



# LAWRENCEVILLE

## GEORGIA

### PLANNING COMMISSION AGENDA

---

Monday, May 06, 2024  
6:00 PM

Council Chambers  
70 S. Clayton St, GA 30046

---

#### **Call to Order**

#### **Approval of Agenda**

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

- [1.](#) March 2024 Planning Commission Minutes
- [2.](#) April 2024 Planning Commission Minutes

#### **New Business**

- [3.](#) RZC2024-00053; Cam-Thuy Truong; 513 Scenic Highway
- [4.](#) SUP2024-00086; Juanita Wade; 3130 Sugarloaf Parkway
- [5.](#) SUP2024-00088; Jason Mundy; 562 John Connor Court
- [6.](#) An Ordinance to Amend the Zoning Ordinance, ARTICLE 1; Districts
- [7.](#) An Ordinance to Amend Article 8 General Regulations of the City of Lawrenceville Zoning Ordinance 2020
- [8.](#) An Ordinance to Amend the Zoning Ordinance, ARTICLE 10; Definitions

#### **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: APPROVAL OF PRIOR MEETING MINUTES

**Item:** March 2024 Planning Commission Minutes

**Department:** Planning and Development

**Date of Meeting:** Monday, May 6, 2024

**Applicant Request:** **Approval**

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

**Department Recommendation:** **Approval**

---

**Summary:** Minutes to be approved from the March 2024 Public Hearing

**Attachments/Exhibits:**

- March Public Hearing Minutes





# LAWRENCEVILLE

## GEORGIA

### ***PLANNING COMMISSION***

### ***MEETING MINUTES***

---

Monday, March 4, 2024

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

---

#### **CALL TO ORDER: 6:07 p.m.**

#### **Called to Order**

#### **PRESENT**

Chairperson Bruce Hardy

Commission Member Stephanie Henriksen

Commission Member Sheila Huff

Commission Member Darion Ward

#### **ABSENT**

Vice-Chairperson James Nash

#### **APPROVAL OF AGENDA: 6:08 p.m.**

Motion made to **APPROVE** the Agenda as presented by Commission Member Ward and  
Seconded by Commission Member Henriksen

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member  
Huff, Commission Member Ward.



**APPROVAL OF PRIOR MEETING MINUTES: 6:09 p.m.**

Motion made to **APPROVE** the Planning Commission Monday, February 5, 2024, Public Hearing Minutes as presented by Commission Member Henriksen and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

**NEW BUSINESS: 6:10 p.m.**

1. **RZC2023-00052** - Applicant: Ming Zhou; Property Owner: Riverside Church of Christ; An application to rezone the subject property from BG (General Business District) To LM (Light Manufacturing District); The property is located at 0 Curtis Road; Parcel Identification Number 5145 299; Approximately 3.38 Acres.

Motion made to recommend **DENIAL** of **RZC2023-00052** by Commission Member Henriksen and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward.

Proponent: None

Opposition: None

2. **CODE2024-00001** - An ordinance to amend the Code of the City of Lawrenceville, Georgia Chapter 10 – Building And Building Regulations, Article VII. – Construction Codes, Division 1. State Minimum Codes., Section 10-201. – Standard Codes. (b) (4) International Plumbing Code.

Motion made to recommend **APPROVAL** of **CODE2024-00001** as presented by Commission Member Henriksen and Seconded by Commission Member Ward

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward.

Proponent: None

Opposition: None



**PUBLIC COMMENT**

No Public Comment

**FINAL ADJOURNMENT: 6:17 p.m.**

Motion made **to ADJOURN** by Commission Member Huff and Seconded by Commission Member Ward.

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward





# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

**Item:** April 2024 Planning Commission Minutes

**Department:** Planning and Development

**Date of Meeting:** Monday, May 6, 2024

**Applicant Request:** **Approval**

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

**Department Recommendation:** **Approval**

---

**Summary:** Minutes to be approved from the April 2024 Public Hearing

**Attachments/Exhibits:**

- April Public Hearing Minutes





# LAWRENCEVILLE

## GEORGIA

### ***PLANNING COMMISSION***

### ***MEETING MINUTES***

---

Monday, April 1, 2024

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

---

#### **CALL TO ORDER: 6:10 p.m.**

#### **Called to Order**

#### **PRESENT**

Chairperson Bruce Hardy

Vice-Chairperson James Nash

Commission Member Stephanie Henriksen

Commission Member Sheila Huff

Commission Member Darion Ward

#### **APPROVAL OF AGENDA: 6:11 p.m.**

Motion made to **APPROVE** the Agenda as presented by Vice-Chairperson Nash and  
Seconded by Commission Member Henriksen

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Henriksen,  
Commission Member Huff, Commission Member Ward.



### **APPROVAL OF PRIOR MEETING MINUTES: 6:12 p.m.**

Motion made to **APPROVE** the Planning Commission Monday, March 4, 2024, Public Hearing Minutes as presented by Commission Member Ward and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Abstain: Vice-Chairperson Nash

### **NEW BUSINESS: 6:13 p.m.**

- 1. SUP2024-00086** - Applicant: Juanita Wade; Property Owner: 4Seas Investment Group LLC; An application to renew the Special Use Permit for a Banquet Hall in Suite 1200; The property is located at 3130 Sugarloaf Parkway; Parcel Identification Number 5085 695; Approximately 3.4 Acres.

Motion made to recommend **TABLING** of **SUP2024-00086** to the **Monday, May 6, 2024**, Planning Commission Public Hearing, by Vice-Chairperson Nash and Seconded by Commission Member Henriksen

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward.

Proponent: None (Applicant was not present)

Opposition: Darryl McCorkle, Adrian Green, David Palmisano – Noise (Music could be heard at 1 a.m.), and concerns relating to an unrelated commercial development on an adjacent parcel (PIN 5085 692).

### **PUBLIC COMMENT**

No Public Comment

### **FINAL ADJOURNMENT: 6:31 p.m.**

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

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





# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** RZC2024-00053; Cam-Thuy Truong; 513 Scenic Highway

**Department:** Planning and Development

**Date of Meeting:** Monday, May 6, 2024

**Applicant Request:** Rezone property from RS-180 (Single-Family Residential District) to OI (Office Institutional District)

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

**Department Recommendation:** **Approval with Conditions**

**Planning Commission Recommendation:**

---

**Summary:** The applicant requests a rezoning for 513 Scenic Highway from RS-180 (Single-Family District) to OI (Office Institutional District) to allow for an insurance office at the location. The subject property is an approximately 0.58-acre parcel located along the eastern right-of-way of Scenic Highway, just south of its intersection with Hickory Lane.

**Attachments/Exhibits:**

- RZC2024-00053\_Report
- RZC2024-00053\_P&D Recommended Conditions
- RZC2024-00053\_Application
- RZC2024-00053\_Letter of Intent
- RZC2024-00053\_Legal Description
- RZC2024-00053\_Existing Survey
- RZC2024-00053\_Area Plat



- RZC2024-00053\_Aerial Map – Zoomed In (1:2,750)
- RZC2024-00053\_ Aerial Map – Zoomed Out (1:5,500)
- RZC2024-00053\_Zoning Map – Zoomed In (1:2,750)
- RZC2024-00053\_ Zoning Map – Zoomed Out (1:5,500)
- RZC2024-00053\_Character Areas Map – Zoomed In (1:2,750)
- RZC2024-00053\_ Character Areas Map – Zoomed Out (1:5,500)





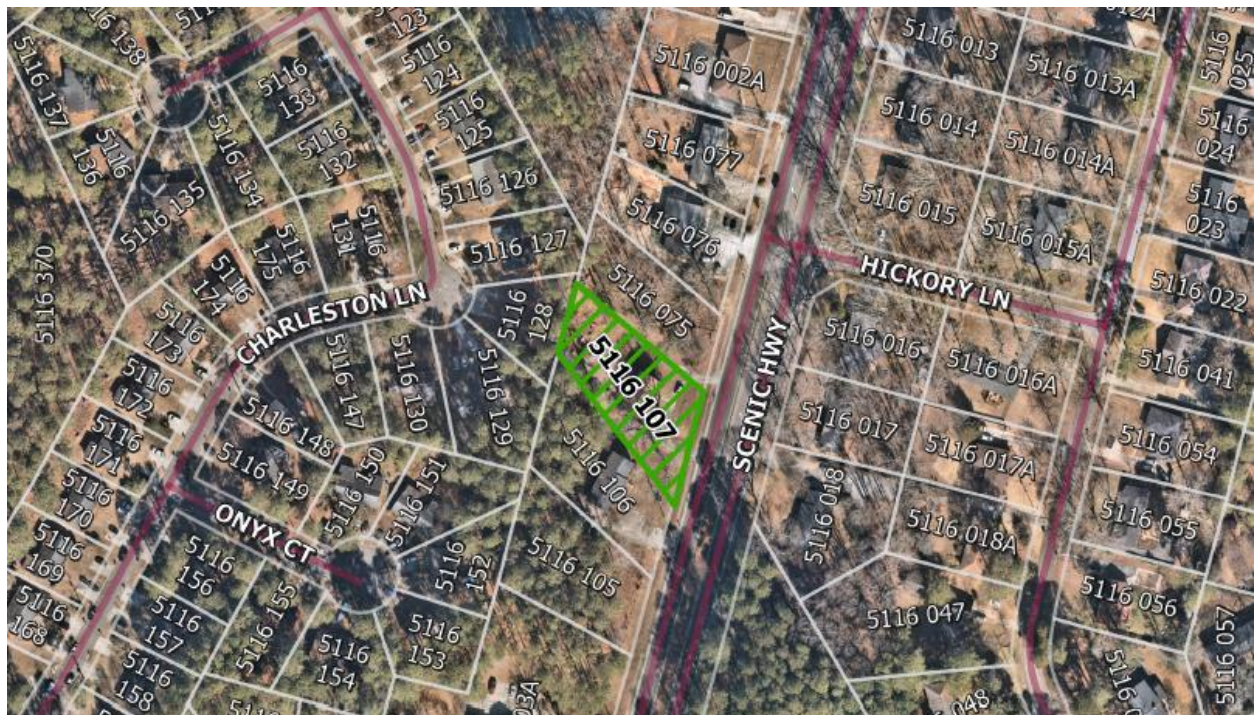
# LAWRENCEVILLE

## Planning & Development

### REZONING

<b>CASE NUMBER:</b>	<b>RZC2024-00053</b>
<b>OWNER / CONTACT:</b>	CAM-THUY TRUONG – 404.964.0962
<b>LOCATION(S):</b>	513 SCENIC HIGHWAY
<b>PARCEL IDENTIFICATION NUMBER(s):</b>	5116 107
<b>APPROXIMATE ACREAGE:</b>	0.58 ACRES
<b>CURRENT ZONING:</b>	RS-180 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
<b>ZONING PROPOSAL:</b>	OI (OFFICE INSTITUTIONAL DISTRICT)
<b>PROPOSED DEVELOPMENT:</b>	INSURANCE OFFICE
<b>DEPARTMENT RECOMMENDATION:</b>	<b>APPROVAL W/ CONDITIONS</b>

### VICINTY MAP











# LAWRENCEVILLE

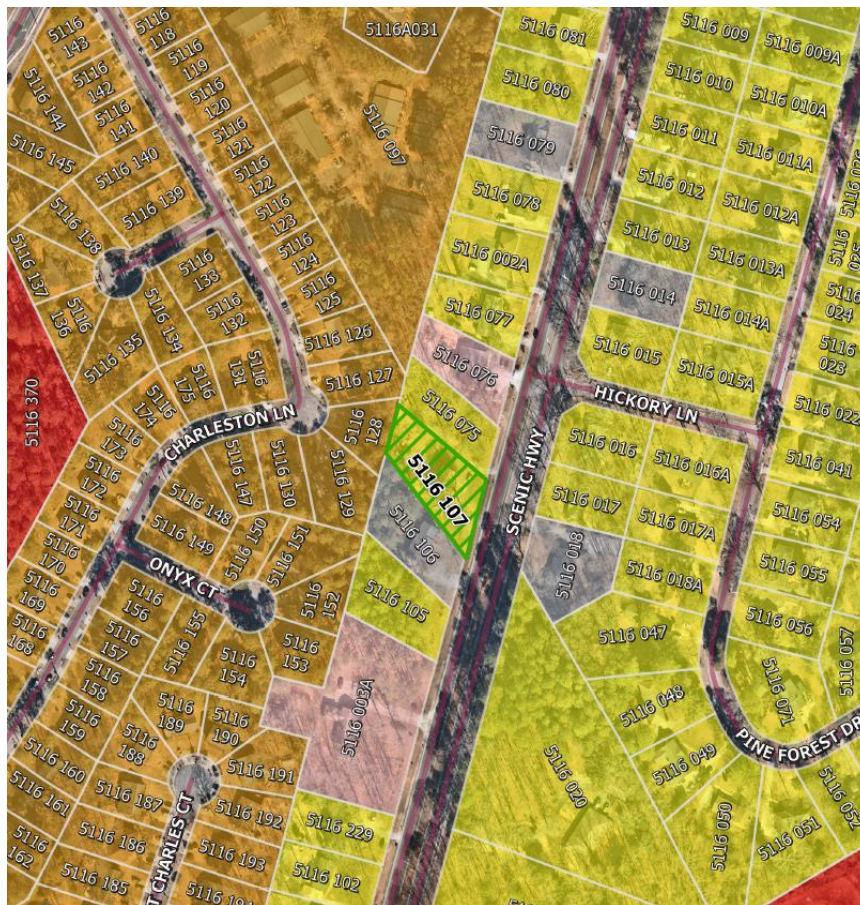
## Planning & Development

3.

### ZONING AND DEVELOPMENT STANDARDS

The existing 1,600 square foot single-family dwelling was built in 1973. The entrance, driveway, parking, and landscaping is existing nonconforming and should therefore be brought into compliance with the 2020 Zoning Ordinance. Five (5) parking spaces, or one (1) parking space per 300 SF of office space would satisfy the minimum parking and loading requirements of Article 5 - Parking.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



File # RZC2024-00053

Applicant: Cam-Thuy Truong

- Subject Property
- Parcels
- County Maintained Streets

#### Zoning Districts

- BG General Business
- OI Office/Institutional
- ON Office/Neighborhood
- RM-12 Multifamily Residential
- RS-150 Single-Family Residential
- RS-180 Single-Family Residential



### SURROUNDING ZONING AND USE

The Scenic Highway corridor at the intersection of Hickory Lane is an area predominately characterized by single-family dwellings, which are split between use as residential dwellings and commercial offices. While the properties on the





# LAWRENCEVILLE

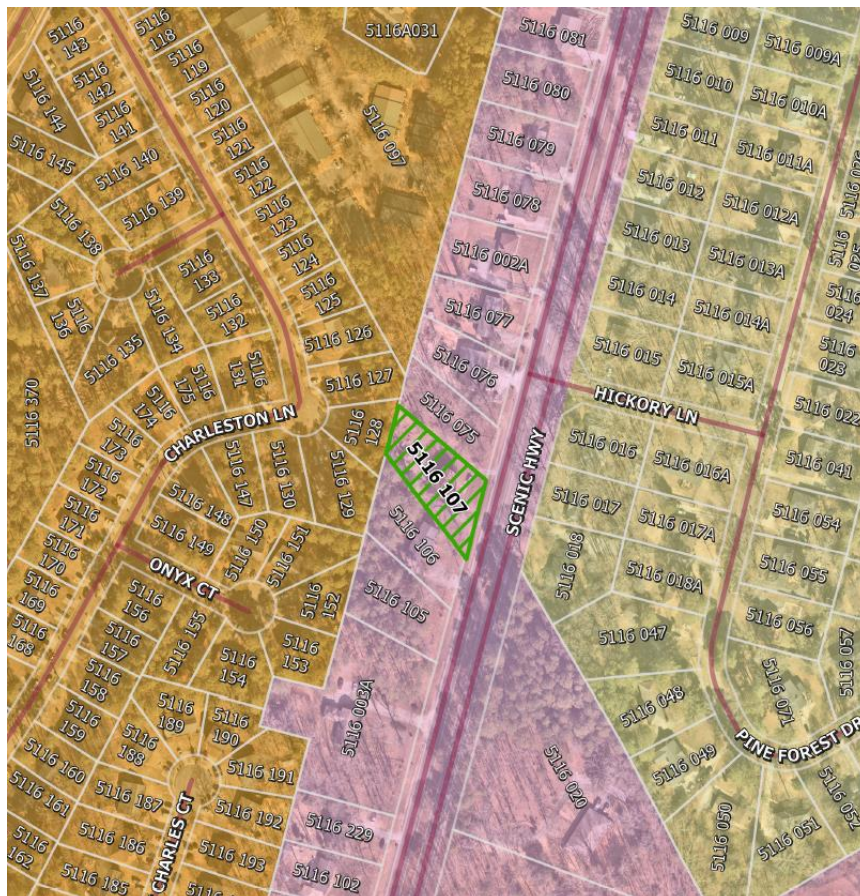
## Planning & Development

3.

opposite side of Scenic Highway are mostly zoned RS-180 (Single-Family Residential District), the parcels immediately to the north and south to the subject property are currently zoned ON (Office Neighborhood District) as well as RS-180. There are other parcels on the west side of Scenic Highway zoned OI (Office Institutional District), the same zoning classification as requested.

As such, the proposed rezoning of the property to OI would be consistent with the established zoning and land use patterns of the area along the western right-of-way of Scenic Highway near its intersection with Hickory Lane. Since the parcels behind the subject property are duplexes zoned RM-12 (Multifamily Residential District), approval of this request would necessitate the establishment of a 25-foot buffer in the rear of the property.

### LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



**File # RZC2024-00053**

**Applicant: Cam-Thuy Truong**

-  Subject Property
-  Parcels
-  County Maintained Streets
- 2045 Character Areas**
-  Traditional Residential
-  Mixed Residential
-  Office







# LAWRENCEVILLE

## *Planning & Development*

### **2045 COMPREHENSIVE PLAN**

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Office Character Area. The Office character area is a pivotal economic hub within Lawrenceville, catering to diverse business needs. It encompasses a range of functions such as professional office spaces, contributing to the city's economic growth and technological innovation. Example of professions are lawyers and accounting. As proposed, the requested rezoning would be consistent with the policies of the 2045 Comprehensive Plan.

### **STAFF RECOMMENDATION**

In conclusion, the proposal is consistent with the established zoning and land use patterns in the immediate area as well as the long-term vision established by the City in its 2045 Comprehensive Plan. Policies relating to long-range planning suggest the city embrace the principles of new urbanism by creating a variety of high-quality mixed-use development as well as a housing stock that is well maintained and includes homes with a variety of forms and price points. The intent of the Comprehensive Plan is to encourage positive redevelopment by benefiting from the “halo effect” of high-quality development already happening nearby. This proposal may not meet these lofty goals, but it also does not propose any new development that is inconsistent with the current character of the surrounding area.

Given the fact that the proposal intends to update the subject property's zoning from a residential zoning district to one that is already in common use by nearby properties, the Planning and Development Department recommends the **APPROVAL WITH CONDITIONS** of the request.





# LAWRENCEVILLE

3.

## *Planning & Development*

### **CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

#### **ENGINEERING DEPARTMENT**

No comment

#### **PUBLIC WORKS**

No comment

#### **ELECTRIC DEPARTMENT**

No comment

#### **GAS DEPARTMENT**

No comment

#### **DAMAGE PREVENTION DEPARTMENT**

No comment

#### **CODE ENFORCEMENT**

No comment

#### **STREET AND SANITATION DEPARTMENT**

No comment





# LAWRENCEVILLE

## Planning & Development

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

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

*Nearby properties along the western right-of-way of Scenic Highway are zoned OI, the same zoning classification proposed with this rezoning. While the greater area consists of some parcels designated as RS-180, most of these are relegated to the eastern side of the Scenic Highway. An office development may be suitable here considering the uses and zoning of adjacent and nearby properties.*

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

*The area along the right-of-way of Scenic Highway has long suffered due to antiquated policies and a lack of enforcement. New decisions must be consistent with the policies relating to the long-range plans for the immediate area in order for the City to flourish.*

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

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

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

*Impacts on public facilities would be anticipated in the form of traffic and stormwater runoff. The developer would have to take the necessary precautions to ensure that these do not overwhelm local systems.*

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

*The proposal would continue a long overdue zoning cleanup for this area.*





# LAWRENCEVILLE

## *Planning & Development*

3.

- 6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

*While the Scenic Highway corridor has long been subject to neglect on the part of piecemeal, shortsighted rezonings, this case represents an opportunity to maintain consistency with both the character of the surrounding area and the City's long-term vision in the form of the 2045 Comprehensive Plan.*



## **PLANNING COMMISSION**

### **RECOMMENDED CONDITIONS\_04032024**

#### **RZC2024-00053**

Approval as OI (Office Institutional District) for a wide range of office and institutional establishments, subject to the following enumerated conditions:

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

- A.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited;
- B.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
- C.** Outdoor storage shall be prohibited;
- D.** 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.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B.** The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion to the existing footprint shall be prohibited.
- C.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.
- D.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of



Planning and Development.

- E.** Provide a minimum of one (1) parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.
- F.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- G.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
- H.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways;
- I.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.





# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CAM-THUY TRUONG</u>	NAME: <u>CAM THUY TRUONG</u>
ADDRESS: <u>406 DORSEY CHR. SW</u>	ADDRESS: <u>513 SCENIC HWY</u>
CITY: <u>LILBURN</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>CATHY TRUONG</u> PHONE: <u>404-964-0962</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>SFR</u> REQUESTED ZONING DISTRICT: <u>9-1 ON OFFICE/neighborhood</u>	
PARCEL NUMBER(S): <u>R5116-107</u> ACREAGE: <u>0.74</u>	
ADDRESS OF PROPERTY: <u>513 SCENIC HWY, LAWRENCEVILLE GA</u>	

<u>CamThuyTruong</u>	<u>3-8-2024</u>	<u>CamThuyTruong</u>	<u>3-8-2024</u>
SIGNATURE OF APPLICANT	DATE	SIGNATURE OF OWNER	DATE
<u>CAM THUY TRUONG</u>		<u>CAM THUY TRUONG</u>	
TYPED OR PRINTED NAME		TYPED OR PRINTED NAME	
<u>Chaya G Showell</u>	<u>3-11-2024</u>	<u>Chaya G Showell</u>	<u>3-11-2024</u>
NOTARY PUBLIC	DATE	NOTARY PUBLIC	DATE





# LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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





# LAWRENCEVILLE

GEORGIA

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

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

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

PARCEL I.D. NUMBER:

(Map Reference Number)

5<sup>th</sup> - 116 - R5116107  
District Land Lot Parcel

Cam Thuy Truong  
Signature of Applicant

Date

CAM THUY TRUONG  
Type or Print Name and Title

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

**TAX COMMISSIONER’S USE ONLY**

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

\_\_\_\_\_  
NAME

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
DATE



Cam Thuy Truong  
406 Dorsey Circle SW  
Lilburn, GA 30047  
m: 404-964-0962

March 8, 2024

To: Planning & Development

70 S Clayton Street  
City Hall Main Level  
Lawrenceville, GA 30046  
Phone: 678-407-6583

Re: rezoning my property

Dear Sir/Madam,

Please be advised that Cam Thuy Truong is requesting for a rezoning of property located at 513 Scenic Hwy, Lawrenceville, Georgia 30046 from residential zoning to commercial zoning.

I am writing this letter requesting to rezone my property to become commercial zoning to make it use as an office for my company, and partially lease these spaces. *Real estate company.*

Both side neighbors of my property are currently commercial zoning status.

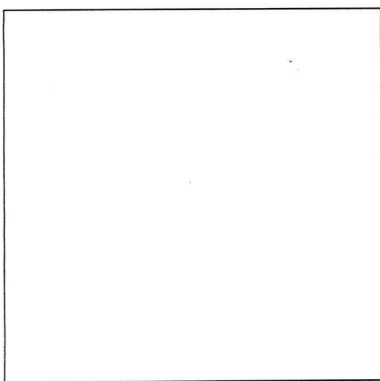
Thank you for your time and attention in this matter. It was a pleasure to get to speak with you.

Sincerely yours,



Cam Thuy Truong





LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

CHARLESTON SQUARE  
UNIT ONE

N/F  
BANYON TREE II LLC  
(DB.54964, PG.469)

N/F  
LONG LEAF APARTMENTS  
(DB.52866, PG.428)

N/F  
ROSE RITA KWARM  
(DB.48219, PG.222)

LOT 1  
BLOCK "A"  
N/F  
JUDITH ELIZABETH RUSSELL  
(DB.54964, PG.469)  
VACANT LOT

LOT 4  
BLOCK "B"  
AREA  
25,659 sq.ft.  
0.59 acres

CONCRETE

TWO STORY  
BRICK  
& FRAME  
W/CRAWL SPACE  
#513

DRIVEWAY CORNER  
7.0' S.W. OF P/L

N/F  
PELTIER PROPERTIES  
(DB.52712, PG.346)

1/2" RBF 6.1'  
N.W. OF P/L &  
2.0' S.W. OF P/L

P.O.B. 1401.0'(P)  
ALONG R/W TO  
R/W OF  
LONG LEAF DRIVE

S12°52'00"W  
160.10'  
(P=M)

GA. HWY 24  
(AKA SCENIC HIGHWAY)  
100'R/W



GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

SHEET 1 OF 2

FIELD DATE 05/31/17

JOB NUMBER: 17-01999		ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE	06/07/17
		OWNER / PURCHASER		SCALE	1" = 40'
		THUY HANG NGUYEN			
		LAND LOT 116	5th DISTRICT	SECTION	WINNETT COUNTY, GEORGIA
		LOT 4	BLOCK B	UNIT 2	AREA OF LOT: 25,659 S.F.
		SUBDIVISION		SCENIC FOREST	
PLAT BOOK 3, PAGE 123		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			
DEED BOOK, PAGE		SOLAR LAND SURVEYING COMPANY			
		P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052			



NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR  
FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC  
RECORD, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE, AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

#### SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN W. STANZILIS, JR.

#### PLAT CERTIFICATION NOTICE

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 NAMING SAID PERSON, PERSONS,

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 THE LAW OF THE STATE OF GEORGIA.

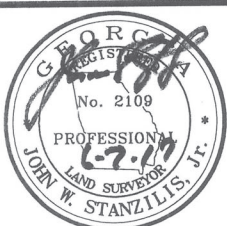
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.

CERTIFICATE OF AUTHORIZATION NO. LSF000374

**SHEET 2 OF 2**

FIELD DATE 05/31/17

JOB NUMBER: 17-01999



PLAT BOOK 3, PAGE 123  
DEED BOOK       , PAGE       

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:

**MIKE TONG**

OWNER / PURCHASER

**THUY HANG NGUYEN**

DATE **06/07/17**

SCALE **1" = 40'**

LAND LOT **116** 5th DISTRICT SECTION **WINNETT COUNTY, GEORGIA**

LOT **4** BLOCK **B** UNIT **2** AREA OF LOT: **25,659 S.F.**

SUBDIVISION **SCENIC FOREST**

ALL MATTERS PERTAINING  
TO TITLE ARE EXCEPTED

**SOLAR LAND SURVEYING COMPANY**

P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993  
TELEPHONE (770) 794-9055 FAX (770)794-9052



Recorded April 18, 1973

O'Malley Perry C. 3.1.

## PROTECTIVE COVENANTS

LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE COVENANTS RUNNING WITH THE LAND AND MAY BE ENFORCED BY THE OWNER OF ANY LOT IN THE SUBDIVISION AND SHALL REMAIN IN FORCE AND EFFECT UNTIL THE 3rd DAY OF April 1973.

1. LOTS SHOWN SHALL BE FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY.
2. NO LOT SHALL BE SUBDIVIDED, NOR SHALL MORE THAN ONE HOUSE BE ERECT ON ANY ONE LOT.
3. NO HOUSE SHALL BE NEARER A FRONTING STREET THAN BUILDING LINE SHOWN ON PLAT, NOR NEARER THAN 30' TO ANY SIDE LOT LINE.
4. NO BUILDING SHALL BE ERECTED ON ANY LOT TO BE USED AS A SCHOOL, CHURCH, OR KINDERGARTEN.
5. NO TEMPORARY HOUSE, SHACK, TENT, OR TRAILER SHALL BE ERECTED OR OCCUPIED ON ANY LOT AS A RESIDENCE, SCHOOL, CHURCH OR KINDERGARTEN.
6. NO RESIDENCE SHALL BE ERECTED ON ANY LOT TO HAVE LESS THAN 1000' SQUARE FEET.

## OWNER'S ACKNOWLEDGEMENT

STATE OF GEORGIA

GWINNETT COUNTY -

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

*B. H. SASHNETT, JR.*

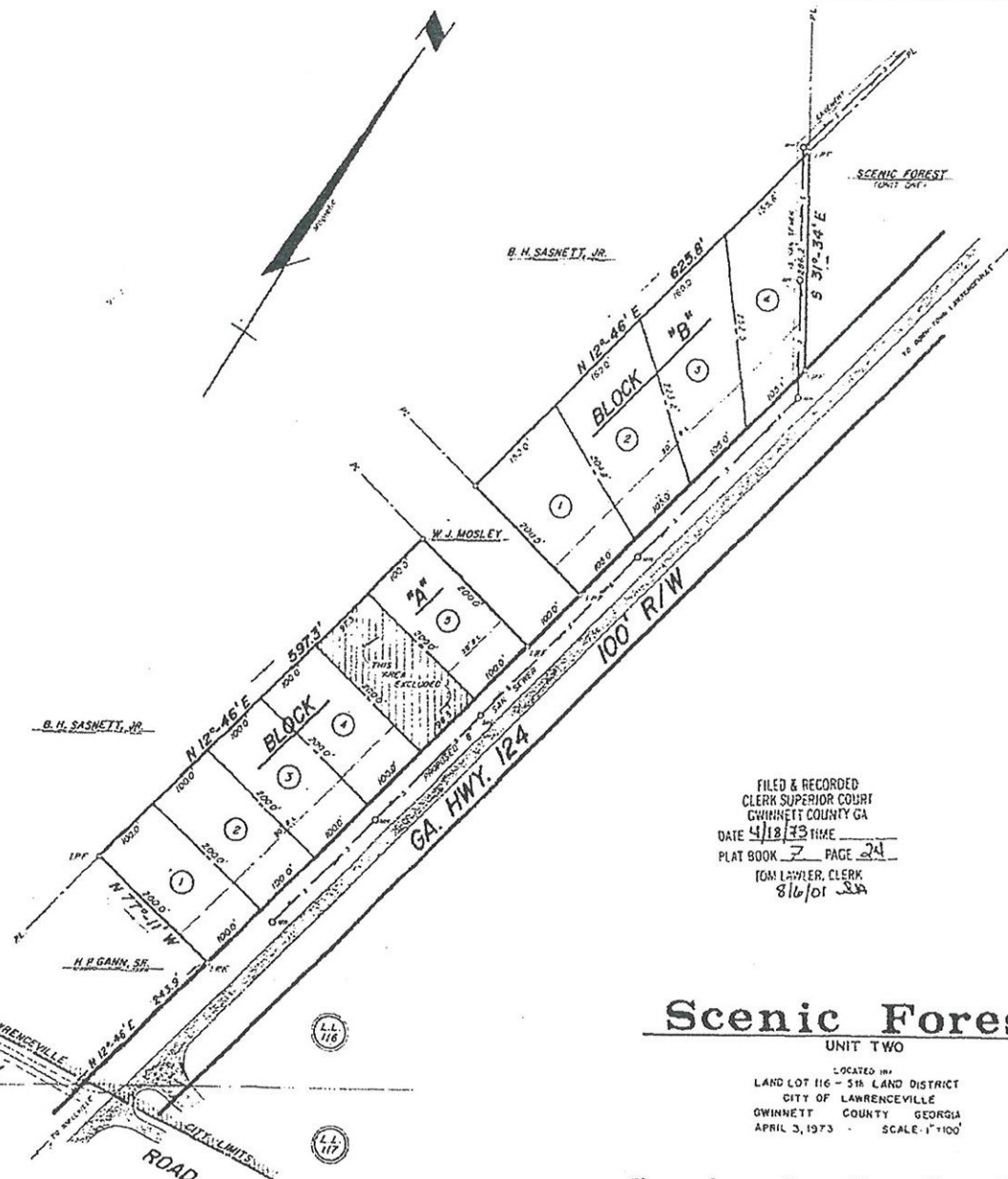
## SURVEYOR'S CERTIFICATE -

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS AS REQUIRED BY THE CITY OF LAWRENCEVILLE. HANDBOOK PLANNING COMMISSION

BY: *Michael A. Royston*  
GEORGIA REGISTERED LAND SURVEYOR NO. 1731



MICHAEL A. ROYSTON & ASSOCIATES  
SURVEYORS & LAND-USE CONSULTANTS  
SHELLEYVILLE, GEORGIA



## CITY OF LAWRENCEVILLE -

THIS PLAT HAS BEEN REVIEWED BY THE CITY OF LAWRENCEVILLE AND IS APPROVED BY THE FOLLOWING DEPARTMENT THIS 3 DAY OF APRIL 1973

*Don Martin*  
CITY CLERK

*Don*  
CITY CLERK

ROADS AND STREETS

*Don*  
POWER

*Don*  
CITY CLERK

APPROVAL OF THE MAYOR AND COUNCIL  
OF THE CITY OF LAWRENCEVILLE

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MAYOR AND COUNCIL OF THE CITY OF LAWRENCEVILLE, GEORGIA AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS SHOWN HEREON.

DATED THIS 3 DAY OF APRIL 1973

*John W. Johnson*  
MAYOR OF THE CITY OF LAWRENCEVILLE

## NOTES:

1. THE CITY OF LAWRENCEVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINAGE BEYOND THE RIGHT-OF-WAY, OR FOR THE EXTENSION OF CURBENTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
2. IRON PINS SET ON ALL LOT CORNERS
3. SANITARY SEWER TO BE INSTALLED BY DEVELOPER.

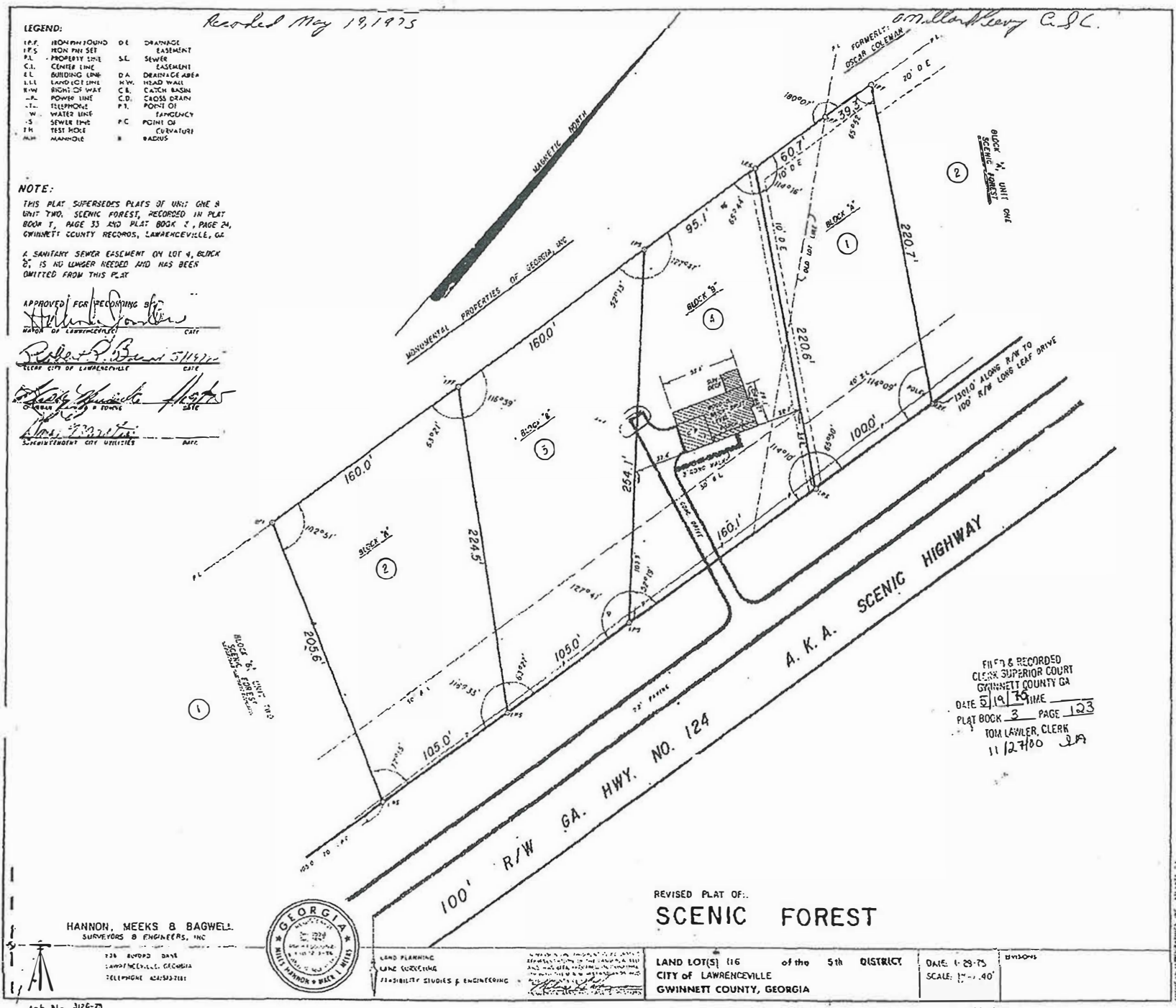
## Scenic Forest

UNIT TWO

LOCATED IN:  
LAND LOT 116 - 5th LAND DISTRICT  
CITY OF LAWRENCEVILLE  
GWINNETT COUNTY GEORGIA  
APRIL 3, 1973 SCALE: 1"=100'

GRAPHIC SCALE













# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # RZC2024-00053**

**Applicant: Cam-Thuy Truong**

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets







# LAWRENCEVILLE

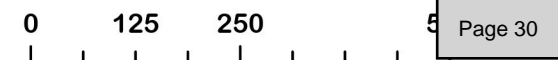
GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # RZC2024-00053**

**Applicant: Cam-Thuy Truong**

-  Subject Property
-  Parcels
-  County Maintained Streets











## GEORGIA

## Location Map & Surrounding Areas

**Applicant: Cam-Thuy Truong**

-  Subject Property  
 Parcels  
 County Maintained Streets

## Zoning Districts

-  BG General Business  
 OI Office/Institutional  
 ON Office/Neighborhood  
 RM-12 Multifamily Residential  
 RS-150 Single-Family Residential  
 RS-180 Single-Family Residential



0      125      250











# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

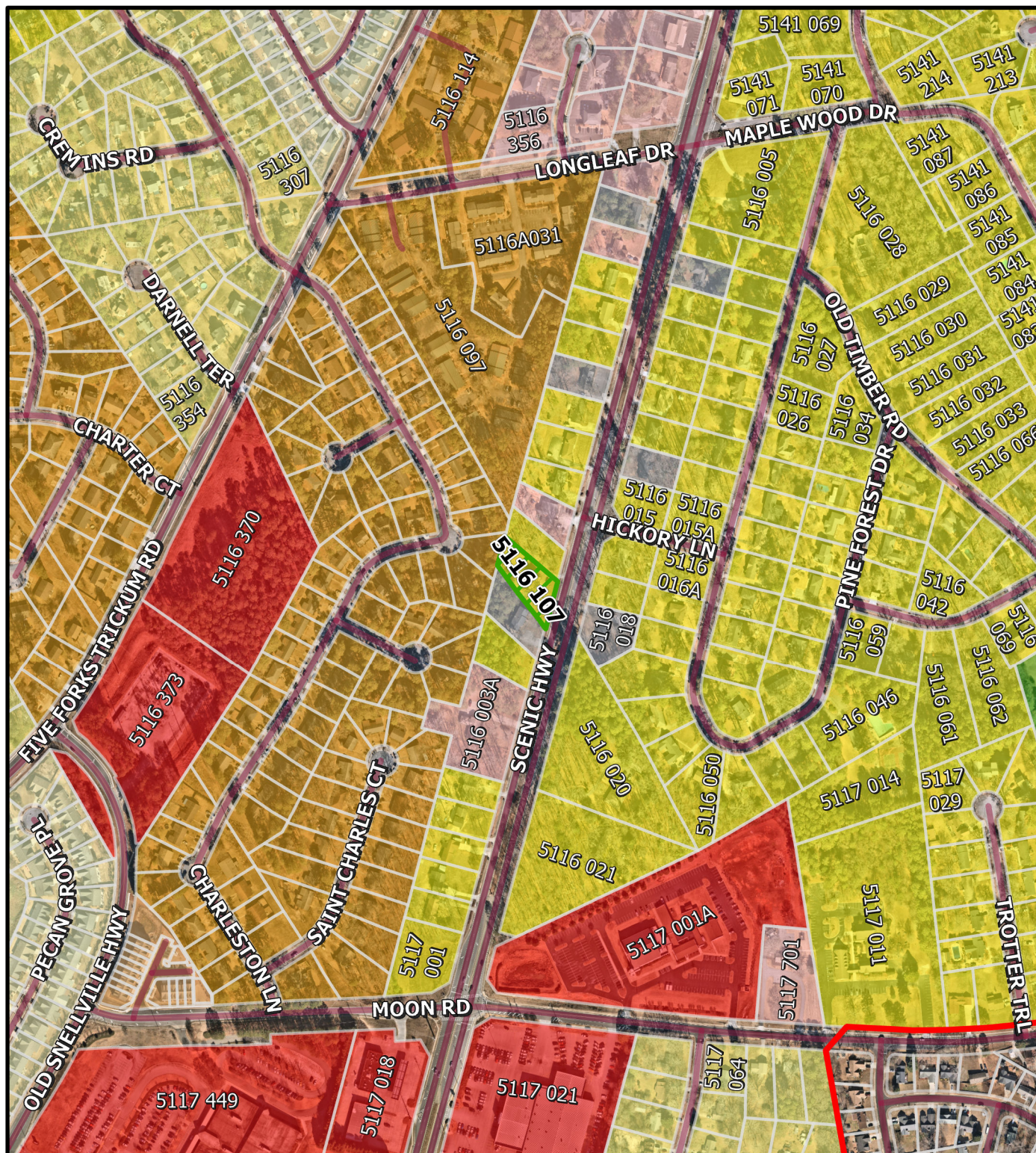
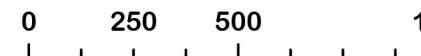
**File # RZC2024-00053**

**Applicant: Cam-Thuy Truong**

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets

## Zoning Districts

-  AR Agricultural Residential
-  BG General Business
-  OI Office/Institutional
-  ON Office/Neighborhood
-  RM-12 Multifamily Residential
-  RM-8 Townhouse Residential
-  RS-60 Single-Family Residential
-  RS-150 Single-Family Residential
-  RS-180 Single-Family Residential







# LAWRENCEVILLE

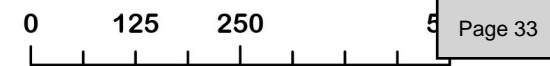
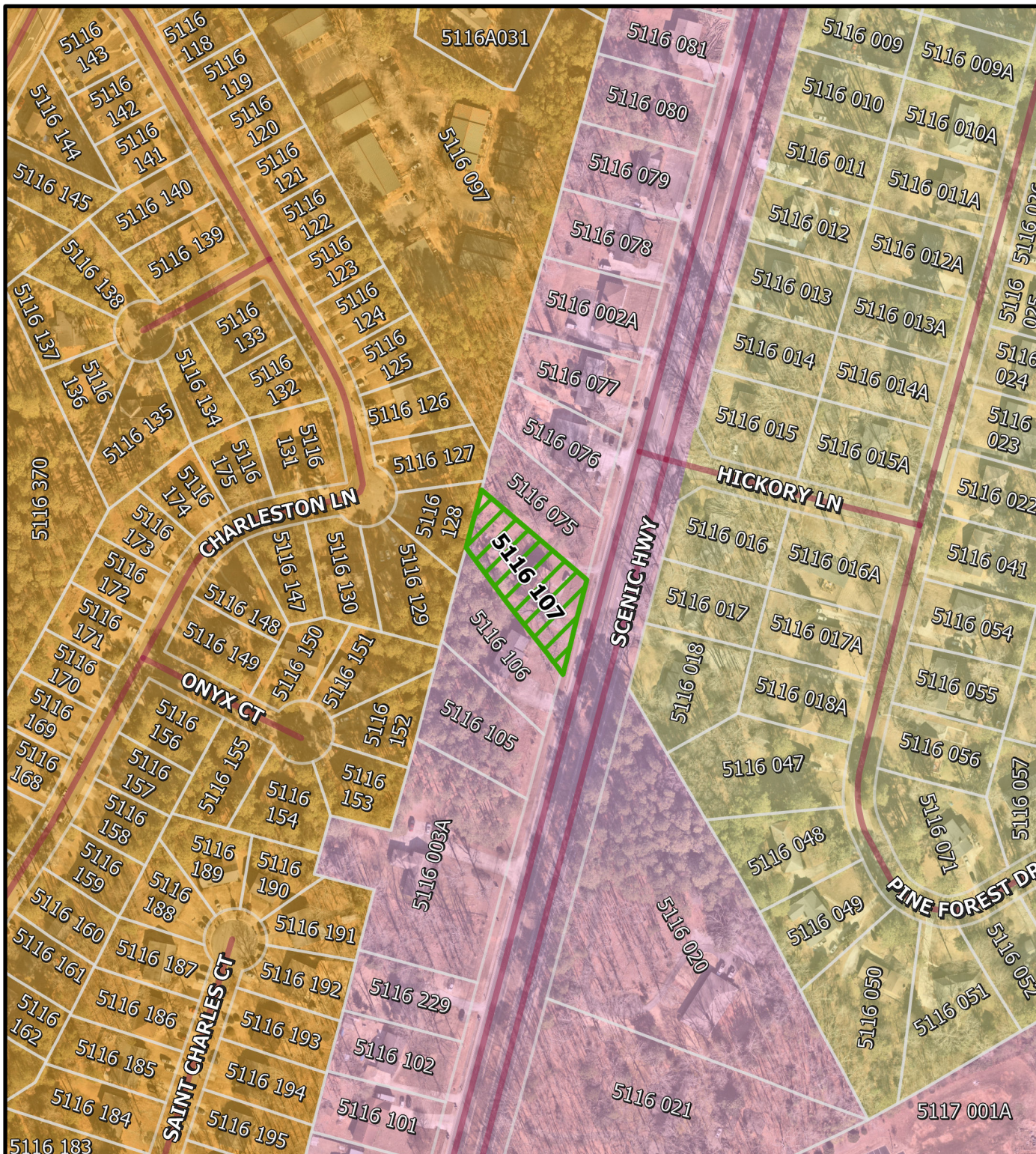
GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # RZC2024-00053**

**Applicant: Cam-Thuy Truong**

-  Subject Property
-  Parcels
-  County Maintained Streets
- 2045 Character Areas**
  -  Traditional Residential
  -  Mixed Residential
  -  Office
















# LAWRENCEVILLE

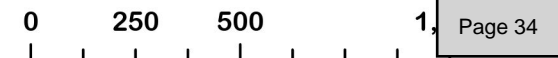
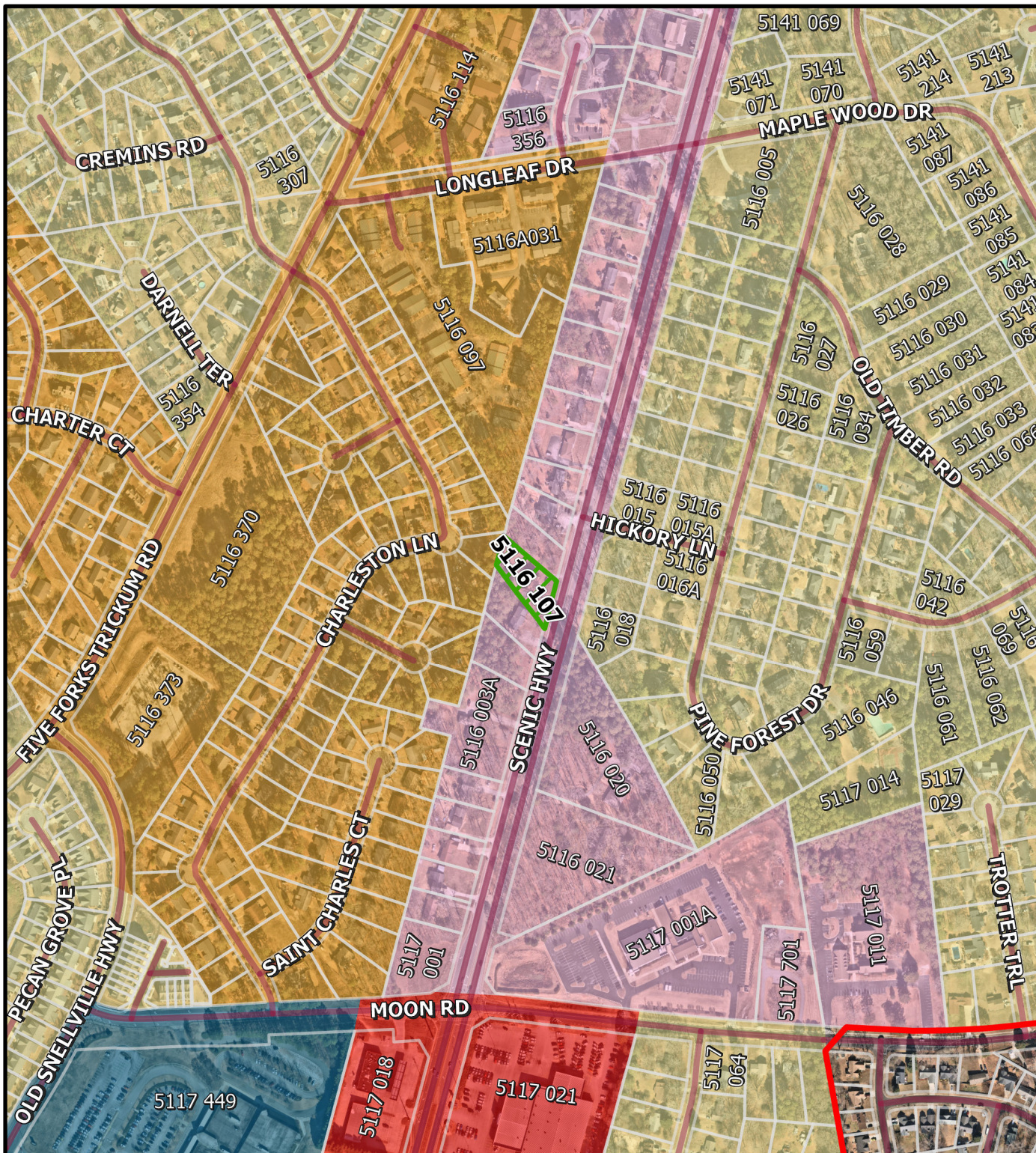
GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # RZC2024-00053**

**Applicant: Cam-Thuy Truong**

-  Lawrenceville City Limits
  -  Subject Property
  -  Parcels
  -  County Maintained Streets
- 2045 Character Areas**
-  Traditional Residential
  -  Mixed Residential
  -  Office
  -  Commercial Corridor
  -  Education Center







# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** SUP2024-00086; Juanita Wade; 3130 Sugarloaf Parkway

**Department:** Planning and Development

**Date of Meeting:** Monday, May 6, 2024

**Applicant Request:** Table to June 2024

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

**Department Recommendation:** **Approval with Conditions**

**Planning Commission Recommendation:**

---

**Summary:** The applicant requests a Special Use Permit renewal for 3130 Sugarloaf Parkway to allow a Special Event Facility/Banquet Hall in suite 1200. The subject property is an approximately 3.39-acre parcel zoned BG (General Business District), located along the southern right-of-way of Sugarloaf Parkway, between its intersections with Old Snellville Highway and Johnson Road.

**Attachments/Exhibits:**

- SUP2024-00086\_RPRT\_03122024
- SUP2024-00086\_P&D RECO CNDS\_03132024
- SUP2024-00086\_APP\_01052024
- SUP2024-00086\_LOI\_01052024
- SUP2024-00086\_SITE PLAN\_01052024
- SUP2024-00086\_LEGAL DESC\_01052024
- SUP2024-00086\_AERIAL MAP – ZOOMED IN
- SUP2024-00086\_AERIAL MAP – ZOOMED OUT



- SUP2024-00086\_ZONING MAP - ZOOMED IN
- SUP2024-00086\_ZONING MAP - ZOOMED OUT
- SUP2024-00086\_CHARACTER AREAS - ZOOMED IN
- SUP2024-00086\_CHARACTER AREAS - ZOOMED OUT





# LAWRENCEVILLE

## Planning & Development

**CASE NUMBER:** SUP2024-00086

**OWNER:** 4SEAS INVESTMENT GROUP LLC

**APPLICANT:** JUANITA WADE

**CONTACT:** JUANITA WADE – 313.515.6506

**LOCATION(S):** 3130 SUGARLOAF PARKWAY

**PARCEL ID(S):** R5085 695

**APPROXIMATE ACREAGE:** 3.39

**ZONING PROPOSAL:** TO ALLOW AN EVENT FACILITY AS A SPECIAL USE

**PROPOSED DEVELOPMENT:** SPECIAL EVENT FACILITY/BANQUET HALL

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

**VICINITY MAP**







# LAWRENCEVILLE

## Planning & Development

### ZONING HISTORY

The subject property has been zoned BG (General Business District) since 2002, the earliest record on file for the parcel. **SUP2021-00051** was approved on 12/13/2021, allowing a special events facility at the address. The Special Use Permit was conditioned with a two-year sunset, which expired January 2024, necessitating this SUP renewal (submitted 1/4/2024).

### PROJECT SUMMARY

The applicant requests a renewal for a Special Use Permit at 3130 Sugarloaf Parkway to allow a Special Event Facility/Banquet Hall in suite 1200. The subject property is an approximately 3.39-acre parcel zoned BG (General Business District), located along the southern right-of-way of Sugarloaf Parkway, between its intersections with Old Snellville Highway and Johnson Road.

### ZONING AND DEVELOPMENT STANDARDS

The property consists of an 18,531 square-foot one-story retail building, accessory driveways, and parking.

#### **Article 1 Districts, Section 103.2 Use Table**

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
<b>Special Event Facility</b>	<i>Special Use Permit</i>	<i>Special Use Permit</i>	<i>Approval w/ Conditions</i>

#### **Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.73 Special Event Facility reads as follows:**

- A. *Such facilities shall be located on a principle arterial, major arterial, minor arterial, major collector street, or a state highway.*
- B. *During inclement weather, there shall be sufficient space to safely shelter guests.*
- C. *Adequate permanent restroom facilities shall be provided, which shall meet the minimum requirements of the Gwinnett County Environmental Health section and building code requirements.*





# LAWRENCEVILLE

## Planning & Development

4.

- D. Adequate off-street parking facilities shall be provided on-site.*
- E. Such facilities shall meet the Lawrenceville Code of Ordinance: Special Events Facilities.*
- F. Alcohol sales and consumption on the premises of a special event facility outside the Downtown Entertainment District is prohibited in HSB and HM zoning district.*

The applicant occupies Suite 1200 of the Sugarloaf Pointe shopping center, a 2,800 square foot retail space. They are requesting a renewal for the Special Use Permit approved in December 2021 that allowed a Special Event Facility/Banquet Hall at this location (**SUP2021-00051**). Access to the property is provided via curb-cuts extending from Sugarloaf Parkway, Johnson Road, and Old Snellville Highway.

Regarding the existing business at this location, a certificate of occupancy was issued on 7/23/2021 for “Milestones Event Center” in suite 1200 (BLD2021-01465) and a business license was issued on 9/1/2021 for “Life Events Décor, Rental, and Design” (OTC-19128109).

As proposed, the parking regulations require 28 parking spaces for this type of facility, however, the existing parking lot consists of 90 parking spaces, which exceeds the minimum requirements and adequately provides enough off-street parking. Additionally, all associated parking spaces are in front of the building.

The proposal satisfies the minimum requirement of the Supplemental and Accessory Use Standards (the Standards) requiring Special Event Facilities/Banquet Halls be located along a properly classified road, as well as providing adequate restroom facilities. Additionally, the Standards require compliance with the intent of the Code of Ordinance as it relates to Special Event Facilities/Banquet Halls. The adoption of the 2020 Zoning Ordinance allows Special Events Facilities/Banquet Halls to operate throughout the city limits in specific zoning classifications, which includes the BG zoning classification. However, if the applicant chooses to serve alcohol during events an Alcoholic Beverages License allowing the retail sales of alcoholic beverages for consumption shall be required.





# LAWRENCEVILLE

## Planning & Development

4.

### SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail uses. The parcels immediately adjacent to the property are zoned BG (General Business District), outparcels for the Sugarloaf Pointe shopping center. There are businesses zoned BN (Neighborhood Business District) to the northwest of the subject property, across the rights-of-way of Johnson Road and Sugarloaf Parkway. Otherwise, the subject property is an island of Lawrenceville within a sea of unincorporated Gwinnett County.

Most of the surrounding unincorporated land is residential in nature, including the Tanner's Pointe subdivision immediately to the south and to the west of the subject property, across the right-of-way of Johnson Road; these residential uses are zoned R-75 (Gwinnett Single Family Residential District). The Gwinnett subdivision of Sugarloaf Manor is to the immediate north of the property, across the right-of-way of Sugarloaf Parkway, and is zoned RZT (Gwinnett Single Family Residential District). Finally, there is a veterinary clinic and a medical office zoned OI (Gwinnett Office-Institutional District) to the east of the subject property, across the right-of-way of Old Snellville Highway. The mixture of zoning and uses in the immediate area further support the requested Special Use Permit renewal.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # SUP2024-00086**

**Applicant: Juanita Wade**

- ▬ Lawrenceville City Limits
- ▬ Subject Property
- ▬ Parcels
- ▬ County Maintained Streets
- ▬ City Maintained Streets
- Zoning Districts**
  - ▬ BN Neighborhood Business
  - ▬ BG General Business
  - ▬ RS-60 Single-Family Residential
  - ▬ RS-150 Single-Family Residential





# LAWRENCEVILLE

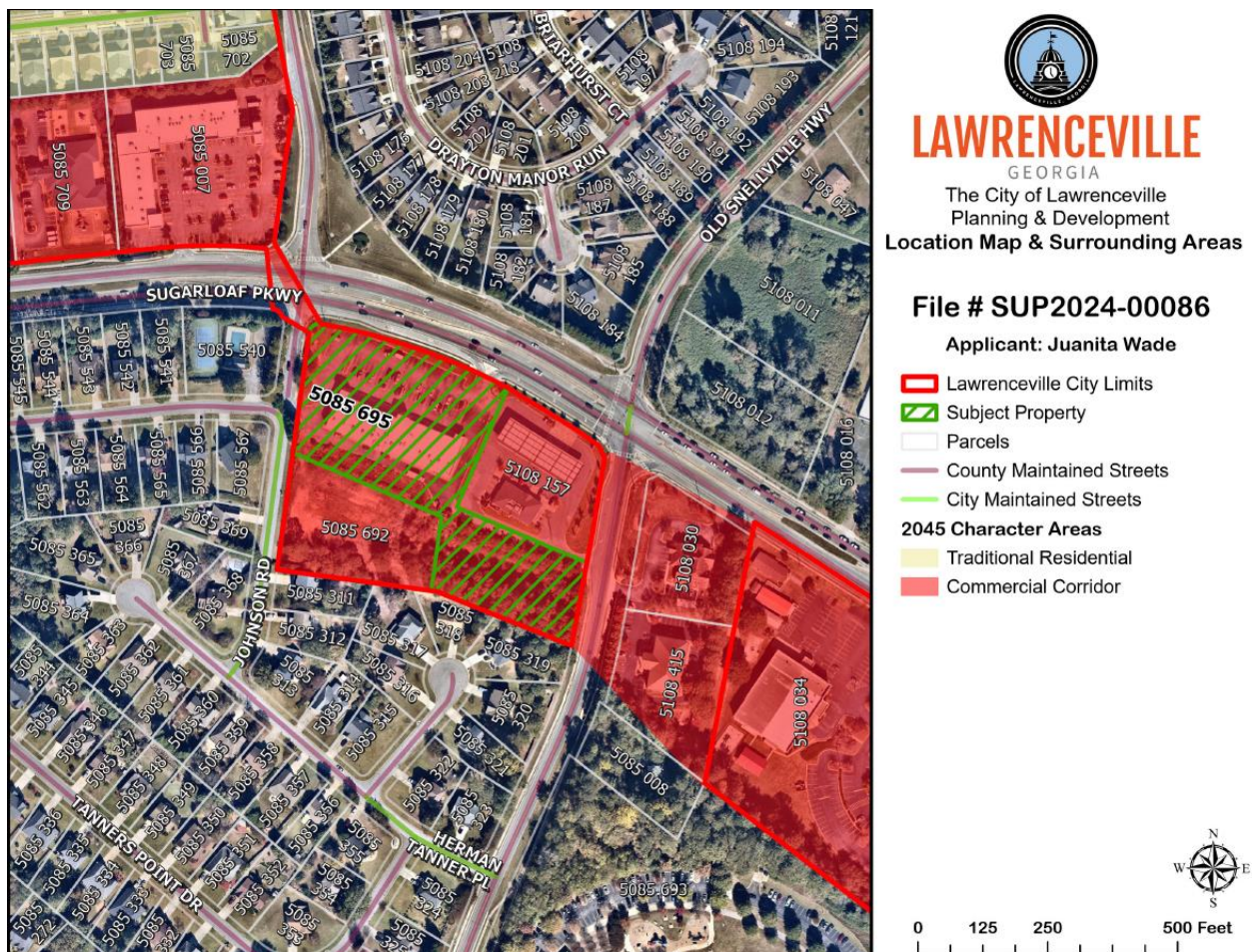
## Planning & Development

4.

### 2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Commercial Corridor Character Area. The commercial corridor character area corresponds to a major road corridor into the city. It is intended to accommodate large-scale commercial uses that serve the traveling public via automobiles. These uses include, but are not limited to, 'big box' retail stores, car dealerships, car washes, and large corporate offices. All such uses require careful site planning to ensure interconnectivity and compliance with applicable parking, lighting, landscaping, and signage standards. Commercial corridors are typically less pedestrian-oriented than neighborhood and community centers.

### LAWRENCEVILLE 2045 COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP







# LAWRENCEVILLE

## *Planning & Development*

4.

### **STAFF RECOMMENDATION**

As submitted, the proposal to renew the SUP for a Special Event Facility/Banquet Hall at this location is appropriate, as it is in a mixed use area along Sugarloaf Parkway. It is located within the Commercial Corridor character area, which is appropriate for smaller-scale retail uses such as banquet halls. Furthermore, there is precedent for City Council approving such special uses in the general vicinity and for parcels currently zoned BG; in December 2021, **SUP2021-00051** was approved for a Special Event Facility/Banquet Hall at this location, **SUP2023-00083** was approved in December 2023 for the same use at a nearby location on Sugarloaf Parkway, and **SUP2023-00084** was approved in the same December 2023 City Council session for the same use at 575 West Pike Street.

In conclusion, the requested Special Use Permit for a Special Event Facility/Banquet Hall at an existing commercial development, may provide a center for local services, providing walkable connectivity, for nearby residential uses along this segment of the Sugarloaf Parkway corridor. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.





# LAWRENCEVILLE

4.

## *Planning & Development*

### **CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

#### **ENGINEERING DEPARTMENT**

No comment

#### **PUBLIC WORKS**

No comment

#### **ELECTRIC DEPARTMENT**

No comment

#### **GAS DEPARTMENT**

No comment

#### **DAMAGE PREVENTION DEPARTMENT**

No comment

#### **CODE ENFORCEMENT**

No comment

#### **STREET AND SANITATION DEPARTMENT**

No comment





# LAWRENCEVILLE

## Planning & Development

4.

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

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

*In light of the mixture of uses and zoning in the immediate area the requested Special Events Facility could be suitable for the area.*

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

*With the recommended conditions, potential impacts on adjacent and nearby properties could be reduced.*

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

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

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

*Impacts on public facilities would be anticipated in the form of traffic and utility demand; however, these impacts may be mitigated with appropriate conditions, site development requirements, and planning.*

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

*Policies of the Commercial Corridor Character Area are intended to provide a center for a variety of retail activities. As such the proposed Special Use Permit allowing a Special Event Facility/Banquet Hall at this location could be consistent with the 2045 Comprehensive Plan.*

- 6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**





# LAWRENCEVILLE

4.

## *Planning & Development*

*In December 2021, **SUP2021-00051** was approved for a Special Event Facility/Banquet Hall at this location. This SUP expired in January of 2024 due to a two-year sunset clause.*

*To ensure the compatibility with rules and regulations of the City of Lawrenceville, it is suggested that conditions limit the Special Use Permit to a period of two years.*



## **PLANNING COMMISSION**

### **RECOMMENDED CONDITIONS**

**SUP2024-00086\_03132024**

Approval of Special Use Permit for a Special Event Facility/Banquet Hall, subject to the following conditions:

- 1.** General Business uses, which may include a Special Event Facility/Banquet Hall as a special use allowing conferences, galas, weddings, and other similar events.
- 2.** No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- 3.** 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.
- 4.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- 5.** Outdoor storage shall be prohibited.
- 6.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 7.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- 8.** Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages or by the owner of the indoor special events facility in compliance with all applicable sections of the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages.
- 9.** Requires proper licenses for food service; must comply with all local, county, and state laws and regulations.



- 10.** Business must acquire a new Certificate of Occupancy within 90 days of approval from City Council or this Special Use Permit is void. The name of the business/tenant name shall be consistent across the Gwinnett Fire Marshall Certificate of Occupancy, City of Lawrenceville Certificate of Occupancy, and the City of Lawrenceville Occupation Tax Certificate.
- 11.** 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.





# LAWRENCEVILLE

GEORGIA

*Life Events*

**SPECIAL USE PERMIT APPLICATION**

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Juanita Wade</u>	NAME: <u>4SEAS INVESTMENT GROUP, LLC</u>
ADDRESS: <u>3130 Sugarloaf Parkway</u>	ADDRESS: <u>8445 ST. MARLOW DR</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>313-515-6506</u>	PHONE: <u>404.213.3476</u>
CONTACT PERSON: <u>Juanita Wade</u> PHONE: <u>313-515-6506</u>	
CONTACT'S E-MAIL: <u>jwade8707@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: <u>3.4 AC</u>	
PARCEL NUMBER(S): <u>5085 695</u>	
ADDRESS OF PROPERTY: <u>3130 SUGARLOAF PKWY SUITE 200</u>	
PROPOSED SPECIAL USE: <u>EVENT VENUE</u>	

**CRYSTAL T JONES**  
NOTARY PUBLIC  
Rockdale County  
State of Georgia  
My Comm. Expires March 21, 2027

Juanita Wade  
SIGNATURE OF APPLICANT DATE  
Juanita Wade  
TYPED OR PRINTED NAME  
\_\_\_\_\_  
NOTARY PUBLIC DATE

Mitchell 12/01/2023  
SIGNATURE OF OWNER DATE  
Mitchell  
TYPED OR PRINTED NAME  
[Signature] 12/1/23  
NOTARY PUBLIC DATE





# LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? no  
Y/N

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

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

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

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

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

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





# LAWRENCEVILLE

## GEORGIA

### VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER:

(Map Reference Number)

District

Land Lot

Parcel

Signature of Applicant

Date

Type or Print Name and Title

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

### **TAX COMMISSIONER'S USE ONLY**

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

NAME

TITLE

DATE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
770.963.2414 • [www.lawrencevillega.org](http://www.lawrencevillega.org)





# LAWRENCEVILLE

## GEORGIA

4.

### \* SPECIAL USE PERMIT APPLICATION \*

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Juanita Wade</u>	NAME: <u>450AS INVESTMENT GROUP, LLC</u>
ADDRESS: <u>3130 Sugarloaf Parkway</u>	ADDRESS: <u>8445 S MARLOW DR.</u>
CITY: <u>Lawrenceville</u>	CITY: <u>DELUTH</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>313-515-6506</u>	PHONE: <u>404-213-3476</u>
CONTACT PERSON: <u>Juanita Wade</u>	PHONE: <u>313-515-6506</u>
CONTACT'S E-MAIL: <u>jwade8707@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): 5TH DISTRICT ACREAGE: 3.4 ACRES

PARCEL NUMBER(S): 5-085-007

ADDRESS OF PROPERTY: 3130 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30045

PROPOSED SPECIAL USE: Event Venue / For Special Events

CRYSTAL T JONES  
NOTARY PUBLIC  
Rockdale County  
State of Georgia  
My Comm. Expires March 21, 2027

SIGNATURE OF APPLICANT

DATE

TYPED OR PRINTED NAME

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE



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

CRYSTAL T JONES  
NOTARY PUBLIC  
Rockdale County  
State of Georgia  
My Comm. Expires March 21, 2027



## WADE MARKETING & CONSULTING SERVICES

August 6, 2021

City of Lawrenceville  
Planning Department  
70 S. Clayton St.  
P.O.Box 2200  
Lawrenceville, Ga 30046

Letter of Intent: 3130 Sugarloaf Parkway Ste 1200

To Whom It May Concern:

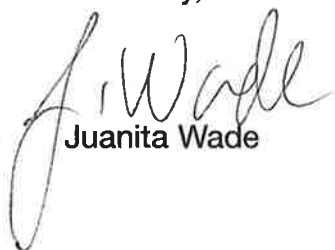
Wade Marketing & Consulting Services is submitting this Letter of Intent on behalf of Life Events Venue.

3130 Sugarloaf Parkway (otherwise known as L3 BA Sugarloaf Pointe) Suite 1200 is a 2800 square foot commercial space located in a commercial strip mall in, Lawrenceville, GA.

Our intent is to utilize space as an event center, to host meetings, training sessions, pop up shops, special occasions and community events.

If you have any questions about our intended use, you can contact Juanita Wade at 313-515-6506.

Sincerely,



Juanita Wade



## TITLE DESCRIPTION PER RECORD (LOT #3)

ALL TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 85 AND 108 OF THE 5TH DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF SUGARLOAF PARKWAY ( SAID ROAD HAVING A RIGHT OF WAY THAT VARIES) IF BOTH ROADS WERE EXTENDED TO FORM AN ANGLE; THENCE SOUTHERLY FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF OLD SNELLVILLE ROAD (sic); THENCE SOUTH 09 DEGREES 03 MINUTES 02 SECONDS WEST ALONG THE RIGHT OF WAY OF OLD SNELLVILLE ROAD FOR A DISTANCE OF 86.89 FEET TO A POINT; THENCE SOUTHERLY ALONG THE RIGHT OF WAY OF OLD SNELLVILLE ROAD ALONG THE CURVE TO THE RIGHT HAVING A RADIUS OF 2824.79 FEET AND ARC LENGTH OF 72.14 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 09 DEGREES 46 MINUTES 56 SECONDS WEST AND A CHORD DISTANCE OF 72.14 TO A POINT; THENCE SOUTH 10 DEGREES 30 MINUTES 50 SECONDS WEST ALONG THE RIGHT OF WAY OF OLD SNELLVILLE ROAD FOR A DISTANCE OF 45.04 FEET TO A POINT ON SAID RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 10 DEGREES 30 MINUTES 50 SECONDS WEST 163.06 FEET TO A POINT ON SAID RIGHT OF WAY; THENCE LEAVING THE RIGHT OF WAY F OLD SNELLVILLE ROAD NORTH 68 DEGREES 03 MINUTES 09 SECONDS WEST 280.37 FEET TO A POINT; THENCE NORTH 07 DEGREES (sic) 43 MINUTES 09 SECONDS EAST (sic) 144.88 FEET TO A POINT; THENCE NORTH 66 DEGREES 45 MINUTES 30 SECONDS WEST 311.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JOHNSON ROAD ( 50 FOOT RIGHT OF WAY); THENCE PROCEEDING NORTH 43 DEGREES 43 MINUTES 09 SECONDS EAST 233.25 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH 32.17 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 53 DEGREES 47 MINUTES 59 SECONDS EAST AND A CHORD DISTANCE 28.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SUGARLOAF PARKWAY; THENCE SOUTHERLY ALONG THE RIGHT OF WAY OF SUGARLOAF PARKWAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1213.24 FEET AND ARC LENGTH OF 381.80 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 71 DEGREES 06 MINUTES 16 SECONDS EAST AND A CHORD DISTANCE OF 380.23 FEET TO A POINT ON SAID RIGHT OF WAY; THENCE LEAVING THE RIGHT OF WAY OF SUGARLOAF PARKWAY SOUTH 23 DEGREES 14 MINUTES 30 SECONDS WEST 249.36 FEET TO A POINT; THENCE SOUTH 66 DEGREES 45 MINUTES 30 SECONDS WEST 272.66 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD SNELLVILLE ROAD AND THE TRUE POINT OF BEGINNING.



TITLE DESCRIPTION PER AS-SURVEYED (LOT #3)

ALL TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 85 AND 108 OF THE 5TH DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF SUGARLOAF PARKWAY ( SAID ROAD HAVING A RIGHT OF WAY THAT VARIES) IF BOTH ROADS WERE EXTENDED TO FORM AN ANGLE; THENCE SOUTHERLY FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF OLD SNELLVILLE ROAD (sic); THENCE SOUTH 09 DEGREES 03 MINUTES 02 SECONDS WEST ALONG THE RIGHT OF WAY OF OLD SNELLVILLE ROAD FOR A DISTANCE OF 86.89 FEET TO A POINT; THENCE SOUTHERLY ALONG THE RIGHT OF WAY OF OLD SNELLVILLE ROAD ALONG THE CURVE TO THE RIGHT HAVING A RADIUS OF 2824.79 FEET AND ARC LENGTH OF 72.14 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 09 DEGREES 46 MINUTES 56 SECONDS WEST AND A CHORD DISTANCE OF 72.14 TO A POINT; THENCE SOUTH 10 DEGREES 30 MINUTES 50 SECONDS WEST ALONG THE RIGHT OF WAY OF OLD SNELLVILLE ROAD FOR A DISTANCE OF 45.04 FEET TO A POINT ON SAID RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 10 DEGREES 26 MINUTES 32 SECONDS WEST 162.86 FEET TO A POINT ON SAID RIGHT OF WAY; THENCE LEAVING THE RIGHT OF WAY F OLD SNELLVILLE ROAD NORTH 68 DEGREES 08 MINUTES 44 SECONDS WEST 280.37 FEET TO A POINT; THENCE NORTH 82 DEGREES 22 MINUTES 37 SECONDS WEST 9.92 FEET TO A POINT; THENCE NORTH 07 DEGREES (sic) 40 MINUTES 14 SECONDS EAST (sic) 145.25 FEET TO A POINT; THENCE NORTH 66 DEGREES 48 MINUTES 25 SECONDS WEST 311.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JOHNSON ROAD ( 50 FOOT RIGHT OF WAY); THENCE PROCEEDING NORTH 07 DEGREES 45 MINUTES 54 SECONDS EAST 233.25 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH 32.17 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 53 DEGREES 50 MINUTES 44 SECONDS EAST AND A CHORD DISTANCE 28.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SUGARLOAF PARKWAY; THENCE SOUTHERLY ALONG THE RIGHT OF WAY OF SUGARLOAF PARKWAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1213.56 FEET AND ARC LENGTH OF 381.69 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 71 DEGREES 04 MINUTES 12 SECONDS EAST AND A CHORD DISTANCE OF 380.12 FEET TO A POINT ON SAID RIGHT OF WAY; THENCE LEAVING THE RIGHT OF WAY OF SUGARLOAF PARKWAY SOUTH 23 DEGREES 15 MINUTES 21 SECONDS WEST 249.36 FEET TO A POINT; THENCE SOUTH 66 DEGREES 44 MINUTES 56 SECONDS WEST 272.66 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD SNELLVILLE ROAD AND THE TRUE POINT OF BEGINNING.









# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # SUP2024-00086**

**Applicant: Juanita Wade**

- ▮ Lawrenceville City Limits
- ▮ Subject Property
- ▮ Parcels
- ▮ County Maintained Streets
- ▮ City Maintained Streets



0 125 250




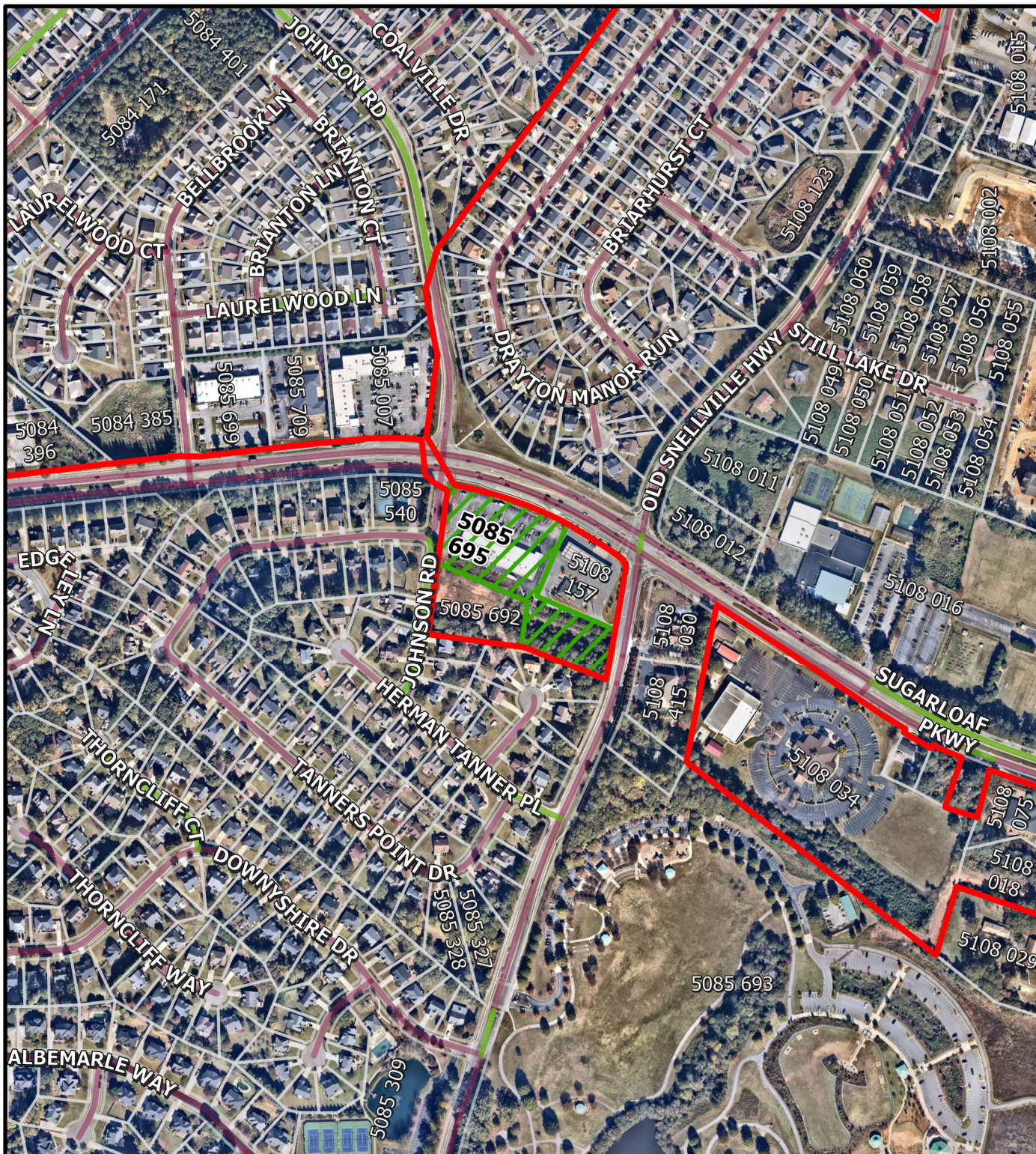
## GEORGIA

The City of Lawrenceville  
Planning & Development  
**Location Map & Surrounding Areas**

**File # SUP2024-00086**

**Applicant: Juanita Wade**

-  Lawrenceville City Limits  
 Subject Property  
 Parcels  
 County Maintained Streets  
 City Maintained Streets



0 250 500 1,000 Page 57





# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # SUP2024-00086**

**Applicant: Juanita Wade**

- Lawrenceville City Limits
  - Subject Property
  - Parcels
  - County Maintained Streets
  - City Maintained Streets
- 2045 Character Areas**
- Traditional Residential
  - Commercial Corridor



0 125 250









# LAWRENCEVILLE

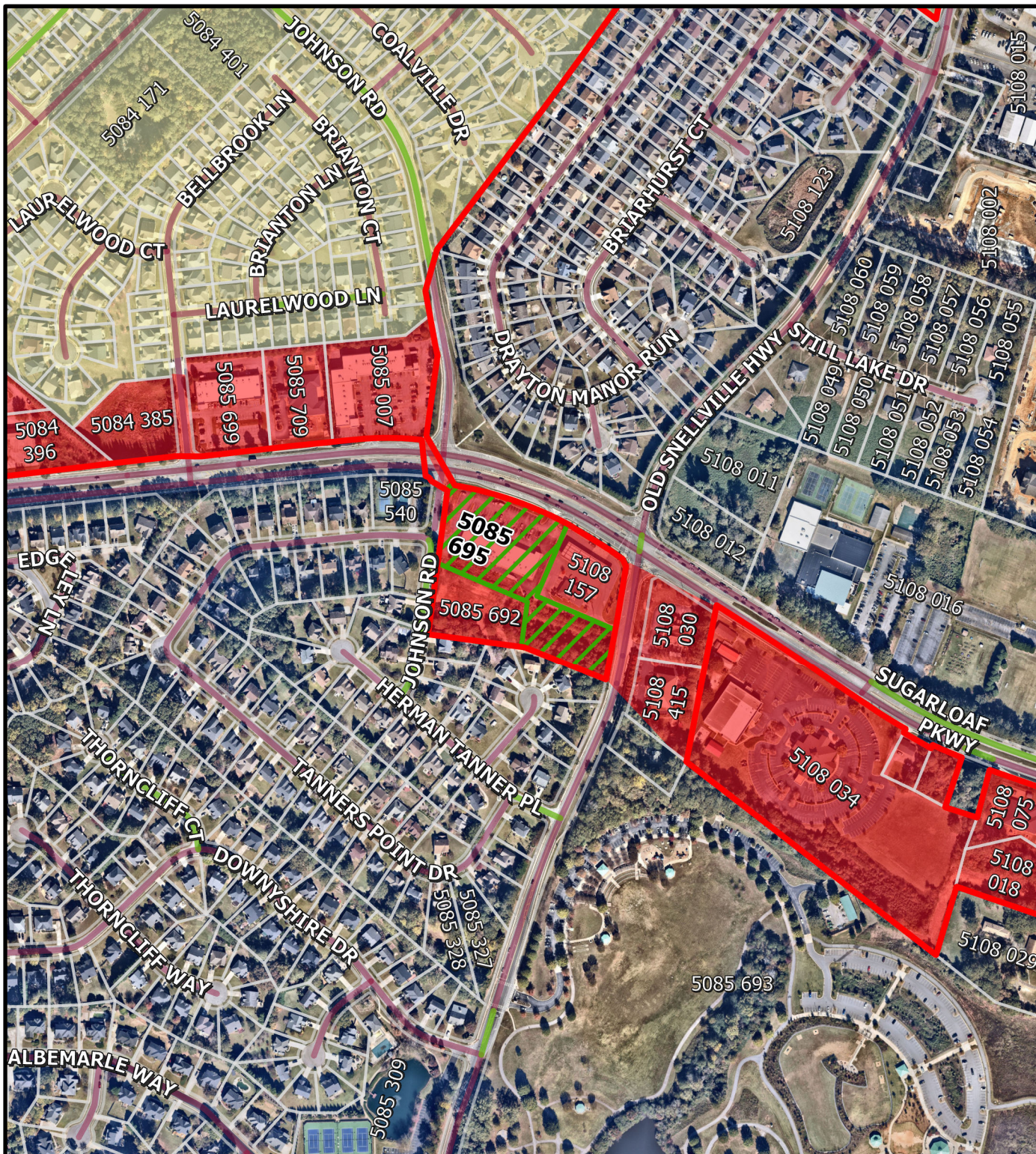
GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # SUP2024-00086**

**Applicant: Juanita Wade**

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- 2045 Character Areas**
  -  Traditional Residential
  -  Commercial Corridor







# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # SUP2024-00086**

**Applicant: Juanita Wade**

- Lawrenceville City Limits
- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets
- Zoning Districts**
  - BN Neighborhood Business
  - BG General Business
  - RS-60 Single-Family Residential
  - RS-150 Single-Family Residential



0 125 250














# LAWRENCEVILLE

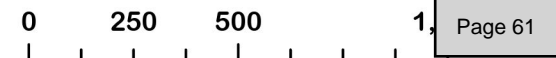
GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # SUP2024-00086**

**Applicant: Juanita Wade**

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- Zoning Districts**
  -  BN Neighborhood Business
  -  BG General Business
  -  HSB Highway Service Business
  -  OI Office/Institutional
  -  RS-60 Single-Family Residential
  -  RS-150 Single-Family Residential







# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: CITY COUNCIL WORK SESSION  
AGENDA CATEGORY: DISCUSSION OF GENERAL CITY BUSINESS

**Item:** SUP2024-00088; Jason Mundy; 562 John Connor Court

**Department:** Planning and Development

**Date of Meeting:** Wednesday, May 8, 2024

**Applicant Request:** Special Use Permit to allow an Automobile, Truck or Vehicle Storage Lot (excluding junk/wrecked vehicles)

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

**Department Recommendation:** **Denial**

**Planning Commission Recommendation:** **To be provided at meeting**

---

**Summary:** The applicant requests a Special Use Permit for 562 John Connor Court to allow for an Automobile, Truck or Vehicle Storage Lot (excluding junk/wrecked vehicles). The subject property is an approximately 1.74-acre parcel zoned LM (Light Manufacturing District), located at the end of John Connor Court, near its intersection with Hurricane Shoals Road.

**Attachments/Exhibits:**

- SUP2024-00088\_Report
- SUP2024-00088\_P&D Recommended Conditions
- SUP2024-00088\_Application
- SUP2024-00088\_Letter of Intent
- SUP2024-00088\_SUPP LOI\_04122024
- SUP2024-00088\_Additional Legal Description
- SUP2024-00088\_Legal Description



- SUP2024-00088\_Existing Survey
- SUP2024-00088\_Proposed Site Plan
- SUP2024-00088\_Aerial Map – Zoomed In (1:2,750)
- SUP2024-00088\_Aerial Map – Zoomed Out (1:5,500)
- SUP2024-00088\_Zoning Map – Zoomed In (1:2,750)
- SUP2024-00088\_Zoning Map – Zoomed Out (1:5,500)
- SUP2024-00088\_Character Areas Map – Zoomed In (1:2,750)
- SUP2024-00088\_Character Areas Map – Zoomed Out (1:5,500)





# LAWRENCEVILLE

## Planning & Development

5.

### SPECIAL USE PERMIT

**CASE NUMBER:** SUP2024-00088  
**OWNER:** JASON MUNDY  
**CONTACT:** MYLES MONTGOMERY – 678.513.8836  
**LOCATION(S):** 562 JOHN CONNOR COURT  
**PARCEL IDENTIFICATION NUMBER(s):** 5177 063  
**APPROXIMATE ACREAGE:** 1.74 ACRES  
**CURRENT ZONING:** LM (LIGHT MANUFACTURING DISTRICT  
**ZONING PROPOSAL:** TO ALLOW VEHICLE STORAGE AS A SPECIAL USE  
**PROPOSED DEVELOPMENT:** OFFICE/WAREHOUSE BUILDING W/  
PAVED VEHICLE STORAGE LOT  
**DEPARTMENT RECOMMENDATION:** DENIAL

### VICINTY MAP











# LAWRENCEVILLE

## Planning & Development

5.

### **ZONING AND DEVELOPMENT STANDARDS**

The proposed development is a 7,500 square foot office/warehouse building with a paved storage lot for vehicles awaiting parts and repairs, as shown on the submitted site plans. The property is currently a gravel parking lot that has been used for parking of cars awaiting parts and repairs.

#### **Article 1 Districts, Section 103.2 Use Table**

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
Automobile, Truck, or Vehicle Storage Lot (excluding junk/wrecked vehicles)	LM - Special Use Permit	LM - Special Use Permit	DENIAL

#### **Article 1 Districts, Section 102.14 Light Manufacturing District, Table B. Lot Development Standards**

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
Minimum Lot Area	25,000 sq. ft.	75,794 sq. ft.	N/A
Minimum Lot Width	50 feet	143 feet	N/A
Minimum Front Yard Setback	50 feet	50 feet	N/A
Minimum Rear Yard Setback	0 feet	0 feet	N/A
Minimum Side Yard Setback	0 feet	0 feet	N/A
Impervious Surface Coverage	85%	72.6%	N/A
Maximum Building Height	50 feet	Not Provided	N/A





# LAWRENCEVILLE

## Planning & Development

5.

### Article 4 Buffers, 403 Buffers Table

<b>Adjacent Development</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
CMU	50 feet	55 feet (existing easement)	N/A
LM	0 feet	0 feet	N/A

### Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
Office (Business, Government or Professional)	1 space per 300 sq. ft.	2.8 spaces per 300 sq. ft. (70 spaces)	N/A

The subject property contains a Colonial Gas Line with easements that will be located between the proposed building and the adjacent property zoned CMU (Community Mixed Use District), so no buffer can be supplemented in that area.

Both potable water and sanitary sewer are available to this tract. The industrial park has regional stormwater detention facilities, which should allow the development to forgo any on-site detention.

The site plan indicates the proposed development would disturb approximately 1.35-acres and consist of 70 parking spaces. Two access points are shown on John Connor Court. For Outdoor Storage in industrial zoning districts, the Zoning Ordinance strictly prohibits outdoor storage in a front yard area, requires landscaping within all setback areas, and prohibits outdoor storage from being visible from the various arterial and connectors traversing throughout the city limits; including Hurricane Shoals Road.

Additionally, the site plan does not specifically address the requirements of the Development Regulations; which could include improvements to the right-of-way, landscaping, sidewalks, and stormwater management facilities. As presented, the proposed outdoor storage facility may be too visible and unsightly for this





# LAWRENCEVILLE

## Planning & Development

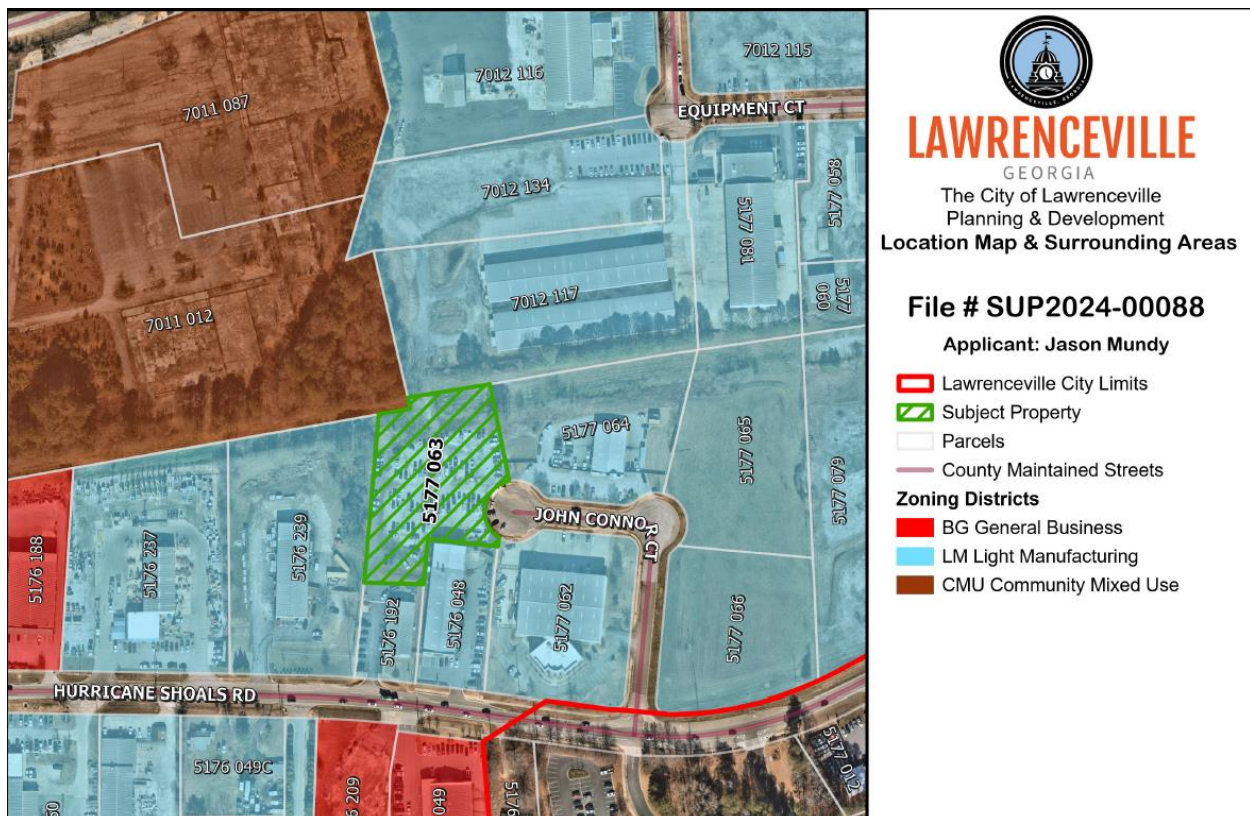
5.

location; and may not be consistent with the policies of the Zoning Ordinance and Development Regulations.

### SURROUNDING ZONING AND USE

The immediate surrounding area consists predominantly of light industrial and commercial uses and zoning. The parcels immediately surrounding the subject property are all zoned LM save for one to the northwest – 3675 Buford Drive (PIN: R7011 012), which is zoned CMU and is actively being developed as a mixed-use site. Otherwise, the surrounding uses are composed of auto service garages and warehouses. Furthermore, there is a funeral home zoned BG (General Business District) across the right-of-way of Hurricane Shoals Road. In terms of the existing uses and zoning surrounding the subject property, the requested SUP is accepta

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP







# LAWRENCEVILLE

## Planning & Development

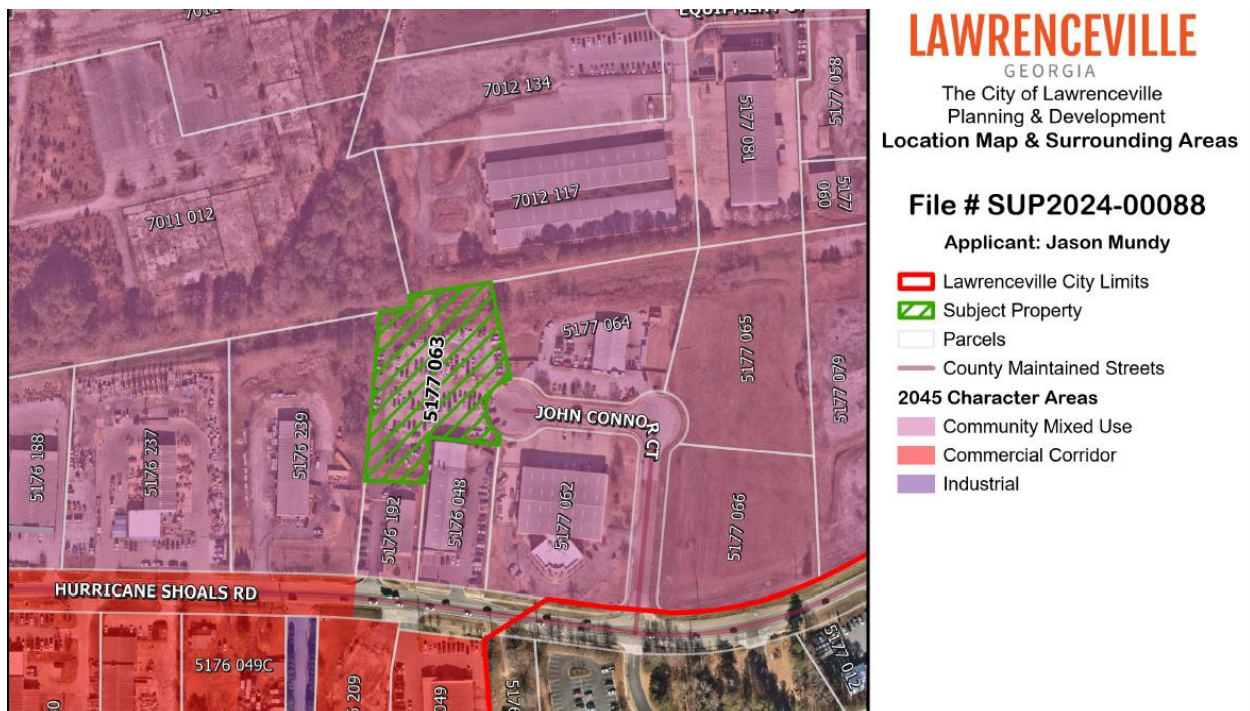
5.

### 2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Community Mixed Use character area. The Community Mixed-Use character area seamlessly integrates a diverse array of residential options with a dynamic blend of commercial spaces, promoting walkability and enhancing the overall accessibility and convenience of the neighborhood. Pedestrian-centric streets, green parks, and inviting public spaces foster social interaction and serve as venues for cultural events. Rooted in sustainable principles and carefully curated urban design, this character area promotes a walkable and interconnected neighborhood, enriching the lives of its residents and visitors by encouraging people to live, work, and play in the same area.

While the proposed use is congruent with the existing uses and zoning of the surrounding area, it does not necessarily fit into the City's long-term vision for the Community Mixed Use character area.

### LAWRENCEVILLE 2045 COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP







# LAWRENCEVILLE

## *Planning & Development*

5.

### **STAFF RECOMMENDATION**

The area located along this segment of Hurricane Shoals Road is developed with industrial zoning and uses, with a minor commercial component located to the south. Although the proposed development may be compatible with the antiquated policies that established the existing uses and zoning in the immediate area the proposal, if approved, would contradict the core policies created by the City Council which emphasizes land uses considered to be compatible with the vision of the City Council. The proposal as presented could be considered to be inconsistent with the vision of the future for this segment of Hurricane Shoals Road.

In conclusion, while the proposed development is consistent with the current character of the surrounding area, it does not necessarily meet the City's long-term vision as a Community Mixed Use character area. The Planning and Development Department recommends ***DENIAL*** for the proposed rezoning request.





# LAWRENCEVILLE

## *Planning & Development*

5.

### **CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

#### **ENGINEERING DEPARTMENT**

No comment

#### **PUBLIC WORKS**

No comment

#### **ELECTRIC DEPARTMENT**

No comment

#### **GAS DEPARTMENT**

No comment

#### **DAMAGE PREVENTION DEPARTMENT**

No comment

#### **CODE ENFORCEMENT**

No comment

#### **STREET AND SANITATION DEPARTMENT**

No comment





# LAWRENCEVILLE

## Planning & Development

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

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

*Due to the site's high visibility along Hurricane Shoals Road, the requested Special Use Permit for an Outdoor Storage facility allowing the parking of tractor-trailers and recreational vehicles may not be suitable at the proposed location. However, there are currently other auto repair and warehouse facilities in the general area.*

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

*Adverse impacts on adjacent properties could be anticipated in the form of heavy traffic, noise/light intrusion, and a degraded visual appearance for the site. The proposed use may also compromise the City of Lawrenceville's vision for the future.*

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

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

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

*Impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. John Connor Court is classified as a local street according to GDOT; the induced demand from this development may strain its capacity. However, these impacts may be mitigated with appropriate conditions, site development requirements, and planning.*

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

*No; the Community Mixed Use character area is intended for pedestrian-friendly, residentially-focused live/work/play development, such as that which is being developed nearby on Buford Drive; a car storage lot is the antithesis of this vision. As such, the final design must be carefully considered to ensure that it meets or exceeds local standards.*





# LAWRENCEVILLE

## *Planning & Development*

5.

- 6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

*SU-13-07 was denied in 2013, which was proposed for Truck Storage & Gravel Parking at the subject property. Furthermore, RZM2022-00012 was approved in 2022 for the property to the northwest of the subject property. The approved proposal was for a mixed-use development that meets the City's long-term vision for the area.*



## **P&D RECOMMENDED CONDITIONS**

**SUP2024-00088\_04152024**

**Note: The following conditions are provided as a guide should the City Council choose to approve the request.**

Approval of a Special Use Permit to allow an Automobile, Truck, or Vehicle Storage Lot (excluding junk/wrecked vehicles), subject to the following enumerated conditions:

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

- A.** A Flex Office Space facility not exceeding 7,500 square feet in gross floor area with a 70 space outdoor passenger vehicle storage lot.
- B.** The development shall be designed in general accordance with the site plan titled “Site Plan for Mundy Collision,” prepared by Civilscapes, Inc., dated February 7, 2024, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments subject to final approval by the Director of Planning and Development.
- C.** Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with the rules and regulations of applicable governing agencies.
- D.** The design of the façades shall meet minimum architectural standards and shall be clad in brick. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
- E.** Roll up doors shall not be visible from the right-of-way of Hurricane Shoals Road. Roll up doors shall only be located on the rear elevation of each building.
- F.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- G.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.



- H.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
- I.** 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.

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

- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B.** Provide a minimum of five-foot wide (5 ft.) concrete sidewalk adjacent to the public right-of-way along John Connor Court. Required five-foot wide (5 ft.) concrete sidewalk shall be a minimum of two feet (2 ft.) from the required back-of-curb.
- C.** All grassed areas shall be sodded.
- D.** Underground utilities shall be provided throughout the development.
- E.** Natural vegetation shall remain on the property until the issuance of a development permit.
- F.** Provide a twenty-five-foot-wide (25 ft.) Landscape Strip and earthen berm along the right-of-way of John Connor Court. The earthen berm and landscaping shall provide an opaque year round visual screening at a minimum height of six feet. The final design shall be subject to the review and approval of the Director of Planning and Development.
- G.** Provide a fifty-foot wide (50 ft.) Landscape Strip along the northern property line, where not impeded by the Colonial Gas Pipeline easement. The final design shall be subject to the review and approval of the Director of Planning and Development.
- H.** Provide a fifteen-foot wide (15 ft.) Landscape Strip along the southern and western property lines. The final design shall be subject to the review and approval of the Director of Planning and Development.
- I.** Provide a solid wood fence or slatted fence at least 6-feet in height along the inside edge of the 25-foot wide landscape strip required along the eastern property line, except for approved access on John Connor Court. The location of a solid wood fence or slatted fence shall be subject to review and approval by the Director of Planning and Development.



- J.** Provide a solid wood fence, masonry wall or slatted fence at least 6-feet in height along the side and rear property lines.
- K.** Landscape Strips shall be planted with one (1) Overstory Tree, one (1) Understory Tree, eighteen (18) Evergreen Shrubs, eighteen (18) Ornamental Grasses and eighteen (18) Ground Coverings per one hundred (100 ft.) of road frontage along Curtis Road. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to the review and approval of the Director of Planning and Development.
- L.** Planted Conifer and Evergreen trees shall be at least six feet in height at time of planting.
- M.** Planted Deciduous trees shall be at least three inches caliper at time of planting.
- N.** Ornamental Grasses and Ground Covering shall be a minimum size of one-gallon container at time of planting with a minimum height of one foot.
- O.** Preserved Trees may be counted toward fulfilling the tree requirement within the twenty-five-foot (25 ft.) Landscape Strip. Bradford Pear, Ginkgo (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
- P.** Earthen berms, fencing, landscaping and outdoor storage parking shall not be located within a drainage easement, pipeline easement or sanitary sewer easement.
- Q.** 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.
- R.** Outdoor parking/storage of passenger vehicles shall be solely within the screened parking area.
- S.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outer most perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, or Undisturbed Wetlands.
- T.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.



- U.** Exit/entrance design and location shall be subject to review and approval of the City Engineer.
- V.** 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-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 6 feet in height.
- W.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.
- X.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.





# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jason Mundy</u>	NAME: <u>Mundys Holding Company LLC</u>
ADDRESS: <u>289 Hurricane Shoals Rd</u>	ADDRESS: <u>289 Hurricane Shoals 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>404-925-3271</u>	PHONE: <u>404-925-3271</u>
CONTACT PERSON: <u>Myles Montgomery - Civilscapes, Inc.</u> PHONE: <u>C) 770-315-8274</u>	
CONTACT'S E-MAIL: <u>civilscapesdesign@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>LM</u> ACREAGE: <u>1.74 AC</u>	
PARCEL NUMBER(S): <u>5-177-063</u>	
ADDRESS OF PROPERTY: <u>562 John Connor Ct.</u>	
PROPOSED SPECIAL USE: <u>Outdoor Storage (Vehicle Storage)</u>	

[Signature] 3/18/24  
SIGNATURE OF APPLICANT DATE

Jason Mundy

TYPED OR PRINTED NAME

[Signature] 3/18/24  
SIGNATURE OF OWNER DATE

Jason Mundy

TYPED OR PRINTED NAME

[Signature] 3/18/2024  
NOTARY PUBLIC DATE

Stephanie Cuevas  
NOTARY PUBLIC

70 S. Clayton St. • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
770.963.2414 • www.lawrencevillega.org  
My Commission Expires 04/17/2026

[Signature] 3/18/2024  
NOTARY PUBLIC DATE

Stephanie Cuevas  
NOTARY PUBLIC

70 S. Clayton St. • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
770.963.2414 • www.lawrencevillega.org  
My Commission Expires 04/17/2026





# LAWRENCEVILLE

## GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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





# LAWRENCEVILLE

## GEORGIA

### VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER:                      5                      177                      063  
(Map Reference Number)                      District                      Land Lot                      Parcel

Signature of Applicant

3/18/24  
Date

Jason Mundy - Owner

Type or Print Name and Title

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

### **TAX COMMISSIONER'S USE ONLY**

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

Kathy Lyles  
NAME

TSA  
TITLE

3/18/24  
DATE



REQUEST FOR  
SPECIAL USE PERMIT  
FROM CITY OF LAWRENCEVILLE ZONING BOARD

FOR

**MUNDY COLLISION TRACT  
562 JOHN CONNOR COURT**

NATURE OF REQUEST

To obtain a “Special Use” permit.

PURPOSE OF REQUEST

To allow for development of proposed building with outdoor storage.

NARRATIVE

The scope of this project is to provide an 7,500 sf office-warehouse building with paved outdoor storage of parked cars waiting for parts and repair work. The property is currently a gravel parking lot that has been used for parking of cars waiting for parts and repairs. The proposed site has been submitted, reviewed and waiting approval for proposed use.

This property is a 1.74 ac. tract of land located at 562 John Connor Court. The property is zoned LM, as are all adjoining tracts except for the CMU zoned Lawrenceville Center Associates, LLC property located northeast of the subject tract. Subject property also contains a Colonial Gas Line with easements that will be located between the proposed building and the adjacent CMU zoned property, so no buffer can be supplemented in that area.

Both potable water and sanitary sewer are available to this tract. The industrial park has regional stormwater detention, which should allow us to forgo any on-site detention.

We feel that the requested special use permit to allow for outdoor storage would be an appropriate type of facility for this area, given its proximity adjacent commercial/industrial uses. We do not believe that allowing this outdoor storage use of this property would in any way devalue or pose hardships on any of the surrounding properties.



1105 W. Peachtree St. NE, Suite 1000  
 Atlanta, Georgia 30309-9813  
 Tel: 404 815-3500  
 www.sgrlaw.com



William (Bill) Diehl  
 Direct Tel: 404-815-3627  
 Direct Fax: 404-685-6927  
 wdiehl@sgrlaw.com

April 12, 2024

***Via Submission to the Department of Planning & Development***

The City of Lawrenceville, Georgia  
 Mayor & Council  
 70 S. Clayton Street  
 Lawrenceville, Georgia 30046

RE: Special Use Permit to allow Vehicle Storage—Submitted by Jason Mundy and Mundy Holding Company, LLC Concerning 562 John Conner Court (the “**Property**”)

Please allow this communication to supplement the Letter of Intent submitted in connection with the Special Use Permit Application (the “**Application**”) concerning the Property. My office represents Jason Mundy and Mundy Holding Company, LLC the applicant and property owner (for the reader’s convenience both the applicant and the property owner will be referred to collectively as the “**Applicant**” or as “**Mundy**”).

As you are aware, the Applicant is seeking a Special Use Permit to allow for Outdoor Storage on the Property—limited only to outdoor vehicle storage—in accordance with Zoning Ordinance Table 103.2. The use will include storage of some vehicles that show visible signs of damage or that have been wrecked. These vehicles would be parked on the facility while awaiting parts or availability. No vehicles, however, will be used for junk or salvage. The Property is currently zoned LM, a light industrial zoning district. The district permits such outdoor vehicle storage only as a special use.

Although this special use permit does request outdoor and vehicle storage uses, it should be noted that the result of the intended development is primarily to improve the Property with a 7,500 sq. ft. developed structure and a 70-space parking lot with landscaped islands. That is, the contemplated development will bring commercial investment and businesses, not merely a parking lot. The building will be used to expand an existing vehicle calibration business currently located on Hurricane Shoals Road (Advanced Safety Calibrations).

Parking and vehicle storage will be ancillary to this primary use and Property’s appearance (and operations) will reflect that order of uses. The parking lot will be traditionally

P2024-00088\_SUPP LOI\_04122024



scaled, having a parking ratio of approximately 1:100 sq. ft. While this parking requirement exceeds what would be required for the envisioned use,<sup>1</sup> the ratio is not particularly excessive when compared to other uses, such as lodges or fraternal organizations (1:100 sq. ft.), Community Centers (1:150 sq. ft.), Fitness Centers (1:150 sq. ft.), and Places of Assembly (1:100 sq. ft.). *See, Table 5-3 of the Zoning Ordinance.* As such, approving the special use permits an allowed principal use to operate, improves an underdeveloped commercial property within the City, and does not create an excessive amount of parking than would be permitted for other uses.

While the special use permit requested here does envision the expansion of outdoor vehicle storage, the envisioned use will not be unattractive or resource intensive. First, the nature of Mundy's business from the Property will be limited to advanced vehicle calibration. Vehicle calibration is typically performed after body repairs have been completed and the vehicle's electronic diagnostic and safety equipment must be recalibrated through electronic devices. Although some heavy machinery is used, most of Mundy's services are performed with smaller electronic and processing equipment. Secondly, Mundy's has been intentional in the placement of the parking facilities, making sure that the parking facilities are screened from Hurricane Shoals and placing the building along the open space on the northern portion of the Property (which is open on account of a gas line easement). Thus, the parking lot is only visible from the cul-de-sac on John Conner Court, which is only used by commercial businesses and their patrons. Fencing and gates will be installed to further limit sightlines into the Property.

Mundy's has a long history of success and a track-record as a community partner in Lawrenceville. It has been purposeful in ensuring its existing buildings are well-maintained and attractive. Its property is well-kept and orderly maintained. Mundy's is highly rated and at the forefront of safety calibrations and is among the most successful and highly rated of these businesses in the metro-Atlanta area.

## **I. STANDARDS GOVERNING EXERCISE OF ZONING POWER (ZONING ORDINANCE § 907(C))**

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

The special use permit pertains to an accessory use for vehicle storage, which, as proposed, is ancillary to the diagnostic business to be developed here. Commercial and light industrial uses abound in the area. Those commercial uses include various types of commercial operations and businesses. While older automobile-oriented businesses are in the area, the surrounding uses are diverse and of similar intensities of use. Further, Mundy has been an established community

---

<sup>1</sup> The parking requirements for the office and automotive repair and maintenance uses would require between 11 and 20 parking spaces in accordance with Table 5-3 of the Zoning Ordinance.



partner for the City. Mundy's existing buildings on Hurricane Shoals have benefited from purposeful investments in their façade and streetscape to ensure compatibility with Lawrenceville's standards of development. The proposed building will likewise match these architectural and design standards. Additionally and as noted above, the parking facilities will be oriented behind existing buildings on Hurricane Shoals, limiting the extent to which they will be visible from the street.

Mundy is very conscious of the City's goal of transitioning the area from the predominance of automobile-oriented businesses. The primary use on the Property, although automobile oriented, is not the typical body and collision center of decades' past. Mundy's calibration services pertain primarily to electronic and diagnostic components within vehicles. Much of their work is performed through electronic calibration equipment as opposed to manual, loud, compressed-air equipment that one might expect in a traditional automotive repair shop. Mundy's operations are state-of-the-art, clean, and have minimal noise associated with them.

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

The Special Use Permit allows for the redevelopment of an underdeveloped commercial property, currently a gravel parking lot. The surrounding properties are of similar commercial and light industrial uses and have developed around Mundy's existing and adjacent collision and calibration center. Nearly all adjacent properties have similar uses. The City Electric Supply location to the West of the Property, likewise, uses the adjacent portions of that property for outdoor storage of inventory. There is no indication that the use will be adverse or create inharmonious uses.

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

Being zoned in a light industrial district, the Property's use is limited to industrial and manufacturing uses. Such uses often require storage of equipment, inventory, and/or vehicles as an accessory to the primary use. Without being able to use the property for vehicle storage, the property's use by right is limited and is a significant detriment to its continued use.

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

The use proposed will not result in any additional burden or strain on existing infrastructure. The use is largely passive and does not require significant utility access. Stormwater arising from impervious surfaces will be in an amount that is similar to other allowed uses on the Property and will be adequately treated in accordance with the City's stormwater regulations.



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

The Property is within the Community Mixed Use character area of the Comprehensive Plan. As noted, Mundy's is aware of the City's desire to expand services and industry in the City beyond traditional automobile-oriented businesses. Mundy's business certainly involves the repair of motor vehicles and, to be clear, the Applicant is not suggesting otherwise. However, Mundy's unique services, largely being diagnostic and technology related, are not the typical heavy intensity of uses associated with other vehicle repair shops. Most of its services are related to technology and calibration of vehicles, which create less refuse, less noise, use less heavy machinery, and do not require extensive inventory storage. For that reason, Mundy's believes that the intended use and the associated secondary use is more consistent with the Comprehensive Plan and the City's goal of creating a diverse and technologically based businesses in the City. (See, Comprehensive Plan Pg. 26).

**6. *Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal***

The existence of similar storage uses in the area support allowing the special use. Mundy's ensure that any vehicles stored on the property that demonstrate signs of damage, will be limited to the most interior parking spots so that sightlines of those vehicles are obscured from Hurricane Shoals Road.

**II. SPECIAL USE PERMIT CONSIDERATIONS (ZONING ORDINANCE § 904(C))**

**1. *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.***

The special use, vehicle storage, will not endanger public health, safety, or general welfare. The property will be maintained, enclosed, and there will be surveillance systems installed to ensure the property remains protected. Vehicle storage will occur within a defined area, where direct sightlines will be limited from Hurricane Shoals Road.

**2. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or will not substantially diminish and impair property value within the neighborhood.***

The surrounding properties are of similar commercial and light industrial uses and have developed around Mundy's existing and adjacent collision center, which includes vehicle storage as a legal nonconforming use. Nearly all adjacent properties have similar uses. The City Electric Supply location to the West of the Property, likewise, uses the adjacent portions of that property



for outdoor storage of inventory. There is no indication that the use will be adverse or create inharmonious uses.

3. ***The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.***

The vehicle storage use will be visible only from John Connor Court and will be screened by opaque fencing. Surrounding development include other similar uses, including similar vehicle storage uses.

4. ***Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.***

Yes. The special use is passive and has no impact on existing utilities. Stormwater will be treated in accordance with City standards.

5. ***Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets; and***

Traffic impacts will be limited. The special use contemplated here will generate minimal additional traffic. The primary use, vehicle calibration, is not anticipated to generate any substantial traffic impacts.

6. ***The special use will be in a district where such use may be permitted and that all requirements set forth in this Zoning Ordinance and applicable to such conditional use will be met.***

All requirements of the Zoning Ordinance will be met.

### **III. PROFFERED CONDITIONS:**

To show a commitment to quality of development envisioned here, the Applicant proffers the following conditions to the special use permit:

1. A wooden (or other material of equal or greater quality) fence and metal gates shall be installed where the Property adjoins and abuts John Conner Court.
2. Surveillance cameras shall be installed and shall be registered with the Lawrenceville Police Department's camera registration.
3. No vehicle demonstrating visible damage shall be parked within 50 feet from the Property's entrance from John Connor Court or the parking spaces immediately in front of the proposed office/warehouse.



4. Outdoor storage uses shall be limited to vehicles currently being repaired or scheduled for repair.
5. Parking islands on the Property will be landscaped.

#### **IV. PRESERVATION OF CONSTITUTIONAL RIGHTS**

The Applicant looks forward to working with the City on an amicable basis in addressing the special use permit and showing grounds for its approval. Georgia law, however, requires that a property owner preserve constitutional rights in a written notice prior to public hearings. This notice is being provided in accordance with such law. It is the Applicant's position on behalf of itself and the property owner, that the City's Zoning Ordinance as enforced against the Property and on its face is unconstitutional in that it destroys the marketability of the property and renders the property exceptionally less valuable, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983).

The Zoning Ordinance's prohibitions on vehicle storage are arbitrary and ambiguous such that the Property owner is subjected to capricious enforcement of regulations to preclude any use of the Property or are such that they require that the Subject Property be put to a particular use that has no reasonably economic value.

A refusal to approve these Applications will render the property unusable and constitutes the taking of Applicant and property owner's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would be had by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the citizens and therefore is unconstitutional.

SMITH GAMBRELL & RUSSELL, LLP



William J. Diehl  
[wdiehl@sgrlaw.com](mailto:wdiehl@sgrlaw.com)

P2024-00088\_SUPP LOI\_04122024



Legal Description  
562 John Connor Court

All that tract or parcel of land lying and being in Land Lot 176 and 177, District 5, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the northerly right of way of Hurricane Shoals Road (80' R/W) with the westerly right of way of John Connor Court (60' R/W): Thence along the R/W of John Connor Court a distance of 618.84' to the TRUE POINT OF BEGINNING:

Thence leaving said R/W S 06°13'27" W – 16.52' to a point:

Thence N 83°46'33" W – 135.06'

Thence S 05°08'14" W – 88.70'

Thence N 88°37'09" W – 116.04'

Thence N 05°05'26" E – 326.85' to a point on the land lot line common to land lots 176 and 177:

Thence N 80°07'06" E – 62.34'

Thence N 14°58'39" W – 22.30'

Thence N 79°49'36" E – 149.95'

Thence N 82°31'16" E – 9.92'

Thence S 11°18'24" E – 192.23' to a point on the R/W of John Connor Court:

Thence along the arc of a curve 143.10', said curve having a radius of 60.00' and a chord of S 10°12'41" W – 111.51', said point being the point of beginning.

Said tract contains 1.74 acres as per a minor Subdivision Plat for Stephens Industries, LP.

Prepared by Conroy & Associates, PC dated 6/12/16 and recorded in Plat Book 138, Page 21.





# LAWRENCEVILLE

## GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville?   N/A    
Y/N

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

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

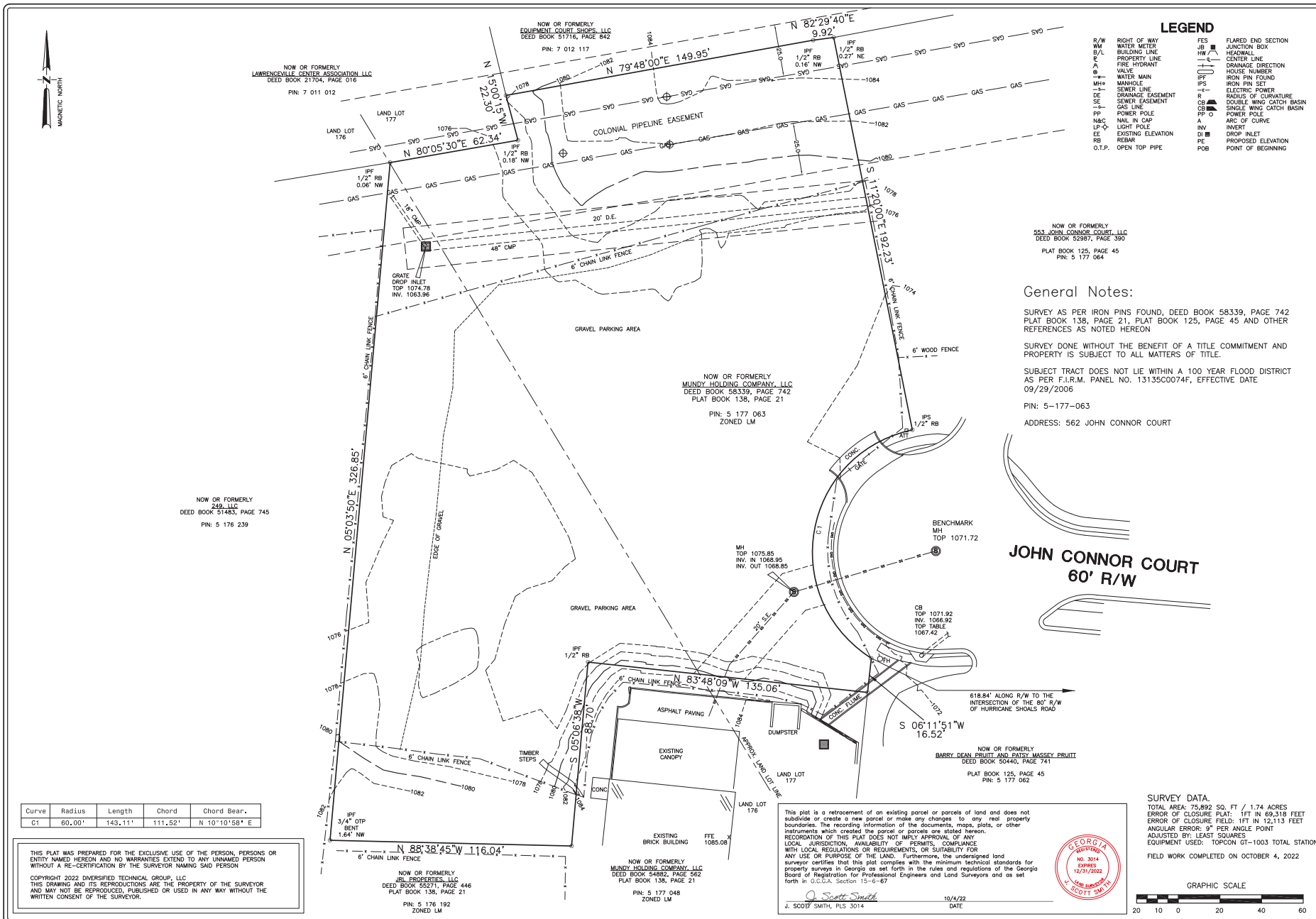
Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville?   N    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

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

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

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



[illegible]

**DIVERSIFIED TECHNICAL GROUP, L.L.C.**  
LAND SURVEYORS — LAND PLANNERS  
Land Surveying Firm License # 587

---

2700 BRAGGTON HIGHWAY  
SUITE 10-430  
Dacula, Georgia 30019  
PH. 770-614-7095  
EMAIL: [DTGsurvey@yahoo.com](mailto:DTGsurvey@yahoo.com)



**Boundary and Topographic Survey**  
**Mundy Holding Co. LLC.**  
DISTRICT: 5  
LAND LOTS(S): 176,177  
CITY OF LAWRENCEVILLE  
GWINNETT COUNTY, GEORGIA

DATE 10/4/22	DRAWN J.S.S.	CHECKED J.S.S.
SCALE 1" = 20'		
SHEET TITLE  <b>Boundary/ Topo</b>		

PROJECT NUMBER  
22225  
1  
DRAWING NUMBER

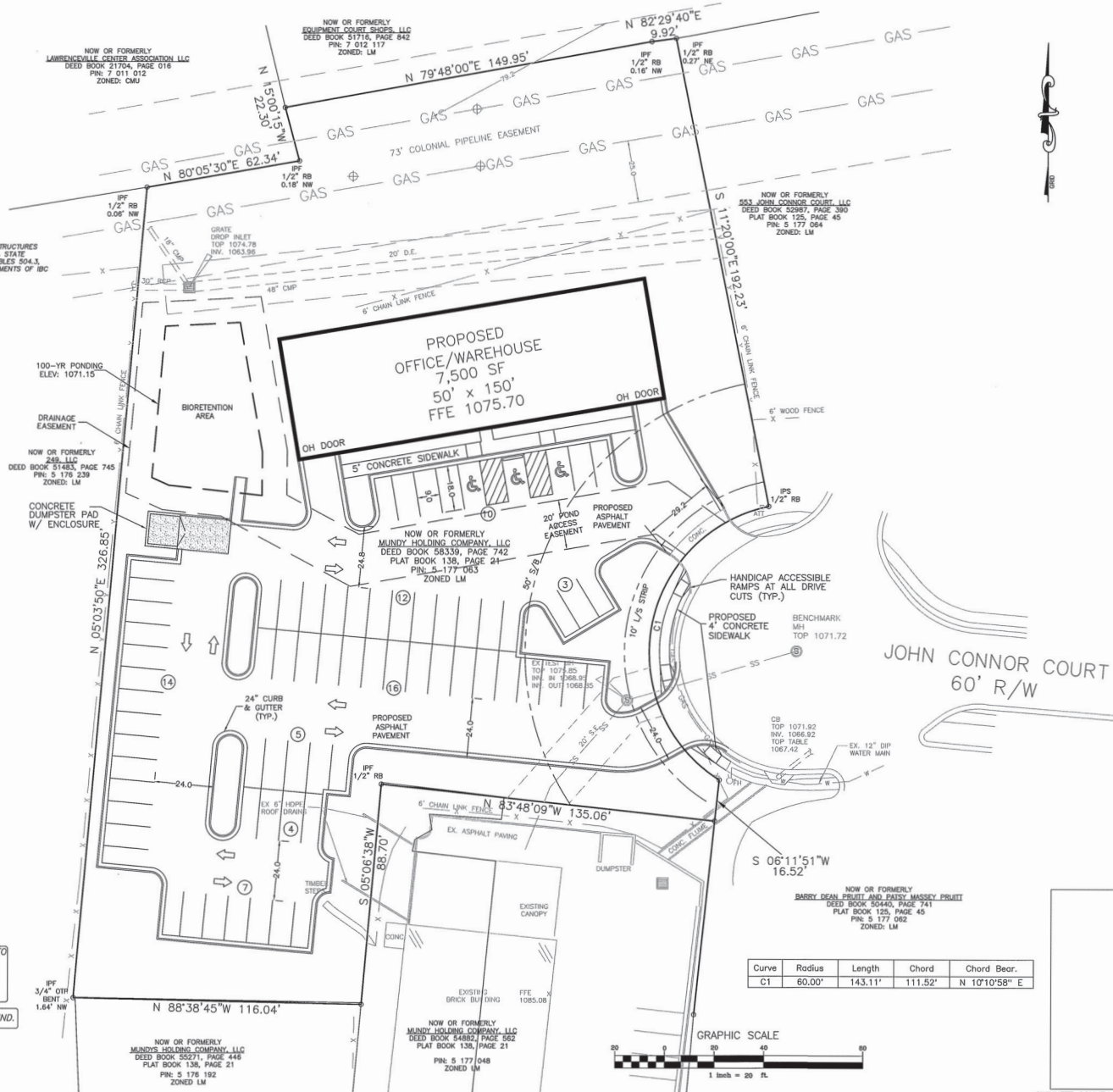


### GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH CITY OF LAWRENCEVILLE STANDARDS.
2. TOTAL IMPERVIOUS COVERAGE PERCENTAGE: 72.6%
3. BUILDING LINE SETBACKS:  
FRONT - 50', SIDE - 0' AND REAR - 0'  
ZONED - LM
4. TOPOGRAPHIC INFO IS TO MEAN SEA LEVEL.
5. MAXIMUM HEIGHT FOR DWELLING IS 50'.
6. THERE ARE NO EXISTING BUILDINGS ON SITE.
7. PROPOSED USE OF PROPOSED BUILDINGS IS OFFICE / WAREHOUSE.
8. PARKING CALCULATIONS:  
OFFICE/ WAREHOUSE  
1 SPACE/ 1000 SF OF A WAREHOUSE  
1 SPACE/ 300 SF OF A OFFICE  
1,000 SF OFFICE / 300 SF = 4 SPACES REQUIRED  
6,500 SF OFFICE / 1000 SF = 7 SPACES REQUIRED  
PROPOSED PARKING:  
67 STANDARD SPACES  
+3 HANDICAP SPACES  
70 TOTAL SPACES

### BUILDING NOTES:

1. EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATE AMENDMENTS WITH REGARD TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLES 504.1, 504.4 & 506.2 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLES 601 AND 602.
2. A SEPARATE BUILDING PERMIT IS REQUIRED FOR SITE LIGHTING.



NOTE: ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODE'S HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.

NOTE: ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.

NOTE: PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH AND DEBRIS.

REVISIONS		DATE	BY	REVISION
1	8/8/23	PER LAWRENCEVILLE COMMENTS		
2	10/2/23	PER LAWRENCEVILLE COMMENTS		
3	11/2/23	PER LAWRENCEVILLE COMMENTS		

THE DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF CIVILSCAPES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CIVILSCAPES, INC.

**Civilscapes, Inc.**  
CIVIL DESIGN & LANDSCAPE ARCHITECTURE  
7185 SHADY GROVE ROAD, CUMMING, GA 30041  
OFFICE: 678-513-5536 EMAIL: CIVILSCAPES@GMAIL.COM

**MUNDY COLLISION**  
PROPERTY ADDRESS: 552 JOHN CONNOR COURT  
LAND LOT 176 & 177 / 5TH LAND DISTRICT  
CITY OF LAWRENCEVILLE / GWINNETT COUNTY

SHEET NUMBER	
C3.0	
SCALE	
1" = 20'	
DATE	
02/07/23	
PROJECT NO.	
GWINNETT COUNTY PROJECT NO. EPN2023-01090000X	










# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # SUP2024-00088**

**Applicant: Jason Mundy**

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  Downtown Development Authority Boundary







# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

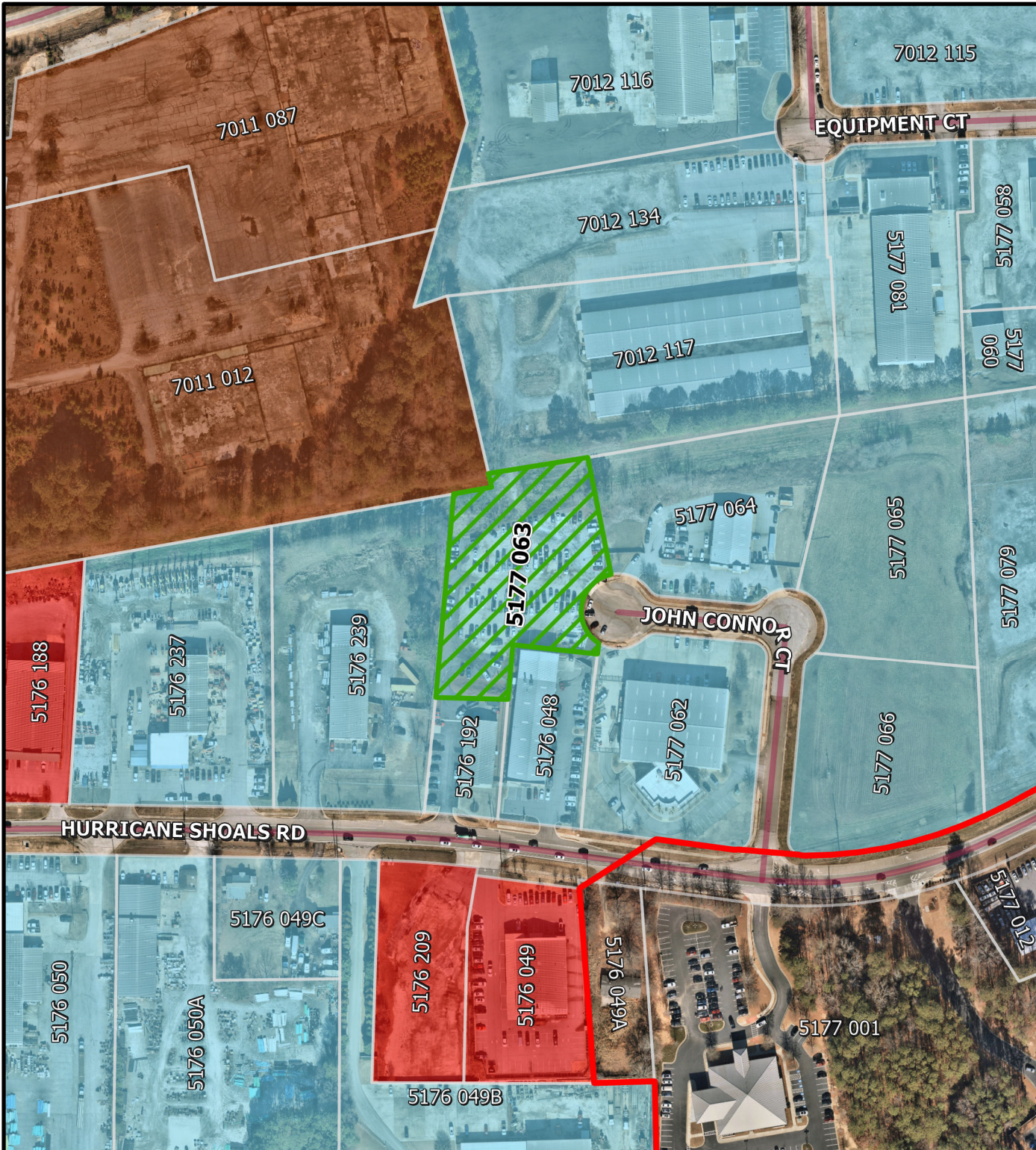
**File # SUP2024-00088**

**Applicant: Jason Mundy**

- Lawrenceville City Limits
- Subject Property
- Parcels
- County Maintained Streets
- Downtown Development Authority Boundary







# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # SUP2024-00088**

**Applicant: Jason Mundy**

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
- Zoning Districts**
  -  BG General Business
  -  LM Light Manufacturing
  -  CMU Community Mixed Use







# LAWRENCEVILLE

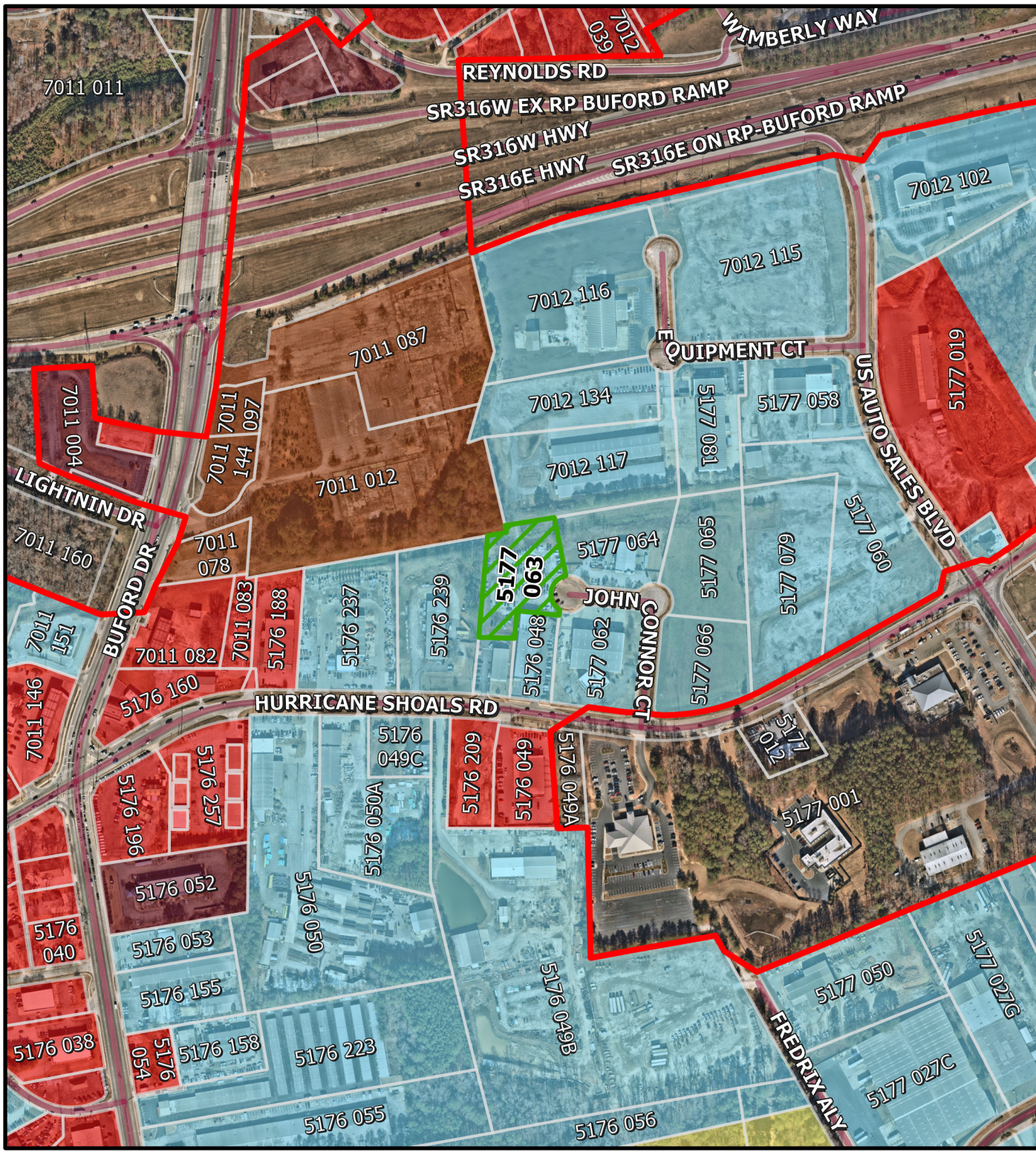
GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

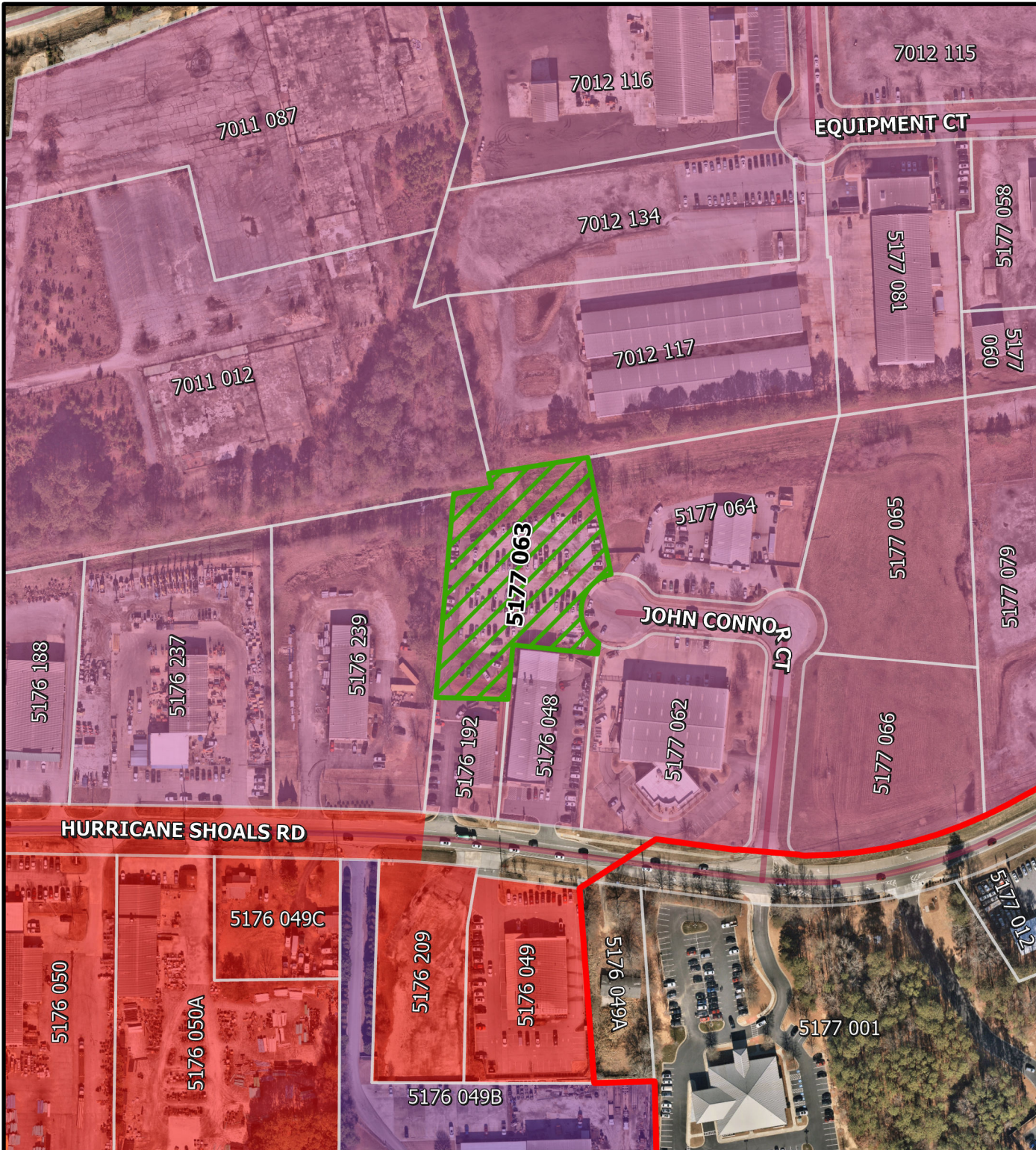
**File # SUP2024-00088**

**Applicant: Jason Mundy**

- Lawrenceville City Limits
  - Subject Property
  - Parcels
  - County Maintained Streets
- Zoning Districts**
- BG General Business
  - HSB Highway Service Business
  - LM Light Manufacturing
  - CMU Community Mixed Use
  - RS-150 Single-Family Residential














# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # SUP2024-00088**

**Applicant: Jason Mundy**

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
- 2045 Character Areas**
  -  Community Mixed Use
  -  Commercial Corridor
  -  Industrial













## GEORGIA

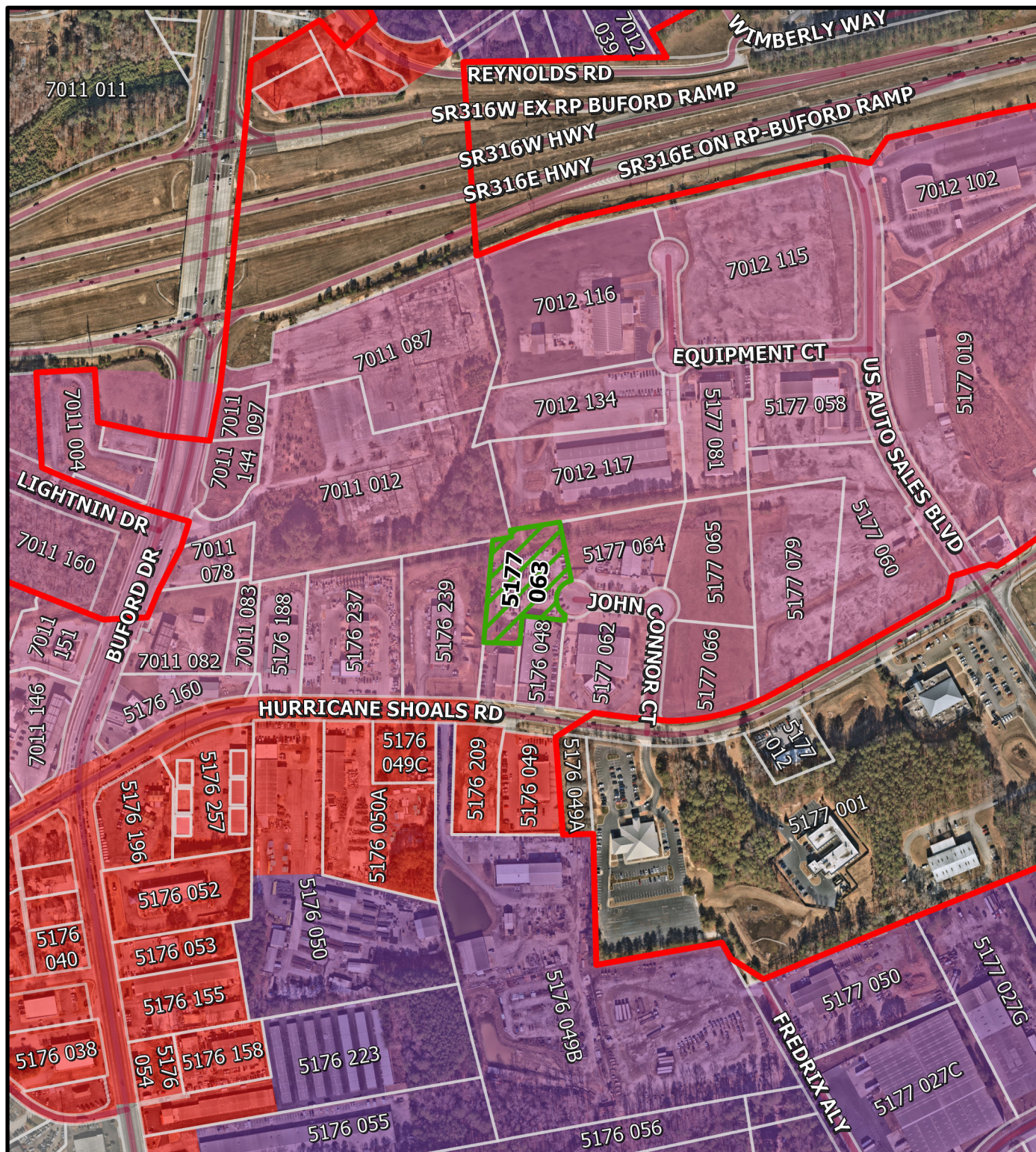
The City of Lawrenceville  
Planning & Development  
**Location Map & Surrounding Areas**

**Applicant: Jason Mundy**

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
- 2045 Character Areas**
-  Downtown
-  Community Mixed Use
-  Commercial Corridor
-  Industrial



0 250 500 1, Page 97







# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** An Ordinance to Amend the Zoning Ordinance, ARTICLE 1; Districts

**Department:** Planning and Development

**Date of Meeting:** Monday, May 6, 2024

**Applicant Request:** Approval of Amendment

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

**Department Recommendation:** **Table to June 2024**

---

**Summary:** Request to table the decision to the Amendment to ARTICLE 1 Districts, to include two new zoning districts to address infill development.

**Attachments/Exhibits:**

- No attachment





# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW PUBLIC HEARING

**Item:** An Ordinance to Amend Article 8 General Regulations of the City of Lawrenceville Zoning Ordinance 2020

**Department:** Planning and Development

**Date of Meeting:** Monday, May 6, 2024

**Applicant Request:** Approval of Amendment

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

**Department Recommendation:** **Approval**

---

**Summary:** The City of Lawrenceville revise Article 8 General Regulations to incorporate provisions for properties not currently designated with zoning classifications on the zoning map.

**Attachments/Exhibits:**

- Ordinance Amendment



AN ORDINANCE TO AMEND ARTICLE 8 GENERAL REGULATIONS OF THE CITY OF  
LAWRENCEVILLE ZONING ORDINANCE 2020

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 is amended as follows:

Section 1. Delete Section 803, sub section A. of Article 8 General Regulations in its entirety, and replace it as follows:

803. Map and Districts Established

A. Official Zoning Map

1. There is hereby established a zoning plan for the City of Lawrenceville, Georgia, which plan is set forth in the text, map, and descriptions which constitute this Ordinance.
2. The City of Lawrenceville is hereby divided into zoning districts, as shown on the Official Zoning Map which is hereby adopted by reference and declared to be a part of this Ordinance.
3. Any property that is located within the municipal boundaries of the City of Lawrenceville that is not shown on the zoning map attached hereto or that is not shown within a specific zoning classification on the zoning map attached hereto shall be classified as AR (Agricultural Residential District). All conditions of zoning that were placed on any land in the City of Lawrenceville at the time of any prior zoning of that property shall be and shall remain in full force and effect.
4. The Official Zoning Map shall be identified by a signature block that includes the signature of the Mayor, and attested by the City Clerk, over the following words: "This is to certify that this is the Official Zoning Map referred to in the Lawrenceville Zoning Ordinance," together with the date of its adoption.
5. The location and boundaries of the zoning districts established by this Zoning Ordinance are depicted on and maintained as part of the City's geographic information system (GIS), under the direction of the City Manager. A print-out or plot of this "zoning" geographic coverage layer that includes the signature block described in subsection (A)(3) above constitutes the City of Lawrenceville Official Zoning Map.
6. The latest adopted version of the Official Zoning Map shall be available for inspection in the offices of the City of Lawrenceville Planning & Development Department during regular business hours of the City, and a copy will be available for general public reference on the City's official website.
7. Maintenance and updates. The Director of Planning and Development is responsible for directing revisions to the Official Zoning Map to reflect its amendment as soon as possible after the effective date of zoning map amendments. No unauthorized person may alter or modify the Official Zoning Map. The Director of Planning and Development may authorize printed copies of the Official Zoning Map to be produced, and must



maintain digital or printed copies of superseded versions of the Official Zoning Map for historical reference.

8. Annexation. Any land subsequently annexed to the City shall be annexed in accordance with the procedures adopted by the mayor and council that are based upon state law and are part of the City Code. It shall, immediately upon annexation, be classified into a zoning category compatible with adjacent zoning, land uses, and sound planning principles.

Excepted as specifically amended by this Ordinance, all remaining provisions of Article 8 and all other provisions of the Lawrenceville Zoning Ordinance of 2020 shall remain unchanged and in full force and effect.

It is so Ordained this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
David R. Still, Mayor

Attest:

\_\_\_\_\_  
Karen Pierce, City Clerk





# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** An Ordinance to Amend the Zoning Ordinance, ARTICLE 10; Definitions

**Department:** Planning and Development

**Date of Meeting:** Monday, May 6, 2024

**Applicant Request:** Approval of Amendments

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

**Department Recommendation:** **Table to June 2024**

**Planning Commission Recommendation:**

---

**Summary:** Request to table indefinitely the Amendment to ARTICLE 10 Definitions is necessary to clarify language that is consistent with Georgia State Law.

**Attachments/Exhibits:**

- No attachments