



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, October 05, 2026
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

- [1.](#) September 8, 2026, Planning Commission Meeting Minutes

Public Hearing New Business

Discussions on Zoning issues will be limited to 10 minutes per side including rebuttal. Questions and answers from Board Members will not infringe on the time limit.

- [2.](#) SUP2026-00010, SUP2026-00011, SUP2026-00012; 272 Hurricane Shoals LLC; 272 Hurricane Shoals Road
- [3.](#) SUP2026-00009; PureFun Properties, LLC c/o Andersen Tate & Carr; 401 Industrial Park Drive
- [4.](#) RZM2026-00007; Parkland Homebuilders, LLC; 2555 University Parkway & 104 Hurricane Shoals Road
- [5.](#) SUP2026-00013; Smokerise Services, LLC; 425 West Pike Street

Public Hearing Old Business

Discussions on Zoning issues will be limited to 10 minutes per side including rebuttal. Questions and answers from Board Members will not infringe on the time limit.

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, OCTOBER 5, 2026

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: September 8, 2026, Planning Commission Meeting Minutes

Department: Planning and Development Department

Date of Meeting: Monday, October 5, 2026

Presented By: Todd Hargrave, Director of Planning and Development Department

Applicants Request: Approval of Prior Meeting Minutes

Planning & Development Recommendation: Approval

Planning Commission Recommendation:

Summary: Planning Commission Minutes for review and approval by the Planning Commission.

Attachments/Exhibits:

- PC MEETING MINUTES_09082026



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MEETING MINUTES

Tuesday, September 8, 2026

CALL TO ORDER: 6:00 p.m.

PRESENT:

Chairperson Bruce Hardy

Vice-Chairperson Jeff West

Commission Member Sheila Huff

Commission Member Stephanie Henriksen

ABSENT:

Commission Member Darion Ward

APPROVAL OF AGENDA:

Motion made to **AMEND THE AGENDA AS PRESENTED** by Vice-Chairperson West, Seconded by Commission Member Henriksen.

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff

The agenda was amended by Tabling Item No. 2. - SUP2026-00010, SUP2026-00011, SUP2026-00012 – APPLICANT & OWNER: 272 HURRICANE SHOALS LLC; A SPECIAL USE PERMIT APPLICATION TO ALLOW A CONTRACTOR'S OFFICE, HEAVY/CIVIL; A VEHICLE STORAGE LOT; AND TO ALLOW PARKING ON A GRAVEL SURFACE AT THE SUBJECT PROPERTY; ADDRESS: 272 HURRICANE SHOALS ROAD; PARCEL IDENTIFICATION NUMBER: 5176 049B; AREA: APPROXIMATELY 16.23 ACRES to the Monday, October 5, 2026, Planning Commission Meeting.

Motion made to **AMEND THE AGENDA AS PRESENTED** by Vice-Chairperson West, Seconded by Commission Member Huff.

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff

The agenda was further amended by Tabling Item No. 3. - SUP2026-00009 – APPLICANT: PUREFUN PROPERTIES, LLC C/O ANDERSEN TATE & CARR; OWNER: PUREFUN PROPERTIES, LLC.; A SPECIAL USE PERMIT APPLICATION TO ALLOW A VEHICLE STORAGE LOT AT THE SUBJECT PROPERTY; ADDRESS: 401 INDUSTRIAL PARK DRIVE AND 420 HOSEA ROAD; PARCEL IDENTIFICATION NUMBERS: 5177 038 AND 5177 028; AREA: APPROXIMATELY 4.42 ACRES to the Monday, October 5, 2026, Planning Commission Meeting.

Motion made to **APPROVE THE AGENDA AS AMENDED** by Commission Member Huff, Seconded by Commission Member Henriksen.

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff

APPROVAL OF PRIOR MEETING MINUTES

Motion made to **APPROVE** Monday, August 3, 2026, Planning Commission Meeting Minutes by Commission Member Henriksen and Seconded by Council Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff

NEW BUSINESS

Item No. 4. - RZC2026-00003 – APPLICANT: COSTCO WHOLESALE CORPORATION; OWNER: CITY OF LAWRENCEVILLE; A REQUEST TO REZONE THE SUBJECT PROPERTY FROM BG (GENERAL BUSINESS DISTRICT) AND LM (LIGHT MANUFACTURING DISTRICT) TO BG (GENERAL BUSINESS DISTRICT) TO DEVELOP A WHOLESALE MEMBERSHIP CLUB; ADDRESS: 2555 UNIVERSITY PARKWAY; PARCEL IDENTIFICATION NUMBERS: 7011 002A, 7011 148, 7011 161, 7011 164, 7011 138, AND 7011 160; AREA: APPROXIMATELY 19.90 ACRES.

Motion made to recommend **APPROVAL** with Staff recommended conditions by Commission Member Henriksen and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff

Proponent: Applicant – Nicholas Tose, Director of Real Estate Development - Eastern Division Costco Wholesale Corporation; Risa Yuki, Project Manager, MG2

Opponent: None

Staff Comment: The Planning Commission's recommendation was for approval of RZC2026-00003, with staff recommended conditions. However, there were concerns relating to the following:

- Condition 2.G. requires fully screened, masonry-constructed dumpster enclosures;

- Applicant indicated the dumpster/compactor is internal to the building and is screened by the principal structure; visibility is limited to hauler access only. Therefore, the applicant is requesting relief from Condition 2.G.
- Ensuring building materials are high-quality and consistent with architectural standards;
 - Applicant indicated pre-engineered building materials are made with recycled materials, which provide advantages in cost, environmental performance construction efficiency, and long-term operations.
- Confirming adequate parking ratios and preventing spillover impacts;
 - City Parking Requirement 1 parking space per 1,000 sq ft of gross floor area (minimum required 158),
 - No maximum cap on parking spaces
 - DRI Parking-Space Threshold Per ARC/DCA guidance, the parking threshold for commercial development is: DRI required for $\geq 1,000$ parking spaces
- Addressing traffic flow, intersection safety, and broader transportation impacts;
 - TIS - The majority of new traffic is distributed between SR 316 (east/west) and Buford Dr (north/south), with a significant portion also using Collins Hill Rd. TIS figures show that a substantial share of the increase will be on SR 316 and Buford Dr, with less on Collins Hill and Hurricane Shoals.
- Traffic Impact Study - placement, circulation, and potential impacts on adjacent uses.
 - TIS analyzed 13 study intersections, including all major approaches on SR20/Buford Drive, Collins Hill Road, Hurricane Shoals Road, the collector/distributor roads, and all site driveways—including those serving the fuel facility. Results: LOS remained A–D with proposed mitigation.
 - TIS - Fueling trips were not significant enough to materially change distribution percentages because Costco fuel trips are typically pass-by or linked trips—customers already traveling on SR20 or SR316.
 - The applicant stated that the fueling station will operate during standard business hours, with additional access provided one hour prior to and one hour following these hours.
 - If necessary, the project’s traffic engineer could be available during the Regular Meeting to address any additional questions or concerns from the Mayor and

Council related to traffic operations, intersection performance, Level of Service (LOS), driveway design, internal circulation, or impacts associated with the fueling station.

FINAL ADJOURNMENT

Motion made to **ADJOURN** by Commission Member Henriksen, and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Henriksen, Commission Member Huff

DRAFT



LAWRENCEVILLE

Planning & Development

PLANNING ~~AND DEVELOPMENT DEPARTMENT~~ COMMISSION

RECOMMENDED CONDITIONS 0908172026

RZC2026-00003

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

2026-00003_PC REC CNDS_09082026

with applicable City parking requirements shall be subject to review and approval by the Director of the Planning and Development Department.

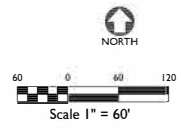
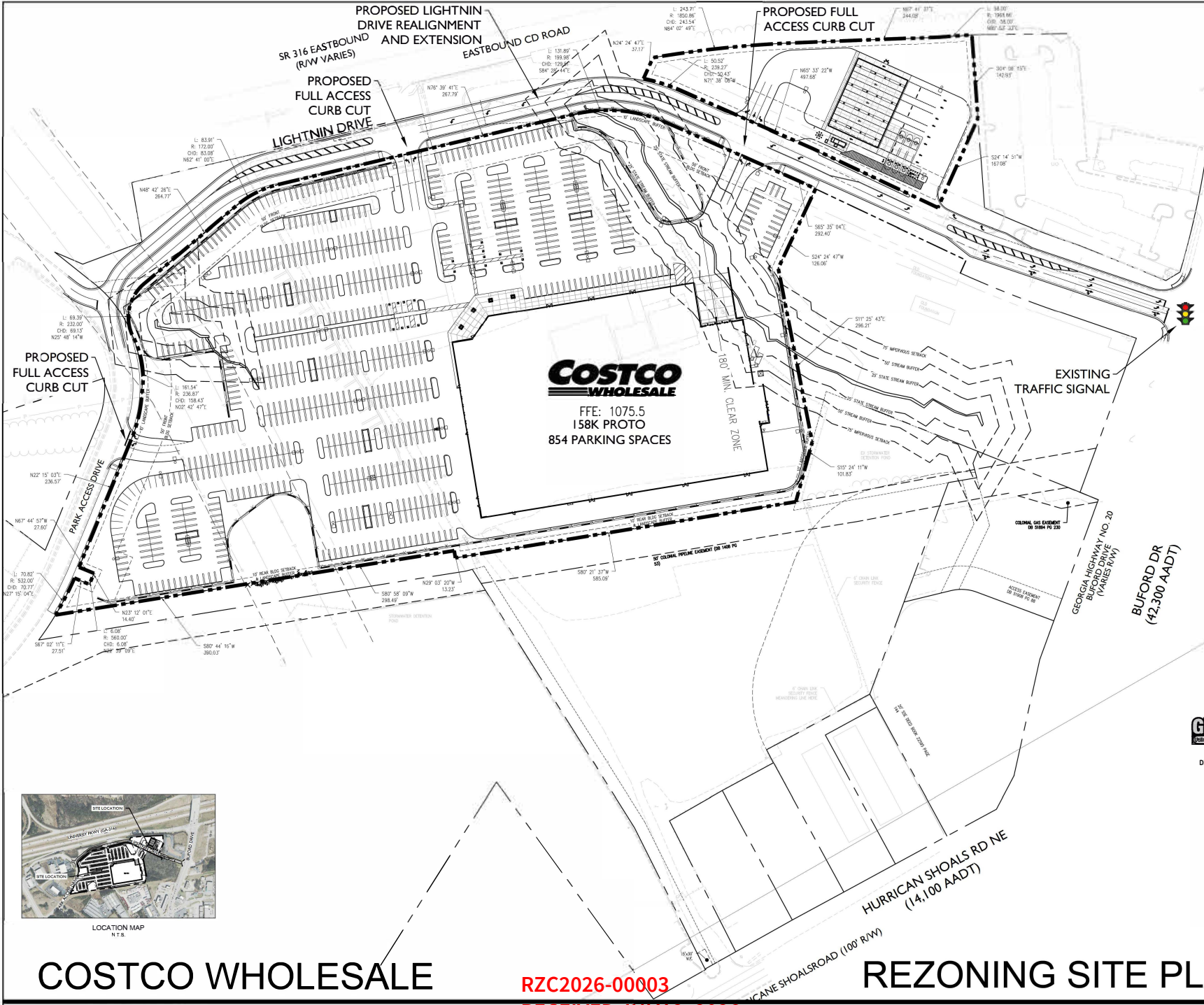
- C. The principal and accessory buildings and structures shall be designed and constructed in accordance with the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5), prepared by MG2 Corporation and dated July 2026, except that the elevations may be modified as necessary to address 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.

PROJECT DATA	
CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	LIGHTNIN DRIVE AND PARK ACCESS DRIVE, LAWRENCEVILLE, GA
SITE DATA:	
WAREHOUSE PARCEL:	17.72 ACRES
FUEL PARCEL:	218 ACRES
TOTAL SITE AREA:	19.90 ACRES
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	LM (LIGHT MANUFACTURING) *TO BE REZONED TO BG (GENERAL BUSINESS)
SETBACKS:	REQUIRED
FRONT:	50'
SIDE:	10'
REAR:	10'
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY KEYSTONE LAND SURVEYING, INC.
BUILDING DATA:	
TOTAL BUILDING FOOTPRINT AREA:	158k PROTO
PROPOSED PARKING DATA:	
TOTAL PARKING:	854 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
10' WIDE STALLS	636 STALLS
ACCESSIBLE STALLS	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.30 STALLS
JURISDICTIONAL PARKING REQUIRED: (1 SPACE PER 500 GFA)	MINIMUM: 330 STALLS
NOTES: EXISTING CONDITIONS TO BE FIELD VERIFIED.	



50 Warm Springs Circle
Roswell - Georgia - 30075
(770)411-1942 • www.aecatl.com

PROJECT NO. - 25-5192
DRAWN - JWM
JOB NUMBER -
DATE: 07-02-2026

COSTCO WHOLESALE

LAWRENCEVILLE, GEORGIA

RZC2026-00003
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REZONING SITE PLAN

REZONE

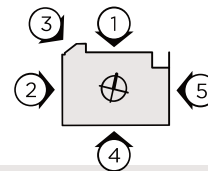
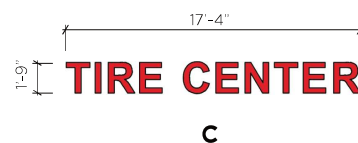
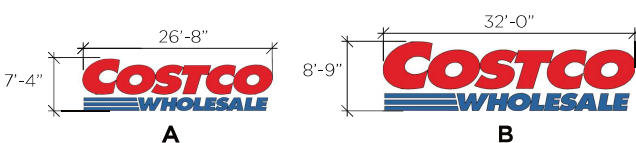
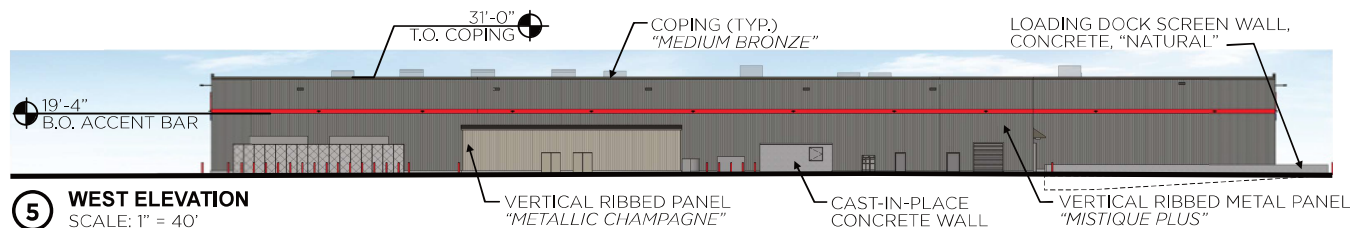
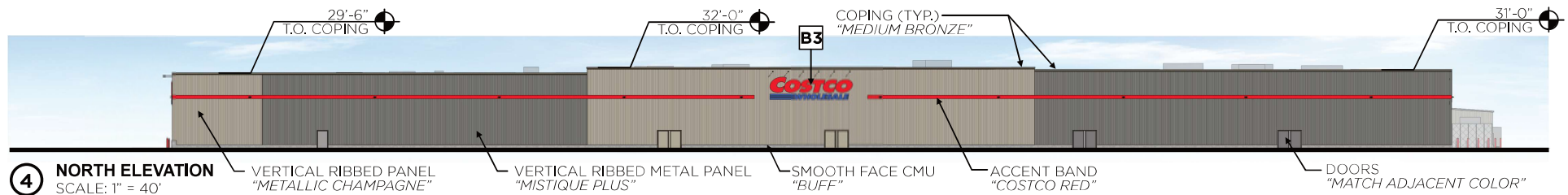
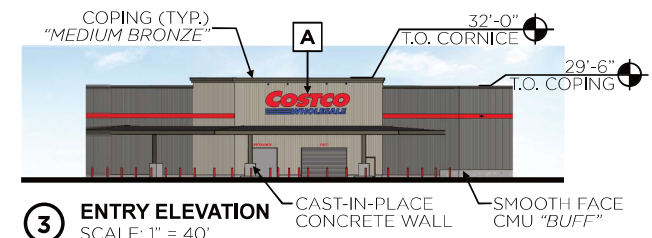
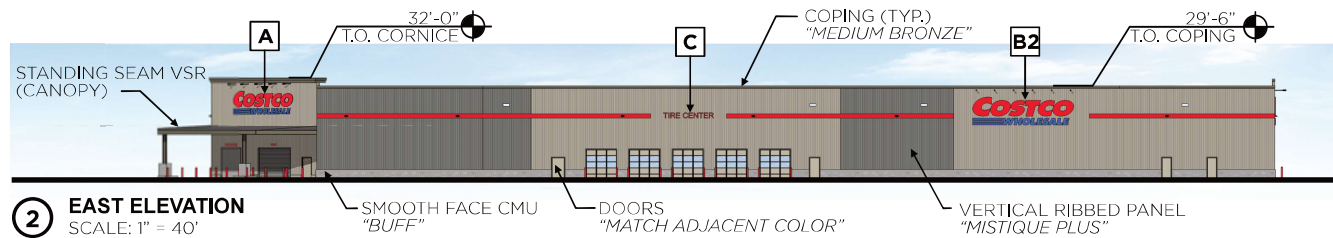
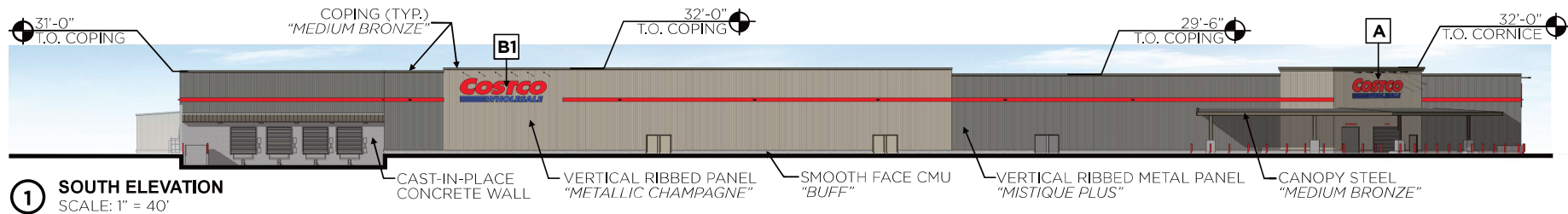


PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	LIGHTNING ACCESS DRIVE, LAWRENCEVILLE, GA
SITE DATA:	
WAREHOUSE PARCEL:	17.72 ACRES
FUEL PARCEL:	2.18 ACRES
TOTAL SITE AREA:	19.90 ACRES
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	LM (LIGHT MANUFACTURING) *TO BE REZONED TO BG (GENERAL BUSINESS)

BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY KEYSTONE LAND SURVEYING, INC.
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BUILDING DATA:	
TOTAL BUILDING FOOTPRINT AREA	158K PROTO
PROPOSED PARKING DATA:	
TOTAL PARKING:	856 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
○ 10' WIDE STALLS	838 STALLS
○ ACCESSIBLE STALLS (2 PER 100)	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.34 STALLS
JURISDICTIONAL PARKING REQUIRED:	MINIMUM: 330 STALLS
(1 SPACE PER 500 GFA)	
NOTES:	
EXISTING CONDITIONS TO BE FIELD VERIFIED.	



SIGN TABLE				
TYPE OF SIGN	IDENTITY	ALLOWABLE SIGN AREA	TOTAL SIGNAGE ALLOWED	AREA PROPOSED
WALL SIGN	A	200 SF	400 SF TOTAL	156 SF
	B1	200 SF		222 SF
	B2	200 SF		222 SF
	B3	200 SF		222 SF
	C	200 SF		31 SF
FREESTANDING		200 SF /ROAD	400 SF TOTAL	0 SF
TOTAL SIGNAGE ALLOWED/PROPOSED			800 SF TOTAL	853 SF



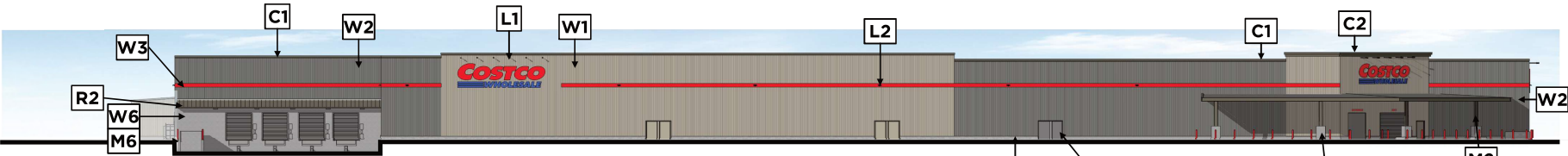
JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG. 2

CONCEPT WAREHOUSE ELEVATIONS

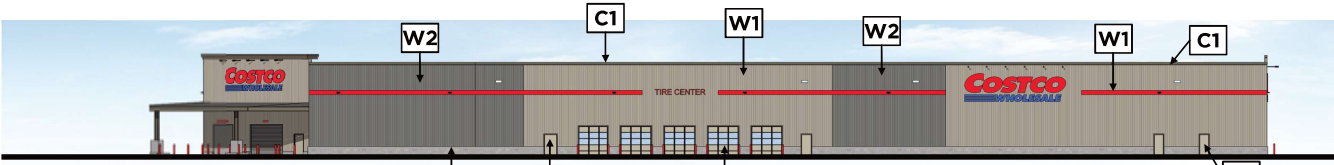
(WAREHOUSE WALL SIGN VARIANCE)



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PLANNING & DEVELOPMENT DEPARTMENT



1 SOUTH ELEVATION
SCALE: 1" = 40'



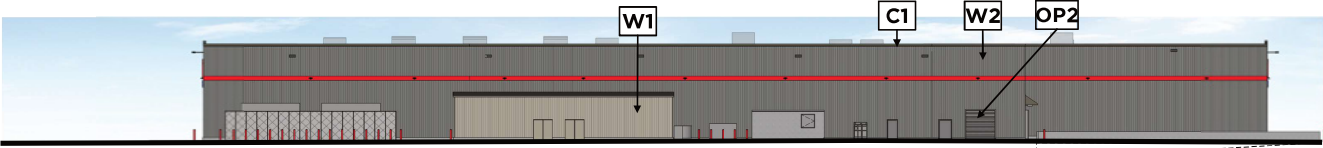
2 EAST ELEVATION
SCALE: 1" = 40'



3 ENTRY ELEVATION
SCALE: 1" = 40'



4 NORTH ELEVATION
SCALE: 1" = 40'



5 WEST ELEVATION
SCALE: 1" = 40'

EXTERIOR FINISH SCHEDULE				
TAG	ITEM	MATERIAL	FINISH	COLOR
W1	METAL PANELS - IC72	METAL	PRE-FINISHED	METALLIC CHAMPAGNE
W2	METAL PANELS - IC72	METAL	PRE-FINISHED	METALLIC PLUS
W3	ACCENT BAND	METAL	PRE-FINISHED	SAFETY RED SW4081
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
W7	LOADING DOCK CURB	CONCRETE	WATER REPELLENT	NATURAL
W8	PROTECTION CURB	CONCRETE	WATER REPELLENT	NATURAL
W9	COLUMN PLINTH / BENCH	CONCRETE	WATER REPELLENT	NATURAL
W10	WALL REVEALS / CONTROL JOINT / SHRINKAGE JOINT	ARCHITECTURAL FINISH	WATER REPELLENT	NATURAL

EXTERIOR FINISH SCHEDULE				
TAG	ITEM	MATERIAL	FINISH	COLOR
C1	CORNER 1/4"	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE
C2	CORNER	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE
R1	STANDING SEAM VSR (CANOPY)	METAL	PRE-FINISHED	COOL IVORY WHITE
R2	STANDING SEAM VSR	METAL	PRE-FINISHED	MEDIUM BRONZE
R3	STANDING SEAM MR24	METAL	PRE-FINISHED	GALVALUME
ASM1	ACCENT TRIM	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE
ASM2	SCUPPER	SHEET METAL	PAINT AND SEALANT BY GC	

EXTERIOR FINISH SCHEDULE				
TAG	ITEM	MATERIAL	FINISH	COLOR
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
OP2	ROLLING SERVICE DOOR	STEEL	PRE-FINISHED	GRAY
OP3	GLAZED SECTIONAL DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE
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
M2	STRUCTURAL FRAMING - COLUMNS & CANOPY TASDA BEAM	STEEL	PAINT BY GC	MEDIUM BRONZE
M3	STAIRS			
M4	HANDRAIL/GUARDRAIL	GALVANIZED STEEL	PAINT BY GC	
M5	BOLLARD (4' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED
M6	BOLLARD (5' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED



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

CONCEPT WAREHOUSE ELEVATIONS

(WAREHOUSE WALL MATERIAL VARIANCE)



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PLANNING & DEVELOPMENT DEPARTMENT



MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 3

ENTRY PERSPECTIVE



RZC2026-00003
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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



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

SOUTH PERSPECTIVE



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



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, OCTOBER 5, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	SUP2026-00010, SUP2026-00011, SUP2026-00012; 272 Hurricane Shoals LLC; 272 Hurricane Shoals Road
Department:	Planning and Development Department
Date of Meeting:	Monday, October 5, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Contractor's Office, Heavy/Civil; Vehicle Storage Lot (Outdoor Storage); Parking on a Gravel Surface
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant seeks approval of Special Use Permits to allow a Contractor's Office, Heavy/Civil; Vehicle Storage Lot (Outdoor Storage); and Parking on a Gravel Surface within the LM (Light Manufacturing) zoning district. The subject property presently contains long-standing industrial operations that predate the current zoning ordinance, resulting in several existing nonconforming site conditions, including gravel parking areas, unbuffered outdoor storage, and outdated screening and stormwater infrastructure. The purpose of the request is to formalize the existing outdoor storage use while establishing a clear and enforceable pathway toward full compliance with contemporary development standards.

Attachments/Exhibits:

- SUP2026-00010 SUP2026-00011 SUP2026-00012_ATTCHMNTS_07102026
- SUP2026-00010 SUP2026-00011 SUP2026-00012_272 HURRICANE SHOALS RD_06052026



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S): SUP2026-00010, SUP2026-00011, & SUP2026-00012

APPLICANT(S): 272 HURRICANE SHOALS LLC

PROPERTY OWNER(S): 272 HURRICANE SHOALS LLC

LOCATION(S): 272 HURRICANE SHOALS ROAD NE

PARCEL IDENTIFICATION NUMBER(S): R5176 049B

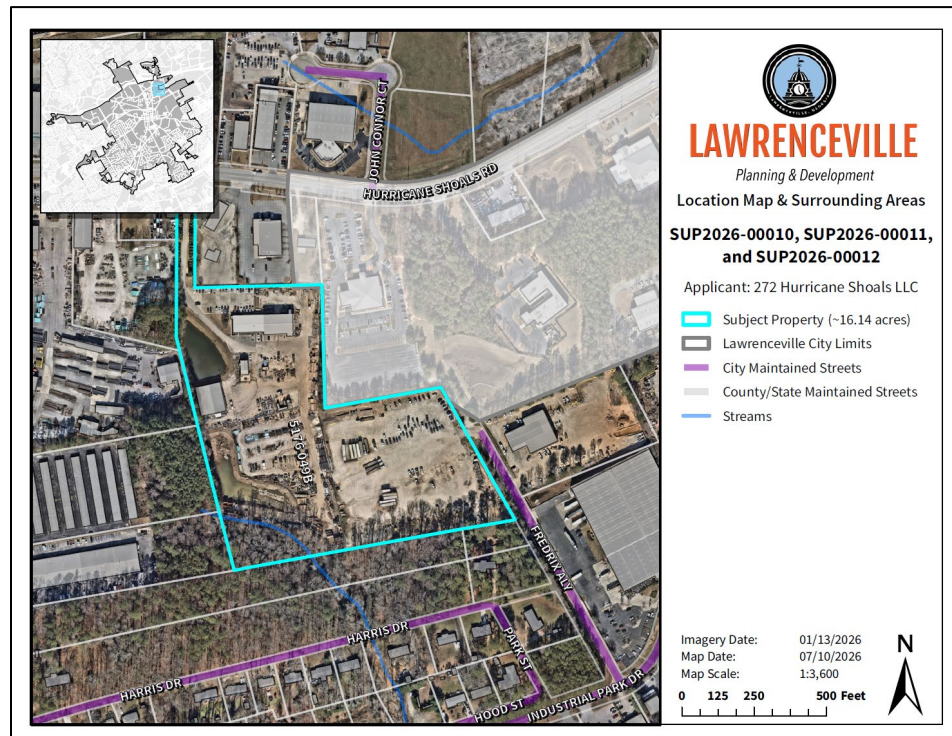
APPROXIMATE ACREAGE: 16.23 ACRES

CURRENT ZONING: LM (LIGHT MANUFACTURING DISTRICT)

PROPOSED DEVELOPMENT: CONTRACTOR'S OFFICE, HEAVY/CIVIL; VEHICLE STORAGE LOT; PARKING ON A GRAVEL SURFACE

DEPARTMENT RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



ZONING HISTORY

The earliest zoning records on file for the subject property circa 1960 show the property zoned as LM (Light Manufacturing District), its current zoning district. There are no Special Use Permits, Zoning Conditions, Variances, or Appeals on record for the subject property.

PROJECT SUMMARY

The applicant seeks approval of Special Use Permits to allow a Contractor's Office, Heavy/Civil; Vehicle Storage Lot (Outdoor Storage); and Parking on a Gravel Surface within the LM (Light Manufacturing) zoning district. The subject property presently contains long-standing industrial operations that predate the current zoning ordinance, resulting in several existing nonconforming site conditions, including gravel parking areas, unbuffered outdoor storage, and outdated screening and stormwater infrastructure. The purpose of the request is to formalize the existing outdoor storage use while establishing a clear and enforceable pathway toward full compliance with contemporary development standards.

PROPOSED SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The subject property consists of three structures constructed between 1979 and 1982 totaling approximately 24,420 square feet of warehouse/storage floor area with accessory offices. The property is used primarily as a contractor's office for heavy/civil construction, with most of its area serving as open gravel lots for storing materials, tools, equipment, and vehicles. Vehicular access to the subject property is provided by a primary curb cut along Hurricane Shoals Road and a secondary curb cut at the rear of the property from Frederix Alley.

The applicant proposes constructing a two-story, approximately 19,200-square-foot office building on the southeastern portion of the property, accessed from Frederix Alley. The project includes associated improvements such as a paved driveway and fifty-three (53) paved parking spaces.

Given existing conditions, three related nonconforming uses are present: (1) Contractor's Office, Heavy/Civil; (2) Vehicle Storage Lot; and (3) Parking on a Gravel Surface. Because the applicant intends to extend these uses to additional portions of the property and to a new structure, the City must address the nonconforming uses through the Special Use Permit process before further development occurs.

Article 3, Section 302 (Continuance of Nonconforming Uses) provides that nonconforming uses may continue but may not be expanded to a greater portion of the lot, into new buildings, or reestablished after discontinuance. Additionally, nonconforming uses may not transition into other nonconforming uses. As such, Special Use Permit approval is required to legally continue these uses and authorize their modification.

As such, the applicant requests approval of the following Special Use Permits:

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Contractor's Office, Heavy/Civil	LM – Special Use Permit	LM – Special Use Permit	<i>Approval w/ Conditions</i>
Vehicle Storage Lot	LM – Special Use Permit	LM – Special Use Permit	<i>Approval w/ Conditions</i>

Article 5 Parking, Section 503 Paving of Surfaces, Subsection D.

Standard	Requirement	Proposal	Recommendation
Parking on a Graveled Surface	LM – Special Use Permit	LM – Special Use Permit	<i>Approval w/ Conditions</i>

Further, Contractor's Offices, Heavy/Civil and Vehicle Storage Lots are both subject to the following supplementary and accessory use standards:

200.3.56 OUTDOOR STORAGE - INDUSTRIAL

- A. Outdoor storage of items, equipment, materials, and supplies which are not offered for sale, but which are normally appurtenant to a permitted use, provided that such storage meets the following requirements:
1. Such property is not directly adjacent to a residential property.
 2. Such property is not located within the boundary of the geographical area of the Lawrenceville Downtown Development Authority.
 3. Storage shall be in the rear or side yard, except where any part of the property is adjacent to, or the storage is visible within a distance of two hundred and fifty (250) feet from, Pike Street, Five Forks-Trickum Road, Scenic Highway, Lawrenceville Highway, Buford Drive (Hwy. 20), Hurricane Shoals Road, Lawrenceville Suwanee Road, Sugarloaf Parkway, Grayson Highway, or Gwinnett Drive, in which case all items shall be stored in a rear yard only.
 4. Stored items shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials; and
 5. Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any part thereof, outdoors.

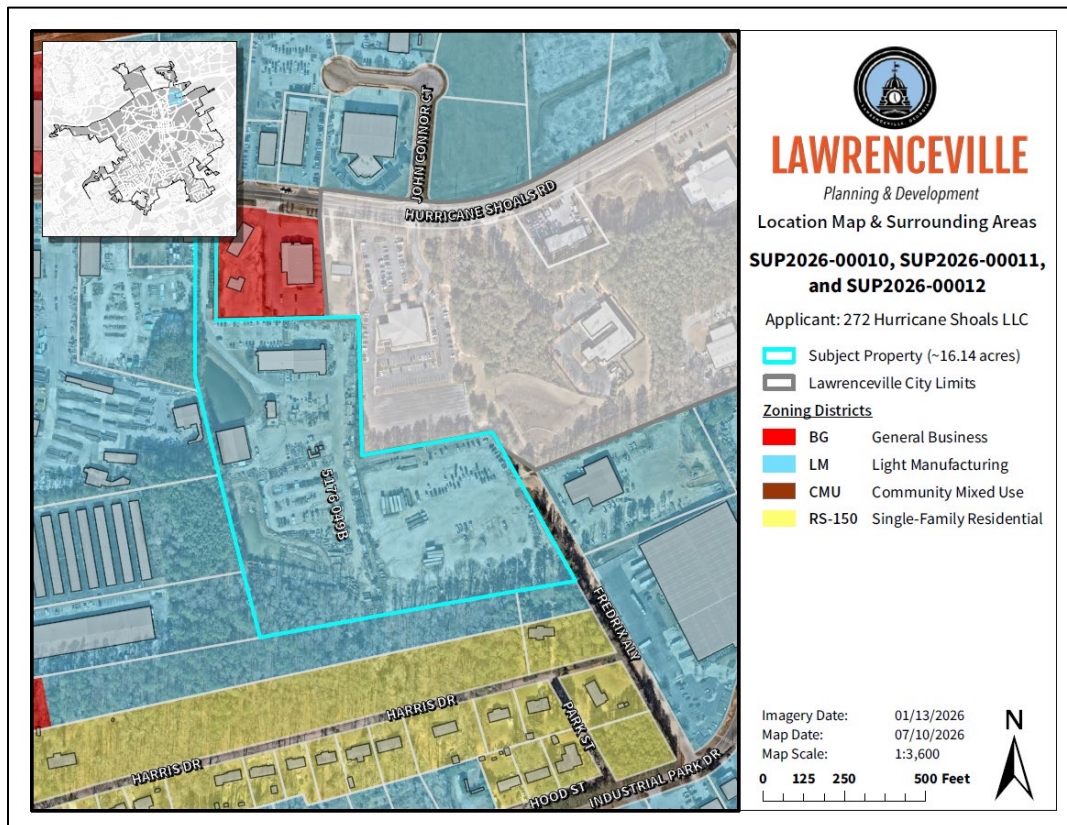
The applicant requests the following variances:

- Article 2, Section 200.3.56(A)(4) – Screening requirements for outdoor storage;
- Article 5, Section 508 – Off-street parking requirement of 77 spaces for a contractor's office;
- Article 6, Section 602(A)(1) – Architectural standards limiting metal siding to an accent material.

Approval of these variances would be inconsistent with established zoning precedent and would undermine the intent of City screening, parking, and architectural standards, which promote compatibility, visual quality, and consistent application of development regulations.

Although the applicant cites practical considerations for the screening variance, including long-standing conditions, limited traffic on Frederix Alley, and operational needs, these factors do not constitute a hardship or justify deviation from ordinance requirements. Similarly, while the applicant argues that pre-engineered metal siding is typical in the LM district and proposes a brick water table to mitigate the appearance, the request remains inconsistent with the City's architectural standards.

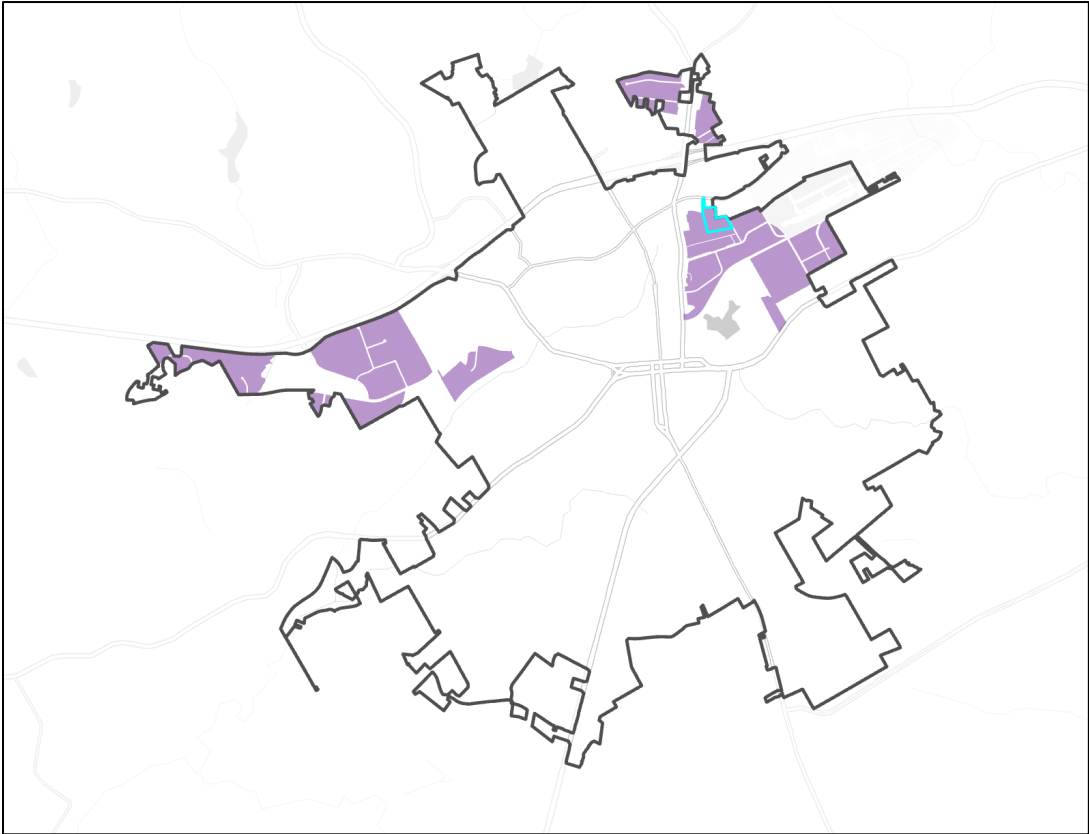
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The surrounding area is predominantly industrial, containing a mix of recycling facilities, contractor offices, equipment dealers, and warehouse uses within LM zoning. To the east, the Gwinnett Fire Department headquarters occupies M-1 (County Light Industrial) zoning. A funeral home zoned BG is located to the north, and RS-150 single-family dwellings lie farther south but are buffered by a separate LM-zoned parcel approximately 100–125 feet in width. The overall area exhibits a stable industrial development pattern, making the requested SUP appropriate with conditions.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The property lies within the Industrial Character Area, which encourages employment-generating industrial and office uses and supports modern light industrial facilities. The proposed improvements align with the intent of the Comprehensive Plan and represent reinvestment in an established industrial corridor.

STAFF RECOMMENDATION

Recognizing the established industrial character of the area and the continued suitability of the property for contractor-related activities, staff finds the use generally appropriate within the LM district. However, modernization of the site is necessary to ensure consistency with current ordinance requirements, improve site functionality, and mitigate potential impacts to surrounding properties. To accomplish this, staff recommends approval of the Special Use Permit subject to conditions that provide both regulatory clarity and a structured compliance framework.

The proposed conditions require that:

- Existing outdoor storage and related nonconforming site conditions may remain temporarily only as existing nonconforming uses,
- All newly constructed improvements must fully comply with current City development regulations, and
- The entire nonconforming portion of the site must transition into full compliance through a formal phased improvement program occurring over a period not to exceed five (5) years.

Notably, outdoor storage is **strictly prohibited** within the portion of the property designated for redevelopment, thereby ensuring that the new development area upholds modern standards from the outset.

The phased compliance structure requires the applicant to submit a detailed Phased Compliance Plan within six months of approval and to document progress annually. This approach provides the City with clear oversight while ensuring practical flexibility for the operator. Staff find that this compliance methodology is consistent with past City practice for legacy industrial sites and is appropriate given the scale and condition of the subject property.

Based on the property's existing industrial function, compatibility with surrounding uses, and the inclusion of conditions that will transition the site into full ordinance compliance, staff recommend **APPROVAL WITH CONDITIONS** of the Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Lawrenceville Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The requested Special Use Permits are suitable within the context of the surrounding industrial area. Adjacent and nearby properties predominantly contain contractor's offices, warehouses, equipment suppliers, and similar light-industrial operations. Formalizing the existing contractor's office, outdoor storage and gravel parking, subject to strict conditions and phased compliance, aligns with the established industrial development pattern and ensures compatible use of the property.

2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The proposal is not expected to adversely affect nearby properties. The use is consistent with surrounding industrial operations and remains buffered from residential areas by intervening LM-zoned land. The phased improvement requirements and prohibition of outdoor storage and gravel parking in the redevelopment area further reduce the potential for negative impacts and enhance long-term site compatibility.

3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;

The property has long maintained reasonable economic use under LM zoning, functioning in heavy/civil contractor operations and associated outdoor storage and gravel parking for decades. The Special Use Permits do not introduce new uses but formalize existing ones and provide a structured compliance process that enables continued viability while transitioning the site toward ordinance conformity.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The proposed Special Use Permits are not expected to create an excessive burden on public infrastructure. The operations are established, and traffic patterns associated with contractor offices and material storage already utilize existing driveways on Hurricane Shoals Road and Frederix Alley. Required site improvements will further support orderly circulation, safety, and utility compliance during redevelopment.

5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;

The request aligns with the 2045 Comprehensive Plan, which designates the property within the Industrial Character Area. The plan encourages employment-generating industrial and office uses in suitable locations, and the proposed conditions promote reinvestment and modernization of the industrial corridor while maintaining its established function.

6. 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 zoning proposal;

The property contains long-standing nonconforming industrial uses that require formal authorization and improvement. The phased compliance schedule, prohibition of outdoor storage within the redevelopment area, and required conformance for new construction provide a clear path toward full modernization while preserving operational continuity. These changing conditions, combined with the denial of unrelated variance requests, support approval of the Special Use Permits with conditions and ensure alignment with the City's long-term regulatory and development objectives.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00010

Approval of the Special Use Permit to allow a Contractor's Office, Heavy/Civil in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

The Special Use Permit shall authorize only a Contractor's Office, Heavy/Civil, together with customary accessory office and administrative functions.

2. To satisfy the following site development considerations:

All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. Phased Compliance for Existing Nonconforming Site Conditions:

A. Phased Compliance for Existing Areas.

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

B. Phased Compliance Plan Required.

Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. Annual Progress Reporting.

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones.

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. Completion Certification.

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00011

Approval of the Special Use Permit to allow a Vehicle Storage Lot (Outdoor Storage) in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, existing outdoor storage of materials, equipment, and vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, may remain in their current form only as existing nonconforming conditions.

These conditions shall be brought into full compliance with current regulations through a phased compliance schedule not to exceed five (5) years from the date of Special Use Permit approval.

Outdoor storage of any kind shall be strictly prohibited within the portion of the property designated for redevelopment as illustrated on the site plan received June 5, 2026.

2. To satisfy the following site development considerations:

All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. Phased Compliance for Existing Nonconforming Site Conditions:

A. Phased Compliance for Existing Areas.

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

B. Phased Compliance Plan Required.

Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. Annual Progress Reporting.

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones.

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. Completion Certification.

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00012

Approval of the Special Use Permit to allow Parking on a Gravel Surface in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, existing outdoor storage of materials, equipment, and vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, may remain in their current form only as existing nonconforming conditions.

These conditions shall be brought into full compliance with current regulations through a phased compliance schedule not to exceed five (5) years from the date of Special Use Permit approval.

Parking on a Gravel Surface of any kind shall be strictly prohibited within the portion of the property designated for redevelopment as illustrated on the site plan received June 5, 2026.

2. To satisfy the following site development considerations:

All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. Phased Compliance for Existing Nonconforming Site Conditions:

A. Phased Compliance for Existing Areas.

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

B. Phased Compliance Plan Required.

Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. Annual Progress Reporting.

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones.

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. Completion Certification.

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

RECEIVED JUNE 5, 2026
PLANNING & DEVELOPMENT DEPARTMENT
SUP2026-00010, SUP2026-00011, AND SUP2026-00012

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>272 Hurricane Shoals LLC</u>	NAME: <u>272 Hurricane Shoals LLC</u>
ADDRESS: <u>2827 Peachtree Rd NE, #630</u>	ADDRESS: <u>2827 Peachtree Rd NE, #630</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30305</u>	STATE: <u>GA</u> ZIP: <u>30305</u>
PHONE: <u>678-534-7810</u>	PHONE: <u>678-534-7810</u>
CONTACT PERSON: <u>Brandon Arnold</u> PHONE: <u>678-534-7810</u>	
CONTACT'S E-MAIL: <u>barnold@mitchellstephens.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>LM</u> ACREAGE: <u>16.229</u>	
PARCEL NUMBER(S): <u>R5176 049B</u>	
ADDRESS OF PROPERTY: <u>272 Hurricane Shoals Rd NE, Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Contractors Office</u>	

[Signature] 6/2/26
SIGNATURE OF APPLICANT DATE

Mitchell Stephens, as Manager

TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC

6/3/26
DATE

[Signature] 6/2/26
SIGNATURE OF OWNER DATE

Mitchell Stephens, as Manager

TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC

6/3/26
DATE

RECEIVED JUNE 5, 2026
PLANNING & DEVELOPMENT DEPARTMENT
SUP2026-00010, SUP2026-00011, AND SUP2026-00012



LAWRENCEVILLE

GEORGIA

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 the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NONE (\$0)
Y/N

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NONE (\$0)
Y/N

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

NAME 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/gifts.

RECEIVED JUNE 5, 2026
 PLANNING & DEVELOPMENT DEPARTMENT
 SUP2026-00010, SUP2026-00011, AND SUP2026-00012



LAWRENCEVILLE

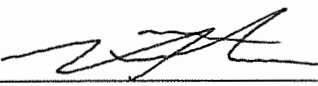
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER: 5th - 176 - R5176 049B
 (Map Reference Number) District Land Lot Parcel

 6/2/26
 Signature of Applicant Date

Mitchell Stephens, Manager

Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

REVENUE TECHNICIAN'S 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)

Binh Tran TSA
 NAME TITLE
6-3-2026 016BNT
 DATE

**LETTER OF INTENT AND JUSTIFICATION FOR
SPECIAL USE PERMIT AND RELATED VARIANCES**

June 5, 2026

**Special Use Permit Application
City of Lawrenceville, Georgia**

Applicant:

272 Hurricane Shoals, LLC

Property:

Gwinnett Count Tax Parcel ID R5176 049B

±16.29 Acres of Land

Located at 272 Hurricane Shoals Road NE, Lawrenceville, GA 30046

**SUP for Contractors Office, Heavy/Civil with Gravel Parking Surface in the LM
Zoning District With Related Variances**

Submitted on behalf of Applicant by:

Brandon C. Arnold, Esq.

272 Hurricane Shoals, LLC

2827 Peachtree Road, Suite 630

Atlanta, Georgia 30305

barnold@mitchellldstephens.com

**SUP2026-00010, SUP2026-00011, AND SUP2026-00012
RECEIVED JUNE 5, 2026
PLANNING & DEVELOPMENT DEPARTMENT**

I. INTRODUCTION

272 Hurricane Shoals LLC (“Applicant”), as owner of an approximately 16.29-acre parcel of land located within the City of Lawrenceville (“Lawrenceville”) in Land Lot 176 of the 5th District of Gwinnett County Georgia, and referred to as 272 Hurricane Shoals Road NE, Lawrenceville, Georgia 30046 (the “Property”), respectfully submits this Letter of Intent in support of its request for two Special Use Permits (the “SUPs”) and two concurrent variances in the LM Light Manufacturing District.

The first SUP request seeks approval for a Contractors Office, Heavy/Civil use, pursuant to Article 1, Section 103.2 of the City of Lawrenceville Zoning Ordinance. The second SUP request seeks approval to allow gravel surfacing for certain parking areas on the Property, pursuant to Article 5, Section 503(d) of the Zoning Ordinance, to the extent required in connection with the outdoor storage areas on the Property. Parking spaces serving the office building will be paved in accordance with standard requirements.

The two concurrent variances address: (1) relief from the exterior wall design standards of Article 6, Section 602(A)(1)(a), to allow corrugated steel panel cladding as the primary exterior wall material; and (2) relief from the solid opaque fencing requirement of Article 2, Section 200.3.55(D), to allow an existing chain link gate and small attached fencing section at the western/southern access point to remain.

The proposed development will replace an existing storage yard with a newly constructed, permanent office building to serve as the offices of a heavy/civil contractor. The proposed use represents a substantial improvement to the Property, is consistent with the historical use of the Property, and is consistent with the LM district’s purpose of providing for a wide range of light industrial uses.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property consists of approximately 16.29 acres of land located in Land Lot 176 of the 5th District of Gwinnett County, Georgia, within the City of Lawrenceville, and is addressed as 272 Hurricane Shoals Road NE, Lawrenceville, Georgia 30046. The Property is zoned LM Light Manufacturing District. The northern portion of the Property contains existing warehouse and office structures and is accessed via Hurricane Shoals Road NE through a narrow panhandle corridor approximately 450 feet in length. The southern portion, where the proposed development will take place, has been used for outdoor storage for many years and is accessed via Fredrix Alley NE, which serves multiple adjacent LM-zoned properties in the area.

The surrounding area reflects a well-established light industrial and commercial development pattern consistent with the LM designation. Properties to the east and south are zoned LM, with some RS-180 single-family residential interspersed to the south. Properties to the

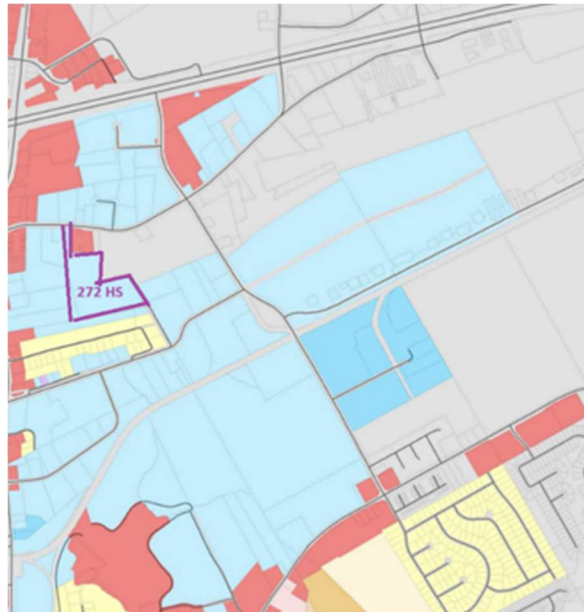
SUP2026-00010, SUP2026-00011, AND SUP2026-00012

RECEIVED JUNE 5, 2026

PLANNING & DEVELOPMENT DEPARTMENT

northwest and west are zoned General Business (BG). RS-180 residential properties front the west side of Fredrix Alley NE; however, those properties have no access points from Fredrix Alley NE and are separated from the primary development area of the Property by approximately 750 feet, approximately 300 feet of which consists of dense tree cover providing natural screening.

An excerpt of the official City of Lawrenceville zoning map depicting the Property and the surrounding zoning and development pattern is included:



The Property is located within the Industrial character area of the City of Lawrenceville 2045 Character Areas Map.



SUP2026-00010, SUP2026-00011, AND SUP2026-00012

RECEIVED JUNE 5, 2026

PLANNING & DEVELOPMENT DEPARTMENT

As described further in Section IV below, the proposed office building use and continued use of the Property for outdoor storage are consistent with the Industrial character area designation and advance several of the City's stated economic development and workforce goals.

III. PROJECT SUMMARY

The proposed development does not represent a significant departure from the existing use and character of the Property. Outdoor storage has been conducted on the southern portion of the Property for many years, and a contractors office has operated on the Property for many years as well. The SUPs and variances sought herein are intended to formalize these long-standing uses and, in the case of the contractors office, are sought out of an abundance of caution. The primary change to the Property is the construction of a new, permanent office building on the southern portion, which represents an improvement to the Property consistent with its historical and continuing use.

The Applicant proposes to construct a new pre-engineered metal office building on the southern portion of the Property. The proposed building has a steel structure, corrugated steel panel cladding, a brick water table banding detail at the base, and a concrete slab foundation. The building measures approximately 120 feet in length, 80 feet in width, and 40 feet in height. Architectural elevation drawings are included with this application and incorporated herein by reference. Final building colors, door styles, finish selections, and other design details will be confirmed at the time of building permit submission and, while the finished design may vary from current plans, is expected to be generally consistent therewith.

Parking spaces serving the office building will be paved in accordance with standard requirements. Gravel surfacing is proposed for areas associated with outdoor storage on the Property, consistent with the long-standing industrial use of those areas and as authorized by Article 5, Section 503(d) upon approval by City Council.

IV. CONSISTENCY WITH THE LAWRENCEVILLE 2045 COMPREHENSIVE PLAN

The Property is located within the Industrial character area of the City of Lawrenceville 2045 Character Areas Map. The 2045 Comprehensive Plan describes the Industrial character area as one that leverages its location along SR 316 and the growing distribution and technology industries, supporting a variety of job types with a focus on skilled jobs in Class A office space and modern light industrial facilities. The Property is located approximately 0.4 miles from SR 316, directly within the corridor the Plan identifies as a target for light industrial business attraction. The proposed development—a permanent office building for a heavy/civil contractor on a long-established light industrial property—is precisely the kind of modern light industrial facility the Plan envisions for this area.

The proposed development is further consistent with and advances the following Economic Development Policies identified in the 2045 Comprehensive Plan:

Attracting Light Industrial Businesses Near SR 316

The 2045 Comprehensive Plan identifies as a stated need the attraction of light industrial businesses that create jobs near SR 316. The Property is located approximately 0.4 miles from SR 316 and has operated as a light industrial property for many years. The proposed construction of a permanent office building for a heavy/civil contractor directly responds to this identified need by formalizing and improving an existing light industrial use at a location the Plan expressly targets for this type of development.

Addressing the Jobs-Residents Mismatch

The 2045 Comprehensive Plan identifies one of Lawrenceville's most significant challenges as the mismatch between residents and available jobs, noting that most Lawrenceville residents commute outside the city for work while many workers commute into the city from other areas. The Plan calls for a focus on local employment opportunities which align with the skill sets of residents. The proposed Contractors Office, Heavy/Civil use directly addresses this challenge by establishing a permanent local employment node within the city, creating professional, administrative, and field supervisory jobs accessible to Lawrenceville residents and reducing out-commuting.

Building Upon the Existing Skilled Workforce

The 2045 Comprehensive Plan calls for the City to attract, develop, and build upon its existing skilled workforce through training programs and apprenticeship opportunities that provide hands-on experience in high-demand fields. Construction and civil contracting are classic apprenticeship trades, and the establishment of a permanent local contractor's office supports the development of a skilled trades workforce pipeline, consistent with the Plan's emphasis on experiential training and career development for Lawrenceville residents.

Enhancing the Business Climate

The 2045 Comprehensive Plan identifies enhancing the business climate as a priority economic development policy, including providing incentives for new and existing businesses and continuing partnerships to support local entrepreneurship and investment. Approval of the requested SUPs directly advances this policy by facilitating continued and improved business investment within the city. The construction of a permanent office building on a long-established light industrial property represents a concrete improvement to the Property consistent with the City's stated goal of growing and retaining local business.

In summary, the proposed development is consistent with the Industrial character area designation, directly responds to the Plan's stated need to attract light industrial business near SR

SUP2026-00010, SUP2026-00011, AND SUP2026-00012

RECEIVED JUNE 5, 2026

PLANNING & DEVELOPMENT DEPARTMENT

316, and advances multiple Economic Development Policies identified in the 2045 Comprehensive Plan. The proposed office building and continued outdoor storage use represent exactly the kind of modern light industrial investment the Plan envisions for this corridor.

V. CONCURRENT VARIANCES

The Applicant requests two variances in connection with the proposed development. Each variance addresses an existing condition on the Property and allows the Property to continue to be used for light industrial purposes consistent with its historical use, surrounding development, and the LM Light Manufacturing District. Neither variance introduces a new or incompatible use; rather, each formalizes or accommodates conditions that have existed on the Property for many years.

A. VARIANCE TO ARTICLE 6, SECTION 602(A)(1)(a) – EXTERIOR WALL DESIGN

Section 602(A)(1)(a) of the Zoning Ordinance permits metal as an accent material only on the exterior walls of non-residential buildings. The Applicant requests a variance to allow corrugated steel panel cladding as the primary exterior wall material on the proposed office building, as shown on the architectural elevation drawings submitted with this application.

The proposed building is a pre-engineered metal building, and corrugated steel panel cladding is the standard exterior material for this building type. The requested variance is consistent with the industrial character of the LM Light Manufacturing District, the existing buildings on the Property, and the existing buildings on adjacent LM-zoned properties in the area, all of which reflect a similar industrial aesthetic. Current plans contemplate brick water table banding as a complementary masonry accent element; however, final building plans will be submitted during the permitting process and the finished design may vary.

B. VARIANCE TO ARTICLE 2, SECTION 200.3.55(D) – SOLID OPAQUE FENCING

Section 200.3.55(D) of the Zoning Ordinance requires solid opaque fencing around outdoor storage areas. The Applicant requests a variance to allow an existing chain link access gate and small attached fencing section at the western/southern access point off Fredrix Alley to remain. The existing conditions at the access point are depicted in the Google Street View and aerial images included below.



The existing chain-link access gate and small attached fence section have been in place for many years and serve as the primary access point to the outdoor storage areas on the southern portion of the Property off Fredrix Alley. The rest of the perimeter fencing consists of chain-link fencing with screening slats or is screened by dense existing tree cover, which provides effective visual separation from adjacent properties. As shown in the images above, the nonconforming condition is limited to the access gate and a small attached section, representing only a minimal deviation from the solid opaque fencing requirement.

As a functional matter, a solid opaque gate at this access point would be impractical given the nature of the use. The access point serves heavy equipment, trucks, and vehicles requiring

SUP2026-00010, SUP2026-00011, AND SUP2026-00012

RECEIVED JUNE 5, 2026

PLANNING & DEVELOPMENT DEPARTMENT

wide, unobstructed entry, and a chain link gate is standard for this type of industrial access. Moreover, the gate is situated on the interior of the property along Fredrix Alley, well removed from any residential uses. The nearest RS-180 residential properties are located approximately 750 feet from the storage area, with approximately 300 feet of dense tree cover providing natural screening. The requested variance imposes no adverse impact on adjacent properties and is consistent with the long-standing industrial use and character of the Property and the surrounding LM corridor.

C. CONCLUSION

Each variance request is narrow in scope and tied directly to existing conditions on the Property. The requested relief allows the Property to continue to be used in a manner consistent with its long-standing industrial character, the surrounding LM corridor, and the policies of the 2045 Comprehensive Plan. Neither variance introduces a new or incompatible use, and both are consistent with the intent of the Zoning Ordinance and the Industrial character area designation.

VI. SITE IMPACT ANALYSIS

Pursuant to the applicable standards governing the exercise of zoning power, the Applicant submits the following written analysis in support of both SUP requests:

A. WHETHER A ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

Yes. The proposed Contractors Office, Heavy/Civil use and associated gravel parking are suitable in view of the use and development of adjacent and nearby properties. The Property is zoned LM Light Manufacturing, a district expressly intended to provide for a wide range of light industrial uses meeting nuisance-free performance standards. The proposed office building is a comparatively low-intensity use relative to the range of uses permitted by right in the LM district, and it is compatible with the established light industrial and commercial character of the surrounding area. The transition from an existing storage yard to a permanent, staffed office facility represents an improvement in use intensity and site condition, not an escalation.

B. WHETHER A ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

No. The proposed use will not adversely affect the existing use or usability of adjacent or nearby properties. The replacement of an existing storage yard with a permanent office building eliminates potential nuisance concerns associated with the current unimproved condition of the Property, including dust, visual blight, and uncontrolled activity. The proposed office use generates predictable, low-impact traffic and activity consistent with standard business operations. Adjacent and nearby properties will not experience any increase in noise, odor, lighting, or other external effects as a result of the proposed development.

SUP2026-00010, SUP2026-00011, AND SUP2026-00012

RECEIVED JUNE 5, 2026

PLANNING & DEVELOPMENT DEPARTMENT

C. WHETHER THE PROPERTY TO BE AFFECTED BY A ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

The Property currently functions as a storage yard, which represents a viable but underutilized economic use of an LM-zoned parcel. The proposed SUP will allow the Property to be developed to a higher and better use—a permanent office building—that more fully realizes the economic potential of the site consistent with its LM zoning and the City’s development objectives. The requested Special Use Permits are the mechanism by which the Zoning Ordinance authorizes this improved use, and their approval is consistent with both the letter and spirit of the LM district standards.

D. WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

No. The proposed use will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. A contractor’s office generates predictable, business-hours traffic consistent with standard office and professional uses. This traffic profile is significantly less intensive than the heavy truck and equipment movements associated with many uses permitted by right in the LM district, and it is less intensive than the storage yard activity currently occurring on the Property. The development will utilize existing utility infrastructure, and no impact to schools is anticipated, as the use does not generate residential population.

E. WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN.

Yes. As described in Section IV above, the proposed use is in conformity with the policy and intent of the City of Lawrenceville 2045 Comprehensive Plan. The Property is located within the Industrial character area, and the proposed Contractors Office, Heavy/Civil use advances three identified Economic Development Policies: addressing the jobs-residents mismatch by creating local employment opportunities; supporting the City’s skilled workforce and apprenticeship development goals; and enhancing the business climate by facilitating continued and improved business investment within the city. The proposed office building and continued outdoor storage use represent exactly the kind of modern light industrial investment the Plan envisions for this corridor.

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 ZONING PROPOSAL.

Yes. Existing and changing conditions support approval of both SUP requests. The City of Lawrenceville has identified workforce development, local job creation, and business climate enhancement as priority economic development objectives in its 2045 Comprehensive Plan. The proposed transition from a passive storage yard to a permanent, staffed contractor office directly responds to these changing policy priorities. The development of this Property for an active, employment-generating use is consistent with the City's stated goals and with the broader trajectory of investment and improvement in the surrounding area. No conditions exist that would support disapproval.

VII. RESERVATION OF CONSTITUTIONAL AND LEGAL RIGHTS

The Applicant respectfully submits that the Property is entitled to a reasonable economic use consistent with its LM zoning classification and with the standards and policies of the City of Lawrenceville Zoning Ordinance. To the extent that any interpretation or application of the Ordinance, including the denial of this request or the imposition of unduly restrictive conditions, would prohibit such reasonable use, the Applicant asserts that those actions would be unlawful under controlling state and federal law.

Without limitation, the Applicant hereby reserves all constitutional objections available under Georgia and federal law, including objections based on substantive due process (arbitrary or unreasonable restriction of property rights), equal protection (disparate treatment of similarly situated properties), regulatory taking without just compensation, and unlawful delegation of zoning authority.

The Applicant further submits that any zoning classification, interpretation, or condition that would prevent the Property from being used in a manner consistent with its established industrial character and the 2045 Comprehensive Plan's Industrial character area designation would lack substantial relation to the public health, safety, or welfare. The Applicant expressly preserves the right to raise any and all constitutional and statutory claims in the event this request is denied or granted subject to conditions that eliminate reasonable economic use of the Property.

VIII. CONCLUSION

The proposed Special Use Permits and concurrent variances represent a reasonable and well-planned continuation and improvement of a long-established light industrial property. The application is consistent with the 2045 Comprehensive Plan's Industrial character area

SUP2026-00010, SUP2026-00011, AND SUP2026-00012

RECEIVED JUNE 5, 2026

PLANNING & DEVELOPMENT DEPARTMENT

designation, compatible with surrounding development, and supported by existing natural buffers and screening that ensure compatibility with adjacent uses. Approval of the requests will allow the Property to be used in a manner that fits the established industrial character of the surrounding LM corridor and advances the City of Lawrenceville's long-term planning and economic development goals.

The Applicant respectfully requests approval of both Special Use Permits and both concurrent variances.

/s/ Brandon C. Arnold
Brandon C. Arnold
Georgia Bar No. 847150
2827 Peachtree Road, Suite 630
Atlanta, Georgia 30305
barnold@mitchellstephens.com

LEGAL DESCRIPTION

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

To find the TRUE POINT OF BEGINNING begin at a point at the intersection of the southerly right-of-way of Hurricane Shoals Road (80'R/W) and Land Lot line common to land lots 177 and 176; THENCE following said right-of-way in a southwesterly direction for a distance of 483.47 feet to point, said point being the TRUE POINT OF BEGINNING.

THENCE South 00 degrees 19 minutes 03 seconds West a distance of 355.97 feet to a point;
 THENCE North 88 degrees 16 minutes 38 seconds East a distance of 144.73 feet to a point;
 THENCE North 88 degrees 12 minutes 31 seconds East a distance of 195.69 feet to a point;
 THENCE North 88 degrees 12 minutes 31 seconds East a distance of 99.72 feet to a point;
 THENCE South 01 degrees 20 minutes 13 seconds West a distance of 427.35 feet to a point;
 THENCE North 80 degrees 08 minutes 05 seconds East a distance of 426.26 feet to a point;
 THENCE South 29 degrees 58 minutes 03 seconds East a distance of 150.96 feet to a point;
 THENCE South 29 degrees 15 minutes 23 seconds East a distance of 380.53 feet to a point;
 THENCE South 79 degrees 37 minutes 38 seconds West a distance of 1,001.43 feet to a point;
 THENCE North 13 degrees 00 minutes 13 seconds West a distance of 515.38 feet to a point;
 THENCE North 13 degrees 00 minutes 34 seconds West a distance of 264.89 feet to a point;
 THENCE North 12 degrees 56 minutes 51 seconds West a distance of 52.64 feet to a point;
 THENCE North 00 degrees 24 minutes 34 seconds East a distance of 336.16 feet to a point;
 THENCE North 00 degrees 10 minutes 29 seconds West a distance of 194.39 feet to a point;
 THENCE South 87 degrees 43 minutes 06 seconds East a distance of 61.37 feet to a point, said point being THE TRUE POINT OF BEGINNING.

The above-described tract contains 16.238 Acres.

SUP2026-00010, SUP2026-00011, AND SUP2026-00012
RECEIVED JUNE 5, 2026
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BK 47616 PG 0170

EXHIBIT "A"

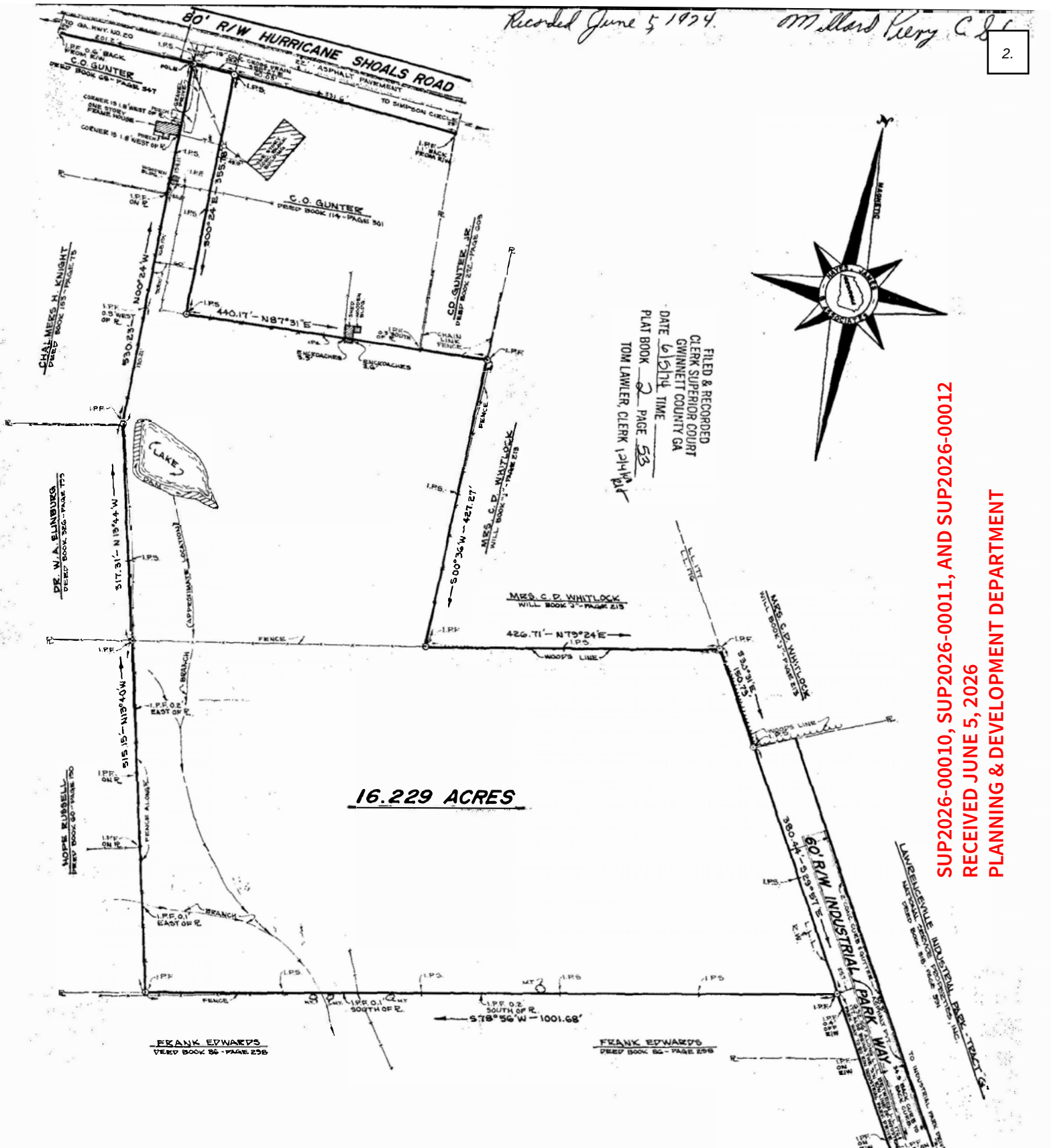
All that tract or parcel of land lying and being in Land Lot 176 of the 5th Land District of Gwinnett County, Georgia, containing 16.229 acres as shown on survey for "H.O. Hamby, Jr., et. al." prepared by Hayes, James & Associates, Surveyors dated May 10, 1974, recorded in Plat Book 2, Page 53, plat records of Gwinnett County, Georgia, and more particularly described as follows:

BEGINNING at an iron pin on the southerly right-of-way line of Hurricane Shoals Road located 201.2 feet southeasterly as measured along said right-of-way line from its intersection with the southeasterly right-of-way line of Georgia Highway No. 20; run thence along the southerly right-of-way line of Hurricane Shoals Road south 88 degrees 27 minutes east 60.03 feet to an iron pin at property of C.O. Gunter; run thence along property of Gunter, south 00 degrees 24 minutes east 355.78 feet to an iron pin; run thence north 87 degrees 31 minutes east 440.17 feet to an iron pin at property of Mrs. C.D. Whitlock; run thence along property of Whitlock south 00 degrees 36 minutes west 427.27 feet to an iron pin; continue thence along property of Whitlock, north 79 degrees 24 minutes east 426.71 feet to an iron pin on the land lot line separating Land Lots 176 and 177; run thence along said land lot line, south 30 degrees 31 minutes east 150.79 feet to an iron pin; run thence south 29 degrees 57 minutes east along the southwesterly right-of-way line of Industrial Park Way a distance of 380.44 feet to an iron pin at property of Frank Edwards; run thence along property of Edwards, south 78 degrees 56 minutes west 1,001.68 feet to an iron pin at property of Hope Russell; run thence along property of Russell, north 13 degrees 40 minutes west 515.15 feet to an iron pin at property of Dr. W.A. Elinburg; run thence along property of Elinburg, north 13 degrees 44 minutes west 317.31 feet to an iron pin at property of Chalmers H. Knight; run thence north 00 degrees 24 minutes west 530.23 feet to an iron pin on the southerly right-of-way line of Hurricane Shoals Road and the place or point of beginning.

Recorded June 5, 1974.

Millard Perry C. S.

2.



16.229 ACRES

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 6/5/74 TIME
PLAT BOOK 2 PAGE 58
TOM LAWLER CLERK 1244 PM

SUP2026-00010, SUP2026-00011, AND SUP2026-00012
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LEGEND

- I.P.F. = IRON PIN FOUND
- I.P.S. = IRON PIN SET
- C.M.F. = CONC. MON. FOUND
- R.W. = RIGHT OF WAY
- C. = CENTER LINE
- P. = PROPERTY LINE
- B. = BUILDING LINE
- L.L. = LAND LOT
- B.M. = BENCH MARK
- T.C. = TOP OF CURB
- B.C. = BOTTOM OF CURB
- I.E. = INVERT ELEVATION
- C.B. = CATCH BASIN
- M.H. = MAN HOLE
- M.T.O. = MARKED TREE
- O. = PROPERTY CORNER
- P. = POLE
- F. = FIRE HYDRANT
- L.L. = LAND LOT LINE
- F. = FENCE
- T. = TELEPHONE LINE
- G. = GAS LINE
- W. = WATER LINE
- S. = SANITARY SEWER LINE
- P. = POWER LINE
- B. = BRANCH

This survey has been calculated by latitudes and departures for closure and found to be accurate to within 1 foot in 18,222.0 feet.

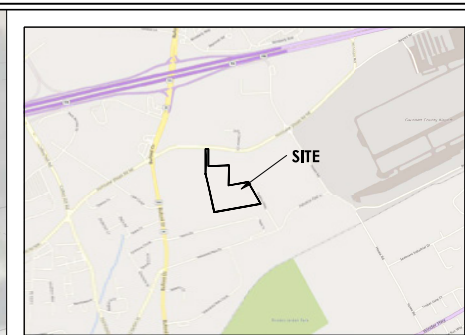
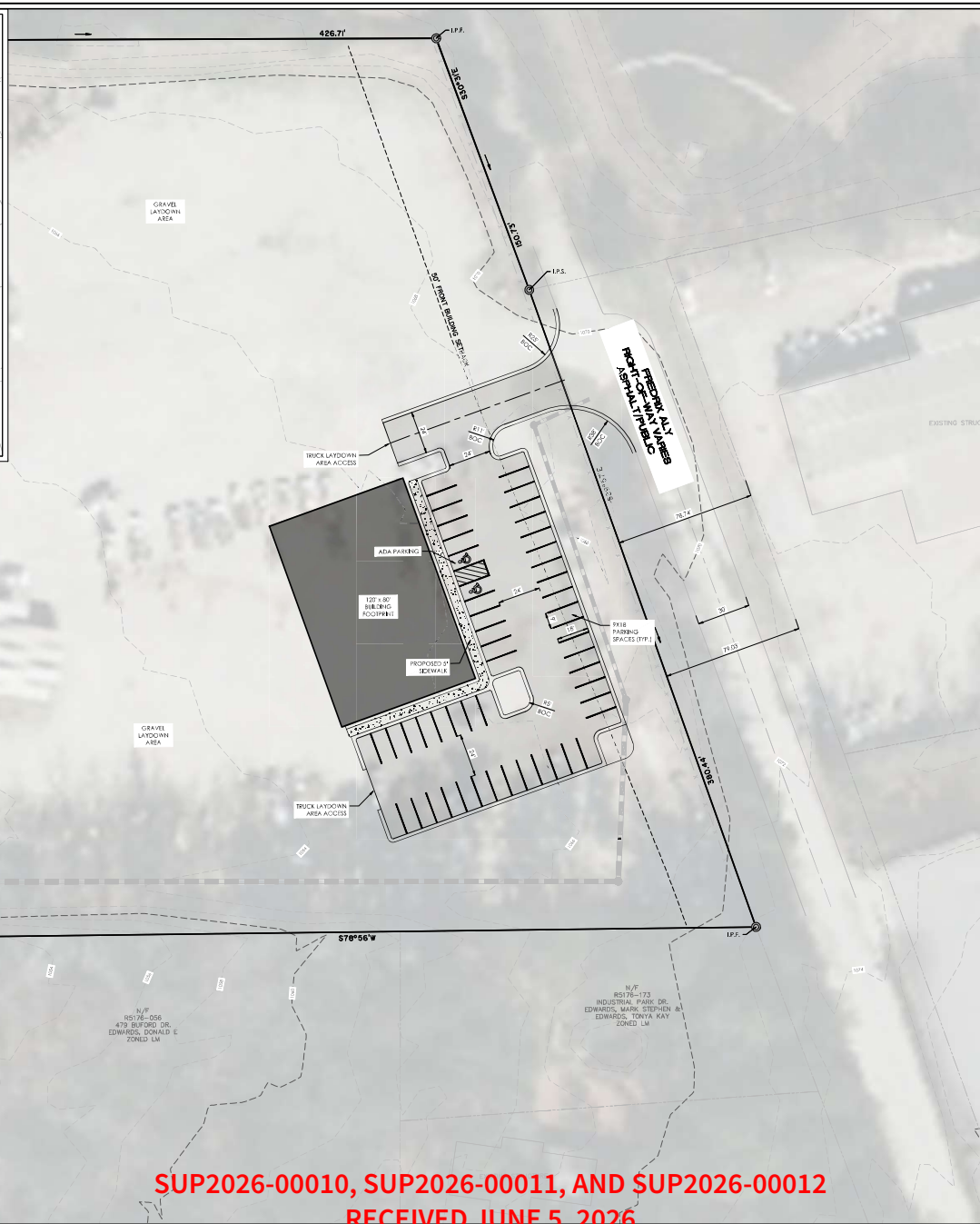
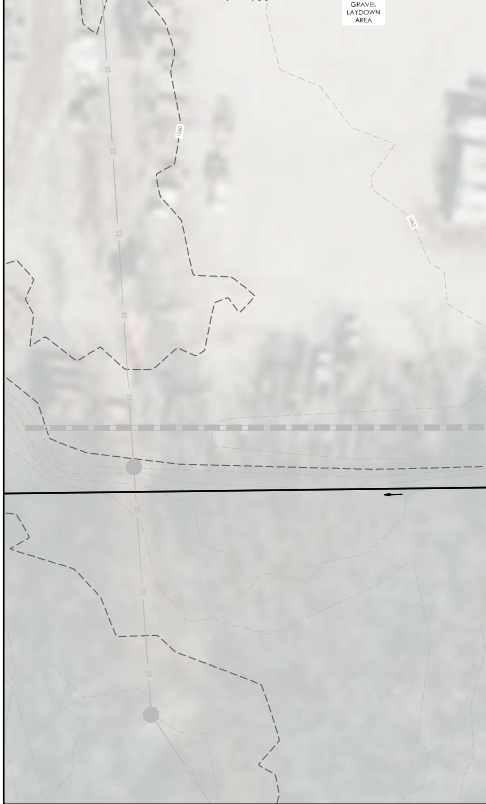
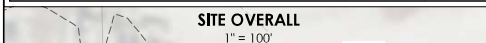
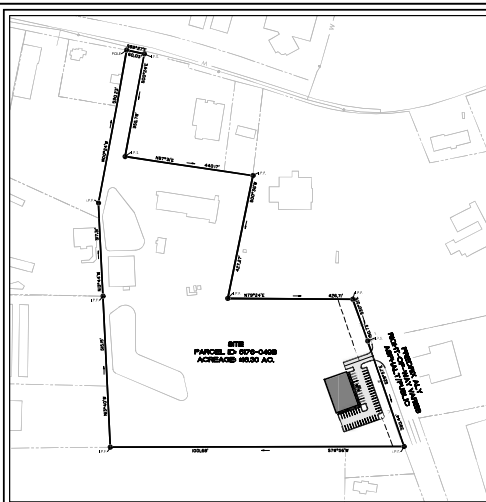
In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.
Bally Ray Clark
Master #1615
Ga. Assn. Reg. Land Surveyors

H.O. HAMBY, JR., ET. AL.

HAYES, JAMES & ASSOCIATES
ENGINEERS & SURVEYORS
327 Jackson Street, S. E.
Lawrenceville, Georgia



16.229 ACRES		REVISIONS	
LAND LOT	176		
5TH		DISTRICT	
GWINNETT		COUNTY	
SURVEYED	5-10-74		
SCALE	1" = 100'		
DEVELOPMENT PLANNING		JOB NO.	52-74-41
ENGINEERING		FILE NO.	
LAND SURVEYING			

VICINITY MAP
NTS

DEVELOPMENT SUMMARY

1. TOTAL PROPERTY ACREAGE = ±16.30 AC.
(PARCEL ID # 5176 - 0498)
2. CURRENT ZONING: LM (LIGHT-MANUFACTURING)
3. PROPOSED SETBACKS LM:
FRONT = 50'
SIDE = 10'
REAR = 0'
4. PROPOSED BUILDING SIZE (OFFICE) = 9,600 SQFT
5. PROPOSED BUILDING HEIGHT = 40 FEET
6. PROPOSED DISTURBED AREA = ±5.67
7. PROPOSED FAR = 9.6:600 SQFT / 710,028 SQFT = .014
8. PARKING SUMMARY:

MIN. SPACES REQUIRED: 1 SPACE PER 300 SQFT OF BUILDING AREA (32 SPACES)

SPACES PROVIDED: 53 SPACES
9. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.

SITE EXHIBIT

HURRICANE
SHOALS

272 HURRICANE SHOALS RD. NE

PREPARED FOR:
MITCH STEPHENS

PREPARED BY:



5074 Bristol Industrial Way • Suite A
Buford, GA 30618 • 770.271.2868
www.thomasondivison.com



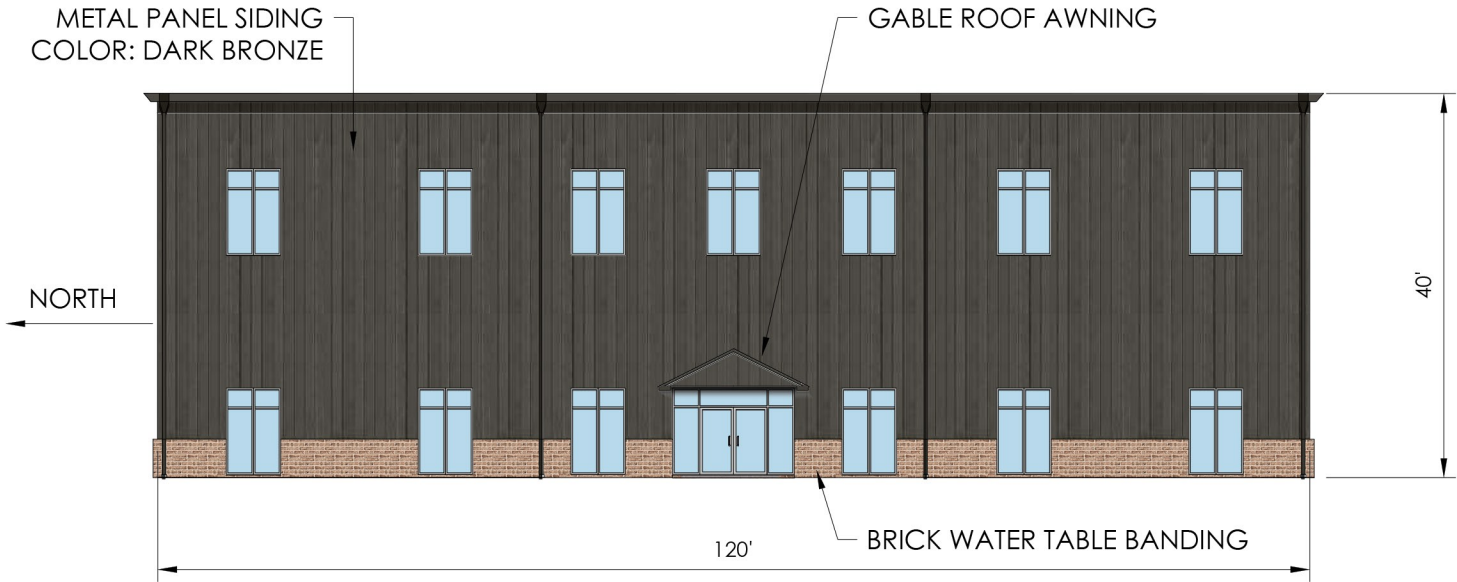
JOB NO: 234053.0000	DATE: 06/08/2026
DRAWN: SWH	SCALE: 1" = 30'

SUP2026-00010, SUP2026-00011, AND SUP2026-00012
RECEIVED JUNE 5, 2026

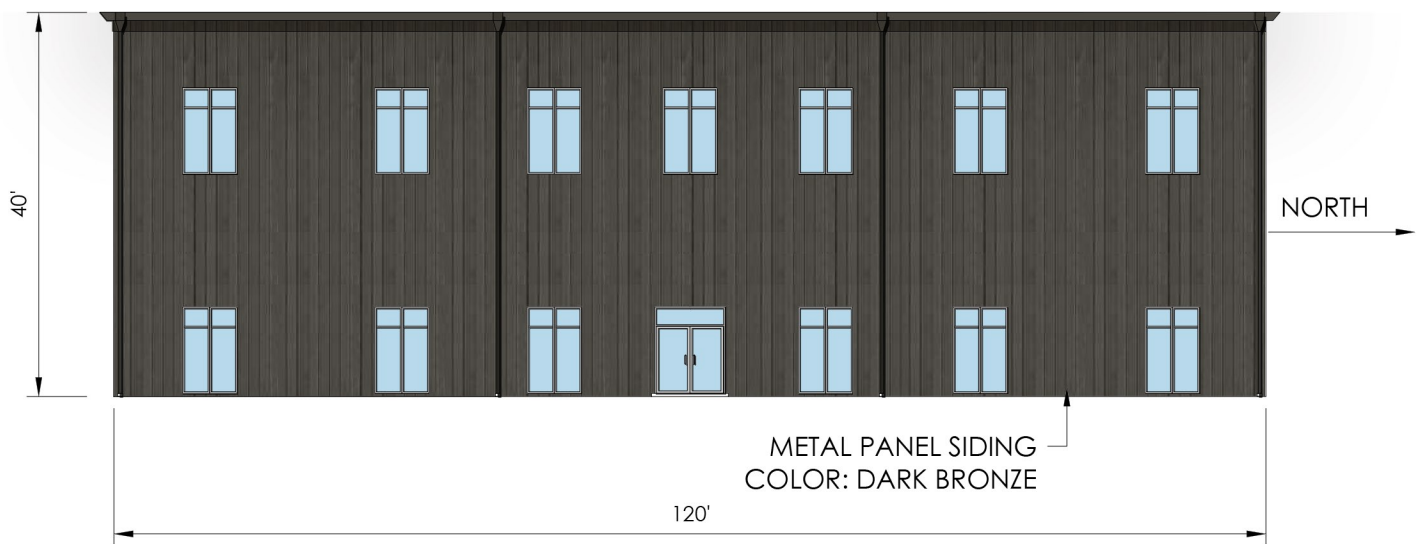
PLANNING & DEVELOPMENT DEPARTMENT

272 HURRICANE SHOALS ROAD

PROPOSED BUILDING MATERIALS:
PRE-ENGINEERED METAL BUILDING WITH STEEL STRUCTURE
CORRUGATED STEEL PANEL CLADDING
CONCRETE SLAB FOUNDATION
BUILDING DIMENSIONS: 120' (L) X 80' (W) X 40' (H)



FRONT ELEVATION



REAR ELEVATION





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

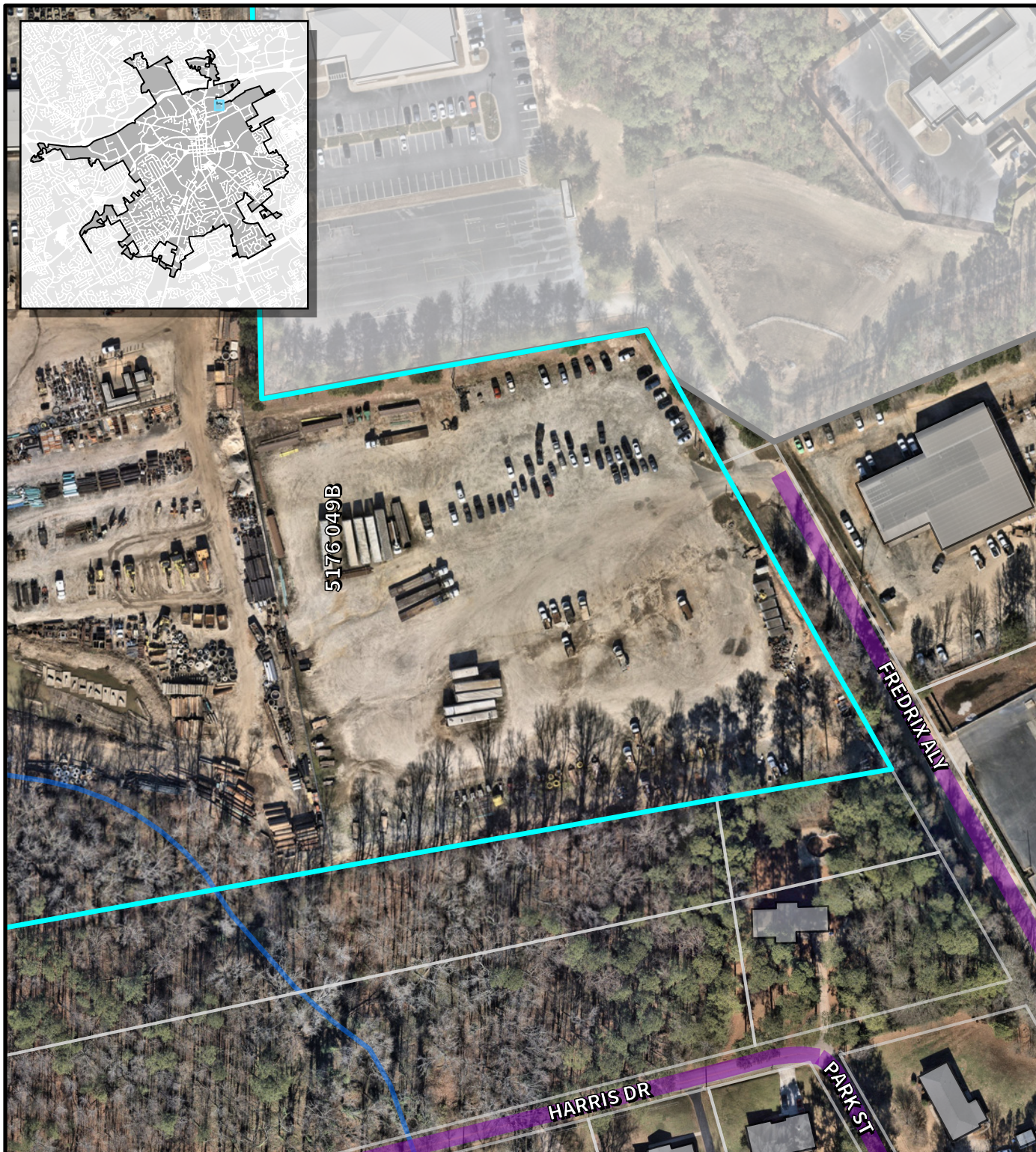
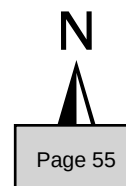
**SUP2026-00010, SUP2026-00011,
and SUP2026-00012**

Applicant: 272 Hurricane Shoals LLC

-  Subject Property (~16.14 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 01/13/2026
Map Date: 07/10/2026
Map Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2026-00010, SUP2026-00011,
and SUP2026-00012**

Applicant: 272 Hurricane Shoals LLC

 Subject Property (~16.14 acres)

 Lawrenceville City Limits

Zoning Districts

 LM Light Manufacturing

 RS-150 Single-Family Residential

Imagery Date: 01/13/2026

Map Date: 07/10/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2026-00010, SUP2026-00011,
and SUP2026-00012**

Applicant: 272 Hurricane Shoals LLC

 Subject Property (~16.14 acres)

 Lawrenceville City Limits

2045 Character Areas

 Industrial

Imagery Date: 01/13/2026

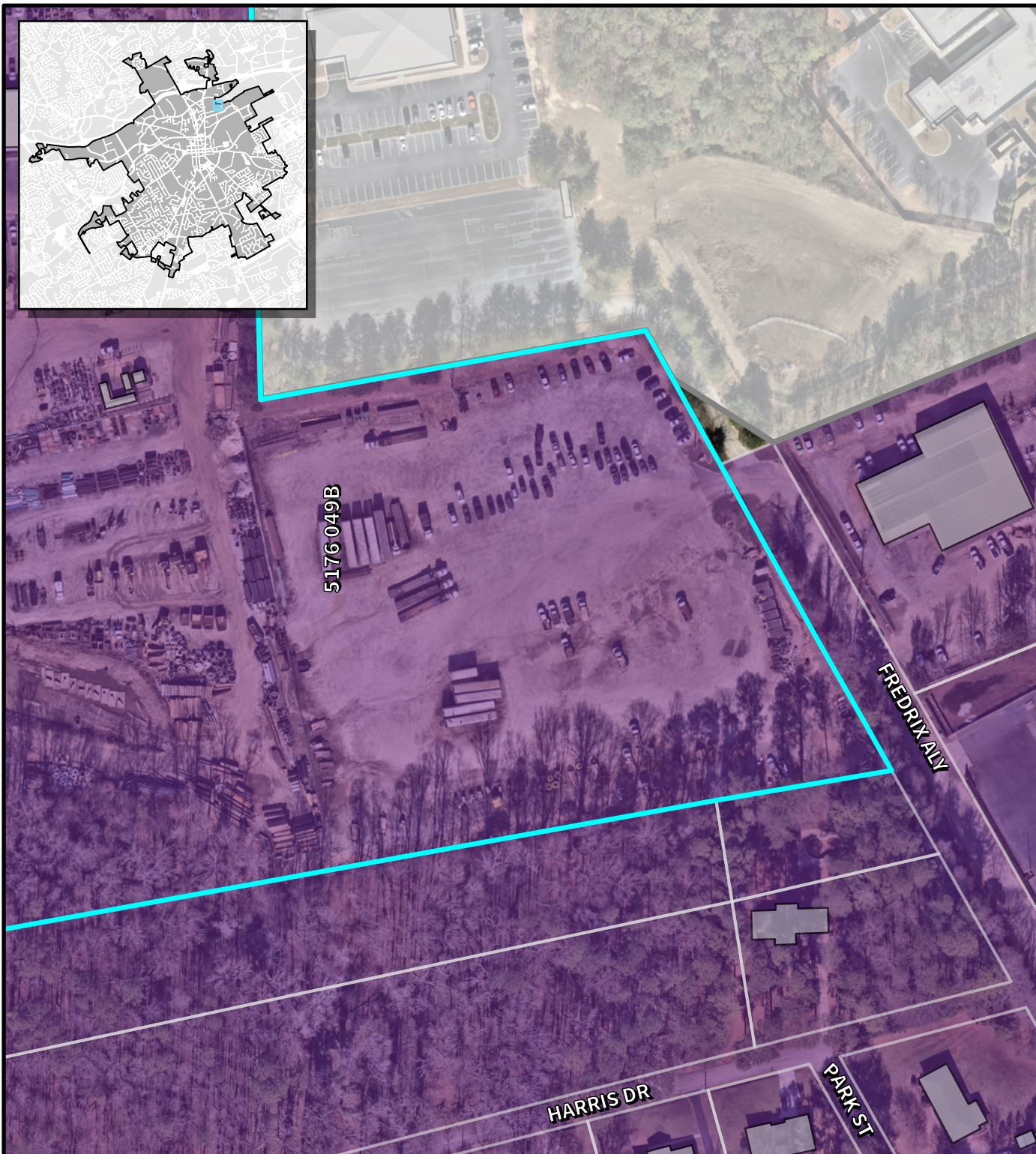
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Map Scale: 1:1,800

0 62.5 125 250 Feet



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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

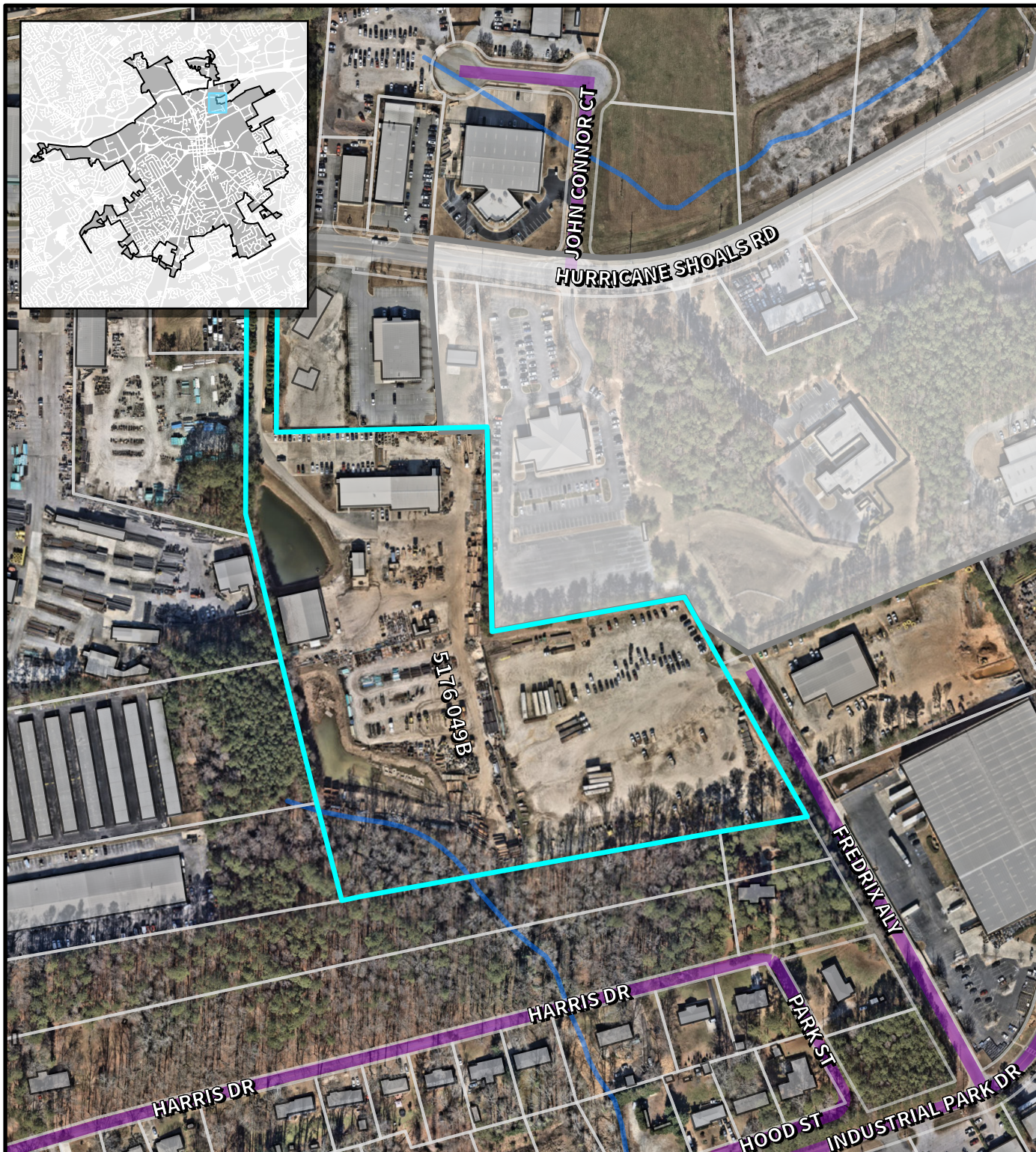
**SUP2026-00010, SUP2026-00011,
and SUP2026-00012**

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-  Subject Property (~16.14 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 01/13/2026
Map Date: 07/10/2026
Map Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2026-00010, SUP2026-00011,
and SUP2026-00012**

Applicant: 272 Hurricane Shoals LLC

 Subject Property (~16.14 acres)

 Lawrenceville City Limits

Zoning Districts

- | | | |
|--|---------------|---------------------------|
|  | BG | General Business |
|  | LM | Light Manufacturing |
|  | CMU | Community Mixed Use |
|  | RS-150 | Single-Family Residential |

Imagery Date: 01/13/2026

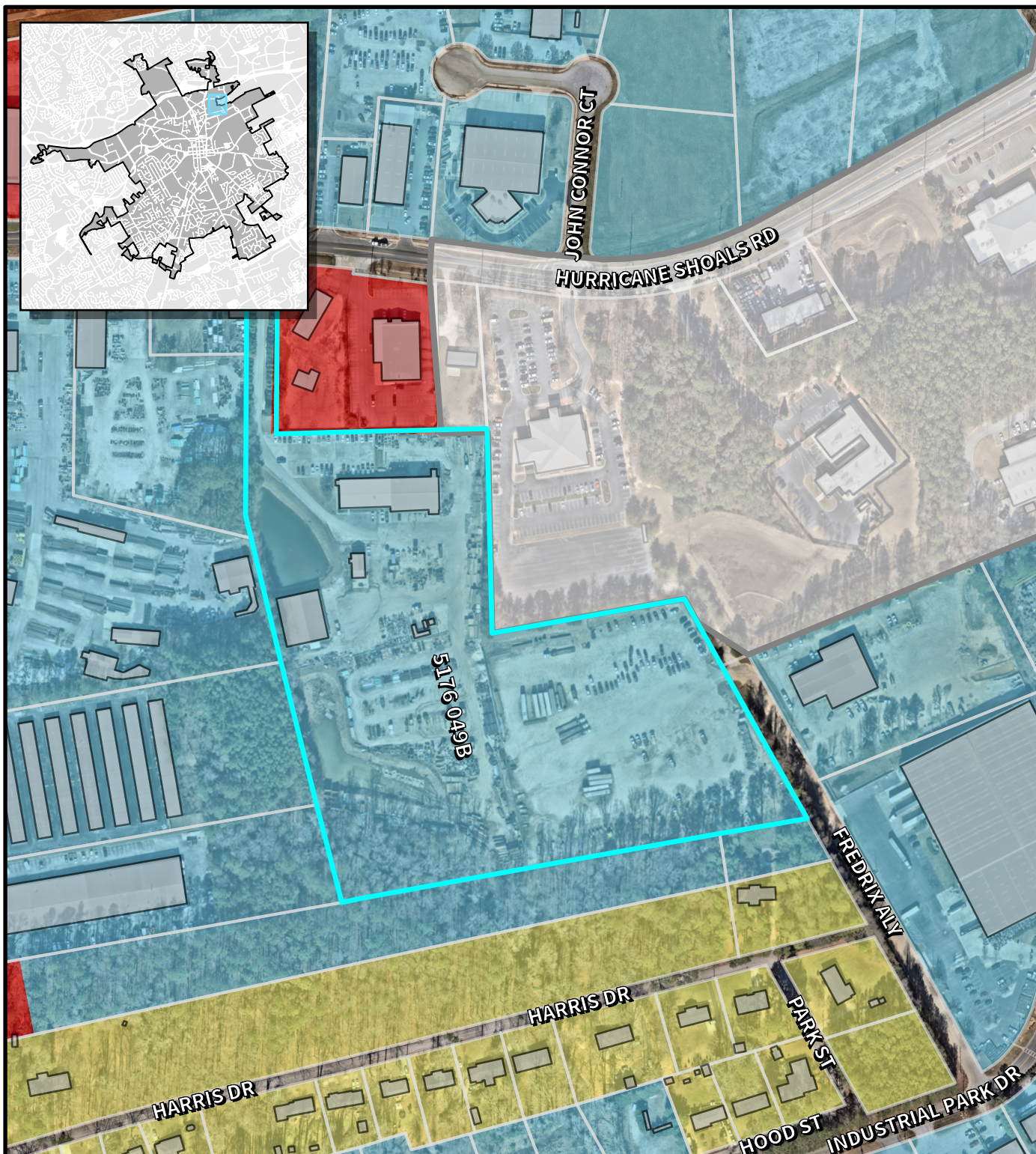
Map Date: 07/10/2026

Map Scale: 1:3,600

0 125 250 500 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2026-00010, SUP2026-00011,
and SUP2026-00012**

Applicant: 272 Hurricane Shoals LLC

 Subject Property (~16.14 acres)

 Lawrenceville City Limits

2045 Character Areas

 Community Mixed Use

 Commercial Corridor

 Industrial

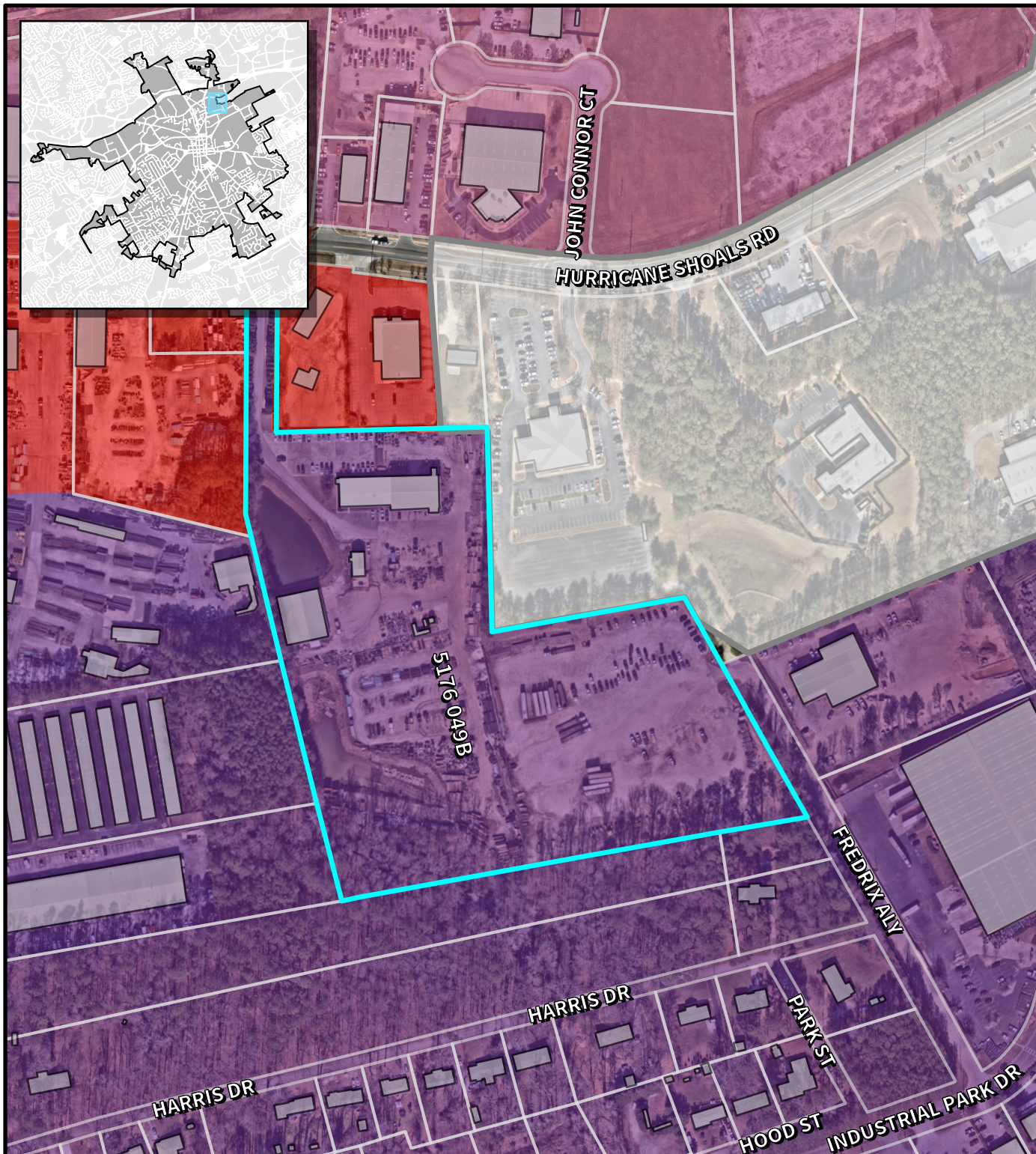
Imagery Date: 01/13/2026

Map Date: 07/10/2026

Map Scale: 1:3,600

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N



Special Use Permits – Contractor's Office, Heavy/Civil; Outdoor Storage; Parking on Gravel Surface

**SUP2026-00010, SUP2026-00011, &
SUP2026-00012**

272 Hurricane Shoals Road



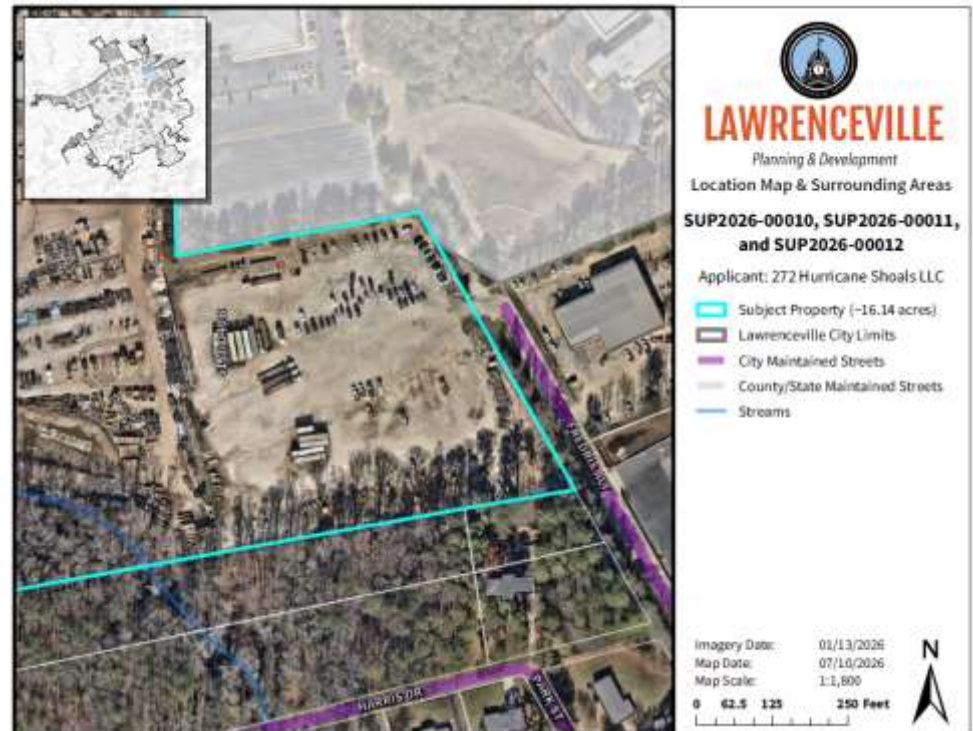
Overview

- Special Use Permit – Contractor's Office, Outdoor Storage, Gravel Parking
- Applicant/Property Owner: 272 Hurricane Shoals LLC
- Location: 272 Hurricane Shoals Road, Lawrenceville, GA
- Acreage: 16.23 acres
- Current Zoning: LM (Light Manufacturing District)
- Proposed Development: Contractor's Office (Heavy/Civil), Outdoor Storage, Parking on Gravel Surface
- Department Recommendation: Approval with Conditions



Vicinity Map

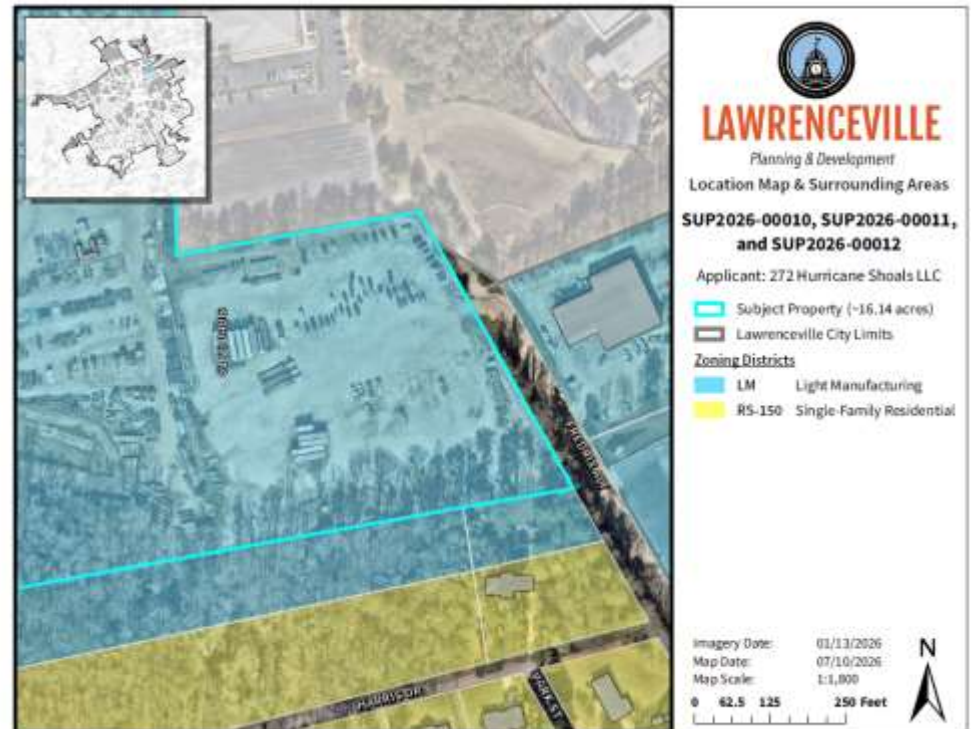
- Site located on the southern side of Hurricane Shoals Road, just east of Buford Drive (GA Hwy 124), and along the west side of Fredrix Alley.
- Surrounding area includes a mix of commercial, office, institutional, light industrial, and single-family residential uses.





Zoning Map

- LM since 1960; no prior SUPs, variances, or appeals
- Request Special Use Permits to allow contractor offices, outdoor storage, and gravel parking.
- Requested Special Use Permits fit established industrial pattern





Site Plan

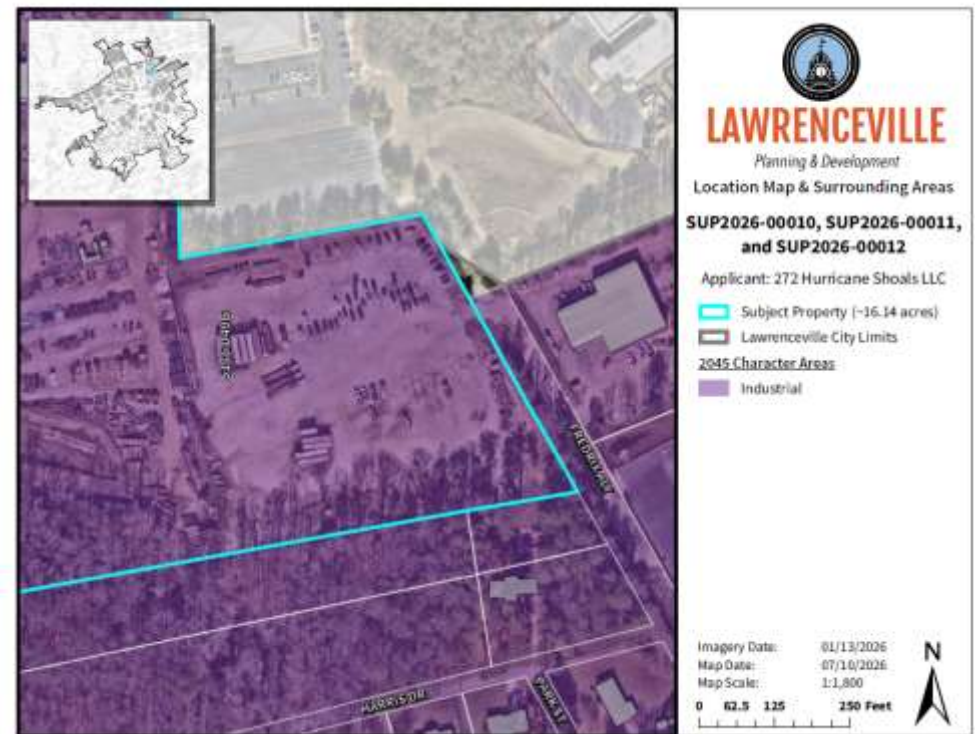
- Three existing industrial structures totaling 24,420 sq ft on the property
- Proposed new two-story, 19,200-sq-ft office building located on the southeast portion of the site along the west side of Fredrix Alley.





Comprehensive Plan

- Industrial Character Area – supports employment-generating industrial/office uses, reinvestment, modernization.





Nonconformities & Conclusion

- Long-established industrial setting makes contractor uses appropriate within the LM district
- Site modernization is necessary to meet current ordinance standards and reduce impacts on nearby properties
- SUPs are required to continue existing nonconforming uses, allow limited expansion, and authorize proposed site upgrades
- Existing conditions may remain only as temporary legal nonconforming uses
- Compliance is required



Conclusion

- Based on the property's established industrial use, its compatibility with surrounding development, and the conditions requiring a full transition to ordinance compliance.
- Approval with conditions; phased compliance plan, prohibition of outdoor storage, and gravel parking in redevelopment area



1. To restrict the Special Use Permit as follows:

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, existing outdoor storage of materials, equipment, and vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, may remain in their current form only as existing nonconforming conditions.

These conditions shall be brought into full compliance with current regulations through a phased compliance schedule not to exceed five (5) years from the date of Special Use Permit approval.

Outdoor storage of any kind shall be strictly prohibited within the portion of the property designated for redevelopment as illustrated on the site plan referenced June 5, 2026.

2. To satisfy the following site development considerations:

All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. Phased Compliance for Existing Nonconforming Site Conditions:

A. Phased Compliance for Existing Areas:

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

B. Phased Compliance Plan Required:

Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. Annual Progress Reporting:

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones:

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. Completion Certification:

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.



LAWRENCEVILLE
GEORGIA



2.

Questions?

272 HURRICANE SHOALS ROAD

PROPOSED BUILDING MATERIALS:
 PRE-ENGINEERED METAL BUILDING WITH STEEL STRUCTURE
 CORRUGATED STEEL PANEL CLADDING
 CONCRETE SLAB FOUNDATION
 BUILDING DIMENSIONS: 120' (L) X 80' (W) X 40' (H)



SUP2026-00010, SUP2026-00011, AND SUP2026-00012
 RECEIVED JUNE 5, 2026
 PLANNING & DEVELOPMENT DEPARTMENT

SUP2026-00010, SUP2026-00011, AND SUP2026-00012
 RECEIVED JUNE 5, 2026
 PLANNING & DEVELOPMENT DEPARTMENT



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2.



SUP2026-00010, SUP2026-00011, AND SUP2026-00012
RECEIVED JUNE 5, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00010

Approval of the Special Use Permit to allow a Contractor's Office, Heavy/Civil in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

The Special Use Permit shall authorize only a Contractor's Office, Heavy/Civil, together with customary accessory office and administrative functions.

2. To satisfy the following site development considerations:

All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. Phased Compliance for Existing Nonconforming Site Conditions:

A. Phased Compliance for Existing Areas.

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

B. Phased Compliance Plan Required.

Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. Annual Progress Reporting.

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones.

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. Completion Certification.

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00011

Approval of the Special Use Permit to allow a Vehicle Storage Lot (Outdoor Storage) in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, existing outdoor storage of materials, equipment, and vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, may remain in their current form only as existing nonconforming conditions.

These conditions shall be brought into full compliance with current regulations through a phased compliance schedule not to exceed five (5) years from the date of Special Use Permit approval.

Outdoor storage of any kind shall be strictly prohibited within the portion of the property designated for redevelopment as illustrated on the site plan received June 5, 2026.

2. To satisfy the following site development considerations:

All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. Phased Compliance for Existing Nonconforming Site Conditions:

A. **Phased Compliance for Existing Areas.**

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

B. **Phased Compliance Plan Required.**

Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. **Annual Progress Reporting.**

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. **Failure to Meet Milestones.**

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. **Completion Certification.**

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00012

Approval of the Special Use Permit to allow Parking on a Gravel Surface in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, existing outdoor storage of materials, equipment, and vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, may remain in their current form only as existing nonconforming conditions.

These conditions shall be brought into full compliance with current regulations through a phased compliance schedule not to exceed five (5) years from the date of Special Use Permit approval.

Parking on a Gravel Surface of any kind shall be strictly prohibited within the portion of the property designated for redevelopment as illustrated on the site plan received June 5, 2026.

2. To satisfy the following site development considerations:

All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. Phased Compliance for Existing Nonconforming Site Conditions:

A. Phased Compliance for Existing Areas.

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

B. Phased Compliance Plan Required.

Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. Annual Progress Reporting.

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones.

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. Completion Certification.

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, OCTOBER 5, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	SUP2026-00009; PureFun Properties, LLC c/o Andersen Tate & Carr; 401 Industrial Park Drive
Department:	Planning and Development Department
Date of Meeting:	Monday, October 5, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Special Use Permit to allow a vehicle storage lot
Planning & Development Recommendation:	Approval With Conditions
Planning Commission Recommendation:	

Summary: The applicant requests a Special Use Permit for a Vehicle Storage Lot at the subject property. The request is intended to bring the existing nonconforming truck/trailer parking at the site into compliance and allow for an expanded truck/trailer parking area and an approximately 8,347 SF building expansion. The subject property is an approximately 4.42-acre parcel zoned LM (Light Manufacturing District), located at the northwestern corner of the intersection of Hosea Road and Industrial Park Drive.

Attachments/Exhibits:

- SUP2026-00009_ATTCHMNTS_08142026



LAWRENCEVILLE

Planning & Development **SPECIAL USE PERMIT**

CASE NUMBER(S): SUP2026-00009

APPLICANT(S): PUREFUN PROPERTIES, LLC C/O ANDERSEN TATE & CARR

PROPERTY OWNER(S): PUREFUN PROPERTIES, LLC

LOCATION(S): 401 INDUSTRIAL PARK DRIVE AND 420 HOSEA ROAD

PARCEL IDENTIFICATION NUMBER(S): R5177 038 AND R5177 028

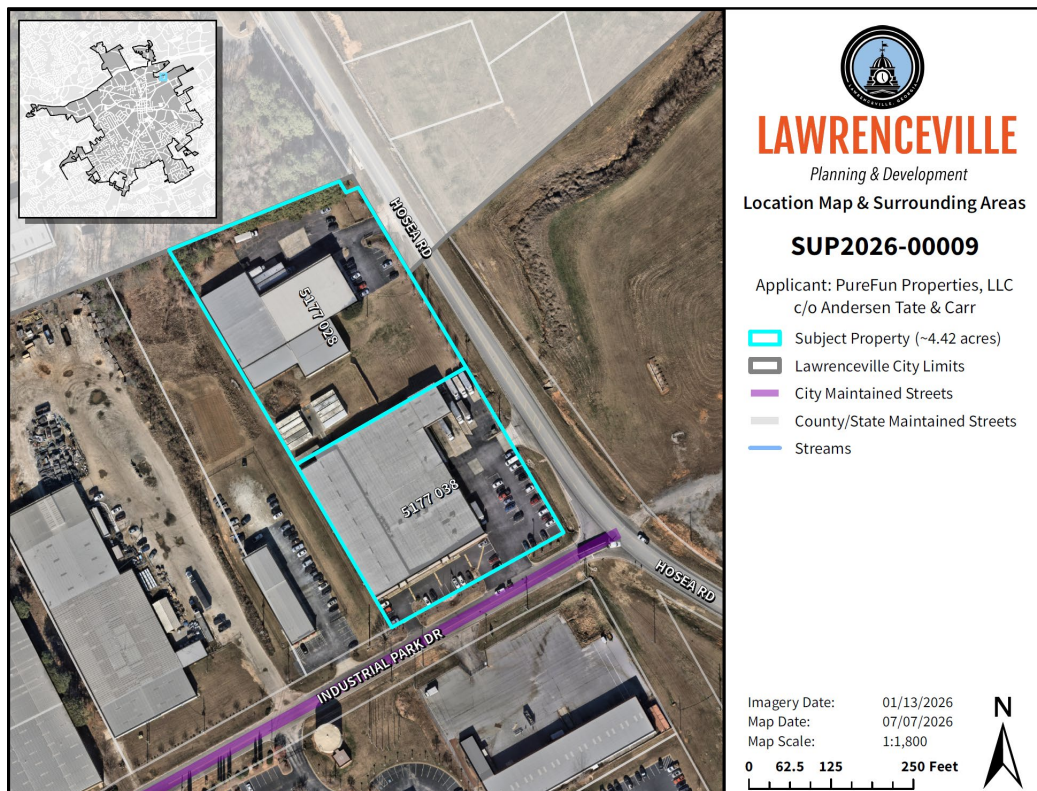
APPROXIMATE ACREAGE: 4.42 ACRES

CURRENT ZONING: LM (LIGHT MANUFACTURING DISTRICT)

REQUESTED SPECIAL USE: VEHICLE STORAGE LOT

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



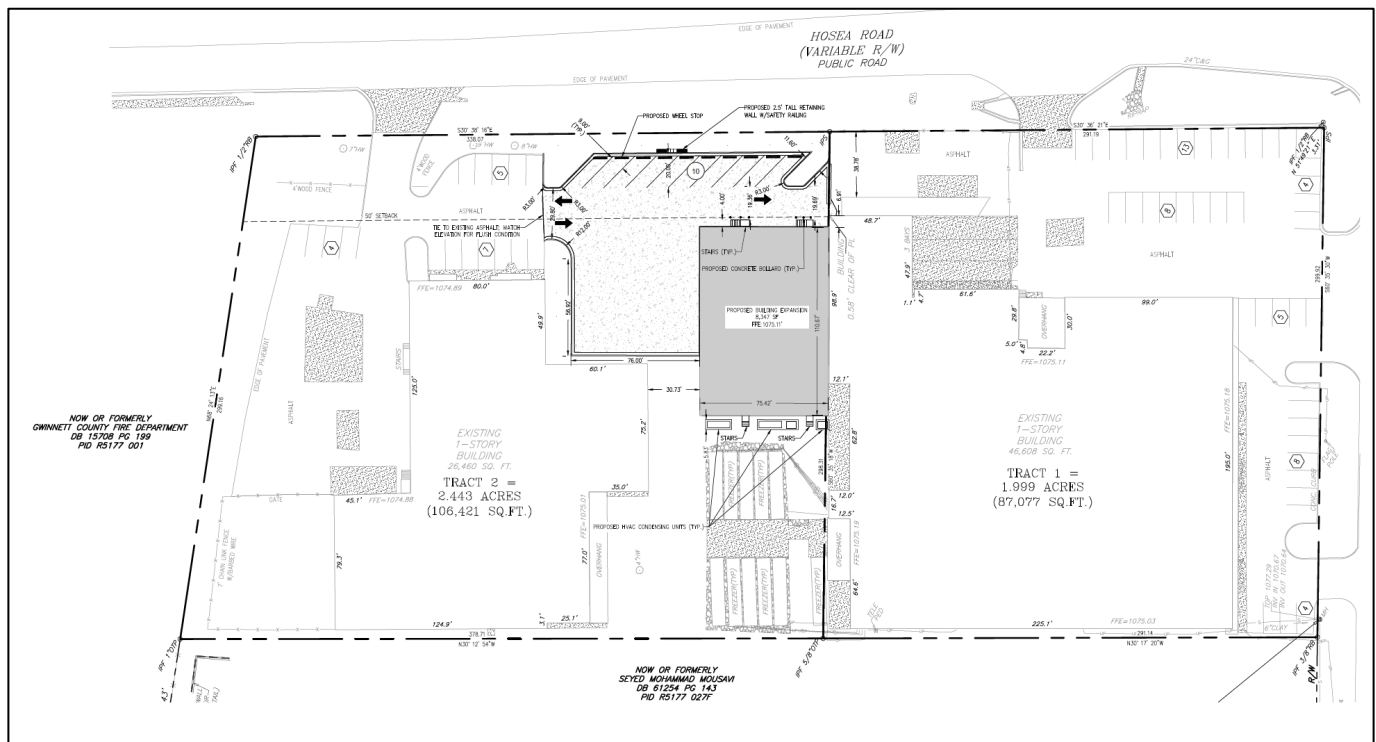
ZONING HISTORY

The earliest zoning records on file for the subject property circa 1972 show the property zoned as LM (Light Manufacturing District), its current zoning district. There are no Special Use Permits, Zoning Conditions, Variances, or Appeals on record for the subject property.

PROJECT SUMMARY

The applicant requests a Special Use Permit to allow Outdoor Storage of existing tractors and trailers, which is nonconforming under both the 2005 and 2020 Zoning Ordinances. In addition, the request includes the expansion of long-term tractor and trailer storage associated with a proposed 8,347 square foot warehouse expansion. Furthermore, the request includes consolidating two parcels, constructing the warehouse addition, expanding parking to 68 spaces, and creating a new paved circulation between two existing facilities. The subject property is an approximately 4.42-acre parcel zoned LM (Light Manufacturing District), located at the northwestern corner of the intersection of Hosea Road and Industrial Park Drive.

PROPOSED SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The principal use of the property is a distribution facility, which is permitted by right in the LM zoning classification.

Zoning Ordinance, Article 1, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Distribution Facility	LM – Permitted by Right	LM – Special Use Permit	N/A
Outdoor Storage/Vehicle Storage Lot	LM – Special Use Permit	LM – Special Use Permit	<i>Approval with Conditions</i>

NONCONFORMING USE ANALYSIS (2005 & 2020 ZONING ORDINANCES)

The central regulatory issue is the nonconforming Outdoor Storage of presently occurring onsite. Outdoor Storage is defined by the Zoning Ordinance as “the storage, outside of a fully enclosed lawful structure, of vehicles, items, equipment, materials, supplies, merchandise, vending, machines, or similar items.” Under the LM zoning classification, Outdoor Storage of this type, including tractors, trailers, trucks, and truck tractors, requires the approval of a Special Use Permit.

2005 Zoning Ordinance, Article 5, Section 5.1 (Nonconforming Uses of Land (or Land with Minor Structures Only)

This section prohibits the following actions on nonconforming land-based uses:

1. Expansion or enlargement of the nonconforming use.
2. Relocation of the nonconforming use to other portions of the parcel.
3. Reestablishment after discontinuance of more than 30 days.
4. New structures tied to the nonconforming use.

The applicant proposes to expand the nonconforming Outdoor Storage use (tractors, trailers, trucks, and truck tractors) and to construct a new warehouse addition that directly supports the same use. Both actions are prohibited unless the existing nonconforming use is first brought into conformity.

2005 Zoning Ordinance, Article 5, Section 5.5 (Amortization and Discontinuance)

Summary of ordinance requirements states that certain uses have negative impacts on the comprehensive plan and can be reasonably discontinued after a defined period:

The 2005 Zoning Ordinance then establishes the required compliance periods:

- All fencing or opaque shielding that is required in a business or industrial zoning classification must be installed within one year.

- All nonconforming open storage operations, such as truck parking, salvage storage, and similar activities, must comply with regulations within two years.

Accordingly, the current Outdoor Storage use (tractors, trailers, trucks, and truck tractors) should remain compliant with existing regulations and must not be expanded unless such expansion also meets conformity requirements.

2005 Zoning Ordinance, Article 7, Section 7.12 (1) (Outdoor Storage Requirements)

Accessory Outdoor Storage of items, supplies, equipment, and materials related to principle uses is allowed, provided the following requirements are met:

- Not be adjacent to residential zoning or within the DDA boundary;
- Be in the rear or side yard (rear yard only in certain visibility corridors);
- Be screened by 6-ft opaque fencing or complete visual landscaping;
- Not exceeding screening height.
- Not containing junk, scrap, wrecked or abandoned vehicles.

Any conforming Outdoor Storage must meet these standards; the applicant's existing storage does not.

2020 Zoning Ordinance, Article 3, Section 302 (Nonconforming Uses)

Nonconforming uses may continue, but shall not:

- Expand to a greater land area.
- Extending into expanded portions of buildings unless originally designed for the same use.
- Extend through additions or new buildings.
- Be reestablished after 6 months of discontinuation.
- Be converted to another nonconforming use.

The proposed additional land area for Outdoor Storage (tractors, trailers, trucks, and truck tractors) and the 8,347 sq. ft. addition each constitute prohibited expansions of a nonconforming use under modern code, just as under the 2005 ordinance.

2020 Zoning Ordinance, Article 3, Section 305 (Amortization and Discontinuance)

Requires nonconforming open storage operations, Outdoor Storage (tractors, trailers, trucks, and truck tractors) to comply within two years, and all required industrial fencing or screening within one year.

The regulations of the City require compliance, not enlargement without compliance.

Definition of Outdoor Storage (2005 & 2020)

Both ordinances define outdoor storage to include vehicles, equipment, and materials stored outdoors, fully capturing the truck/trailer storage activity.

VARIANCE ANALYSIS

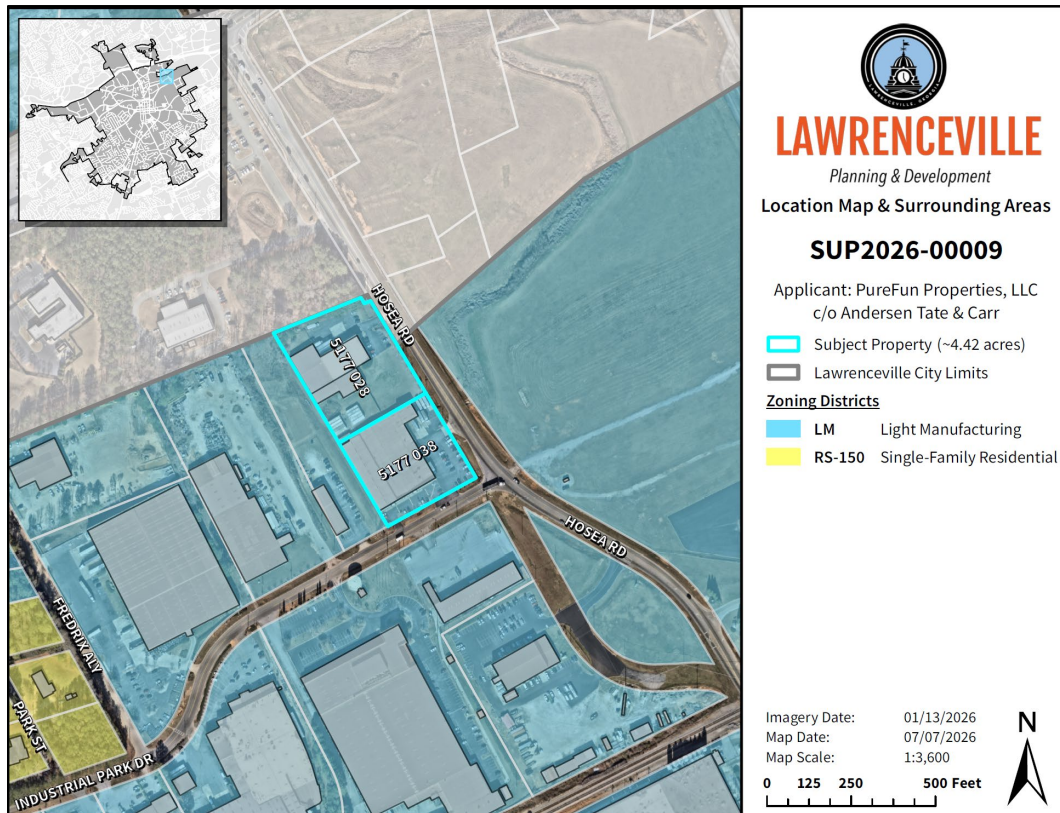
Additionally, the applicant requests approval of the following variances:

- A variance from the Zoning Ordinance, Article 2 Supplementary Regulations, Section 200.3.1 Accessory Buildings and Structure, Part A-4. Accessory Buildings shall be in a Rear Yard Area.
 - The approval of a variance would allow for location of an Accessory Structure (dumpster enclosure) within the Front Yard area along Hosea Road.
- A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.56 – Outdoor Storage, Industrial, Part A-4. Stored items shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials.
 - The approval of a variance would allow for certain exemptions to screening Outdoor Storage for the expanded truck/trailer parking area along Hosea Road.
- 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. Metal siding is permitted as an accent material only for façades.
 - The approval of a variance would allow for the use of metal (insulated metal panel – “IMP”) as a primary siding material for both existing structures on the subject property as well as the proposed addition.

NONCONFORMING USE AND VARIANCE FUTURE CONSIDERATION

The applicant’s request seeks to expand a long-standing nonconforming outdoor storage use within the most constrained portion of the site, an area already occupied by existing outdoor storage and a detention pond that would require modification if impervious surface area were increased. The submitted plan reflects limited consideration of alternative layouts and appears to rely on the city accepting an expansion of nonconformity rather than presenting a design that achieves full compliance with zoning and stormwater requirements. Because any expansion into this central area will necessitate reengineering of the detention facility to maintain required storage volume and functionality, consistent with the City’s stormwater pond standards for inflow/outflow protection, sediment management, and structural performance, staff finds that the applicant should reevaluate the site plan and return with a more appropriate configuration. A redesigned plan should make more efficient use of available land, relocate proposed improvements to areas capable of meeting outdoor-storage, setback, and screening requirements, and avoid further intensification of the nonconforming use while ensuring full compliance with zoning and stormwater regulations.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

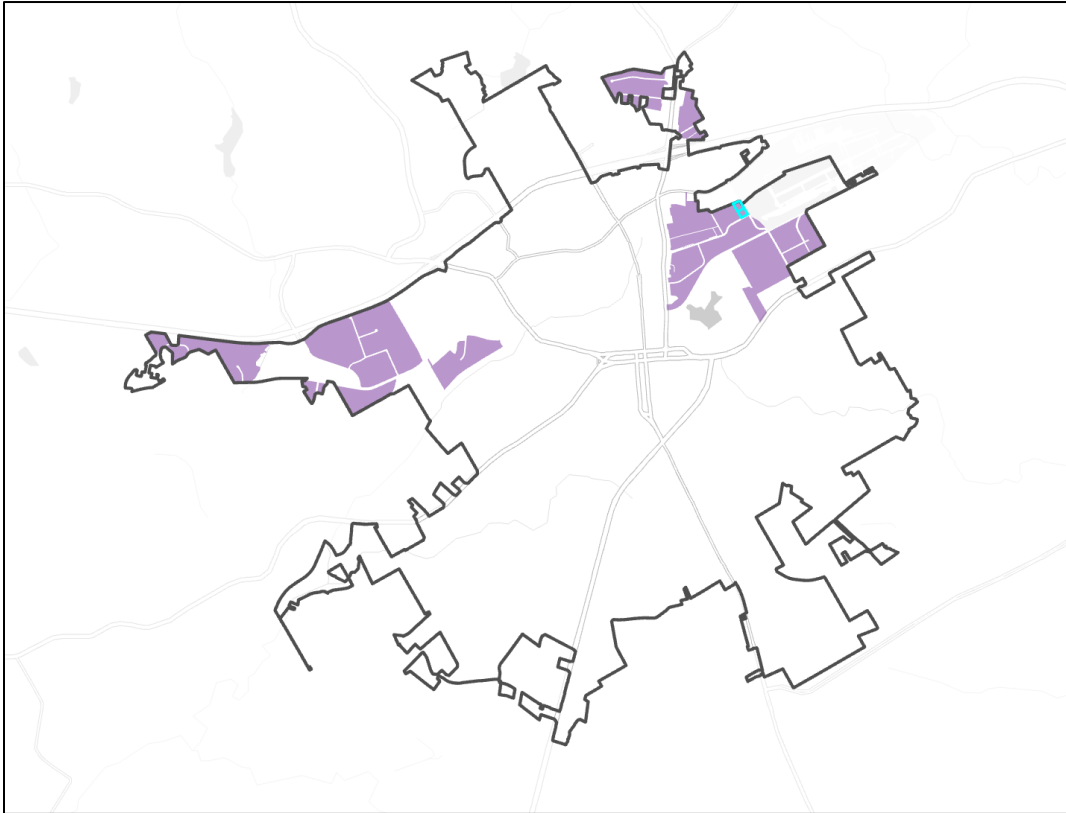


SURROUNDING ZONING AND USE

The area surrounding the subject property is characterized primarily by light manufacturing and industrial uses, with all immediately adjacent properties zoned LM (Light Manufacturing District) or M-1 (Light Industry District), the Gwinnett County equivalent to the City's LM zoning district. The Gwinnett County Fire Department headquarters is located directly to the northwest of the subject property on unincorporated Gwinnett County property zoned M-1, while Gwinnett County Briscoe Field is located directly east, across the right-of-way of Hosea Road.

The property directly west of the subject property is occupied by an auto service garage, with several warehouse facilities located further west along Industrial Park Drive. A manufacturing/processing facility is located directly southeast of the subject property, across the right-of-way of Industrial Park Drive. Given the predominantly industrial character of the surrounding area and the absence of adjacent residential zoning or uses, the subject property is generally consistent with the established land use patterns and zoning districts of the area.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Industrial Character Area, defined as such:

The Industrial character area leverages both its location along SR 316 and the growing distribution and technology industries. This area supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities.

The requests and proposed development appear to be consistent with the intent of the 2045 Comprehensive Plan for the Industrial Character Area.

STAFF RECOMMENDATION

Recognizing the complexity of the site and the presence of long-standing nonconforming uses, staff recommend a phased compliance approach rather than outright denial. This method, as successfully applied in similar related cases such as SUP2026-00010, SUP2026-00011, and SUP2026-00012, allows the applicant to continue operations while working toward full conformity with current zoning, outdoor storage, and stormwater requirements.

Key elements of the recommendation:

- **Approval with Conditions:** Grant the Special Use Permit subject to strict conditions that require the applicant to submit a detailed phased improvement plan within six months, outlining steps to bring all nonconforming uses and site features into compliance.
- **Temporary Allowance:** Existing nonconforming outdoor storage and related site conditions may remain temporarily, but only as part of a structured transition toward compliance.
- **Modernization Requirements:** All new construction and expansions must fully comply with current development regulations, including screening, rear-yard placement, and stormwater management.
- **Annual Progress Review:** The applicant must document progress annually, with City oversight to ensure milestones are met.
- **Restrictions:** Accessory outdoor storage shall comply with all minimum standards of Article 2, Section 200.3.56, including rear- or side-yard placement, required opaque screening, and prohibition of encroachments into setbacks, buffers, easements, landscape strips, or parking areas. Outdoor storage is strictly prohibited within areas designated for redevelopment or new development, ensuring that all new site improvements uphold modern zoning, screening, and corridor-protection standards from the outset.

This approach balances the City's regulatory goals with operational continuity, providing flexibility for the applicant while ensuring a clear path to full compliance. It aligns with the City's long-term objectives for industrial modernization and equitable outcomes for all parties involved.

Based on the property's existing industrial function, compatibility with surrounding uses, and the inclusion of conditions that will transition the site into full ordinance compliance, staff recommend **APPROVAL WITH CONDITIONS** of the Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Georgia Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

The proposed vehicle and trailer storage use remains compatible with surrounding LM-zoned industrial properties, which include distribution, manufacturing, warehousing, and automotive-related operations. The broader area exhibits a stable industrial development pattern, and a regulated, conforming outdoor-storage use is suitable within this context.

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

With required screening, landscape enhancements, circulation improvements, and stormwater compliance measures, the proposal is not anticipated to adversely affect nearby industrial operations. The phased-compliance approach ensures existing nonconforming conditions are transitioned toward full conformity, thereby improving long-term compatibility.

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

The property has reasonable economic use under its LM zoning classification and currently operates a permitted distribution facility. The Special Use Permit does not replace existing use; rather, it creates a structured pathway to formalize and improve the long-standing truck/trailer storage components that currently function as nonconforming uses.

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

Although vehicular activity associated with distribution and long-term trailer storage may increase, the proposed improvements—including required circulation upgrades, compliance with stormwater requirements, and controlled outdoor-storage layout—are not expected to create excessive impacts. Existing infrastructure serving adjacent industrial uses is adequate to support the proposed use.

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

The 2045 Comprehensive Plan identifies the area as part of the Industrial Character Area, which supports distribution, employment-generating activity, and modernization of legacy industrial sites. The phased-compliance structure and required site improvements align with the Comprehensive Plan's goals of supporting reinvestment and improving development quality in established industrial corridors.

- 6. 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 zoning proposal;**

The property contains long-standing nonconforming outdoor-storage activities and site constraints—including limited expansion areas, circulation conflicts, and an existing detention pond—that require redesign and modernization. The City’s intent to work collaboratively toward a compliant, improved site supports approval with conditions rather than denial. The phased-compliance approach ensures the applicant can operate while transitioning all nonconforming elements into conformity, consistent with past City practice in similar cases such as SUP2026-00010, SUP2026-00011, and SUP2026-00012.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08142026

SUP2026-00009

Approval of the Special Use Permit to allow accessory Outdoor Storage (tractors, trailers, trucks, and truck tractors) in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

The Special Use Permit shall authorize accessory Outdoor Storage (tractors, trailers, trucks, and truck tractors), together with customary accessory office and administrative functions.

- A. Outdoor Storage (tractors, trailers, trucks, and truck tractors) shall be located only in the rear yard.
- B. Outdoor Storage must be fully screened by a minimum 6-ft opaque fence and/or landscape buffer creating complete visual obstruction.
- C. No stored vehicle, trailer, or equipment may exceed the height of screening materials.
- D. No salvage, junked vehicles, scrap, or similar prohibited materials may be stored outdoors.
- E. The applicant shall complete required fencing/opaque screening within one calendar year from approval.
- F. All existing nonconforming open storage operations shall be brought into full compliance within two calendar years.
- G. Any expansion area must remain accessory to the principal industrial use and shall not constitute a primary vehicle storage business.

2. To satisfy the following site development considerations:

All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. Phased Compliance for Existing Nonconforming Site Conditions:

- A. **Phased Compliance for Existing Areas.**

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

B. Phased Compliance Plan Required.

Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. Annual Progress Reporting.

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones.

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. Completion Certification.

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>PureFun Properties, LLC c/o Andersen Tate & Carr</u>	NAME: <u>PureFun Properties, LLC</u>
ADDRESS: <u>1960 Satellitve Blvd., Suite 4000</u>	ADDRESS: <u>1051 Hightower Road</u>
CITY: <u>Duluth</u>	CITY: <u>Madison</u>
STATE: <u>Georgia</u> ZIP: <u>30097</u>	STATE: <u>Georgia</u> ZIP: <u>30650</u>
PHONE: <u>770-822-0900</u>	PHONE: <u>404-660-1673</u>
CONTACT PERSON: <u>Melody A. Glouton</u> PHONE: <u>770-822-0900</u>	
CONTACT'S E-MAIL: <u>mglouton@atclawfirm.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>LM</u> ACREAGE: <u>4.42</u>	
PARCEL NUMBER(S): <u>R5177 038 & R5177 028</u>	
ADDRESS OF PROPERTY: <u>401 Industrial Park Drive and 420 Hosea Road, Lawrenceville, GA</u>	
PROPOSED SPECIAL USE: <u>Warehouse and Distribution facility with outdoor storage</u>	

Melody A. Glouton 6/30/26
 SIGNATURE OF APPLICANT DATE

Melody A. Glouton, Attorney for Applicant

TYPED OR PRINTED NAME

NOTARY PUBLIC



Melody A. Glouton 6/30/26
 SIGNATURE OF OWNER DATE

Melody A. Glouton, Attorney for Property Owner

TYPED OR PRINTED NAME

NOTARY PUBLIC



70 S Clayton St. PO Box 1205 • Lawrenceville, Georgia 30045-1205
 770.963.7777 • www.lawrencevillega.org

SUP2026-00009
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PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

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 the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/N

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/N

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

NAME 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/gifts.

July 1, 2026

LETTER OF INTENT FOR SPECIAL USE PERMIT AND VARIANCES

**Special Use Permit and Variance Application
City of Lawrenceville, Gwinnett County, Georgia**

Applicant:

Purefun Properties, LLC

Property/Tax Parcel ID

R5177 028 and R5177 038

±4.42 Acres of Land

Located at 401 Industrial Park Drive and 420 Hosea Road, Lawrenceville, Georgia 30046

**For Continued Operation of a Specialty Wholesale Distribution Facility
Serving the Childcare Center Market, and Construction of an Additional Building**

Submitted for Applicant by:

Melody A. Glouton, Esq.

ANDERSEN TATE & CARR, P.C.

One Sugarloaf Centre

1960 Satellite Blvd.

Suite 4000

Duluth, Georgia 30097

770.822.0900

mglouton@atclawfirm.com

I. INTRODUCTION

This Application for a Special Use Permit and associated Variances is submitted for a 4.43-acre assemblage of land located at 401 Industrial Park Drive (Tax Parcel ID R5177 038, ± 2.443 acres) and 420 Hosea Road (Tax Parcel ID R5177 028, ± 1.999 acres), in the City of Lawrenceville, Georgia, and being shown on the boundary survey prepared by Technical Survey Services, Inc., dated March 4, 2026 (hereinafter the “Property”). The Property is located in the City of Lawrenceville and is currently zoned LM (Light Manufacturing District).

The Property is owned by Purefun Properties, LLC and is occupied and operated by PureFUN! Inc. (the “Applicant”), a specialty distributor serving exclusively the childcare industry, offering childcare centers a comprehensive range of food, supplies, curriculum, and licensing-related training products. The Applicant has operated its wholesale distribution business from the Property for decades and now seeks a Special Use Permit to authorize the continued operation of its specialty wholesale distribution facility on the Property, together with the construction of an additional building of approximately 8,346 square feet to support the Applicant’s continued operations.

This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the City of Lawrenceville Zoning Ordinance (the “Ordinance”).

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property consists of two tracts with frontage on Industrial Park Drive and Hosea Road. Tract 1 (420 Hosea Road) contains approximately 1.999 acres (87,077 square feet) and is improved with an existing one-story building of approximately 46,608 square feet. Tract 2 (401 Industrial Park Drive) contains approximately 2.449 acres (106,481 square feet) and is improved with an existing one-story building of approximately 26,460 square feet. The Property is served by an existing 61-space parking area, and access is provided via existing curb cuts along Industrial Park Drive and Hosea Road. The Property is located within the City’s established industrial corridor along Industrial Park Drive, an area characterized by a concentration of light industrial, warehouse, and wholesale distribution uses developed under the LM (Light Manufacturing District) zoning classification. The immediately surrounding properties are generally developed with similar one-story industrial and warehouse/distribution buildings, consistent with the purpose of the LM District, which the Ordinance describes as intended to provide for a wide range of light industrial uses capable of meeting comparatively rigid nuisance-free performance standards.

The City of Lawrenceville’s 2045 Comprehensive Plan recognizes the importance of the City’s established industrial and distribution areas, including those served by Industrial Park Drive and the surrounding light manufacturing corridor, to the City’s broader employment and economic development goals, noting the continued growth of the distribution and logistics sector

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as an economic driver for the City and the wider region. The continued operation and modest expansion of an established, locally based wholesale distribution business within this existing industrial area is consistent with that policy direction.

III. PROJECT SUMMARY

As shown on the Site Plan prepared by AEC, Inc., dated March 31, 2026 (hereinafter the “Site Plan”), the Applicant proposes to continue its existing wholesale distribution operation within the two existing buildings on the Property and to construct one additional one-story building of approximately 8,346 square feet situated between the two existing buildings. The Property has been used for years for the receipt, storage, and wholesale distribution of food, supplies, and related products and materials to childcare centers, and no change to that fundamental use is proposed.

The proposed additional building is intended to accommodate continued growth in the Applicant’s wholesale distribution operations, including additional warehousing and staging space. The Property will continue to be served by its existing access points along Industrial Park Drive and Hosea Road and its existing 61-space parking area. The Property also includes an existing outdoor parking and turning area used by the Applicant’s single-unit delivery trucks in the northwestern portion of the Property, which has been used in this manner for years in connection with the Applicant’s ongoing distribution operations. As part of this Application, the Applicant proposes an additional outdoor truck parking area located near the proposed new building, to accommodate the Applicant’s continued growth. Both areas are used solely to park and stage vehicles that are appurtenant to the Applicant’s permitted wholesale distribution operation, and neither is used to store or display vehicles for sale. The Property is also improved with an existing dumpster enclosure that pre-dates current City standards for the siting of such enclosures, and which, due to the existing configuration and improvements on the Property, cannot practicably be relocated to the rear yard. The proposed new building is intended to be constructed using insulated metal panel (“IMP”) as its primary exterior wall material, which the Applicant submits is a durable, cost-effective, and commonly used material for warehouse and distribution buildings of this type, and which will also be used on the interior wall assembly of the building regardless of the exterior material approved.

The Applicant has served the childcare industry for over two decades, growing out of its founders’ own experience owning and operating childcare centers. The Applicant’s mission is to help childcare providers be “better for kids” by supplying dependable, cost-effective access to the food, supplies, and training resources that licensed childcare centers depend on. Continued operation of the Applicant’s distribution facility at this location allows the Applicant to continue serving childcare providers throughout the region from an established, centrally located facility.

IV. REQUESTED APPROVALS AND APPLICABLE ORDINANCE PROVISIONS

In addition to the Special Use Permit described above for the continued operation of the Applicant's wholesale distribution facility and the construction of the proposed new building, the Applicant respectfully requests the following approvals, each of which is addressed to the applicable provision of the Ordinance:

- (1) Special Use Permit – Continued Operation of Specialty Wholesale Distribution Facility: As described above, the Applicant requests a Special Use Permit for the continued operation of its wholesale distribution facility on the Property and the construction of the proposed 8,346-square-foot building, processed pursuant to Article 9, § 907 of the Ordinance.
- (2) Special Use Permit – Existing and Proposed Outdoor Truck/Vehicle Parking Areas: Article 2, § 200.3.6 (Automobile, Truck, or Vehicle Storage Lot) directs that such uses be evaluated under § 200.3.56 (Outdoor Storage – Industrial), which requires that storage appurtenant to a permitted use be located in the side or rear yard and screened by a solid opaque fence or landscaping at least six feet in height. Article 5, § 501.B similarly requires that delivery and service vehicles be parked in the side or rear yard rather than the front yard. The Applicant's existing truck parking and turning area, and its proposed new truck parking area, do not fully conform to these siting and screening standards given the existing configuration of the Property. Accordingly, the Applicant requests a Special Use Permit authorizing the continued use of the existing truck parking area and the establishment of the proposed new truck parking area, pursuant to Article 9, § 907.
- (3) Variance – Screening of New Truck Parking Area: Article 2, § 200.3.56.D requires that outdoor storage areas, including vehicle parking areas subject to that section, be screened by a solid opaque fence or landscaping at least six feet in height, with no item exceeding the height of the screening. Given the configuration of the proposed new truck parking area, including a proposed 60-foot by 14-foot sliding access gate, full compliance with a continuous six-foot opaque screen is not practicable at that location. The Applicant requests a variance from the screening requirements of § 200.3.56.D as applied to the proposed new truck parking area, and will work with City staff to develop the most effective screening design reasonably achievable at that location, which may include a combination of fencing, landscaping, and building placement.

- (4) Variance – Location of Existing Dumpster Enclosure: The City’s site development standards for off-street parking and loading areas (Article 5, § 509, which incorporates the City of Lawrenceville Development Regulations, Landscape Ordinance, Article VIII, § 8.4.3) require that dumpster and refuse enclosures be located in the rear yard and fully screened. The Property’s existing dumpster enclosure predates this standard and, due to the existing building footprints, drive aisles, and loading areas on the Property, cannot practicably be relocated to the rear yard. The Applicant requests a variance to allow the existing dumpster enclosure to remain in its current location.
- (5) Variance – Exterior Wall Material for Proposed Building: Article 6, § 602.A.1 (Non-Residential Minimum Architectural and Design Standards) permits metal, including insulated metal panel, only as an accent material on non-residential building facades. Article 6, § 602.A.4.a expressly provides that deviations from the permitted building materials standard may be requested by variance to the Board of Appeals. The Applicant requests such a variance to allow insulated metal panel to be used as the primary exterior wall material for the proposed new building, which the Applicant submits is a durable, cost-effective, and commonly used material for warehouse and distribution buildings of this type, consistent with the light industrial character of the surrounding area.

V. SITE IMPACT ANALYSIS

The Applicant submits its written impact analysis which shows that the requested Special Use Permits and variances satisfy the “Standards Governing Exercise of the Zoning Power,” as follows:

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

Yes. The proposed Special Use Permits and variances are consistent and suitable with the existing use and development of adjacent and nearby property. The Property is located within an established light industrial and distribution corridor along Industrial Park Drive, and the Applicant’s continued wholesale distribution use, proposed additional building, and continued and expanded truck parking are directly compatible with the surrounding light industrial and warehouse/distribution uses in the immediate vicinity.

(B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

No. The proposed approvals will not adversely affect the existing use or usability of adjacent or nearby property. The Applicant’s wholesale distribution use, including its use

of trucks appurtenant to that operation, has operated on the Property for a number of years without disruption to neighboring uses. The proposed additional building and truck parking area will be constructed within the interior of the Property, will conform to all applicable LM District setback, height, and impervious surface requirements not otherwise addressed by the requested variances, and will not intensify traffic, noise, or other impacts beyond what is typical of surrounding light industrial and distribution uses.

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

The Property has reasonable economic use under its current LM zoning classification, which is designed to accommodate a wide range of light industrial, warehousing, and distribution uses, including the Applicant's specialty wholesale distribution operation and appurtenant truck parking. The Applicant submits this Application to formalize the continued operation of its established distribution business on the Property, including its existing and proposed truck parking, dumpster enclosure, and proposed building materials, consistent with the requirements of the Ordinance. Denial of the requested approvals would substantially interfere with the Applicant's ability to continue and grow the established business operations it has long maintained on the Property.

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

No, the proposed approvals will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient, existing access to Industrial Park Drive and Hosea Road, both of which are already improved to serve the Property's existing industrial and distribution use, including its existing truck traffic. The proposed additional building and truck parking area represent a modest expansion of an existing use and will not generate traffic, utility, or public service demands beyond what the surrounding industrial infrastructure is designed to accommodate.

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

The proposed approvals are in conformity with the policy and intent of the City of Lawrenceville 2045 Comprehensive Plan. The Plan recognizes the importance of the City's established industrial and distribution areas to the City's continued economic development and employment base. Continued operation and modest expansion of the Applicant's wholesale distribution facility, including its associated truck parking, within this established industrial corridor is consistent with, and supportive of, that policy direction.

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

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The Applicant submits that its long-standing, uninterrupted operation of a wholesale distribution business serving the childcare industry from the Property, together with the character of the surrounding light industrial and distribution development, provide supporting reasons for approval of the requested Special Use Permits and variances. The existing site configuration, including the location of existing buildings, drive aisles, and the dumpster enclosure, constitutes a practical constraint supporting the requested variances, and the Applicant's continued investment in, and proposed expansion of, the Property further supports approval of this Application.

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application for Special Use Permit and Variances be approved. The Applicant welcomes the opportunity to meet with the City of Lawrenceville Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 1st day of July, 2026.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb

4926-3583-1482, v. 1

**SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT**

July 1, 2026

**JUSTIFICATION AND RESERVATION OF RIGHTS
FOR SPECIAL USE PERMIT AND VARIANCES**

Applicant:

Purefun Properties, LLC

Property/Tax Parcel ID

R5177 028 and R5177 038

±4.42 Acres of Land

Located at 401 Industrial Park Drive and 420 Hosea Road, Lawrenceville, Georgia 30046

Submitted for Applicant by:

Melody A. Glouton, Esq.

ANDERSEN TATE & CARR, P.C.

One Sugarloaf Centre

1960 Satellite Blvd.

Suite 4000

Duluth, Georgia 30097

770.822.0900

mglouton@atclawfirm.com

JUSTIFICATION FOR SPECIAL USE PERMIT AND VARIANCES

The Applicant respectfully submits that the “City of Lawrenceville Zoning Ordinance” (the “Ordinance”), as amended from time to time, to the extent that it would preclude the continued operation and modest expansion of the Applicant’s established specialty wholesale distribution facility on the Property under the LM zoning classification, including its associated truck parking, dumpster enclosure, and proposed building materials, would, if applied to deny this Application, constitute an unconstitutional taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Denial of the requested Special Use Permits and variances would deprive the Applicant and Property owner of the ability to continue the established, reasonable, and economically viable use of the Property that the Applicant has long maintained, and would similarly deprive the Applicant of the ability to accommodate the continued growth of that established business.

Accordingly, Applicant submits that a denial of the requested approvals would constitute an arbitrary and unreasonable use of the zoning and police powers because it would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Any such denial would constitute a taking of the owner’s private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested Special Use Permits and variances would be unconstitutional and would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the City of Lawrenceville Mayor and Council cannot lawfully impose more restrictive standards upon the continued use and development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to any opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government’s police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

RESERVATION OF RIGHTS

Nothing contained in this Application, this Letter of Intent, or any testimony, evidence, exhibits, staff correspondence, or other materials submitted by or on behalf of the Applicant in connection herewith shall constitute or be construed as a waiver, concession, or admission of any kind, including without limitation a waiver of any of the constitutional and legal objections set forth above. The Applicant's participation in the public hearing process, and its efforts to work cooperatively with City staff, including with respect to the screening design for the proposed new truck parking area, shall likewise not be construed as a waiver or concession that any standard of the Ordinance has not been met, or that the relief requested herein is not fully justified. The Applicant expressly reserves the right to challenge, on any ground available at law or in equity, any decision of the Mayor and Council or other decision-making body of the City disapproving this Application, in whole or in part, or approving this Application subject to any condition(s) not requested or agreed to by the Applicant.

Without limiting the foregoing, in the event the requested Special Use Permits are denied, in whole or in part, or approved subject to unacceptable conditions, the Applicant reserves the right to pursue a direct constitutional challenge to the validity of the existing zoning as applied to the Property, and/or to the validity of any conditions imposed, in the Superior Court of Gwinnett County, pursuant to O.C.G.A. §§ 36-66-3(4) and 36-66-5.1(1), through that Court's original jurisdiction over declaratory judgments (O.C.G.A. Title 9, Chapter 4) and its equity jurisdiction (O.C.G.A. Title 23), by way of de novo review.

In the event any of the requested variances are denied, in whole or in part, or approved subject to unacceptable conditions, the Applicant reserves the right to seek review of such quasi-judicial decision in the Superior Court of Gwinnett County pursuant to O.C.G.A. § 36-66-5.1(2) and Title 5 of the O.C.G.A., as applicable.

The Applicant further reserves the right to supplement or amend this Application and the record developed in support hereof, and reserves any and all other rights, claims, and defenses not expressly set forth herein, whether arising under the Constitution and laws of the State of Georgia, the Constitution and laws of the United States, or otherwise.

Respectfully submitted this 1st day of July, 2026.

ANDERSEN, TATE & CARR, P.C.

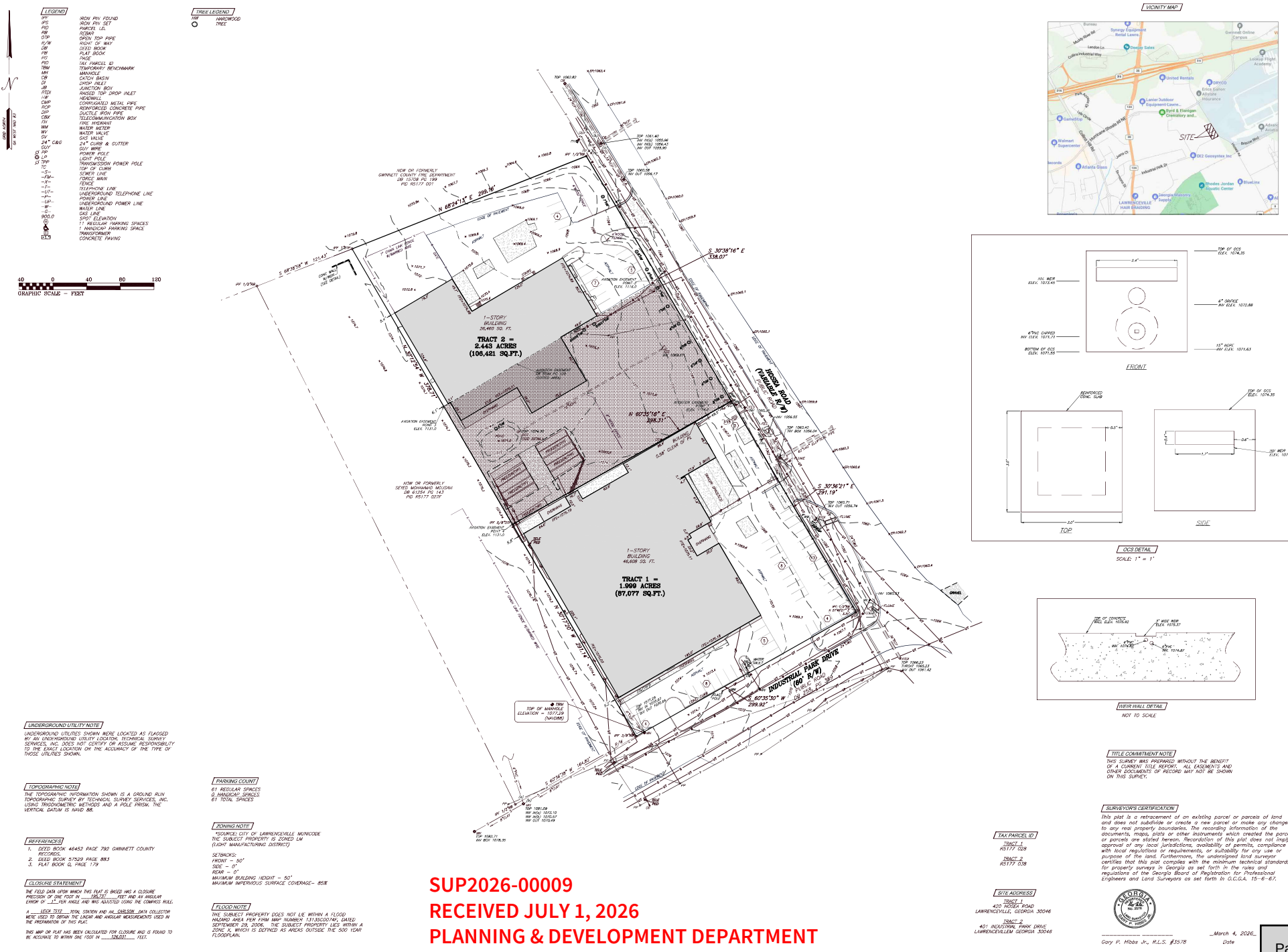
Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb

4926-2980-4218, v. 1

**SUP2026-00009
RECEIVED JULY 1, 2026
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401 Industrial Park Drive

R5177 038

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 177, 5th DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY SHOWN ON THAT SURVEY FOR PUREFUN PROPERTIES, LLC, FLAG BANK, ZIONS FIRST NATIONAL BANK, CAPITAL PARTNERS CERTIFIED DEVELOPMENT COMPANY, U.S. SMALL BUSINESS ADMINISTRATION, KITCHENS, KELLEY, GAYNES AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY GRIFFIN LAND SURVEYING, INC., JEFF H. GRIFFIN, R.L.S. NO. 2503, DATED MARCH 9, 2006, LAST REVISED APRIL 25, 2006, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED X IN CURB LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOSEA ROAD (RIGHT-OF-WAY VARIES) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL PARK DRIVE (80 FOOT RIGHT-OF-WAY); THENCE RUNNING SOUTH 65° 28' 41" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL PARK DRIVE, 299.92 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING NORTH 25° 24' 09" WEST 291.18 TO AN IRON PIN; THENCE RUNNING NORTH 65° 28' 56" EAST 298.31 FEET TO A NAIL SET IN ASPHALT LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY OF HOSEA ROAD; THENCE RUNNING SOUTH 25° 43' 09" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOSEA ROAD, 291.19 FEET TO THE POINT OF BEGINNING; HAVING IMPROVEMENTS THEREON KNOWN AS 401 INDUSTRIAL PARK DRIVE AND CONTAINING 1.999 ACRES AS SHOWN ON THE SURVEY REFERENCED ABOVE.

4896-6100-1145, v. 1

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420 Hosea Road

R5177 028

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 177 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING PART OF TRACT "N", LAWRENCEVILLE INDUSTRIAL PARK NUMBER 1 AS RECORDED IN PLAT BOOK Q AT PAGE 179 AS RECORDED AMONG THE PUBLIC RECORDS OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH REBAR ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOSEA ROAD (80'R/W) BEING 291.22 FEET NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE FROM THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF INDUSTRIAL PARK DRIVE, THENCE DEPART SAID SOUTHWESTERLY RIGHT OF WAY LINE AND RUN ALONG THE NORTHWESTERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY PUREFUN PROPERTIES, LLC S 60°02'09" W, A DISTANCE OF 297.31 FEET TO A ½ INCH OPEN TOP PIPE, THENCE DEPART SAID NORTHWESTERLY LINE AND RUN ALONG THE NORTHEASTERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY WHITLEY'S LLC N 30°51'00" W A DISTANCE OF 371.75 FEET TO A ¾ INCH OPEN TOP PIPE, THENCE DEPART SAID NORTHEASTERLY LINE AND RUN ALONG THE SOUTHEASTERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY GWINNETT COUNTY FIRE N 67°46'09' E A DISTANCE OF 299.12 FEET TO A ½ INCH REBAR ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF HOSEA ROAD, THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE S 31°06'34" E, A DISTANCE OF 338.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 2.441 ACRES (106,310 SQUARE FEET) MORE OR LESS.

LESS AND EXCEPT THE PROPERTY CONVEYED IN THAT CERTAIN WARRANTY DEED FROM LEWIS KNIGHT TO THE CITY OF LAWRENCEVILLE, DATED JULY 26, 1963, AND RECORDED AT DEED BOOK 200, PAGE 194, AFORESAID RECORDS.

4923-6331-2313, v. 1

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50 Warm Springs Circle
Roswell, Georgia 30075
(770)441-4952 • www.aecad.com

SITE LAYOUT PLAN

PURE FUN INC. EXPANSION
401 INDUSTRIAL PARK DRIVE
LAWRENCEVILLE, GA 30046

NO.	REVISIONS	DATE

PROJECT NO: 24-5333
CIVIL DRAWN BY: AJS/DOU
CIVIL DESIGNED BY: AJS
LANDSCAPE DRAWN BY: PLG
LANDSCAPE DESIGNED BY: PLG/JFS
CHECKED BY: CF
DATE: 08/07/2024

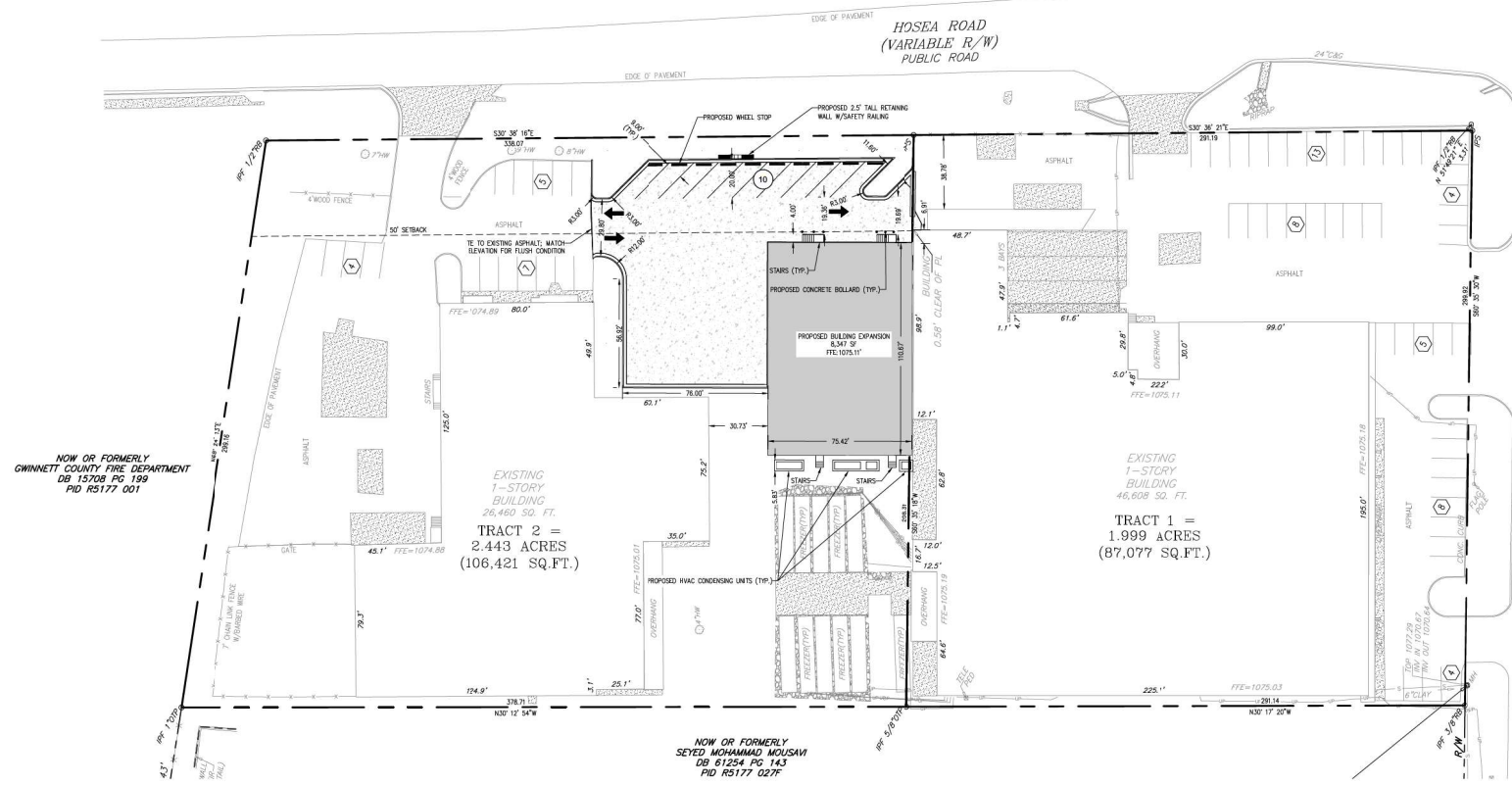
SHEET
C4.0

SITE LAYOUT LEGEND

- BLS BUILDING LINE SETBACK
- L/S LANDSCAPE AREA
- N/F NOW OR FORMERLY
- R.O.W. RIGHT OF WAY
- S/W SIDEWALK
- RETAINING WALL
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER

LAYOUT LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT (SEE D1.0 FOR DETAIL)
- EXISTING CONCRETE PAVEMENT



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GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411

NORTH

Scale 1" = 30'

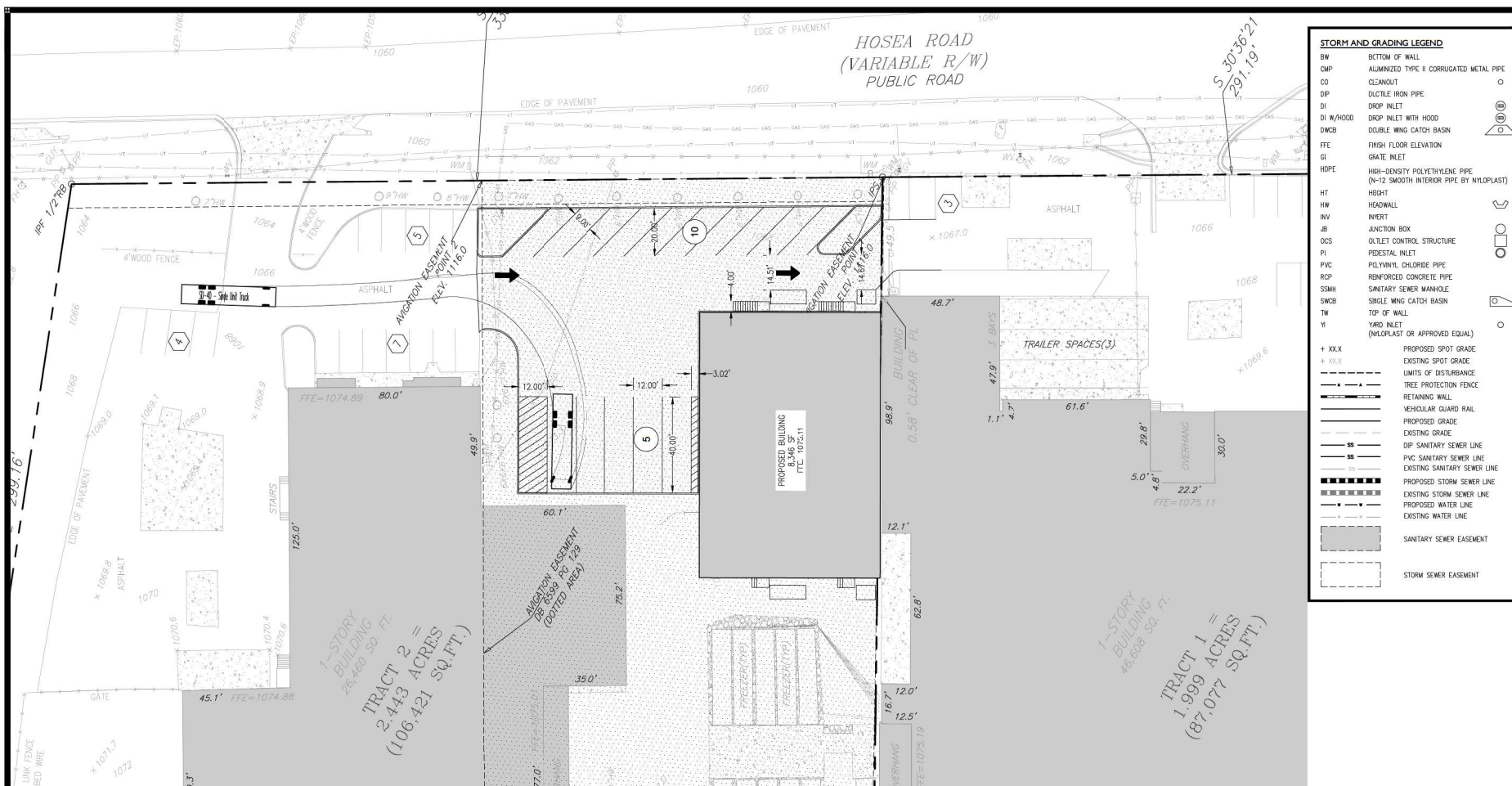
NOW OR FORMERLY
GWINNETT COUNTY FIRE DEPARTMENT
DB 15708 PG 199
PID R5177 001

NOW OR FORMERLY
SEYED MOHAMMAD MOUSAVI
DB 61254 PG 143
PID R5177 027F

RWI EXPANSION
101 INDUSTRIAL PARK DRIVE
LAWRENCEVILLE, GA 30046

[illegible]

Page 107



CITY OF LAWRENCE GRADING NOTES:

1. THE BASIS OF BEARING IS THE GEORGA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREIN ARE GROUND (NOT GRID) DISTANCE. THE VERTICAL DATUM IS NAVD 88.

2. THE CITY OF LAWRENCE ASSUMES NO RESPONSIBILITY FOR FLOODING, EROSION, OR ANY OTHER STORMWATER-RELATED PROBLEMS THAT OCCUR BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE MAINTENANCE, REPAIR, OR EXTENSION OF ANY STORM DRAIN LINES, STORM DRAIN STRUCTURES, SWALES, CHANNELS, DITCHES, OR NATURAL WATERCOURSES OUTSIDE THE CITY RIGHT-OF-WAY.

3. DEVELOPER/CONTRACTOR SHALL MAINTAIN ALL AGGREGATED SILT IN DETENTION POND AT THE END OF CONSTRUCTION WITH STORMWATER HAVING BEEN STABILIZED.

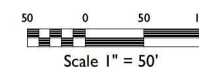
4. THE ENGINEER WHO DESIGNED THE STORMWATER DETENTION FACILITY FOR THIS PROJECT SHALL PROVIDE A CERTIFICATION STATEMENT TO THE ENGINEERING DEPARTMENT PRIOR TO A COMMENCEMENT OF OPERATION BEING ISSUED CERTIFYING THAT THE FACILITY WAS BUILT IN ACCORDANCE WITH THE CITY OF LAWRENCE STORMWATER DETENTION DESIGN SPECIFICATIONS.

CITY OF LAWRENCEVILLE RETAINING WALL NOTES:
1. EITHER SAFETY RAILING OR FENCING IS REQUIRED ALONG THE TOP OF ANY PORTION OF THE RETAINING WALL THAT IS 30" OR MORE IN HEIGHT.

NOTE: MAXIMUM ALLOWED SLOPE FOR CUT OF FILL IS 2H:1V.

GEORGIA 811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411



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PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

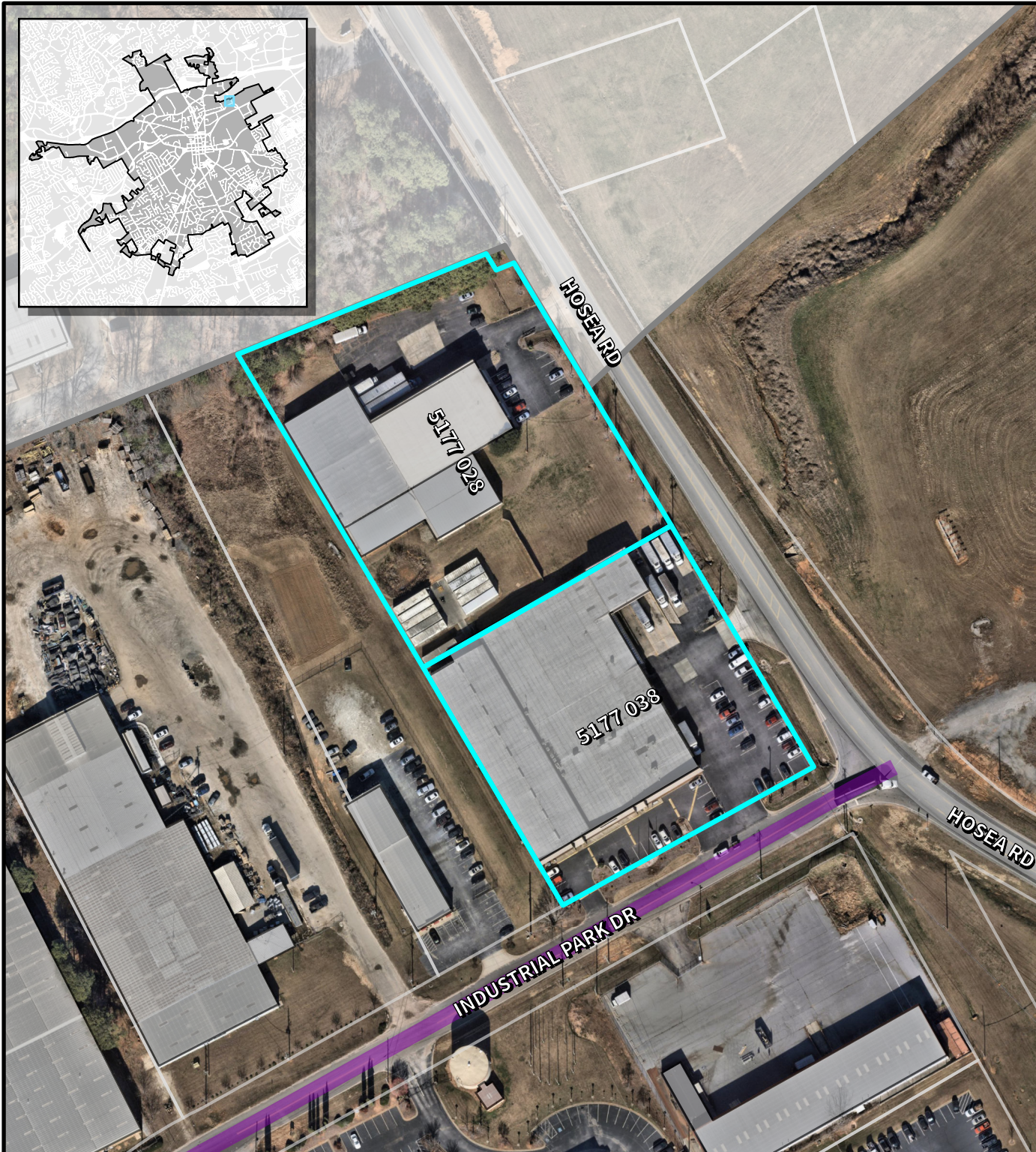
Applicant: PureFun Properties, LLC
c/o Andersen Tate & Carr

-  Subject Property (~4.42 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 01/13/2026
Map Date: 07/07/2026
Map Scale: 1:1,800

0 62.5 125 250 Feet

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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

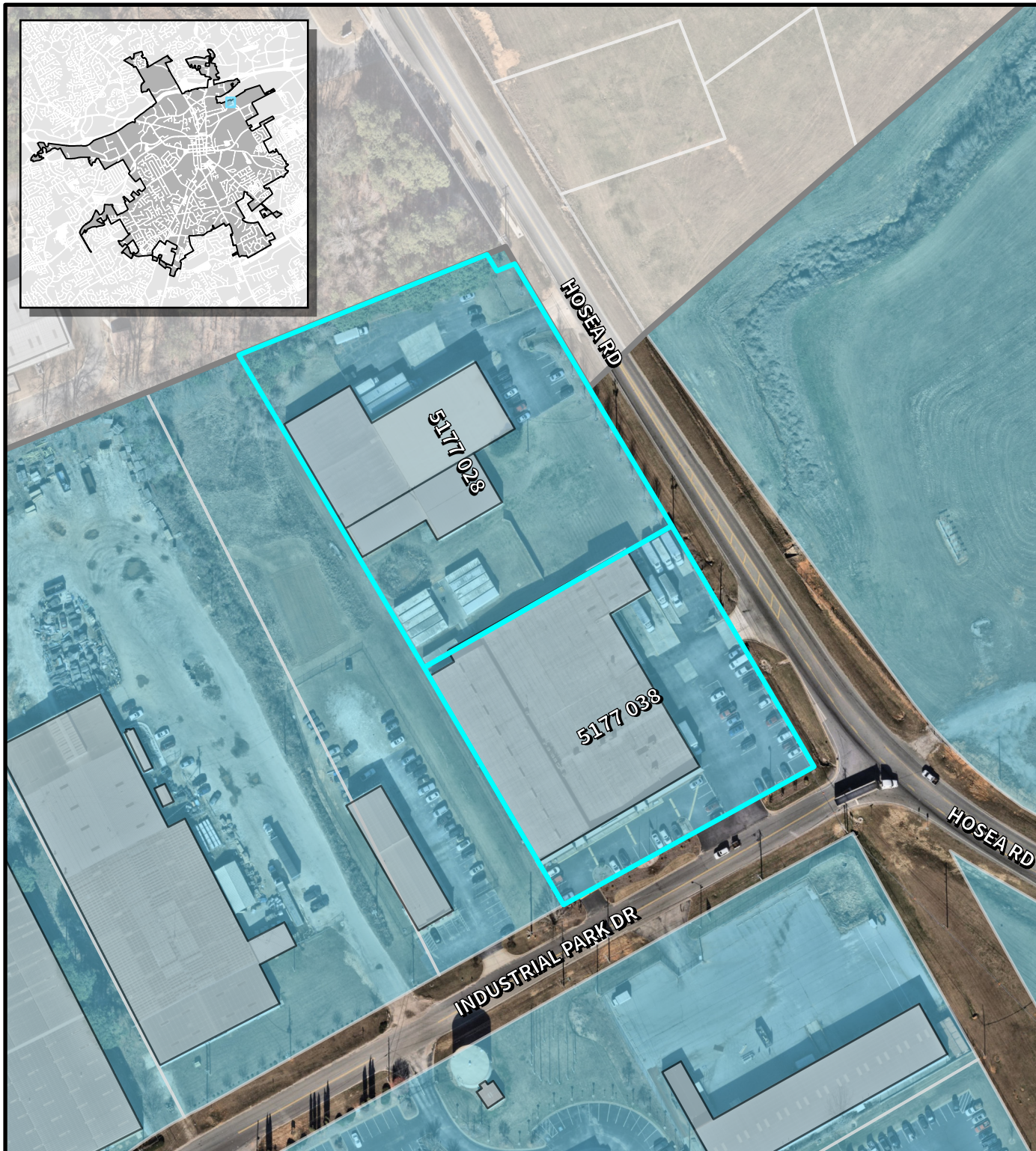
Applicant: PureFun Properties, LLC
c/o Andersen Tate & Carr

 Subject Property (~4.42 acres)

 Lawrenceville City Limits

Zoning Districts

 LM Light Manufacturing



Imagery Date: 01/13/2026

Map Date: 07/07/2026

Map Scale: 1:1,800

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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

Applicant: PureFun Properties, LLC
c/o Andersen Tate & Carr

 Subject Property (~4.42 acres)

 Lawrenceville City Limits

2045 Character Areas

 Industrial

 Airport

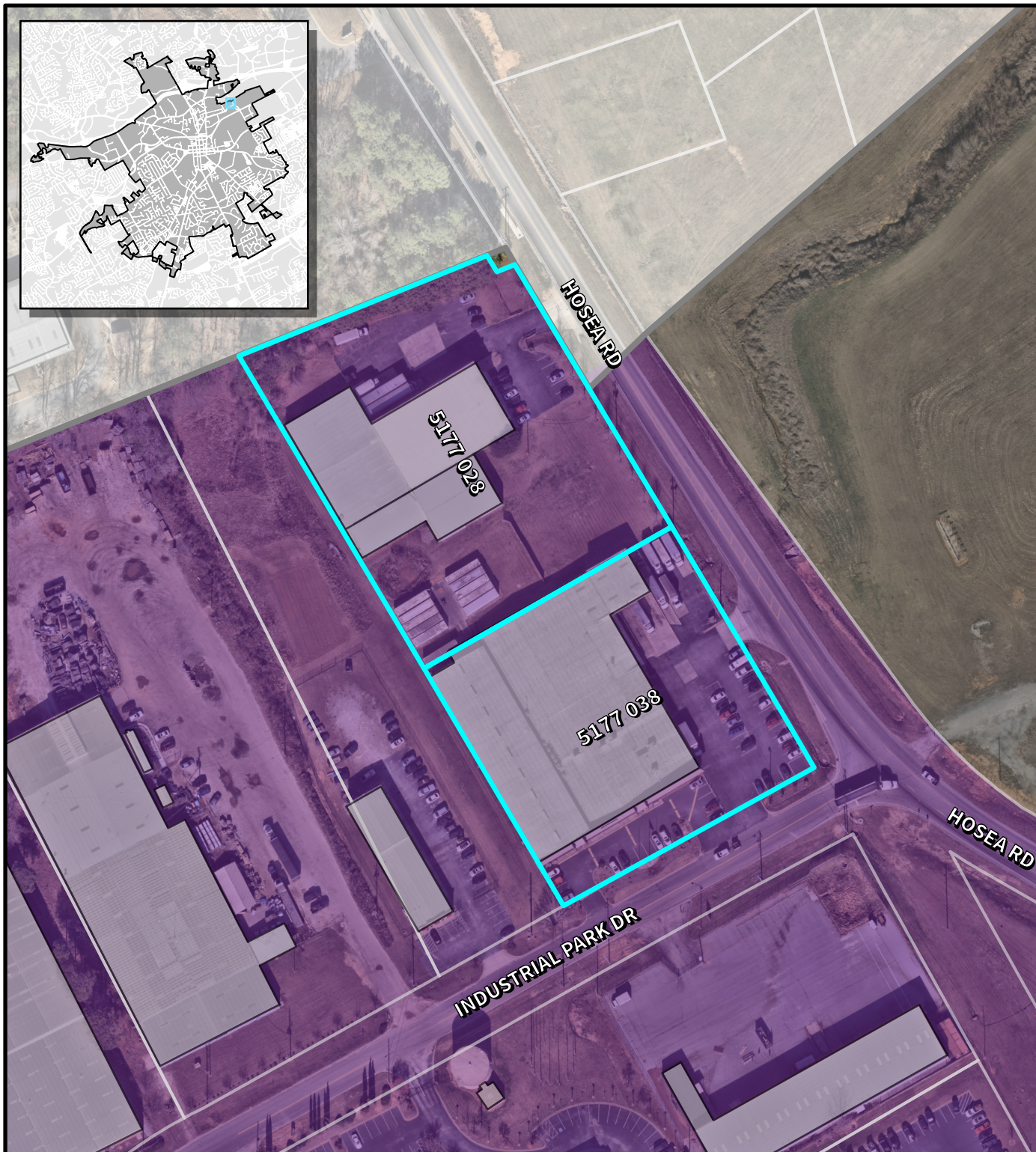
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Map Date: 07/07/2026

Map Scale: 1:1,800

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LAWRENCEVILLE

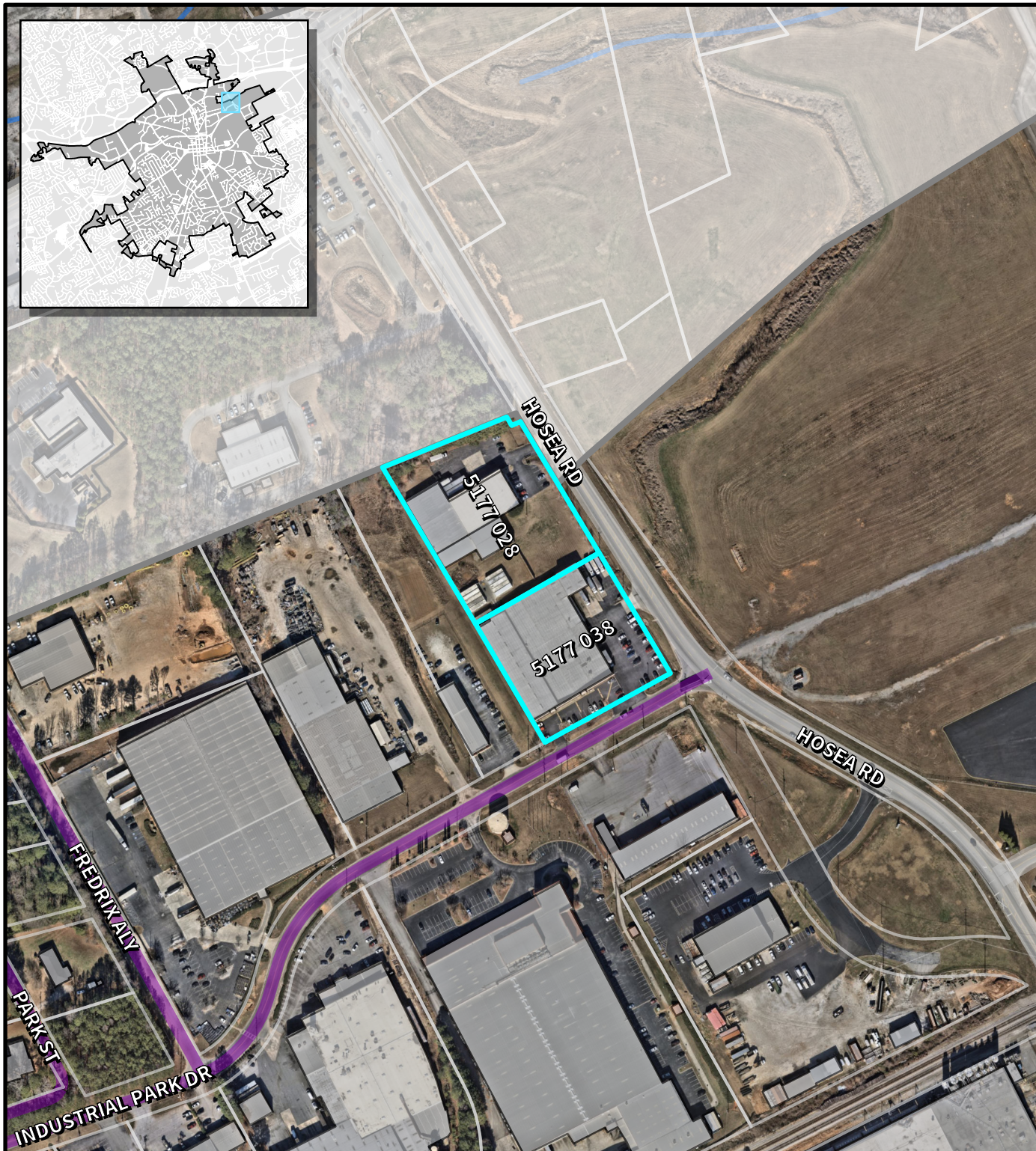
Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

Applicant: PureFun Properties, LLC
c/o Andersen Tate & Carr

-  Subject Property (~4.42 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams



Imagery Date: 01/13/2026
Map Date: 07/07/2026
Map Scale: 1:3,600

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N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

Applicant: PureFun Properties, LLC
c/o Andersen Tate & Carr

 Subject Property (~4.42 acres)

 Lawrenceville City Limits

Zoning Districts

 LM Light Manufacturing

 RS-150 Single-Family Residential

Imagery Date: 01/13/2026

Map Date: 07/07/2026

Map Scale: 1:3,600

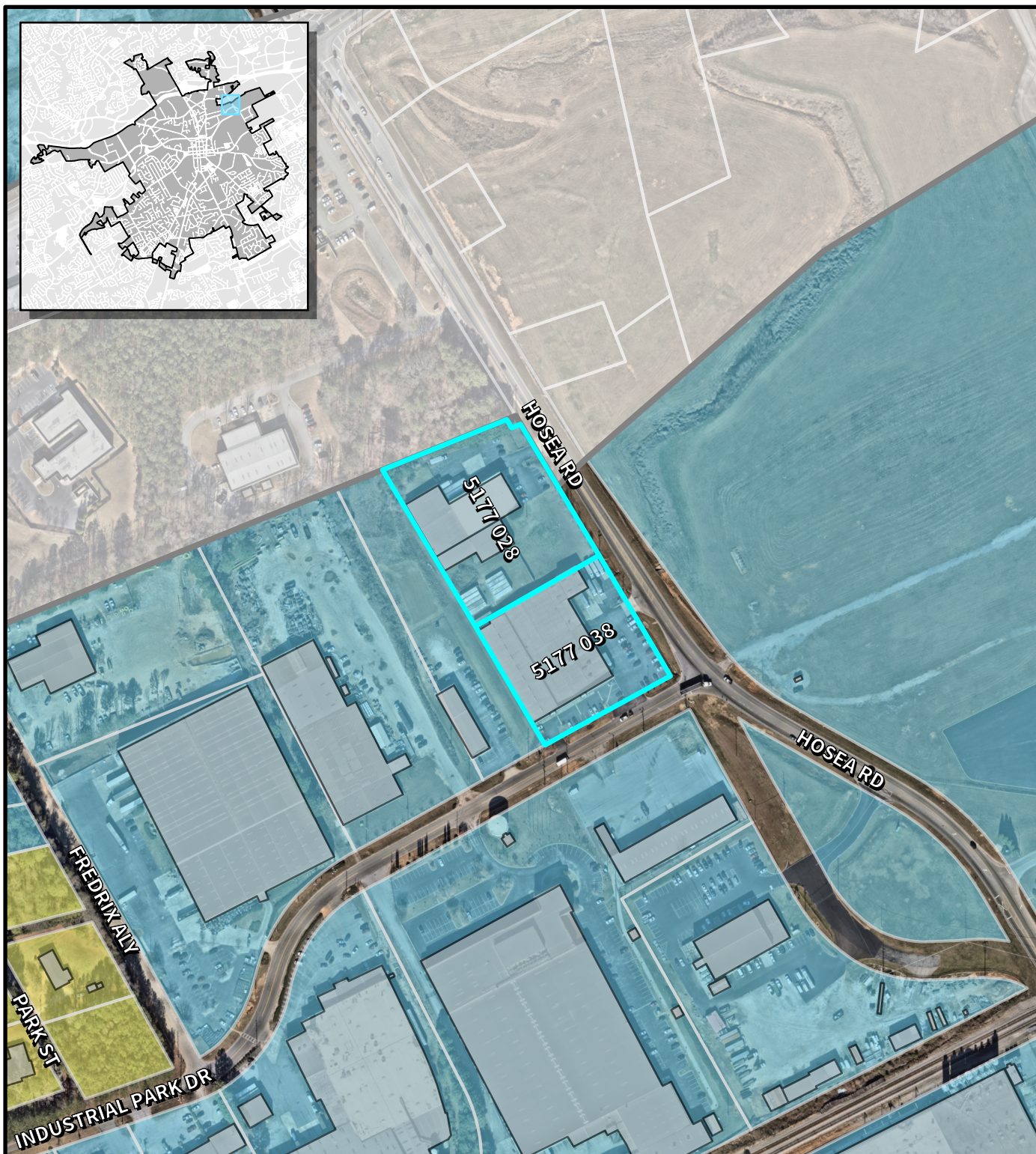
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Page 112





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

Applicant: PureFun Properties, LLC
c/o Andersen Tate & Carr

 Subject Property (~4.42 acres)

 Lawrenceville City Limits

2045 Character Areas

 Community Mixed Use

 Industrial

 Airport

Imagery Date: 01/13/2026

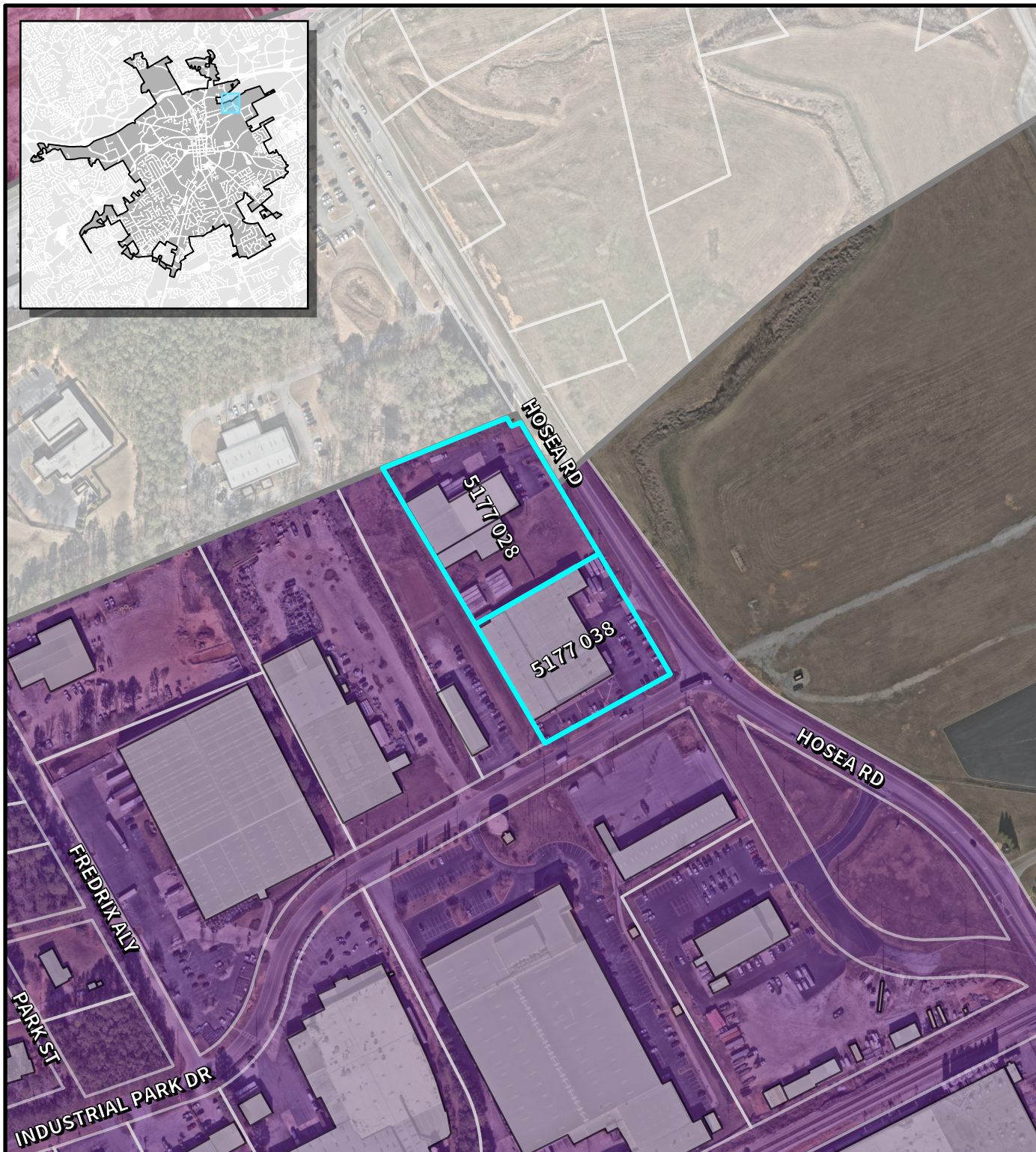
Map Date: 07/07/2026

Map Scale: 1:3,600

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LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, OCTOBER 5, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZM2026-00007; Parkland Homebuilders, LLC; 2555 University Parkway & 104 Hurricane Shoals Road
Department:	Planning and Development Department
Date of Meeting:	Monday, October 5, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Rezone the subject property from BG (General Business) and LM (Light Manufacturing) to RM-24 (Multi-Family) to develop townhomes
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant requests the rezoning of a parcel assemblage, consisting of approximately 7.90 acres located at 2555 University Parkway and 104 Hurricane Shoals Road (Parcel ID Numbers: 7011 120, 7011 128, and a portion of 7011 002A) from split LM (Light Manufacturing District) and BG (General Business District) to RM-24 (Multifamily Residential District) to develop one-hundred and six (106) multifamily dwelling units at a density of approximately thirteen-point-five (13.5) Units Per Acre (UPA).

Attachments/Exhibits:

- RZM2026-00007_ATTCHMNTS_09112026



LAWRENCEVILLE

Planning & Development REZONING

CASE NUMBER(S): RZM2026-00007

APPLICANT(S): PARKLAND HOMEBUILDERS, LLC

PROPERTY OWNER(S): CE SMITH FAMILY, LLLP, JOSEPH MALOUF, AND THE CITY OF LAWRENCEVILLE

LOCATION(S): 2555 UNIVERSITY PARKWAY & 104 HURRICANE SHOALS RD

PARCEL NUMBER(S): 7011 120, 7011 128, & PORTION OF 7011 002A

APPROXIMATE ACREAGE: 7.90 ACRES

CURRENT ZONING: LM (LIGHT MANUFACTURING) & BG (GENERAL BUSINESS)

PROPOSED ZONING: RM-24 (MULTIFAMILY RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: 106 MULTIFAMILY RESIDENTIAL DWELLING UNITS

RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



ZONING HISTORY

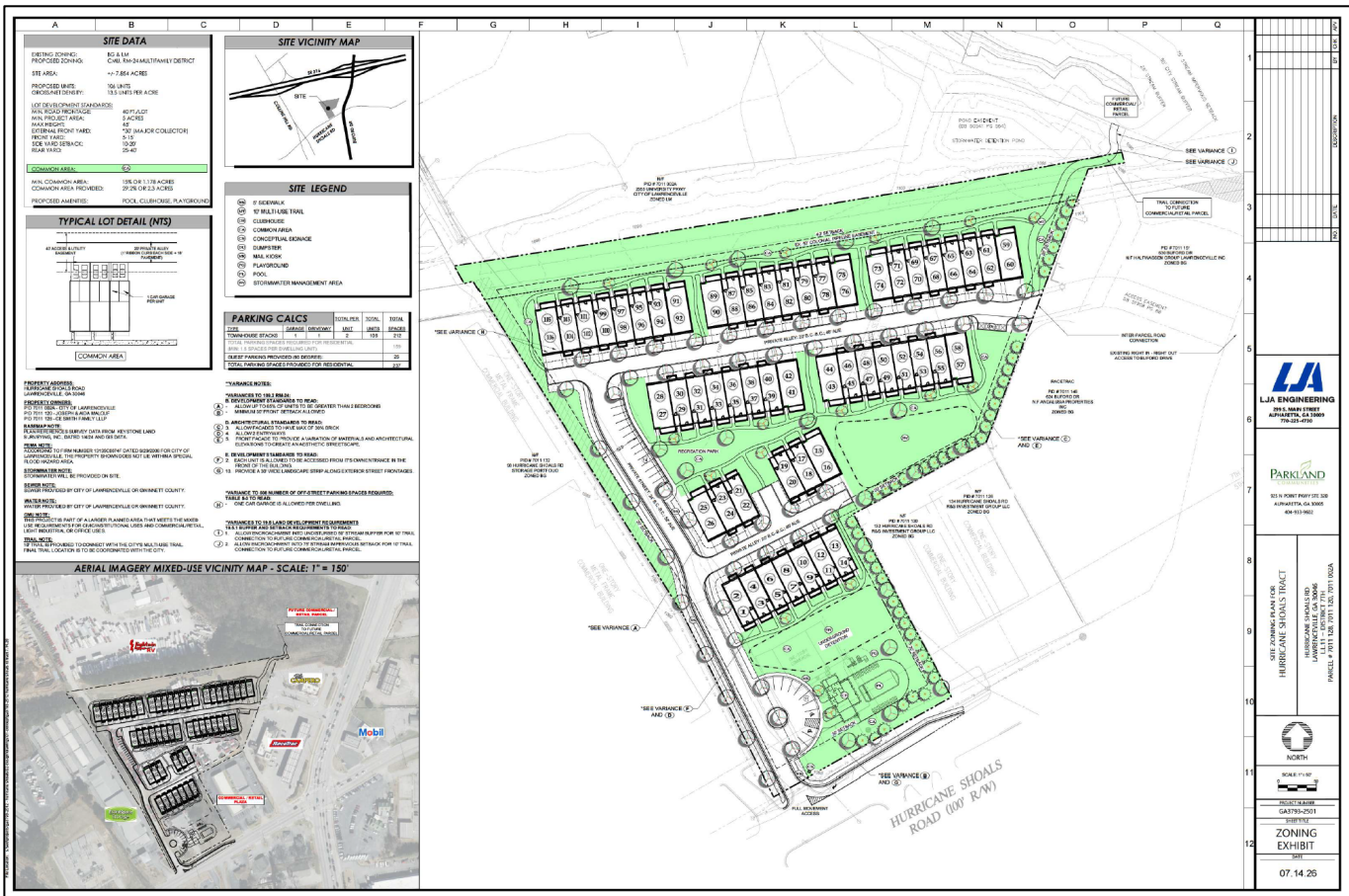
The earliest zoning records on file for the subject property circa 1971 show the property zoned as BG (General Business District). Portions of the subject property (parcel 7011 002A) were rezoned to LM (Light Manufacturing District) in the year 1994 for use as an equipment rental facility (RZ-94-06). This portion of the subject property saw further zoning activity in 2000 (RZ-00-28) and 2013 (SU-13-09), specifically pertaining to the use of graveled surfaces for the parking of vehicles, equipment, and trailers.

There is a concurrent rezoning case currently being heard for the portions of parcel 7011 002A outside of the scope of this request. Refer to RZC2026-00003, for a Wholesale Membership Club.

PROJECT SUMMARY

The applicant requests the rezoning of a parcel assemblage, consisting of approximately 7.90 acres located at 2555 University Parkway and 104 Hurricane Shoals Road (Parcel ID Numbers: 7011 120, 7011 128, & a portion of 7011 002A) from split LM (Light Manufacturing District) and BG (General Business District) to RM-24 (Multifamily Residential District) to develop one-hundred and six (106) multifamily dwelling units at a density of approximately thirteen-point-five (13.5) Units Per Acre (UPA).

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The applicant seeks to develop the subject property into a multifamily development consisting of stacked townhouses, which are multifamily residential units arranged vertically, with one dwelling unit located above another, and designed to resemble traditional townhouse-style buildings. Although commonly referred to as stacked townhouses in zoning and development terminology, stacked townhouses do not meet the building code definition of a townhouse because the units do not extend from the foundation to the roof. As a result, the proposed stacked townhouses are regulated as multifamily residential buildings under the International Building Code (IBC).

Each stacked townhome unit would consist of a two-bedroom unit and a three-bedroom unit, each with two-and-a-half bathrooms and a minimum floor area of 1,600 square feet.

Split units would generally be designed in the following manner:

- **First (Ground) Floor:** Contains garages for both units, an access corridor and stairs for the three-bedroom unit, and the main living and kitchen area for the two-bedroom unit.
- **Second Floor:** Contains two bedrooms and two bathrooms for the two-bedroom unit as well as the main living and kitchen area for the three-bedroom unit.
- **Third Floor:** Contains three bedrooms and two bathrooms for the three-bedroom unit.

See example floor plan below:



Each building would be a maximum of three stories and have exterior materials consisting of a mixture of brick, stone, and fiber cement siding, consistent with current architectural standards and existing housing in the area. The townhomes would be distributed across the site in rows of

three to eight split units. Each unit would feature a covered front entrance with a patio, facing a portion of the development's open space.

Split townhome units would be accessed via a private alley, with a one-car garage and one driveway space dedicated to each unit. Additional parking for guests would be provided along the interior streets, with total parking provided averaging 2.19 spaces per unit (237 total spaces).

Additional site improvements for residents would include an amenity area with pool and cabana, a pavilion, shared dumpsters, stormwater management facility, and a designated mail kiosk area. All units, landscaping and other private property within the development would be maintained by a property management group.

Approval of the requested RM-24 (Multifamily Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

Article 1 Districts, Section 102.8 RM-24 Multifamily Residential District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	10 acres	7.54 acres	Variance
Lot Width	100 ft	>100 ft	N/A
Front Setback	50 ft	30 ft	Variance
Side Setback	25 ft	25 ft	N/A
Rear Setback	40 ft	40 ft	N/A
Max Lot Coverage	60%	60%	N/A
Max Height	35 ft	35 ft	N/A
Three-Bedroom Units	10%	65%	Variance

Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Parking: Multifamily	2 spaces per unit 216 spaces	2.19 spaces per unit 237 spaces	N/A

Approval of the proposal will require the following variances:

- [1] A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Lot Development Standards.

- The approval of a variance would allow for a reduction in the minimum lot area from ten (10) acres to seven-point-nine (7.9) acres.
- [2] A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Lot Development Standards.
- The approval of a variance would allow for a reduction in the minimum front setback from fifty (50) feet to thirty (30) feet.
- [3] A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Lot Development Standards.
- The approval of a variance would allow for the increase of the allowed portion of three-bedroom apartments from a maximum of ten percent (10%) to a maximum of sixty-five percent (65%).
- [4] A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Architectural Standards, 3.
- The approval of a variance would allow for a reduction in the minimum required brick/stone façade finishes from seventy-five percent (75%) to thirty percent (30%) brick for each elevation
- [5] A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Architectural Standards, 4.
- The approval of a variance would allow for an individual entryway for each dwelling unit.
- [6] A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Development Standards, 2.
- The approval of a variance would allow for each unit to be accessed from its own exterior entrance in lieu of a shared internal access corridor.
- [7] A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection E. Development Standards, 10.
- The approval of a variance would allow for the reduction in the minimum width of the landscaped setback along external streets from fifty (50) feet to thirty (30) feet.
- [8] A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 1. Streams shall have an undisturbed natural buffer of fifty (50) feet, measured horizontally, on both banks of the stream as measured from the top of the stream bank.
- The approval of a variance would allow for the proposed development to extend into the fifty (50) foot undisturbed stream buffer.
- [9] A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 2. Streams shall have an additional buffer of twenty-five (25) feet, beyond the undisturbed natural buffer, in which

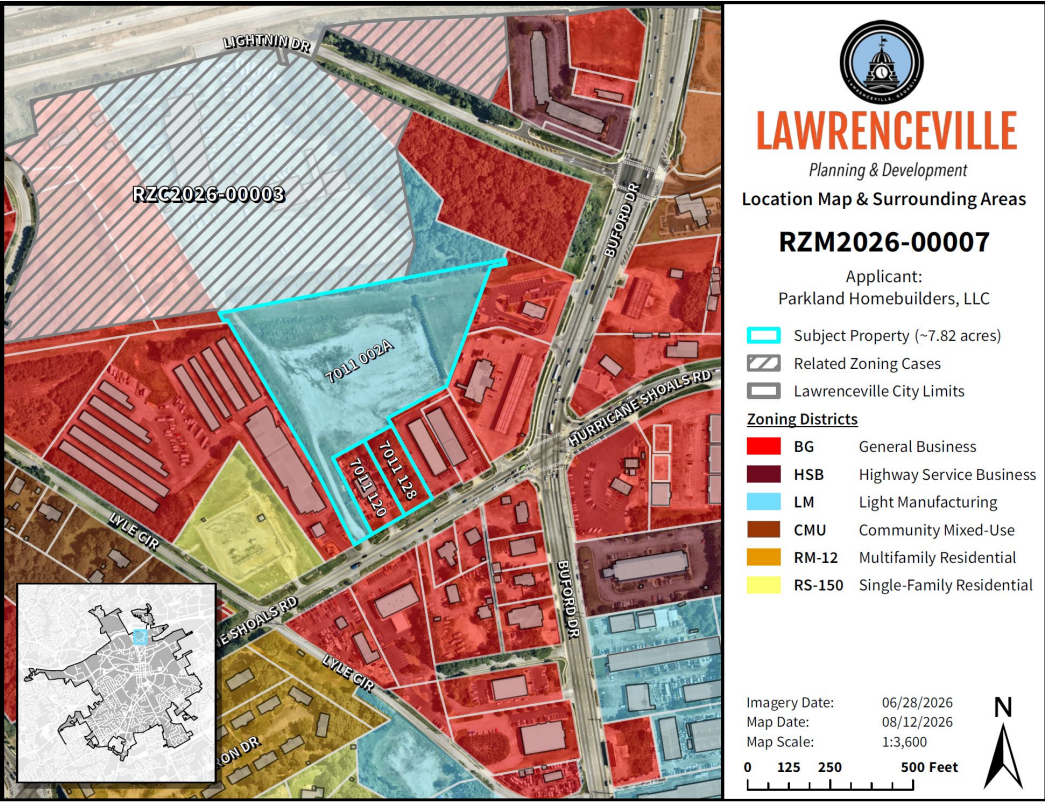
all impervious cover shall be prohibited and in which grading, filling, and earthmoving shall be minimized.

- The approval of a variance would allow for the proposed development to extend into the twenty-five (25) foot impervious surfaces stream buffer.

While specific justifications for the requested variances were not provided by the applicant, many of these variance requests can be justified by the fact that similar variances were granted for RZM2026-0001, which concerned the development of 90 stacked townhome units at Spring Lake and Paper Mill Road. The reduced front yard / landscaped setback may be further justified by the fact that no dwellings are intended to face a public right-of-way; the setback reduction would allow for the placement of a community structure at the entrance to the development. Finally, the proposed stream buffer encroachments would allow for a trail connection to adjacent commercial properties and would be in line with the variances proposed for RZC2026-00003.

The only variance that is not accounted for is the required reduction in minimum lot area from ten (10) acres to seven-point-nine (7.9) acres. Since the text as written prohibits a reduction of this minimum lot area through a variance, a text amendment may be required to proceed.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

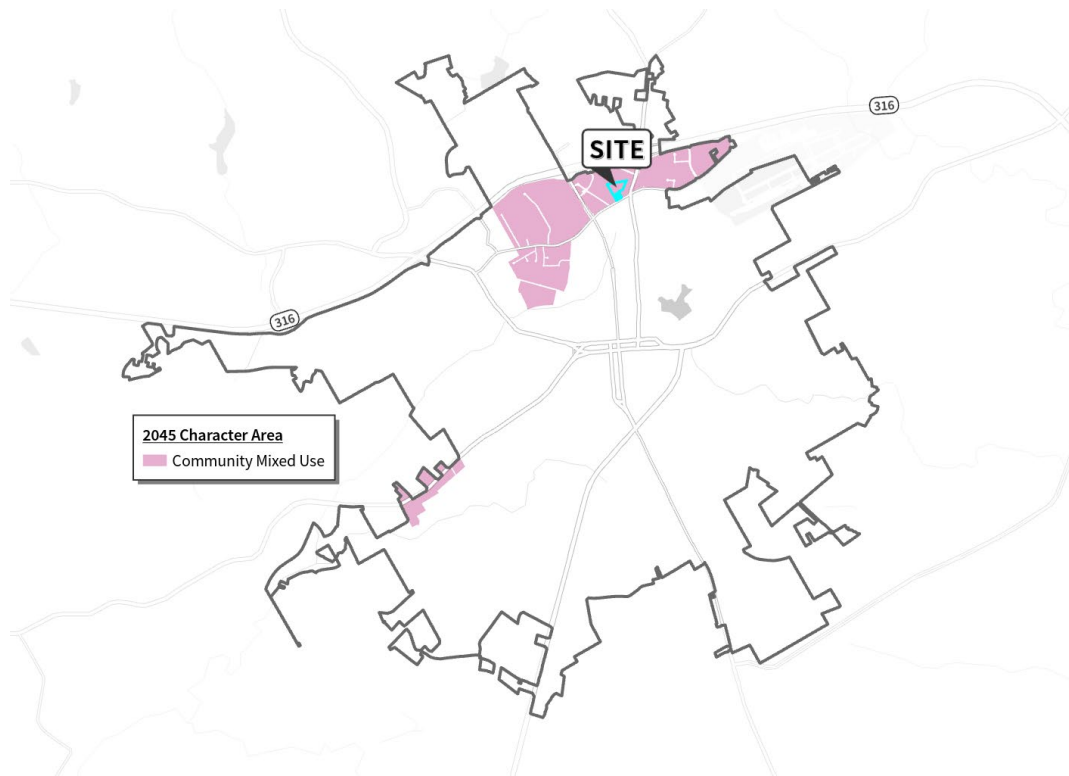


The area surrounding the subject property is characterized primarily by commercial and office uses along the major roadways (Buford Drive, Hurricane Shoals Road, and Collins Hill Road). Properties directly west of the subject property are zoned BG (General Business District) and contain mini-storage warehouse facilities. Properties to the east along Buford Drive and Hurricane Shoals Road are similarly zoned BG and include a variety of commercial and service-oriented uses, including a fast-food restaurant, convenience store with fuel pumps, automobile service garage, and office/warehouse buildings.

Further from the subject property, mixed-use developments zoned CMU (Community Mixed-Use District) are located to the east along Collins Hill Road, to the west along Buford Drive, and to the south along Lyle Circle. While the immediate area is predominantly commercial in nature (including a proposed Wholesale Membership Club, located directly to the north), there is precedence for similarly-scaled residential developments in the larger area.

RZM2026-00007_RPRT_09112026

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate that the property lies within the Community Mixed-Use character area, described as follows:

The Community Mixed-Use character area capitalizes on Lawrenceville's economic strengths and diverse population by fostering vibrant and walkable neighborhoods. This integration of residential, commercial, and recreational spaces caters to the needs and preferences of a dynamic and growing community.

The proposal is generally aligned with the vision established by the Community Mixed-Use character area. Inter-parcel accessibility and walkability should be emphasized with this and other proposed developments to ensure that the larger area can achieve a goal of fostering vibrant and walkable neighborhoods.

M2026-00007_RPRT_09112026

STAFF RECOMMENDATION

The applicant requests rezoning approximately 7.90 acres at 2555 University Parkway and 104 Hurricane Shoals Road from split LM and BG to RM-24 for the development of 106 stacked multifamily townhouse units. The property is located within the Community Mixed-Use character area, and the proposed residential use is generally aligned with the intent of the character area to integrate residential, commercial, and recreational uses and foster vibrant, walkable neighborhoods.

Based on the information provided, Staff recommends **APPROVAL WITH CONDITIONS** of RZM2026-00007, subject to appropriate conditions and resolution of the minimum lot-area requirement. The proposed residential development is generally compatible with the surrounding area and the broader Community Mixed-Use development pattern. However, the RM-24 district requires a minimum lot area of ten acres, while the subject property contains approximately 7.90 acres. As this requirement cannot be reduced through a variance, further discussion will be necessary to determine the appropriate mechanism for addressing the minimum lot-area requirement.

M2026-00007_RPRT_09112026

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Georgia Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will service this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

M2026-00007_RPRT_09112026

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed multifamily residential use is suitable given the surrounding mix of commercial, office, and residential development, as well as the presence of similarly scaled residential developments within the broader area.

2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The proposed development is not anticipated to adversely affect adjacent or nearby properties. Appropriate site design, buffering, and conditions can mitigate potential impacts associated with the proposed residential density.

3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;

The property has reasonable economic use under its existing LM and BG zoning; however, the proposed rezoning would allow a residential use that is generally consistent with the Community Mixed-Use character area and the evolving development pattern of the surrounding area.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The proposed development will generate additional demand on existing streets, utilities, stormwater infrastructure, and schools. However, these impacts are not anticipated to be excessive or burdensome and may be addressed through applicable development requirements and conditions.

5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;

The proposal is generally aligned with the Community Mixed-Use character area's intent to integrate residential, commercial, and recreational uses and foster vibrant and walkable neighborhoods. Inter-parcel accessibility and pedestrian connectivity should be emphasized as the surrounding area develops.

6. 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 zoning proposal;

The surrounding area is experiencing continued commercial and mixed-use development, including the concurrent proposed Wholesale Membership Club to the north, while similarly scaled residential development has been approved elsewhere in the broader area. These changing conditions provide supporting grounds for the proposed residential development.

M2026-00007_RPRT_09112026

RZM2026-00007
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LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

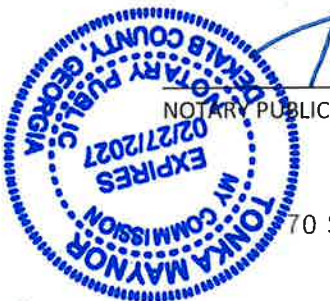
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Homebuilders, LLC</u>	NAME: <u>Joseph Malouf</u>
ADDRESS: <u>925 North Point Pkwy, Ste320</u>	ADDRESS: <u>104 Hurricane Shoals Rd NE</u>
CITY: <u>Alpharetta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Kevin Cardinal</u> PHONE: <u>(404)933-9602</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R7011 120</u> ACREAGE: <u>.6 Acres</u>	
ADDRESS OF PROPERTY: <u>104 Hurricane Shoals Rd NE. Lawrenceville GA 30046</u>	

James D. Fitch 12.30.2025
SIGNATURE OF APPLICANT DATE

Joseph Malouf 12/29/2025
SIGNATURE OF OWNER DATE

Parkland Homebuilders, LLC
TYPED OR PRINTED NAME

Joseph Malouf
TYPED OR PRINTED NAME



Tm 12/30/25
NOTARY PUBLIC DATE

Jm 12/29/25
NOTARY PUBLIC DATE



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LAWRENCEVILLE

GEORGIA

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 the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

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

RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Homebuilders, LLC</u>	NAME: <u>Downtown Development Authority of the City of Lawrenceville</u>
ADDRESS: <u>925 North Point Pkwy, Ste320</u>	ADDRESS: <u>70 S. Clayton Street</u>
CITY: <u>Alpharetta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Kevin Cardinal</u> PHONE: <u>(404)933-9602</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>LM</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R7011 002A</u> ACREAGE: <u>5.5 Acres</u>	
ADDRESS OF PROPERTY: <u>2555 University Pkwy Lawrenceville, GA 30043</u>	

[Signature] 12.30.2025
SIGNATURE OF APPLICANT DATE

Parkland Homebuilders, LLC

TYPED OR PRINTED NAME

[Signature] 12-29-2025
SIGNATURE OF OWNER DATE

Downtown Development Authority of the City of Lawrenceville

TYPED OR PRINTED NAME



12/30/25
DATE

[Signature]
NOTARY PUBLIC



12/29/25
DATE

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LAWRENCEVILLE

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Homebuilders, LLC</u>	NAME: <u>CE Smith Family LLLP</u>
ADDRESS: <u>925 North Point Pkwy, Ste320</u>	ADDRESS: <u>963 Buford Dr.</u>
CITY: <u>Alpharetta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>Kevin Cardinal</u> PHONE: <u>(404)933-9602</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BG</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R7011 128</u> ACREAGE: <u>.57 Acres</u>	
ADDRESS OF PROPERTY: <u>Hurricane Shoals Rd, Lawrenceville GA 30046</u>	

James S. Smith 7.15.2026
SIGNATURE OF APPLICANT DATE

CE Smith
SIGNATURE OF OWNER DATE

Parkland Homebuilders, LLC
TYPED OR PRINTED NAME

CE Smith Family LLLP
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

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LAWRENCEVILLE

GEORGIA

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

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Applicant's Letter of Intent
Lawrenceville, Georgia
Rezoning Request
BG/LM to CMU (RM-24)

Parkland Communities, Inc. (the "Applicant") respectfully submits this Letter of Intent requesting the rezoning of approximately 7.854 acres located on Hurricane Shoals Road from BG (General Business) and LM (Light Manufacturing) to CMU (Community Mixed Use)/RM-24 (Residential Multi-Family District). The purpose of the request is to construct a thoughtfully designed stacked townhouse community, consistent with the City's vision for a mixed-use and walkable community along the Hurricane Shoals and Buford Drive Corridors.

The subject property is at a highly accessible location with frontage along Hurricane Shoals Road and immediate proximity to Buford Drive and Georgia Highway 316. The site is surrounded primarily by commercial development, including retail businesses, and service establishments, while also being located near Rhodes Jordan Park, Downtown Lawrenceville, grocery stores, restaurants, and employment opportunities. The property currently contains a used automobile sales and service business that no longer represents the highest and best use of this site. The proposed redevelopment will transform the property into a high-quality residential community that better reflects the City's vision, as well as the pattern of development in the area.

The Applicant proposes to develop the property with 106 stacked townhome dwelling units at an overall density of approximately 13.5 dwelling units per acre. Each building is designed to resemble a traditional townhouse building while containing two separate dwelling units. One dwelling will feature two bedrooms, while the second dwelling will include three bedrooms. Both units will contain two-and-one-half bathrooms and a minimum heated floor area of approximately 1,600 square feet. Buildings will be limited to a maximum height of three stories and will utilize high-quality exterior materials consisting of a mixture of brick, stone, and fiber cement siding. These architectural materials and varied building elevations are consistent with the quality and character of surrounding residential development and will provide an attractive streetscape throughout the community. Overall, the layout has been designed to create an engaging pedestrian-oriented environment. Every dwelling features its own private front entrance oriented toward open space rather than vehicular areas. One unit within each building includes a spacious private front patio, while the neighboring unit features a balcony cantilevered over its driveway. All garages are located to the rear of the buildings and are accessed from twenty-foot-wide private alleys to maintain an attractive residential appearance. Each unit includes a one-car garage together with driveway parking, while additional guest parking is distributed throughout the development, including fourteen on-street parking spaces along the internal roadway and eleven additional spaces adjacent to the amenity area. In total, the development provides parking that exceeds the minimum parking requirements.

The overall site design emphasizes connectivity, open space, and walkability. Approximately 29.2 percent of the property is dedicated to common open space, significantly exceeding the minimum requirement established by the City's zoning ordinance. A centrally located amenity area near the entrance to the community will include a clubhouse, swimming pool, playground, mail kiosk, and associated gathering spaces that serve as the focal point of the neighborhood. Additional pocket parks and landscaped greenspaces are provided throughout the development and are interconnected by sidewalks adjacent to the internal streets and in front of each residential building. This extensive network of open space creates opportunities for neighborhood interaction while encouraging residents to comfortably walk throughout the community. Vehicular and pedestrian connectivity have been carefully incorporated into the site design. Primary access to the development will be provided directly from Hurricane Shoals Road. In addition, the development includes an inter-parcel connection to the existing driveway serving the adjacent commercial properties between RaceTrac and the fast-food restaurant along Buford Drive, improving circulation and reducing unnecessary trips onto surrounding roadways. A trail connection is also provided to accommodate future commercial and retail development, further supporting the City's long-term vision for interconnected mixed-use development. As the Buford Drive and Hurricane Shoals corridors

to evolve, these connections will allow residents to more conveniently access nearby shopping, restaurants, services, and employment opportunities without having to drive.

The proposed development is consistent with the City of Lawrenceville Comprehensive Plan, as the property lies within the Community Mixed-Use Character Area. This character area encourages interconnected neighborhoods, a pedestrian-friendly environment, and a diversity of housing opportunities that support nearby commercial development. The proposed stacked townhome community advances these objectives by introducing a unique housing option that acts as a transition between the surrounding commercial uses and nearby residential neighborhoods. With apartments located across Buford Drive and numerous existing and future commercial uses surrounding the site, the proposed development provides an appropriate residential use that increases housing diversity while promoting walkability and supporting existing businesses. The quality of the architecture, generous open space, and pedestrian connectivity all reflect the goals established in the Comprehensive Plan and the character area.

Unlike conventional multifamily developments, the proposed stacked townhomes provide individual front entrances, high-quality architectural design, abundant open space, and rear-loaded vehicular access that creates a residential character more closely resembling traditional townhomes than apartments. Because the subject property is bordered predominantly by commercial development, the proposed residential community represents a compatible infill development that will serve as an effective transition between commercial uses and will enhance the overall appearance of the neighborhood.

In conjunction with the rezoning request, the Applicant requests the variances identified on the submitted zoning exhibit. These requested modifications are intended to accommodate the unique stacked townhome product while maintaining the high-quality architectural design, pedestrian orientation, and open space that distinguish this development from conventional multifamily projects. Collectively, the requested variances allow the project to better achieve the City's planning objectives by emphasizing walkability, quality architecture, enhanced streetscapes, and an interconnected development pattern.

Based upon the above reasons, the Applicant respectfully requests approval of this rezoning application. The Applicant further asserts that denial of this request would unreasonably restrict the use of the property and could constitute a taking in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, as well as the Constitution of the State of Georgia.

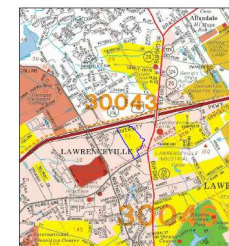
LEGAL DESCRIPTION – COMBINED TRACT

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:

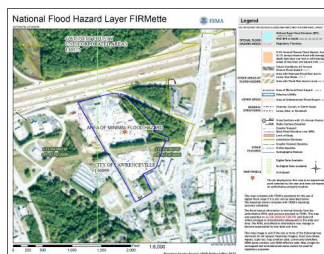
BEGINNING AT A 1/2" REBAR 501.75' SOUTHWESTERLY ALONG THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS ROAD (100' R/W) FROM A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION FORMED BETWEEN THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS ROAD AND BUFORD DRIVE (AKA GEORGIA HIGHWAY 20); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF HURRICANE SHOALS DRIVE SOUTH 61 DEGREES 07 MINUTES 35 SECONDS WEST A DISTANCE OF 100.06' TO A 1/2" REBAR; THENCE SOUTH 60 DEGREES 35 MINUTES 30 SECONDS WEST A DISTANCE OF 108.85' TO AN IRON PIN; THENCE SOUTH 60 DEGREES 38 MINUTES 28 SECONDS WEST A DISTANCE OF 60.11' TO A 1/2" REBAR; THENCE NORTH 26 DEGREES 32 MINUTES 46 SECONDS WEST A DISTANCE OF 269.10' TO AN IRON PIN; THENCE NORTH 32 DEGREES 07 MINUTES 46 SECONDS WEST A DISTANCE OF 519.81' TO AN IRON PIN; THENCE SOUTH 75 DEGREES 10 MINUTES 08 SECONDS WEST A DISTANCE OF 11.89' TO AN IRON PIN; THENCE NORTH 29 DEGREES 03 MINUTES 20 SECONDS WEST A DISTANCE OF 26.69' TO A POINT; THENCE NORTH 80 DEGREES 21 MINUTES 37 SECONDS EAST A DISTANCE OF 893.28' TO A POINT; THENCE SOUTH 14 DEGREES 37 MINUTES 48 SECONDS EAST A DISTANCE OF 14.50' TO A 1/2" REBAR; THENCE SOUTH 80 DEGREES 19 MINUTES 56 SECONDS WEST A DISTANCE OF 49.07' TO A 1/2" REBAR; THENCE SOUTH 20 DEGREES 25 MINUTES 30 SECONDS WEST A DISTANCE 216.76' TO A 1/2" REBAR; THENCE SOUTH 20 DEGREES 21 MINUTES 31 SECONDS WEST A DISTANCE OF 167.56' TO A 1/2" REBAR; THENCE SOUTH 61 DEGREES 41 MINUTES 11 SECONDS WEST A DISTANCE OF 199.94' TO A 1/2" REBAR WITH CAP; THENCE SOUTH 27 DEGREES 43 MINUTES 47 SECONDS EAST A DISTANCE OF 25.19' TO A NAIL; THENCE SOUTH 28 DEGREES 16 MINUTES 25 SECONDS EAST A DISTANCE OF 249.72' TO AN IRON PIN AND ALSO THE POINT OF BEGINNING.;

SAID TRACT OF LAND BEING MORE ACCURATELY DEPICTED ON ALTA/NSPS LAND TITLE SURVEY FOR: PARKLAND COMMUNITIES; PREPARED BY: KEYSTONE LAND SURVEYING, INC.; DATED: 01-14-2026; CONTAINING 343,940 SQ.FT. (7.896 ACRES). THE ABOVE-DESCRIBED PROPERTY IS ONE AND THE SAME AS THE APPLICABLE PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 25-0186.

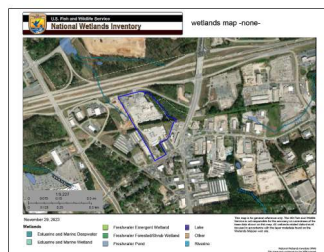
ALTA/NSPS LAND TITLE SURVEY OF 2555 UNIVERSITY PARKWAY, 104 HURRICANE SHOALS ROAD & 0 HURRICANE SHOALS ROAD FOR PARKLAND COMMUNITIES



LOCATION MAP NOT TO SCALE - SOURCE: ATLAS OF GEORGIA

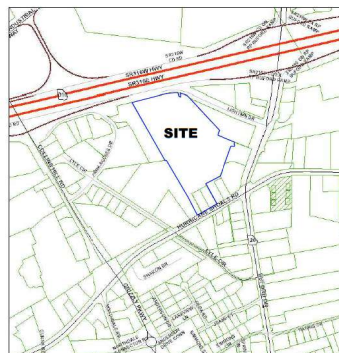


THIS PROPERTY IS LOCATED IN A ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP OF GWINNETT COUNTY, GEORGIA, MAP PANEL NUMBERS 13130C0017 AND 13130C0014, EFFECTIVE DATE: 8/29/2008



THE PROPERTY DOES NOT CONTAIN WETLANDS PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP PRINTED ON 01-12-2008

GWINNETT COUNTY PARCELS 7011 002A, 7011 120 & 7011 128

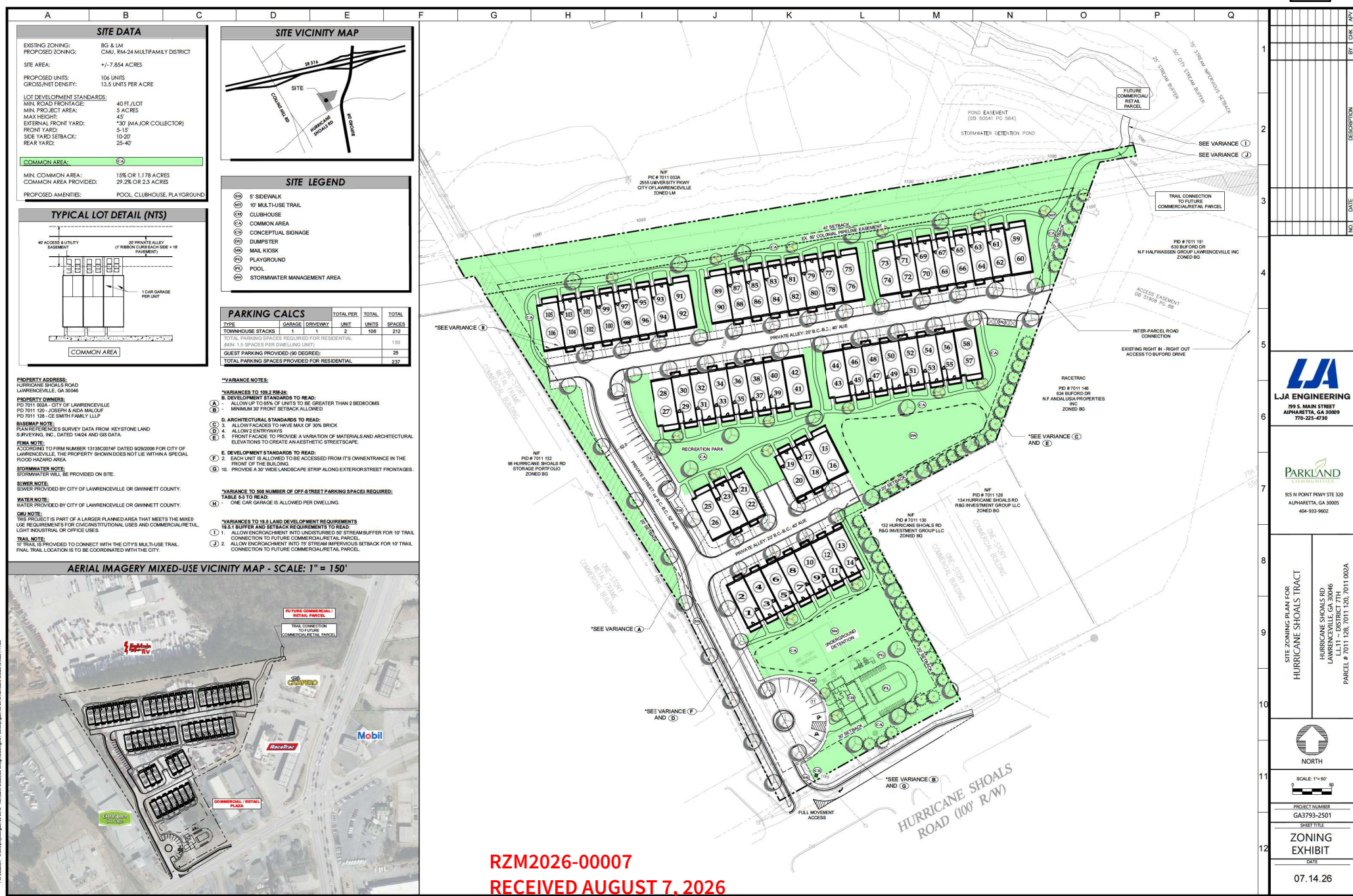


**RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT**

THE CITY ENGINEER SHALL REVIEW AND APPROVE THIS PLAT AND SHALL PROVIDE A REVIEW TO THE RECORDING OFFICE. THE REVIEW OF THIS PLAT SHALL BE LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND SHALL NOT BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

N/A		SCALE - 1" = 100'		SHEET NUMBER: 1 OF 1		DATE: 08/10/2026		JOB NUMBER: RZM2026-00007	
FILE NAME: ALTA / NSPS LAND TITLE SURVEY FOR:		PARKLAND HOME BUILDERS, LLC		FIRST AMERICAN TITLE INSURANCE COMPANY		PIEDMONT LAW GROUP OF GARCIA & BENKERT LLC		GWINNETT COUNTY	
7TH DISTRICT - LL11		5TH DISTRICT - LL176		EAST 10TH		WEST 10TH		SOUTH 10TH	
KEYSTONE LAND SURVEYING, INC.		300 WEST CROOK STREET		LAWRENCEVILLE, GEORGIA 30046		770.946.8700		www.kslandsurveying.com	
1		2		3		4		5	
6		7		8		9		10	

Page 137



RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

TRAIL CONNECTION TO FUTURE
 COMMERCIAL/RETAIL PARCEL





RZM2026-00007
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

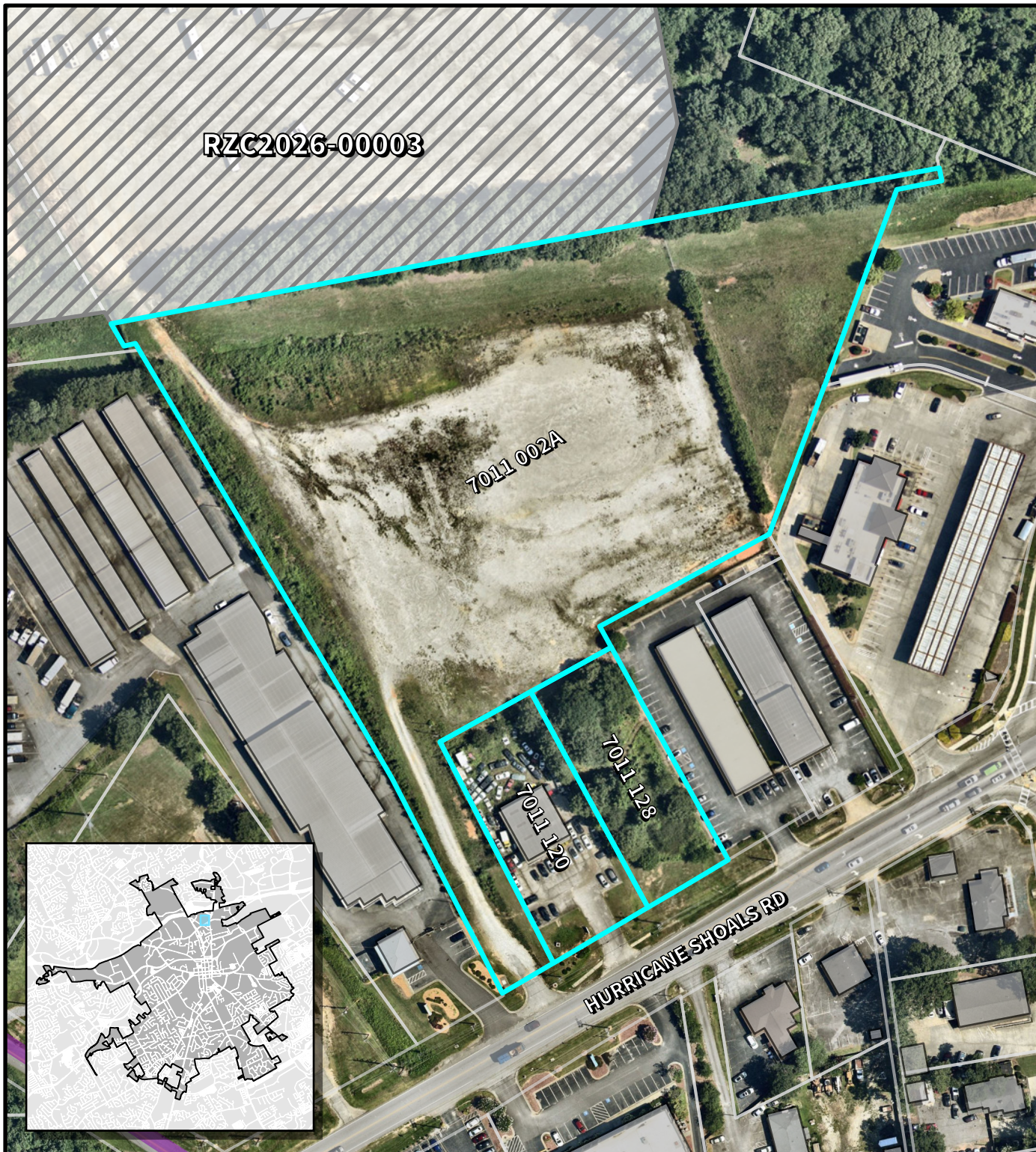
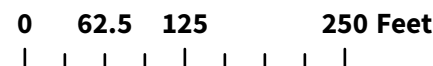
Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

-  Subject Property (~7.82 acres)
-  Related Zoning Cases
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 06/28/2026
Map Date: 08/12/2026
Map Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

 Subject Property (~7.82 acres)

 Related Zoning Cases

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 LM Light Manufacturing

 CMU Community Mixed-Use

 RS-150 Single-Family Residential

Imagery Date: 06/28/2026

Map Date: 08/12/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet

N

RZC2026-00003

7011 002A

7011 120

7011 128

HURRICANE SHOALS RD





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

 Subject Property (~7.82 acres)

 Related Zoning Cases

 Lawrenceville City Limits

2045 Character Areas

 Community Mixed Use

 Commercial Corridor

Imagery Date: 06/28/2026

Map Date: 08/12/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet

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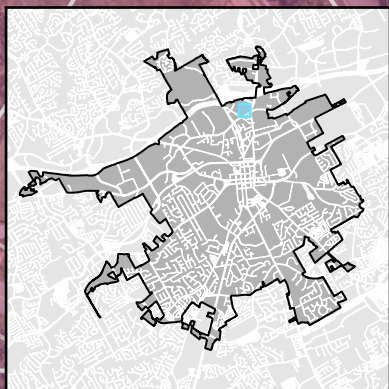
RZC2026-00003

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7011 128

HURRICANE SHOALS RD





LAWRENCEVILLE

Planning & Development

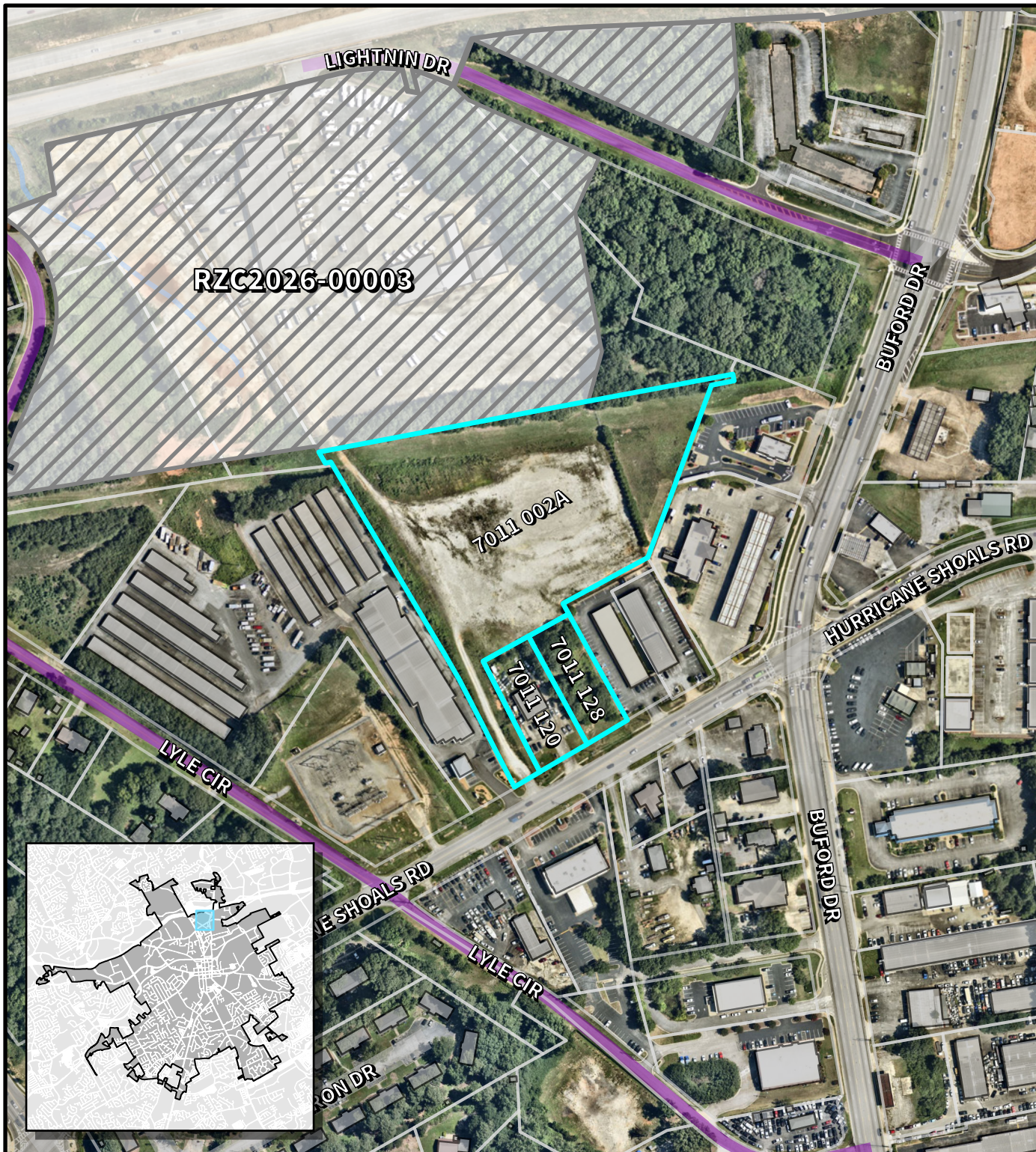
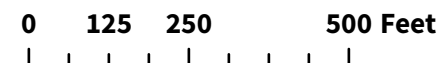
Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

-  Subject Property (~7.82 acres)
-  Related Zoning Cases
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 06/28/2026
Map Date: 08/12/2026
Map Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

 Subject Property (~7.82 acres)

 Related Zoning Cases

 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	HSB	Highway Service Business
	LM	Light Manufacturing
	CMU	Community Mixed-Use
	RM-12	Multifamily Residential
	RS-150	Single-Family Residential

Imagery Date: 06/28/2026

Map Date: 08/12/2026

Map Scale: 1:3,600

0 125 250 500 Feet

N

RZC2026-00003

7011 002A

7011 120

7011 128

LIGHTNIN DR

BUFORD DR

HURRICANE SHOALS RD

LYLE CIR

SHOALS RD

LYLE CIR

ON DR





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00007

Applicant:
Parkland Homebuilders, LLC

 Subject Property (~7.82 acres)

 Related Zoning Cases

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Community Mixed Use

 Commercial Corridor

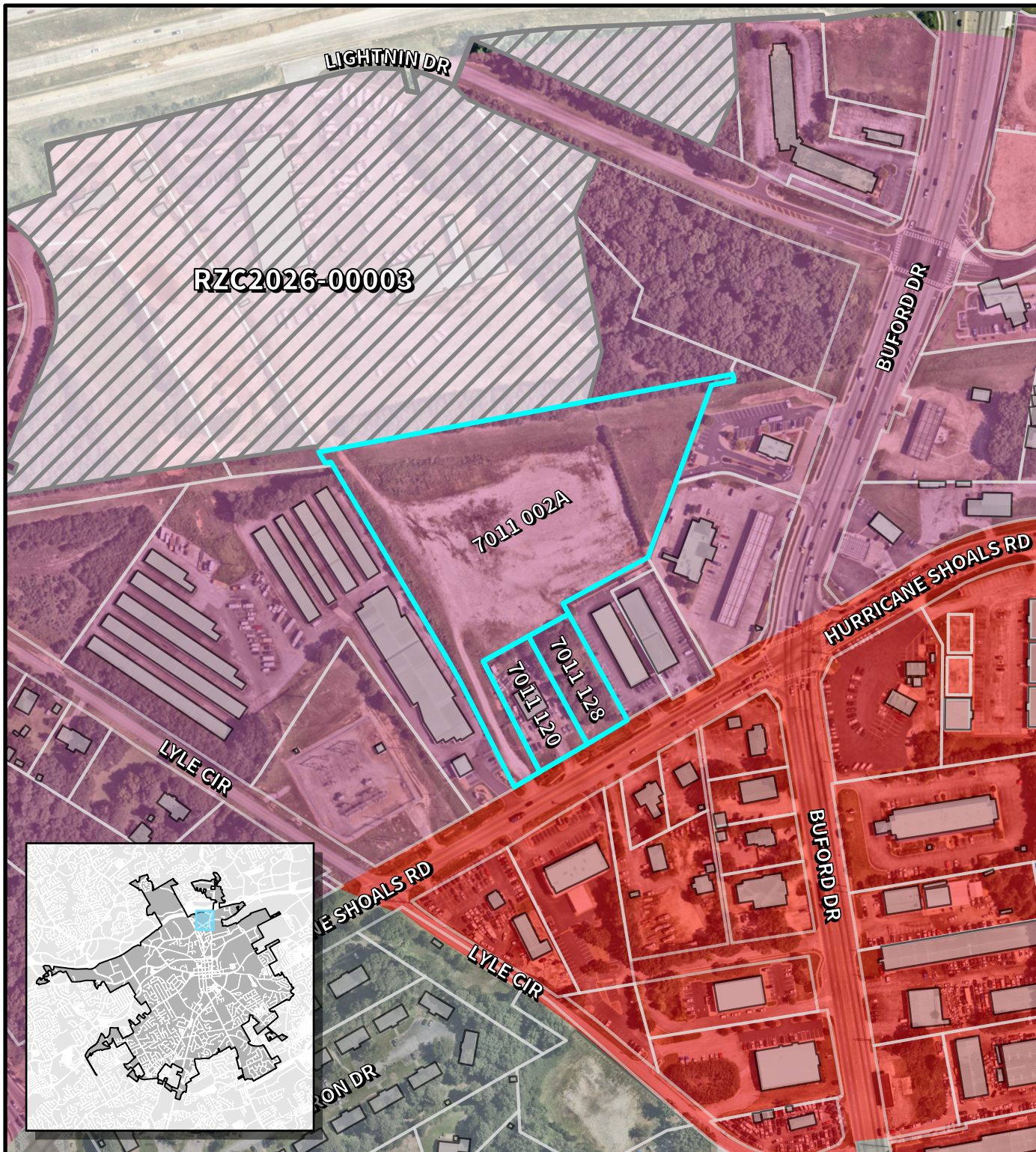
 Industrial

Imagery Date: 06/28/2026

Map Date: 08/12/2026

Map Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, OCTOBER 5, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: SUP2026-00013; Smokerise Services, LLC; 425 West Pike Street

Department: Planning and Development Department

Date of Meeting: Monday, October 5, 2026

Presented By: Todd Hargrave, Director of Planning and Development Department

Applicants Request: Special Use Permit to allow an automobile wash (carwash)

Planning & Development Recommendation: Approval with Conditions

Planning Commission Recommendation:

Summary: The applicant requests a Special Use Permit to allow an Automobile Wash (Carwash) at the subject property. The subject property is approximately 0.8-acre parcel zoned BG (General Business District) located at the Northeastern corner of the intersection between West Pike Street and Dons Way.

Attachments/Exhibits:

- SUP2026-00013_ATTCHMNTS_09042026



LAWRENCEVILLE

Planning & Development **SPECIAL USE PERMIT**

CASE NUMBER(S): SUP2026-00013

APPLICANT(S): SMOKERISE SERVICES, LLC

PROPERTY OWNER(S): SMOKERISE SERVICES, LLC

LOCATION(S): 425 W PIKE STREET

PARCEL IDENTIFICATION NUMBER(S): R5144 032

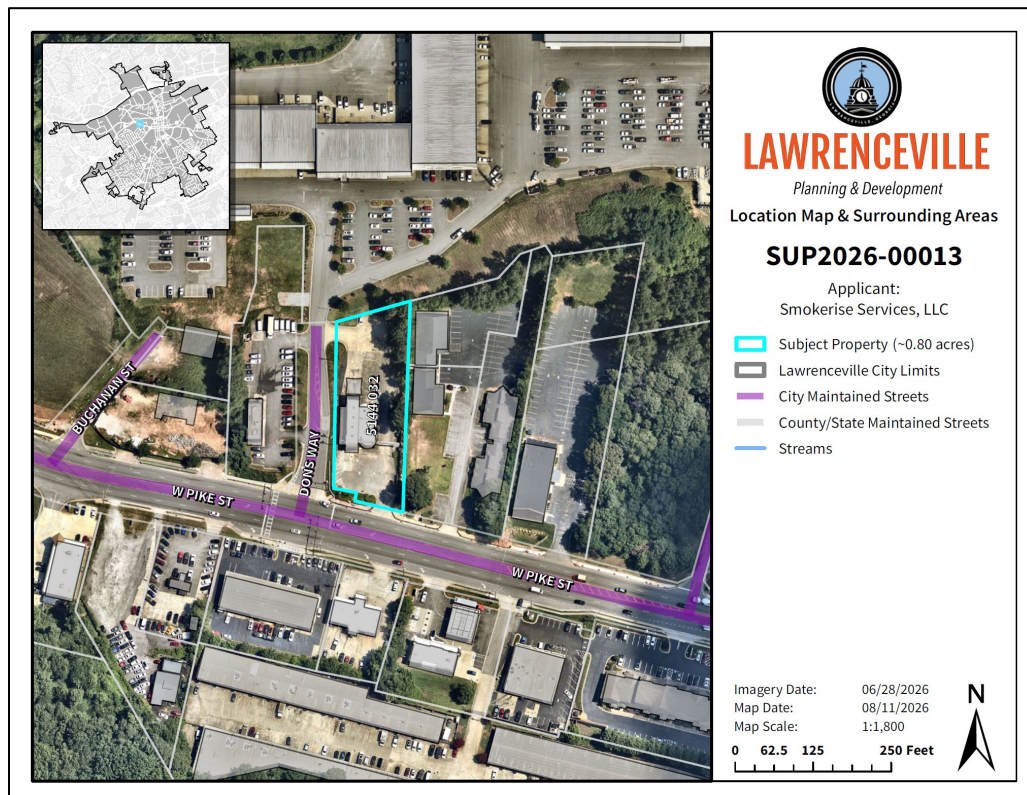
APPROXIMATE ACREAGE: 0.8 ACRES

CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: AUTOMOBILE WASH (CARWASH)

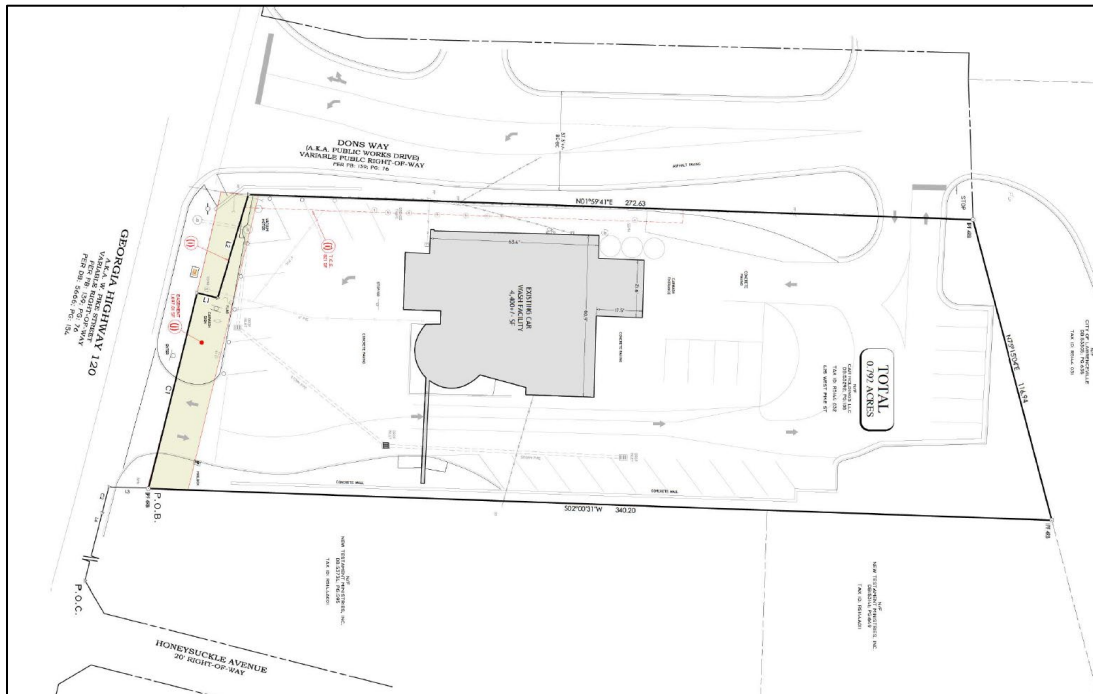
DEPARTMENT RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



PROJECT SUMMARY

BOUNDARY SURVEY



ZONING AND DEVELOPMENT STANDARDS

The subject property is developed with an approximately 4,707 square foot structure originally constructed in the year 1968 as a car wash facility. The property is accessed via a pair of curb cuts: one located directly on West Pike Street, and the other at the rear of the property along Dons Way. The facility is served by twenty-six (26) parking spaces distributed throughout the property.

According to Occupation Tax records, the property was used as an Automobile Wash (Carwash) facility as recently as the year 2021. However, the property has sat vacant since the previous tenant “Autobell Car Wash”) closed the business in 2021. As such, the six-month period during which an existing nonconforming use can be replaced by the same existing nonconforming use has long since expired.

The applicant proposes to use the existing structure (with minor interior and architectural modifications) and its environs as an Automobile Wash (Carwash) facility. Upon adoption of the 2020 Lawrenceville Zoning Ordinance, a Special Use Permit is necessary for an Automobile Wash (Carwash) facility in a BG (General Business) zoning district.

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Automobile Wash (Carwash)	BG – Special Use Permit	BG – Special Use Permit	<i>Approval with Conditions</i>

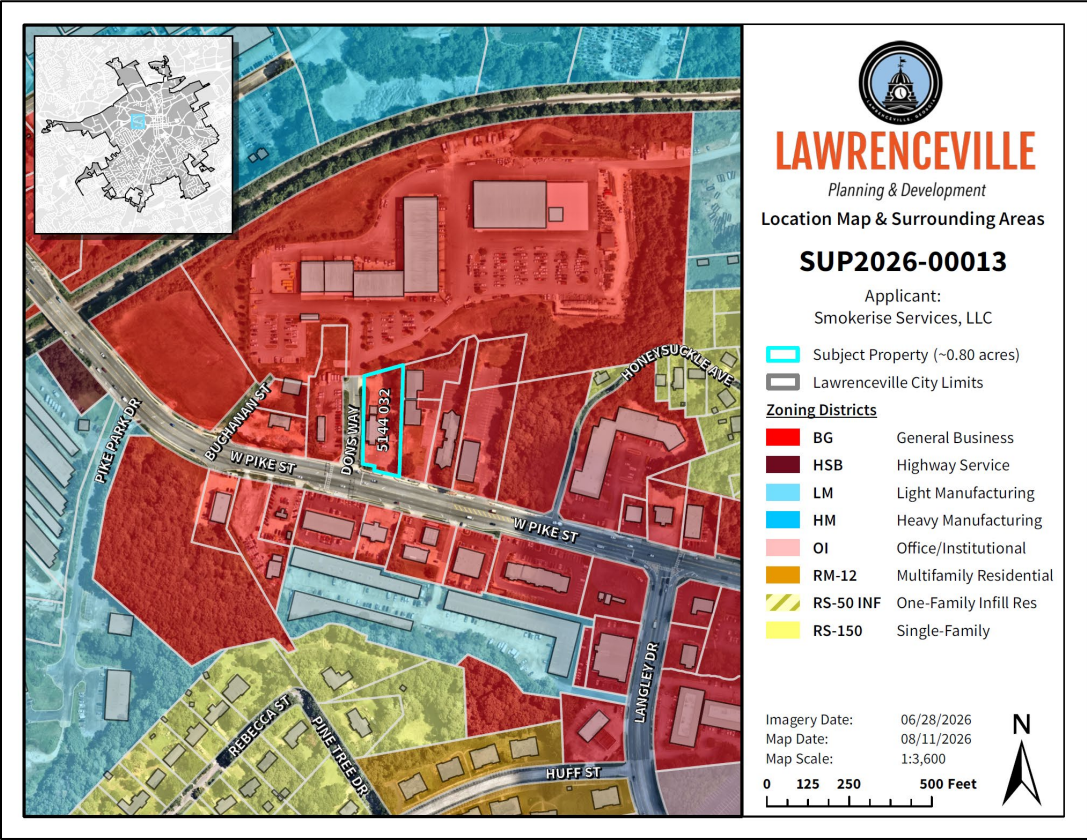
Article 2, Section 200.3., Subsection 200.3.10. – Automobile Wash – Automatic and Self Service reads as follows:

- A. *Metal building facades are prohibited; and*
- B. *Prefabricated awning type structures are only permitted at automatic facilities*

Approval of the proposed Special Use Permit would not require approval of any companion variances or other adjustments. While the applicant does not propose major site or architectural modifications, approval may be conditioned on meeting contemporary development, zoning, and building standards, where practical.

IP2026-00013_RPRT_09042026

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



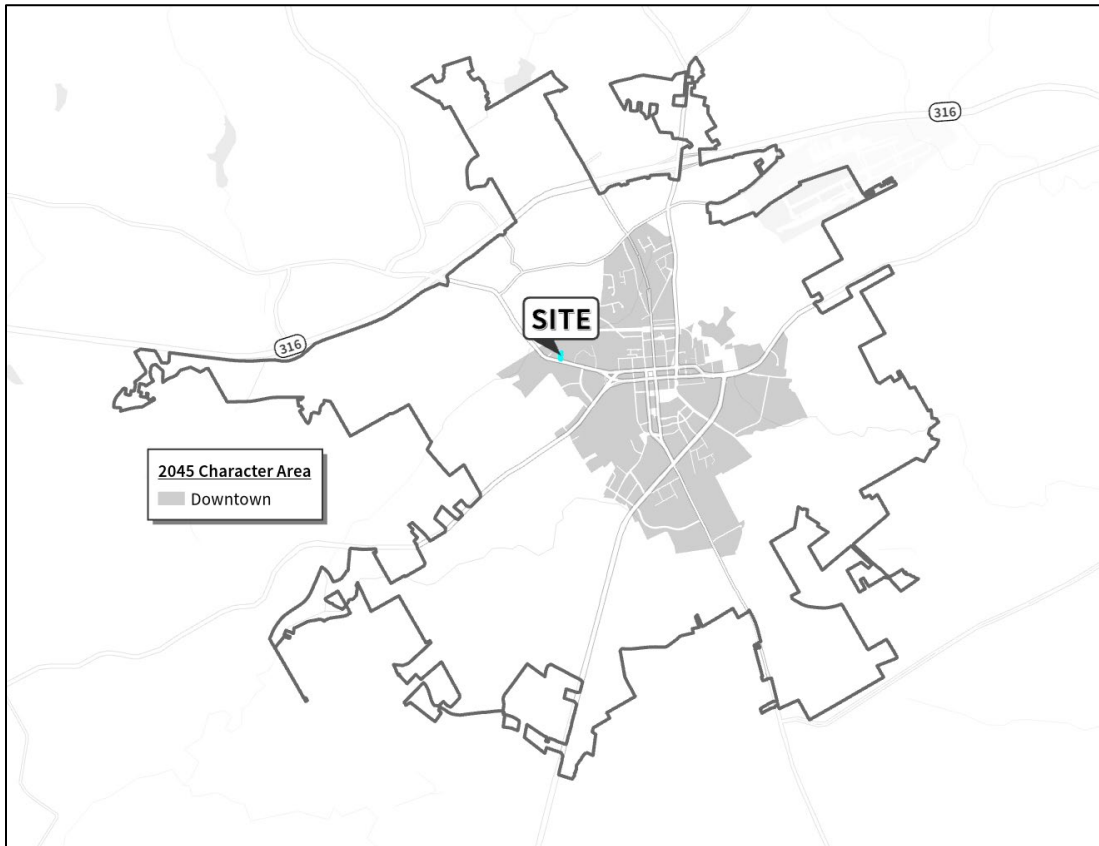
SURROUNDING ZONING AND USE

The immediate surrounding area along West Pike Street is composed of commercial, retail, and light industrial uses within commercial and industrial zoning districts.

Nearby uses include automobile-related facilities such as auto service garages, an auto rental facility, a used car lot, and a convenience store with fuel pumps, all zoned BG (General Business District). Other nearby uses include places of worship, multi-tenant retail facilities, and the City’s public works facility – also zoned BG. The larger area is host to a larger number of uses and zoning districts, including office/warehouse spaces zoned LM (Light Manufacturing District), single-family dwellings zoned RS-150 (Single-Family Residential District), and more intensive industrial uses on land zoned HM (Heavy Manufacturing District). Of particular note within the greater area is another automobile wash facility (“Ultra Car Wash”) on a property zoned BG, located at the intersection of West Pike Street and Old Norcross Road,

When considering the number and variety of auto-related uses along the West Pike Street corridor, the proposed Special Use Permit may be appropriate.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown character area, defined as such:

Lawrenceville's Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.

As a strictly auto-related use, the proposed request for an Automobile Wash facility may not be strictly consistent with the intent of the 2045 Comprehensive Plan for the Downtown character area.

IP2026-00013_RPRT_09042026

STAFF RECOMMENDATION

The proposed Special Use Permit would allow the reuse of an existing, purpose-built automobile wash facility that has historically operated as a car wash at the subject property. The request is compatible with the predominantly commercial and auto-oriented character of the West Pike Street corridor, where several automobile-related uses and another automobile wash are located nearby. While an automobile wash may not be strictly consistent with the Downtown character area's long-term vision, the proposal involves limited modifications to an existing facility and would not introduce a substantially new development pattern.

Given the limited scope of the request and the reuse of an existing purpose-built facility, Staff recommends **APPROVAL WITH CONDITIONS** of the requested Special Use Permit, subject to compliance with applicable zoning, development, building, and life-safety requirements and any conditions necessary to ensure compatibility with surrounding properties.

IP2026-00013_RPRT_09042026

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Lawrenceville Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

The proposed Automobile Wash (Carwash) is suitable given the established commercial and automobile-oriented character of the West Pike Street corridor, which includes several automobile-related uses including another automobile wash in the general vicinity.

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

The proposed use is not anticipated to adversely affect the existing use or usability of adjacent properties. The request involves the reuse of an existing, purpose-built carwash facility with limited site modifications, thereby minimizing potential impacts associated with new construction or significant changes in site activity.

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

The property has a reasonable economic use as currently zoned BG, including continued commercial development and reuse of the existing structure. The proposed Special Use Permit would allow the property to be utilized for a use historically established on the site.

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

The proposed reuse of the existing facility is not anticipated to result in an excessive or burdensome use of existing public facilities. The site has existing access from West Pike Street and Dons Way, and the proposed use would reestablish a historically existing use without significant expansion of the site or building footprint.

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

The proposed Automobile Wash may not be strictly consistent with the long-term vision of the Downtown character area, which emphasizes a more mixed-use and pedestrian-oriented development pattern. However, the limited scope of the request and reuse of an existing purpose-built facility may mitigate this inconsistency.

- 6. 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 zoning proposal;**

The property was historically developed and operated as an automobile wash, and the surrounding West Pike Street corridor continues to contain a variety of commercial and automobile-oriented uses. The proposed reuse of the existing facility, without substantial site expansion or redevelopment, provides supporting grounds for approval of the request.

IP2026-00013_RPRT_09042026



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS_10052026

SUP2026-000013

Approval of the Special Use Permit to allow an Automobile Wash (Carwash) in a BG (General Business) zoning district, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A. The Special Use Permit shall be limited to an automobile wash conducted entirely within the existing structure on site, with no expansion of the building footprints.
- B. Outdoor storage associated with the automobile wash shall be prohibited.
- C. Hours of operation for the automobile wash shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.
- D. All washing, detailing, and associated vehicle service activities shall be conducted within designated areas of the site and shall not interfere with required parking, fire access, pedestrian circulation, or public rights-of-way.
- E. The existing twenty-six (26) parking spaces shall be maintained unless otherwise approved through the applicable development review process. Parking or vehicle stacking shall not occur within the public right-of-way.
- F. Any exterior modifications to the existing structure shall be subject to review and approval by the Director of Planning and Development prior to issuance of a Building Permit and shall be consistent with applicable architectural and development standards.
- G. The existing building shall be maintained in good repair, and any deteriorated exterior materials, pavement, curbing, landscaping, or site improvements shall be repaired or replaced as required by the Director of Planning and Development.
- H. All access drives, parking areas, vehicle stacking areas, and pedestrian circulation areas shall be maintained in a safe and functional condition.
- I. 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.
- J. Peddlers and/or any parking lot sales shall be prohibited.

IP2026-00013_P&D REC CNDS_09042026

- K.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- L.** The Special Use Permit shall be limited to a period of two (2) years, at which time the use shall cease unless an application for renewal is submitted and approved in accordance with the Zoning Ordinance.
- M.** All applicable local, state, and federal permits and approvals, including building, fire, and life-safety permits, shall be obtained prior to occupying the facility.

IP2026-00013_P&D REC CNDS_09042026



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Smokerise Services LLC</u>	NAME: <u>Smokerise Services LLC</u>
ADDRESS: <u>425 W Pike St</u>	ADDRESS: <u>425 W Pike St</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>404-210-1463</u>	PHONE: <u>404-210-1463</u>
CONTACT PERSON: <u>Abdul Rahim Sivi</u> PHONE: <u>404-210-1463</u>	
CONTACT'S E-MAIL: <u>Rahimsivji@hotmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>06</u> ACREAGE: <u>0.89</u>	
PARCEL NUMBER(S): <u>RS144032</u>	
ADDRESS OF PROPERTY: <u>425 W Pike St, Lawrenceville GA 30046</u>	
PROPOSED SPECIAL USE: <u>Automatic Car Wash</u>	

ASR 8/4/26
SIGNATURE OF APPLICANT DATE

Abdul Rahim Sivi
TYPED OR PRINTED NAME

8/4/26
NOTARY PUBLIC My Comm. Expires: SEPTEMBER 30, 2027 DATE
WALTON CO. NOTARY PUBLIC

ASR 8/4/26
SIGNATURE OF OWNER DATE

Abdul Rahim Sivi
TYPED OR PRINTED NAME

8/4/26
NOTARY PUBLIC My Comm. Expires: SEPTEMBER 30, 2027 DATE
WALTON CO. NOTARY PUBLIC

70 S. Clayton St. • Lawrenceville, Georgia 30046-2200

RECEIVED AUGUST 6, 2026

PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

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 the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

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

NAME 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/gifts.

Abdul Rahim Sivji, Smokerise Services LLC
 1646 Lilburn Stone Mountain Rd.
 St. Mountain, GA 30087

8/4/2026

City of Lawrenceville
 Planning and Development Department
 70 S. Clayton Street
 Lawrenceville, GA 30046

RE: Letter of Intent – Application for Special Use Permit (SUP)

Property Address: 425 W. Pike Street, Lawrenceville, GA 30046
 Parcel ID: R5144 032
 Current Zoning: BG – General Business District
 Proposed Use: Modernized Automatic Conveyor Tunnel Car Wash (Retrofit)

To the City Council, Planning Commission and Planning Department:

Please accept this Letter of Intent in support of my application for a Special Use Permit (SUP) for the property located at 425 W. Pike Street. The property consists of approximately 0.89 acres at the intersection of West Pike Street (Hwy 120) and Dons Way. The site is zoned BG and historically operated as an automatic car wash. We are requesting a SUP to authorize the substantial retrofit, modernization, and operation of a new, state-of-the-art, automatic, drive-in conveyor tunnel car wash where vehicles are mechanically pulled through computerized washing, rinsing, and drying stages.

Project Description & Capital Investment:

The proposed development will revitalize and retrofit the existing 4,707-square-foot commercial structure. This extensive capital improvement project will transform the footprint into a modern, high-efficiency conveyor wash tunnel. The project also features 15 dedicated, high-suction vacuum bays for customer use post-wash. The building architecture will undergo minor exterior facade modifications to complement the visual standards of the West Pike Street corridor. The proposed operational hours will be from 8:00 AM to 7:00 PM daily.

Zoning and Land Use Compatibility:

The requested Special Use Permit is highly compatible with the existing commercial character of the surrounding BG-zoned district and perfectly aligns with the City of Lawrenceville's 2040 Comprehensive Plan. Because this proposal represents the modernization of a historical land use at this exact location, it avoids creating new commercial density or commercial encroachment into nearby commercial or residential areas. The project brings a vital, environmentally conscious service amenity to an established, heavily traveled commercial transit corridor by breathing new life into an existing structural asset.

- **Environmental & Water Resource Management:** Environmental sustainability is central to the design. The facility will install a cutting-edge closed-loop water reclamation system that captures, filters, and recycles a vast majority of all wash water. All remaining wastewater will pass through a specialized oil/water separator interceptor before discharging safely into the municipal sewer line.

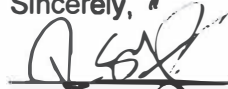
SUP2026-00013
RECEIVED AUGUST 6, 2026
PLANNING & DEVELOPMENT DEPARTMENT

- **Noise Control & Visual Screening:** In compliance with Lawrenceville's Article 2 Supplementary Use Standards, all automated mechanical wash operations take place inside the retrofitted, enclosed tunnel structure. The drying stage utilizes sound-insulated blowers positioned deeply inside the tunnel exit to prevent noise pollution. The 15 vacuum bays will utilize modern, muffled motor technology to minimize ambient sound.
- **Public Safety & Lighting:** The facility will be equipped with 24/7 video surveillance cameras and brightly lit during its 8:00 AM to 7:00 PM operational window with downward-directed, zero-glare LED lighting fixtures to ensure customer safety while preventing light spillover onto adjacent properties.

The proposed state-of-the-art conveyor car wash retrofit represents a major capital improvement that replaces a vacant commercial space with a premier, environmentally conscious service facility. It will significantly boost local utility revenue and generate active municipal tax revenue along a vital commercial artery while preserving the existing structural footprint.

We respectfully request your approval of this Special Use Permit. Thank you for your time and careful consideration of this proposal.

Sincerely,



SMOKERISE SERVICES LLC
Owner

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 144 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows: To find the true point of beginning, commence at the mitered westerly right-of-way line of Honeysuckle Avenue (20-foot right-of-way) and the old northerly right-of-way line of Georgia Highway No. 120 (also known as West Pike Street) (the old right-of-way being 72 feet) running thence along the old northerly right-of-way line of Georgia Highway No. 120 north 75 degrees 42 minutes 11 seconds west a distance of 421.76 feet to a point; thence continuing along said old right-of-way line along the arc of the curve to the right (said arc being subtended by a chord bearing of north 75 degrees 47 minutes 35 seconds west a chord distance of 10.09 feet and having a radius of 5765.578 feet) an arc distance of 18.09 feet to a 5/8 inch rebar found; thence leaving the old northerly right-of-way line and running north 01 degree 52 minutes 30 seconds east a distance of 14.32 feet to an iron pin set, which marks the TRUE POINT OF BEGINNING; thence running along the arc of a curve to the right (said arc being subtended by a chord bearing of north 76 degrees 28 minutes 52 seconds west a chord distance of 114.65 feet and having a radius of 5779.578 feet) an arc distance of 114.65 feet to an iron pin set; thence running north 02 degrees 06 minutes 21 seconds east a distance of 283.96 feet to an iron pin set; thence running north 75 degrees 13 minutes 55 seconds east a distance of 116.01 feet to a 1/2 inch rebar found; thence running south 01 degrees 52 minutes 30 seconds west a distance of 340.32 feet to an iron pin set, which marks the POINT OF BEGINNING; said tract or parcel being shown as containing 0.8000 acres on that survey prepared by Tim Shelton by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., Lawrenceville, Georgia, Mack L. Meeks, Georgia Registered Land Surveyor No. 1497, dated January 13, 1988.

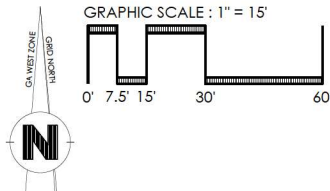
Less and except from the above described property that portion of the property conveyed by that certain Right of Way Deed from CAH Holdings, LLC to City of Lawrenceville, Georgia dated February 2, 2017 and recorded in Deed Book 54916, Page 592 in the real property records of Gwinnett County, Georgia:

All that tract or parcel of land lying and being in Land Lot 144 of the 5th Land District, in the City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF COMMENCEMENT, begin at a point at the intersection of the Northeasterly Right-of-Way of West Pike Street (100-foot R/W) and the Southeasterly Right-of-Way of CSX Railway (100-foot Right-of-Way); THENCE leaving said Intersection, South 61 degrees 00 minutes 25 seconds East for a distance of 931.53 feet to a Point on the Northeasterly Right-of-Way of West Pike Street, said Point being THE POINT OF BEGINNING

THENCE from said Point as thus established, North 01 degree 59 minutes 41 seconds East for a distance of 10.18 feet to a Point; THENCE North 73 degrees 16 minutes 55 seconds West for a distance of 40.63 feet to a Point; THENCE South 13 degrees 57 minutes 03 seconds West for a distance of 8.00 feet to a Point on the Northeasterly Right-of-Way of West Pike Street; THENCE along the Northeasterly Right-of-Way of West Pike Street North 76 degrees 02 minutes 57 seconds West for a distance of 38.48 feet to a Point, said point being THE POINT OF BEGINNING.

Said property contains 0.008 Acres (354 Square Feet) as shown as a Required Right-of-Way on the Right-of-Way & Easement Exhibit for CAH Holdings & Lawrenceville Public Works, prepared by Precision Planning, Inc. (Job# T15233), and dated 5/31/16.



CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	75.91	5279.88	N75°02'00"W	75.91
C2	10.09	5765.68	N75°02'30"W	10.09

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°54'31"E	8.00
L2	N72°14'41"W	40.60
L3	N01°53'30"E	14.30
L4	N75°04'11"W	401.74

5.

Flood Statement
THE F.I.R.M. (FLOOD INSURANCE RATE MAP) SHOWS THE REFERENCED PARCEL TO BE IN ZONE 1 AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ACCORDING TO MAP NO. 13356C-0277E & 13356C-0288E, DATED 09/29/2006.

Zoning Notes
NO ZONING INFORMATION PROVIDED AS PART OF THIS TITLE COMMITMENT.

Utility Notes
SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. HOWEVER, LOCATING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

Legal Description
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 104, OF THE 5TH DISTRICT, IN THE CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY (R/W) OF HONEYSUCKLE AVENUE (C/P PUBLIC R/W) AND THE NORTHERN R/W OF GEORGIA HIGHWAY 120 (A.K.A. WEST PIKE STREET) - VARIABLE PUBLIC R/W; THENCE ALONG THE NORTHERN R/W OF SAID HWY 120 (A.K.A. WEST PIKE STREET) - VARIABLE PUBLIC R/W WITH A BEARING OF N 75°02'11" W, A DISTANCE OF 43.76 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 5765.68 FEET, HAVING A CHORD BEARING OF N 75°02'30" W, A CHORD DISTANCE OF 10.09 FEET AND AN ARC LENGTH OF 10.09 FEET TO A POINT; THENCE WITH A BEARING OF N 75°04'11" W, A DISTANCE OF 401.74 FEET TO AN IRON PIN FOUND (A REBAR) AND THE TRUE POINT OF BEGINNING.
FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE CONTINUING ALONG SAID R/W IN A WESTERLY DIRECTION WITH CURVE TURNING TO THE LEFT WITH A RADIUS OF 5765.68 FEET, HAVING A CHORD BEARING OF N 75°02'30" W, A CHORD DISTANCE OF 10.09 FEET AND AN ARC LENGTH OF 10.09 FEET TO A POINT; THENCE WITH A BEARING OF N 75°04'11" W, A DISTANCE OF 401.74 FEET TO AN IRON PIN FOUND (A REBAR) AND THE TRUE POINT OF BEGINNING.
FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE CONTINUING ALONG SAID R/W IN A WESTERLY DIRECTION WITH CURVE TURNING TO THE LEFT WITH A RADIUS OF 5765.68 FEET, HAVING A CHORD BEARING OF N 75°02'30" W, A CHORD DISTANCE OF 10.09 FEET AND AN ARC LENGTH OF 10.09 FEET TO A POINT; THENCE WITH A BEARING OF N 75°04'11" W, A DISTANCE OF 401.74 FEET TO AN IRON PIN FOUND (A REBAR) AND THE TRUE POINT OF BEGINNING.
FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE CONTINUING ALONG SAID R/W IN A WESTERLY DIRECTION WITH CURVE TURNING TO THE LEFT WITH A RADIUS OF 5765.68 FEET, HAVING A CHORD BEARING OF N 75°02'30" W, A CHORD DISTANCE OF 10.09 FEET AND AN ARC LENGTH OF 10.09 FEET TO A POINT; THENCE WITH A BEARING OF N 75°04'11" W, A DISTANCE OF 401.74 FEET TO AN IRON PIN FOUND (A REBAR) AND THE TRUE POINT OF BEGINNING.

Commitment no: 2-41838(B)(Tract 3)
Effective Date: June 29, 2022 at 5:00 p.m.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS NOTED BY THE PUBLIC RECORDS AFTER THE DATE OF RECORDATION OF THIS INSTRUMENT, SHALL BE THE RESPONSIBILITY OF THE PARTY TO THE INSTRUMENT. NOT A SURVEY MATTER.

2. STANDARD EXCEPTIONS:
(A) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
(B) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
(C) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR REVISION OF THE PREVIOUS. - NOT A SURVEY MATTER.
(D) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
(E) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.

3. SPECIAL EXCEPTIONS:
(A) ALL TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS. - NOT A SURVEY MATTER.
(B) ANY AND ALL LANDLORD WATER BILLS ASSOCIATED WITH SUBJECT PROPERTY. - NOT A SURVEY MATTER.
(C) INSURANCE IS AFFORDED AS TO THE EXACT AMOUNT OF ACRES CONTAINED IN THE PROPERTY DESCRIBED HEREIN. - SURVEYED ACRES AS SHOWN.
(D) BURNING RIGHTS INCIDENT TO THE PREMISES. - NOT A SURVEY MATTER.
(E) RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. - NOT A SURVEY MATTER.
(F) ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER CREATED BY OR ARISING OUT OF THE INACCESSIBILITY OF THE RECORDS OF GWINNETT COUNTY, GEORGIA, INCLUDING BUT NOT LIMITED TO: (1) ANY PUBLIC RECORDS AFTER JUNE 29, 2022, OR (2) ANY DELAY IN RECORDATION OF THE LIMITED WARRANTY DEED INTO THE PROPOSED RECORD IN THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
(G) CONVEYANCE OF ACCESS RIGHTS FROM H. T. SHELTON TO THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, DATED JANUARY 11, 1999, FILED FOR RECORD MAY 1, 1999 AT 9:00 A.M., RECORDED IN DEED BOOK 3553, PAGE 188, RECORDS OF GWINNETT COUNTY, GEORGIA. - DOES NOT AFFECT.
(H) EASEMENT AS GRANTED IN THAT CERTAIN WARRANTY DEED FROM SUNSHINE CAR WASH, INC. TO DEPARTMENT OF TRANSPORTATION, DATED JUNE 2, 1999, FILED FOR RECORD AUGUST 1, 1999 AT 1:08 P.M., RECORDED IN DEED BOOK 3553, PAGE 386, AFORESAID RECORDS. - DOES NOT AFFECT.
(I) RIGHT OF WAY DEED FROM CAR HOLDINGS, L.L.C. A GEORGIA LIMITED LIABILITY COMPANY, TO CITY OF LAWRENCEVILLE, GEORGIA, A GEORGIA MUNICIPAL CORPORATION, DATED FEBRUARY 2, 2007, FILED FOR RECORD FEBRUARY 4, 2007 AT 4:17 P.M., RECORDED IN DEED BOOK 3560, PAGE 292, AFORESAID RECORDS. - DOES NOT AFFECT.
(J) 8.00 ACRES R/W DEED FROM CAR HOLDINGS, L.L.C. AFORESAID RECORDS. - DOES NOT AFFECT.

NOTE: THE ABOVE ITEM MAY BE REMOVED OR MODIFIED UPON FURTHER EXAMINATION AND/OR SURVEY REVIEW.

(A) GENERAL EASEMENT AND MAINTENANCE AGREEMENT FOR SIDEWALK BY AND BETWEEN CAR HOLDINGS, L.L.C. A NORTH CAROLINA LIMITED LIABILITY COMPANY, AND CITY OF LAWRENCEVILLE, A GEORGIA MUNICIPAL CORPORATION, DATED DECEMBER 20, 2007, FILED FOR RECORD JANUARY 23, 2008 AT 1:13 P.M., RECORDED IN DEED BOOK 3560, PAGE 324, AFORESAID RECORDS. - 1,697.01 SQ. FT. EASEMENT AREA, AFFECTS THIS SURVEY.

(B) ALL MATTERS AS SHOWN ON THAT CERTAIN SURVEY PREPARED BY T.H. SHELTON BY HANSON, REED & BARNWELL, SURVEYORS & ENGINEERS, INC., LAWRENCEVILLE, GEORGIA, MADE L. REED, GEORGIA REGISTERED LAND SURVEYOR NO. 1407, DATED JANUARY 15, 2008. - NO COPY OF REFERENCED PLAT PROVIDED AS PART OF THIS TITLE COMMITMENT.

(C) ALL PLAT LINES AS SHOWN ON THAT CERTAIN SURVEY PREPARED BY T.H. SHELTON BY HANSON, REED & BARNWELL, SURVEYORS & ENGINEERS, INC., LAWRENCEVILLE, GEORGIA, MADE L. REED, GEORGIA REGISTERED LAND SURVEYOR NO. 1407, DATED JANUARY 15, 2008. - NO COPY OF REFERENCED PLAT PROVIDED AS PART OF THIS TITLE COMMITMENT.

(D) ANY SECURITY INTEREST CREATED AT CLOSING. - NOT A SURVEY MATTER.

Surveyor's Certification
I, KEVIN N. COONEY, A REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, OF THE FIRM OF SOUTHLAND ENGINEERING, INC., CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA, DO HEREBY CERTIFY TO THE PUBLIC RECORDS THAT I HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED HEREIN, THAT THE BUILDINGS THEREON ARE LOCATED WITHIN THE PUBLIC RECORDS AS SHOWN, THAT THE SURVEY WAS PREPARED TO INCLUDE 201 ALTA TABLE A ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 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738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

WITNESS MY HAND THIS 21st DAY OF September, 2022.

KEVIN N. COONEY, P.L.S. - GA REG. NO. 2980

General Notes

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 IN 37,500 FEET AND AN ANGULAR ERROR OF 807 PER ANGLE POINT, AND WAS ADJUSTED USING THE COPPERS RASS RULE.

2. THIS PLAT HAS BEEN CALCULATED FOR AREA AND IS FOUND TO BE ACCURATE WITHIN 1 IN 662,369 FEET.

3. EQUIPMENT USED: TOPCON DGN-2000 TOTAL STATION, WITH DATA COLLECTOR AND TOPCON NETWORK RTR GPS.

4. RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.

5. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS.

6. EASEMENTS SHOWN ON THIS PLAT ARE BASED UPON ABOVE GENERAL OBSERVATIONS. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SHEET MAY EXIST ON THIS SITE.

7. THE SURVEYED LAND IS A LARGELY CREATED PARCEL AND HAS BEEN SUBDIVIDED IN ACCORDANCE WITH ALL APPLICABLE LAWS, STATUTES, ORDINANCES, AND REGULATIONS INCLUDING WITHOUT LIMITATION APPLICABLE SUBDIVISION ORDINANCES.

8. THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT 2-41838(B)(Tract 3) WITH A DATE OF JUNE 29, 2022 AT 5:00 P.M.

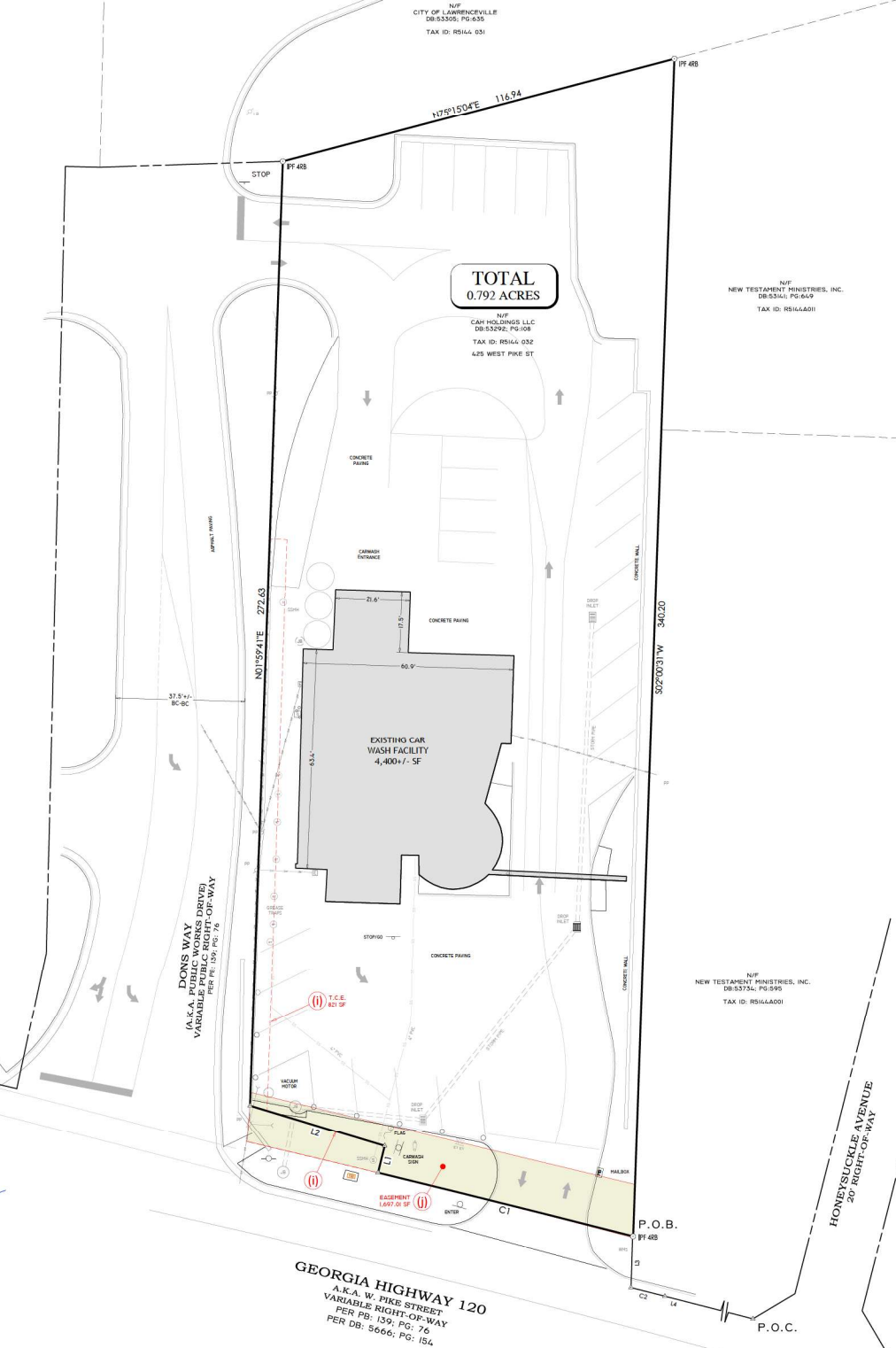
9. AT TIME OF SURVEY, NO PARTY WALLS EXIST ON THE SUBJECT PROPERTY.

10. AT TIME OF SURVEY, NO PARKING SPACES EXIST ON THE SUBJECT PROPERTY.

11. AT TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL.

12. AT TIME OF SURVEY, THERE WAS NO RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

13. AT TIME OF SURVEY, THERE WERE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EXISTING RESIDENT STREET OR SIDEWALK REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



SUP2026-00013
RECEIVED AUGUST 6, 2026
PLANNING & DEVELOPMENT DEPARTMENT

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151
DATE: SEPT. 13, 2022 REV. SEPT. 22, 2022 JOB NO: 16179 - 4
DATE OF FIELDWORK: SEPT. 1, 2022 DR. KNC CH. KNC APP. KNC

ALTA/NSPS LAND TITLE SURVEY FOR:
Fratesi Properties, LLC, a Georgia limited liability company
United Community Bank
Chicago Title Insurance Company
Land Lot 104, of the 5th District, City of Lawrenceville, Gwinnett County, Georgia

Legend:
- IRON PIN FOUND
- CONCRETE FOUND
- BENCHMARK
- PHOTO REFERENCE
- EXISTING EASEMENT
- PARKING BOLLARD
- DOUBLE WHIP CATCH BASIN
- SINGLE WHIP CATCH BASIN
- JUNCTION BOX
- CURB INLET
- YARD INLET
- DRAIN INLET
- HEADWALL
- GAS VALVE
- GAS METER
- ELECTRIC MANHOLE
- TELEPHONE PEDestal
- SIGN
- BENCHMARK
- OVERHEAD PWR.
- WATER LINE
- GAS LINE
- TRENCH MANHOLE
- CLEAN OUT
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONT. VALVE
- WELL
- MAILBOX
- CONDUIT LINE
- UNCL. PWR.

Page 163



LAWRENCEVILLE

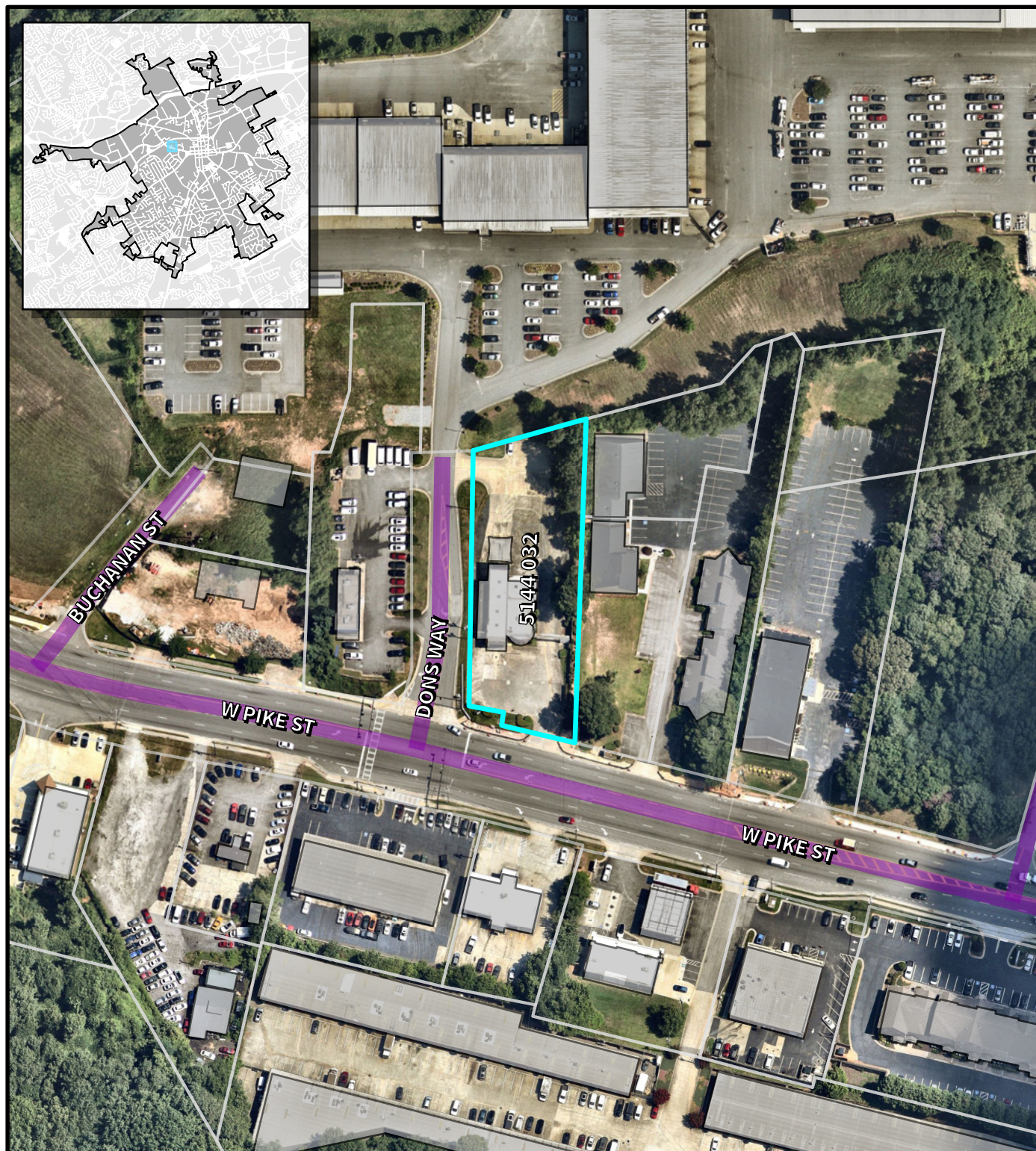
Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

Applicant:
Smokerise Services, LLC

-  Subject Property (~0.80 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams



Imagery Date: 06/28/2026
Map Date: 08/11/2026
Map Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

Applicant:
Smokerise Services, LLC

 Subject Property (~0.80 acres)

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 LM Light Manufacturing

Imagery Date: 06/28/2026

Map Date: 08/11/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

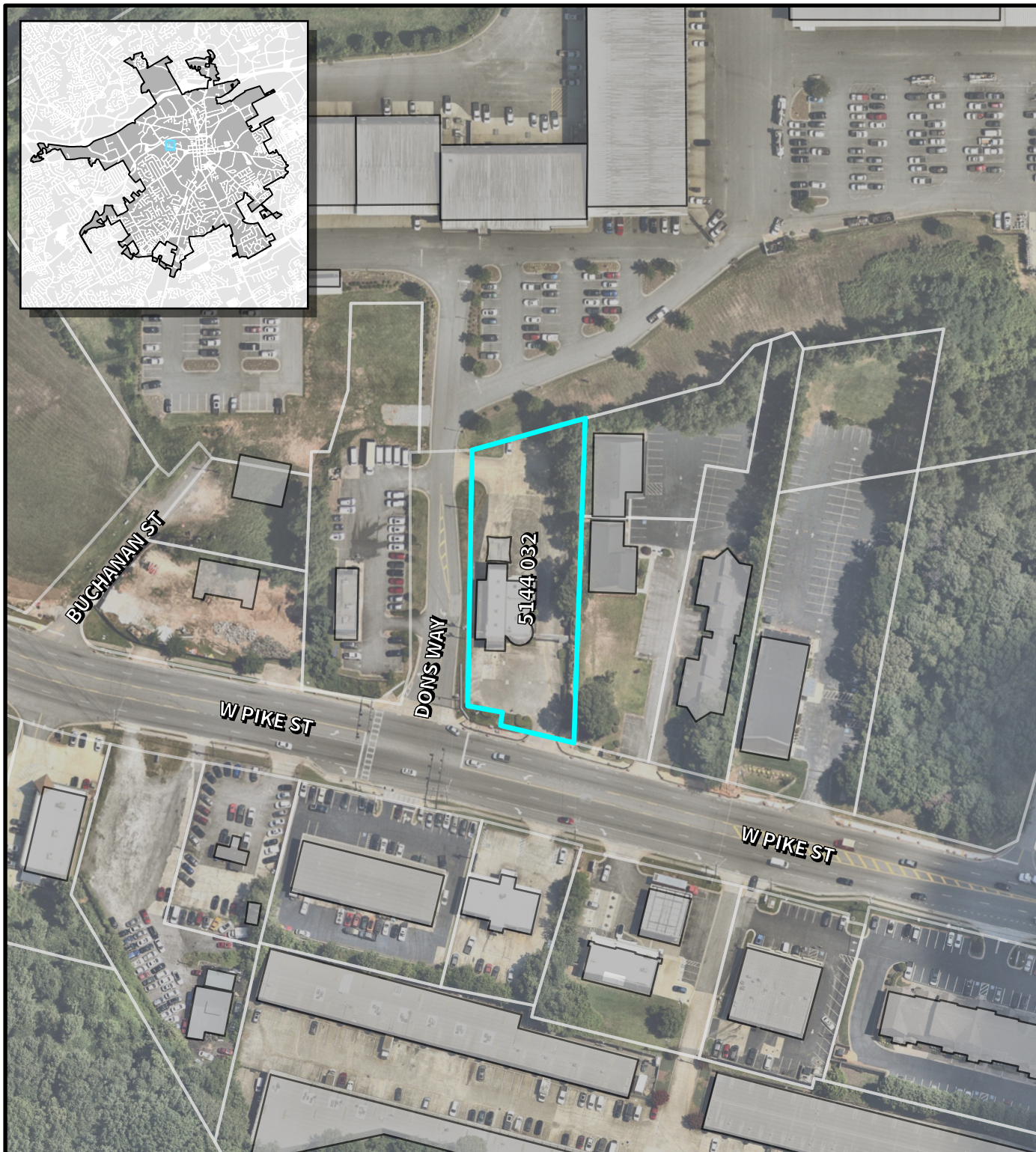
Applicant:
Smokerise Services, LLC

 Subject Property (~0.80 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown



Imagery Date: 06/28/2026

Map Date: 08/11/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

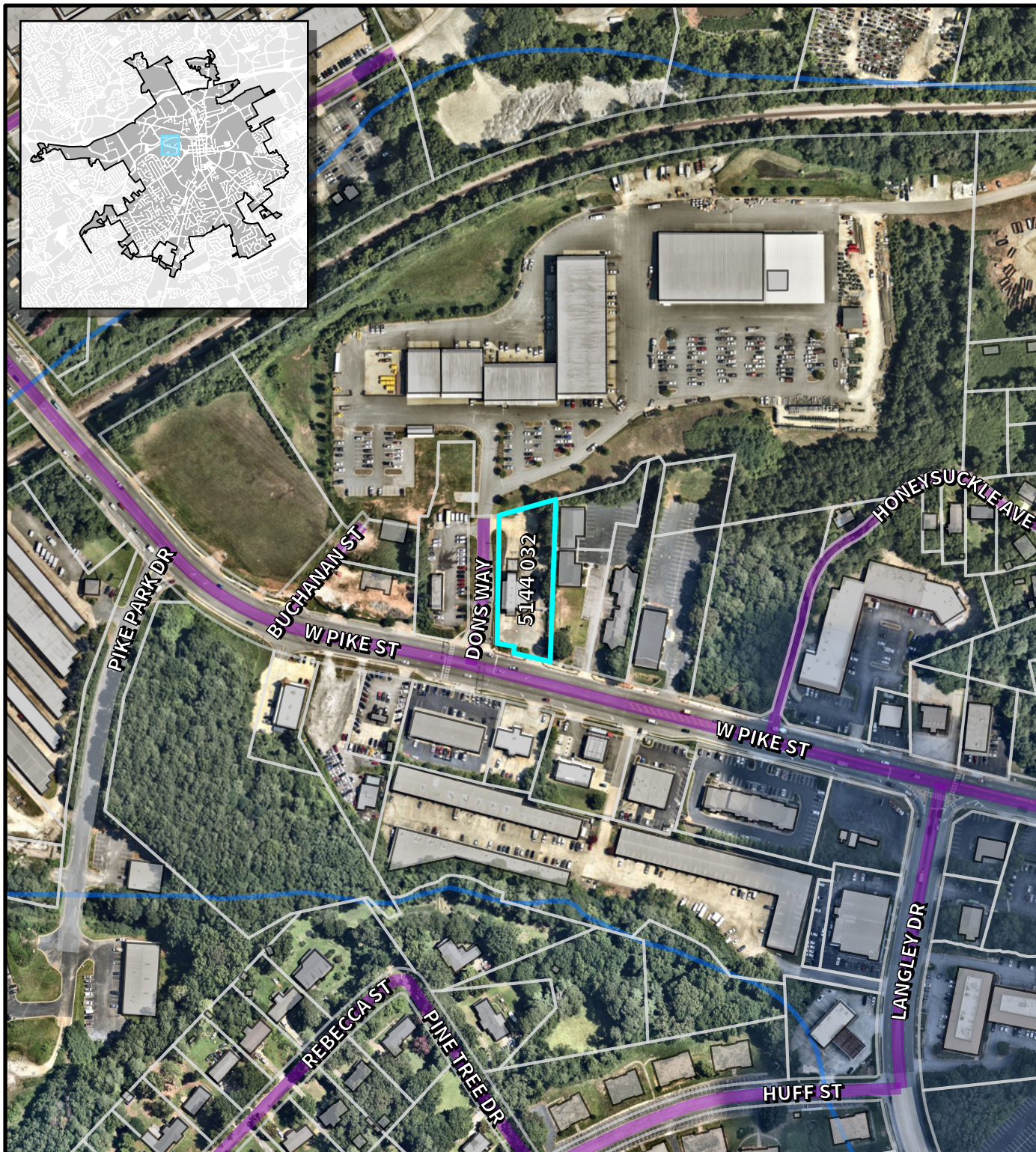
Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

Applicant:
Smokerise Services, LLC

-  Subject Property (~0.80 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams



Imagery Date: 06/28/2026
Map Date: 08/11/2026
Map Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

Applicant:
Smokerise Services, LLC

 Subject Property (~0.80 acres)

 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	HSB	Highway Service
	LM	Light Manufacturing
	HM	Heavy Manufacturing
	OI	Office/Institutional
	RM-12	Multifamily Residential
	RS-50 INF	One-Family Infill Res
	RS-150	Single-Family

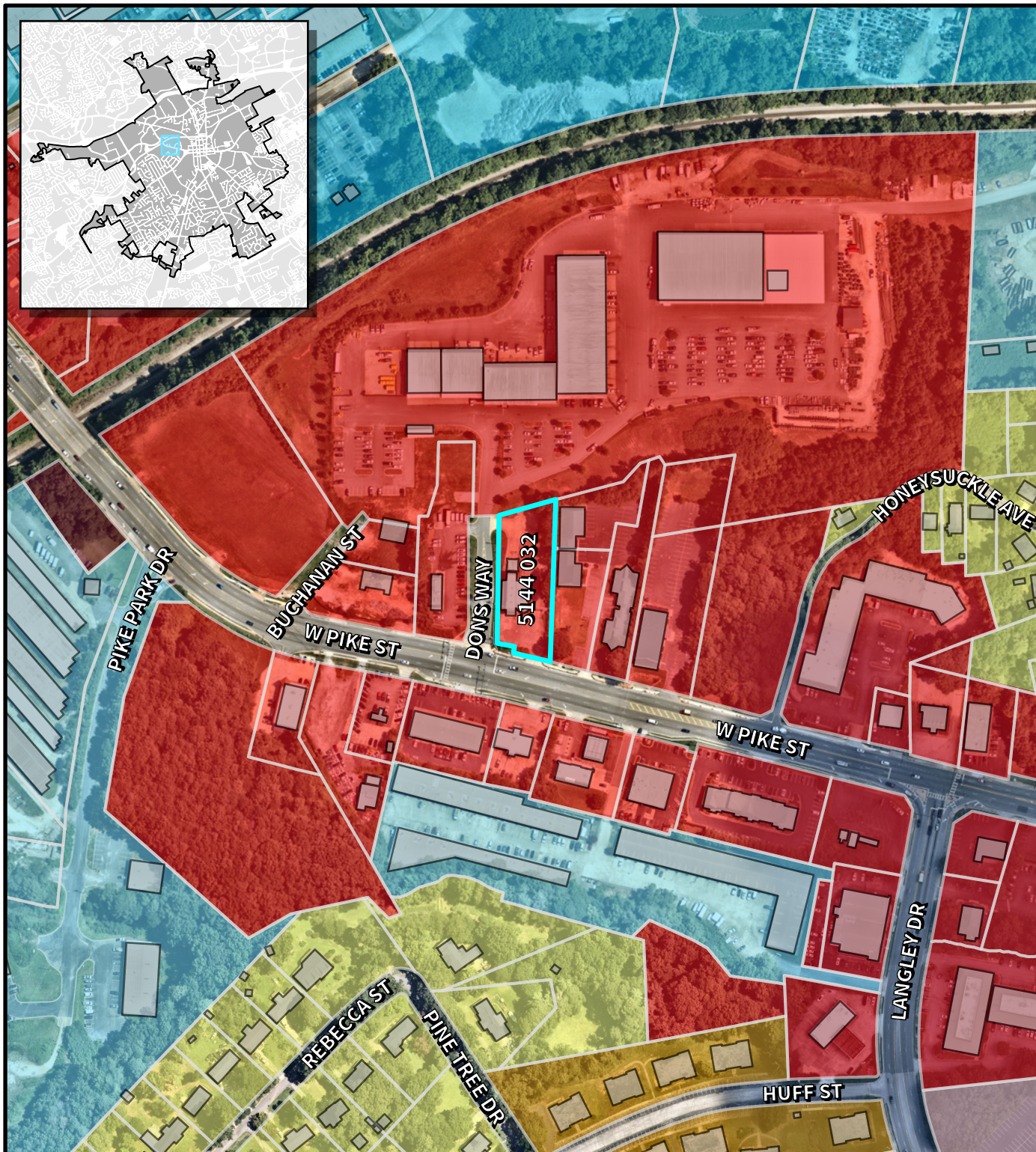
Imagery Date: 06/28/2026

Map Date: 08/11/2026

Map Scale: 1:3,600

0 125 250 500 Feet

N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

Applicant:
Smokerise Services, LLC

 Subject Property (~0.80 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Traditional Residential

 Community Mixed Use

 Commercial Corridor

Imagery Date: 06/28/2026

Map Date: 08/11/2026

Map Scale: 1:3,600

0 125 250 500 Feet

N

