 SP./DWELLING MIN.; 3 SP./DWELLING MAX.)  
 MIN: 19.0  
 MAX: 20.4  
**TOTAL SPACES PROVIDED: 189 SPACES**  
**TOTAL BIKE SPACES: 4 SPACES**  
 (1/20 PARKING SP.)

**ESTIMATED GROSS FLOOR AREA (S.F.) PER LEVEL**

RESIDENTIAL	TOTAL
LEVEL 1	19,500
LEVEL 2	26,100
LEVEL 3	26,100
LEVEL 4	26,100
TOTAL	97,800
COMMERCIAL	
LEVEL 1	6,550
TOTAL GROSS AREA	104,400
BUILDING HEIGHT	60'

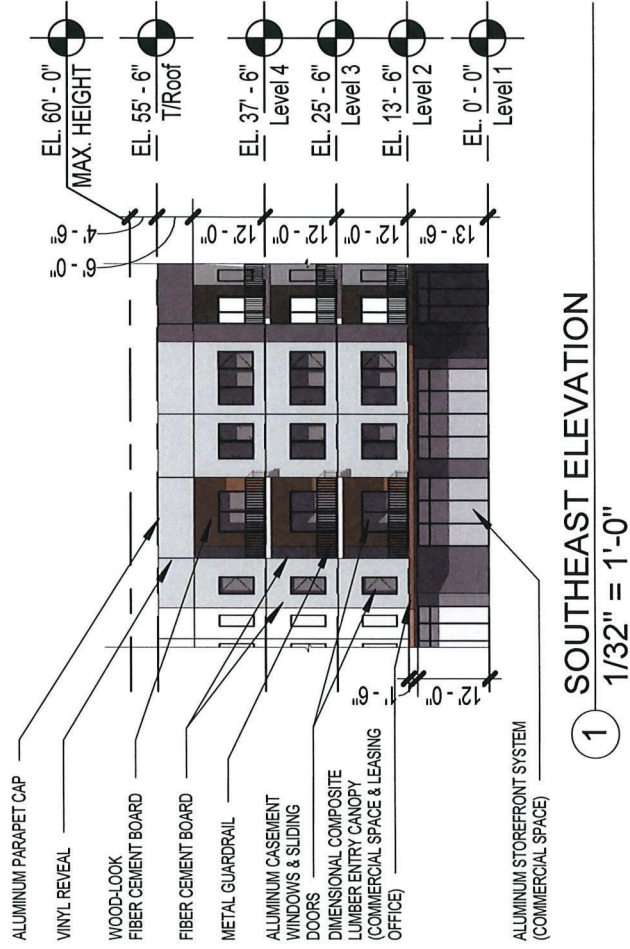
**GEORGIA811**  
 www.Georgia811.com  
 Know what's below.  
 Call before you dig.  
 NOTE: DRIVER OPERATOR SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.



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# Building Elevations

December 02, 2021

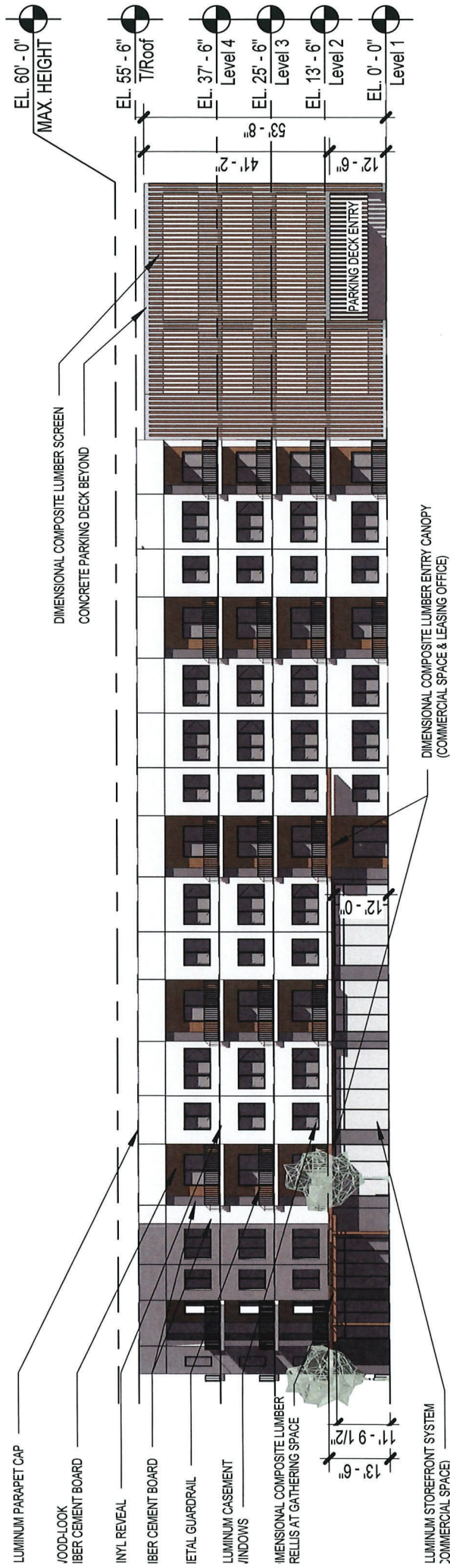
LAWRENCEVILLE HWY TRACT  
2871 LAWRENCEVILLE HWY  
LAWRENCEVILLE, GA 30044  
LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
PARCEL # 5016022, 5016023, & 5016068

A-201

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1 EAST ELEVATION

1/32" = 1'-0"

# Building Elevations

## A-202

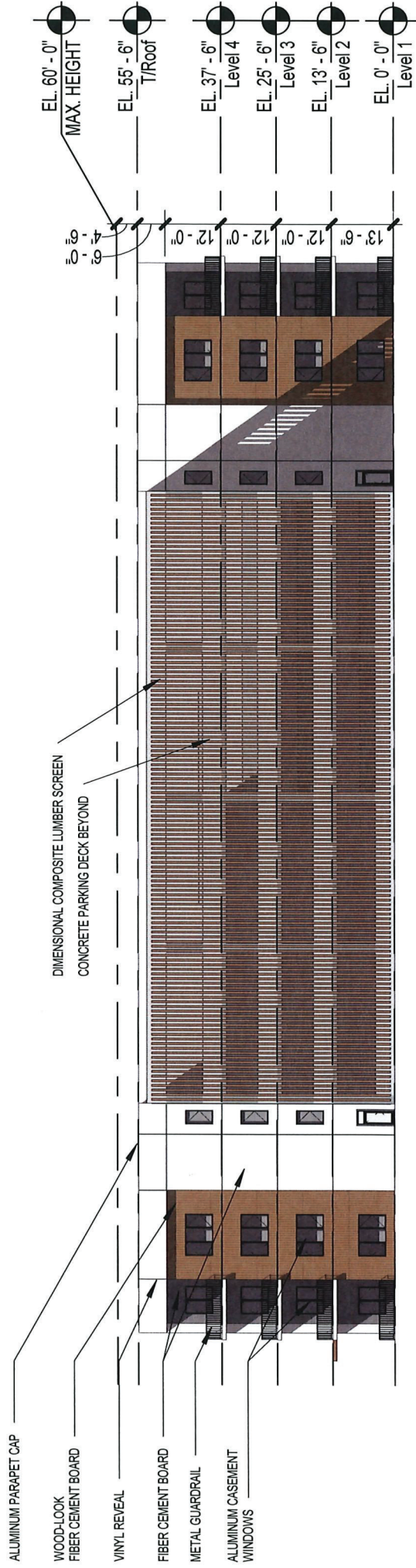
LAWRENCEVILLE HWY TRACT  
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1 NORTH ELEVATION  
1/32" = 1'-0"

# Building Elevations

December 02, 2021

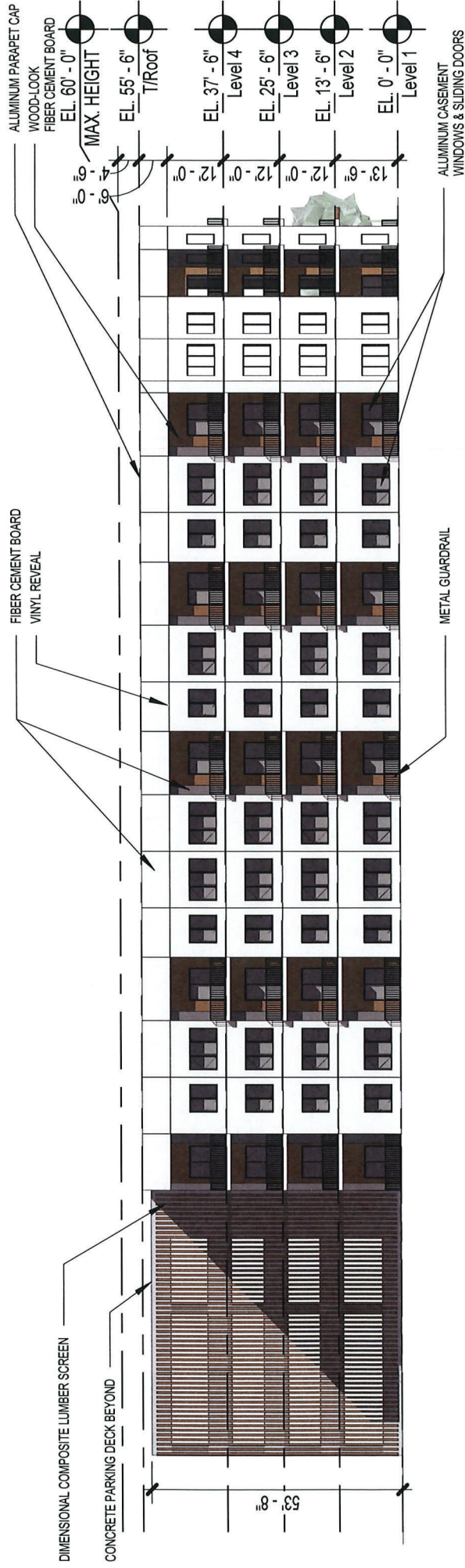
A-203

LAWRENCEVILLE HWY TRACT  
2871 LAWRENCEVILLE HWY  
LAWRENCEVILLE, GA 30044  
LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
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1 WEST ELEVATION

1/32" = 1'-0"

# Building Elevations

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LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
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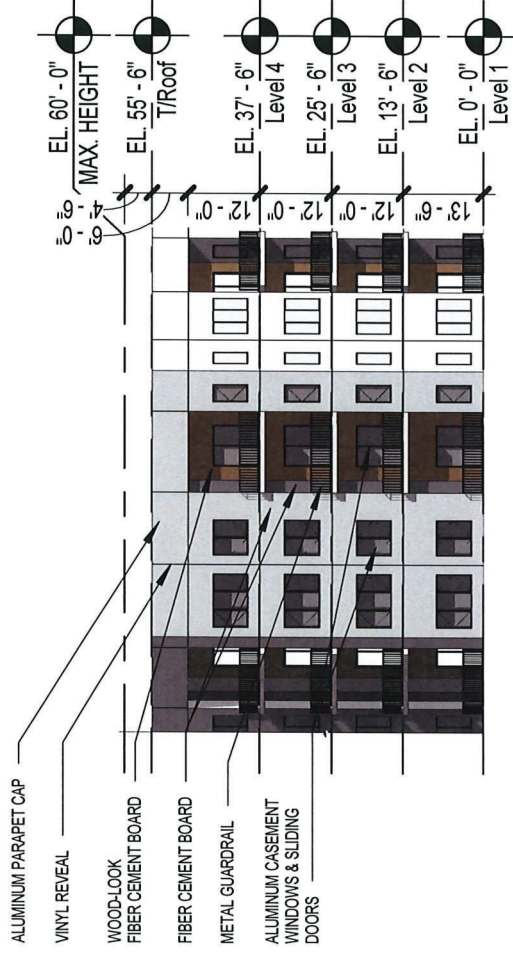
# A-204

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1 SOUTHWEST ELEVATION

1/32" = 1'-0"

# Building Elevations

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LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
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# A-205

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① VIEW FROM SOUTHEAST  
NTS

## 3D Renderings

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LAWRENCEVILLE HWY TRACT  
2871 LAWRENCEVILLE HWY  
LAWRENCEVILLE, GA 30044  
LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
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A-300

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1 VIEW FROM SOUTHWEST  
NTS

## 3D Renderings

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LAWRENCEVILLE, GA 30044  
LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
PARCEL # 5016022, 5016023, & 5016068

A-301

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1 VIEW FROM NORTHEAST

NTS

## 3D Renderings

December 02, 2021

**LAWRENCEVILLE HWY TRACT**  
2871 LAWRENCEVILLE HWY  
LAWRENCEVILLE, GA 30044

LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
PARCEL # 5016022, 5016023, & 5016068

A-302

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

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1 VIEW FROM PARKING

NTS

3D Renderings

December 02, 2021

LAWRENCEVILLE HWY TRACT  
2871 LAWRENCEVILLE HWY  
LAWRENCEVILLE, GA 30044  
LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
PARCEL # 5016022, 5016023, & 5016068

A-303



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
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1 VIEW OF GATHERING SPACE  
NTS

3D Renderings  
December 02, 2021

LAWRENCEVILLE HWY TRACT  
2871 LAWRENCEVILLE HWY  
LAWRENCEVILLE, GA 30044  
LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
PARCEL # 5016022, 5016023, & 5016068

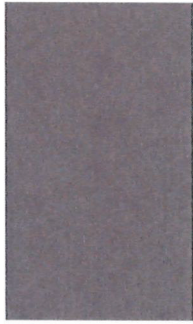
A-304

WINNETT COUNTY  
PLANNING AND DEVELOPMENT

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COTTON



NICKEL

SW 7757  
**High Reflective White**  
Interior  
Location Number: 256-C1

PAINT COLOR TO MATCH COTTON  
FIBER CEMENT BOARD

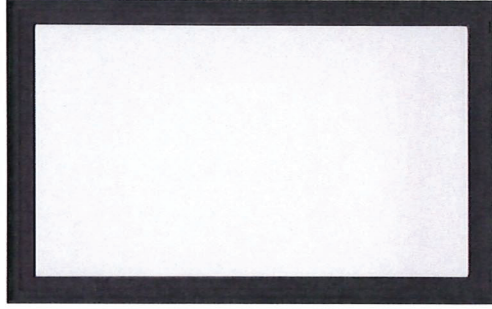


FIBER CEMENT BOARD

WOOD-LOOK FIBER CEMENT BOARD

ALUMINUM WINDOWS & SLIDING DOORS

BLACK METAL COMPONENTS



## RESIDENTIAL MATERIALS

SW 7067  
**Cityscape**  
Interior / Exterior  
Location Number: 236-C5

PAINT COLOR TO MATCH NICKEL  
FIBER CEMENT BOARD

SW 3034  
**Cedar**

PAINT COLOR TO MATCH CEDAR  
FIBER CEMENT BOARD

## PAINT COLORS

Exterior Architectural  
Materials

December 02, 2021

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LAWRENCEVILLE, GA 30044  
LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
PARCEL # 5016022, 5016023, & 5016068

A-400

WINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

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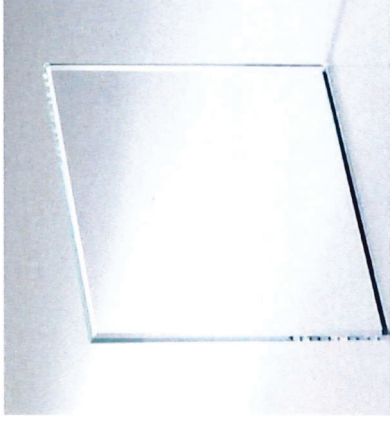


NICKEL

FIBER CEMENT BOARD



BLACK ANODIZED ALUMINUM MULLION



GLASS

## COMMERCIAL MATERIALS

## PAINT COLORS

SW 7067

**Cityscape**

Interior / Exterior

Location Number: 236-C5

PAINT COLOR TO MATCH NICKEL  
FIBER CEMENT BOARD

Exterior Architectural  
Materials

December 02, 2021

LAWRENCEVILLE HWY TRACT  
2871 LAWRENCEVILLE HWY  
LAWRENCEVILLE, GA 30044  
LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
PARCEL # 5016022, 5016023, & 5016068

A-401

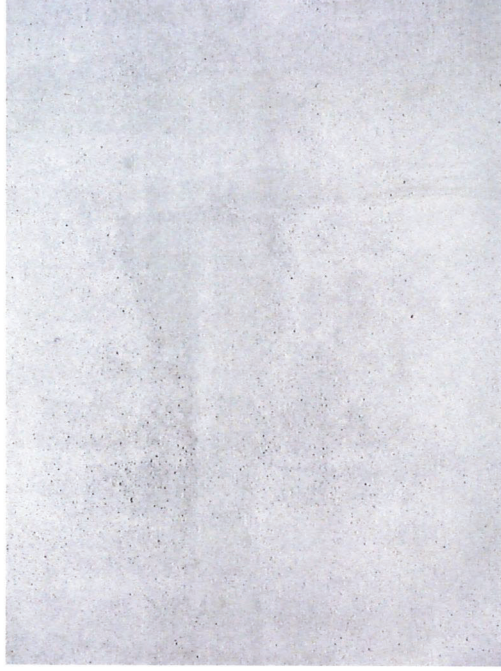
GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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DIMENSIONAL COMPOSITE LUMBER SCREEN



CONCRETE

## PARKING DECK MATERIALS

## PAINT COLORS

SW 7067  
**Cityscape**  
Interior / Exterior  
Location Number: 236-C5  
PAINT COLOR TO MATCH NICKEL  
FIBER CEMENT BOARD

SW 3034  
**Cedar**  
PAINT COLOR TO MATCH CEDAR  
FIBER CEMENT BOARD

**Exterior Architectural  
Materials**  
December 02, 2021

**LAWRENCEVILLE HWY TRACT**  
2871 LAWRENCEVILLE HWY  
LAWRENCEVILLE, GA 30044  
LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
PARCEL # 5016022, 5016023, & 5016068

**A-402**

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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DIMENSIONAL COMPOSITE LUMBER TRELLIS



BLACK METAL COMPONENTS

## SITE MATERIALS

SW 7757  
**High Reflective White**  
Interior  
Location Number: 256-C1

PAINT COLOR TO MATCH COTTON  
FIBER CEMENT BOARD

## PAINT COLORS

SW 7067  
**Cityscape**  
Interior / Exterior  
Location Number: 236-C5

PAINT COLOR TO MATCH NICKEL  
FIBER CEMENT BOARD

SW 3034  
**Cedar**

PAINT COLOR TO MATCH CEDAR  
FIBER CEMENT BOARD

**Exterior Architectural  
Materials**

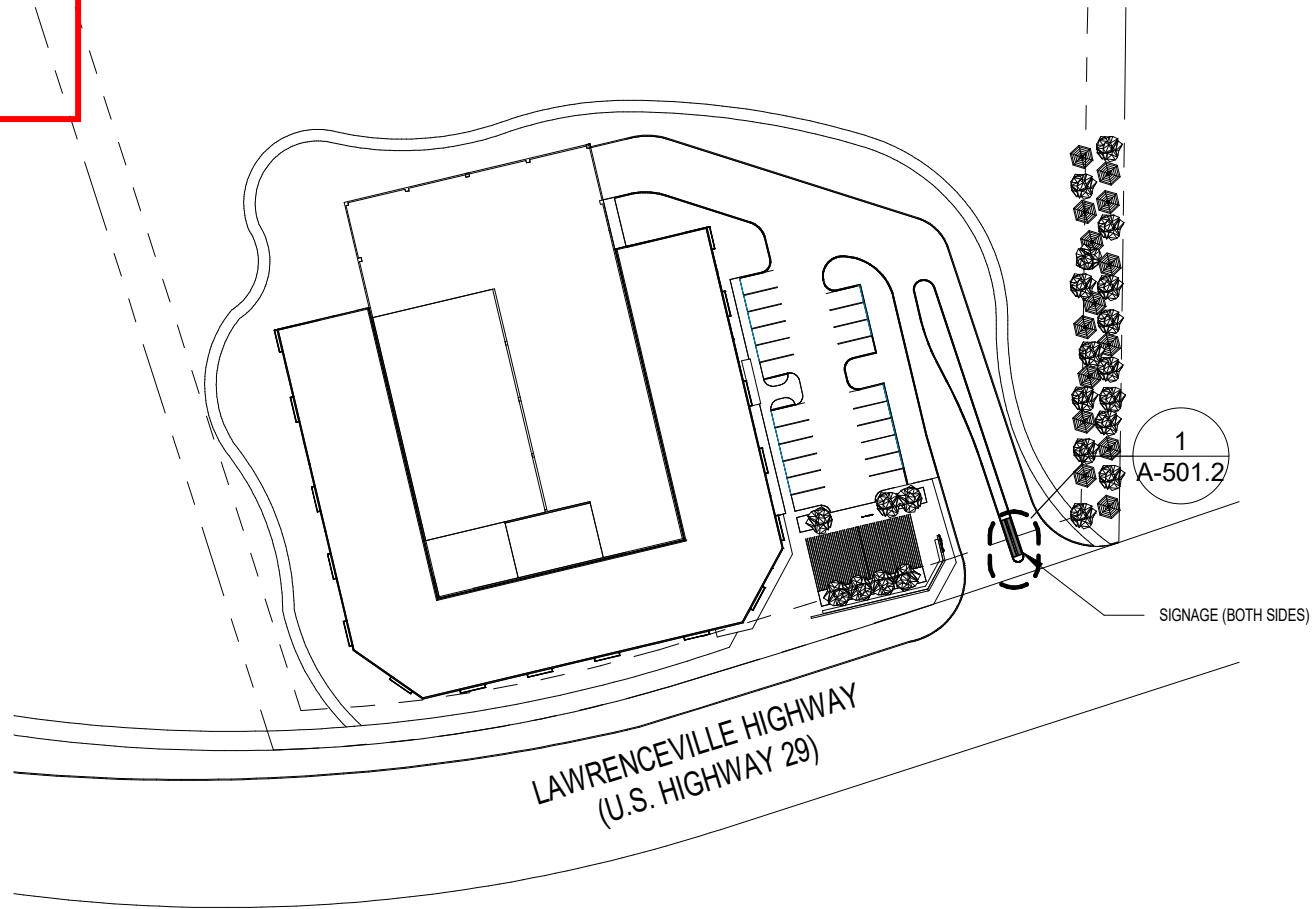
December 02, 2021

**LAWRENCEVILLE HWY TRACT**  
2871 LAWRENCEVILLE HWY  
LAWRENCEVILLE, GA 30044  
LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
PARCEL # 5016022, 5016023, & 5016068

**A-403**

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12/10/2021



① CONCEPTUAL SIGNAGE PLAN - OPTION 02  
1" = 100'-0"

# Conceptual Signage Plan

December 02, 2021

## LAWRENCEVILLE HWY TRACT

2871 LAWRENCEVILLE HWY  
LAWRENCEVILLE, GA 30044

LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
PARCEL # 5016022, 5016023, & 5016068

A-500.2



GWINNETT COUNTY  
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① 3D VIEW FROM SOUTHEAST - SIGNAGE OPTION 02  
NTS

# Conceptual Signage Renderings

December 02, 2021

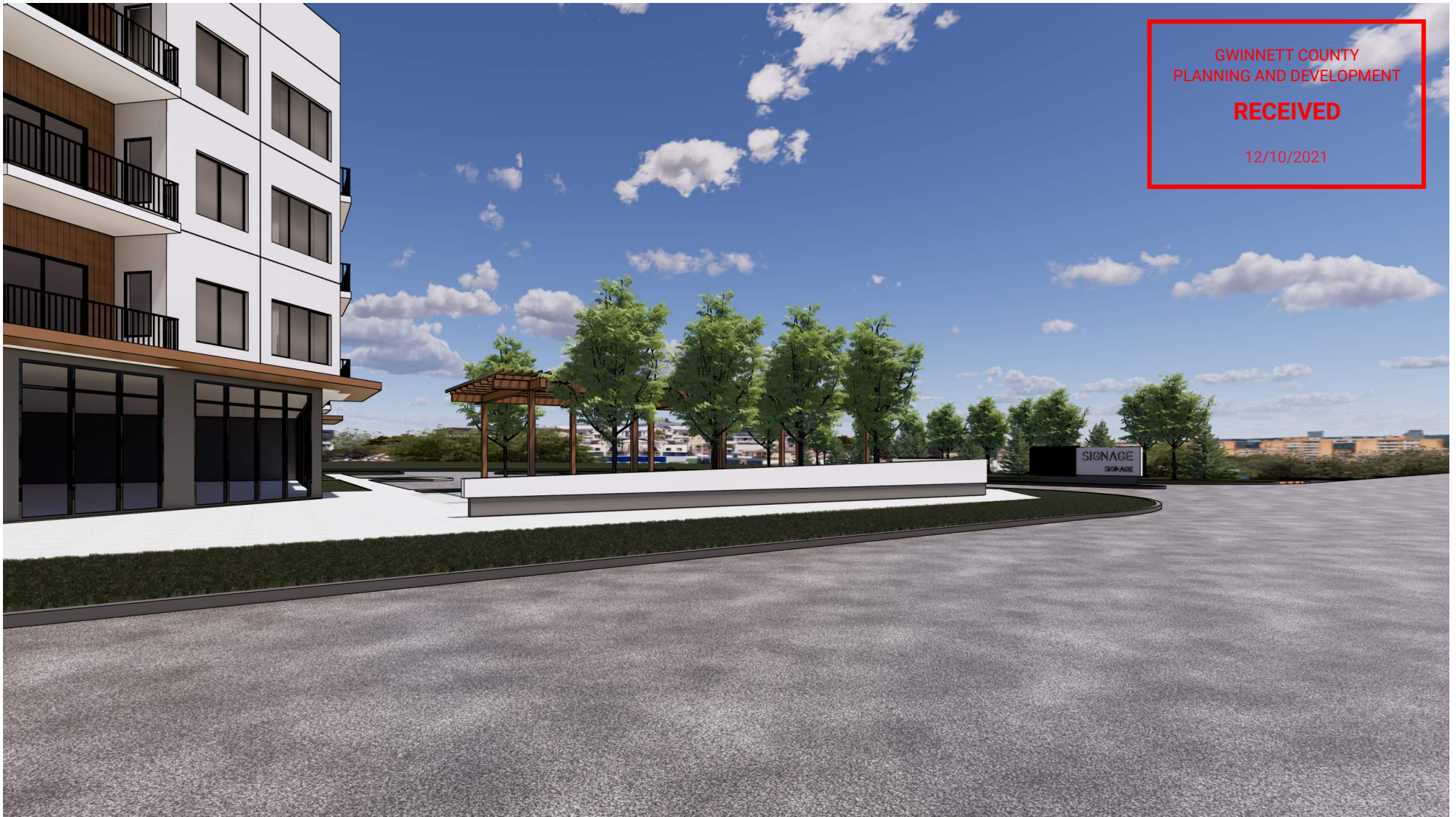
## LAWRENCEVILLE HWY TRACT

2871 LAWRENCEVILLE HWY  
LAWRENCEVILLE, GA 30044

LAND LOT: 16TH ~ LAND DISTRICT: 5TH

PARCEL # 5016022, 5016023, & 5016068

A-502.2



① 3D VIEW FROM SOUTHWEST - SIGNAGE OPTION 02  
NTS

**Conceptual Signage  
Renderings**  
December 02, 2021

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2871 LAWRENCEVILLE HWY  
LAWRENCEVILLE, GA 30044  
LAND LOT: 16TH ~ LAND DISTRICT: 5TH  
PARCEL # 5016022, 5016023, & 5016068

**A-503.2**