



# LAWRENCEVILLE

## GEORGIA

### PLANNING COMMISSION AGENDA

---

Monday, January 03, 2022  
6:00 PM

Council Assembly Room  
70 S. Clayton St, GA 30046

---

#### **Call to Order**

#### **Approval of Agenda**

#### **Approval of Prior Meeting Minutes** - Monday, November 29, 2021

#### **New Business**

- [1.](#) SUP2021-00052; Hesham Ghanem; 65 Lawrenceville Suwanee Road,  
Suite 14
- [2.](#) SUP2021-00054; Oji Onwudegu, ACME Group Int'l, LLC; 706 Collins Hill Road

#### **Public Comment**

To participate in the Public Comment part of the Agenda, you must register prior to noon in the Planning and Zoning Office on Friday before the meeting. Presentations will be limited to two minutes.

#### **Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** SUP2021-00052; Hesham Ghanem; 65 Lawrenceville Suwanee Road, Suite 14

**Department:** Planning and Development Department

**Date of Meeting:** Monday, January 3, 2022

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

**Planning and Development Recommendation:** **Denial**

---

**Summary:** The applicant requests a Special Use Permit of an approximately 8.66-acre parcel zoned BG (General Business District), specifically suite 14, to allow a Smoke and Tobacco Shop. The subject property is part of the Lawrenceville Commons shopping center, located along the eastern right-of-way(s) of Lawrenceville Suwanee Road and Sugarloaf Parkway

**Attachments/Exhibits:**

- SUP2021-00052 Report
- SUP2021-00052 Planning and Development Recommendations
- SUP2021-00052 Attachments

CITY OF LAWRENCEVILLE  
PLANNING AND DEVELOPMENT DEPARTMENT  
SPECIAL USE REPORT

CASE NUMBER: SUP2021-00052  
APPLICANT: HESHAM GHANEM  
CONTACT: HESHAM GHANEM  
PHONE NUMBER: 804.288.3083  
LOCATION: 65 LAWRENCEVILLE SUWANEE RD STE 14  
PARCEL ID: R5082 191  
ACREAGE: 8.66  
PROPOSED DEVELOPMENT: SMOKE AND TOBACCO SHOP  
DEPARTMENT RECOMMENDATION: DENIAL

ZONING HISTORY:

In 2003, the subject property has been zoned BG (General Business District), pursuant to ANX-03-02 and RZ-03-19.

PROJECT DATA:

The applicant requests a Special Use Permit of an approximately 8.66-acre parcel zoned BG (General Business District), specifically suite 14, to allow a Smoke and Tobacco Shop. The subject property is part of the Lawrenceville Commons shopping center, located along the eastern right-of-way(s) of Lawrenceville Suwanee Road and Sugarloaf Parkway. Access to the site is via multiple driveways on Lawrenceville Suwanee Road and Sugarloaf Parkway.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the Neighborhood Mixed Use Character Area. Policies of this character are intended to provide a center for local services that is walkable from nearby residential areas.

The Lawrenceville Suwanee Road and Sugarloaf Parkway corridors could be described as a mix of commercial and residential uses and zoning. The property is bordered to the north and south by the Lawrenceville Commons shopping center, anchored with a Walmart Supercenter, and two out-parcels along Sugarloaf Parkway consisting of a financial institution and an

undeveloped parcel of land, all of which are zoned BG (General Business District). To the north, across Lawrenceville Suwanee Road is a vacant tract of land, zoned R-75 (Single-Family Residence District). To the east, is the Grayland Hills single-family subdivision zoned RS-150 (Single-Family Residence District), and the Dunhill single-family subdivision located in unincorporated County zoned R-75 MOD (Single-Family Residence District). To the west are undeveloped parcels located within the city limits and unincorporated Gwinnett County, zoned RS-180 (Single-Family Residence District), and C-2 (General Business District), respectively. In 2021, the City Council denied two similar requests for tobacco and vape shops within the city limits (SUP2020-00043 and SUP2021-00047).

In conclusion, the proposed use may be inconsistent with the precedent established by City Council. Given the aforementioned factor, the Planning and Development Department recommends **DENIAL** of the Special Use Permit.

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**ELECTRIC DEPARTMENT**

No comment.

**GAS DEPARTMENT**

No comment.

**CODE ENFORCEMENT**

No comment.

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

1. **Will the Special Use Permit allow a use that is suitable in view of the use and development of adjacent and nearby property?**

*The City Council has established precedent relating to smoke and tobacco shops throughout the city limits. Therefore, the requested Special Use Permit may not be considered suitable in view of the uses and development of adjacent and nearby single-family residential properties.*

2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?**

*The introduction of a smoke and tobacco shop at this location could be misconstrued as promoting a potential health risk associated with harmful and potentially substances, including nicotine, heavy metals, volatile organic compounds and cancer causing agents. Therefore, the proposed Special Use Permit could adversely affect the existing use or usability of adjacent or nearby single-family residential zoned properties.*

3. **Does the property to be affected by the Special Use proposal have a reasonable economic use as currently zoned?**

*The property has a reasonable economic use as currently zoned.*

4. **Will the Special Use proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**

*Impacts on public facilities would not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.*

5. **Is the Special Use proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?**

*Policies of the City of Lawrenceville are intended to promote a healthy lifestyle. Therefore, the proposed Special Use Permit may contradict the precedent established by the City Council relating to smoke and tobacco shops.*

6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use proposal?**

*The disapproval of the Special Use Permit could be considered consistent with the precedent established by the City Council promoting a healthy lifestyle.*

**PLANNING AND DEVELOPMENT DEPARTMENT  
RECOMMENDED CONDITIONS\_12202021**

SUP2021-00052:

**NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.**

Approval of Special Use Permit allowing a Smoke and Tobacco Shop, subject to the following enumerated conditions:

1. Limited to a Smoke and Tobacco Shop in suite 14 only.
2. Outdoor storage shall be prohibited.
3. The business shall be in compliance with all applicable Municipal, County and State regulations.
4. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.



# LAWRENCEVILLE

GEORGIA

## SPECIAL USE PERMIT APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| NAME: <u>Hesham GHANEM</u>                                                                                                                                                                             | NAME: <u>RCB Lawrenceville Common LLC</u>              |
| ADDRESS: <u>758 HAZEL St</u><br><u>65 Lawrenceville Suwanee Rd</u><br><u>SUITE 14</u>                                                                                                                  | ADDRESS: <u>1504 Santa Rosa Rd Suite</u><br><u>100</u> |
| CITY: <u>Lawrenceville MACON</u>                                                                                                                                                                       | CITY: <u>Richmond</u>                                  |
| STATE: <u>Georgia</u> ZIP: <u>30044 31201</u>                                                                                                                                                          | STATE: <u>VA</u> ZIP: <u>23229</u>                     |
| PHONE: <u>478 221 2794</u>                                                                                                                                                                             | PHONE: <u>804 288 3083</u>                             |
| CONTACT PERSON: <u>Hesham GHANEM</u> PHONE: <u>478 221 2794</u>                                                                                                                                        |                                                        |
| CONTACT'S E-MAIL: <u>lawrenceville.vape@yahoo.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>BG</u> ACREAGE: _____                                                                                                                                                           |                                                        |
| PARCEL NUMBER(S): <u>5082 191</u>                                                                                                                                                                      |                                                        |
| ADDRESS OF PROPERTY: <u>65 Lawrenceville Suwanee Rd suite 14</u>                                                                                                                                       |                                                        |
| PROPOSED SPECIAL USE: <u>TOBACCO AND VAPE</u>                                                                                                                                                          |                                                        |

[Signature] 10/10  
SIGNATURE OF APPLICANT DATE

Hesham GHANEM  
TYPED OR PRINTED NAME

[Signature]  
NOTARY PUBLIC

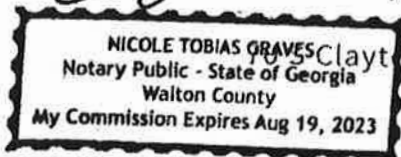
10/12/2021  
DATE

[Signature] 10/13/21  
SIGNATURE OF OWNER DATE  
Property Mgmt. For  
RCB Lawrenceville Common LLC

DAVID HUTCHER  
TYPED OR PRINTED NAME

[Signature]  
NOTARY PUBLIC

10/13/21  
DATE



NICOLE TOBIAS GRAVES  
Notary Public - State of Georgia  
Walton County  
My Commission Expires Aug 19, 2023

Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
770.963.2414 • www.lawrencevillega.org

SUP2021-00052

Received: October 22, 2021

Planning and Development Department

Scanned by TapScanner

# NewLink

MANAGEMENT GROUP  
*Innovative Retail Property Solutions*

October 13, 2021

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

Re: Lawrenceville Tobacco and Vape, Inc.

Dear Sir/Madam,

Please note that RCC Lawrenceville Commons, LLC is the owner/Landlord of this property, and I am authorized to act on their behalf as property manager.

The owner/Landlord has entered into a lease dated July 22, 2021, with the tenant, Lawrenceville Tobacco and Vape Inc. to operate a first class retail tobacco and vape store.

The intent of this letter is to request a special use permit to allow the tobacco and vape store to conduct business in the City of Lawrenceville.

If you have any questions, feel free to contact me anytime at [David@Newlinkmg.com](mailto:David@Newlinkmg.com) or 804-873-5550.

Sincerely,



David Hulcher  
Newlink Management Group  
Property Manager

cc: Carter Garrison

**Lawrenceville Tobacco and Vape, LLC**

65 Lawrenceville Suwanee Rd 14  
Lawrenceville, Ga 30044  
478-221-2794

City of Lawrenceville  
70 S Clayton St.  
Lawrenceville, Ga 30046

October 13, 2021

To whom it may concern,

Please allow me to introduce myself, my name is Hesham Ghanem.

I am the owner of Tobacco and Vape, LLC and I would like to present this letter of intent to signify my interest in leasing the commercial space located at 65 Lawrenceville Suwanee Road, Suite 14.

We will be a smoke shop that offers tobacco, vape products to our customers.

This will be our second location as we currently have a store located in Dublin, Ga.

Thank you for your time and attention to this very important matter.

If you need or require any additional information, I can be reached at the number above.

Warm Regards,



**Hesham Ghanem**  
Owner

SUP2021-00052  
Received: October 22, 2021  
Planning and Development Depa

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

DATA

ZONED: BG - BUSINESS DISTRICT  
SETBACK REQUIREMENTS:  
FRONT: 50'  
SIDE: 10'  
REAR: 10' / 40' WHEN ABUTTING A RESIDENTIAL DISTRICT  
BUILDING HEIGHT: 35'  
MINIMUM LOT WIDTH - NONE  
MINIMUM LOT AREA: NONE  
MAXIMUM GROUND COVERAGE: 95%

AREA

377,738 SQ.FT.  
8.672 ACRES

PARKING TABLE

| TYPE OF SPACES | NO. OF SPACES |
|----------------|---------------|
| REGULAR        | 154           |
| HANDICAP       | 6             |
| COMPACT        | —             |
| TOTAL          | 160           |

PARKING REQUIREMENTS

ONE PER EACH 250 SQ.FT. OF GROSS FLOOR AREA.

SOURCE OF DATA

CITY OF LAWRENCEVILLE  
70 SOUTH CLAYTON STREET  
LAWRENCEVILLE, GA. 30046  
(678) 407-6583

- 29 PER DEED BOOK 43291, PAGE 186  
MAX BUILDING HEIGHT: 35'  
PARKING 5/1000 SQ.FT. BUILDING AREA

SURVEYOR'S NOTES

1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. THERE ARE KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION
3. THERE WAS OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL OR CEMETERY.
5. THE SUBJECT PROPERTY IS CONTIGUOUS TO THE EASTERN RIGHT OF WAY OF SUGARLOAF PARKWAY AND THE SOUTHERN RIGHT OF WAY OF LAWRENCEVILLE-SUNAWEE ROAD.
7. OBSERVED POSTED ADDRESS: 65 LAWRENCEVILLE-SUNAWEE ROAD.
8. EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, ALTHOUGH THIS SURVEYOR HAS NOT RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING DELINEATED ON THE SUBJECT PROPERTY.
9. ALL VISIBLE ABOVE GROUND UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM THE PUBLIC RIGHT-OF-WAY OR THROUGH DEDICATED EASEMENTS.
11. SUBJECT PROPERTY APPEARS TO DRAIN INTO PUBLIC RIGHTS-OF-WAY.
12. NO CREEKS OR STIREAMS OBSERVED AT TIME OF FIELD SURVEY.

TITLE COMMITMENT/WRITTEN DESCRIPTION

LEGAL DESCRIPTION (PER LMO AT DEED BOOK 50817, PAGE 796):

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 82 AND 83 OF THE 5TH LAND DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA, BEING LOT 3 OF THE LAWRENCEVILLE COMMONS SUBDIVISION, ACCORDING TO THE FINAL SUBDIVISION PLAT RECORDED IN PLAT BOOK 106, PAGE 105, RECORDS OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIN SET AT THE MOST SOUTHERLY POINT OF THE MITERED INTERSECTION OF THE SOUTHEASTERLY VARIABLE RIGHT OF WAY OF LAWRENCEVILLE-SUNAWEE ROAD AND THE NORTHEASTERLY VARIABLE RIGHT OF WAY OF SUGARLOAF PARKWAY; THENCE, ALONG SAID MITERED RIGHT OF WAY NORTH 13 DEGREES 48 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 78.43 FEET TO AN IRON PIN SET ON THE SOUTHEASTERLY VARIABLE RIGHT OF WAY OF LAWRENCEVILLE-SUNAWEE ROAD; THENCE, ALONG SAID RIGHT OF WAY NORTH 64 DEGREES 02 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 82.12 FEET TO A 1/2 INCH REBAR FOUND; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 342.00 FEET AND AN ARC LENGTH OF 117.29 FEET, BEING SUBTENDED BY A CHORD OF NORTH 54 DEGREES 09 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 116.72 FEET TO AN IRON PIN SET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 342.00 FEET AND AN ARC LENGTH OF 77.12 FEET, BEING SUBTENDED BY A CHORD OF NORTH 37 DEGREES 51 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 78.96 FEET TO A PK NAIL SET; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 778.20 FEET AND AN ARC LENGTH OF 245.37 FEET, BEING SUBTENDED BY A CHORD OF NORTH 34 DEGREES 10 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 244.35 FEET TO AN IRON PIN SET; THENCE, NORTH 70 DEGREES 54 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 54.86 FEET TO AN IRON PIN SET; THENCE, LEAVING SAID RIGHT OF WAY SOUTH 60 DEGREES 41 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 75.18 FEET TO AN IRON PIN SET; THENCE, SOUTH 29 DEGREES 07 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 555.21 FEET TO A POINT IN THE CENTERLINE OF PEW CREEK; THENCE, ALONG THE CENTERLINE OF PEW CREEK SOUTH 30 DEGREES 07 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 32.18 FEET TO A POINT; THENCE, SOUTH 11 DEGREES 34 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 28.52 FEET TO A POINT; THENCE, SOUTH 30 DEGREES 21 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 81.11 FEET TO A POINT; THENCE, SOUTH 04 DEGREES 46 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 93.09 FEET TO A POINT; THENCE, SOUTH 18 DEGREES 56 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 55.98 FEET TO A POINT; THENCE, SOUTH 03 DEGREES 54 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 89.20 FEET TO A POINT; THENCE, SOUTH 02 DEGREES 08 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 74.70 FEET TO A POINT; THENCE, SOUTH 42 DEGREES 07 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 132.24 FEET TO A POINT; THENCE, SOUTH 36 DEGREES 09 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 50.09 FEET TO A POINT; THENCE, SOUTH 48 DEGREES 17 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 49.06 FEET TO A POINT; THENCE, NORTH 65 DEGREES 48 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 70.78 FEET TO A POINT; THENCE, SOUTH 69 DEGREES 43 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 77.02 FEET TO A POINT; THENCE, SOUTH 30 DEGREES 39 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 32.01 FEET TO A POINT; THENCE, SOUTH 34 DEGREES 19 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 24.92 FEET TO A POINT; THENCE, SOUTH 21 DEGREES 18 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 34.98 FEET TO A POINT; THENCE, SOUTH 46 DEGREES 59 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 12.10 FEET TO A POINT; THENCE, SOUTH 50 DEGREES 37 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 22.49 FEET TO A 1/2 REBAR FOUND ON NORTHEASTERLY VARIABLE RIGHT OF WAY OF SUGARLOAF PARKWAY; THENCE, LEAVING SAID CENTERLINE OF PEW CREEK AND ALONG SAID RIGHT OF WAY A CURVE TO THE RIGHT HAVING A RADIUS OF 5789.58 FEET AND AN ARC LENGTH OF 44.75 FEET, BEING SUBTENDED BY A CHORD OF NORTH 32 DEGREES 42 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 44.75 FEET TO AN IRON PIN SET; THENCE, NORTH 21 DEGREES 27 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 63.53 FEET TO AN IRON PIN SET; THENCE, NORTH 30 DEGREES 00 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 131.42 FEET TO AN IRON PIN SET; THENCE, NORTH 25 DEGREES 08 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 88.46 FEET TO AN IRON PIN SET; THENCE, LEAVING SAID RIGHT OF WAY NORTH 77 DEGREES 48 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 63.74 FEET TO AN IRON PIN SET; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET AND AN ARC LENGTH OF 176.06 FEET, BEING SUBTENDED BY A CHORD OF NORTH 40 DEGREES 44 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 171.60 FEET TO AN IRON PIN SET; THENCE, NORTH 18 DEGREES 19 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 85.34 FEET TO AN IRON PIN SET; THENCE, NORTH 26 DEGREES 40 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 40.00 FEET TO AN IRON PIN SET; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 115.90 FEET AND AN ARC LENGTH OF 68.86 FEET, BEING SUBTENDED BY A CHORD OF NORTH 48 DEGREES 08 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 67.85 FEET TO AN IRON PIN SET; THENCE, NORTH 29 DEGREES 07 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 87.26 FEET TO AN IRON PIN SET; THENCE, NORTH 29 DEGREES 07 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 280.95 FEET TO AN IRON PIN SET; THENCE, NORTH 72 DEGREES 08 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 55.00 FEET TO AN IRON PIN SET ON THE SOUTHEASTERLY VARIABLE RIGHT OF WAY OF LAWRENCEVILLE-SUNAWEE ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 8.68 ACRES 377,282 SQUARE FEET.

TOGETHER WITH THOSE EASEMENT RIGHTS ARISING UNDER THAT CERTAIN EASEMENTS FOR COVENANTS AND RESTRICTIONS AFFECTING LAND BY AND BETWEEN ERIC S. ZORN, AS TRUSTEE OF WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST AND MR. OF LAWRENCEVILLE, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, DATED AS OF JUNE 20, 2005, FILED FOR RECORD JUNE 27, 2005 AT 10:35 A.M., RECORDED IN DEED BOOK 43291, PAGE 186, RECORDS OF GWINNETT COUNTY, GEORGIA.

BASIS OF BEARINGS

THE BEARING NORTH 30°00'37" WEST ON THE EASTERN RIGHT-OF-WAY OF SUGARLOAF PARKWAY OF THE SUBJECT PROPERTY PER REF. PLAT NO. 1 NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, CITY OF LAWRENCEVILLE, GWINNETT COUNTY GEORGIA, WITH AN EFFECTIVE DATE OF SEPT. 28, 2008, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" AND ZONE "AE" PER COMMUNITY MAP NO. 13135C PANEL NO. 0087F.

REFERENCE PLAT

1. PLAT ENTITLED "FINAL SUBDIVISION PLAT OF LAWRENCEVILLE COMMONS" DATED 7/02/2004, LAST REVISED 10/15/2004, PREPARED BY WOLVERTON & ASSOCIATES INCORPORATED, AND RECORDED IN PLAT BOOK 106, PAGE 105.
2. PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR JHJ LAWRENCEVILLE, LLC, RCB LAWRENCEVILLE, LLC, DATED 7/18/2011, LAST REVISED 7/27/2011, PREPARED BY CONKLE - LANE & ASSOCIATED.
3. PLAT ENTITLED "DUNHILL UNIT ONE, PHASE B" DATED 11/4/99, PREPARED BY PRECISION PLANNING, INC. AND RECORDED IN PLAT BOOK 89, PAGE 53.

TAX ASSESSOR PARCEL NO.

PIN # 5082-191

EASEMENTS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS  
STEWART TITLE GUARANTY COMPANY  
COMMITMENT NO.: 1500140301  
DATED: APRIL 24, 2015

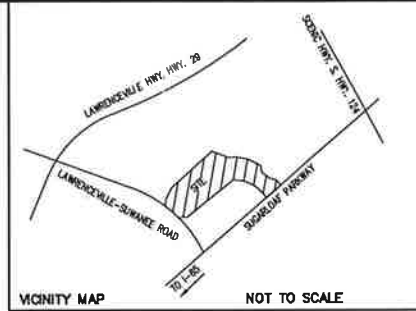
- 11 EASEMENT FROM J.J. BAGGETT TO GEORGIA POWER COMPANY, DATED MARCH 30, 1937, FILED FOR RECORD APRIL 28, 1937, AND RECORDED IN DEED BOOK 63, PAGE 30, GWINNETT COUNTY, GEORGIA RECORDS. UNABLE TO DETERMINE AFFECT BASED UPON DESC. - EASEMENT RIGHTS ARE BLANKET IN NATURE.
- 12 CLEARANCE PERMIT FROM J.J. BAGGETT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED SEPTEMBER 20, 1938, FILED FOR RECORD NOVEMBER 15, 1938, AND RECORDED IN DEED BOOK 86, PAGE 42, AFORESAID RECORDS. UNABLE TO DETERMINE AFFECT BASED UPON DESC. - NOTHING PLOTTED OR NOTED.
- 13 EASEMENT FROM J.J. BAGGETT TO GEORGIA POWER COMPANY, DATED SEPTEMBER 2, 1938, FILED FOR RECORD MARCH 9, 1939, AND RECORDED IN DEED BOOK 87, PAGE 72, AFORESAID RECORDS. UNABLE TO DETERMINE AFFECT BASED UPON DESC. - EASEMENT RIGHTS ARE BLANKET IN NATURE.
- 14 PIPE LINE EASEMENT FROM J.J. BAGGETT TO PLANTATION PIPE LINE COMPANY, A DELAWARE CORPORATION, DATED JULY 24, 1941, FILED FOR RECORD AUGUST 12, 1941, AND RECORDED IN DEED BOOK 70, PAGE 426, AFORESAID RECORDS. AFFECTS - APPROX. LOCATION PLOTTED AND NOTED HEREON.
- 15 EASEMENT FROM J. H. COPELAND TO GEORGIA POWER COMPANY, DATED APRIL 18, 1950, FILED FOR RECORD APRIL 18, 1950, AND RECORDED IN DEED BOOK 94, PAGE 412, AFORESAID RECORDS. UNABLE TO DETERMINE AFFECT BASED UPON DESC. - EASEMENT RIGHTS ARE BLANKET IN NATURE.
- 16 EASEMENT FROM J.J. BAGGETT TO GEORGIA POWER COMPANY, DATED FEBRUARY 8, 1951, FILED FOR RECORD MARCH 14, 1951, AND RECORDED IN DEED BOOK 101, PAGE 46, AFORESAID RECORDS. UNABLE TO DETERMINE AFFECT BASED UPON DESC. - EASEMENT RIGHTS ARE BLANKET IN NATURE.
- 17 PERMIT FOR ANCHORS, GUY POLES AND WIRES FROM J. H. COPELAND TO GEORGIA POWER COMPANY, A CORPORATION, DATED JULY 13, 1953, FILED FOR RECORD JULY 30, 1953, AND RECORDED IN DEED BOOK 111, PAGE 457, AFORESAID RECORDS. UNABLE TO DETERMINE AFFECT BASED UPON DESC. - EASEMENT RIGHTS ARE BLANKET IN NATURE.
- 18 PERMIT FOR ANCHORS, GUY POLES AND WIRES FROM JOE M. BAGGETT TO GEORGIA POWER COMPANY, A CORPORATION, DATED OCTOBER 15, 1986, FILED FOR RECORD OCTOBER 20, 1986, AND RECORDED IN DEED BOOK 3867, PAGE 160, AFORESAID RECORDS. UNABLE TO DETERMINE AFFECT BASED UPON DESC. - EASEMENT RIGHTS ARE BLANKET IN NATURE.
- 19 PERMANENT DRAINAGE EASEMENT FROM JOE M. BAGGETT TO GWINNETT COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED NOVEMBER 17, 1992, FILED FOR RECORD NOVEMBER 18, 1992, AND RECORDED IN DEED BOOK 8107, PAGE 77, AFORESAID RECORDS. AFFECTS AS PLOTTED AND NOTED HEREON.
- 20 TERMS AND PROVISIONS OF THAT CERTAIN RIGHT OF WAY AND EASEMENT AGREEMENT BY AND BETWEEN BAGCO, INC. AND VVXX, INC., A DELAWARE CORPORATION, DATED SEPTEMBER 23, 1997, FILED FOR RECORD OCTOBER 14, 1997, AND RECORDED IN DEED BOOK 14868, PAGE 43, AFORESAID RECORDS; AS ASSIGNED BY THAT CERTAIN ASSIGNMENT AND ASSUMPTION AGREEMENT BY AND BETWEEN WILLIAMS COMMUNICATIONS, INC. (FORMERLY VVXX, INC.) AND PLANTATION PIPE LINE COMPANY, DATED MARCH 10, 1999, FILED FOR RECORD MARCH 26, 1999, AND RECORDED IN DEED BOOK 18044, PAGE 175, AFORESAID RECORDS; AND AS AFFECTED BY THAT CERTAIN LICENSE AGREEMENT BY AND BETWEEN PLANTATION PIPE LINE COMPANY AND WILLIAMS COMMUNICATIONS, INC. (FORMERLY VVXX, INC.), DATED MARCH 10, 1999, FILED FOR RECORD MARCH 26, 1999, AND RECORDED IN DEED BOOK 18044, PAGE 225, AFORESAID RECORDS. AFFECTS AS PLOTTED AND NOTED HEREON.
- 21 PERMANENT CONSTRUCTION EASEMENT FROM BAGCO, INC. TO GWINNETT COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED NOVEMBER 6, 1997, FILED FOR RECORD NOVEMBER 18, 1997, AND RECORDED IN DEED BOOK 15052, PAGE 8, AFORESAID RECORDS. AFFECTS AS PLOTTED AND NOTED HEREON.
- 22 EASEMENT FROM BAGCO, INC. TO GEORGIA POWER COMPANY, DATED OCTOBER 5, 1998, FILED FOR RECORD OCTOBER 30, 1998, AND RECORDED IN DEED BOOK 17048, PAGE 1, AFORESAID RECORDS. AFFECTS AS PLOTTED AND NOTED HEREON.
- 23 STORM WATER DRAINAGE EASEMENT FROM MR. OF LAWRENCEVILLE, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY TO GWINNETT COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED MAY 27, 2005, FILED FOR RECORD JUNE 1, 2005, AND RECORDED IN DEED BOOK 42932, PAGE 221, AFORESAID RECORDS. AFFECTS AS PLOTTED AND NOTED HEREON.
- 24 TERMS AND PROVISIONS OF THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("EOR" OR "DECLARATION") BY AND BETWEEN ERIC S. ZORN, AS TRUSTEE OF WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST AND MR. OF LAWRENCEVILLE, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, DATED JUNE 20, 2005, FILED FOR RECORD JUNE 27, 2005, AND RECORDED IN DEED BOOK 43291, PAGE 188, AFORESAID RECORDS. AFFECTS AS NOTED HEREON.
- 25 EASEMENT FROM MR. OF LAWRENCEVILLE, LLC TO GWINNETT COUNTY, DATED JULY 13, 2004, FILED FOR RECORD JUNE 27, 2005, AND RECORDED IN DEED BOOK 43292, PAGE 89, AFORESAID RECORDS. AFFECTS AS PLOTTED AND NOTED HEREON.
- 26 MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 106, PAGE 105, GWINNETT COUNTY, GEORGIA RECORDS. AFFECTS AS PLOTTED AND OR NOTED HEREON.

ENCROACHMENTS/PROJECTIONS

- A SUBJECT'S BUILDING PROJECTS INTO THE CURRENT SETBACK 0.4'
- B SUBJECT'S BUILDING PROJECTS INTO THE PERMANENT CONSTRUCTION EASEMENT 22.4'±.

ACCESS NOTE

DIRECT ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT-OF-WAY OF SUGARLOAF PARKWAY, AND LAWRENCEVILLE-SUNAWEE ROAD & INDIRECT ACCESS TO LAWRENCEVILLE-SUNAWEE ROAD VIA INGRESS EGRESS RIGHTS GRANTED BY DB. 43291, PG. 186.



SURVEYOR'S CERTIFICATE

TO: RCC LAWRENCEVILLE COMMONS, LLC A VIRGINIA LIMITED LIABILITY COMPANY, STANDARD INSURANCE COMPANY, AN OREGON CORPORATION AND STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 15, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 21, 2015.

DATE OF PLAT OR MAP: MAY 27, 2015

BY: T.A. SHERARD, PLS

*T.A. Sherard*  
REGISTRATION NO. 002832  
STATE OF GEORGIA



THIS BEING THE SAME PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 1500140301 BEARING AN EFFECTIVE DATE OF APRIL 24, 2015.

PREPARED BY:



SHEET 1 OF 2

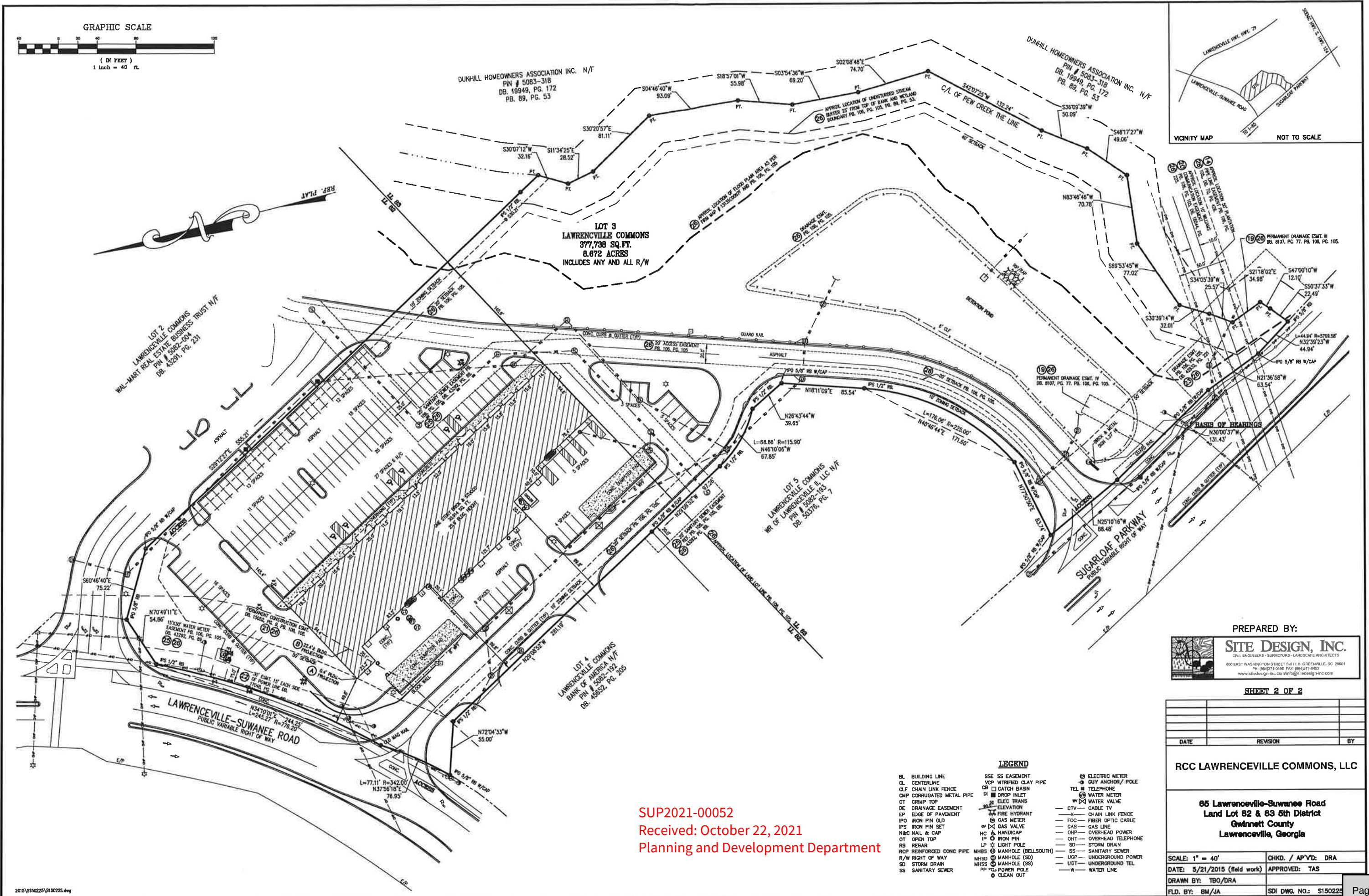
| DATE | REVISION | BY |
|------|----------|----|
|      |          |    |
|      |          |    |
|      |          |    |
|      |          |    |

RCC LAWRENCEVILLE COMMONS, LLC

65 Lawrenceville-Sunawee Road  
Land Lot 82 & 83 5th District  
Gwinnett County  
Lawrenceville, Georgia

|                              |                       |
|------------------------------|-----------------------|
| SCALE: 1" = 40'              | CHKD. / AP'D: DRA     |
| DATE: 5/21/2015 (field work) | APPROVED: TAS         |
| DRAWN BY: TBO/DRA            |                       |
| FLD. BY: BM/JA               | SDI DWG. NO.: S150225 |

SUP2021-00052  
Received: October 22, 2021  
Planning and Development Department



SUP2021-00052  
Received: October 22, 2021  
Planning and Development Department



Page 13



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** SUP2021-00054; Oji Onwudegu, ACME Group Int'l, LLC; 706 Collins Hill Road

**Department:** Planning and Development Department

**Date of Meeting:** Monday, January 3, 2022

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

**Planning and Development Recommendation:** **Denial**

---

**Summary:** The applicant requests a Special Use Permit of an approximately 0.48-acre parcel, zoned BG (General Business District), to allow a new Automotive Repair and Maintenance Shop. The subject property is located along the western right-of-way of Collins Hill Road north of its intersection with Park Access Drive. Access to the site is via one driveway on Collins Hill Road.

**Attachments/Exhibits:**

- SUP2021-00054 Report
- SUP2021-00054 Planning and Development Recommendations
- SUP2021-00054 Attachments

**CITY OF LAWRENCEVILLE  
PLANNING AND DEVELOPMENT DEPARTMENT  
SPECIAL USE REPORT**

**CASE NUMBER:** SUP2021-00054  
**APPLICANT:** ACME GROUP INT’L. LLC  
**CONTACT:** OJI J. ONWUDEGU  
**PHONE NUMBER:** 770.823.2415  
**LOCATION:** 706 COLLINS HILL ROAD  
**PARCEL ID:** R7010 012  
**ACREAGE:** 0.48  
**PROPOSED DEVELOPMENT:** AUTOMOBILE REPAIR AND MAINTENANCE  
**DEPARTMENT RECOMMENDATION:** **DENIAL**

**ZONING HISTORY:**

The subject property was zoned residential in the 1980s and was rezoned to BG (General Business District) in early 2000.

**PROJECT DATA:**

The applicant requests a Special Use Permit of an approximately 0.48-acre parcel, zoned BG (General Business District), to allow a new Automotive Repair and Maintenance Shop. The subject property is located along the western right-of-way of Collins Hill Road north of its intersection with Park Access Drive. Access to the site is via one driveway on Collins Hill Road.

The property was developed as a one-story brick single-family residence with a basement, which was later used for multiple retail/office businesses. The building has been vacant since 2016 and failed to be reported as a vacant property until 2021. In recent years, the location has had issues related to property maintenance (i.e. overgrown grass, trash/debris, tires, and abandoned vehicles). The applicant intends to demolish the existing building and construct a 5,914-square foot service station for automotive repair and maintenance.

According to the site plan, the site would consist of twenty (20) parking spaces provided up to the northern property line, with six (6) of the proposed parking spaces located within an existing seventy-five (75’) foot Colonial Pipeline Easement. According to the Zoning Ordinance, Article 5 Parking a automobile repair and maintenance facility requires two (2) parking spaces

for each bay plus an additional one (1) space per 500 square feet of service area. Therefore, the site would require thirty (30) parking spaces.

According to the site plan, a fifteen (15') foot landscape strip would be installed along Collins Hill Road, however, as proposed the landscaping would consist of 35 shrubs. According to Article VII, Buffer, Landscape and Tree Ordinance the required landscape strip shall consist of three (3) trees and eleven (11) shrubs. Additionally, every parking space shall be within sixty (60') feet of the trunk of a required Off-Street Parking Lot tree. As proposed, the site plan does not adequately address the requirement, and consequently will require a variance for relief from the requirement. In addition, the plan proposes the installation of an Off-Street Parking Lot tree within the existing seventy-five (75') foot Colonial Pipeline Easement. Furthermore, the plan proposes the installation of various trees off-site without approval from neighboring property owners. Therefore, as proposed a variance will be required for relief of the minimum parking standards and written permission from Colonial Pipeline and neighboring property owner will be required for the installation of Off-Street Parking Lot trees within the existing easement and neighboring properties.

According to the site plan, the proposal lacks details related to building setbacks and indicated the information utilized for the design of the plan was obtained from the Gwinnett County Zoning. According to the Zoning Ordinance, Article 1 Districts, the required building setbacks for the BG zoning classification are as follows: Front Yard Setback – fifty (50') feet, Side Yard Setback – ten (10') feet and the Rear Yard Setback – ten (10') feet. As proposed, the submitted site plan appears to be consistent with minimum building setback requirements. In addition, the overall proposal lacks details related to stormwater management and various other requirements for developments; which could include slopes, water, sewerage and waste disposal and other various utilities affecting both the city and county directly.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the College Corridor Character Area. The vision for the College Corridor character area is a multi-modal, vibrant, mixed-use corridor. The city's plan is to transition from a suburban-style development to a more mixed environment of higher density development and green space. Key policies are investing in the highest quality pedestrian infrastructure along routes and considering connections to centers of activity, public gathering spaces, and recreational facilities. In the past and most recently, outdoor storage has been an ongoing issue in relation with automobile repair uses in the city. The City Council recently adopted policies strictly prohibiting outdoor storage of equipment and materials; which could be interpreted to include automobiles, tires, and other related merchandise. The proposed development is in a parcel that may not be adequate for outdoor

storage. Therefore, the request for a Special Use Permit allowing automobile repair and maintenance may not be appropriate at this location in view of the Council’s efforts to change the image of the city as “the college town of tomorrow”.

The surrounding area is characterized by a mix of vacant and undeveloped lots and retail properties. Directly across Collins Hill Road to the east, there are undeveloped properties zoned HSB (Highway Service Business District). Adjacent to the south is an undeveloped property zoned BG (General Business District), additionally southwest of the subject property is a retail property zoned BG. Directly adjacent to the north is a 34.92-acre parcel assemblage pending a rezoning case RZM2021-00009 for a community mixed-use development.

In conclusion, the proposed use may be inconsistent with the policies of the 2040 Comprehensive Plan and the established development pattern found in the immediate area. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the Special Use Permit.

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**ELECTRIC DEPARTMENT**

No comment.

**GAS DEPARTMENT**

No comment.

**CODE ENFORCEMENT**

Since 2018, the property owner has been sited for a plethora of code violations ranging from damaged windows and doors, failure to register vacant property, nonconforming sign, overgrown weeds and grass, parking of commercial vehicles, trash/debris, urban camping/criminal trespass, vehicle parked on an unpaved surface and vehicles without current tags.

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

1. **Will the Special Use Permit allow a use that is suitable in view of the use and development of adjacent and nearby property?**

*The immediate surrounding area includes a mix of commercial, institutional and residential developments and zoning. However, the proposed Special Use Permit may not be consistent with the vision of the 2040 Comprehensive Plan, which is intended to create multi-modal, vibrant, mixed-use corridor. As proposed an automobile repair and maintenance facility may not be consistent with the city's vision of tomorrow.*

2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?**

*The city is inundated with automobile repair and maintenance facilities located throughout the city limits. The introduction of a similar facility along the College Corridor could be considered to contradict the policies of the 2040 Comprehensive Plan.*

3. **Does the property to be affected by the Special Use proposal have a reasonable economic use as currently zoned?**

*The property affected by the requested Special Use Permit has a reasonable economic use as currently zoned. However, an automobile repair and maintenance facility along the College Corridor may be counter to the city's efforts to revitalize the corridor.*

4. **Will the Special Use proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

*No.*

*Due to the lack of detail associated with the requested Special Use Permit, impacts on public facilities could be anticipated in the form of traffic, utility demand, stormwater runoff.*

5. **Is the Special Use proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Policies of the 2040 Comprehensive Plan are intended to invest in the highest quality pedestrian infrastructure along routes and considering connections to centers of activity, public gathering spaces, and recreational facilities. As proposed an automobile repair and maintenance facility along the College Corridor may not be in conformity with the policy and intent of the 2040 Comprehensive Plan.*

6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use proposal?**

*Approval of the request would contradict the policies of the City of Lawrenceville, which are intended to change the image of the city through high-quality detailed plans that leave little room for questions. As proposed the lack of detail associated with the proposal support the staff recommendation of denial.*

## PLANNING AND DEVELOPMENT DEPARTMENT

### RECOMMENDED CONDITIONS

**SUP2021-00054\_12202021**

**NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.**

Approval of Special Use Permit allowing a Automobile Repair and Maintenance facility, subject to the following enumerated conditions:

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

- A.** Limited to an Automobile Repair and Maintenance facility only.
- B.** Buildings shall be finished with architectural treatments of glass, brick, or stacked stone. Stucco may be used as an accent material. Final architectural elevations shall be subject to review and approval by the Director of Planning and Development.
- C.** Outdoor storage shall be prohibited.
- D.** Customer Parking shall not be located within 25-feet of the right-of-way of Collins Hill Road.
- E.** The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.
- F.** The business shall be in compliance with all applicable Municipal, County and State regulations.
- G.** The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

**2. To abide by the following site development considerations:**

- A.** Natural vegetation shall remain on the property until the issuance of a development permit.
- B.** Provide a 15-foot wide landscape strip along Collins Hill Road. The landscaping shall provide an opaque year round visual screening at a minimum height of six feet.
- C.** Provide a 5-foot wide landscape strip along the northern, southern and western property lines.
- D.** Provide a solid wood fence, masonry wall or slatted fence at least 6-feet in height along the outer edge of the required landscape strip along the northern, southern and western property lines. Fences and walls shall not be installed within a pipeline or landscape strip

- E.** Landscape plantings shall include a mix of deciduous and evergreen trees and shrubs. Trees and shrubs shall be grouped and arranged to create an effective and aesthetic visual screen. The final landscape plan shall be subject to review and approval by the Director of Planning and Development.
- F.** Fencing, landscaping and parking spaces shall not be located within a drainage easement, pipeline easement or sanitary sewer easement.
- G.** The required fencing shall not contain any signage and shall be maintained in good repair at all times. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.
- H.** Exit/entrance design and location shall be subject to review and approval of the City Engineer.
- I.** Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two (2') foot high brick base, complementing the building's architectural treatment. The brick base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed six (6') feet in height.
- J.** The dumpsters and associated enclosure and pad shall be located adjacent to the western property line with opaque facing Collins Hill Road. The dumpster shall be located outside of any required buffer, easement or setback.
- K.** The dumpsters shall be screened on all sides by a minimum six (6') foot high brick or masonry wall with access via an opaque gate. Dumpster enclosure shall be constructed of materials consistent with materials and colors of the primary structure.
- L.** The dumpsters, associated enclosure and concrete pad shall be designed to adequately support the size and weight of service vehicles. The "Front Load Dumpster" enclosure shall be uncovered and a concrete pad measuring 10 feet in width and 10 feet in depth shall be installed. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
- M.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- N.** 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 walkers, and sign-twirlers shall be prohibited.
- O.** Peddlers and/or parking lot sales shall be prohibited.
- P.** The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

**3.** To abide by the following requirements, dedications and improvements:

- A.** Inter-parcel connectivity is recommended and should be thoroughly sought. Access to Hurricane/316 LLC to the existing traffic signal at Collins Hill Road should be pursued. If secondary inter-parcel access cannot be obtained by the developer, this condition may be waived subject to review by the Directors of Engineering and Planning and Development.
- B.** Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study that includes analysis of the signalized intersection of Collins Hill Road at Georgia Highway 316 as well as surrounding intersections. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the D.O.T. All design and construction will be subject to D.O.T. review and approval.



# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| NAME: <u>OJI J. ONWUDEGU</u><br>(ACME GROUP INT'L. LLC)                                                                                                                                                | NAME: <u>Yvette Carlisle Brooks</u> |
| ADDRESS: <u>2130 LAVISTA EXECUTIVE PARK DRIVE, SUITE 201</u>                                                                                                                                           | ADDRESS: <u>4350 Cavitos Avenue</u> |
| CITY: <u>TUCKER</u>                                                                                                                                                                                    | CITY: <u>Long Beach</u>             |
| STATE: <u>GA.</u> ZIP: <u>30084</u>                                                                                                                                                                    | STATE: <u>CA</u> ZIP: <u>90807</u>  |
| PHONE: <u>404 645 4254</u>                                                                                                                                                                             | PHONE: <u>770 823-2415</u>          |
| CONTACT PERSON: <u>OJI J. ONWUDEGU</u> PHONE: <u>404 645 4254</u>                                                                                                                                      |                                     |
| CONTACT'S E-MAIL: <u>cicmegroupllc@yahoo.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>7</u> ACREAGE: <u>0.482</u>                                                                                                                                                     |                                     |
| PARCEL NUMBER(S): <u>R7010 012</u>                                                                                                                                                                     |                                     |
| ADDRESS OF PROPERTY: <u>706 COLLINS HILL ROAD, LAWRENCEVILLE, GA. 30046</u>                                                                                                                            |                                     |
| PROPOSED SPECIAL USE: <u>AUTOMOBILE REPAIR AND MAINTENANCE</u>                                                                                                                                         |                                     |

SIGNATURE OF APPLICANT

DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

70 S Clayton St. • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
 www.lawrencevillega.org



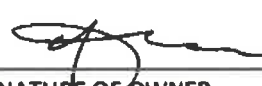
# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| NAME: <u>Yvette Carlisle-Brooks</u>                                                                                                                                                                    | NAME: <u>Yvette Carlisle-Brooks</u> |
| ADDRESS: <u>4350 Carritos Ave</u>                                                                                                                                                                      | ADDRESS: <u>4350 Carritos Ave</u>   |
| CITY: <u>Long Beach</u>                                                                                                                                                                                | CITY: <u>Long Beach</u>             |
| STATE: <u>CA</u> ZIP: <u>90807</u>                                                                                                                                                                     | STATE: <u>CA</u> ZIP: <u>90807</u>  |
| PHONE: <u>770-823-2415</u>                                                                                                                                                                             | PHONE: <u>770-823-2415</u>          |
| CONTACT PERSON: <u>Donald Brooks</u> PHONE: <u>678-255-9646</u>                                                                                                                                        |                                     |
| CONTACT'S E-MAIL: <u>Swanee Service Station 9565@gmail.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>7th</u> ACREAGE: <u>0.65</u>                                                                                                                                                    |                                     |
| PARCEL NUMBER(S): <u>R 7010 012</u>                                                                                                                                                                    |                                     |
| ADDRESS OF PROPERTY: <u>706 Collins Hill Rd Lawrenceville, GA 30046</u>                                                                                                                                |                                     |
| PROPOSED SPECIAL USE: <u>Automobile repair and maintenance</u>                                                                                                                                         |                                     |


11/4/21  
 SIGNATURE OF APPLICANT      DATE  
Yvette Carlisle-Brooks  
 TYPED OR PRINTED NAME


11/4/21  
 SIGNATURE OF OWNER      DATE  
Yvette Carlisle-Brooks  
 TYPED OR PRINTED NAME

NOTARY PUBLIC      DATE

NOTARY PUBLIC      DATE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
 770.963.2414 • www.lawrencevillega.org

*Please See Attachment-TV*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On 11/04/2021 before me, Tatiana G. Vidana, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Yvette Carlisle - Brooks  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Tatiana G. Vidana  
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Use Permit Application  
Document Date: 11/04/2021 Number of Pages: 1  
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Yvette Carlisle - Brooks Signer's Name: N/A  
☐ Corporate Officer — Title(s): \_\_\_\_\_ ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

November 1, 2021

Department of Planning and Development:

Dear Members of the Planning Commission,

The City of Lawrenceville, through its leadership and development, has become a mentor and guide to the rapidly growing Georgia Gwinnett College Community.

What was once a few thousand students attending classes in an old business complex, has turned into a rapidly growing campus made possible by a city with the foresight to address the needs of this community.

It is not hard to see the development of a Lawrenceville centered hub growing through the strategic design of the community.

It is with much delight that we hereby request to serve as a member of this thriving community and commit ourselves to a long-term partnership.

We propose, with your consent, to address the growing needs of the community with the addition of an automobile repair and maintenance facility designed to accommodate the growing area and add to its beauty and character.

We propose that Parcel ID# R7010 012 be approved for special use as a newly constructed facility in perfect compliance with all regulations to fit seamlessly into the Planning and Development vision for this community.

It is our hope that with your consent we can contribute to this beacon community on the verge of becoming the future heart of our greater Georgia community.

Our proposed use for this property will be in perfect placement to facilitate keeping the City of Lawrenceville community, and the GGC community of faculty, staff, and students, safe and secure should any need arise.

Thank you for your time and consideration.

Sincerely,

Sean Herzog



Yvette Brooks

### LEGAL DESCRIPTION

ALL THAT LAND OR PARCEL OF LAND LYING AND BEING IN LAND LOT 10 OF THE 7<sup>TH</sup> DISTRICT OF GWINNETT COUNTY GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WITH CAP SET ON THE WESTERN RIGHT-OF-WAY LINE OF COLLINS HILL RD AT THE PROPERTY OF HURRICANE/316 LLC; THENCE LEAVING SAID RIGHT-OF-WAY S63°58'12"W A DISTANCE OF 111.13' TO A ½" REBAR FOUND; THENCE N76°00'54"W A DISTANCE OF 18.11' TO A ½" REBAR FOUND; THENCE S61°13'02"W A DISTANCE OF 115.00' TO AN IRON PIN WITH CAP SET; THENCE N29°19'19"W A DISTANCE OF 80.. ' TO A 1" OPEN TOP PIPE FOUND; THENCE N60°47'43"E A DISTANCE OF 235.29' TO AN IRON PIN WITH CAP SET ON THE RIGHT-OF-WAY OF COLLINS HILL RD; THENCE ALONG COLLINS HILL RD S35°57'49"E A DISTANCE OF 32.55' TO A POINT; THENCE S29°22'59"E A DISTANCE OF 67.07' TO THE IRON PIN WITH CAP SET AT THE POINT OF BEGINNING.

SAID TRACT IS KNOWN AS 706 COLLINS HILL RD. AND CONTAINS 21,017 SQ. FT. OR 0.482 ACRES.

CONSULTANT

THIS DRAWING IS THE PROPERTY OF THE ACME GROUP, INC. IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION SHOWN HEREON. NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE PRIOR PERMISSION OF THE ACME GROUP, INC.

SEAL

| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |

PROJECT

GEORGIA GWINNETT  
SERVICE STATION

706 Collins Hill Rd  
Lawrenceville, GA 30046

SHEET TITLE

EXISTING  
SITE PLAN

DESIGNED BY: 00.

DRAWN BY: JLP

CHECKED BY: 00.

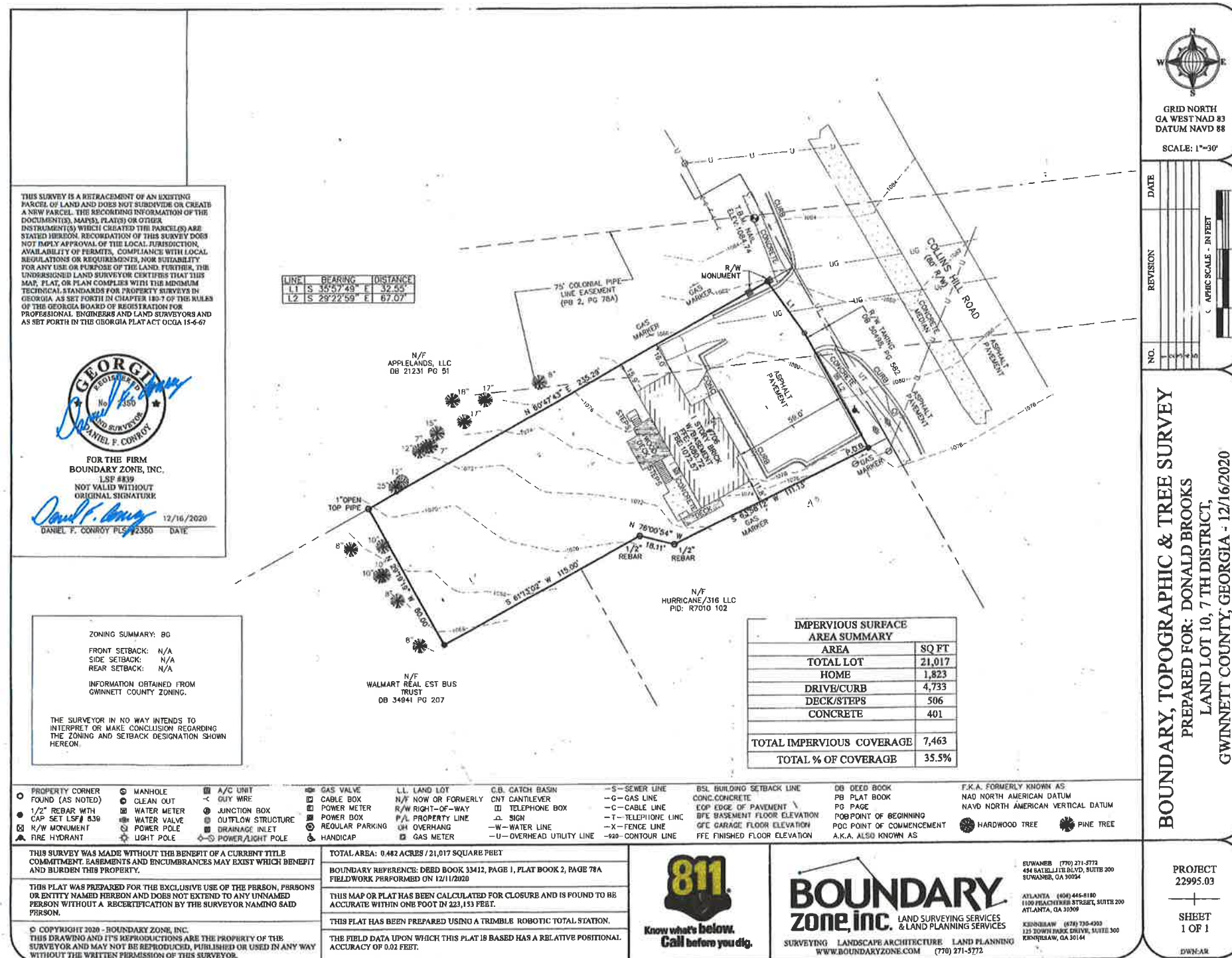
APPROVED BY: 00.

SCALE:

DATE: OCT 25, 2021

PROJECT NO:  
ACMB - 10 - 2021

SHEET



**Acme Group, Intl. LI**  
A DESIGN-BUILD COMPANY

- Architecture
- General Contractors
- Construction Management
- Loan Packaging

2130 Lavista Executive Park Drive  
Suite 201  
Tucker Georgia 30084  
CELL: (404) 645 4254  
OFFICE: (770) 864 1945  
EMAIL: acmegroupinc@yahoo.com

CONSULTANT

THIS DRAWING IS THE PROPERTY OF THE ACME GROUP, LLC. IT IS NOT TO BE USED FOR THE PROJECT AND LOCATION SHOWN HEREIN. NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE PRIOR PERMISSION OF THE ACME GROUP, LLC.



| REVISIONS | NO. | DATE | DESCRIPTION |
|-----------|-----|------|-------------|
|           |     |      |             |
|           |     |      |             |
|           |     |      |             |
|           |     |      |             |
|           |     |      |             |

PROJECT

**GEORGIA GWINNETT  
SERVICE STATION**

706 Collins Hill Rd  
Lawrenceville, GA 30046

SHEET TITLE

**PROPOSED  
SITE PLAN**

DESIGNED BY:   O.O.  

DRAWN BY:   J.L.F.  

CHECKED BY:   O.O.  

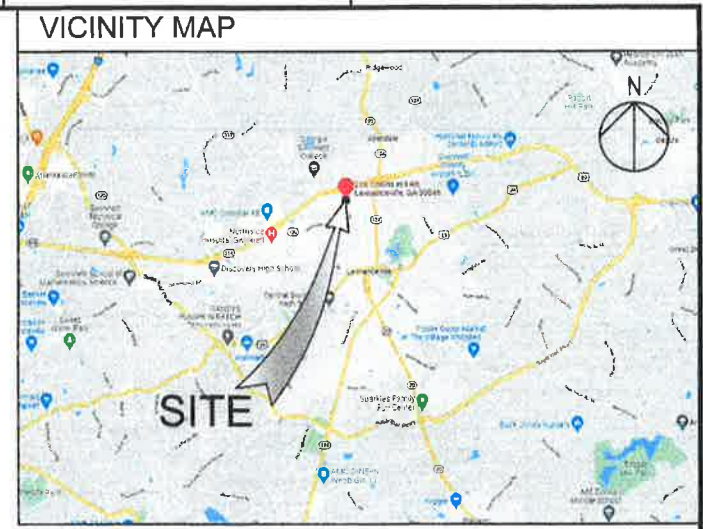
APPROVED BY:   O.O.  

SCALE:

DATE: OCT 25, 2021

PROJECT NO:  
ACME - 10 - 2021

SHEET



GRID NORTH  
GA WEST NAD 83  
DATUM NAVD 88

SCALE: 1"=30'

| DATE | REVISION | NO. |
|------|----------|-----|
|      |          |     |
|      |          |     |
|      |          |     |

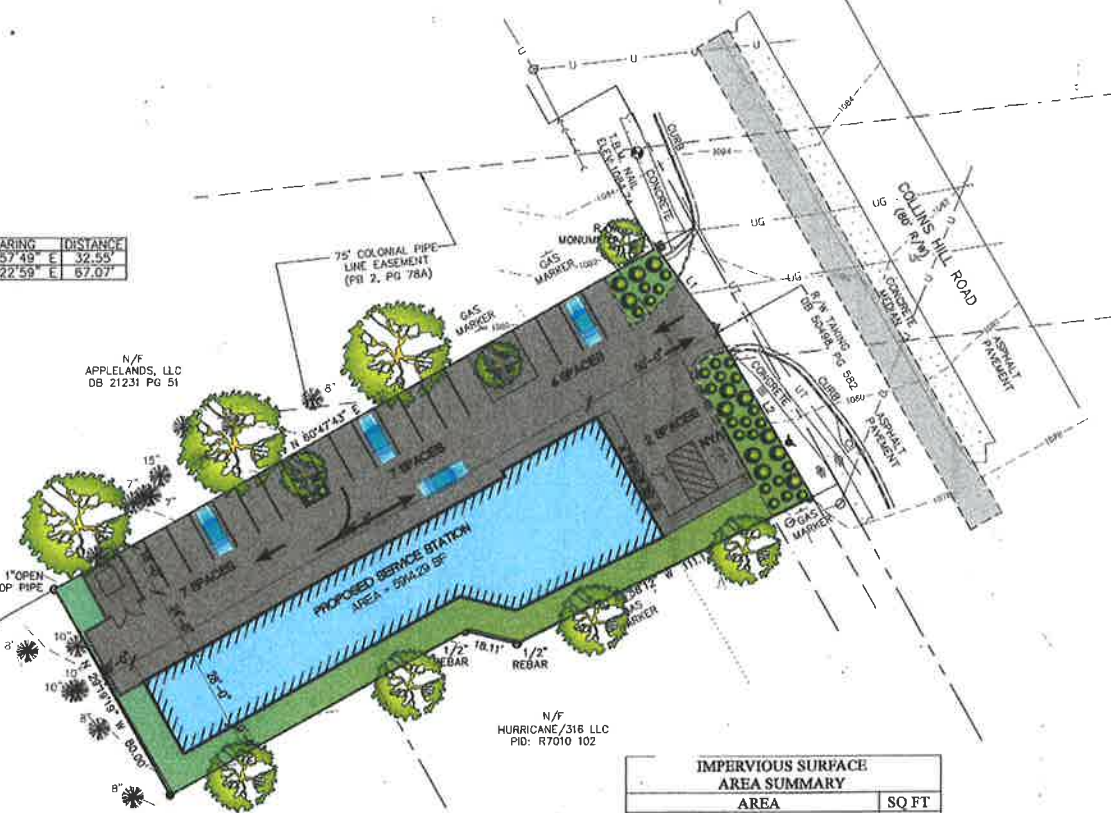
**BOUNDARY, TOPOGRAPHIC & TREE SURVEY**  
PREPARED FOR: DONALD BROOKS  
LAND LOT 10, 7 TH DISTRICT,  
GWINNETT COUNTY, GEORGIA - 12/16/2020

PROJECT  
22995.03

SHEET  
1 OF 1

DWR:AR

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 35°57'49" E | 32.55'   |
| L2   | S 29°22'59" E | 67.07'   |



| IMPERVIOUS SURFACE AREA SUMMARY |        |
|---------------------------------|--------|
| AREA                            | SQ FT  |
| TOTAL LOT                       | 21,017 |
| HOME                            | 1,823  |
| DRIVE/CURB                      | 4,733  |
| DECK/STEPS                      | 506    |
| CONCRETE                        | 401    |
| TOTAL IMPERVIOUS COVERAGE       | 7,463  |
| TOTAL % OF COVERAGE             | 35.5%  |

THIS SURVEY IS A RE-TRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.



FOR THE FIRM  
BOUNDARY ZONE, INC.  
LSP #839  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE

*Daniel F. Conway*  
12/16/2020  
DATE

ZONING SUMMARY: BG

FRONT SETBACK: N/A  
SIDE SETBACK: N/A  
REAR SETBACK: N/A

INFORMATION OBTAINED FROM  
GWINNETT COUNTY ZONING.

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON.

- |                                                                                                                       |                                                                                            |                                                                                                             |                                                                                               |                                                                                                                        |                                                                                                                    |                                                                                                                |                                                                                                                                                                               |                                                                                                                                    |                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| ○ PROPERTY CORNER<br>○ FOUND (AS NOTED)<br>○ 1/2" REBAR WITH<br>CAP SET LSP # 839<br>○ R/W MONUMENT<br>○ FIRE HYDRANT | ○ MANHOLE<br>○ CLEAN OUT<br>○ WATER METER<br>○ WATER VALVE<br>○ POWER POLE<br>○ LIGHT POLE | ○ A/C UNIT<br>○ GUY WIRE<br>○ JUNCTION BOX<br>○ OUTFLOW STRUCTURE<br>○ DRAINAGE INLET<br>○ POWER/LIGHT POLE | ○ GAS VALVE<br>○ CABLE BOX<br>○ POWER METER<br>○ POWER BOX<br>○ REGULAR PARKING<br>○ HANDICAP | ○ L.L. LAND LOT<br>○ N/F NOW OR FORMERLY<br>○ R/W RIGHT-OF-WAY<br>○ P.O. PROPERTY LINE<br>○ OH OVERHANG<br>○ GAS METER | ○ O.B. CATCH BASIN<br>○ CNT CANTILEVER<br>○ TELEPHONE BOX<br>○ SIGN<br>○ W-WATER LINE<br>○ U-OVERHEAD UTILITY LINE | ○ S-SEWER LINE<br>○ G-GAS LINE<br>○ C-CABLE LINE<br>○ T-TELEPHONE LINE<br>○ X-FENCE LINE<br>○ 220-CONTOUR LINE | ○ BSL BUILDING SETBACK LINE<br>○ CONC. CONCRETE<br>○ EOP EDGE OF PAVEMENT<br>○ BFE BASEMENT FLOOR ELEVATION<br>○ GFE GARAGE FLOOR ELEVATION<br>○ FFE FINISHED FLOOR ELEVATION | ○ DB DEED BOOK<br>○ PB PLAT BOOK<br>○ PG PAGE<br>○ POB POINT OF BEGINNING<br>○ POC POINT OF COMMENCEMENT<br>○ A.K.A. ALSO KNOWN AS | ○ F.K.A. FORMERLY KNOWN AS<br>○ NAD NORTH AMERICAN DATUM<br>○ NAVD NORTH AMERICAN VERTICAL DATUM<br>○ HARDWOOD TREE<br>○ PINE TREE |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2020 - BOUNDARY ZONE, INC.  
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.482 ACRES / 21,017 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 33412, PAGE 1, PLAT BOOK 2, PAGE 78A  
FIELDWORK PERFORMED ON 12/11/2020

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 223,153 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.



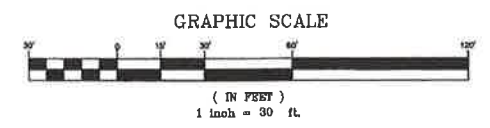
**BOUNDARY  
zone, inc.** LAND SURVEYING SERVICES  
& LAND PLANNING SERVICES

SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING  
WWW.BOUNDARYZONE.COM (770) 271-5772

SWANSEA (770) 271-5772  
454 BAYVIEW BLVD., SUITE 200  
SWANSEA, GA 30084

ATLANTA (404) 445-8180  
1190 PEACHTREE STREET, SUITE 200  
ATLANTA, GA 30309

KENNESAW (678) 730-4393  
125 TOWN PARK DRIVE, SUITE 300  
KENNESAW, GA 30144



NOT FOR CONSTRUCTION

2130 Lavista Executive Park Drive  
Suite 201  
Tucker Georgia 30084  
CELL: (404) 645 4254  
OFFICE: (770) 864 1945  
EMAIL: acmegroupinc@yahoo.com

CONSULTANT

THIS DRAWING IS THE PROPERTY OF THE ACME GROUP, INC.  
IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION  
IDENTIFIED HEREIN. NO PART OF THIS DRAWING MAY BE  
REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR  
TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC,  
MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE  
PRIOR PERMISSION OF THE ACME GROUP, INC.



REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

PROJECT

GEORGIA GWINNETT  
SERVICE STATION

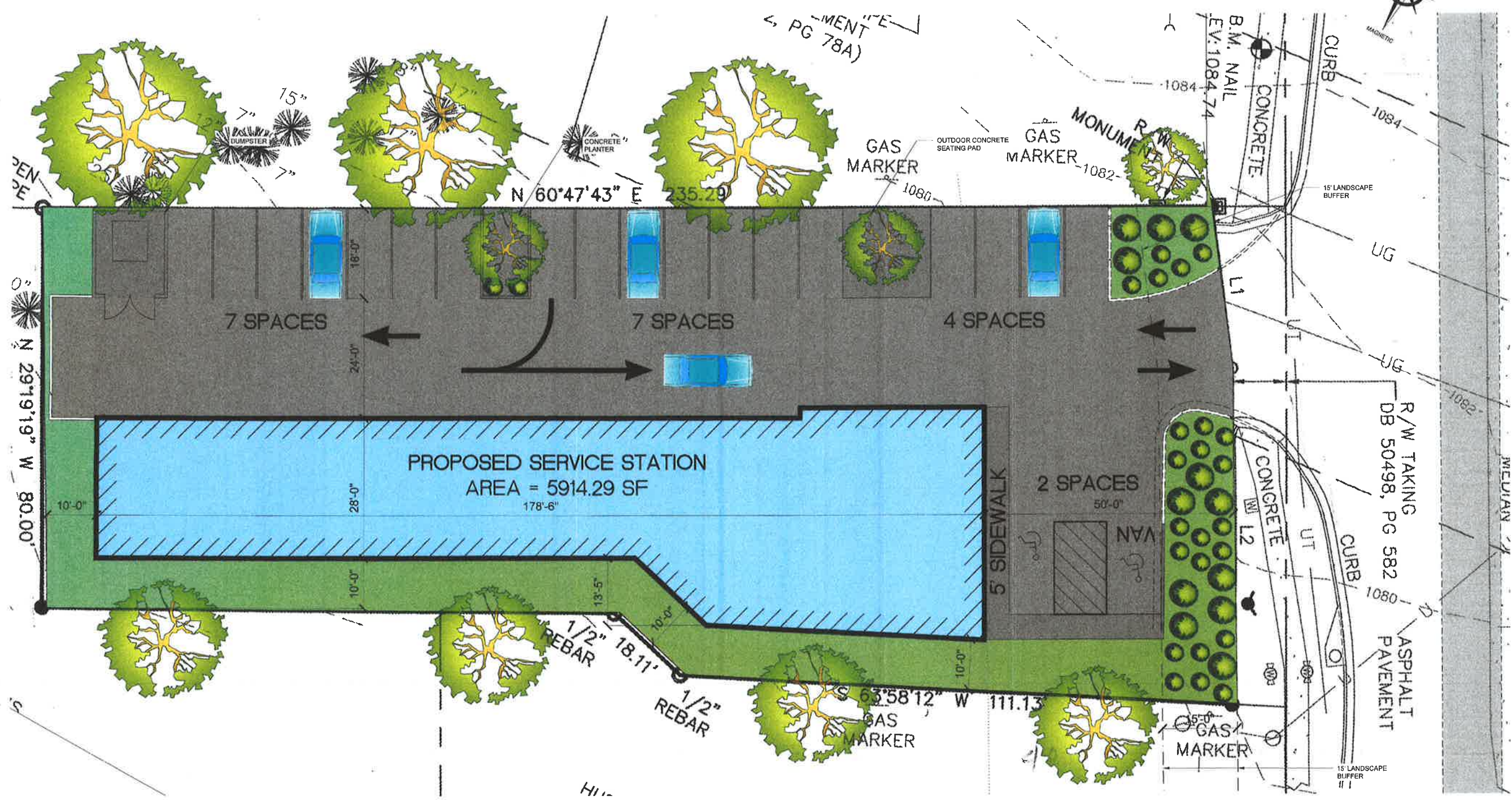
706 Collins Hill Rd  
Lawrenceville, GA 30046

SHEET TITLE

CONCEPTUAL  
SITE PLAN

DESIGNED BY: O.O.  
DRAWN BY: J.L.F.  
CHECKED BY: O.O.  
APPROVED BY: O.O.

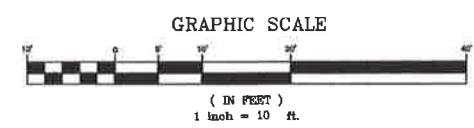
SCALE:  
DATE: OCT 25, 2021  
PROJECT NO:  
ACMB - 10 - 2021  
SHEET



# SITE PLAN

SCALE: 1" = 10'

NUMBER OF PARKING SPACES PROVIDED..... = 20  
NUMBER OF PARKING SPACES REQUIRED  
2 SPACES PER BAY..... = 16  
1 SPACE PER SERVICE AREA..... = 3  
TOTAL REQUIRED SPACES = 16+3 = 19



NOT FOR CONSTRUCTION

CONSULTANT

THIS DRAWING IS THE PROPERTY OF THE ACME GROUP, INC. IT IS NOT TO BE USED FOR THE PROJECT AND LOCATION SHOWN HEREIN. NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPIERS OR OTHERWISE WITHOUT THE PRIOR PERMISSION OF THE ACME GROUP, INC. LLC.



| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

PROJECT

GEORGIA GWINNETT  
SERVICE STATION

706 Collins Hill Rd  
Lawrenceville, GA 30046

SHEET TITLE

CONCEPTUAL  
FLOOR PLAN  
&  
ELEVATIONS

DESIGNED BY: O.O.  
DRAWN BY: J.L.P.  
CHECKED BY: O.O.  
APPROVED BY: O.O.

SCALE:  
DATE: OCT 25, 2021  
PROJECT NO:  
ACME - 10 - 2021

SHEET



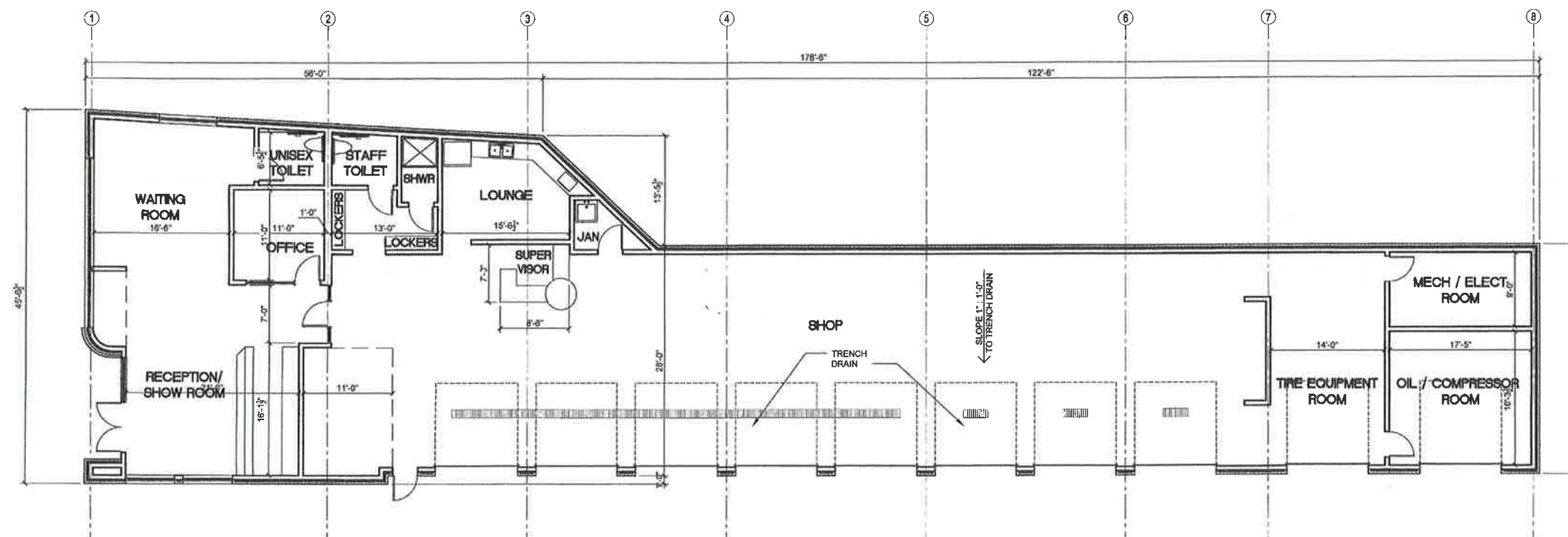
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"



FLOOR PLAN

SCALE: 1/8" = 1'-0"

