



# LAWRENCEVILLE

## GEORGIA

### PLANNING COMMISSION AGENDA

---

Monday, October 04, 2021  
6:00 PM

Council Assembly Room  
70 S. Clayton St, GA 30046

---

#### **Call to Order**

#### **Approval of Agenda**

#### **Approval of Prior Meeting Minutes**

#### **Old Business**

#### **New Business**

- [1.](#) CIC2021-00009; Karla Maria Mejia Cruz; 330 Buford Drive
- [2.](#) SUP2021-00046; Julio De la Rosa, Lawrenceville Central Hispanic SDA; 578 Old Norcross Road
- [3.](#) SUP2021-00047; Safwad Hussain; 634 Collins Hill Road
- [4.](#) SUP2021-00049; A 2<sup>nd</sup> Chance Bail Bond; 366 Reynolds Drive

#### **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:** CIC2021-00009; Karla Maria Mejia Cruz; 330 Buford Drive

**Department:** Planning and Development

**Date of Meeting:** Monday, October 4, 2021

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

**Planning and Development Department Recommendation:** **Approval with Conditions**

---

**Summary:** The applicant is requesting a Change-in-Conditions to the previously approved request (RZC2019-00009) which limits the use of the BG zoned property to a Hair Salon. The property is a 0.22-acre parcel located along the western right-of-way of Buford Drive, just south of its intersection with the North Clayton Street and Industrial Park Drive intersection. The property is currently developed with one building and parking at the rear of the property. The applicant is requesting to amend Condition 1, which reads as follows:

“1. The use of the property shall be limited to a Hair Salon.”

**Attachments/Exhibits:**

- **CIC2021-00009 Report**
- **CIC2021-00009 Planning and Development Recommendations**
- **CIC2021-00009 Attachments**

CITY OF LAWRENCEVILLE  
PLANNING AND DEVELOPMENT DEPARTMENT  
CHANGE IN CONDITIONS

|                           |                          |
|---------------------------|--------------------------|
| CASE NUMBER               | CIC2021-00009            |
| APPLICANT                 | KARLA MARIA MEJIA CRUZ   |
| CONTACT                   | KARLA MARIA CONTRERAS    |
| PHONE NUMBER              | 770.809.6670             |
| ZONING CHANGE             | NA                       |
| LOCATION                  | 330 BUFORD DRIVE         |
| PARCEL ID                 | R5176 099                |
| ACREAGE                   | 0.22                     |
| SQUARE FEET               | 9,500                    |
| EXISTING DEVELOPMENT      | GENERAL BUSINESS         |
| DEPARTMENT RECOMMENDATION | APPROVAL WITH CONDITIONS |

ZONING HISTORY

Prior to 1987, the subject property was zoned RM (Residential Multifamily District). In 1987, the property was rezoned to RM-12 (General Residence, 3,600 Square Foot District\*). The property has been zoned BG (General Business District) since 2019, pursuant to case RZC2019-00009.

PROJECT DATA

The applicant is requesting a Change-in-Conditions to the previously approved request (RZC2019-00009) which limits the use of the BG zoned property to a Hair Salon. The property is a 0.22-acre parcel located along the western right-of-way of Buford Drive, just south of its intersection with the North Clayton Street and Industrial Park Drive intersection. The property is currently developed with one building and parking at the rear of the property. The applicant is requesting to amend Condition 1, which reads as follows:

“1. The use of the property shall be limited to a Hair Salon.”

The applicant proposes to modify the approval of RZC2019-00009, by amending Condition 1. to allow uses considered to be consistent with the intent of the BG zoning classification, specifically an office of Certified Public Accountant providing assistance with bookkeeping, payroll processing and tax return preparation. Additionally, the application will require two variances allowing a 9.2-foot encroachment of the existing structure into the required 10-foot

side yard setback and enhanced landscape strip along the northern property line, as well as a 28.8-foot encroachment into the required 50-foot front yard setback along the eastern property line or Buford Drive.

The 2040 Comprehensive Plan indicates the property lies within the College Corridor Character Area. This character area encourages the development of neighborhood-level services intended to support potential growth within the corridor. The proposed Change-in-Conditions could be compatible with the intent of the 2040 Comprehensive Plan, which is to provide services and housing that appeal to those wanting to live along the proposed College Corridor.

The area surrounding consists of a variety of commercial, multifamily residential and industrial uses. Nearby properties along and across Buford Drive are developed with automobile-related services, bail bond services and industrial uses located beyond the corridor. To the north is a vacant undeveloped property zoned BG. To the west is a BG zoned property, currently used for legal nonconforming residential purposes. To the south are vacant undeveloped properties zoned RM-12 and BGC (Central General Business District). To the east, across Buford Drive, are commercial and industrial uses. The request for Change-in-Conditions to allow uses permitted in BG zoning, specifically the use of an accountant could be consistent with the established zoning pattern in the immediate area.

In 2019 the City Council unanimously approved a request to rezone the property with a set of conditions allowing the previous applicant/owner 18 months from the date of approval to bring the site into compliance with the City's building codes, development regulations and zoning ordinance. However, to date the previous applicant/owner failed to bring the site into compliance with the previously approved conditions of zoning, and subsequently sold the property in November of 2020 to the current applicant/owner.

In conclusion, the actions of the previous applicant/owner should factor into the decision making process, but not necessarily be the determining factor. In contrast the decision should be based on policy, which is intended to be consistent with the current and long-range plans for the Buford Drive corridor. Given the aforementioned factors, the Planning and Development Department recommendation is for **APPROVAL WITH CONDITIONS** of this request.

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

No comment.

**ELECTRIC DEPARTMENT**

No comment.

**GAS DEPARTMENT**

No comment.

**WATER DEPARTMENT**

The City has 12-inch ductile iron water main on Buford Drive at this location and water can be supplied.

**CODE ENFORCEMENT**

In 2014, the subject property was cited for illegal signage and parking on an unpaved surface.

In 2016, the subject property was cited for a prohibited use (outdoor storage).

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes.*
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 rezoning proposal?** *The proposed Change-in-Conditions will the building and site into compliance with the rules and regulations of the City.*

PLANNING AND DEVELOPMENT  
 RECOMMENDED CONDITIONS - 09072021  
 CIC2021-00009  
**BOLD** – ADDITIONS  
 STRIKETHROUGH - DELETIONS

Approval as BG (General Business **District**) subject to the following enumerated conditions:

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

- A. Retail and service commercial and accessory uses.** ~~The use of the property shall be limited to a Hair Salon.~~
- B. Any new construction or exterior renovations shall be finished with architectural treatments of brick, glass and/or stacked stone on the front facade and side and rear elevations. At a minimum, the existing building shall be repainted in neutral/earth tone color. Final exterior architectural treatments and colors shall be subject to the review and approval of the Director of Planning and Development.**
- C. The existing double-post sign shall be removed from the required 10-foot Side Yard Setback and Enhanced Landscape Strip, and replaced with a Ground Sign consisting of a minimum two-foot high brick base. The base and structure shall be constructed, and consist of materials consistent with the minimum requirements of the Article 7 Signs, subject to the review and approval of the Director of Planning and Development.**
- D. Billboards shall be prohibited.**
- E.** Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or required by the city, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- F.** No tents, canopies, temporary banners, streamers or roping decorated flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No balloons hot air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- G.** Peddlers and/or parking lot sales shall be prohibited.
- H.** Outdoor storage and overnight parking shall be prohibited.
- I.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

PLANNING AND DEVELOPMENT  
 RECOMMENDED CONDITIONS - 09072021  
 CIC2021-00009  
**BOLD** – ADDITIONS  
 STRIKETHROUGH - DELETIONS

**2. To satisfy the following site development considerations:**

- A. Obtain all necessary development and building permits within 180 days of the date of this approval, subject to the review and approval of the Director of Planning and Development.**
- B. The site and structure shall be brought into compliance with all applicable building, development and zoning codes prior to business occupancy, and within ~~The existing structure and property shall be brought into compliance~~ within 12 months of the date of this approval, ~~with the applicable requirements of the Building Codes, Zoning Ordinance and Development Regulations,~~ subject to the review and approval the Director of Planning and Development.**
- C. Allow the existing structure to encroach 9.2-feet into the required 10-foot side yard setback and encroach 28.8-feet into the required 50-foot front yard setback. The variance shall apply to the existing structure only. In the event the existing structure is demolished, expanded or modified to include additional square footage, the new construction shall be subject to rules and regulations of Article 1 Districts, governing building setbacks in the BG (General Business District) zoning classification.**
- D. Provide and maintain a 10-foot enhanced buffer along all property lines. Sparsely vegetated area shall be enhanced.**
- E. The property shall have a 10-foot wide landscape strip along the right-of-way fronting Buford Drive except for ingress and egress in compliance with Article VIII of the Development Regulations and subject to the review and approval by the Director of Planning and Development.**
- F. No more than one entrance/exit onto Buford Drive.**
- G. Dumpsters shall be screened by solid masonry walls ~~matching the building~~ with an opaque metal gate enclosure.**
- H. Lighting shall be contained in cut-off type luminaries and shall be directed in towards the property so as not to shine directly into adjacent properties or right-of-ways.**



# LAWRENCEVILLE

## GEORGIA

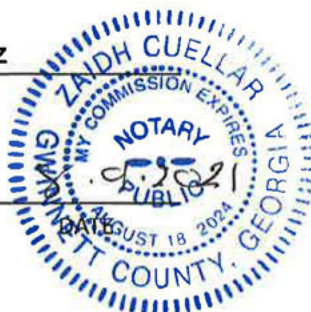
### CHANGE IN CONDITIONS APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                         | PROPERTY OWNER INFORMATION*                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| NAME: <u>Karla Maria Mejia Cruz</u>                                                                                                                                                                           | NAME: <u>Kc Tax &amp; Accounting Svcs LLC</u> |
| ADDRESS: <u>330 Buford Dr</u>                                                                                                                                                                                 | ADDRESS: <u>330 Buford Dr</u>                 |
| CITY: <u>Lawrenceville</u>                                                                                                                                                                                    | CITY: <u>Lawrenceville</u>                    |
| STATE: <u>Georgia</u> ZIP: <u>30046</u>                                                                                                                                                                       | STATE: <u>Georgia</u> ZIP: <u>30046</u>       |
| CONTACT PERSON: <u>Karla Maria Mejia Cruz</u> PHONE: <u>770-809-6670</u>                                                                                                                                      |                                               |
| <p>* 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.</p> |                                               |
| PRESENT ZONING DISTRICT(S): <u>BG for hair salon only</u> REQUESTED ZONING DISTRICT: <u>BG for business office</u>                                                                                            |                                               |
| PARCEL NUMBER(S): <u>R5176 099</u> ACREAGE: <u>0.22</u>                                                                                                                                                       |                                               |
| ADDRESS OF PROPERTY: <u>330 Buford Dr, Lawrenceville GA 30046</u>                                                                                                                                             |                                               |

Karla Maria Mejia Cruz 8/9/2021  
SIGNATURE OF APPLICANT DATE

Karla Maria Mejia Cruz  
TYPED OR PRINTED NAME

[Signature]  
NOTARY PUBLIC



Karla Maria Mejia Cruz 8/9/2021  
SIGNATURE OF OWNER DATE

Karla Maria Mejia Cruz  
TYPED OR PRINTED NAME

[Signature]  
NOTARY PUBLIC



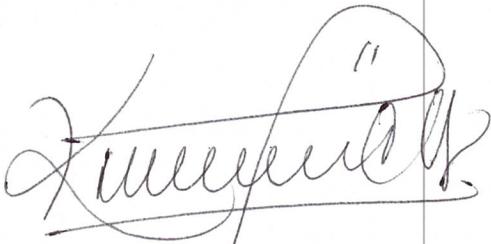
70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
770.963.2414 • www.lawrencevillega.org

CIC2021-00009

Received: August 11, 2021

Planning and Development Department

I Karla Maria Mejia Cruz, the new property owner of 330 Buford Drive request a Change in Conditions to the previously approved, RCZ2019-00009 rezoning. I would like to change condition number 1, to allow all uses permitted by right in the General Business District. I would like to run my tax and accounting services business at this location.



Karla Maria Mejia Cruz  
Contact information  
Email: [teamkcgroup@gmail.com](mailto:teamkcgroup@gmail.com)  
Phone: 770-809-6670

### LEGAL DESCRIPTION

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 176, 5TH LAND DISTRICT, CITY OF LAWRENCEVILLE, STATE OF GEORGIA AND BEING SHOWN AS A 0.205 ACRE TRACT OF LAND ON PLAT OF SURVEY FOR SAM SIMS BY W. T. DUNAHOO, GEORGIA R.L.S. NO. 1577 DATED NOVEMBER 28, 2007 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE POINT WHERE THE WESTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 20 (80 FOOT R/W) INTERSECTS THE SOUTHERLY RIGHT-OF-WAY OF NORTH CLAYTON STREET; PROCEED THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 20, 509.87 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING; PROCEED THENCE SOUTH 04 DEGREES 12 MINUTES 59 SECONDS EAST 70.16 FEET TO AN IRON PIN SET; THENCE NORTH 63 DEGREES 01 MINUTES 15 SECONDS WEST 169.53 FEET TO AN IRON PIN FOUND; THENCE NORTH 28 DEGREES 16 MINUTES 15 SECONDS EAST 58.43 FEET TO AN IRON PIN FOUND; THENCE SOUTH 63 DEGREES 42 MINUTES 56 SECONDS EAST 131.87 FEET TO THE IRON PIN SET AND THE TRUE POINT OF BEGINNING. BEING PROPERTY KNOWN AS 330 BUFORD DRIVE, LAWRENCEVILLE, GEORGIA .**

CIC2021-00009

Received: August 11, 2021

Planning and Development Department

CIC2021-00009  
Received: August 11, 2021  
Planning and Development Department

# LEGEND

I.P.F. = IRON PIN FOUND  
I.P.S. = IRON PIN SET  
P.L. = PROPERTY LINE  
C.L. = CENTER LINE  
B.L. = BUILDING LINE  
L.L.L. = LAND LOT LINE  
R/W = RIGHT OF WAY  
CATV = CABLE TV  
C.O. = CLEAN OUT  
G.V. = GAS VALVE  
L.P. = LIGHT POLE  
E.P. = EDGE OF PAVING  
W.L. = WHITE LINE  
G.I. = GRATE INLET  
C.I. = CURB INLET  
U.P. = UTILITY POLE  
S.P. = SIGNAL POLE  
J.B. = JUNCTION BOX  
F.H. = FIRE HYDRANT  
C.B. = CATCH BASIN  
H.W. = HEADWALL  
D.I. = DROP INLET  
D.E. = DRAINAGE ESMT.  
S.E. = SEWER ESMT.  
C.E. = CONSTRUCTION ESMT.  
U.G.P. = UNDERGROUND POWER  
U.G.T.P. = UNDERGROUND TELEPHONE  
G.A. = GUY WIRE ANCHOR  
H.C.R. = HANDICAP RAMP  
O.C.S. = OUTLET CONTROL STRUCTURE  
IND.V. = WATER INDICATOR VALVE  
PK N.S. = PK NAIL SET  
B.F.P. = BACK FLOW PREVENTER  
W.I. = WIER INLET  
L/A = LIMITED ACCESS  
S.S.M.H. = SANITARY SEWER MANHOLE

## LOCATION SKETCH (N.T.S.)



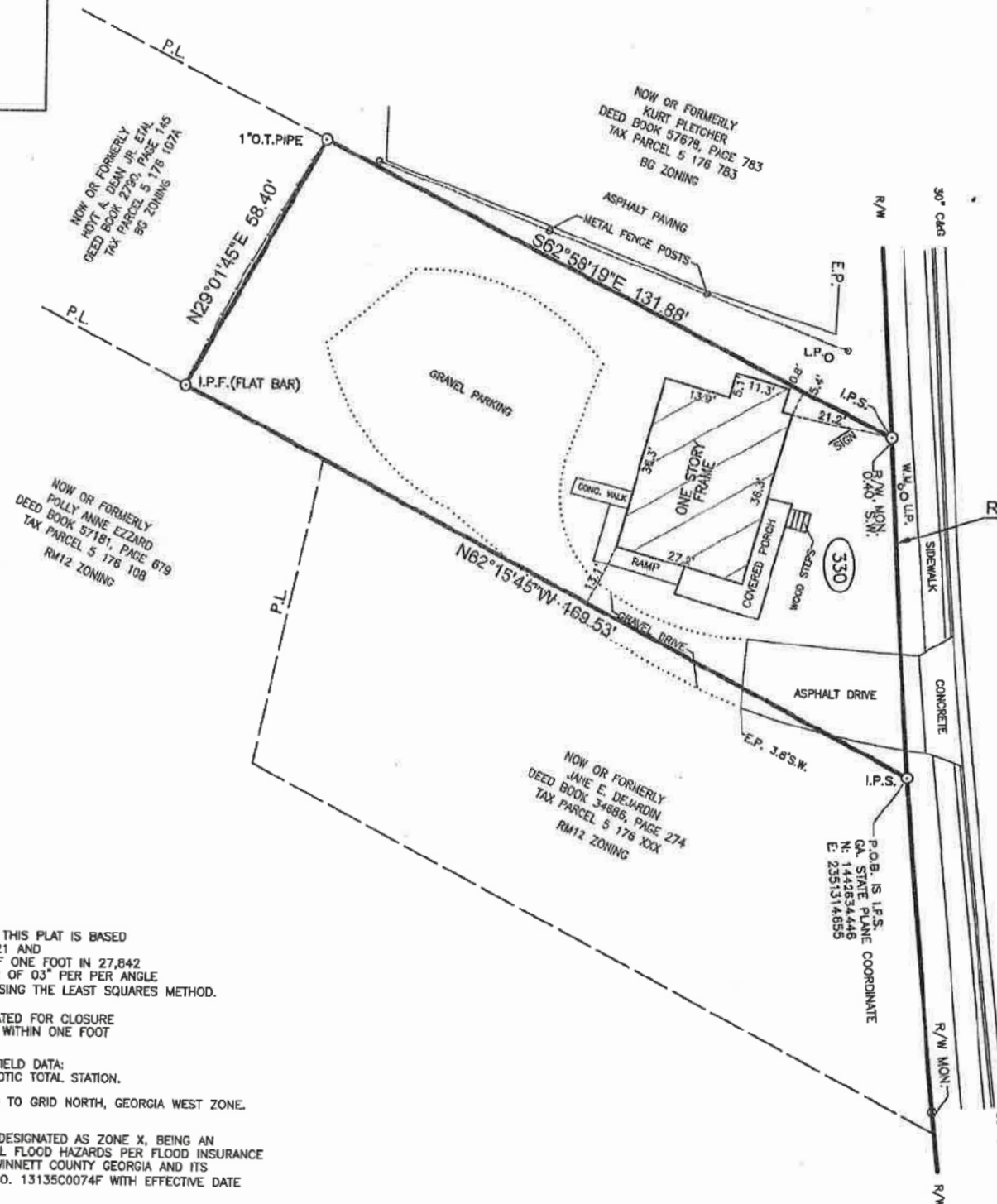
OWNER:  
K C TAX & ACCOUNTING SERVICES LLC  
330 BUFORD DRIVE  
LAWRENCEVILLE, GEORGIA  
DEED BOOK 58591, PAGE 223  
TAX PARCEL 5 176 099  
RM12 ZONING

## SURVEYORS CERTIFICATION (HB 1004)

THIS PLAT IS RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY REAL CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.G.A. SECTION 15-6-67.

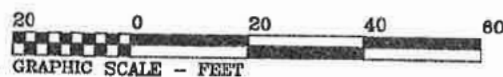
*Lloyd C. McNally, Jr.*  
LLOYD C. McNALLY, JR. RLS 2040

BUFORD DRIVE - GA HWY 20  
PAVING WIDTH VARIES  
RW VARIES



## SURVEY NOTES

1. THE FIELD DATA FROM WHICH THIS PLAT IS BASED WAS COMPLETED IN APRIL 2021 AND HAS A CLOSURE PRECISION OF ONE FOOT IN 27,842 FEET AND AN ANGULAR ERROR OF 03" PER PER ANGLE POINT. DATA WAS ADJUSTED USING THE LEAST SQUARES METHOD.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT 93,936 FEET.
3. EQUIPMENT USED TO OBTAIN FIELD DATA: TRIMBLE VX DR PLUS 1" ROBOTIC TOTAL STATION.
4. BEARINGS SHOWN REFERENCED TO GRID NORTH, GEORGIA WEST ZONE, PER GPS OBSERVATIONS.
5. THIS PROPERTY LIES IN AREA DESIGNATED AS ZONE X, BEING AN AREA NOT SUBJECT TO SPECIAL FLOOD HAZARDS PER FLOOD INSURANCE RATE MAPS PREPARED FOR GWINNETT COUNTY GEORGIA AND ITS INCORPORATED AREAS, MAP NO. 13135C0074F WITH EFFECTIVE DATE OF 9-29-2006.



**McNally & Patrick**

1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044  
PHONE: (770) 963-8520 FAX: (770) 963-3984

LAND SURVEYORS  
CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS

| REVISIONS | DATE |
|-----------|------|
|           |      |
|           |      |
|           |      |

SURVEY FOR  
**K C TAX & ACCOUNTING SERVICES LLC**

0.2049 ACRES (8,924 S.F.)

TAX PARCEL 5 176 099  
CITY OF LAWRENCEVILLE  
LAND LOT 176 of the 5th DISTRICT  
GWINNETT COUNTY, GEORGIA

SCALE: 1"= 20'  
DATE: MAY 24, 2021



215027.DWG



Gwinnett County, GA; City of Lawrenceville, GA; Geographic Technologies Group

# **Legend**

- Subject Property
- Parcels

## **PLANNING AND DEVELOPMENT LOCATION MAP AND SURROUNDING ZONING**

**FILE # CIC2021-00009  
APPLICANT: KARLA MARIA MEJIA CRUZ  
KC TAX & ACCOUNTING SVCS LLC**



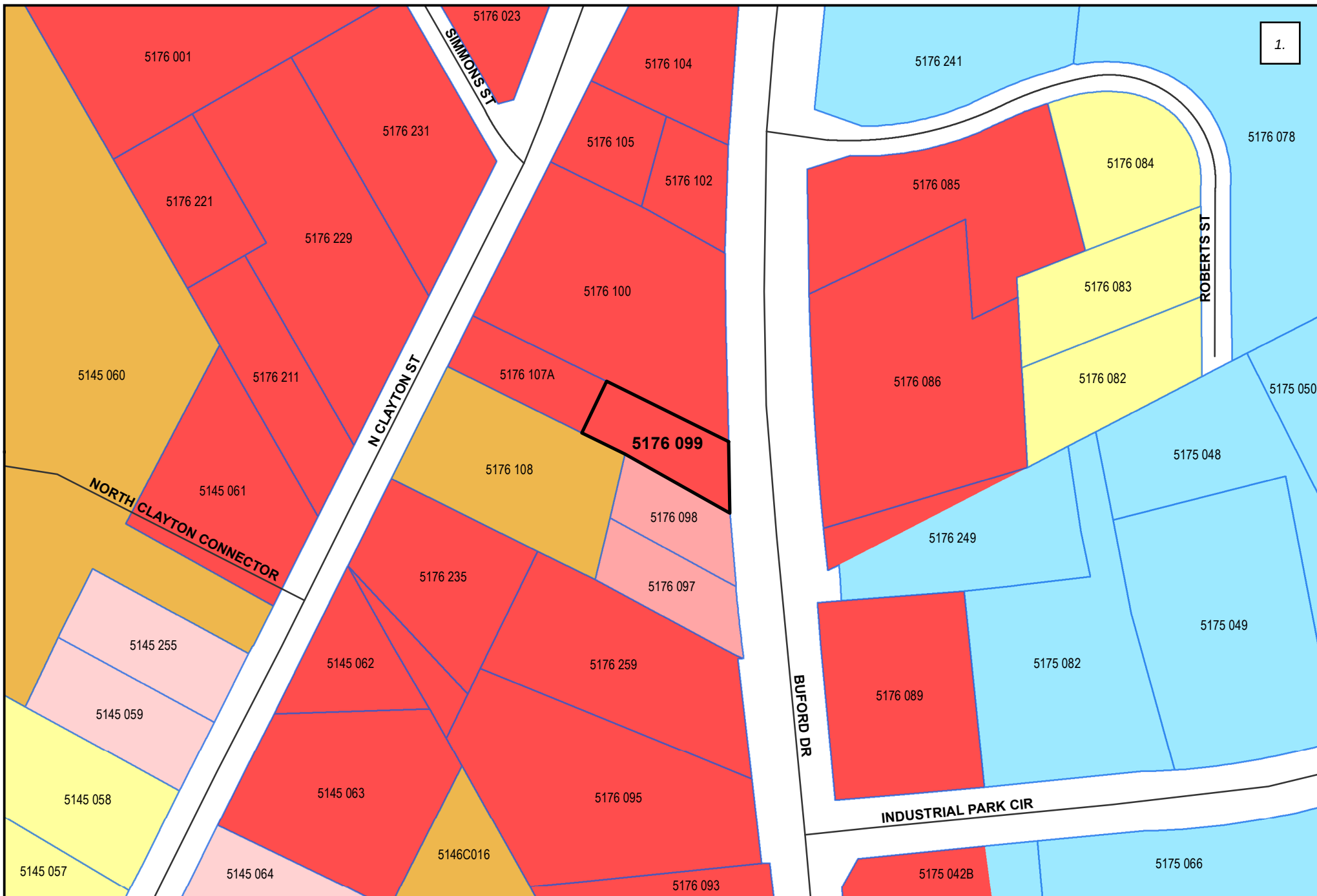
1 Inch = 125 Feet



**LAWRENCEVILLE**  
GEORGIA

Page 13

Team GIS | IT



# **Legend**

- Subject Property
- Parcels
- BG General Business
- BGC Central General Business
- LM Light Manufacturing
- OI Office/Institutional
- RM-12 Multifamily Residential
- RS-150 Single-Family Residential

## **PLANNING AND DEVELOPMENT LOCATION MAP AND SURROUNDING ZONING**

FILE # CIC2021-00009  
 APPLICANT: KARLA MARIA MEJIA CRUZ  
 KC TAX & ACCOUNTING SVCS LLC



1 Inch = 125 Feet



**LAWRENCEVILLE**  
 GEORGIA

Page 14

Team GIS | IT



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** SUP2021-00046; Julio De la Rosa, Lawrenceville Central Hispanic SDA;  
578 Old Norcross Road

**Department:** Planning and Development

**Date of Meeting:** Monday, August 2, 2021

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

**Planning and Development Recommendation:** **Approval with Conditions**

---

**Summary:** The applicant requests a Special Use Permit to allow an EMC sign in place of the current double post sign located on the property.

**Attachments/Exhibits:**

- SUP2021-00046 Report
- SUP2021-00046 Planning and Development Department Recommendations
- SUP2021-00046 Attachments

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

|                                  |                                 |
|----------------------------------|---------------------------------|
| <b>CASE NUMBER</b>               | <b>SUP2021-00046</b>            |
| <b>APPLICANT</b>                 | JULIO DE LA ROSA                |
| <b>CONTACT</b>                   | VICTOR ERAZO                    |
| <b>PHONE NUMBER</b>              | 678-717-8460                    |
| <b>ZONING CHANGE</b>             | NONE                            |
| <b>LOCATION</b>                  | 578 OLD NORCROSS ROAD           |
| <b>PARCEL ID</b>                 | R5144 039D                      |
| <b>ACREAGE</b>                   | 2.30                            |
| <b>PROPOSED DEVELOPMENT</b>      | EMC SIGN                        |
| <b>DEPARTMENT RECOMMENDATION</b> | <b>APPROVAL WITH CONDITIONS</b> |

**ZONING HISTORY:**

The property was zoned LM (Light Manufacturing District) in 1986, and later rezoned to OI (Office Institutional District).

**REPORT:**

The applicants request a Special Use Permit of an approximately 2.30-acre parcel zoned OI (Office Institutional District) to allow the installation of an EMC sign fronting on Old Norcross Road for a place of worship. The subject property is located along the southern right-of-way of Old Norcross Road, west of its intersection with West Pike Street. The property is currently developed with an approximately 16,000-square foot building and associated parking and driveway.

The proposed sign would be a brick monument structure, approximately 20 feet in total height and located approximately 24-feet from the adjacent right-of-way. Site related conditions (i.e. guardrail, landscaping, and topography) along Old Norcross Road present a set of challenges essentially preventing the installation of a Ground Sign in compliance with the rules and regulations of the Zoning Ordinance, Article 7 Signs. The permitted sign dimensions allow a maximum height

of 12-feet, with a minimum setback from the right-of-way equal to the overall height of the sign and structure. As proposed, the base of the Ground Sign would be approximately 12 feet lower (vertically) than the elevation of the adjacent dedicated public right-of-way and guardrail. In order for the sign display area to be visible from the public right-of-way in each direction without obstruction will require an additional 8 feet in height as measured from the top of the adjacent guardrail, essentially displaying approximately 40 percent (8 feet) of the overall height of the sign and structure. In theory, suggesting the height of the sign and structure as measured from the top of the guardrail could be consistent with the rules and regulations of the City.

Additionally, the total sign display area would be approximately 64 square feet exceeding the maximum sign display area of 54 square feet per lot. Therefore requiring additional consideration relating to the request. In 2015, a similar request (SU-15-12) was approved allowing RaceTrac convenience store to install an EMC sign and structure approximately 10 feet in height with a sign display area of approximately 90 square feet and located approximately 10 feet off the adjacent right-of-way. Throughout the City, there are other Places of Worship with zoning districts other than BG and HSB that have an EMC sign; further supporting the special use permit request.

The surrounding area is characterized by commercial and light industrial uses along Old Norcross Road. To the north, across Old Norcross Road are properties zoned OI and LM used for medical purposes and light industrial uses. Adjacent to the east, is a property zoned BG (General Business District) developed with a retail center. Further to the east at the at the northwest intersection of Old Norcross Road and W. Pike Street is a RaceTrac convenience store which received approval for a similar request in 2015. To the south across the railroad track are properties zoned LM used for light industrial purposes. Adjacent to the west is a vacant undeveloped property zoned OI.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Community Mixed Use Character Area. Policies of this character area recognize the large-scale redevelopment opportunities are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on the existing industrial or commercial character.

Therefore, the introduction of an EMC sign for this location may be appropriate to help the place of worship be more noticeable. Additionally the proposal could be

consistent with the precedent established by the City Council relating to the maximum sign display area for EMC Ground Signs for the general vicinity. Therefore, the Planning and Development recommends **APPROVAL WITH CONDITIONS** of the request.

**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?** *Yes.*
2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the Special Use proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Special Use proposal result in use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the Special Use proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes.*
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?** *No.*

## **PLANNING AND DEVELOPMENT RECOMMENDATIONS**

### **SUP2021-00046**

Approval of Special Use Permit for an EMC sign and structure, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:
  - A. Sign and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
  - B. One EMC sign and structure limited to a maximum height of 20 feet;
  - C. Total Sign Display Area shall be limited to 64 square feet;
  - D. Existing Sign and Structure shall be demolished and removed from the site.
  - E. Billboards shall be prohibited;



# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| NAME: <u>Julio C. De la Rosa</u>                                                                                                                                                                       | NAME: <u>Lawrenceville Central Hispanic SDA</u> |
| ADDRESS: <u>578-Old Norcross Rd</u>                                                                                                                                                                    | ADDRESS: <u>578-Old Norcross Rd</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>706-372-1411</u>                                                                                                                                                                             | PHONE: <u>706-372-1411</u>                      |
| CONTACT PERSON: <u>Victor Erazo</u> PHONE: <u>678-717-8460</u>                                                                                                                                         |                                                 |
| CONTACT'S E-MAIL: <u>victormerazo@aol.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>QI</u> ACREAGE: _____                                                                                                                                                           |                                                 |
| PARCEL NUMBER(S): <u>R5144 0390</u>                                                                                                                                                                    |                                                 |
| ADDRESS OF PROPERTY: <u>578 Old Norcross Rd</u>                                                                                                                                                        |                                                 |
| PROPOSED SPECIAL USE: <u>EMC Sign</u>                                                                                                                                                                  |                                                 |

[Signature] 05/17/21  
SIGNATURE OF APPLICANT DATE

Julio C. De la Rosa  
TYPED OR PRINTED NAME

[Signature] 5/17/2021  
NOTARY PUBLIC DATE

**MANOJ KHANNA**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia

[Signature] 07/17/21  
SIGNATURE OF OWNER DATE

Julio C. De la Rosa  
TYPED OR PRINTED NAME

[Signature] 5/17/2021  
NOTARY PUBLIC DATE

**MANOJ KHANNA**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia

My Comm. Expires October 08, 2024 Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046 • 770.963.2414 • www.lawrencevillega.org My Comm. Expires October 08, 2024



SEVENTH-DAY ADVENTIST CHURCH

*IGLESIA ADVENTISTA DEL SEPTIMO DIA DE LAWRENCEVILLE*  
*578 Old Norcross Rd Lawrenceville, GA 30046 Tel. (706) 372-1411*

May 29, 2021

To whom it may concern:

We request permission to replace the old sign of our church with a more updated and modern one, which can be clearly visible from both directions of the street.

We have the difficulty that our building is located below the level of the road and this makes it extremely necessary for the sign to be visible.

Our church is located at the following address:  
578 Old Norcross Rd Lawrenceville since 2008.

We are committed to complying with the codes and requirements that our city orders and hope that our request will be granted.

Thank you for your attention. If you have any further questions please contact me at (706) 372-1411 or email [jdelarosa@gccsda.com](mailto:jdelarosa@gccsda.com). May GOD bless you.

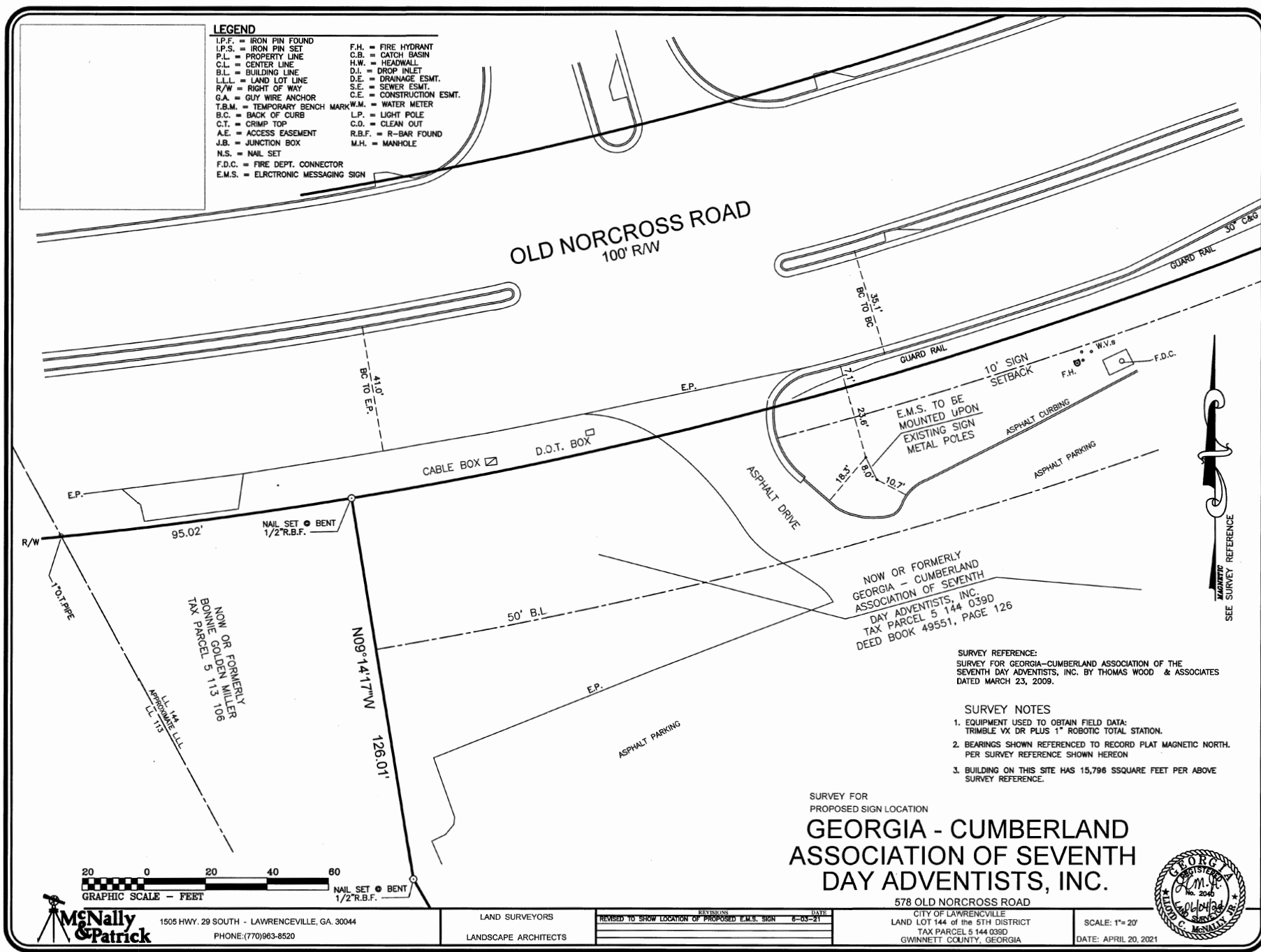
Sincerely,

Julio C. De la Rosa  
Pastor

## 578 OLD NORCROSS ROAD

All that tract or parcel of land lying within the City of Lawrenceville in Land Lot 144 of the 5th District of Gwinnett County, Georgia containing 2.3362 acres as shown on the survey for Georgia - Cumberland Association of the Seventh Day Adventists, Inc dated March 23, 2009 as prepared by Thomas Wood & Associates being more particularly described as follows:

Beginning at an r-bar found on the southeastern 100' R/W of Old Norcross Road, 95.02' northeasterly along said right of way from the intersection of said right of way with the Land Lot Line common to Land Lots 144 & 113 of the 5th District, thence proceed northeasterly along the southeastern 100' R/W of said road following a curve to the left an arc distance of 424.45' (said arc having a radius of 1482.39' and beings subtended by a chord of N72°33'48"E for 422.80') to an r-bar found; thence leaving said right of way S28°35'00"E for a distance of 177.76' to an r-bar found on the northwestern right of way 50' from the centerline of the mainline track of CSX Railroad; thence along said right of way S75°05'00"W for a distance of 447.55' to an iron pin found; thence leaving said right of way N31°57'42"W for a distance of 174.72' to an r-bar found; thence N09°14'17"W for a distance of 126.01' to the r-bar found on the southeastern 100' R/W of Old Norcross Road at the Point of Beginning.



LEGEND

I.P.F. = IRON PIN FOUND  
I.P.S. = IRON PIN SET  
P.L. = PROPERTY LINE  
C.L. = CENTER LINE  
B.L. = BUILDING LINE  
L.L.L. = LAND LOT LINE  
R/W = RIGHT OF WAY  
G.A. = GUY WIRE ANCHOR  
T.B.M. = TEMPORARY BENCH MARK  
B.C. = BACK OF CURB  
C.T. = CRIMP TOP  
A.E. = ACCESS EASEMENT  
J.B. = JUNCTION BOX  
N.S. = NAIL SET  
F.D.C. = FIRE DEPT. CONNECTOR  
F.H. = FIRE HYDRANT  
C.B. = CATCH BASIN  
H.W. = HEADWALL  
D.I. = DROP INLET  
D.E. = DRAINAGE ESMT.  
S.E. = SEWER ESMT.  
C.E. = CONSTRUCTION ESMT.  
W.M. = WATER METER  
L.P. = LIGHT POLE  
C.O. = CLEAN OUT  
R.B.F. = R-BAR FOUND  
M.H. = MANHOLE

OLD NORCROSS ROAD  
100' R/W

GUARD RAIL  
30' C&G

F.H. • W.V.S. F.D.C.

ASPHALT CURBING

ASPHALT PARKING

ASPHALT DRIVE

ASPHALT PARKING

SEE SURVEY REFERENCE

SURVEY REFERENCE:  
SURVEY FOR GEORGIA -CUMBERLAND ASSOCIATION OF THE  
SEVENTH DAY ADVENTISTS, INC. BY THOMAS WOOD & ASSOCIATES  
DATED MARCH 23, 2009.

SURVEY NOTES

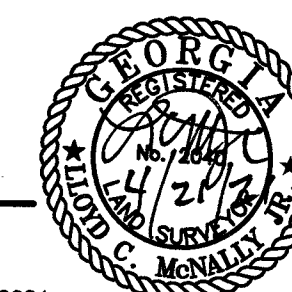
1. EQUIPMENT USED TO OBTAIN FIELD DATA:  
TRIMBLE VX DR PLUS 1" ROBOTIC TOTAL STATION.
2. BEARINGS SHOWN REFERENCED TO RECORD PLAT MAGNETIC NORTH.  
PER SURVEY REFERENCE SHOWN HEREON
3. BUILDING ON THIS SITE HAS 15,796 SSQUARE FEET PER ABOVE  
SURVEY REFERENCE.

SURVEY FOR  
PROPOSED SIGN LOCATION

GEORGIA -CUMBERLAND  
ASSOCIATION OF SEVENTH  
DAY ADVENTISTS, INC.

578 OLD NORCROSS ROAD  
CITY OF LAWRENCEVILLE  
LAND LOT 144 of the 5TH DISTRICT  
TAX PARCEL 5 144 039D  
GWINNETT COUNTY, GEORGIA

SCALE: 1"= 20'  
DATE: APRIL 20, 2021



20 0 20 40 60  
GRAPHIC SCALE - FEET

McNally  
& Patrick

1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044  
PHONE: (770) 963-8520

LAND SURVEYORS  
LANDSCAPE ARCHITECTS

REVISIONS DATE

NAIL SET • BENT  
1/2" R.B.F.

NAIL SET • BENT  
1/2" R.B.F.

10' SIGN  
SETBACK

PROPOSED SIGN

50' B.L.

N09°14'17"W  
126.01'

NOW OR FORMERLY  
BONNIE GOLDEN MILLER  
TAX PARCEL 5 113 106

LL 144  
APPROXIMATE L.L.L.  
LL 113

R/W 95.02'

41.0'  
BC TO E.P.

CABLE BOX

D.O.T. BOX

23.3'

11.0'

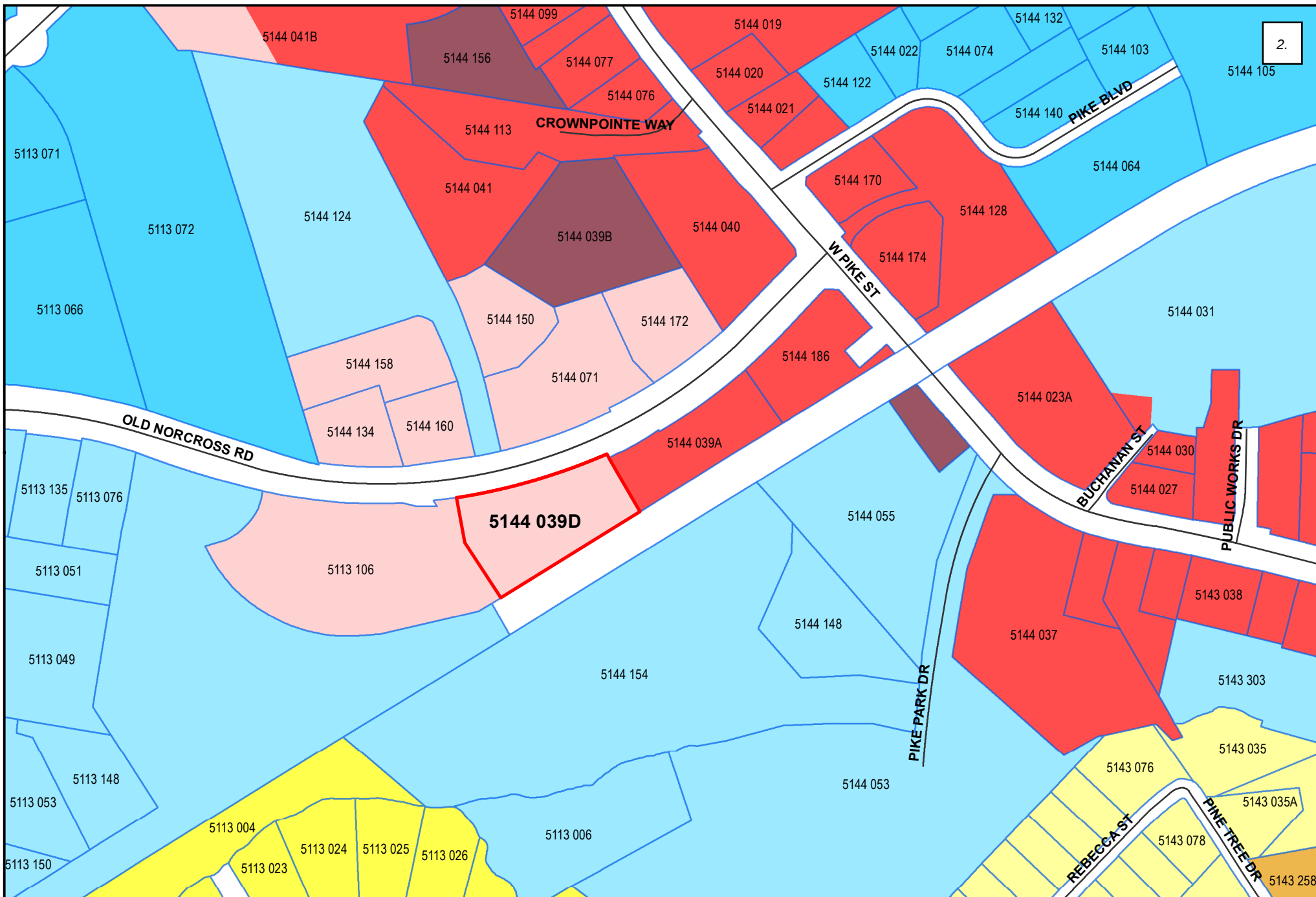
12.9'

8.0'

E.P.

E.P.

R/W



# **Legend**

- Subject Property
- Parcels
- BG General Business
- HSB Highway Service Business
- LM Light Manufacturing
- HM Heavy Manufacturing
- OI Office/Institutional
- RM-12 Multifamily Residential
- RS-150 Single-Family Residential
- RS-180 Single-Family Residential

## **PLANNING AND DEVELOPMENT LOCATION MAP AND SURROUNDING ZONING**

**FILE # SUP2021-00046**  
**APPLICANT: JULIO C. DE LA ROSA**  
**LAWRENCEVILLE CENTRAL HISPANIC SDA**



1 Inch = 333 Feet



**LAWRENCEVILLE**  
 GEORGIA



Gwinnett County, GA; City of Lawrenceville, GA; Geographic Technologies Group

# **Legend**

- Subject Property
- Parcels

## **PLANNING AND DEVELOPMENT LOCATION MAP AND SURROUNDING ZONING**

**FILE # SUP2021-00046  
APPLICANT: JULIO C. DE LA ROSA  
LAWRENCEVILLE CENTRAL HISPANIC SDA**



1 Inch = 333 Feet



**LAWRENCEVILLE**  
GEORGIA

Page 27

Team GIS | IT



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: CITY COUNCIL WORK SESSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** SUP2021-00047; Safwad Hussain; 634 Collins Hill Road

**Department:** Planning and Development

**Date of Meeting:** Monday, October 4, 2021

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

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

**Planning Commission Recommendation:** **Recommendation to Table the request to the Monday, October 4, 2021 Planning Commission Public Hearing**

---

**Summary:** The applicant requests a Special Use Permit of an approximately 1.72-acre parcel, zoned BG (General Business District), specifically Suite D-2; to allow a Smoke and Tobacco Shop. The subject property is part of the Lawrenceville Crossing shopping center, located just north of the Collins Hill Road and Hurricane Shoals Road intersection.

**Attachments/Exhibits:**

- **SUP2021-00047** Report
- **SUP2021-00047 P&D Recommendations**
- **SUP2021-00047** Attachments

CITY OF LAWRENCEVILLE  
PLANNING AND DEVELOPMENT DEPARTMENT  
SPECIAL USE REPORT

CASE NUMBER: SUP2021-00047  
APPLICANT: SAFWAN HUSSEIN  
CONTACT: SAFWAN HUSSEIN  
PHONE NUMBER: 557.801.1871  
LOCATION: 634 COLLINS HILL ROAD  
PARCEL ID: R7010 100  
ACREAGE: 1.72  
PROPOSED DEVELOPMENT: SMOKE AND TOBACCO SHOP  
DEPARTMENT RECOMMENDATION: DENIAL

ZONING HISTORY:

In 1970, the subject property was located in unincorporated Gwinnett County. The property has been zoned BG (General Business District) since 1999, pursuant to ANX1999-00001 .

PROJECT DATA:

The applicant requests a Special Use Permit of an approximately 1.72-acre parcel, zoned BG (General Business District), specifically Suite D-2; to allow a Smoke and Tobacco Shop. The subject property is part of the Lawrenceville Crossing shopping center, located just north of the Collins Hill Road and Hurricane Shoals Road intersection. Access to the site is via multiple driveways on Collins Hill Road, Hurricane Shoals Road and Hillcrest Green Drive. The property is developed as a commercial/retail center with an anchor super store and multiple suites.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the College Corridor Character Area. Policies of this character area are to encourage a mixture and concentration of residential, retail, office, recreational, and educational facilities at key locations to encourage walking and biking to everyday needs, however, allowing a smoke shop in the plaza may be counter active to promoting good health for the community.

The Georgia General Assembly recently adopted a bill regulating the sale of vapor products throughout the State of Georgia. This means vapor products will be taxed in the manner as

tobacco, regardless of where the products are sold (vape shops, grocery stores, convenient stores, etc.). Any new retail establishment proposing to sell vapor products will be subject to the new law. In addition, Gwinnett County recently updated Chapter 70 – Parks and Recreation Ordinance prohibiting the use of tobacco and vaping products on County owned properties. In keeping with the County’s policy, the City Council initiated the process of adopting an ordinance to amend the Code of the City of Lawrenceville prohibiting the use of tobacco and vaping products on the Campus of Georgia Gwinnett College, streets, sidewalks and other public properties, as well as all parks and recreation facilities within the city limits. Furthermore, the City Council recently denied a request for a Smoke and Tobacco Shop earlier this year, pursuant to SUP2020-00043.

The surrounding area is characterized predominately by commercial uses and zoning. The surrounding area is characterized by predominately by commercial uses. The property is bordered by parcels zoned BG (General Business District) with uses such as Walmart, Kohl’s and a variety of other commercial uses throughout the plaza.

In conclusion, the proposed use may be inconsistent with the policies of the State of Georgia, Gwinnett County and City of Lawrenceville, which may contradict promoting a healthy lifestyle. 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**

This location is served by another utility provider.

**GAS DEPARTMENT**

No comment.

**CODE ENFORCEMENT**

Multitple code enforcement issues in the past three years with outdoor storage, debris, and property maintenance.

**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?** *If properly conditioned, yes.*
2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?** *If properly conditioned, no.*
3. **Does the property to be affected by the Special Use proposal have a reasonable economic use as currently zoned?** *Yes.*
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.*
5. **Is the Special Use proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *No.*
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?** *No.*

**PLANNING AND DEVELOPMENT DEPARTMENT  
RECOMMENDED CONDITIONS**

SUP2020-00047:

**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 Novelty Shop, subject to the following enumerated conditions:

1. Limited to a Smoke and Tobacco Shop in suite D-2 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

## SPECIAL USE PERMIT APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| NAME: <u>SaFwan Hussein</u>                                                                                                                                                                            | NAME: <u>Hurricane/316, LLC</u>     |
| ADDRESS: <u>8070 Oldcreek</u>                                                                                                                                                                          | ADDRESS: <u>400 Mall Blvd Ste M</u> |
| CITY: <u>North Charleston</u>                                                                                                                                                                          | CITY: <u>Savannah</u>               |
| STATE: <u>SC</u> ZIP: <u>29418</u>                                                                                                                                                                     | STATE: <u>GA</u> ZIP: <u>31406</u>  |
| PHONE: <u>5598011871</u>                                                                                                                                                                               | PHONE: <u>912-355-1311</u>          |
| CONTACT PERSON: <u>SaFwan Hussein</u>                                                                                                                                                                  | PHONE: <u>5598011871</u>            |
| CONTACT'S E-MAIL: <u>SaFwan.Hussein@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-General Business 1.710</u>                                                                                                                                                   |                                     |
| PARCEL NUMBER(S): <u>R7010 100</u>                                                                                                                                                                     |                                     |
| ADDRESS OF PROPERTY: <u>634 Collins Hill Rd Lawrenceville, GA</u>                                                                                                                                      |                                     |
| PROPOSED SPECIAL USE: <u>Tobacco and vape shop</u>                                                                                                                                                     |                                     |

SaFwan Hussein 6/28/2021  
SIGNATURE OF APPLICANT DATE

SaFwan Hussein  
TYPED OR PRINTED NAME

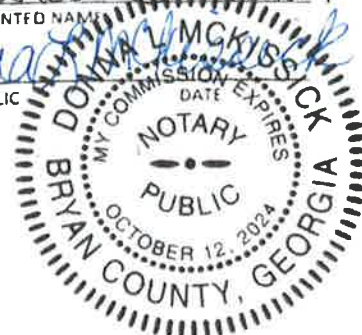
Matthew Holden Becham 06/28/2021  
NOTARY PUBLIC DATE

Matthew Holden Becham  
Notary Public  
Exp. Jan 14th, 2025  
Upson County, GA.

Hurricane/316 LLC 6/28/2021  
SIGNATURE OF OWNER DATE

Charles G. Goffin - Managing Member  
TYPED OR PRINTED NAME

Donna L. McKibbin 6-28-21  
NOTARY PUBLIC



## LETTER OF INTENT

### LAWRENCCEVILLE TOBACCO &VAPE LLC

We are writing to provide a letter of intent for services rendered and products sold at Lawrenceville Tobacco & Vapor, located at 634 Collins Hill RD Suite D-2 Lawrenceville, GA 30046. This facility will be used as a retail tobacco and vapor store. In this facility, signs will be posted that state our intent to not sell tobacco products to anyone under the age of 21. All persons will be asked to show valid identification before tobacco and vapor products are sold.

Warm regards,

SAFWAN HUSSEIN

OWNER

5598011871

## Lawrenceville Crossing Shopping Center

### LEGAL DESCRIPTION

#### SHOPS "E" TRACT

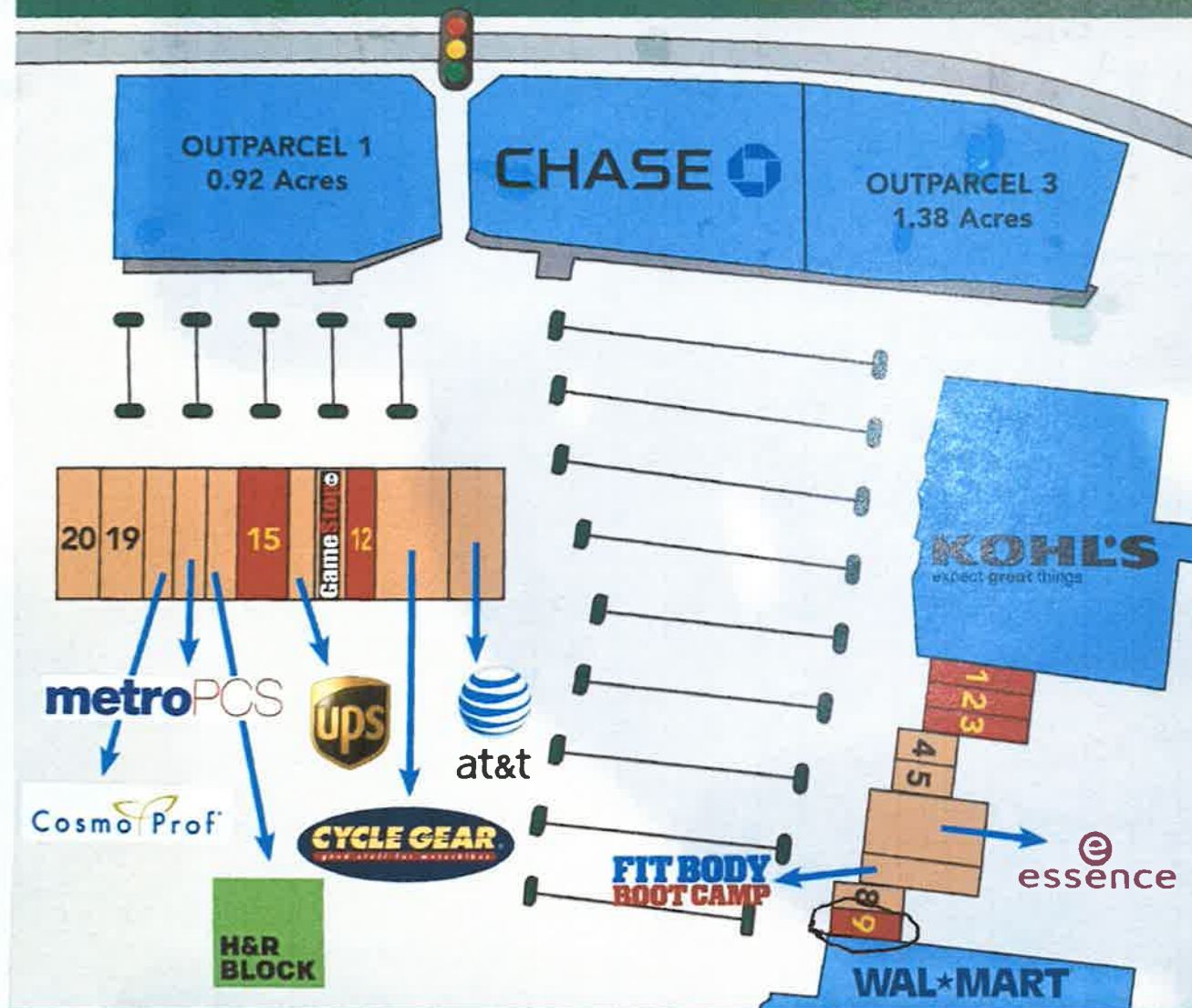
All that tract or parcel of land lying and being in Land Lots 10 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a point at the intersection of the southwesterly right of way of Collins Hill Road (variable right of way) and the northwesterly right of way of Hurricane Shoals Road (100' right of way);  
 thence along the southwesterly right of way of Collins Hill Road North 14 degrees 35 minutes 13 seconds West, a distance of 205.23 feet to a point;  
 thence continuing along said right of way North 07 degrees 44 minutes 39 seconds West, a distance of 36.13 feet to a point;  
 thence leaving said right of way South 52 degrees 42 minutes 14 seconds West, a distance of 31.09 feet to a point;  
 thence North 26 degrees 44 minutes 46 seconds West, a distance of 197.00 feet to a point;  
 thence South 71 degrees 41 minutes 14 seconds West, a distance of 91.76 feet to a point;  
 thence North 25 degrees 28 minutes 52 seconds West, a distance of 179.17 feet to a point;  
 thence North 37 degrees 36 minutes 22 seconds West, a distance of 42.85 feet to a point;  
 thence North 25 degrees 28 minutes 52 seconds West, a distance of 87.57 feet to a point;  
 thence North 25 degrees 28 minutes 52 seconds West, a distance of 349.72 feet to a point;  
 thence North 16 degrees 24 minutes 32 seconds East, a distance of 16.74 feet to a point;  
 said point being the POINT OF BEGINNING.  
 thence South 58 degrees 17 minutes 55 seconds West, a distance of 165.03 feet to a point;  
 thence South 45 degrees 12 minutes 27 seconds West, a distance of 212.05 feet to a point;  
 thence North 25 degrees 28 minutes 52 seconds West, a distance of 21.22 feet to a point;  
 thence South 64 degrees 31 minutes 08 seconds West, a distance of 280.05 feet to a point;  
 thence North 30 degrees 33 minutes 47 seconds West, a distance of 396.21 feet to a point;  
 thence North 59 degrees 26 minutes 13 seconds East, a distance of 614.66 feet to a point;  
 thence South 31 degrees 08 minutes 18 seconds East, a distance of 46.67 feet to a point;  
 thence South 64 degrees 26 minutes 11 seconds East, a distance of 40.06 feet to a point;  
 thence South 31 degrees 02 minutes 11 seconds East, a distance of 33.16 feet to a point;  
 thence South 30 degrees 58 minutes 30 seconds East, a distance of 214.68 feet to a point;  
 thence South 77 degrees 58 minutes 17 seconds East, a distance of 27.69 feet to a point;  
 thence North 58 degrees 17 minutes 55 seconds East, a distance of 128.34 feet to a point;  
 thence North 13 degrees 17 minutes 55 seconds East, a distance of 30.00 feet to a point on the southwesterly right of way of Collins Hill Road;  
 thence along said right of way South 31 degrees 13 minutes 59 seconds East, a distance of 50.99 feet to a point;  
 thence continuing along said right of way South 30 degrees 40 minutes 36 seconds East, a distance of 37.74 feet to a point;  
 thence leaving said right of way North 79 degrees 28 minutes 34 seconds West, a distance of 40.93 feet to a point;  
 thence South 58 degrees 17 minutes 55 seconds West, a distance of 130.99 feet to a point;  
 said point being the POINT OF BEGINNING.

Said tract contains 265,403 sf. (6.09 acres), more or less, and being designated as "Tract Four Area (Shops "E")" on that certain ALTA/ASCM Land Title Survey for Bank of America, N.A., Hurricane/316, LLC, Chicago Title Insurance Company, dated August 11, 1999, last revised August 31, 2000, prepared by Armstrong Land Surveying, Inc., bearing seal and certification of Robert T. Armstrong, Georgia Registered Land Surveyor No. 1901, said survey incorporated herein by reference thereto

# LAWRENCEVILLE CROSSINGS

358,000 SQ.FT.



|    |                           |       |        |
|----|---------------------------|-------|--------|
| 1  | Available                 | 1,600 | sq.ft. |
| 2  | Available                 | 1,600 | sq.ft. |
| 3  | Available                 | 1,600 | sq.ft. |
| 4  | Crystal Nails             | 1,500 | sq.ft. |
| 5  | Jenny's Hair Salon        | 1,500 | sq.ft. |
| 6  | Essence Beauty            | 6,000 | sq.ft. |
| 7  | Fit Body Boot Camp        | 2,000 | sq.ft. |
| 8  | Saya Beauty Salon         | 1,200 | sq.ft. |
| 9  | Available                 | 1,500 | sq.ft. |
| 10 | AT&T                      | 3,000 | sq.ft. |
| 11 | Cycle Gear                | 7,000 | sq.ft. |
| 12 | Available                 | 2,000 | sq.ft. |
| 13 | GameStop                  | 2,000 | sq.ft. |
| 14 | The UPS Store             | 2,000 | sq.ft. |
| 15 | Available                 | 4,000 | sq.ft. |
| 16 | H&R Block                 | 2,000 | sq.ft. |
| 17 | MetroPCS                  | 2,000 | sq.ft. |
| 18 | CosmoProf                 | 2,000 | sq.ft. |
| 19 | Las Terrazas Cuban Bakery | 2,700 | sq.ft. |
| 20 | Superior Smoke BBQ        | 3,300 | sq.ft. |

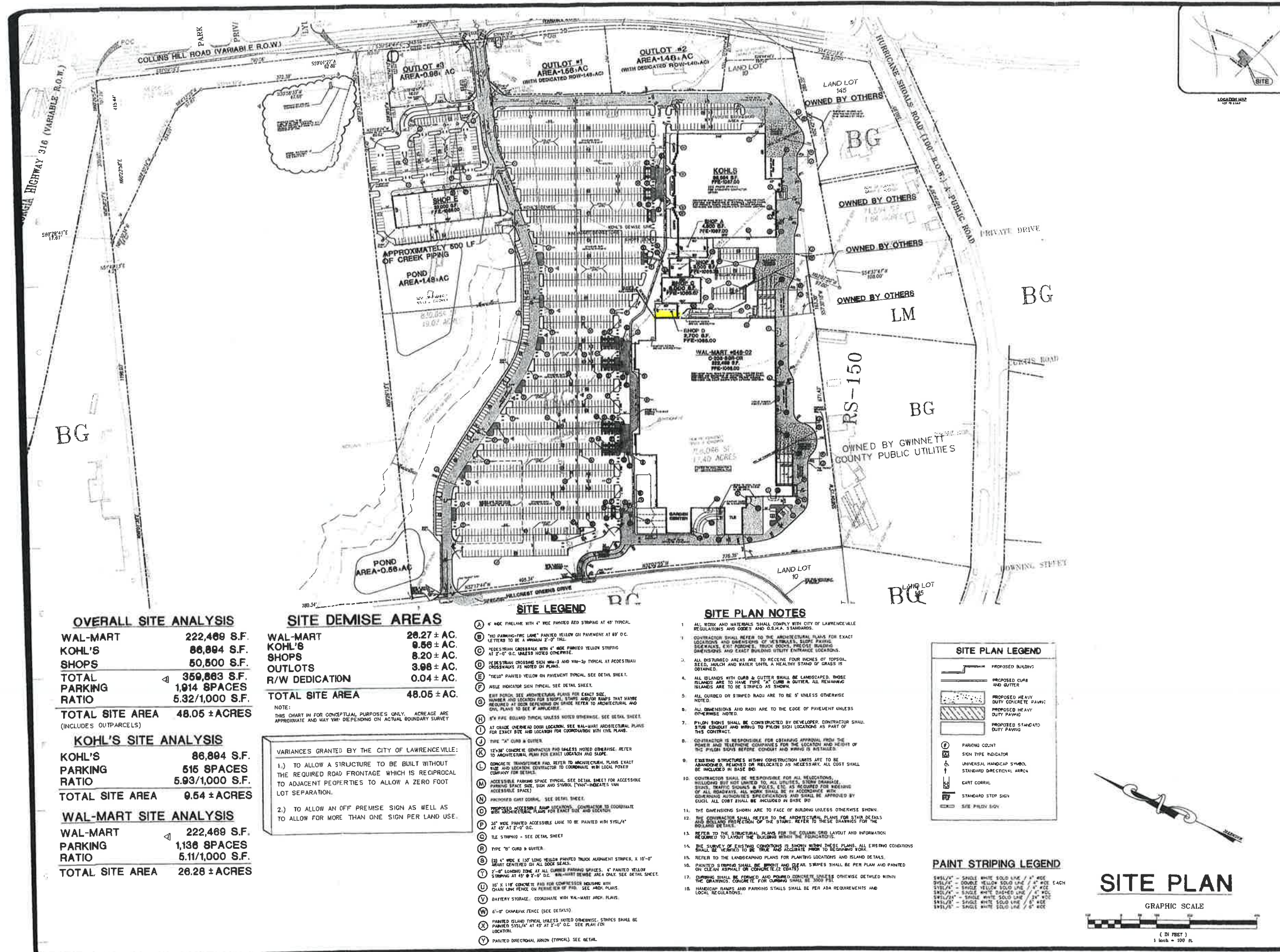


**WOLVERTON & ASSOCIATES, INC.**  
100 OAKBROOK PARKWAY / SUITE 150 / NORCROSS, GEORGIA 30069  
770 447-0000 OFFICE / 770 447-0070 FAX



PROPOSED COMMERCIAL DEVELOPMENT  
GWINNETT COUNTY, GA.  
JACOBY DEVELOPMENT, INC.  
ATLANTA, GA.

DRAWN  
 CIP/NO  
 CHECKED  
 JCW  
 DATE  
 02/06/2001  
 SCALE  
 1" = 100'  
 JOB No.  
 84123  
 SHEET  
  
**C-1**  
 OF 8 SHEETS







### Legend

- FILE # SUP2021-00047**  
**APPLICANT: SAFWAD HUSSAIN**



Page 40

Page 40

Team GIS | IT

1 Inch = 333 Feet



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** SUP2021-00049; A 2<sup>nd</sup> Chance Bail Bond; 366 Reynolds Drive

**Department:** Planning and Development

**Date of Meeting:** Monday, October 4, 2021

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

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

---

**Summary:** The applicant requests a Special Use Permit for 1.06-acre parcel zoned BG (General Business District) for the construction of a Bail Bonding facility. The subject property is located on the southeast intersection of Reynolds Road and Wimberly Way. The parcel is heavily wooded and undeveloped.

**Attachments/Exhibits:**

- SUP2021-00049 Report
- SUP2021-00049 Planning and Development Recommendations
- SUP2021-00049 Attachments

CITY OF LAWRENCEVILLE  
PLANNING AND DEVELOPMENT DEPARTMENT  
SPECIAL USE PERMIT

|                           |                                    |
|---------------------------|------------------------------------|
| CASE NUMBER               | SUP2021-00049                      |
| APPLICANT                 | A 2 <sup>nd</sup> CHANCE BAIL BOND |
| CONTACT                   | BRIGGS ALLEN                       |
| PHONE NUMBER              | 770.365.3000                       |
| ZONING CHANGE             |                                    |
| LOCATION                  | 366 REYNOLDS ROAD                  |
| PARCEL ID                 | R7012 021                          |
| ACREAGE                   | 1.06                               |
| PROPOSED DEVELOPMENT      | BAIL BONDING                       |
| DEPARTMENT RECOMMENDATION | DENIAL                             |

REPORT:

The applicant requests a Special Use Permit for 1.06-acre parcel zoned BG (General Business District) for the construction of a Bail Bonding facility. The subject property is located on the southeast intersection of Reynolds Road and Wimberly Way. The parcel is heavily wooded and undeveloped.

The submitted site plan indicates the site would be cleared to construct a one-story building consisting of approximately 6,000 square feet of office space, with access driveways and parking areas. The site would include 40-foot front yard setback and 20-foot side and rear yard setbacks, which is inconsistent with the minimum requirements of the BG zoning classification. Therefore, the plans will require a revision reflecting the accurate building setbacks. The site plan indicates landscaping will be installed; however, the plans do not include information indicating compliance with the minimum requirements of the Development Regulations, Article VIII - Landscape Ordinance. At a minimum, a 10-foot Landscape Strips will be required adjacent to all right-of-ways. Access to the proposed development would be provided via a single curb cut extending from Wimberly Drive. As proposed, 24 parking spaces would be provided for the requested use, which could be consistent with the Zoning Ordinance, Article 5

Parking. Furthermore, the plans lack details relating to building materials used for exterior architectural treatments and stormwater management facilities.

The property is located in the Community Mixed Use Character Area of the 2040 Comprehensive Plan and Future Development Map. The Community Mixed Use character area recognizes the large-scale redevelopment opportunities that are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown, and could benefit from the “halo effect” of high-quality development already happening nearby. Therefore, as proposed the development may not result in a development considered consistent with the intent of the Community Mixed-Use Character Area.

The Buford Drive corridor could be described as a mix of commercial uses consisting primarily of automobile repair and maintenance facilities, automobile sales facilities, bail bonding facilities, fast-food establishments, retail serving commercial uses, and plethora of decrepit existing non-conforming structures and uses in need of extra attention due to neglect. There are currently nine-bail bonding facilities located within one mile of the subject property with the majority (7) of the facilities being located within the city limits. Additionally, two of the facilities are located within less than 1,000 feet of the subject property. In 2020, the City Council made a conscious effort to reduce the number of objectionable uses, which include bail-bonding facilities, within the city limits by adopting supplemental regulations specifically limiting bail-bonding facilities to an area north of SR 316 to properties fronting Buford Drive, along with the approval of a Special Use Permit. As proposed, the subject property does not have any property fronting Buford Drive. Therefore, the proposed facility may not be considered consistent with the intent of the rules and regulations of the City of Lawrenceville.

In conclusion, the City of Lawrenceville is in the process of changing its image, and allowing a bail-bonding facility at this location would appear to contradict the long-range plans of the city, which could be summarized as improving the quality of life of the community, creating positive opportunities and satisfying the intent of the Comprehensive Plan. Given the aforementioned factors, the Planning and Development Department recommendation is for **DENIAL** of the requested 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 proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *No. The proposal could be considered inconsistent with the long-range plans of the city.*
2. **Will the special use proposal adversely affect the existing use or usability of adjacent or nearby property?** *Yes.*
3. **Does the property to be affected by the special use proposal have a reasonable economic use as currently zoned?** *Yes.*
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.*
5. **Is the special use proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *No.*
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?** *In 2020, the City Council adopted the Zoning Ordinance containing a list of supplemental regulations limiting bail-bonding to an area north of SR 316 and properties having road frontage along Buford Drive.*

## **PLANNING AND DEVELOPMENT RECOMMENDATIONS**

**SUP2021-00049**

Approval of Special Use Permit for a Bail Bond Facility, subject to the following enumerated conditions:

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

- A.** Special Use Permit for a Bail Bond Facility.
- B.** Any new construction or exterior renovations shall be finished with architectural treatments of brick, glass and/or stacked stone on the front facade and side and rear elevations. At a minimum, the existing building shall be repainted in neutral/earth tone color. Final exterior architectural treatments and colors shall be subject to the review and approval of the Director of Planning and Development.
- C.** The existing double-post sign shall be removed from the required 10-foot Side Yard Setback and Enhanced Landscape Strip, and replaced with a Ground Sign consisting of a minimum two-foot high brick base. The base and structure shall be constructed, and consist of materials consistent with the minimum requirements of the Article 7 Signs, subject to the review and approval of the Director of Planning and Development.
- D.** Billboards shall be prohibited.
- E.** Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or required by the city, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- F.** No tents, canopies, temporary banners, streamers or roping decorated flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No balloons hot air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- G.** Peddlers and/or parking lot sales shall be prohibited.
- H.** Outdoor storage and overnight parking shall be prohibited.
- I.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

**2. To satisfy the following site development considerations:**

- A. Obtain all necessary development and building permits within 180 days of the date of this approval, subject to the review and approval of the Director of Planning and Development.
- B. The site and structure shall be brought into compliance with all applicable building, development and zoning codes prior to business occupancy, and within 12 months of the date of this approval, subject to the review and approval the Director of Planning and Development.
- C. Allow the existing structure to encroach 9.2-feet into the required 10-foot side yard setback and encroach 28.8-feet into the required 50-foot front yard setback. The variance shall apply to the existing structure only. In the event the existing structure is demolished, expanded or modified to include additional square footage, the new construction shall be subject to rules and regulations of Article 1 Districts, governing building setbacks in the BG (General Business District) zoning classification.
- D. Provide and maintain a 10-foot enhanced buffer along all property lines. Sparsely vegetated area shall be enhanced.
- E. The property shall have a 10-foot wide landscape strip along the right-of-way fronting Buford Drive except for ingress and egress in compliance with Article VIII of the Development Regulations and subject to the review and approval by the Director of Planning and Development.
- F. No more than one entrance/exit onto Buford Drive.
- G. Dumpsters shall be screened by solid masonry walls with an opaque metal gate enclosure.
- H. Lighting shall be contained in cut-off type luminaries and shall be directed in towards the property so as not to shine directly into adjacent properties or right-of-ways.



# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| NAME: <u>A2ND CHANCE BAIL BOND</u>                                                                                                                                                                     | NAME: <u>CHONG CHA KIM</u>               |
| ADDRESS: <u>1409 POWDER SPRINGS RD</u>                                                                                                                                                                 | ADDRESS: <u>876 CURTIS ST. APT. 3302</u> |
| CITY: <u>MARIETTA, GA 30064</u>                                                                                                                                                                        | CITY: <u>HONOLULU</u>                    |
| STATE: <u>GA</u> ZIP: <u>30064</u>                                                                                                                                                                     | STATE: <u>HI</u> ZIP: <u>96813-5162</u>  |
| PHONE: <u>305-790-5090</u>                                                                                                                                                                             | PHONE: <u>678-549-9446</u>               |
| CONTACT PERSON: <u>BRIGGS ALLEN</u> PHONE: <u>770-365-3000</u>                                                                                                                                         |                                          |
| CONTACT'S E-MAIL: <u>BRIGGSALLEN7703653000@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>B G</u> ACREAGE: <u>1.06</u>                                                                                                                                                    |                                          |
| PARCEL NUMBER(S): <u>R7012021</u>                                                                                                                                                                      |                                          |
| ADDRESS OF PROPERTY: <u>366 REYNOLDS ROAD, LAWRENCEVILLE GA</u>                                                                                                                                        |                                          |
| PROPOSED SPECIAL USE: <u>BONDING COMPANY</u>                                                                                                                                                           |                                          |

[Signature]  
SIGNATURE OF APPLICANT      DATE

[Signature] AUG. 4. 21  
SIGNATURE OF OWNER      DATE

RYAN MATALON  
TYPED OR PRINTED NAME

CHONG CHA KIM  
TYPED OR PRINTED NAME



[Signature] AUG - 4 2021  
NOTARY PUBLIC      DATE



Box 2200 • Lawrenceville, Georgia 30046-2200  
963.2414 • www.lawrencevillega.org

USP2021-00049

August 5, 2021

To Whom It May Concern:

We would like to build a 6,000 sqft brick office/commercial building. It would be occupied by A 2<sup>nd</sup> Chance Bail Bonds, a currently approved bonding company in Gwinnett County. The current zoning on this property is already zoned correctly for this purpose so no change is needed.

Regards,

A handwritten signature in black ink, appearing to read 'Ryan Matalon', with a stylized, cursive script.

Ryan Matalon

## EXHIBIT "A"

BK 49802 PG 0160

ALL THAT TRACT or parcel of land lying and being in Land Lot 12 of the 7<sup>th</sup> District of Gwinnett County, Georgia, in the City of Lawrenceville, containing 1.08 Acres, more or less, according to plat of survey for West End Enterprises, Inc. prepared by Georgia Land Surveying Co., Inc. (Josh L. Lewis, III, Georgia Registered Land Surveyor No. 1751), dated November 12, 2004, and more particularly described as follows;

BEGINNING at a 1/2-inch rebar set at the point of intersection of the northeasterly side of Reynolds Road with the southeasterly side of Wimberly Way, and run thence along the southeasterly side of Wimberly Way North 61 degrees 02 minutes 25 seconds East a distance of 196.29 feet to a 1/2-inch rebar set at the northwest corner of property now or formerly owned by McGee; run thence South 25 degrees 30 minutes 14 seconds East along said McGee property a distance of 274.67 feet to a 1/2-inch rod located on the northwesterly side of Reynolds Road; run thence South 55 degrees 53 minutes 36 seconds West along the northwesterly side of Reynolds Road a distance of 98.41 feet to a nail set on the northeasterly side of Reynolds Road; run thence North 32 degrees 57 minutes 20 seconds West along the northeasterly side of Reynolds Road a distance of 44.42 feet to a 1/2-inch rebar set on the northerly side of Reynolds Road; run thence northwesterly along the northeasterly side of Reynolds Road an arc distance of 147.96 feet to a 1/2-inch rebar set, said arc having a radius of 139.20 feet and a chord bearing and distance of North 64 degrees 34 minutes 15 seconds West 141.09 feet; run thence North 40 degrees 17 minutes 21 seconds West and continuing along the northeasterly side of Reynolds Road a distance of 28.63 feet to a 1/2-inch rebar set; run thence North 24 degrees 27 minutes 25 seconds West and continuing along the northeasterly side of Reynolds Road a distance of 96.29 feet to the 1/2-inch rebar set at the point of beginning.

LESS AND EXCEPT any portion of the above described property lying within the existing easements or rights-of-way of Reynolds Road and Wimberly Way.

SUP 2021-02244

This field data upon which this plat is based has a closure of 1 foot in 10,000 feet, an angular error of .03 seconds per angle point and was adjusted using the Compass Rule Method. This plat has been calculated for closure and found to be accurate to 1 foot in 100,000 feet. An electronic field station and a 100 chain were used to gather the information used in the preparation of this plat. No State Plane Coordinate Monument found within 500' of this property.

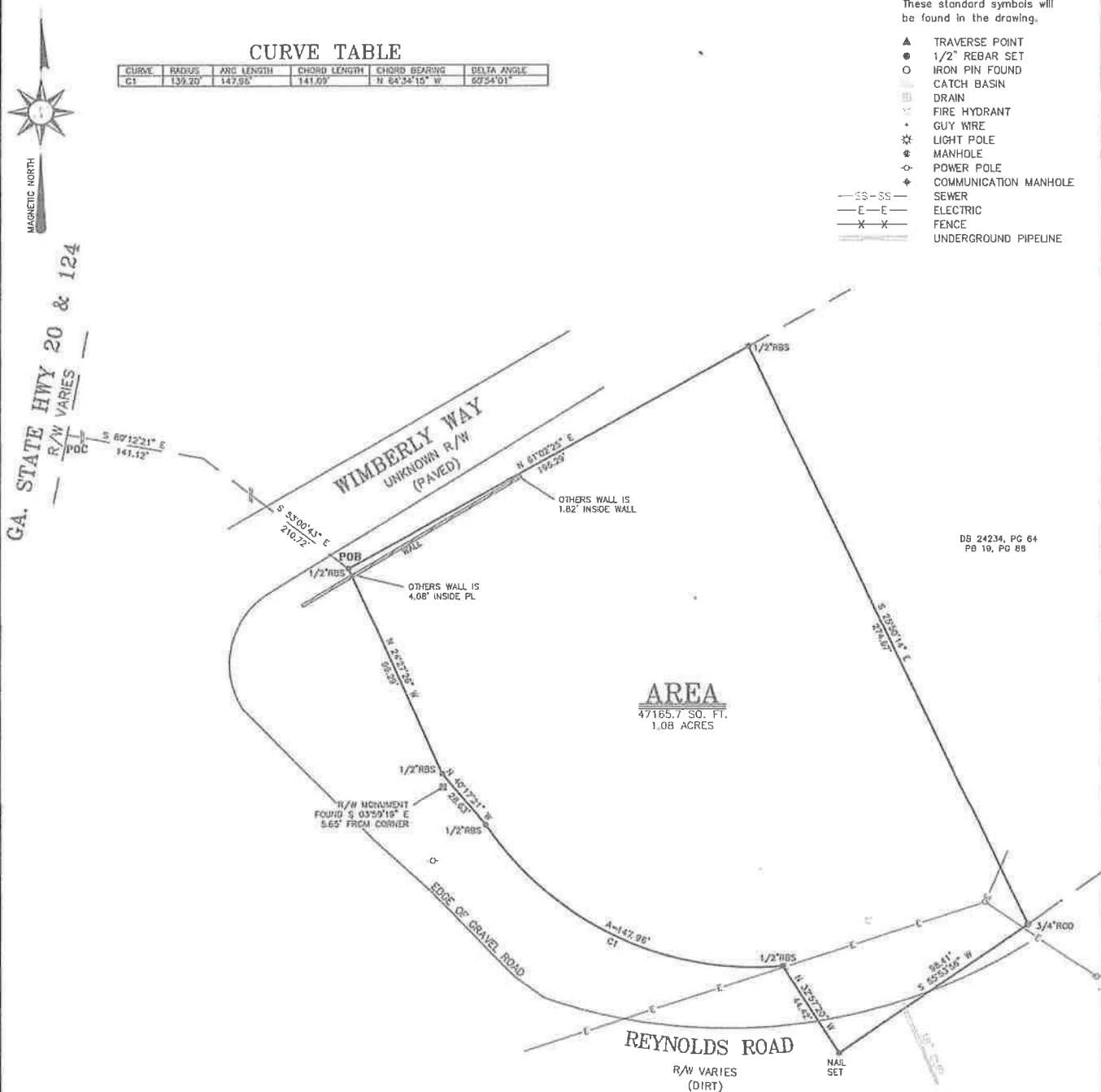
## LEGEND

These standard symbols will be found in the drawing.

- ▲ TRAVERSE POINT
- 1/2" REBAR SET
- IRON PIN FOUND
- ⊞ CATCH BASIN
- ⊞ DRAIN
- ⊞ FIRE HYDRANT
- ⊞ GUY WIRE
- ⊞ LIGHT POLE
- ⊞ MANHOLE
- ⊞ POWER POLE
- ⊞ COMMUNICATION MANHOLE
- SS — SS — SEWER
- E — E — ELECTRIC
- X — X — FENCE
- — — UNDERGROUND PIPELINE

## CURVE TABLE

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| G1    | 139.25' | 147.95'    | 141.03'      | N 64°34'15" W | 60°54'01"   |



DB 24234, PG 64  
PB 19, PG 88

AREA  
47165.7 SQ. FT.  
1.08 ACRES

### REFERENCE:

1. BOUNDARY SURVEY PLAT DONE FOR PARCEL 21 BY JORDAN, JONES & GOULDING, BEARING SEAL OF CHARLES H. JACKSON, GEORGIA REGISTERED LAND SURVEYOR NO. 2351.
2. SURVEY DONE FOR MRS. M.O. MCGEE BY GWINNETT COUNTY SURVEYOR S.R. FIELDS, DATED 11/9/81, LAST REVISED ON 8/12/82. PB 19, PG 88.

I HAVE THIS DATE, EXAMINED THE "FORM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.

MAP ID 1303220205 C EFFECTIVE DATE: MAY 4, 1992

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.



SURVEY PLAT FOR: REYNOLDS ROAD - PARCEL ID# 07-0012-021

WEST END ENTERPRISES, INC.

LAND LOT 12 7TH DISTRICT SECTION

LOT BLOCK UNIT

SUBDIVISION

SURVEYED: DRAFTED:

PLOTTED:

PARTY CHIEF: GD

DATE 11/12/04

SCALE 1" = 30'

GWINNETT COUNTY, GEORGIA

REVISION BY DATE:

GEORGIA LAND SURVEYING CO., INC.

155 CLIFTWOOD DRIVE

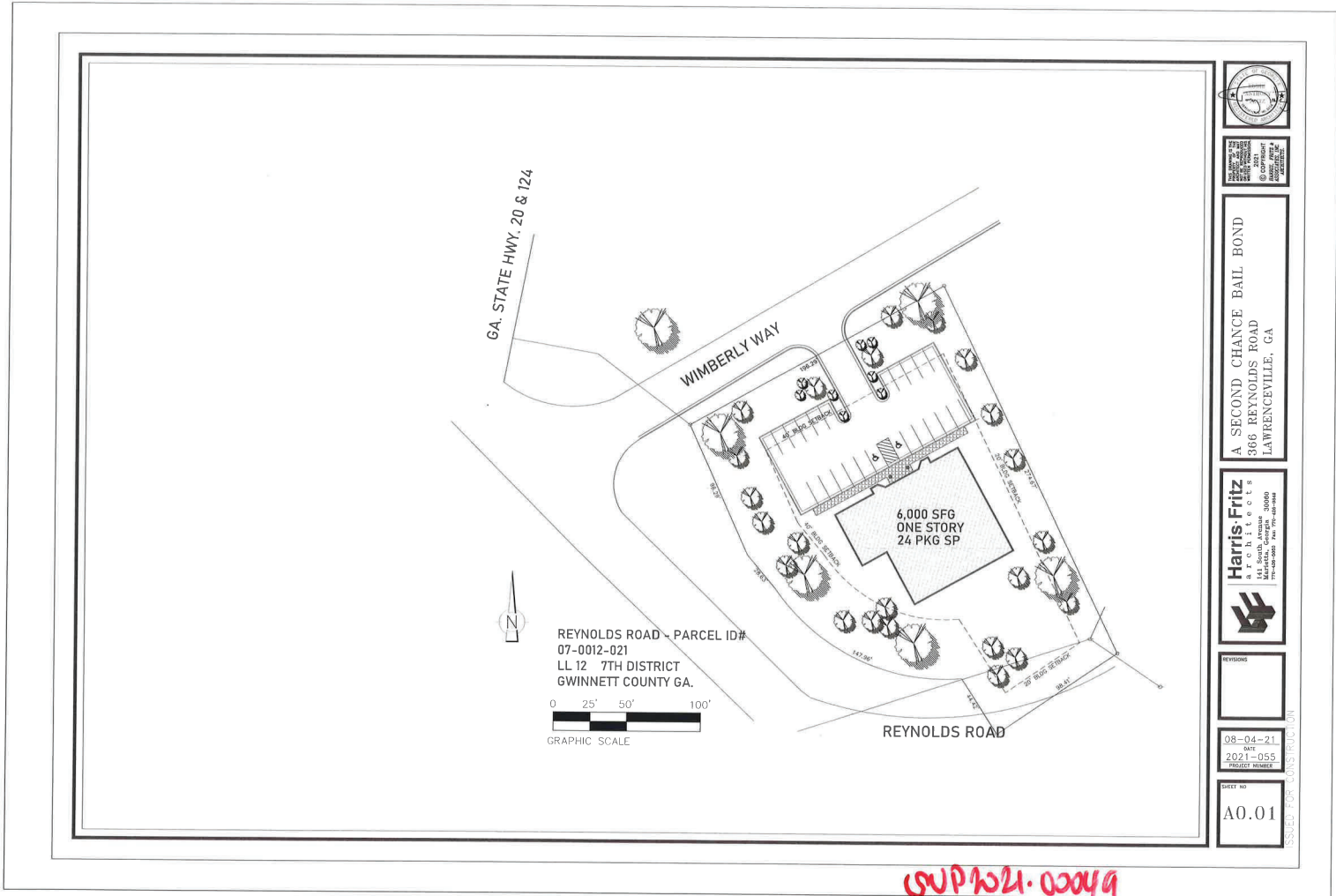
ATLANTA, GEORGIA, 30328

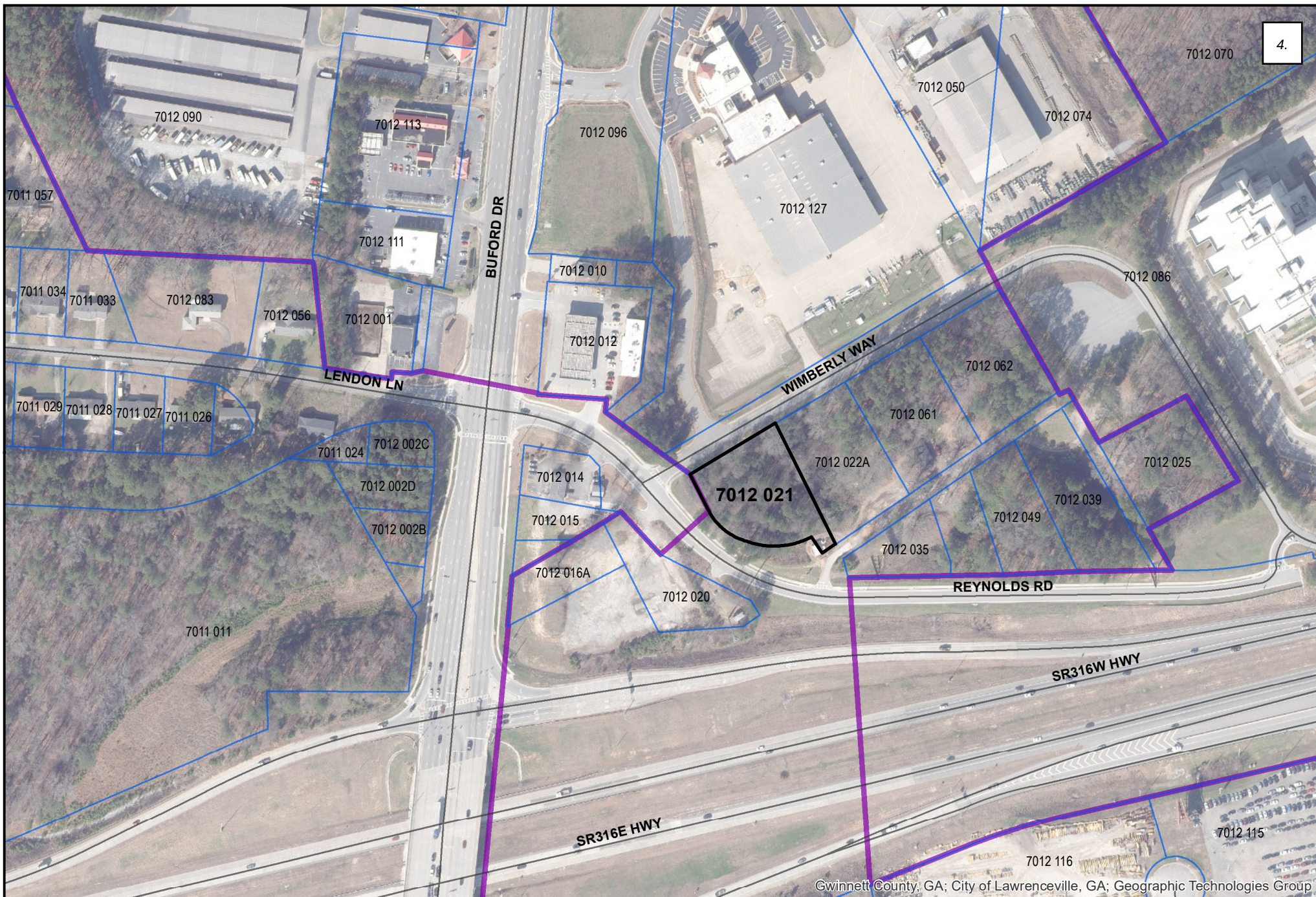
TELEPHONE (404) 255-4671, FAX (404) 255-6607

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR MAKING SAID PERSON, PERSONS, OR ENTITY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

Sup 21.00049





# **Legend**

- Subject Property
- Parcels
- City Boundary

## **PLANNING AND DEVELOPMENT LOCATION MAP AND SURROUNDING ZONING**

**FILE # SUP2021-00049  
APPLICANT: CHONG CHA KIM  
A 2ND CHANCE BAILBOND**



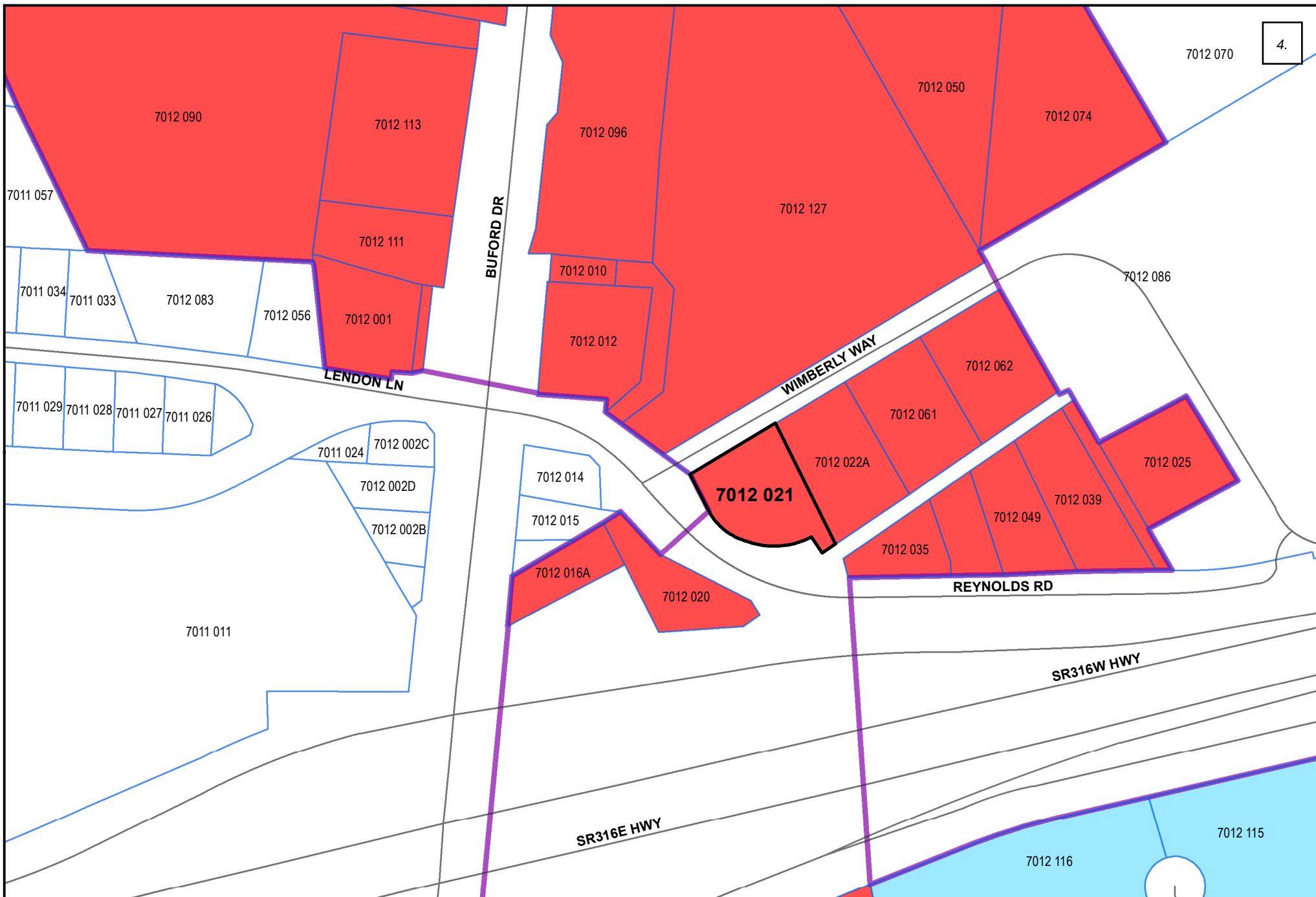
1 Inch = 250 Feet



**LAWRENCEVILLE**  
GEORGIA

Page 53

Team GIS | IT



# **Legend**

- Subject Property
- Parcels
- City Boundary
- BG General Business
- LM Light Manufacturing

## **PLANNING AND DEVELOPMENT LOCATION MAP AND SURROUNDING ZONING**

**FILE # SUP2021-00049  
APPLICANT: CHONG CHA KIM  
A 2ND CHANCE BAILBOND**



1 Inch = 250 Feet



**LAWRENCEVILLE**  
GEORGIA

Page 54

Team GIS | IT