



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Tuesday, September 08, 2026
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

1. August 3, 2026, Planning Commission Meeting Minutes

Public Hearing New Business

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

2. SUP2026-00010, SUP2026-00011, SUP2026-00012; 272 Hurricane Shoals LLC; 272 Hurricane Shoals Road
3. SUP2026-00009; PureFun Properties, LLC c/o Andersen Tate & Carr; 401 Industrial Park Drive
4. RZC2026-00003; Costco Wholesale Corporation; 2555 University Parkway

Public Hearing Old Business

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

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, SEPTEMBER 8, 2026

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: August 3, 2026, Planning Commission Meeting Minutes

Department: Planning and Development Department

Date of Meeting: Tuesday, September 8, 2026

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

Applicants Request: Approval of Prior Meeting Minutes

Planning & Development Recommendation: Approval

Planning Commission Recommendation:

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

Attachments/Exhibits:

- PC MTNG MNTS_08032026



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MEETING MINUTES

Monday, August 3, 2026

CALL TO ORDER: 6:00 p.m.

PRESENT:

Chairperson Bruce Hardy

Vice-Chairperson Jeff West

Commission Member Darion Ward

Commission Member Sheila Huff

Commission Member Stephanie Henriksen

APPROVAL OF AGENDA:

Motion made to **AMEND THE AGENDA AS PRESENTED** by Commission Member Henriksen, Seconded by Commission Member Huff.

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

The agenda was amended by Tabling Item No. 3 - **SUP2026-00010, SUP2026-00011, SUP2026-00012** – APPLICANT & OWNER: 272 HURRICANE SHOALS LLC; A SPECIAL USE PERMIT APPLICATION TO ALLOW A CONTRACTOR’S OFFICE, HEAVY/CIVIL; A VEHICLE STORAGE LOT; AND TO ALLOW PARKING ON A GRAVEL SURFACE AT THE SUBJECT PROPERTY; ADDRESS: 272 HURRICANE SHOALS ROAD; PARCEL IDENTIFICATION NUMBER: 5176 049B; AREA: APPROXIMATELY 16.23 ACRES to the Tuesday, September 8, 2026, Planning Commission Meeting.

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

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

APPROVAL OF PRIOR MEETING MINUTES

Motion made to **APPROVE** Monday, July 6, 2026, Planning Commission Meeting Minutes by Commission Member Henriksen and Seconded by Council Member Ward

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

NEW BUSINESS

3. SUP2026-00007 – APPLICANT: CORY ACUFF; OWNER: MARTEETH PROPERTIES, LLC.; A SPECIAL USE PERMIT APPLICATION TO ALLOW A DISTILLERY AT THE SUBJECT PROPERTY; ADDRESS: 407 N CLAYTON STREET; PARCEL IDENTIFICATION NUMBER: 5146B042; AREA: APPROXIMATELY 0.85 ACRES.

Motion made to recommend **APPROVAL** with Planning Commission recommended conditions by Vice-Chairperson West and Seconded by Commission Member Henriksen

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

Proponent: Applicant – Cory Acuff

Opponent: None

Staff Comment: The Planning Commission's recommendation included recommendations to amend Condition 1.C. limiting the hours of operation to those advertised by Slow Pour Brewing Company; and by deleting Condition 1.G. Sunset Clause in its entirety.

FINAL ADJOURNMENT

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

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



LAWRENCEVILLE

Planning & Development

PLANNING ~~AND DEVELOPMENT DEPARTMENT~~ COMMISSION

RECOMMENDED CONDITIONS_08032026

SUP2026-00007

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

1. To restrict the Special Use Permit as follows:

- A. The Special Use Permit shall be limited to a distillery conducted entirely within the existing structures on site, with no expansion of the building footprints.
- B. Outdoor storage associated with the distillery shall be prohibited.
- C. Hours of operation for the distillery shall be limited to the following: 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.
 - Sunday, Noon - 8 PM
 - Monday, 5 PM - 9 PM
 - Tuesday, 5 PM - 9 PM
 - Wednesday, 5 PM - 9 PM
 - Thursday, 5 PM - 10 PM.
 - Friday, 4 PM - midnight
 - Saturday, Noon - 11 PM
- D. 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.
- E. Peddlers and/or any parking lot sales shall be prohibited.
- F. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- ~~G. The Special Use Permit shall be limited to a period of two (2) years, at which time the use shall cease unless an application for renewal is submitted and approved in accordance with the Zoning Ordinance.~~

H.G. All applicable local, state, and federal permits and approvals, including building, fire, and life-safety permits, shall be obtained prior to occupying the facility.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, SEPTEMBER 8, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	SUP2026-00010, SUP2026-00011, SUP2026-00012; 272 Hurricane Shoals LLC; 272 Hurricane Shoals Road
Department:	Planning and Development Department
Date of Meeting:	Tuesday, September 8, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Contractor's Office, Heavy/Civil; Vehicle Storage Lot (Outdoor Storage); Parking on a Gravel Surface
Planning & Development Recommendation:	Approval With Conditions
Planning Commission Recommendation:	

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

Attachments/Exhibits:

- SUP2026-00010 SUP2026-00011 SUP2026-00012_ATTCHMNTS_07102026



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

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

APPLICANT(S): 272 HURRICANE SHOALS LLC

PROPERTY OWNER(S): 272 HURRICANE SHOALS LLC

LOCATION(S): 272 HURRICANE SHOALS ROAD NE

PARCEL IDENTIFICATION NUMBER(S): R5176 049B

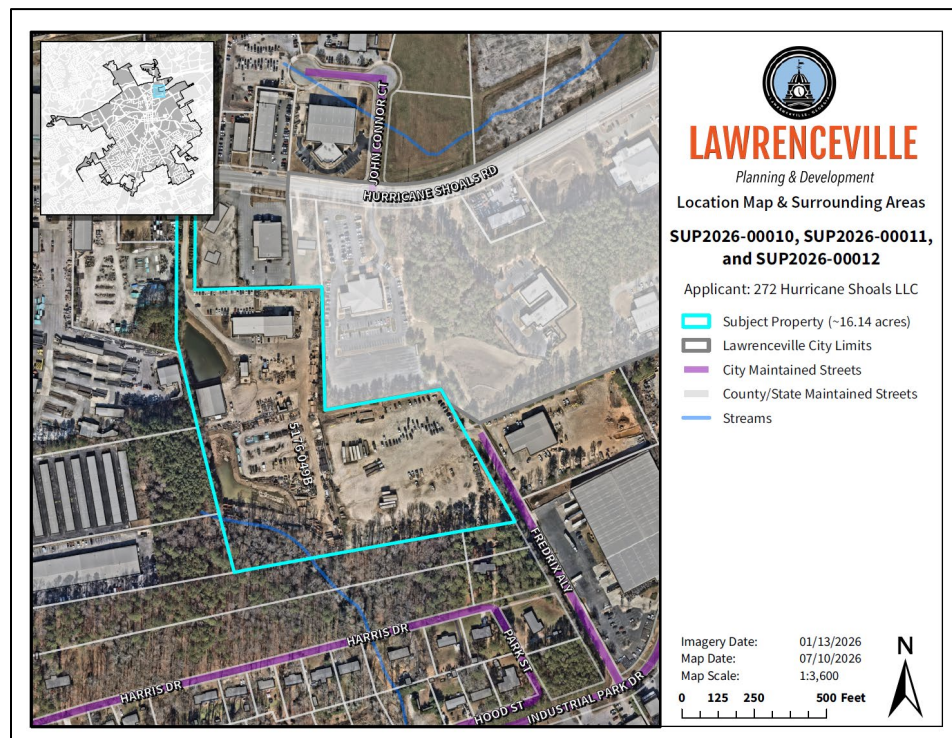
APPROXIMATE ACREAGE: 16.23 ACRES

CURRENT ZONING: LM (LIGHT MANUFACTURING DISTRICT)

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

DEPARTMENT RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



ZONING HISTORY

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

PROJECT SUMMARY

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

PROPOSED SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

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

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

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

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

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

Article 1 Districts, Section 103.2 Use Table

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

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

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

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

200.3.56 OUTDOOR STORAGE - INDUSTRIAL

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

The applicant requests the following variances:

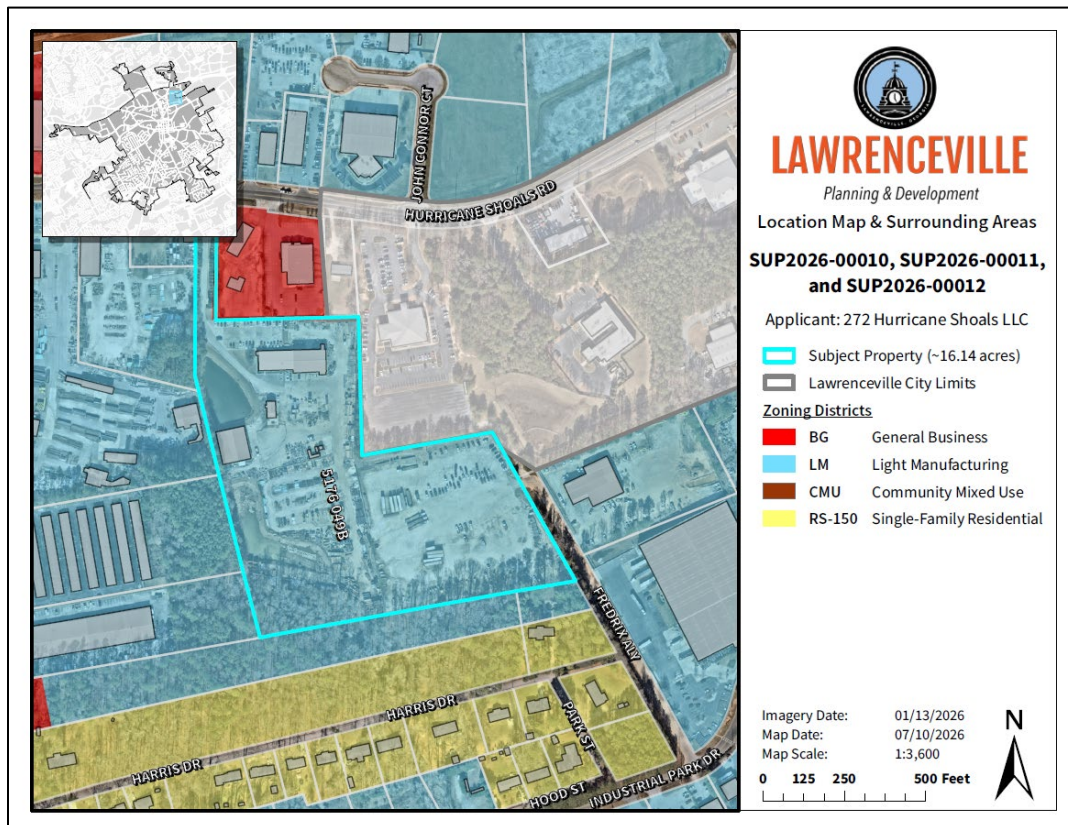
- Article 2, Section 200.3.56(A)(4) – Screening requirements for outdoor storage;
- Article 5, Section 508 – Off-street parking requirement of 77 spaces for a contractor's office;
- Article 6, Section 602(A)(1) – Architectural standards limiting metal siding to an accent material.

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

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

Given the longstanding purpose and consistent application of screening, parking, and architectural requirements in the LM district, staff does not recommend approval of the requested variances. Compliance alternatives such as updated fencing, enhanced landscaping, and conforming exterior materials may be pursued through the phased site improvement program included in the recommended conditions of zoning.

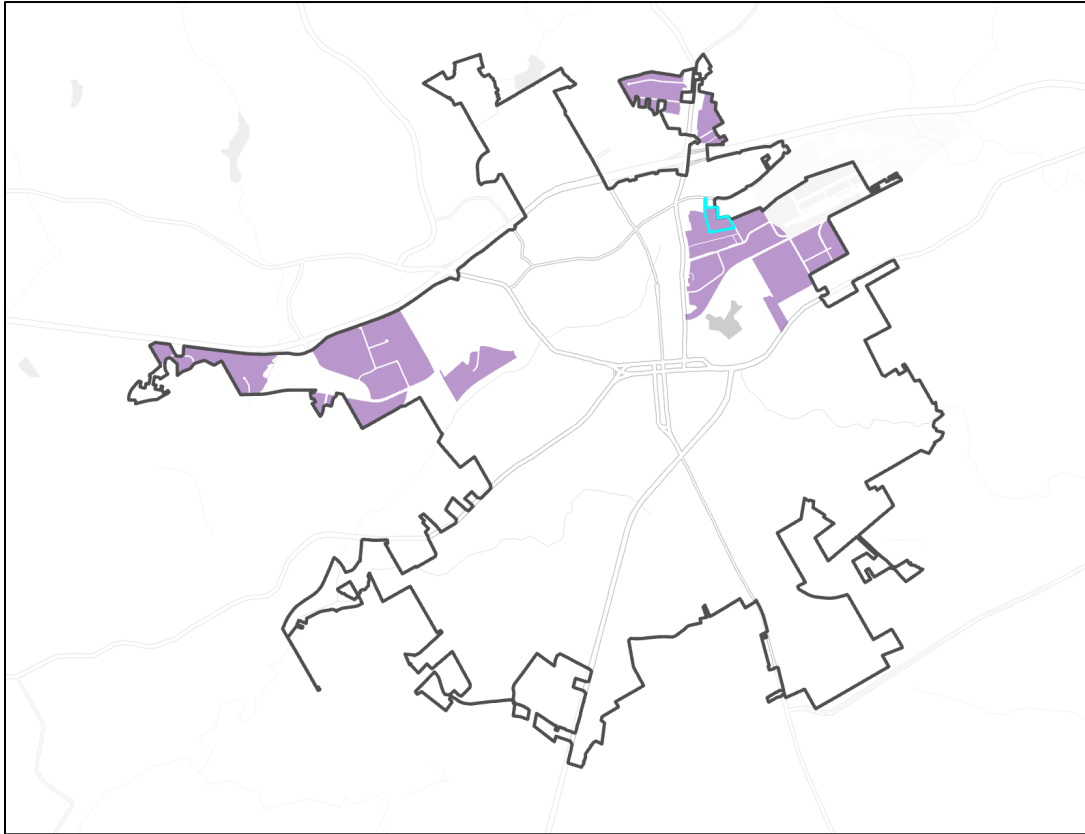
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

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

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

STAFF RECOMMENDATION

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

The proposed conditions require that:

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

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

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

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

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

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Lawrenceville Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00010

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

1. To restrict the Special Use Permit as follows:

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

2. To satisfy the following site development considerations:

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

3. Phased Compliance for Existing Nonconforming Site Conditions:

A. Phased Compliance for Existing Areas.

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

B. Phased Compliance Plan Required.

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

The plan shall:

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

C. Annual Progress Reporting.

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

D. Failure to Meet Milestones.

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

E. Completion Certification.

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



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00011

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

1. To restrict the Special Use Permit as follows:

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

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

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

2. To satisfy the following site development considerations:

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

3. Phased Compliance for Existing Nonconforming Site Conditions:

A. Phased Compliance for Existing Areas.

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

B. Phased Compliance Plan Required.

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

The plan shall:

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

C. Annual Progress Reporting.

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

D. Failure to Meet Milestones.

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

E. Completion Certification.

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



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00012

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

1. To restrict the Special Use Permit as follows:

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

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

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

2. To satisfy the following site development considerations:

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

3. Phased Compliance for Existing Nonconforming Site Conditions:

A. Phased Compliance for Existing Areas.

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

B. Phased Compliance Plan Required.

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

The plan shall:

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

C. Annual Progress Reporting.

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

D. Failure to Meet Milestones.

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

E. Completion Certification.

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

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



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

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

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

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

Mitchell Stephens, as Manager

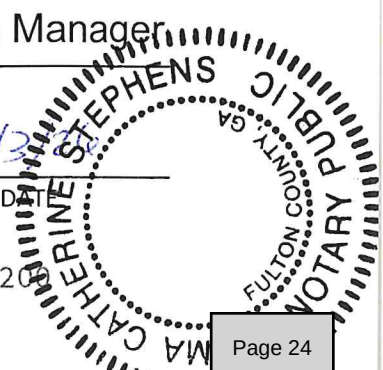
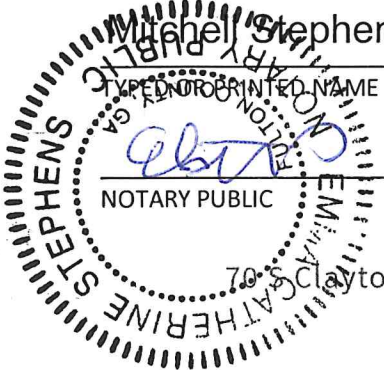
Mitchell Stephens, as Manager

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

[Signature] 6/3/26
NOTARY PUBLIC DATE

[Signature] 6/3/26
NOTARY PUBLIC DATE



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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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



LAWRENCEVILLE

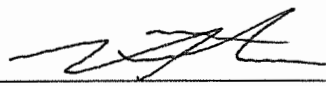
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

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

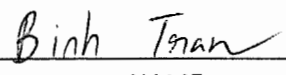
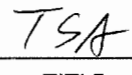
 6/2/26
Signature of Applicant Date

Mitchell Stephens, Manager
Type or Print Name and Title

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

REVENUE TECHNICIAN'S USE ONLY

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

 
NAME TITLE
6-3-2026 016BNT
DATE

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

June 5, 2026

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

Applicant:

272 Hurricane Shoals, LLC

Property:

Gwinnett Count Tax Parcel ID R5176 049B

±16.29 Acres of Land

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

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

Submitted on behalf of Applicant by:

Brandon C. Arnold, Esq.

272 Hurricane Shoals, LLC

2827 Peachtree Road, Suite 630

Atlanta, Georgia 30305

barnold@mitchellldstephens.com

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

I. INTRODUCTION

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

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

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

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

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

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

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

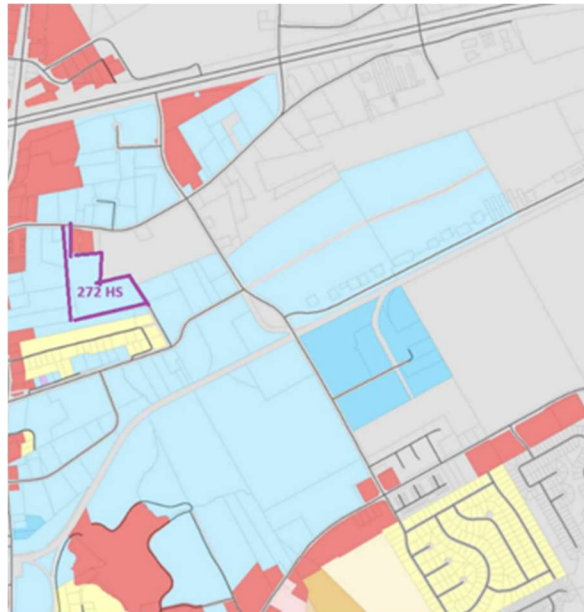
SUP2026-00010, SUP2026-00011, AND SUP2026-00012

RECEIVED JUNE 5, 2026

PLANNING & DEVELOPMENT DEPARTMENT

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

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



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



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

RECEIVED JUNE 5, 2026

PLANNING & DEVELOPMENT DEPARTMENT

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

III. PROJECT SUMMARY

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

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

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

IV. CONSISTENCY WITH THE LAWRENCEVILLE 2045 COMPREHENSIVE PLAN

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

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

Attracting Light Industrial Businesses Near SR 316

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

Addressing the Jobs-Residents Mismatch

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

Building Upon the Existing Skilled Workforce

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

Enhancing the Business Climate

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

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

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

RECEIVED JUNE 5, 2026

PLANNING & DEVELOPMENT DEPARTMENT

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

V. CONCURRENT VARIANCES

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

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

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

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

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

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



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

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

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

RECEIVED JUNE 5, 2026

PLANNING & DEVELOPMENT DEPARTMENT

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

C. CONCLUSION

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

VI. SITE IMPACT ANALYSIS

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

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

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

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

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

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

RECEIVED JUNE 5, 2026

PLANNING & DEVELOPMENT DEPARTMENT

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

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

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

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

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

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

F. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY, WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

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

VII. RESERVATION OF CONSTITUTIONAL AND LEGAL RIGHTS

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

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

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

VIII. CONCLUSION

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

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

RECEIVED JUNE 5, 2026

PLANNING & DEVELOPMENT DEPARTMENT

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

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

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

LEGAL DESCRIPTION

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

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

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

The above-described tract contains 16.238 Acres.

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

BK 47616 PG 0170

EXHIBIT "A"

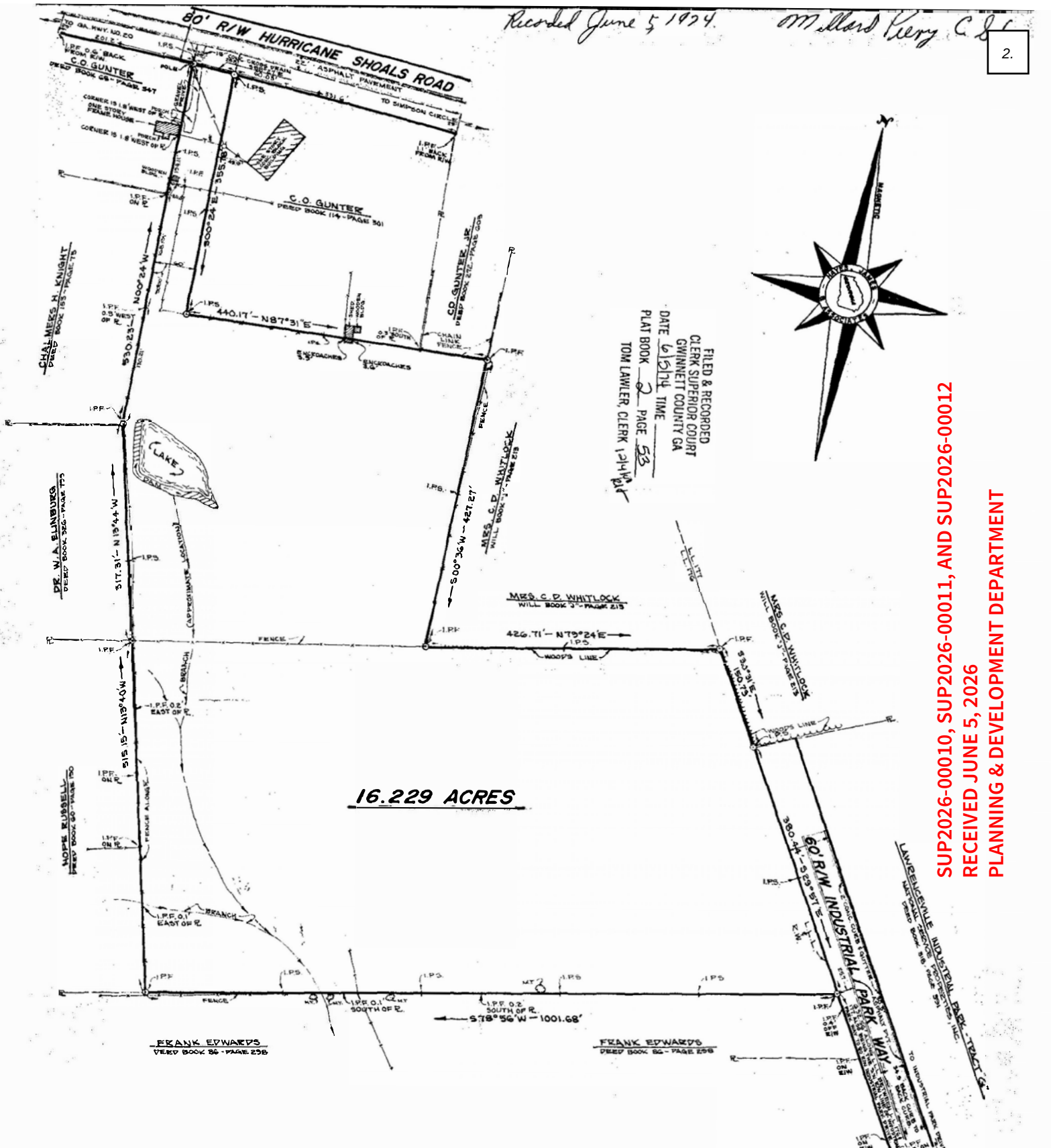
All that tract or parcel of land lying and being in Land Lot 176 of the 5th Land District of Gwinnett County, Georgia, containing 16.229 acres as shown on survey for "H.O. Hamby, Jr., et. al." prepared by Hayes, James & Associates, Surveyors dated May 10, 1974, recorded in Plat Book 2, Page 53, plat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

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

Recorded June 5, 1974.

Millard Perry C. S.

2.



16.229 ACRES

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

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

LEGEND

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

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

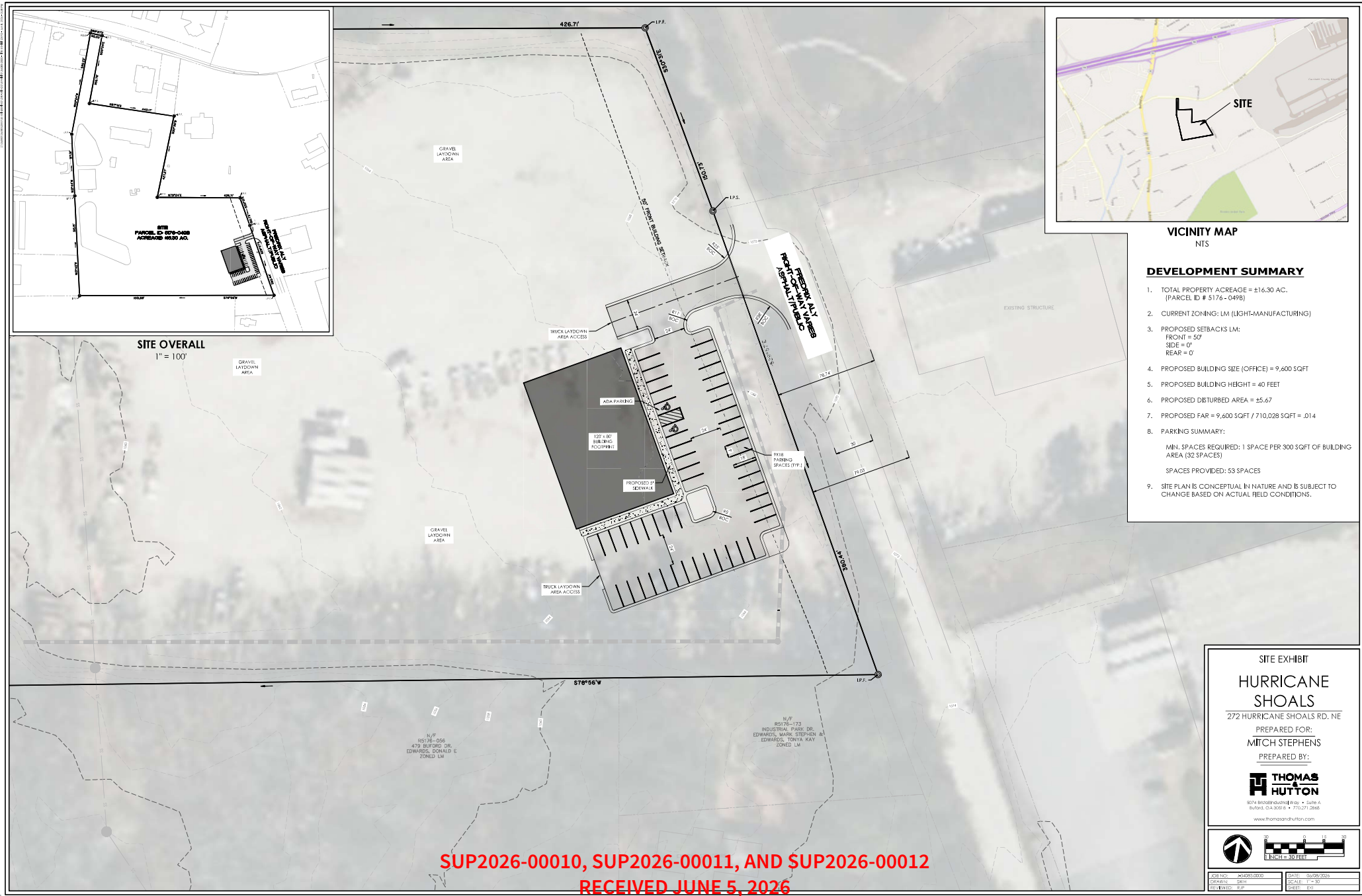
In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.
Bally Ray Clark
Mentor #1615
Ga. Assn. Reg. Land Surveyors

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

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



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

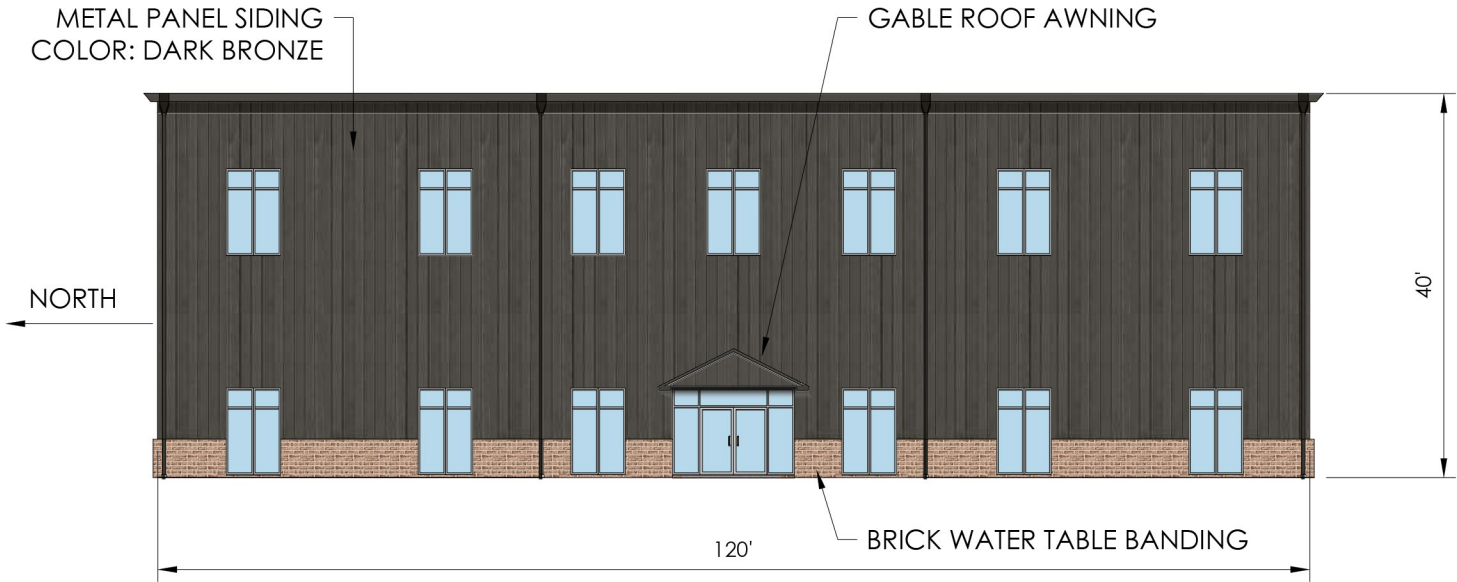


SUP2026-00010, SUP2026-00011, AND SUP2026-00012
RECEIVED JUNE 5, 2026

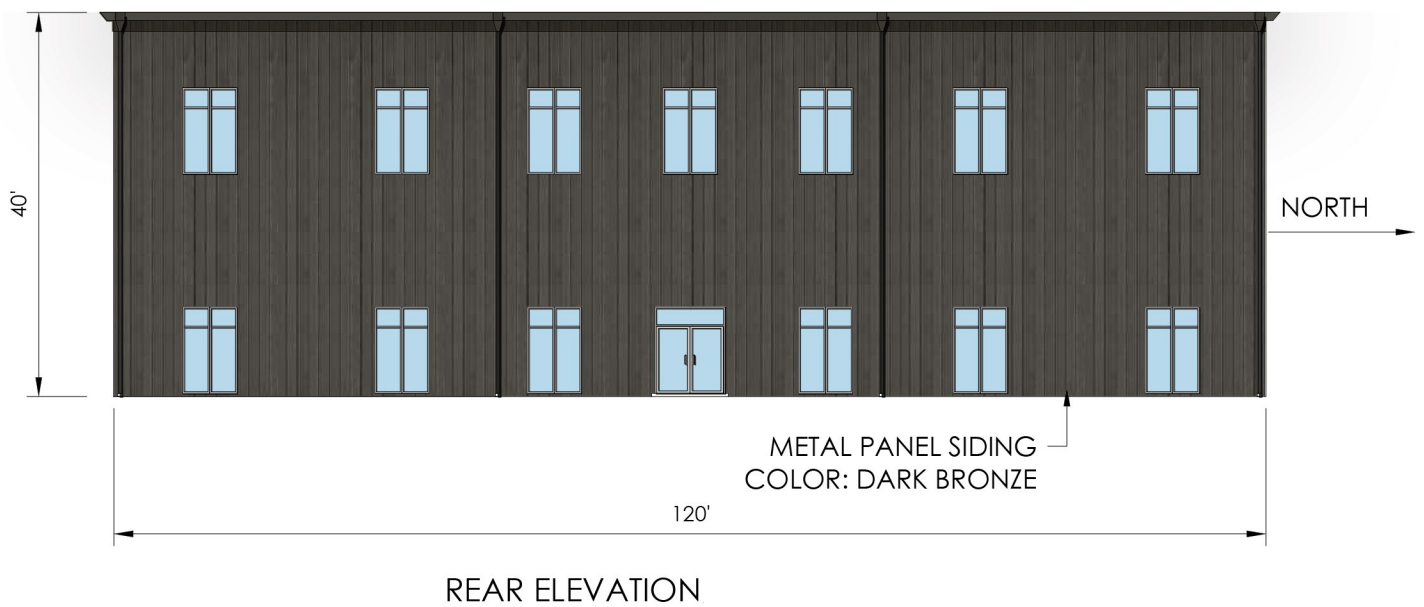
PLANNING & DEVELOPMENT DEPARTMENT

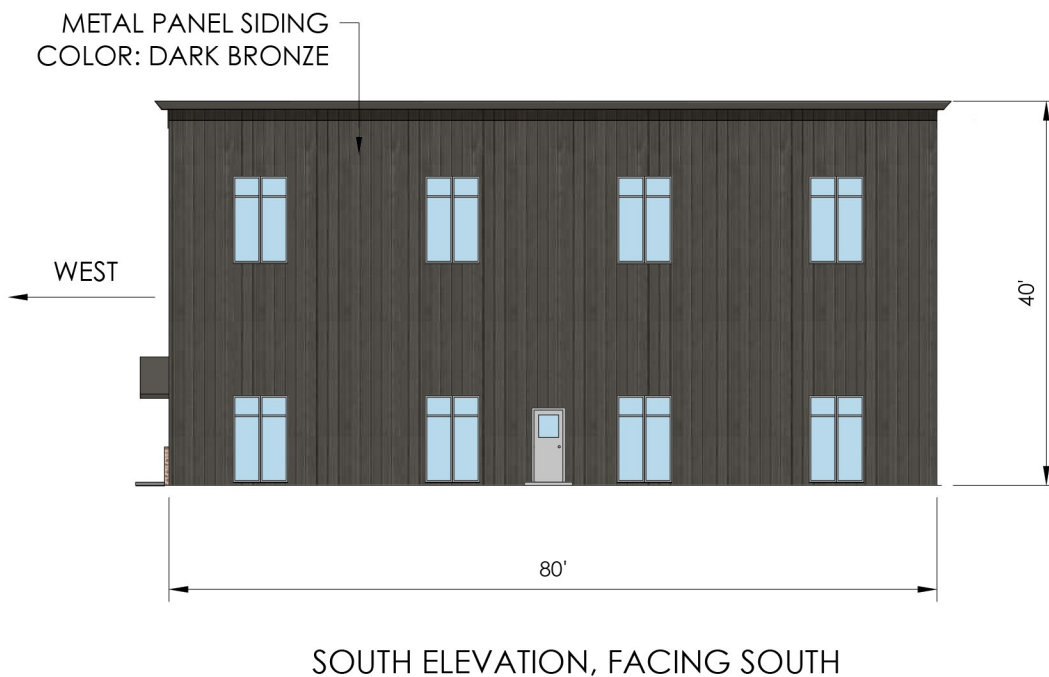
272 HURRICANE SHOALS ROAD

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



FRONT ELEVATION







LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

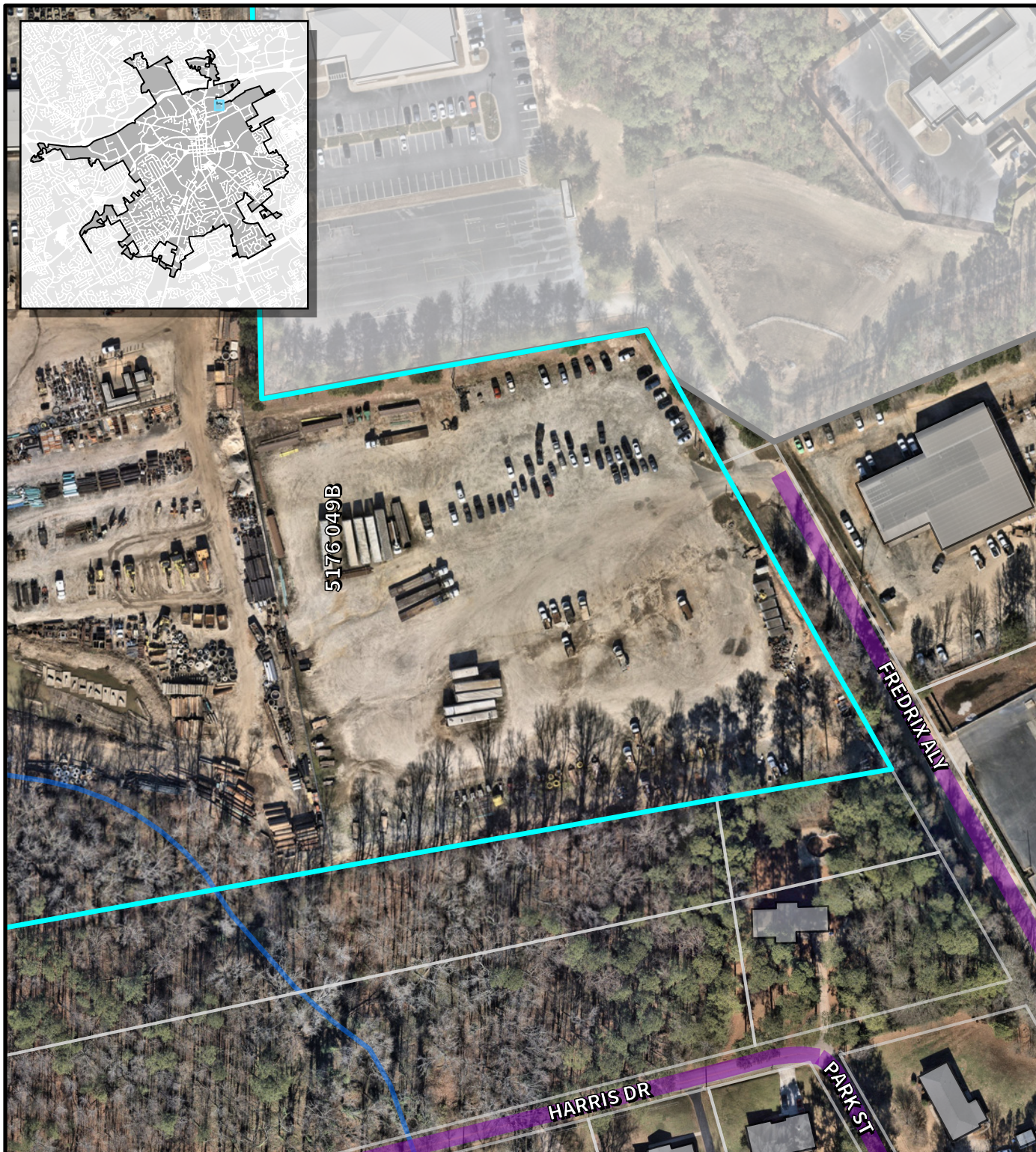
**SUP2026-00010, SUP2026-00011,
and SUP2026-00012**

Applicant: 272 Hurricane Shoals LLC

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

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

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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

Applicant: 272 Hurricane Shoals LLC

 Subject Property (~16.14 acres)

 Lawrenceville City Limits

Zoning Districts

 LM Light Manufacturing

 RS-150 Single-Family Residential

Imagery Date: 01/13/2026

Map Date: 07/10/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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

Applicant: 272 Hurricane Shoals LLC

 Subject Property (~16.14 acres)

 Lawrenceville City Limits

2045 Character Areas

 Industrial

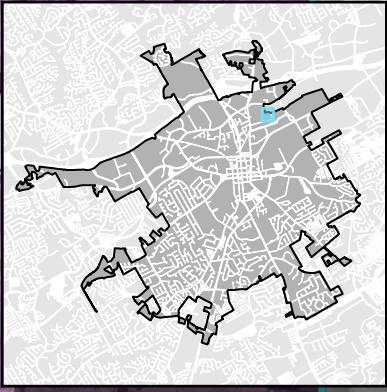
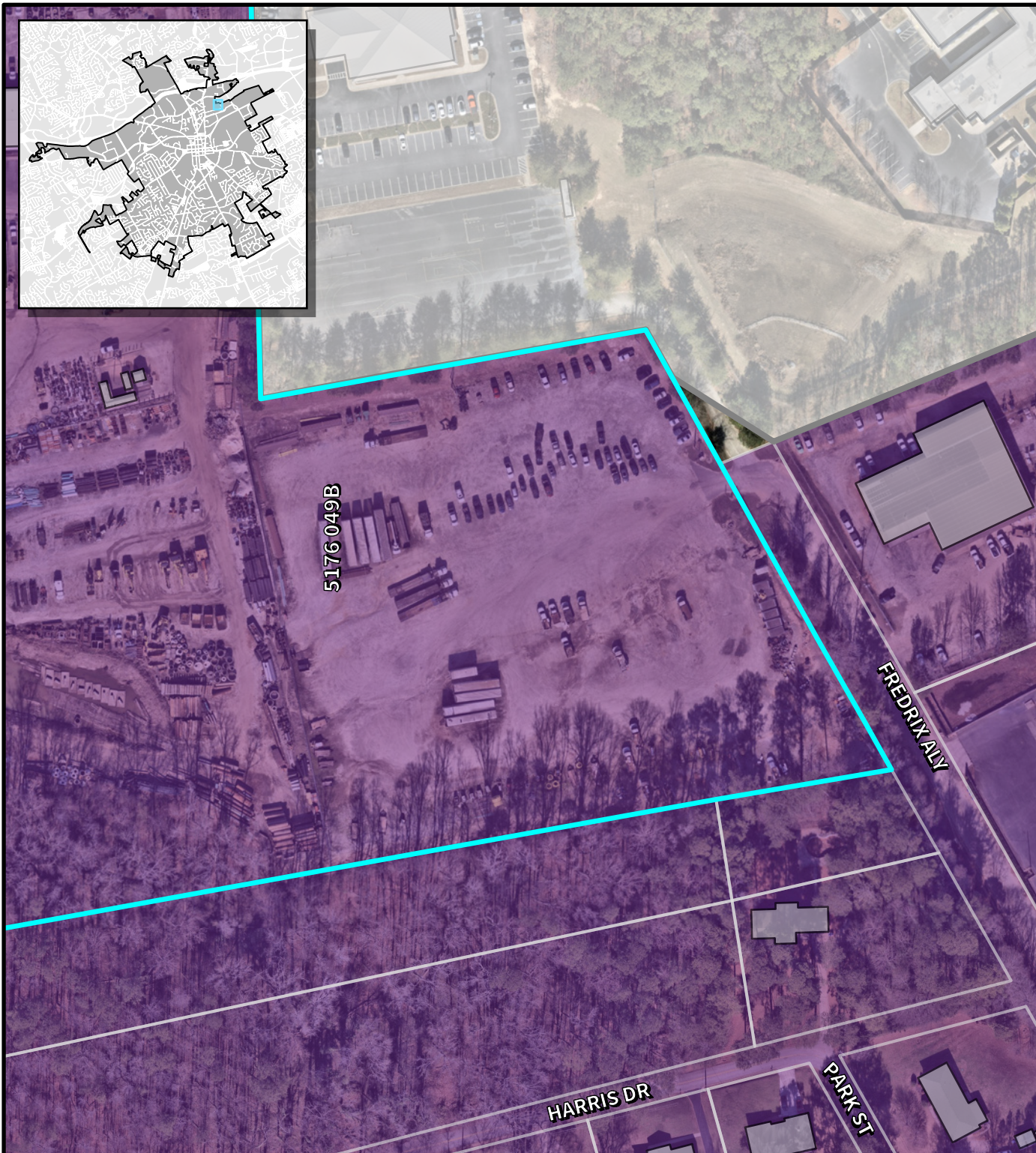
Imagery Date: 01/13/2026

Map Date: 07/10/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet

N





LAWRENCEVILLE

Planning & Development

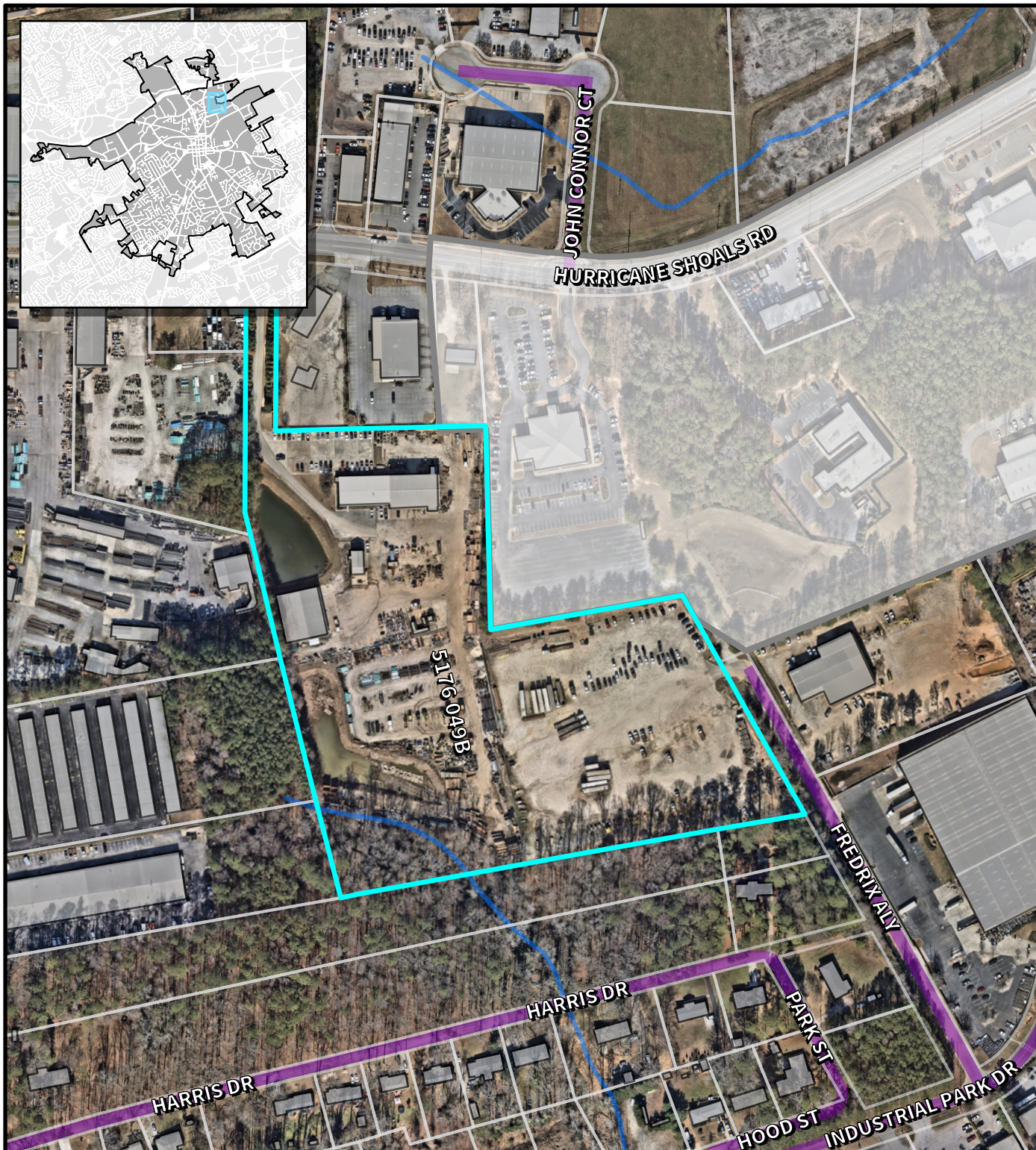
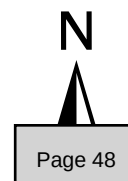
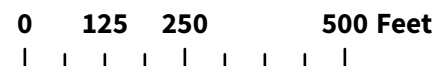
Location Map & Surrounding Areas

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

Applicant: 272 Hurricane Shoals LLC

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

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





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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

Applicant: 272 Hurricane Shoals LLC

 Subject Property (~16.14 acres)

 Lawrenceville City Limits

Zoning Districts

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

Imagery Date: 01/13/2026

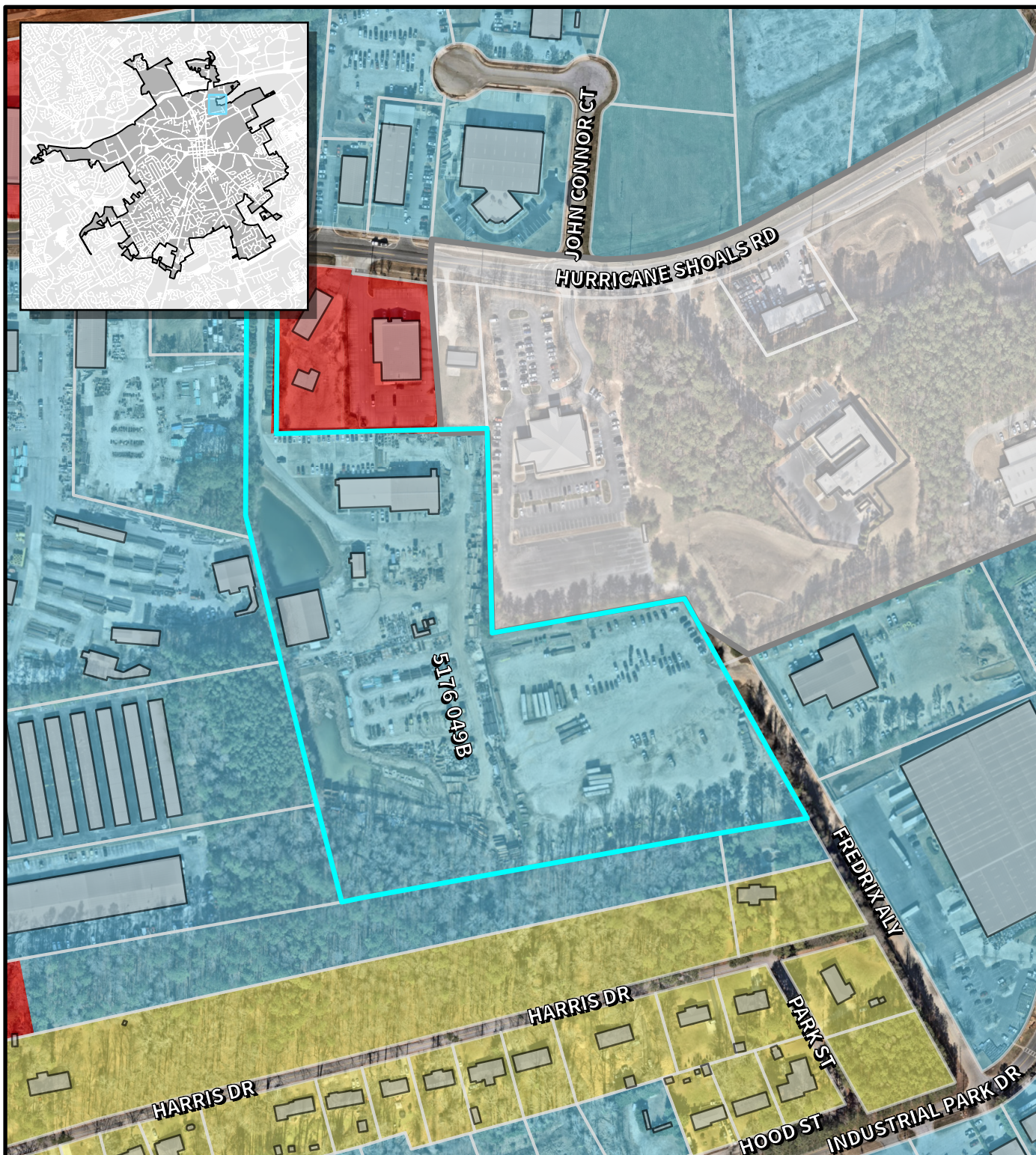
Map Date: 07/10/2026

Map Scale: 1:3,600

0 125 250 500 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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

Applicant: 272 Hurricane Shoals LLC

 Subject Property (~16.14 acres)

 Lawrenceville City Limits

2045 Character Areas

 Community Mixed Use

 Commercial Corridor

 Industrial

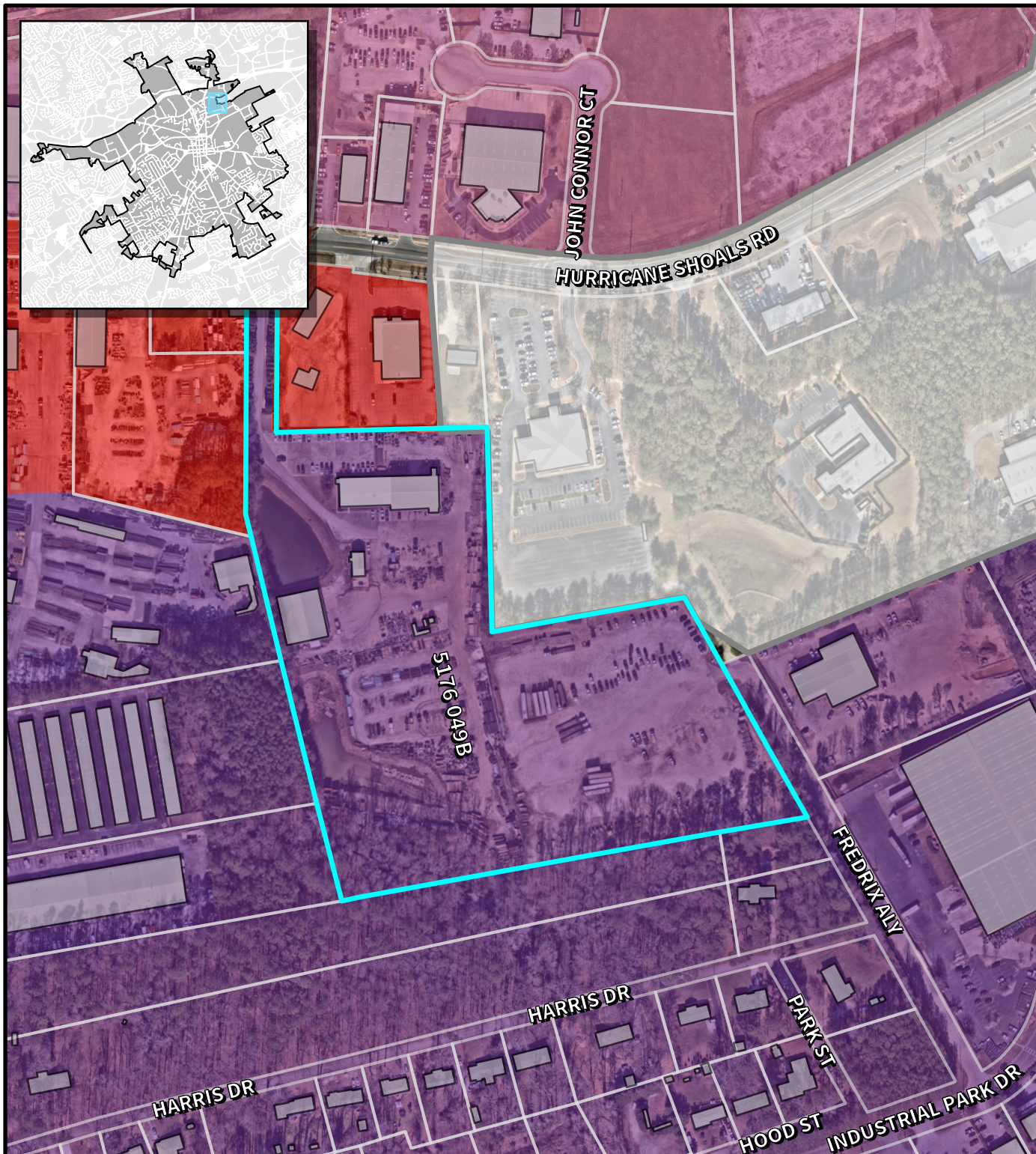
Imagery Date: 01/13/2026

Map Date: 07/10/2026

Map Scale: 1:3,600

0 125 250 500 Feet

N





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, SEPTEMBER 8, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: SUP2026-00009; PureFun Properties, LLC c/o Andersen Tate & Carr; 401 Industrial Park Drive

Department: Planning and Development Department

Date of Meeting: Tuesday, September 8, 2026

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

Applicants Request: Special Use Permit to allow a vehicle storage lot

**Planning &
Development
Recommendation:** Approval With Conditions

**Planning
Commission
Recommendation:**

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

Attachments/Exhibits:

- SUP2026-00009_ATTCHMNTS_08142026



LAWRENCEVILLE

Planning & Development **SPECIAL USE PERMIT**

CASE NUMBER(S): SUP2026-00009

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

PROPERTY OWNER(S): PUREFUN PROPERTIES, LLC

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

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

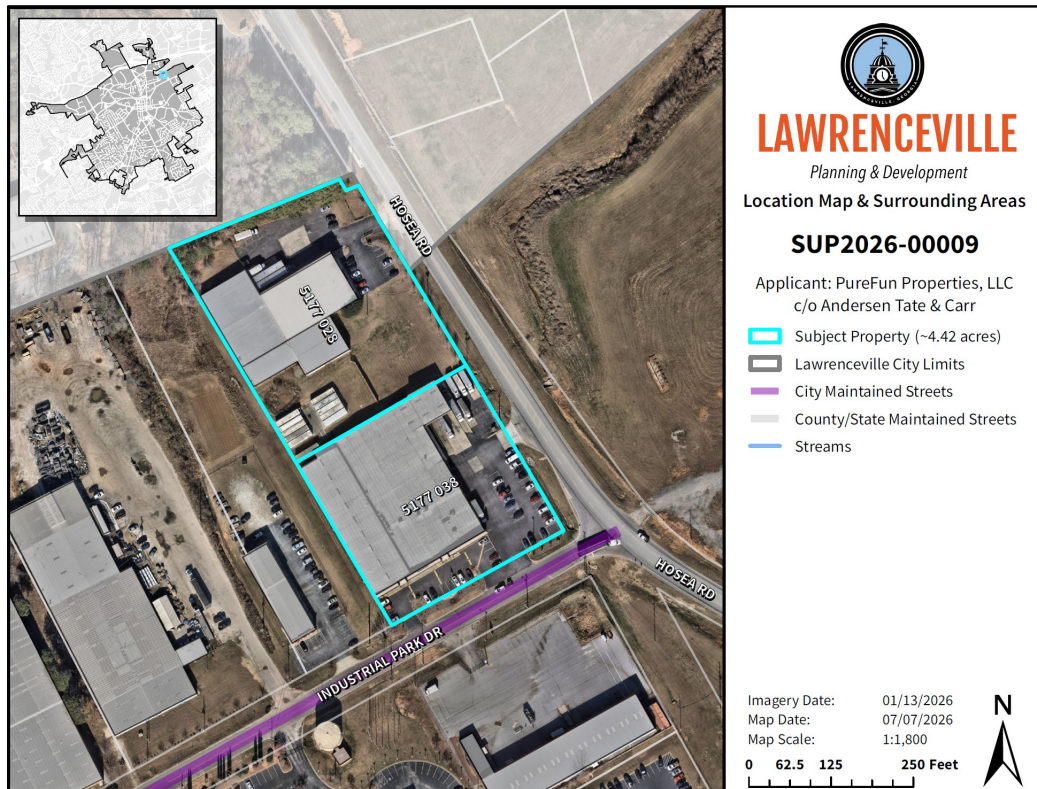
APPROXIMATE ACREAGE: 4.42 ACRES

CURRENT ZONING: LM (LIGHT MANUFACTURING DISTRICT)

REQUESTED SPECIAL USE: VEHICLE STORAGE LOT

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



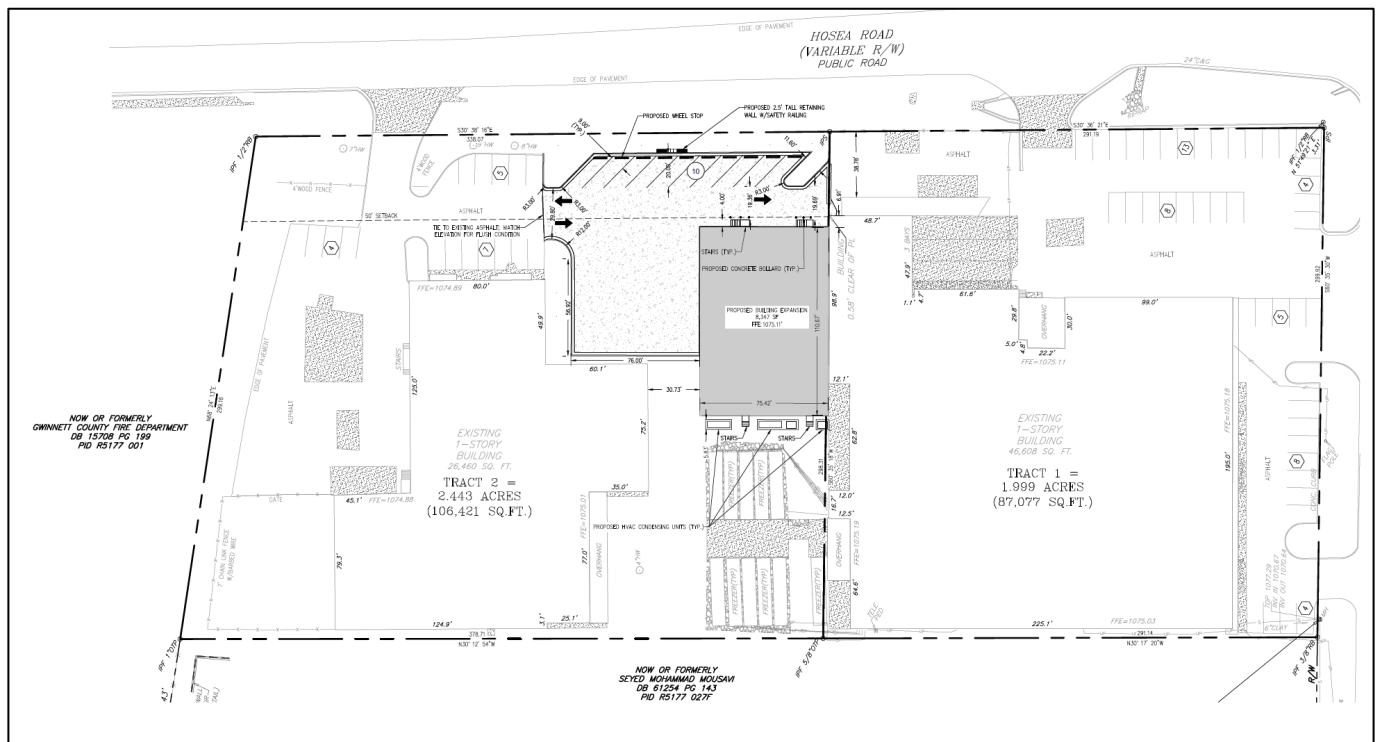
ZONING HISTORY

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

PROJECT SUMMARY

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

PROPOSED SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

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

Zoning Ordinance, Article 1, Section 103.2 Use Table

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

NONCONFORMING USE ANALYSIS (2005 & 2020 ZONING ORDINANCES)

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

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

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

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

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

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

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

The 2005 Zoning Ordinance then establishes the required compliance periods:

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

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

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

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

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

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

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

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

Nonconforming uses may continue, but shall not:

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

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

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

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

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

Definition of Outdoor Storage (2005 & 2020)

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

VARIANCE ANALYSIS

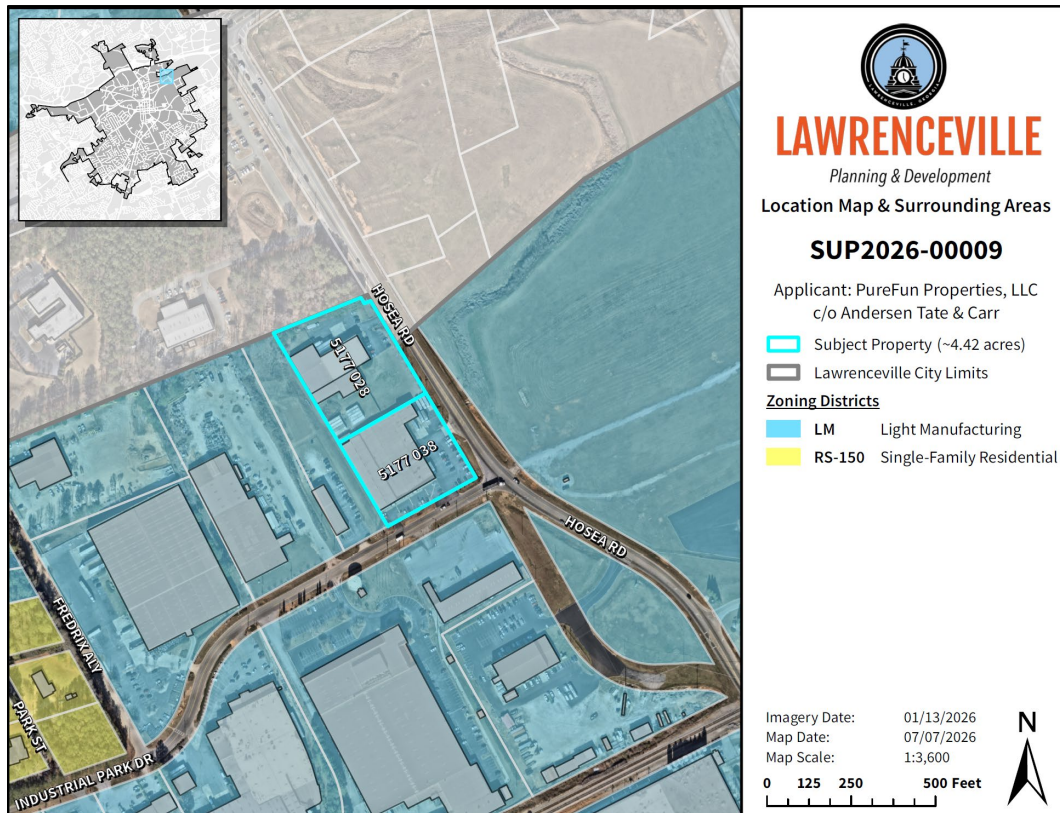
Additionally, the applicant requests approval of the following variances:

- A variance from the Zoning Ordinance, Article 2 Supplementary Regulations, Section 200.3.1 Accessory Buildings and Structure, Part A-4. Accessory Buildings shall be in a Rear Yard Area.
 - The approval of a variance would allow for location of an Accessory Structure (dumpster enclosure) within the Front Yard area along Hosea Road.
- A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.56 – Outdoor Storage, Industrial, Part A-4. Stored items shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials.
 - The approval of a variance would allow for certain exemptions to screening Outdoor Storage for the expanded truck/trailer parking area along Hosea Road.
- A variance from the Zoning Ordinance, Article 6 – Architectural and Design Standards, Section 602 – Non-Residential Minimum Architectural and Design Standards, Part A-1. Exterior Wall Design. Metal siding is permitted as an accent material only for façades.
 - The approval of a variance would allow for the use of metal (insulated metal panel – “IMP”) as a primary siding material for both existing structures on the subject property as well as the proposed addition.

NONCONFORMING USE AND VARIANCE FUTURE CONSIDERATION

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

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

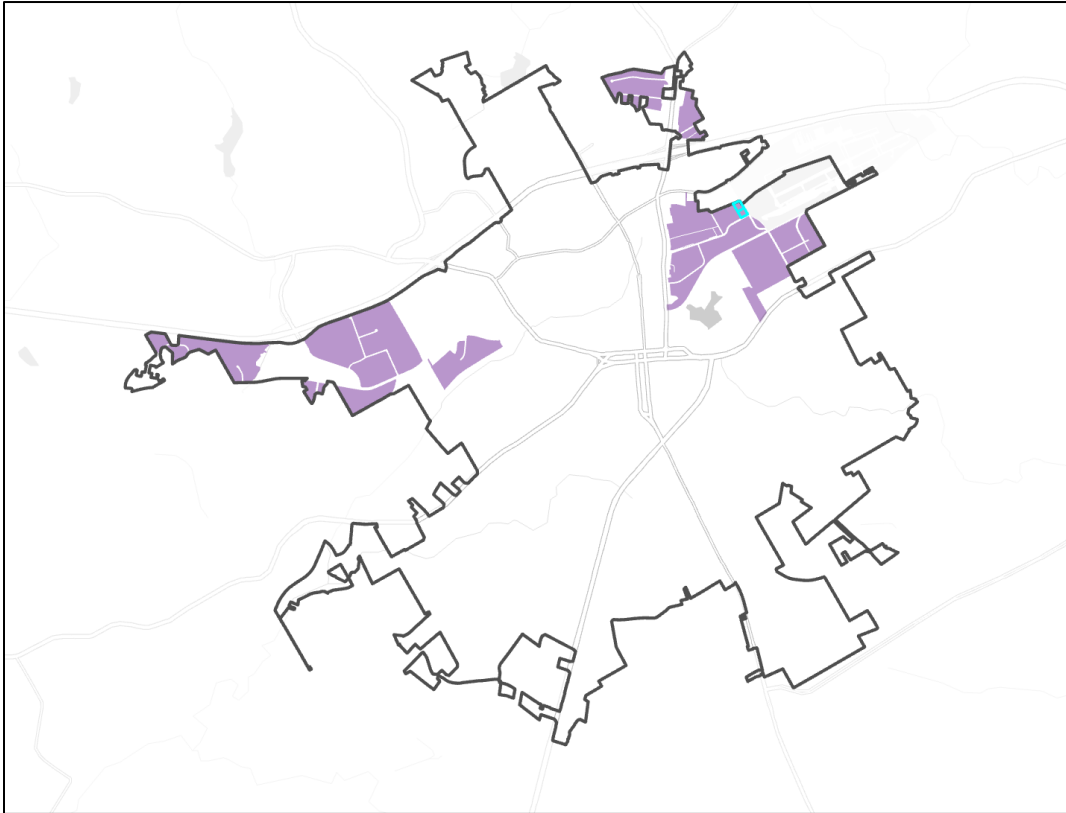


SURROUNDING ZONING AND USE

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

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

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

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

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

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

STAFF RECOMMENDATION

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

Key elements of the recommendation:

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

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

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

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Georgia Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

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

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

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

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

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

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

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08142026

SUP2026-00009

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

1. To restrict the Special Use Permit as follows:

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

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

2. To satisfy the following site development considerations:

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

3. Phased Compliance for Existing Nonconforming Site Conditions:

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

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

B. Phased Compliance Plan Required.

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

The plan shall:

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

C. Annual Progress Reporting.

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

D. Failure to Meet Milestones.

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

E. Completion Certification.

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



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

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

Melody A. Glouton 6/30/20
SIGNATURE OF APPLICANT DATE

Melody A. Glouton, Attorney for Applicant

TYPED OR PRINTED NAME

NOTARY PUBLIC



Melody A. Glouton 6/30/20
SIGNATURE OF OWNER DATE

Melody A. Glouton, Attorney for Property Owner

TYPED OR PRINTED NAME

NOTARY PUBLIC



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

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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

July 1, 2026

LETTER OF INTENT FOR SPECIAL USE PERMIT AND VARIANCES

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

Applicant:

Purefun Properties, LLC

Property/Tax Parcel ID

R5177 028 and R5177 038

±4.42 Acres of Land

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

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

Submitted for Applicant by:

Melody A. Glouton, Esq.

ANDERSEN TATE & CARR, P.C.

One Sugarloaf Centre

1960 Satellite Blvd.

Suite 4000

Duluth, Georgia 30097

770.822.0900

mglouton@atclawfirm.com

I. INTRODUCTION

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

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

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

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

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

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

SUP2026-00009

RECEIVED JULY 1, 2026

PLANNING & DEVELOPMENT DEPARTMENT

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

III. PROJECT SUMMARY

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

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

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

IV. REQUESTED APPROVALS AND APPLICABLE ORDINANCE PROVISIONS

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

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

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

V. SITE IMPACT ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

SUP2026-00009

RECEIVED JULY 1, 2026

PLANNING & DEVELOPMENT DEPARTMENT

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

VI. CONCLUSION

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

Respectfully submitted this 1st day of July, 2026.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb

4926-3583-1482, v. 1

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

July 1, 2026

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

Applicant:

Purefun Properties, LLC

Property/Tax Parcel ID

R5177 028 and R5177 038

±4.42 Acres of Land

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

Submitted for Applicant by:

Melody A. Glouton, Esq.

ANDERSEN TATE & CARR, P.C.

One Sugarloaf Centre

1960 Satellite Blvd.

Suite 4000

Duluth, Georgia 30097

770.822.0900

mglouton@atclawfirm.com

JUSTIFICATION FOR SPECIAL USE PERMIT AND VARIANCES

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

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

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

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

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

RESERVATION OF RIGHTS

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

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

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

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

Respectfully submitted this 1st day of July, 2026.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb

4926-2980-4218, v. 1

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

401 Industrial Park Drive

R5177 038

Legal Description

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

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

4896-6100-1145, v. 1

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

420 Hosea Road

R5177 028

Legal Description

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

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

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

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

4923-6331-2313, v. 1

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



50 Warm Springs Circle
Roswell, Georgia 30075
(770)441-1912 • www.aecad.com

SITE LAYOUT PLAN

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

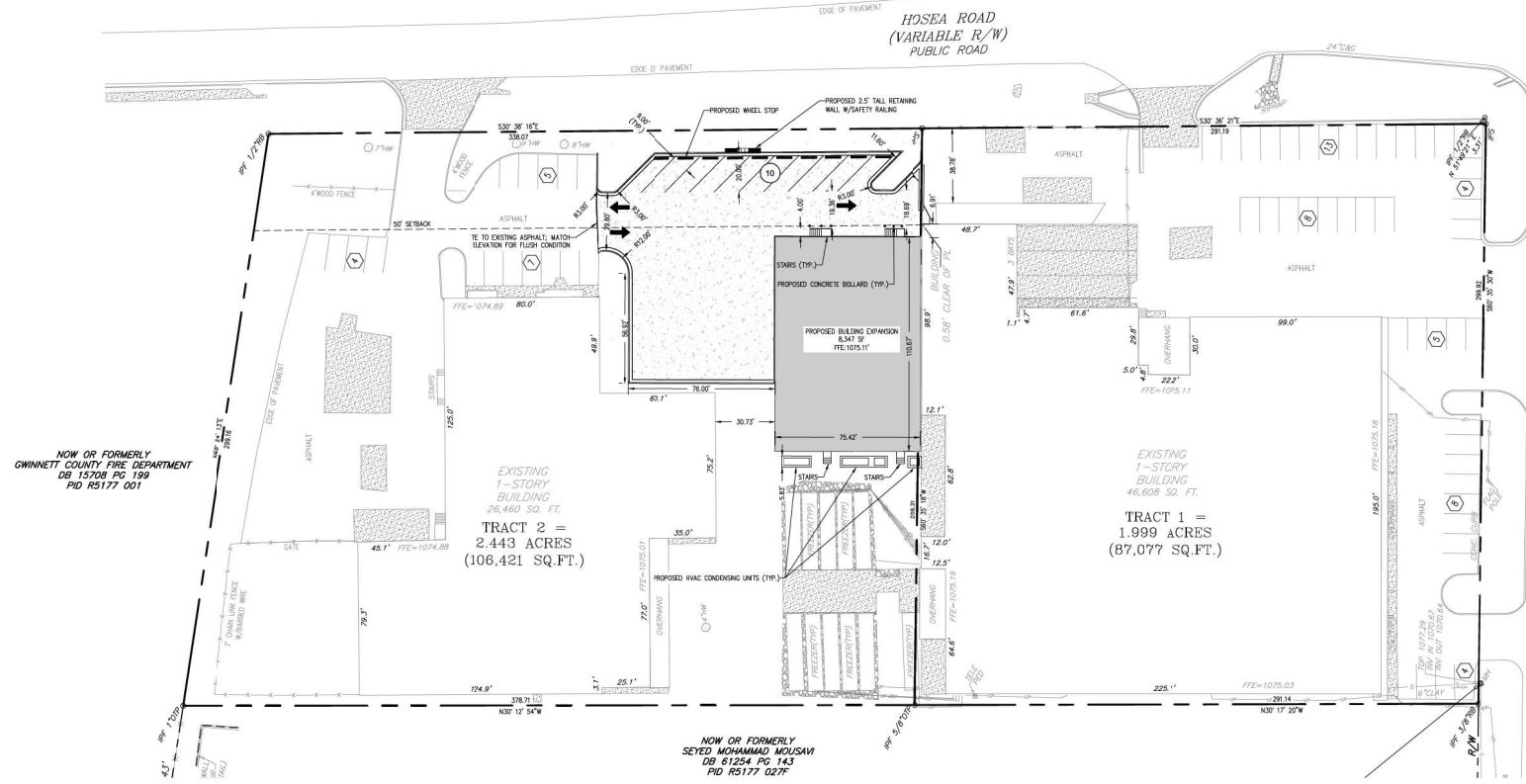
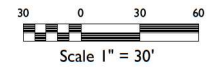
NO.	REVISIONS	DATE

PROJECT NO.: 14-0333
CIVIL DRAWN BY: AJS/DOU
CIVIL DESIGNED BY: AJS
LANDSCAPE DRAWN BY: PLG
LANDSCAPE DESIGNED BY: PLG/JFS
CHECKED BY: CF
DATE: 08/07/2024

SHEET
C4.0

- SITE LAYOUT LEGEND**
- BLS BUILDING LINE SETBACK
 - L/S LANDSCAPE AREA
 - N/F NOW OR FORMERLY
 - R.O.W. RIGHT OF WAY
 - S/W SIDEWALK
 - RETAINING WALL
 - PROPERTY LINE
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
- LAYOUT LEGEND**
- PROPOSED BUILDING
 - PROPOSED CONCRETE PAVEMENT (SEE D1.0 FOR DETAIL)
 - EXISTING CONCRETE PAVEMENT

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



SUP2026-00009
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT



SITE GRADING AND DRAINAGE PLAN

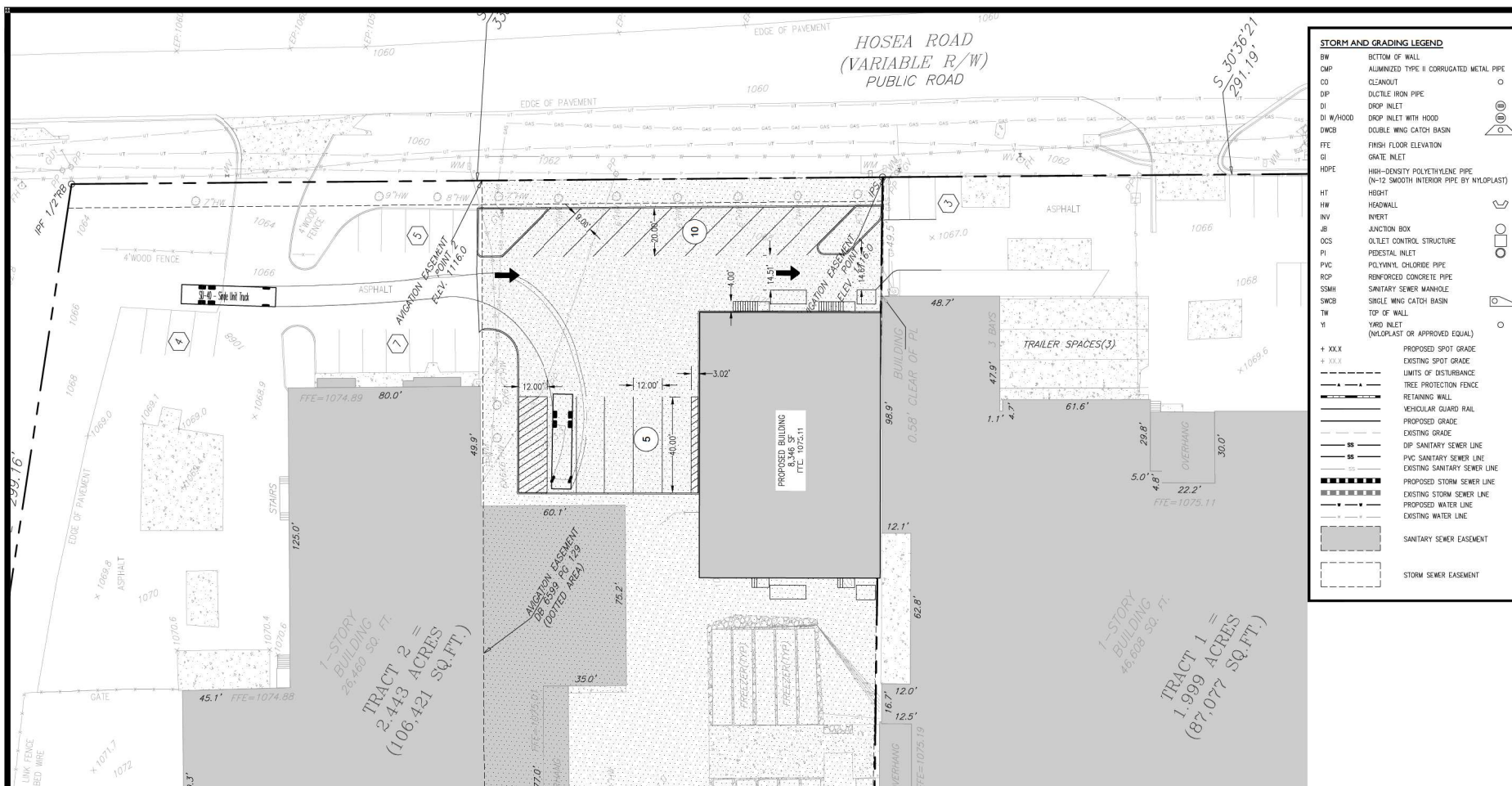
RWI EXPANSION
101 INDUSTRIAL PARK DRIVE
LAWRENCEVILLE, GA 30046

NO.	REVISIONS	DATE
PROJECT NO: 24-5333		
CML DRAWN BY: AJS/DCU		
CML DESIGNED BY: AJS/LANDSCAPE		
DRAWN BY: PLG		
LANDSCAPE DESIGNED BY: PLG / JPS		
CHECKED BY: CF		
DATE- 03/31/26		

PROJECT NO.: 24-5333
CMTL DRAWN BY: AJS/DCU
CMTL DESIGNED BY: AJS/LANDSCAPE
DRAWN BY: PLG
LANDSCAPE DESIGNED BY: PLG/JPS
CHECKED BY: CF
DATE: 03/31/26

SHEET
C6.0

Page 81



CITY OF LAWRENCE, MISSOURI, GRADING NOTES:

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

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

3. DEVELOPER SHALL BE RESPONSIBLE FOR ANY ACCUMULATED SILT IN DETENTION POND AT THE 3RD OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.

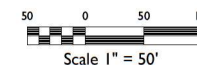
4. THE ENGINEER WHO DESIGNED THE STORMWATER DETENTION FACILITY FOR THIS PROJECT SHALL PROVIDE A CERTIFICATION STATEMENT TO THE ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF COMPLETION BEING ISSUED CERTIFYING THAT THE FACILITY WAS BUILT IN ACCORDANCE WITH THE DESIGN REQUIREMENTS.

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

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

GEORGIA811
Utilities Protection Center, Inc. 

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



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



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

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

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

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

0 62.5 125 250 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

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

 Subject Property (~4.42 acres)

 Lawrenceville City Limits

Zoning Districts

 LM Light Manufacturing

Imagery Date: 01/13/2026

Map Date: 07/07/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

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

 Subject Property (~4.42 acres)

 Lawrenceville City Limits

2045 Character Areas

 Industrial

 Airport

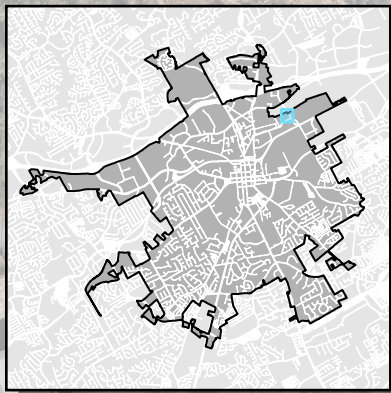
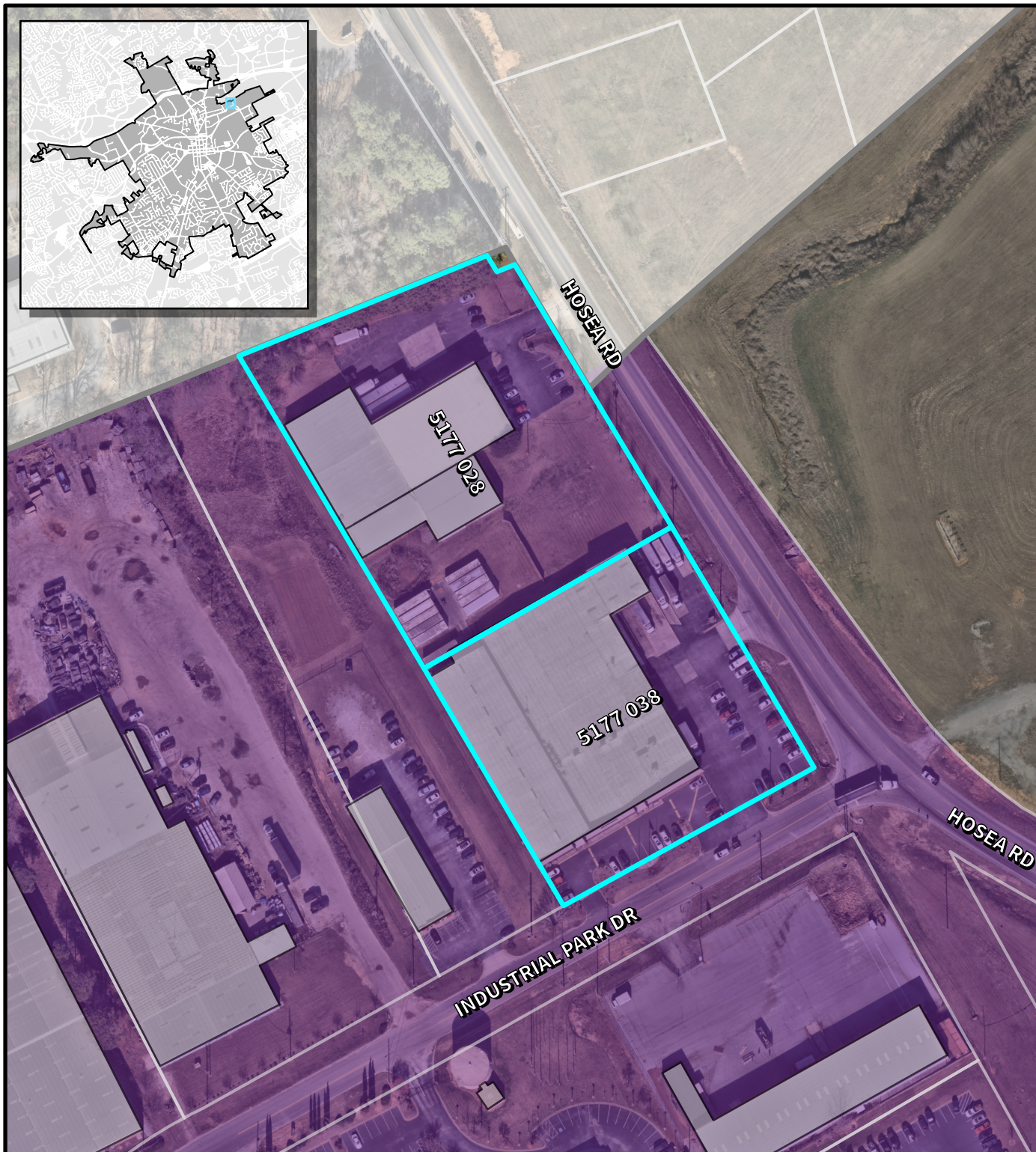
Imagery Date: 01/13/2026

Map Date: 07/07/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet

N





LAWRENCEVILLE

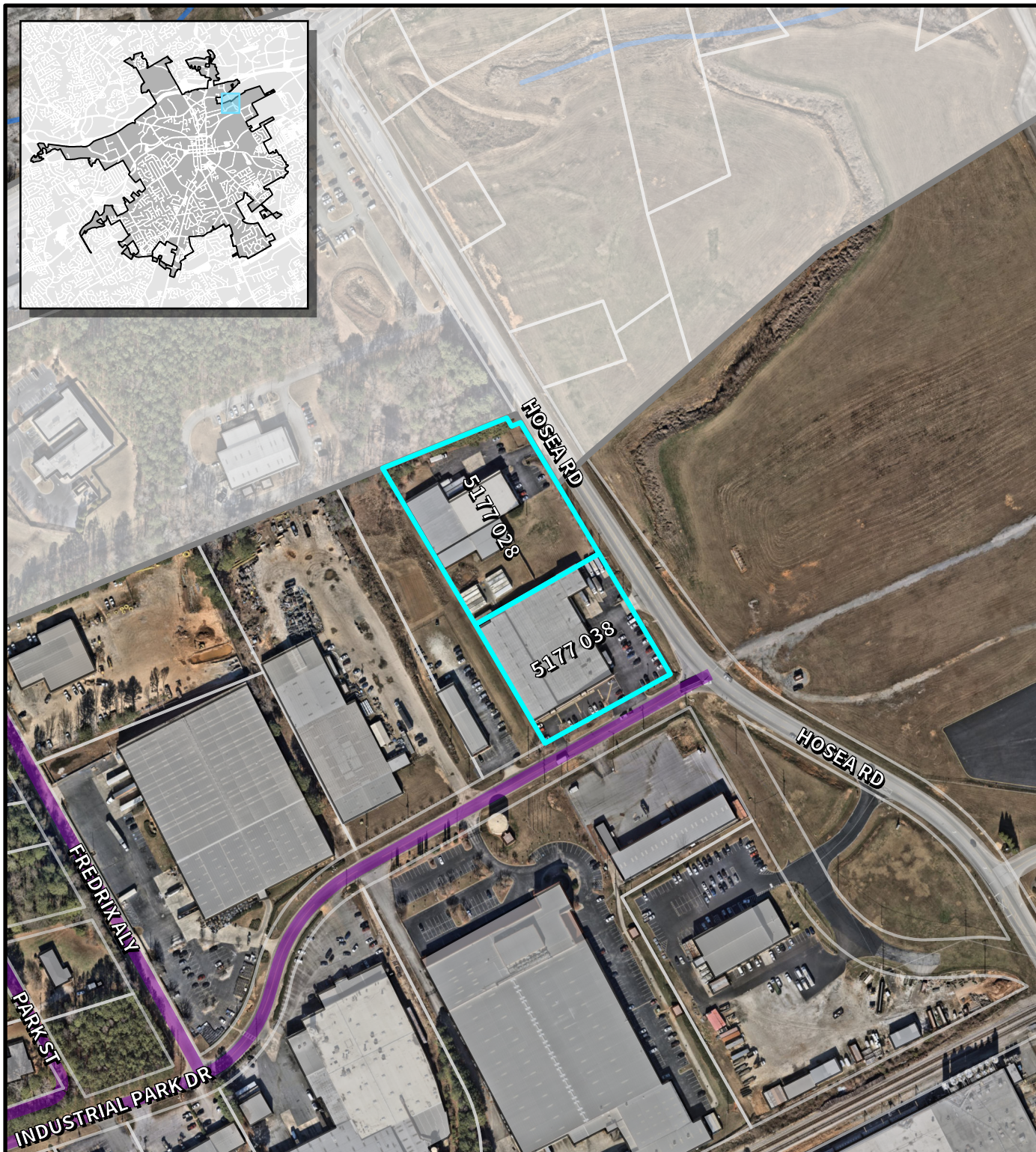
Planning & Development

Location Map & Surrounding Areas

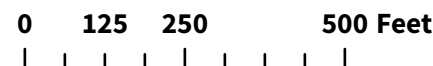
SUP2026-00009

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

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



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





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

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

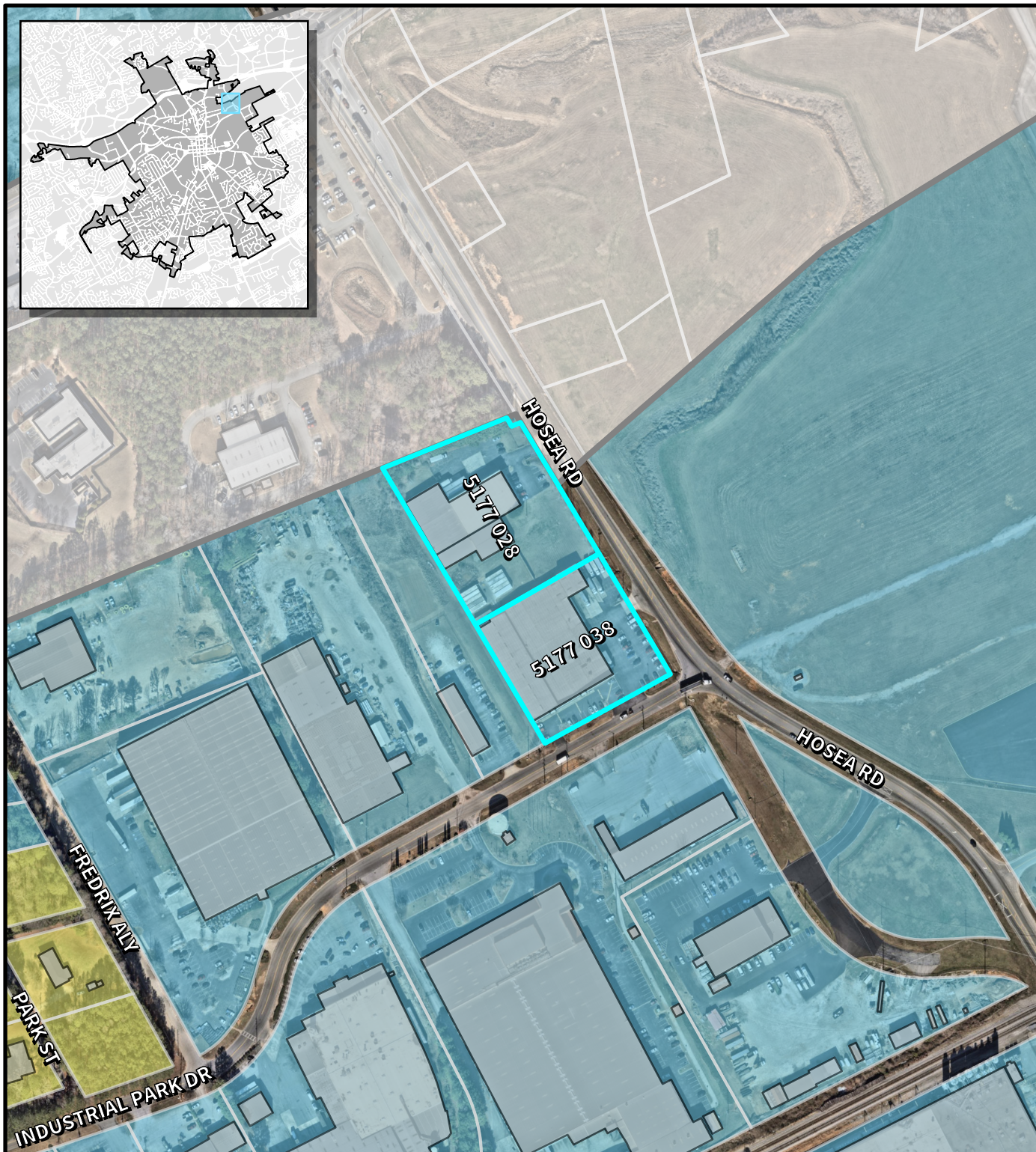
 Subject Property (~4.42 acres)

 Lawrenceville City Limits

Zoning Districts

 LM Light Manufacturing

 RS-150 Single-Family Residential



Imagery Date: 01/13/2026

Map Date: 07/07/2026

Map Scale: 1:3,600

0 125 250 500 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

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

 Subject Property (~4.42 acres)

 Lawrenceville City Limits

2045 Character Areas

 Community Mixed Use

 Industrial

 Airport

Imagery Date: 01/13/2026

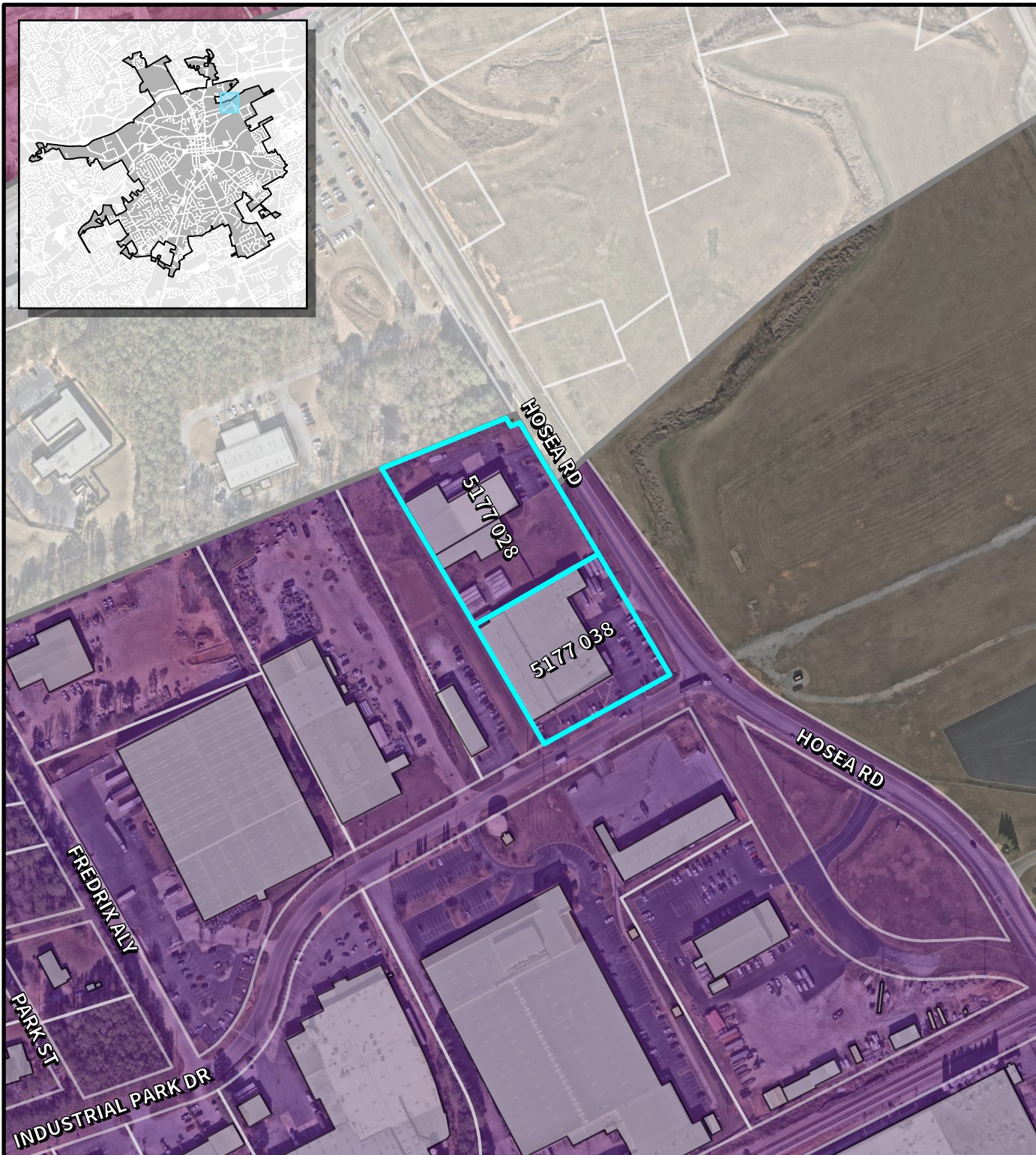
Map Date: 07/07/2026

Map Scale: 1:3,600

0 125 250 500 Feet



N





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, SEPTEMBER 8, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZC2026-00003; Costco Wholesale Corporation; 2555 University Parkway

Department: Planning and Development Department

Date of Meeting: Tuesday, September 8, 2026

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

Applicants Request: Rezone from BG (General Business) and LM (Light Manufacturing) to BG (General Business) to develop a wholesale membership club

Planning & Development Recommendation: Approval With Conditions

Planning Commission Recommendation:

Summary: The applicant requests to rezone the subject property from split LM (Light Manufacturing District) and BG (General Business District) to BG (General Business District) to develop an approximately 158,000 SF Wholesale Membership Club. The subject property is an approximately 19.90-acre parcel assemblage located at the southern right-of-way of State Route 316, between Park Access Drive on the western extent and Lightnin Drive on the eastern extent.

Attachments/Exhibits:

- RZC2026-00003_ATTCHMNTS_08172026



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S): RZC2026-00003

APPLICANT(S): COSTCO WHOLESALE CORPORATION

PROPERTY OWNER(S): CITY OF LAWRENCEVILLE

LOCATION(S): 2555 UNIVERSITY PARKWAY

PARCEL IDENTIFICATION NUMBER(S): 7011 002A, 7011 148, 7011 161, 7011 164, 7011 138, AND 7011 160

APPROXIMATE ACREAGE: 19.90 ACRES

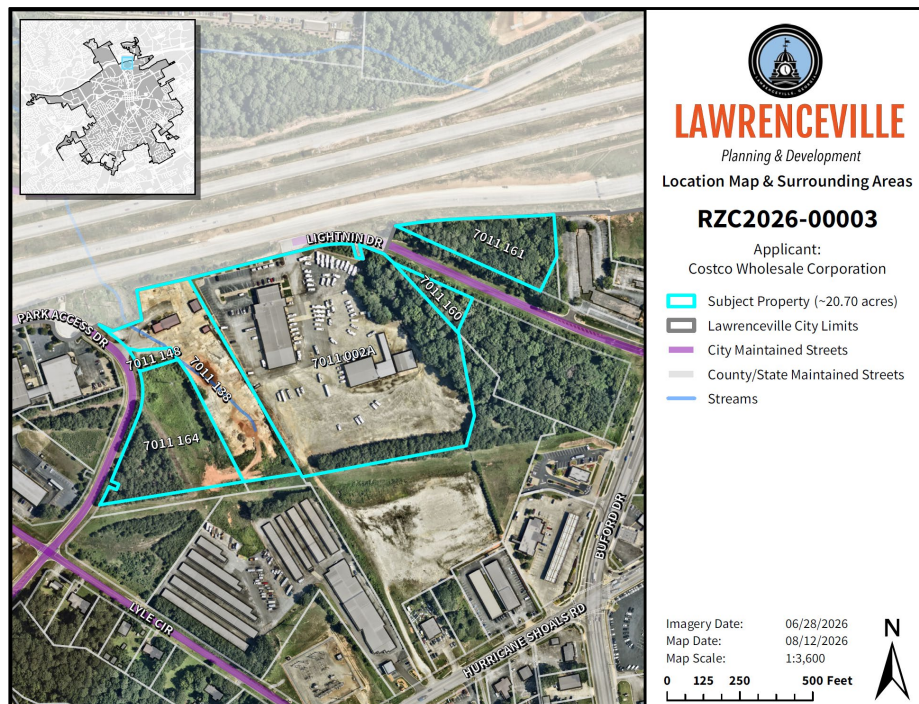
CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT) AND LM (LIGHT MANUFACTURING DISTRICT)

PROPOSED ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: WHOLESALE MEMBERSHIP CLUB

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



ZONING HISTORY

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

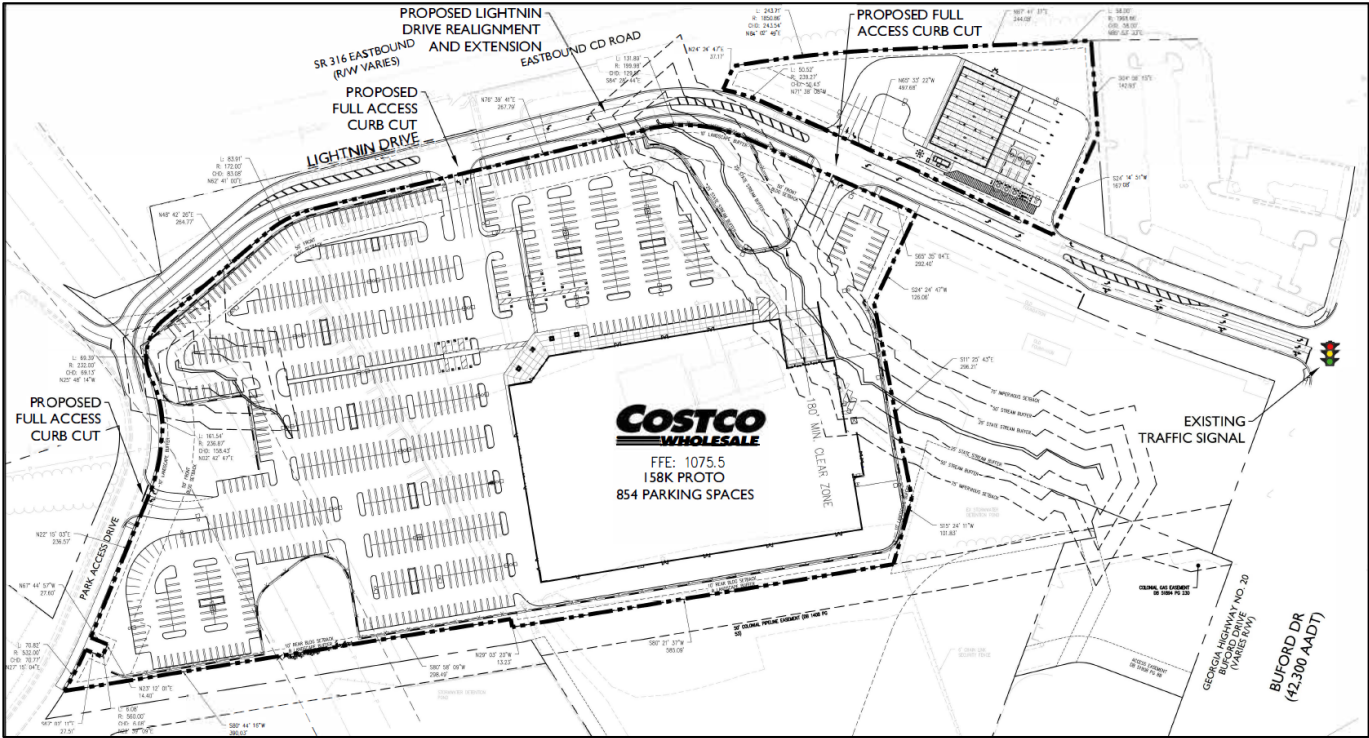
Other portions of the subject property (parcels 7011 164, 7011 160, and 7011 161) were created from abandoned GDOT right-of-way and rezoned to BG in July 2022 (cases RZC2022-00038 and RZC2022-00040). Today, the subject property remains split between the LM and BG zoning districts.

PROJECT SUMMARY

The applicant requests to rezone the subject property from split LM (Light Manufacturing District) and BG (General Business District) to BG (General Business District) to facilitate the redevelopment of an approximately 19.90-acre parcel assemblage located at the southern right-of-way of State Route 316, between Park Access Drive on the west and Lightnin Drive on the east. The proposed project consists of the development of an approximately 158,000-square-foot Wholesale Membership Club, including 854 parking spaces, and an accessory fuel facility with thirty-two (32) fueling positions.

The proposed rezoning and development are consistent with the City's adopted zoning and development standards for the BG district, which accommodates a broad range of retail and service uses and supports Lawrenceville's objectives for economic development and the revitalization of underutilized properties. The project aligns with the 2045 Comprehensive Plan's Community Mixed Use character area by expanding commercial services and contributing to job creation, while furthering the City's goals for strategic commercial investment along major corridors. Collectively, these considerations demonstrate that the development not only satisfies the technical requirements of the BG district but also reinforces the long-term policy direction established in the Comprehensive Plan.

PROPOSED SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The subject property, consisting primarily of parcel 7011 002A (2555 University Parkway), has historically supported commercial and light industrial uses, including warehouse structures and outdoor storage. The applicant proposes consolidating these and adjacent parcels (including 7011 138, 7011 164, 7011 160, and 7011 161) into a single 19.9-acre tract for the development of a 158,000 SF Wholesale Membership Club with 854 parking stalls and an accessory fuel facility.

Approval of the requested BG (General Business District) zoning district meets the minimum standard for the district as outlined below:

Zoning Compliance (Article 1 Districts, Section 103.2 Use Table)

Standard	Requirement	Proposal	Compliance
Wholesale Membership Club	BG or HSB	BG	

Lot and Dimensional Standards (Article 1 Districts, Section 102.12 BG)

Standard	Requirement	Proposal	Compliance
----------	-------------	----------	------------

Lot Area	<i>None</i>	<i>~866,844 sq. ft</i>	
Lot Width	<i>None</i>	<i>100+ ft</i>	
Front Setback	<i>50 ft</i>	<i>50 ft</i>	
Side Setback	<i>10 ft</i>	<i>10 ft</i>	
Rear Setback	<i>10 ft</i>	<i>40 ft</i>	
Impervious Surface Coverage	<i>95%</i>	<i>Not listed</i>	
Max Height	<i>35 ft</i>	<i>32 ft</i>	

Buffers (Article 4, Section 403)

- **BG to BG:** No buffer required. The proposed site plan complies with buffer requirements for adjacent BG-zoned properties
- **If adjacent to future residential zoning classification:** A seventy-five (75) foot buffer and a fifty (50) foot buffer would be required.

If the rezoning and associated variances are approved as presented, the subject property would be considered compliant with the City's buffer standards based on the conditions and variances granted at the time of approval. Buffer requirements, including stream-buffer encroachments or perimeter-buffer obligations, are applied during the development review process and become fixed once approved by the City Council. Previously granted buffer variances are not subject to retroactive modification if surrounding properties are redeveloped with uses that would normally trigger additional buffering.

Parking (Article 5, Section 508)

- **Retail Sales & Service (over 50,000 SF GFA):** 1 space per 500 SF GFA required (316 spaces minimum for 158,000 SF).
- **Proposal:** 854 spaces (1 per 185 SF GFA). This exceeds the minimum and is permissible, as there is no parking maximum in the BG district.

Access and Circulation (Subdivision Regulations, Article XI, Section 2.3)

- Three curb cuts are proposed: Park Access Drive (west), Lightnin Drive (east), and a new realignment/extension of Lightnin Drive (north).

- Access points should be planned so that major vehicular entrances align with appropriate roadway classifications and do not encourage cut-through traffic. Where frontage occurs along arterial or major collector roads, access may be restricted or redirected to lower-classification streets through internal circulation systems or parallel access roads, consistent with provisions for access management.
- The accessory fuel facility includes 32 fueling positions with dedicated access.

Variances Requested

1. Architectural Metal Panels as Primary Siding (Zoning Ordinance, Article 6, Section 602)

- Allows metal as an accent only; the applicant requests a variance to use architectural metal panels as a primary material. The applicant's justification—durability and sustainability—aligns with the intent of the code to promote quality, lasting construction. Approval is recommended, provided the design is reviewed and approved by the Director of the Planning and Development Department.

2. Wall Signage Area (Zoning Ordinance, Article 7, Section 702.7)

- Limits wall signage to 200 SF per elevation and 400 SF per building for buildings over 50,001 SF. The applicant requests up to 409 SF per elevation and 853 SF total, in lieu of ground signs. Given the site's scale and visibility needs, and the applicant's commitment to forego ground signs, approval of this variance is justified.

3. Stream Buffer Encroachment (Development Regulations, Article XIX, Section 19.5)

- Requires a 50' undisturbed buffer and an additional 25' impervious setback from streams. The applicant requests variances to allow limited encroachment, citing site constraints and hardship. Approval is recommended, contingent upon compliance with all state permitting and the implementation of enhanced stormwater management and mitigation measures.

Subdivision and Site Plan Standards

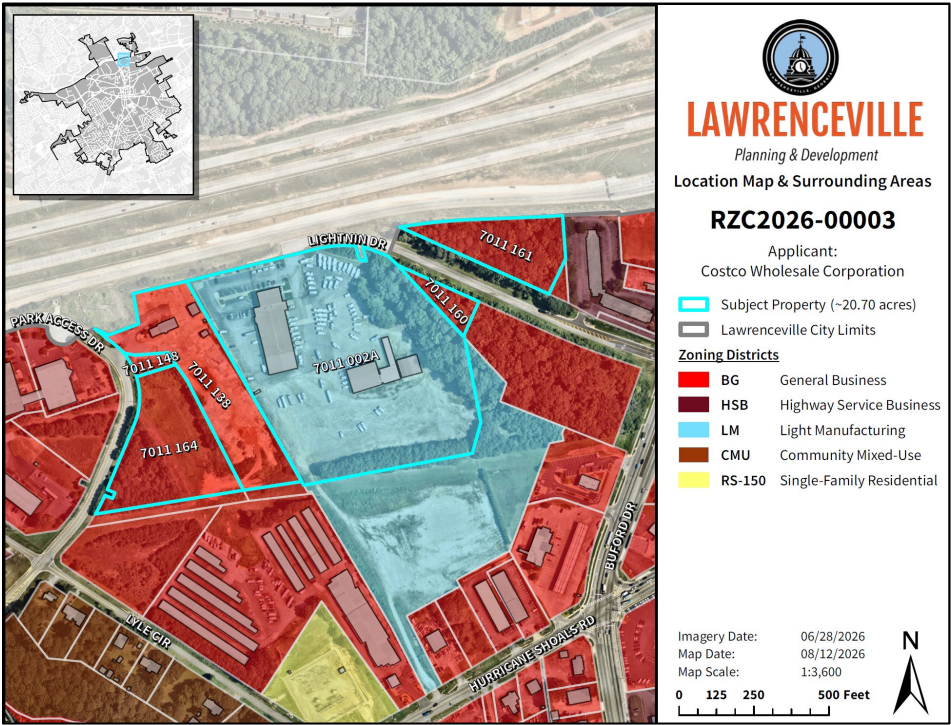
- The proposed consolidation and development meet the requirements for non-residential subdivision and platting, including access, lot configuration, and conformance with the Zoning Ordinance and Comprehensive Plan.
- All required improvements, including sidewalks, landscaping, and utilities, will be installed per City standards.

Architectural and Site Design

- The project will be subject to review and approval by the Director of the Planning and Development Department to ensure compliance with the City's minimum architectural and design standards (Article 6), including landscaping, lighting, and screening.

The proposed rezoning and development are consistent with the intent and standards of the BG district, meets or exceeds all applicable dimensional, parking, and buffer requirements, and supports the orderly redevelopment of an underutilized property in a manner compatible with surrounding commercial uses. It advances the City’s economic development goals by providing enhanced commercial services to the community and includes reasonable, well-justified variances that can be appropriately managed through conditions and design review. Accordingly, approval is recommended for the rezoning to BG (General Business District), the proposed site plan, and the requested variances, subject to conditions requiring final architectural elevations and materials to be approved by the Director of the Planning and Development Department, incorporation of enhanced landscaping and pedestrian connectivity in the final site plan, compliance with all applicable state environmental regulations related to stream-buffer encroachment, installation of all signage in accordance with the approved variance and sign plan, and completion of all subdivision and site improvements in accordance with City standards prior to issuance of a Certificate of Occupancy.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

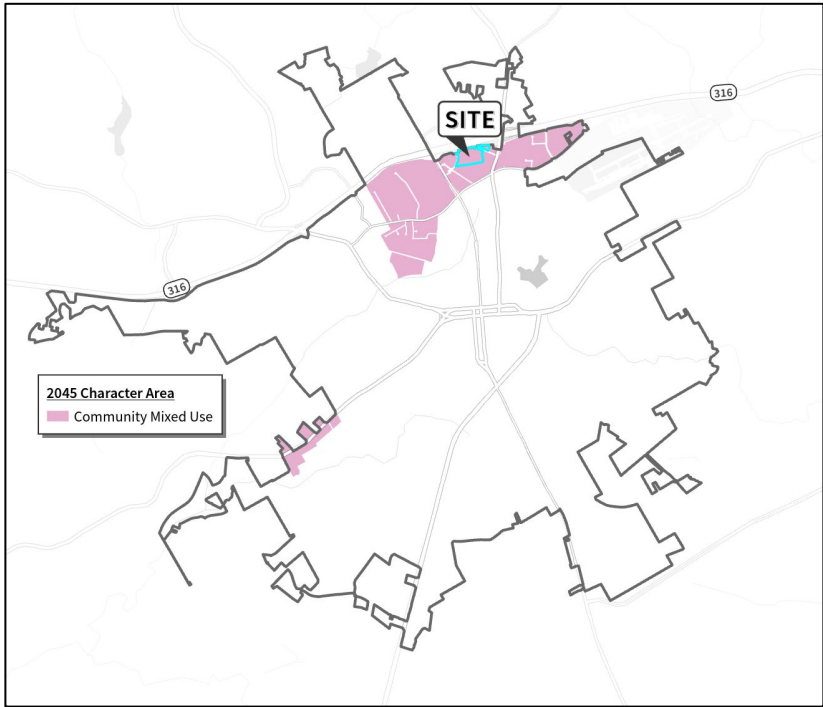
The area surrounding the subject property is characterized primarily by commercial and office uses along the major roadways. Properties directly south of the subject property are zoned BG (General Business District) and contain mini-storage warehouse facilities. Properties to the east and south along Buford Drive and Hurricane Shoals Road are similarly zoned BG and include a variety of

commercial and service-oriented uses, including a fast-food restaurant, convenience store with fuel pumps, automobile service garage, and office/warehouse buildings. Properties to the west along Park Access Drive are also zoned BG and contain office buildings, automobile service garages, and a place of worship. Further from the subject property, mixed-use developments zoned CMU (Community Mixed-Use District) are located to the east along Collins Hill Road, to the west along Buford Drive, and to the south along Lyle Circle.

The subject property itself has a zoning history that includes both BG (General Business District) and LM (Light Manufacturing District) designations, reflecting its longstanding commercial and light industrial character. The proposed rezoning to BG is consistent with the established zoning pattern and the City’s intent for this corridor, as outlined in Article 1, Section 102.13, which allows for a wide range of retail and service uses with flexible dimensional standards. The proposed development meets or exceeds all applicable requirements for lot area, setbacks, height, and parking, and is compatible with the surrounding uses and zoning districts.

Given the predominantly commercial nature of the surrounding area, the concentration of retail, service, office, and warehouse uses along the area’s major transportation corridors, and the property’s compliance with the City’s zoning and development standards, the proposed Wholesale Membership Club is generally compatible with the established development pattern of the area and supports the City’s goals for orderly and economically beneficial redevelopment. Approval of the rezoning and proposed development is therefore recommended, as it aligns with both the existing zoning context and the City’s adopted standards for the BG district.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map identify the property within the Community Mixed Use character area, intended to capitalize on Lawrenceville's economic strengths and diverse population by supporting a mixture of uses that contribute to a dynamic and growing community. While the Comprehensive Plan encourages walkable, mixed-use environments, it also recognizes the importance of strategic commercial development along major corridors and the redevelopment of underutilized parcels that can strengthen the City's economic base. The proposed project is consistent with these goals, as it redevelops a large, underperforming site in a manner compatible with the surrounding commercial context and the City's adopted zoning and development standards. With the recommended conditions and required reviews ensuring compliance with applicable regulations and environmental requirements, the rezoning and proposed development are compatible with the Comprehensive Plan's broader vision for the Community Mixed Use character area. Approval is recommended as the project supports the City's economic development objectives, aligns with adopted zoning standards, and reinforces the Plan's goals of fostering a vibrant and economically resilient community.

STAFF RECOMMENDATION

The proposed rezoning to BG (General Business District) is compatible with the established commercial character of the surrounding area and would enable the redevelopment of a property that currently contains a mix of warehouse, equipment-storage, and other commercial uses. The Wholesale Membership Club is a permitted use in the BG district, and the proposed development meets or exceeds all applicable dimensional, parking, landscape, and buffer requirements as outlined in the City's adopted zoning and development standards.

The applicant has requested variances for primary metal siding, increased wall signage, and limited encroachment into the required 50-foot undisturbed stream buffer and 25-foot impervious stream setback. The architectural and signage variances are justified based on the applicant's commitment to high-quality, durable materials and the unique operational needs of the proposed use. The stream buffer variances, while less compelling, may be considered for approval provided that enhanced stormwater management and mitigation measures are implemented, and all state permitting requirements are met.

The project advances the City's goals for economic development and the revitalization of underutilized parcels, as articulated in the 2045 Comprehensive Plan. The proposed development will provide enhanced commercial services, support job creation, and contribute to the City's tax base. While the Comprehensive Plan emphasizes walkable, mixed-use environments, it also recognizes the importance of strategic commercial development along major corridors. The project can further the vision of the Community Mixed Use character area by incorporating the recommended conditions into the plan.

With these conditions, the proposed rezoning and development are consistent with the City's adopted plans and policies, and will contribute to a vibrant, accessible, and economically resilient community. Staff recommend **APPROVAL** of the requested rezoning with recommended conditions.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Georgia Power and Jackson EMC.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

The proposed Wholesale Membership Club is suitable given the predominantly commercial, office, warehouse, and service-oriented uses surrounding the property. Consolidating the site under the BG district is consistent with the established commercial character of the area and will facilitate orderly redevelopment of an underutilized site in a manner compatible with nearby development.

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

Although the development's scale will increase activity in the area, the surrounding properties already operate established commercial and employment-focused uses. With appropriate conditions ensuring compliance with applicable zoning, access requirements, and operational standards, the project is not expected to adversely affect adjacent or nearby properties.

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

The property has reasonable economic use under its existing LM and BG zoning classifications; however, consolidating the entire assemblage under BG will promote a more cohesive redevelopment pattern, align the property with surrounding commercial uses, and support long-term economic viability.

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

The proposed development will generate significant vehicular activity, but anticipated impacts can be appropriately addressed through required transportation coordination, access management, internal circulation provisions, and compliance with applicable utility and stormwater regulations. These measures are sufficient to prevent excessive or burdensome impacts on public infrastructure.

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

While the Community Mixed-Use character area encourages integrated and walkable environments, the Comprehensive Plan also supports strategic commercial development and reinvestment along major corridors. With recommended conditions ensuring compliance with City requirements and environmental standards, the proposal aligns with the Plan's broader economic development goals and its support for redevelopment of underutilized sites.

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;

Redevelopment of the property presents an opportunity to replace outdated warehouse, and outdoor storage uses with a modern commercial facility that advances economic development and community services. While stream-buffer encroachments and parking intensity present considerations, these can be appropriately mitigated through compliance with environmental regulations and applicable development standards. Overall, existing conditions support approval of the rezoning and associated development plan.

DEVELOPMENT OF REGIONAL IMPACT (DRI)

The proposed 158,000-square-foot Wholesale Membership Club was evaluated for potential Development of Regional Impact (DRI) applicability in coordination with the Atlanta Regional Commission (ARC). Based on ARC's formal determination, the project does not meet the DRI thresholds for Commercial development within the "Established Suburbs" area type. The proposal is well below the primary gross square footage threshold of 400,000 square feet and does not meet the secondary threshold of generating more than 10,000 daily trips, with an estimated 6,988 total daily trips. Accordingly, a DRI review is not required for this rezoning request.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08172026

RZC2026-00003

Approval of the rezoning from split LM (Light Manufacturing District) and BG (General Business District) to BG (General Business District), subject to the following enumerated conditions:

1. To restrict the Rezoning as follows:

- A. The development shall be limited to a Wholesale Membership Club with associated accessory uses, including an accessory fuel facility, and shall remain substantially consistent with the site plan submitted with the rezoning application, subject to the final approval by the Director of the Planning and Development Department.
- B. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- D. Outdoor storage shall be prohibited, except for activities specifically associated with the approved accessory uses and otherwise permitted by the Zoning Ordinance.
- E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.

2. To satisfy the following site development considerations:

- A. The development of the site shall be designed and constructed in general accordance with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, except that the plan may be modified as necessary to address conditions of zoning. Final site design shall be subject to review and approval by the Director of the Planning and Development Department.
- B. The development shall provide parking in accordance with the Parking Plan associated with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, including a maximum of 854 parking spaces, except that the plan may be modified as necessary to address conditions of zoning or through a future site plan amendment or rezoning approved by the City. All parking spaces shall be located on an approved, paved, and striped surface. Final parking layout and compliance

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

- C. The principal and accessory buildings and structures shall be designed and constructed in accordance with the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5), prepared by MG2 Corporation and dated July 2026, except that the elevations may be modified as necessary to address conditions of zoning. Final architectural elevations, exterior materials, and façade treatments shall be subject to review and approval by the Director of the Planning and Development Department.
- D. All wall signage shall be installed in accordance with the approved wall-sign variance and shall be substantially consistent with the signage depicted in the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5). Final signage design, including total sign area and placement, shall be subject to review and approval by the Director of the Planning and Development Department.
- E. The development shall provide landscaping in accordance with the Landscape Plan associated with the Tree Canopy Plan, Sheet Number L1.0; Overall Tree Replacement Plan. Sheet L2.0; Overall Landscape Plan, Sheet L3.0; and Landscape Details, Sheet Number L4.0 (AEC Job# 25-5192), prepared by AEC, Inc., and dated January 26, 2026, except that the plan may be modified as necessary to address conditions of zoning. Final landscape design, including species selection, installation locations, and overall compliance with applicable City landscaping requirements, shall be subject to review and approval by the Director of the Planning and Development Department.
- F. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.
- G. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- H. Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 6 – Architectural and Design Standards, Section 602 – Non-Residential Minimum Architectural and Design Standards, Part A-1. Exterior Wall Design. Allows the use of architectural metal panels as a primary siding material for the proposed Wholesale Membership Club.
- B. A variance from the Zoning Ordinance, Article – Signs, Section 702.7 – Wall Sign. Allows up to four hundred nine (409) square feet of wall signage per elevation and eight hundred fifty-three (853) square feet of total wall signage per building, substantially consistent with the submitted sign plan.

- C. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 1. Allows disturbance within the required fifty (50) foot undisturbed natural stream buffer, subject to all required State approvals
- D. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 2. Allows disturbance within the additional twenty-five (25) foot impervious-surface stream setback, subject to all required State approvals.

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



LAWRENCEVILLE

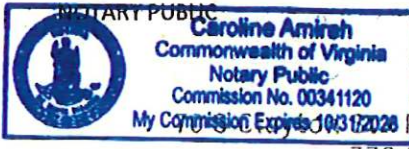
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Costco Wholesale Corporation</u>	NAME: <u>City of Lawrenceville / Downtown D</u>
ADDRESS: <u>999 Lake Drive</u>	ADDRESS: <u>70 S. Clayton Street</u>
CITY: <u>Issaquah</u>	CITY: <u>Lawrenceville</u>
STATE: <u>WA</u> ZIP: <u>98027</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Nick Tose</u> PHONE: <u>703-885-4006</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>LM & BG</u> REQUESTED ZONING DISTRICT: <u>BG</u>	
PARCEL NUMBER(S): <u>7011 164, 7011 138, 7011 002A, 7011 16</u> ACREAGE: <u>19.90</u>	
ADDRESS OF PROPERTY: <u>2555 University Parkway, Lawrenceville, GA 30043</u>	

Nick Tose 06/30/2026
SIGNATURE OF APPLICANT DATE
on behalf of Costco Wholesale Corporation
Costco Wholesale Corporation
TYPED OR PRINTED NAME

Bary Mock 7/1/26
SIGNATURE OF OWNER DATE
City of Lawrenceville / Downtown De
TYPED OR PRINTED NAME

Carolee Aile 7/1/2026
DATE

Caroline Amireh
Commonwealth of Virginia
Notary Public
Commission No. 00341120
My Commission Expires 10/31/2028

Christina Lee
DATE
NOTARY PUBLIC

CHRISTINA LEE
NOTARY
EXPIRES
GEORGIA
08/29/2028
PUBLIC
BARROW COUNTY

P.O. Box 2200 • Lawrenceville, Georgia 30046-1200
770.963.2414 • www.lawrencevillega.org

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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Y/N

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

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

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

Y/N

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

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

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

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

July 2, 2026

City of Lawrenceville
70 S. Clayton Street
Lawrenceville, GA 30046-2200

**Re: Costco Lawrenceville
Letter of Intent**

To Whom It May Concern;

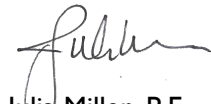
The Applicant, Costco Wholesale, intends to re-zone the subject property from Light Manufacturing (LM) to General Business (BG).

The property is located near the intersection of Lightnin Drive and Buford Drive (GA Highway 20) in Lawrenceville, Georgia and currently consists of five (5) parcels owned by Downtown Development Authority of Lawrenceville. When combined, the total subject property area is 19.80 acres. The intended use of the subject property is for a Costco warehouse, fuel facility, and parking lot. The elements of this project include a 158,000 square foot prototypical Costco warehouse, a fuel facility with thirty-two (32) fueling positions, 854 parking stalls (including 18 accessible stalls), and three (3) proposed driveways where customers can enter and exit the subject property. Each driveway is currently proposed as full access, with one driveway located off Park Access Drive Road to the west of the subject property and the last two driveways located off Lightnin Drive to the north and east of the subject property.

The proposed rezone the subject property from the Light Manufacturing (LM) zoning classification to the General Business (BG) zoning classification will eliminate split zonings across multiple parcels, and it will align the subject property better with its intended end use. Due to the subject property being located parallel to State Route 316 and near the intersection of Buford Drive/GA Highway 20 (AADT 42,300) and Hurricane Shoals Road (AADT 14,100), the BG zoning classification provides a more accurate description of the intended use of the subject property and aligns with the zoning in the immediate vicinity of the project.

We thank you for your consideration in this matter and respectfully request that the property be rezoned to BG as requested. If you have any questions or require further information, please feel free to contact me at your convenience.

Sincerely,
AEC, Inc.



Julia Miller, P.E.
Vice President

MG2 Corporation

1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

COSTCO WHOLESALE – REQUEST FOR VARIANCE TO ALLOW A CLADDING MATERIAL NOT ALLOWED IN THE DESIGN GUIDELINES

Project: New Costco Warehouse — Lightnin Access Drive, Lawrenceville, GA
Applicant: Costco Wholesale / Maribel Barba (MG2)

Variance Requested:

Permission to use Architectural Metal Panel as a primary exterior building material where the City's Architectural Design Standards Sec 602.A states that Metal is allowed as an accent only. This code section go on to say in Section A.4.a that Deviations from this requirement shall apply for a variance to the Board of Appeals.

Background

Costco requests approval to use architectural metal panels as the primary exterior cladding for the new warehouse. The proposed metal panel system enables Costco to meet some of their goals as a publicly traded company for being more sustainable and efficient by using high quality, durable building products that have 25-year warranties for color fastness and corrosion resistance.

The following narrative is our position on how the proposed Costco Building design complies with the Variance criteria as directed by the City's Design Guidelines.

Narrative Criteria

- a) The proposed variance arises from a condition that is unique and peculiar to the building, land, and structures involved.

Response: The façade of each Costco warehouse is individually designed to conform with Costco's development standards and the local jurisdictions guidelines and development standards. In each case, it is obvious to see that the City and Costco have similar values where it pertains to the look, feel and quality of buildings being developed. There is a desire to have a building that has an architectural quality and uses materials that last a long time with minimal maintenance and upkeep. Costco proposes to have a masonry base providing a feeling of permanence and solidity. Above that they would like to use an Architectural Metal Panel that is finished with advanced paint that has a 25 year warranty. This is significant, in that the building will look good for a long time. Not only that, we are using 2 complimentary colors with the Architectural Metal Panels that play off each other in a way that breaks down the size of the building and makes it feel more similar to other buildings in the area from a size perspective. Steps in the parapets and a third color, "Medium Bronze" used for the cornice and coping top off the building with a bold profile.

- b) The proposed variance is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would



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

result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.

Response: Costco has developed a sustainability approach for their construction program that takes into account the recycled content of the products they use, the proximity of each site to the products needed and the carbon footprint for the development of each store. Using more concrete, glass, wood and other products does not provide the same kind of commitment to recycled materials. Furthermore, the proposed metal panels can have profiles very similar to typical construction approaches like Board and Batten finishes. Some other specific benefits for allowing Costco to use this structural system are as follows:

- *Recycled content: structural steel and metal panel comprise ~80% recycled content; insulation >50% recycled content.*
- *Construction efficiency: pre-engineered system reduces onsite waste, truck trips, and construction duration (typical weather-tight milestone ~66 days for similar systems), lowering carbon footprint.*
- *Energy performance: high-R-value insulation, reflective roof, LED lighting throughout, and HVLS fans reduce heating/cooling loads and energy use.*
- *Thermal performance: metal panels reduce building heat absorption relative to masonry in this application, improving HVAC efficiency.*
- *Durability & maintenance: Kynar finish with 25-year warranty reduces lifecycle maintenance needs and costs, enabling operational savings that benefit members.*

- c) The condition requiring the requested relief is not ordinarily found in properties of the same zoning classification as the subject property.

Response: With the size of their buildings and then spread over 1,000 stores, using similar architectural metal panels with recycled content and long lasting finishes all plays into a sustainability plan that is significant. We believe that very few developments have the national, and even worldwide, footprint that is impacted by a coordinated sustainability approach like Costco's.

- d) The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.

Response: The City's Design Guidelines specifically state that metal panels are not allowed, but it does not indicate why or what is undesirable about them. We would agree that typical corrugated (wavy) metal panels with a zinc coating (prone to rust and corrosion) are a product to avoid both for its initial look and its long term tendency to fail. However, Costco has been using these Architectural Metal Panels for over 30 years and the colors have remained true to their initial installation. They have also been very resistant to corrosion and rust.

- e) The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or

impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Response: Allowing Costco to use the Architectural Metal Panels will result in a handsome building that fits into the fabric of Lawrenceville. It will be there for a long time and will be considered an asset to the community. There is nothing associated with this building design that could be construed to be injurious or detrimental to any adjacent property or neighborhood. It will not increase the chance of fire or hazard or otherwise endanger public safety. Our experience is that property values typically rise when Costco enters a neighborhood.

- f) The variance granted is the minimum variance that will make possible the reasonable use of the building, land or structures.

Response: We believe that the proposed use of Architectural Metal Panels as shown on our elevations and perspectives is the minimum necessary to make reasonable use of the building and property.

- g) Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?

Response: Lawrenceville's Zoning Ordinance and Comprehensive Plan envision this kind of development on this property. That is why it is zoned the way it is. We believe the proposed Costco is consistent with the spirit and intent of the City's plans and standards.

Conclusion

Granting the requested variances will allow a functional, safe, efficient, and sustainable Costco warehouse that meets Costco's standards and will be a benefit to the City of Lawrenceville.

Attachments

- Architectural elevations and Perspectives

MG2 Corporation
1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

COSTCO WHOLESALE – REQUEST FOR VARIANCE TO ALLOW MORE SIGNAGE THAN ALLOWED BY CODE

Project: New Costco Warehouse — Lightnin Access Drive, Lawrenceville, GA
Applicant: Costco Wholesale / Maribel Barba (MG2)

Variance Requested:

To allow 853 sf of wall mounted signage (in 5 different signs) for the new Costco to be located in Lawrenceville, GA. This includes allowing 400 sf of allowed freestanding signage (200 sf for each Lightnin Dr and Park Dr) to be used on the building.

Background

Costco is proposing to develop an 18 acre parcel with a 160,000 sf membership warehouse. The property is bounded on 2 sides by public roads/ROW (Lightnin Access Dr and Park Access Dr). Although this condition would allow Costco to have a separate freestanding sign on each road frontage, Costco, as a corporate standard does not use freestanding signs. Furthermore, although the City's sign code allows cabinet signs and internal illumination, Costco only uses individual letter signs attached to their buildings with a couple of discrete focused light fixtures that shine only on the proposed signs.

Since a Costco warehouse is located on such a large lot and the only signage they use are building mounted signs which are located often over 300' away from public roads they need signs that can be read from the public roads and from a design perspective, they want signs that are proportional to the size and scale of their buildings while at the same time not overwhelming the buildings or the surrounding area.

The following narrative goes over why the Costco consultant team believes this application meets all the variance approval criteria and why the proposed variance should be approved for the additional sign area that Costco is requesting.

Variance Criteria

- a) The proposed variance arises from a condition that is unique and peculiar to the building, land, and structures involved.

Response: Costco's variance request is based on a condition that is unique to the site and Costco's development. The Costco warehouse will be located on an 18 acre site where the only signage for the entire site will be located on the building and where the signage closest to a public road is more than 230' away and other signs are over 500' away from the closest road.

- b) The proposed variance is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished



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

from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.

Response: Costco's only form of advertising where their building is and how to enter the site is their building mounted signs. The fact that the site is so big and the signs located on the building are so far from public road(s) drives the need for signage that is large enough for it to be read from public roads.

- c) The condition requiring the requested relief is not ordinarily found in properties of the same zoning classification as the subject property.

Response: There are not many properties that are this size and still fewer of them that do not have freestanding signage to help in directing customers to their site. Costco's development is unique in this sense.

- d) The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.

Response: The City's Sign Code and its requirement that individual wall signs not exceed 200 sf and no more than 400 sf of sign area for an entire building is an arbitrary limitation that does not recognize the size of the building or its location on a site and proximity to public roads. In Costco's case, one of the primary facades of the building is 500' long and 30' tall. In many jurisdictions we are allowed to have wall mounted signs for the entire building as long as the total sign area doesn't exceed 20% of the area of that primary façade. This allows for signage to be sized at an appropriate scale to the building and also allows it to be seen for adjacent roads even if they are in excess of 500' away.

- e) The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Response: Approving Costco's proposed sign variance will not impair or injure any other property or improvements in the neighborhood. It will not impair any other property's access to light or air, or increase congestion on public streets. It will also not increase the danger of fire or create a hazard to air navigation. No property values will be diminished or impaired. In fact, our experience is that property values go up when Costco comes in.

- f) The variance granted is the minimum variance that will make possible the reasonable use of the building, land or structures.

Response: Per Lawrenceville's Sign Code, Costco would be allowed 400 sf of wall mounted signage and 400 sf of freestanding signage. Costco proposes to mount 3 – 222 sf signs (1 each on the south, east and north facades) that would provide visual queues for motorists that are traveling around the site, directing them to the

Costco parking lot. A 156 sf sign will be located over the main customer entrance to the store to direct pedestrian customers from the parking lot to the front entrance. One additional 31 sf sign will be located over the Tire Installation Center to direct customers that are getting their tires changed. The total signage that Costco is proposing is 853 sf. Based on the 400 sf of wall mounted signage allowed and the 400 sf of freestanding signage allowed we are only 53 sf over the maximum sign area allowed. Approving a Sign Variance that allows 853 sf of signage is the minimum amount of signage in Costco's opinion.

Type of Sign	Location	SF allowed/Sign	Total Signage Allowed	Total Signage Proposed
Wall Sign	South Wall	200 sf	400 sf Total	222 sf
	East Wall	200 sf		222 sf
	North Wall	200 sf		222 sf
	Ped Entrnc	200 sf		156 sf
	Tire Cntr	200 sf		31 sf
Freestanding		200 sf/road	400 sf Total	0 sf
Total Signage Allowed/Proposed			800 sf Total	853 sf

- g) Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?

Response: Costco believes the proposed variance meets the general spirit and intent of Lawrenceville's Zoning Code and Comprehensive Plan. Costco's proposed uses and proposed development plan otherwise comply with all the City's codes and plans.

Conclusion

Granting the requested variance to allow 853 sf of wall mounted signage for the Costco development will result in a development with less clutter (no freestanding signs) while at the same time providing for clear and readable signage that can direct traffic on public roads and minimize driver ambiguity as it relates to getting to the Costco site.

Please feel free to contact me if you want to go over any of Costco's positions related to the requested variance.

Attachments

- Architectural elevations and sign schedule (showing the total amount of signage allowed compared to what we are proposing and locations)
- Site plan (showing signage locations and no freestanding signs)



LAWRENCEVILLE

Planning & Development

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

VARIANCE APPLICATION



VARIANCE APPLICATION

☐

ADMINISTRATIVE

☐

BOARD OF APPEALS

☐

CITY COUNCIL

GENERAL INFORMATION

Unless otherwise provided for in the City of Lawrenceville Zoning Ordinance and Development Regulations, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Zoning Ordinance and Development Regulations, and The Code of City of Lawrenceville in accordance with the standards and procedures as set forth in the Zoning Ordinance, Article 9 Administration and Enforcement, and the Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance.

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street – variance not to exceed ten (10) feet; 2. Side Yard – variance not to exceed five (5) feet; 3. Rear Yard – variance not to exceed ten (10) feet.

APPLICANT INFORMATION

APPLICANT NAME: Costco Wholesale Corporation

EMAIL: ntose@costco.com

PHONE: 703-885-4006

STREET ADDRESS: 999 Lake Drive

SUITE:

CITY: Issaquah

STATE: WA

ZIP CODE: 98027

SIGNATURE OF APPLICANT:

DATE:

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: City of Lawrenceville / Downtown Development Authority of the City of Lawrenceville

EMAIL: Barry.Mock@lawrencevillega.org

PHONE: 678-407-6392

STREET ADDRESS: 70 S. Clayton Street

SUITE:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

SIGNATURE OF PROPERTY OWNER:

DATE:

SITE INFORMATION

VARIANCE DESCRIPTION: Relief from City Stream Buffer and Impervious Setback for Parcel Development

STREET ADDRESS: 2555 University Parkway

SUITE/UNIT #:

CITY: , Lawrenceville

STATE: GA

ZIP CODE: 30043

PIN: 7011 164, 7011 138, 7011 002A, 7011 160, 7011 161

LOT NO.:

BLOCK NO.:



ZONING INFORMATION

The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business).

ZONING CLASSIFICATION: BG

ZONING CASE:

PRINCIPAL USE: Wholesale Membership Club

SECONDARY USE (AS APPLICABLE):

STANDARDS FOR GRANTING A VARIANCE

A variance shall not be granted unless evidence is presented supporting conclusions that the variance meet the following criteria:

- a. *Arises from a condition that is unique and peculiar to the building, land, and structures involved.*

The proposed use of this site is commercial development. and the location of the existing stream buffers and setbacks bisects the property and restricts the use of a large area of the property. The applicant finds that the application of the existing buffers and setbacks, along with the site geometry and topography will result in an unnecessary hardship in the development of the property.

- b. *Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.*

The conditions identified in the variance are peculiar to the property due to existing stream, topographical constraints and other environmental factors.

- c. *The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property.*

If the stream buffers are imposed, the property cannot be developed in a manner that meets the property's zoning.

- d. *The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.*

Article XIX of the City of Lawrenceville's Development Regulations require an undisturbed 50' vegetative buffer from the stream banks as well as an additional 25' setback for prohibited impervious cover.

- e. *The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

Relief, if granted, would not cause substantial detriment to the public good, or substantially diminish or impair property values within the surrounding neighborhood.

- f. *The variance granted the minimum variance that will make possible the reasonable use of the building, land or structures.*

The variance requested will be the minimum needed to make development of the site feasible.

- g. *Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?*

Yes, the granting of this variance would keep the development of this site consistent with the City of Lawrenceville 2040 Comprehensive Plan.

RZC2026-00003

RECEIVED JULY 2, 2026

PLANNING & DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION – COMBINED COSTCO TRACTS

All that tract or parcel of land lying and being in Land Lot 11 of the 7th District and Land Lot 176 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

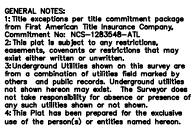
Beginning at a concrete right-of-way monument at the intersection formed between the northerly right-of-way of Buford Drive (aka Georgia Highway 20) and the southerly right-of-way of Lightnin Drive; THENCE northwesterly along said right-of-way a distance of 604.12' to the POINT OF BEGINNING; from said POINT OF BEGINNING THENCE South 24 degrees 24 minutes 47 seconds West a distance of 126.06' to a point; THENCE South 11 degrees 25 minutes 43 seconds East a distance of 296.21' to a point; THENCE South 15 degrees 24 minutes 11 seconds West a distance of 101.83' to a point; THENCE South 80 degrees 21 minutes 37 seconds West a distance of 585.09' to a 1/2" point; point; THENCE North 29 degrees 03 minutes 20 seconds West a distance of 13.23' to a point; THENCE South 80 degrees 58 minutes 09 seconds West a distance of 298.49' to a point; THENCE South 80 degrees 44 minutes 16 seconds West a distance of 390.03' to a point on the southeastern right-of-way of Park Access Drive; THENCE along a curve on the easterly right-of-way of Park Access Drive a distance of 70.82' to a concrete right-of-way monument, said curve having a chord bearing of North 27 degrees 15 minutes 04 seconds East, said curve having a radius of 532.00' and a chord distance of 70.77'; THENCE South 67 degrees 02 minutes 11 seconds East a distance of 27.51' to a right-of-way monument; THENCE along the arc of a curve having a chord bearing of North 22 degrees 39 minutes 09 seconds East an arc distance of 6.08' to a point, said curve having a radius of 560.00' and a chord distance of 6.08'; THENCE along the easterly right-of-way of Park Access Drive North 23 degrees 12 minutes 01 seconds East a distance of 14.40' to a concrete right-of-way monument; THENCE along the easterly right-of-way of Park Access Drive North 67 degrees 44 minutes 57 seconds West a distance 27.60' to a concrete right-of-way monument THENCE along the easterly right-of-way of Park Access Drive North 22 degrees 15 minutes 03 seconds East a distance of 236.57' to a point; THENCE along a curve on the easterly right-of-way of Park Access Drive a distance of 161.54', said curve having a chord bearing of North 02 degrees 42 minutes 47 seconds East, said curve having a radius of 236.87' and a chord distance of 158.43'; THENCE along a curve on the easterly right-of-way of Park Access Drive a distance of 69.13', said curve having a chord bearing of North 25 degrees 48 minutes 14 seconds West, said curve having a radius of 232.00' and a chord distance of 69.13'; THENCE departing said right-of-way North 48 degrees 42 minutes 26 seconds East a distance of 264.77' to a point; THENCE along a curve a distance of 83.91' to a point, said curve having a chord bearing of North 62 degrees 41 minutes 00 seconds East, said curve having a radius of 172.00' and a chord distance of 83.08'; THENCE North 76 degrees 39 minutes 41 seconds East a distance of 267.79';

THENCE North 76 degrees 37 minutes 45 seconds East a distance of 266.00' to a point; THENCE along a curve a distance of 131.89' to a point, said curve having a chord bearing of South 84 degrees 28 minutes 44 seconds East, said curve having a radius of 199.98' and a chord distance of 129.51'; THENCE South 65 degrees 35 minutes 04 seconds East a distance of 292.40 to a point; THENCE South 24 degrees 24 minutes 47 seconds West a distance of 26.79' to a point; said point also the POINT OF BEGINNING. Containing 765,993 sq.ft. (17.59 acres) as shown on ALTA Survey by Keystone Land Surveying dated 02-25-2026.

Together with all that tract or parcel of land lying and being in Land Lot 11 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 4x4 concrete monument at the intersection of the southern right-of-way of SR 316 and the northern right-of-way of Lightnin Drive; THENCE along the southern right-of-way of SR 316 and the arc of a curve having a chord bearing of North 84 degrees 02 minutes 49 seconds East an arc distance of 243.71' to a 4x4 concrete R/W monument, said curve having a radius of 1850.86' and a chord distance of 243.54; THENCE North 87 degrees 41 minutes 37 seconds East a distance of 244.08 to a point; THENCE along the arc of a curve having a chord bearing of North 85 degrees 53 minutes 33 seconds East an arc distance of 58.00' to a 4x4 concrete monument, said curve having a radius of 1968.86' and a chord distance of 58.00'; THENCE departing said right of way South 04 degrees 06 minutes 15 seconds East a distance of 142.93' to a 4x4 concrete monument; THENCE South 24 degrees 14 minutes 51 seconds West a distance of 167.08' to a point; THENCE North 65 degrees 33 minutes 22 seconds West a distance of 497.68' to a point; THENCE along the arc of a curve North 71 degrees 38 minutes 08 seconds West an arc distance of 50.52' to a point, said curve having a radius of 239.27' and a chord distance of 50.43'; THENCE North 24 degrees 24 minutes 47 seconds East a distance of 37.17' to the POINT OF BEGINNING. Containing 96,078 sq. ft. (2.21 acres) as shown on ALTA Survey by Keystone Land Surveying dated 02-25-2026.

LOCATION MAP NOT TO SCALE - SOURCE: AERO ATLAS OF GEORGIA



CITY OF LAWRENCEVILLE
ZONING: BG
MINIMUM FRONT SETBACK - 50'
MINIMUM SIDE SETBACK - 10'
MINIMUM REAR - 10'
ZONING: LM
MINIMUM FRONT SETBACK - 50'
MINIMUM SIDE SETBACK - 0'
MINIMUM REAR - 0'
ZONING: RS-150
MINIMUM FRONT SETBACK - 35'
MINIMUM SIDE SETBACK - 10'
MINIMUM REAR - 40'
ZONING: HIGHWAY SERVICE BUSINESS DISTRICT - (HSB)
MINIMUM FRONT SETBACK - 50'
MINIMUM SIDE SETBACK - 10'
MINIMUM REAR - 10'

FIELD DATA:

DATE OF FIELD SURVEY 10-22-25.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND RTK GPS
GPS RECEIVER: TRIMBLE R12,
SN: 8340F00404 ROVER
8340F00885 BASE
NETWORK: TRIMBLE VRS NOW RTK GNSS

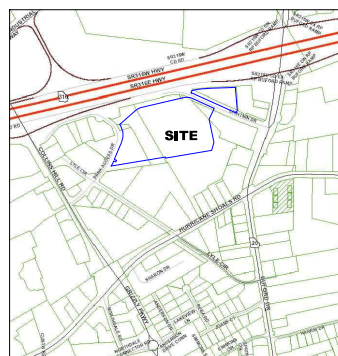
REFERENCE: PB 74 PG 6
DB 10487 PG 106
DB 58925 PG 533-534
DB 58146 PG 276-288
DB 58146 PG 224-230
DB 60979 PG 23-29
DB 81440 PG 874-880

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0073F & 13135C0074F EFFECTIVE DATE SEPTEMBER 29, 2006

HORIZONTAL & VERTICLE DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE
PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC
HEIGHTS WERE COMPUTED USING GEOID 18.
UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOC NETWORK

LEGEND	
	RIS. BUILDING STRUCK LINE
	DE. DRAINAGE EASEMENT (STORM)
	SSE. SANITARY SENSE EASEMENT
	EPW. EDGE OF PAVEMENT (CURB)
	S/W. RIGHT OF WAY
	S/W. SIDEWALK
	FOR. POINT OF BEGINNING
	POC. POINT OF COMMENCEMENT
	FVE. FLOOD ELEVATION
	PA. PAVED ELEVATION
	GE. GRADE ELEVATION
	WE. GRADE WEATHER PL. ELEV.
	MFE. MIN. PROPOSED FLOOD ELEVATION
	PROPOSED FLOW ARROW
	PROPOSED SLT. FENCE
	POWER POLE
	2" IRON REBAR SET
	IRON PIP. FOUND
	ROLLROAD
	OVERHEAD POWER
	USE. EXIST. WATER METER
	WATER METER
	WATER VALVE
	GAS VALVE
	GAS METER
	LIGHT POLE
	CONCRETE PAD
	ELEVATING WALKER
	HP. AIR CONDITIONER UNIT
	NAIL BOX
	CLEAR OUT
	SANITARY SENSE MANHOLE
	LEFT WING CATCH BASIN
	RIGHT WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	DOCK
	SEAPLANT

UTILITY LEGEND	
— P —	OVERHEAD POWER UTILITY
— UP —	UNDERGROUND POWER UTILITY
— G —	UNDERGROUND GAS UTILITY
— UT —	UNDERGROUND TELEPHONE UTILITY
— W —	UNDERGROUND WATER LINE
— FM —	SANITARY SEWER FORCE MAIN



LEGAL DESCRIPTION - COMBINED COSTCO TRACTS

ALL THAT TRACT OR PARCELS OF LAND LYING AND BEING IN LAND LOT 11 OF THE 7TH DISTRICT AND LAND LOT 17B OF THE 8TH DISTRICT OF CHAMBLEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION FORMED BETWEEN THE NORTHERLY RIGHT-OF-WAY OF BLUFORD DRIVE (AKA GEORGIA HIGHWAY 20) AND THE SOUTHERLY RIGHT-OF-WAY OF LIGHTNING ACCESS DRIVE; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 604.12' TO THE POINT OF BEGINNING;

[illegible]

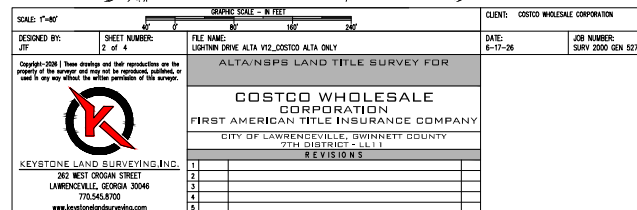
CONTAINING 765,993 SQ.FT. (17.59 ACRES) AS SHOWN ON ALTA SURVEY BY KEYSTONE LAND SURVEYING DATED 02-25-2006.

[illegible]

SCALE: 1"=60' 		CLIENT: COSTCO WHOLESALE CORPORATION									
DESIGNED BY: JF 4	SHEET NUMBER: 1 OF 4	FILE NAME: LOT201N DRIE ALA V22.COSTCO ALA ONLY	DATE: 8-17-26								
Copyright-2026: This drawing and their reproduction are the property of the owner and may not be reproduced, published, or loaned in any way without the written permission of the author.		JOB NUMBER: SURV 2006 GEN 527									
		ALTA/NPS LAND TITLE SURVEY FOR COSTCO WHOLESALE CORPORATION FIRST AMERICAN TITLE INSURANCE COMPANY CITY OF LAWRENCEVILLE, GWINNETT COUNTY 7TH DISTRICT - LL1									
KEYSTONE LAND SURVEYING, INC. 262 WEST OGDEN STREET LAWRENCEVILLE, GEORGIA 30046 770-543-8700 www.keystonesurveying.com		REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;">1</td><td style="width: 95%;"></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> </table>		1		2		3		4	
1											
2											
3											
4											

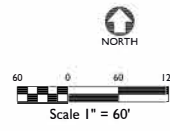
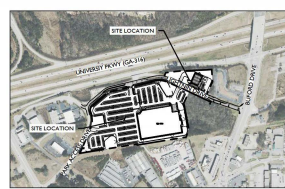
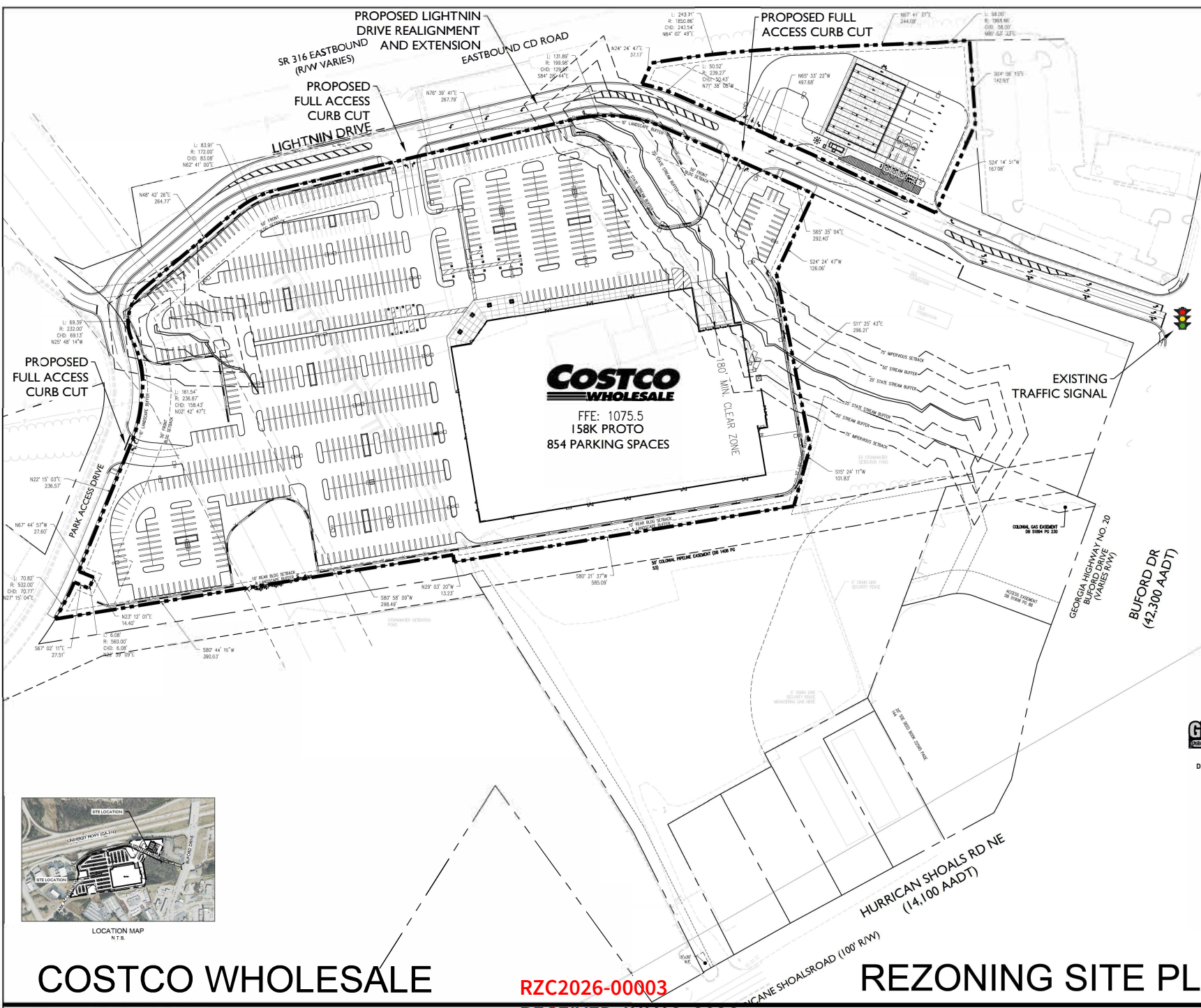
THE TERM "CERTIFY" SHALL MEAN A SIGNED STATEMENT BASED UPON FACT AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. GA 180-6-.09(2) AND (3)

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT



[illegible]

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



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

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

COSTCO WHOLESALE

LAWRENCEVILLE, GEORGIA

RZC2026-00003
RECEIVED JULY 2, 2026

REZONING SITE PLAN

PLANNING & DEVELOPMENT DEPARTMENT

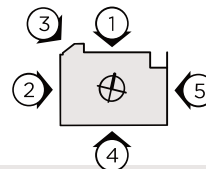
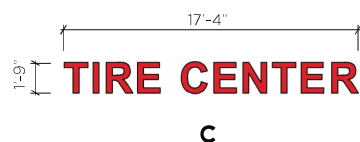
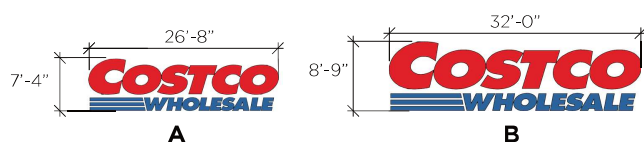
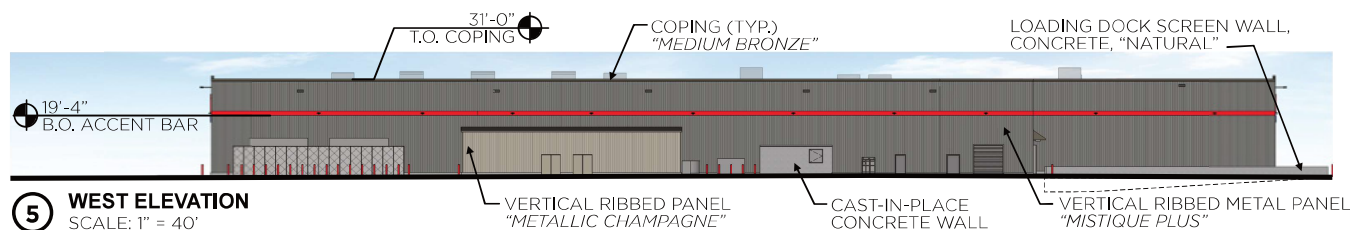
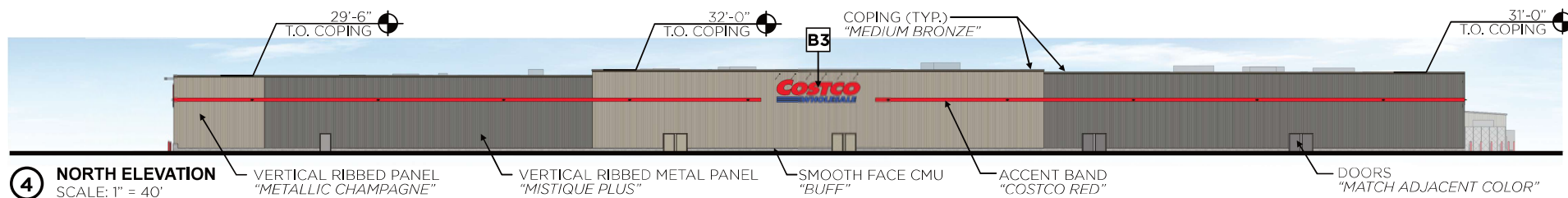
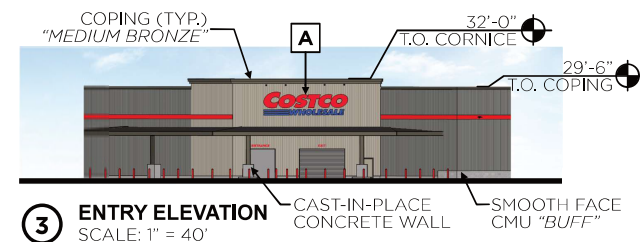
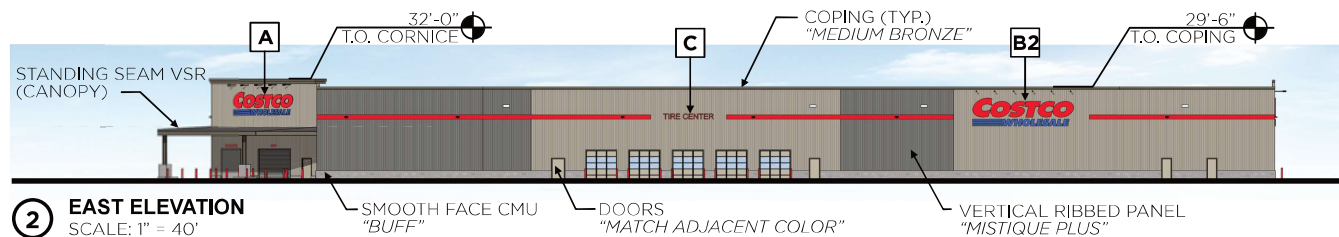
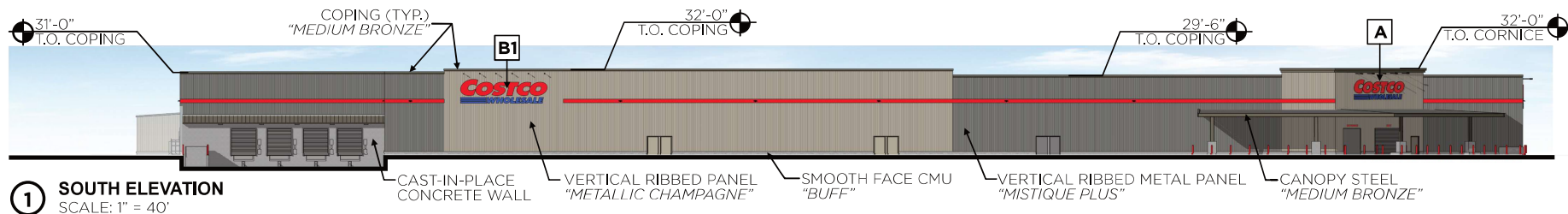
REZONE



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	LIGHTNING ACCESS DRIVE, LAWRENCEVILLE, GA
SITE DATA:	
WAREHOUSE PARCEL:	17.72 ACRES
FUEL PARCEL:	2.18 ACRES
TOTAL SITE AREA:	19.90 ACRES
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	LM (LIGHT MANUFACTURING) *TO BE REZONED TO BG (GENERAL BUSINESS)
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY KEYSTONE LAND SURVEYING, INC.

BUILDING DATA:	
TOTAL BUILDING FOOTPRINT AREA	158K PROTO
PROPOSED PARKING DATA:	
TOTAL PARKING:	856 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
○ 10' WIDE STALLS	838 STALLS
○ ACCESSIBLE STALLS (2 PER 100)	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.34 STALLS
JURISDICTIONAL PARKING REQUIRED: (1 SPACE PER 500 GFA)	MINIMUM: 330 STALLS
NOTES:	EXISTING CONDITIONS TO BE FIELD VERIFIED.



SIGN TABLE

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

MG2

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

CONCEPT WAREHOUSE ELEVATIONS

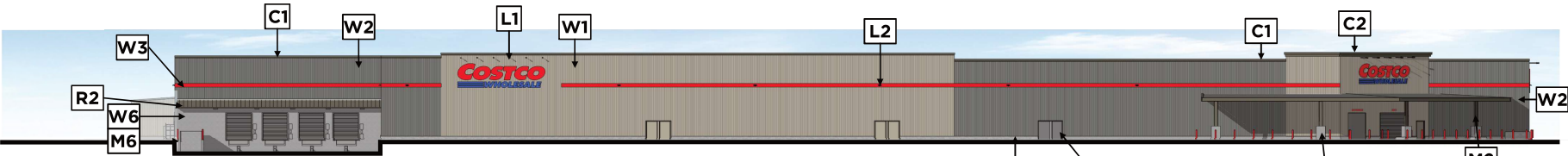
(WAREHOUSE WALL SIGN VARIANCE)

COSTCO
WHOLESALE

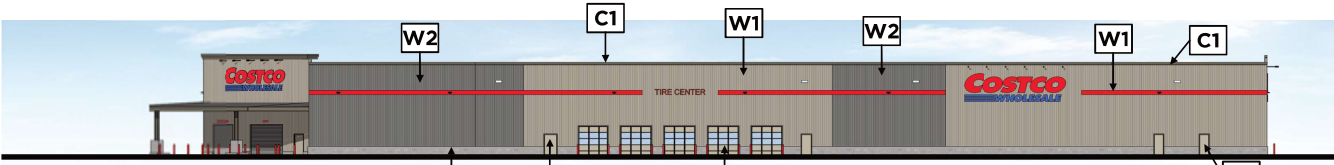
RZC2026-00003

RECEIVED JULY 2, 2026

PLANNING & DEVELOPMENT DEPARTMENT



1 SOUTH ELEVATION
SCALE: 1" = 40'



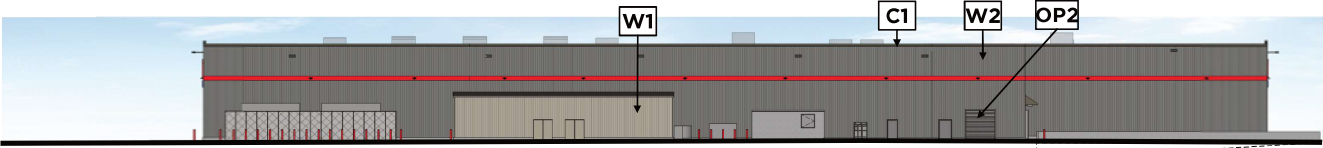
2 EAST ELEVATION
SCALE: 1" = 40'



3 ENTRY ELEVATION
SCALE: 1" = 40'



4 NORTH ELEVATION
SCALE: 1" = 40'



5 WEST ELEVATION
SCALE: 1" = 40'

EXTERIOR FINISH SCHEDULE				
TAG	ITEM	MATERIAL	FINISH	COLOR
W1	METAL PANELS - IC72	METAL	PRE-FINISHED	METALLIC CHAMPAGNE
W2	METAL PANELS - IC72	METAL	PRE-FINISHED	METALLIC PLUS
W3	ACCENT BAND	METAL	PRE-FINISHED	SAFETY RED SW4081
W4	MASONRY SMOOTH FACE	CMU - SIZE PER PLANS	WATER REPELLENT	BUFF
W5	MASONRY VENEER	VENEER	WATER REPELLENT	BUFF
W6	CAST-IN-PLACE CONCRETE CURB	CONCRETE	WATER REPELLENT	NATURAL
W7	LOADING DOCK CURB	CONCRETE	WATER REPELLENT	NATURAL
W8	PROTECTION CURB	CONCRETE	WATER REPELLENT	NATURAL
W9	COLUMN PLINTH / BENCH	CONCRETE	WATER REPELLENT	NATURAL
W10	WALL REVEALS / CONTROL JOINT / SHRINKAGE JOINT	ARCHITECTURAL FINISH	WATER REPELLENT	NATURAL

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

EXTERIOR FINISH SCHEDULE				
TAG	ITEM	MATERIAL	FINISH	COLOR
L1	SIGN LIGHTING FIXTURE	METAL	PRE-FINISHED	TECHLIGHT BRONZE
L2	WALL PACK FIXTURE	METAL	PRE-FINISHED	
L3	EMERGENCY LIGHT FIXTURE	METAL	PRE-FINISHED	
OP1	DOOR, FRAME AND HSS MULLION BTWN DOORS (WHERE OCCURS)	STEEL	PAINT BY GC	MATCH WALL COLOR
OP2	ROLLING SERVICE DOOR	STEEL	PRE-FINISHED	GRAY
OP3	GLAZED SECTIONAL DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE
OP4	AUTO-SLIDING DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE
OP5	TRANSOM FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE
OP6	GLAZING	INSULATED GLASS		CLEAR
OP7	STOREFRONT FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE
OP8	LOUVER	STEEL	PRE-FINISHED	MEDIUM BRONZE
M1	ACCENT CHANNEL	STEEL	PAINT BY GC	MEDIUM BRONZE
M2	STRUCTURAL FRAMING - COLUMNS & CANOPY TASDA BEAM	STEEL	PAINT BY GC	MEDIUM BRONZE
M3	STAIRS			
M4	HANDRAIL/GUARDRAIL	GALVANIZED STEEL	PAINT BY GC	
M5	BOLLARD (4' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED
M6	BOLLARD (5' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED



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

CONCEPT WAREHOUSE ELEVATIONS

(WAREHOUSE WALL MATERIAL VARIANCE)



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



MG2

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

ENTRY PERSPECTIVE



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



MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 4

WEST PERSPECTIVE



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



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

SOUTH PERSPECTIVE



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

730 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

Civil Engineering	Water Resources
Land Planning	Property Services
Landscape Architecture	Arborist Services

ENGINEERS SEAL:



AEC JOB #: 25-5192
DRAWN BY: JWM, ERS
DESIGNED BY: JWM, MDV
CHECK BY: JWM, MDV
DATE: 01/26/2026

Page 128

50 0 50

Scale 1" = 50'

GEORGIA811
Utilities Protection Center, Inc.

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

60-FOOT RADIUS COVERAGE HATCH



730 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com



50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecat1.com

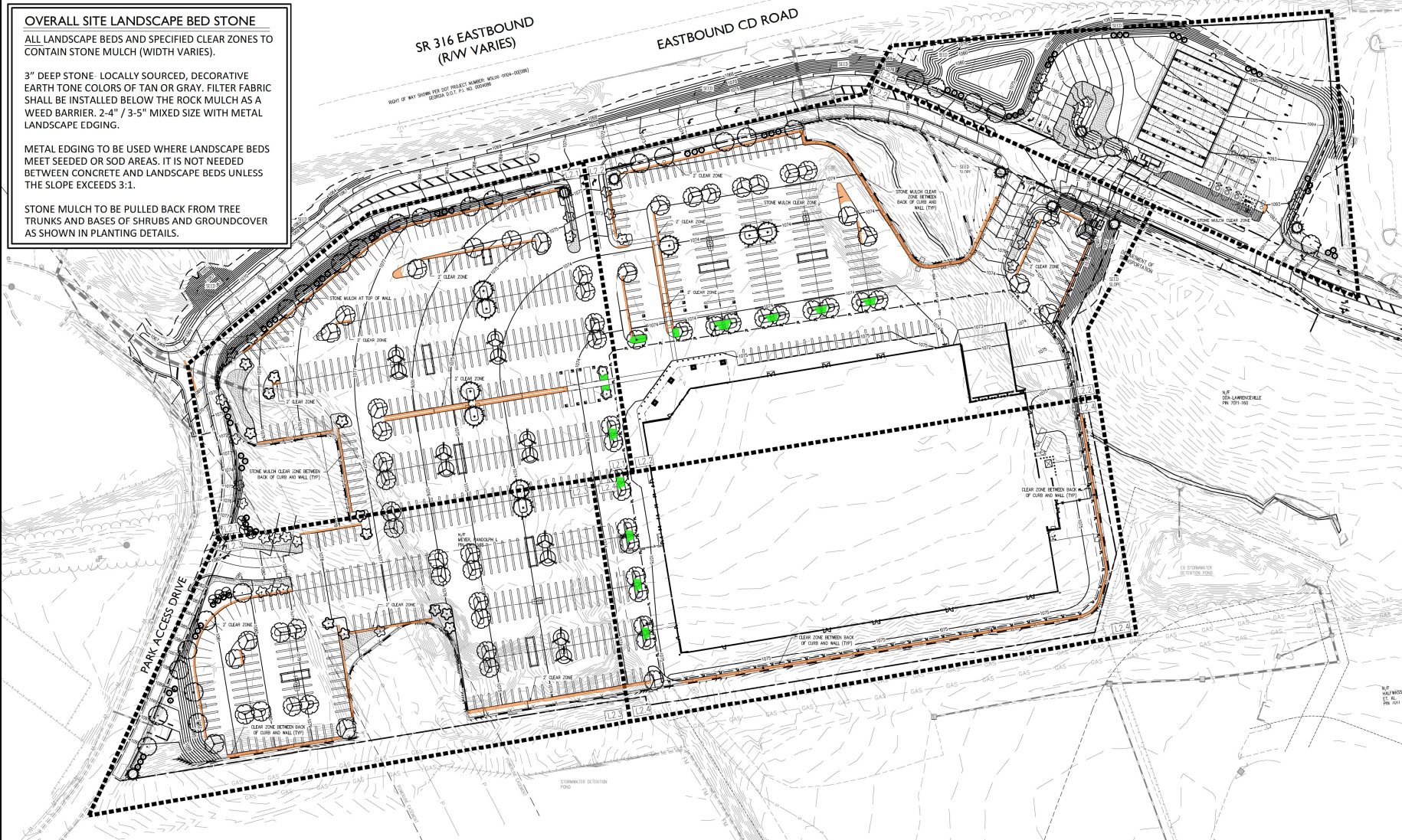
COPYRIGHT AEC, INC.

[illegible]

SHEET NUMBER

Page 129

STONE MULCH TO BE PULLED BACK FROM TREE TRUNKS AND BASES OF SHRUBS AND GROUND COVER AS SHOWN IN PLANTING DETAILS.



Landscape Strip Calculations	
Requirements	
1-ma 152 ft (47 m) of 7" Color (Inkless) or 4" W/ Ink	
3 Engines (25% of 152 ft) = 152 ft	
3 Engines (25% of 152 ft) = 152 ft	
Peak Access Drive	
Engine Length (L) (including drive, buffer & clearance)	438.41'
Time Required	18
Engine Length X Time (2.5 L)	
Engine Length X Time (2.5 L)	54
Time Provided (Dispatch & Engage)	42
Engine Length Provided	142
Lighting Access Drive (Workarea)	
Engine Length (L) (including drive, buffer & clearance)	854.11'
Time Required	35
Engine Length X Time (2.5 L)	
Engine Length X Time (2.5 L)	105
Time Provided (Dispatch & Engage)	40
Engine Length Provided	175
Lighting Access Drive (Trash)	
Engine Length (L) (including drive, buffer & clearance)	356.99'
Time Required	13
Engine Length X Time (2.5 L)	
Engine Length X Time (2.5 L)	39
Time Provided (Dispatch & Engage)	17
Engine Length Provided	88

Replacement Trees					
Qty	Botanical Name	Common Name	Min. Size	% Of Total	Specifications
42	<i>Yucca glauca</i> , 'Minaret'	Minaret Yucca-like Elm	2" C	14.0%	Shade of trees and Disease, Full and Even Canopy, Single, Straight Main Leader
9	Passion Vine	Bird Congo	2" C	3.0%	Prune of trees and Disease, Full and Even Canopy, Single, Straight Main Leader
14	Wine Asters	Black Currant	2" C	5.0%	Prune of trees and Disease, Full and Even Canopy, Single, Straight Main Leader
8	Cryptomeria japonica 'Redwood'	Redwood Cryptomeria	8" H- 12" L	2.5%	Prune to Ground, Free of Pests and Disease, Full and Even Canopy, Single, Straight Main Leader
10	Quercus densa	Shumacher Oak	2" C	3.0%	Prune of trees and Disease, Full and Even Canopy, Single, Straight Main Leader
31	Laguncularia racemosa, 'Aurea Truncata'	Shumacher White Cypress	2" C	10.0%	Shade of trees and Disease, Full and Even Canopy, Single, Straight Main Leader
12	Laguncularia racemosa 'Densata'	Shumacher White Cypress	2" C	4.0%	Shade of trees and Disease, Full and Even Canopy, Single, Straight Main Leader
1	Yucca glauca, 'Minaret'	Minaret Yucca-like Elm	2" C	0.3%	Prune to Ground, Free of Pests and Disease, Full and Even Canopy, Single, Straight Main Leader
263	Prunus domestica 'Sungold'	Shumacher Golden Apricot	8" H- 12" L	2.0%	Prune to Ground, Free of Pests and Disease, Full and Even Canopy, Single, Straight Main Leader

Parking Lot Planting Requirements	
Requirements:	
1 Tree per 10 Parking Spaces	
At time of installation:	
Evergreen trees to be minimum 6' tall	
Deciduous tree to be 3" cal.	
Total Parking Spaces Proposed:	054
# Trees Required:	054
# Trees Proposed:	114

TREE SYMBOL KEY

SHRUB & GROUNDCOVER SYMBOL KEY

- PEACHBLOSSOM LILAC
- ◇ SHARROCK INGERSBY
- △ EVER RED FRINGE FLOWER
- ◇ CERISE CHARM FRINGE FLOWER
- ◇ LITTLE LIME HYDRANGEA
- ◇ VIBRANT JADE CISTULUM
- FLORENTINE REATHER REED GRASS
- PINK MUMMY GRASS
- MINI JAZZ HANDS FRINGE FLOWER
- STONE'S DWARF YALPOUN HOLLY
- BUTTERFLY BUSH
- SARGENT'S JUNIPER
- WADSWORTH STAR JASMINE

 1000

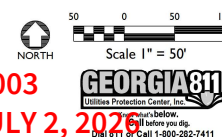
 ARTIFICIAL TURF

 BERNARDA HYDRANGEA

 7' CLEAR ZONE TO CONTAIN STONE MULCH

 SEASONAL COLOR

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



Page 130



LAWRENCEVILLE

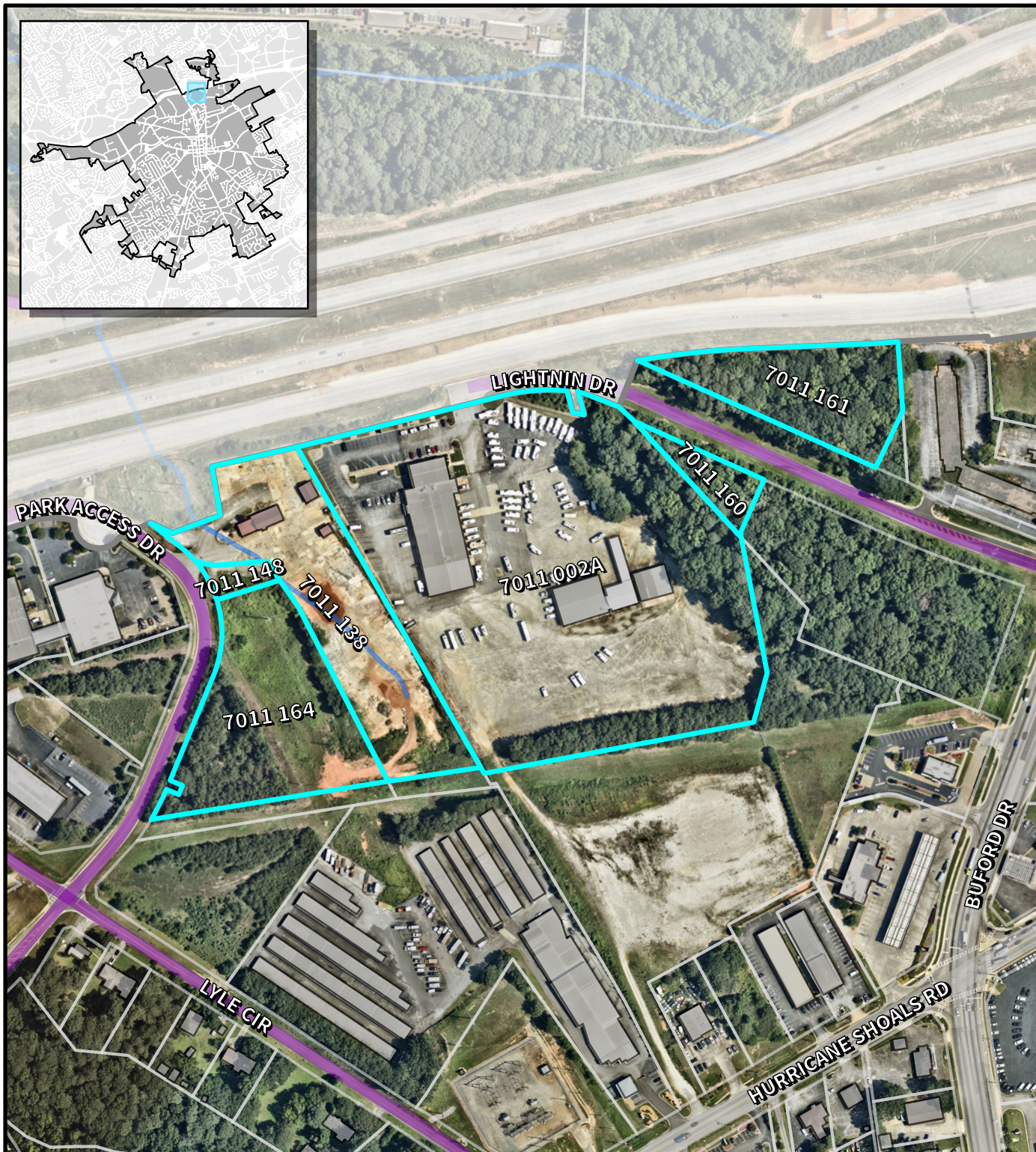
Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

-  Subject Property (~20.70 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams



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

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

 Subject Property (~20.70 acres)

 Lawrenceville City Limits

Zoning Districts

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

Imagery Date: 06/28/2026

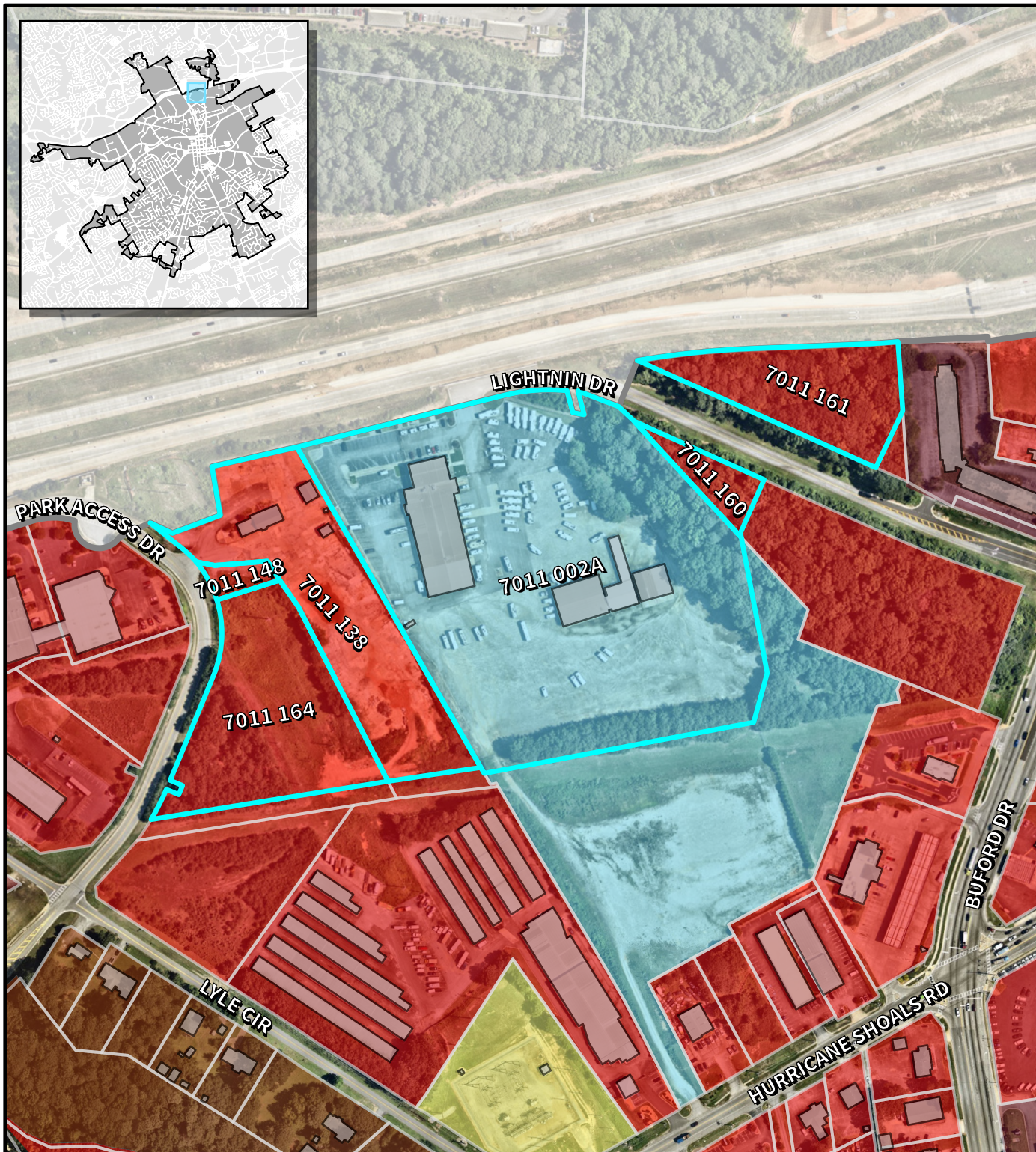
Map Date: 08/12/2026

Map Scale: 1:3,600

0 125 250 500 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

 Subject Property (~20.70 acres)

 Lawrenceville City Limits

2045 Character Areas

 Community Mixed Use

 Commercial Corridor

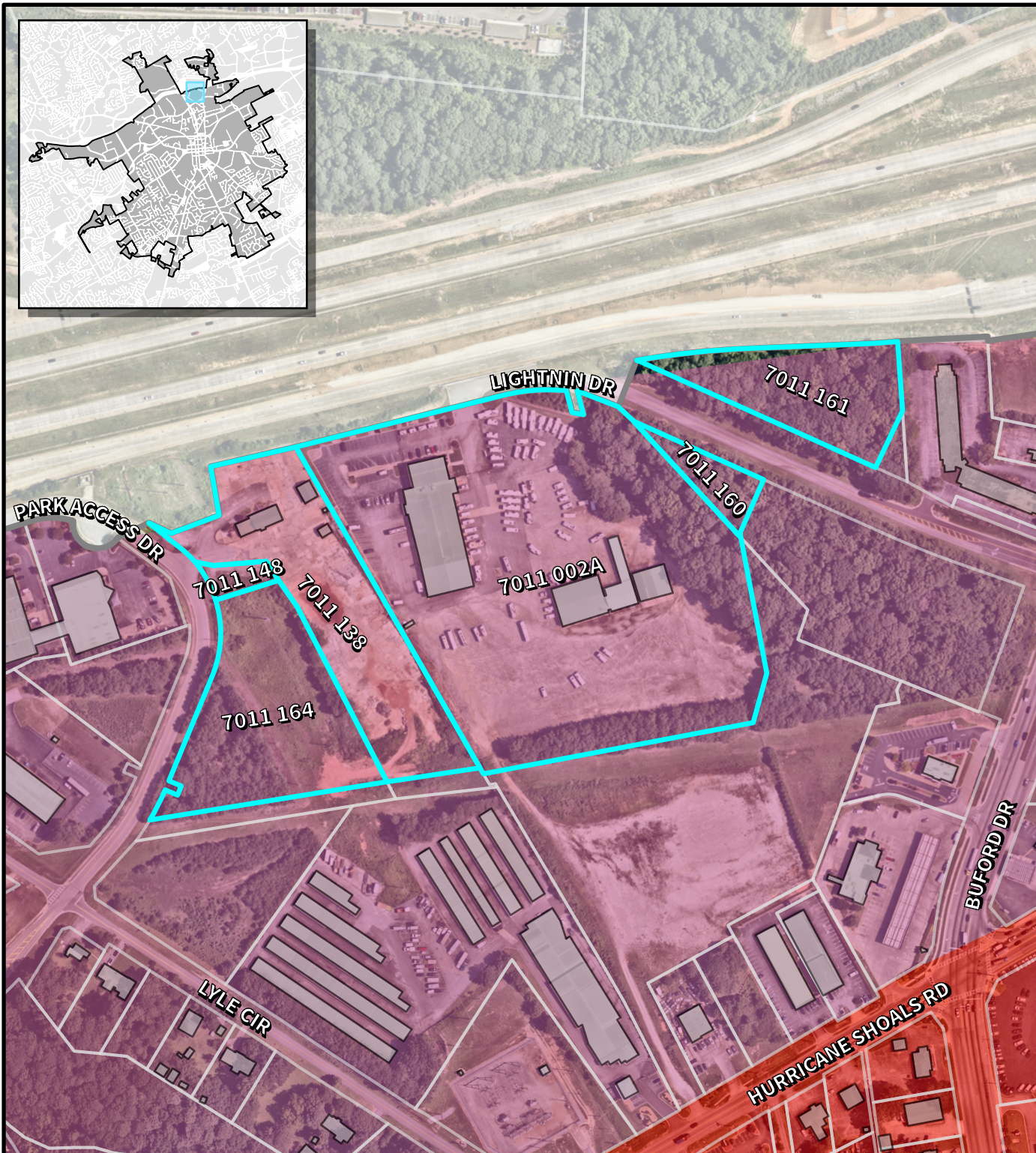
Imagery Date: 06/28/2026

Map Date: 08/12/2026

Map Scale: 1:3,600

0 125 250 500 Feet

N





LAWRENCEVILLE

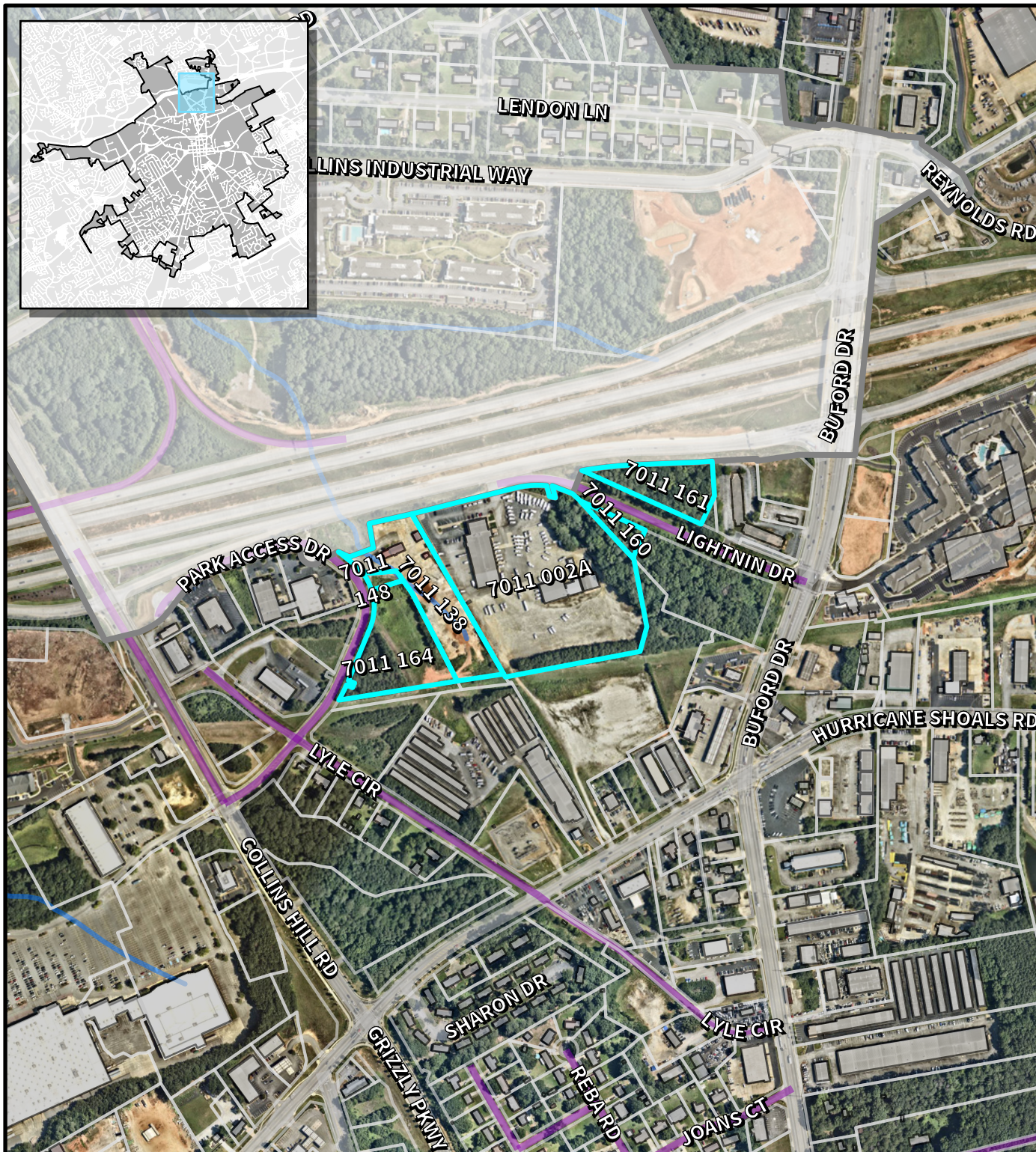
Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

-  Subject Property (~20.70 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams



Imagery Date: 06/28/2026
Map Date: 08/12/2026
Map Scale: 1:7,200

0 250 500 1,000 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

 Subject Property (~20.70 acres)

 Lawrenceville City Limits

Zoning Districts

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

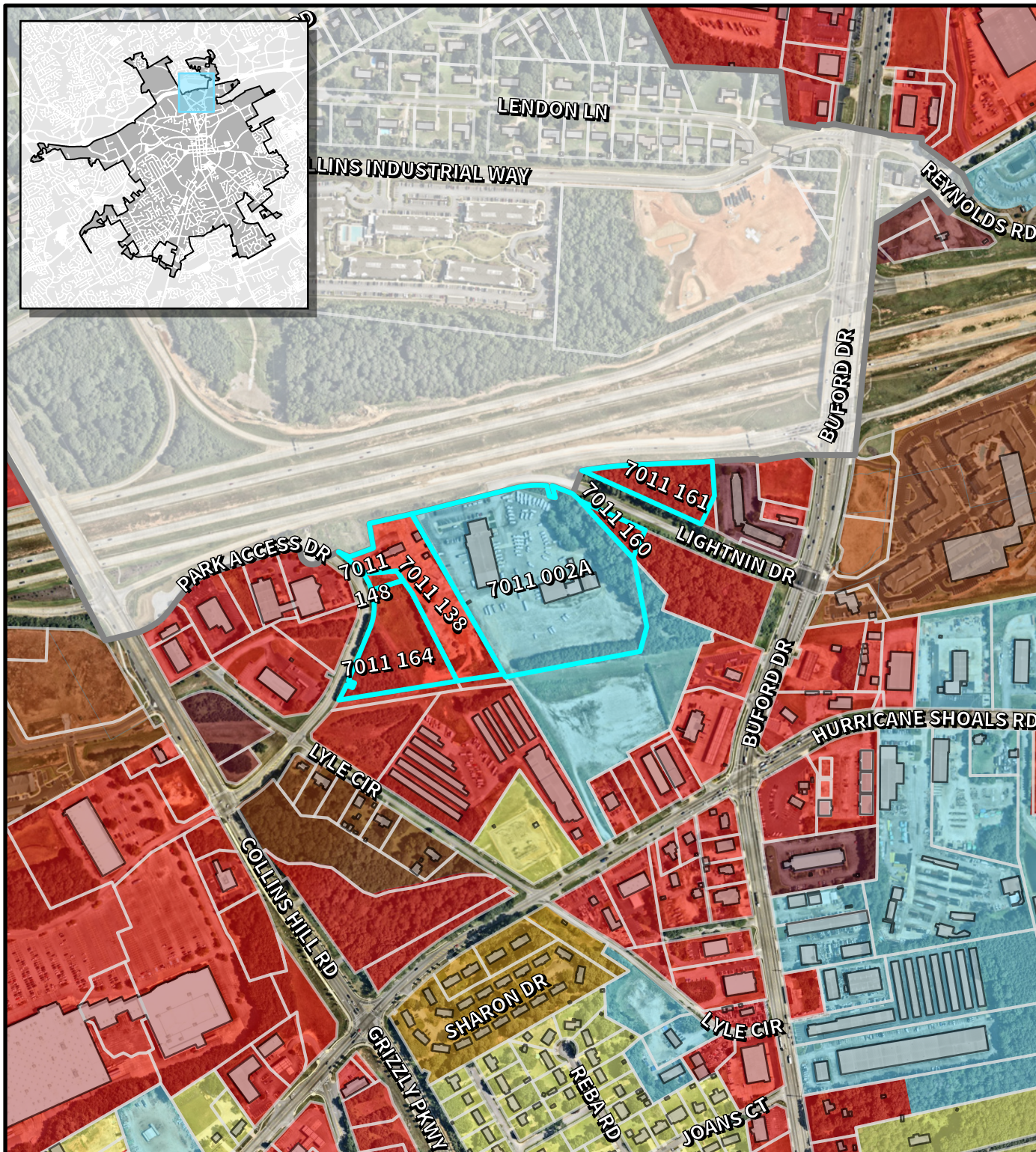
Imagery Date: 06/28/2026

Map Date: 08/12/2026

Map Scale: 1:7,200

0 250 500 1,000 Feet

N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

 Subject Property (~20.70 acres)

 Lawrenceville City Limits

2045 Character Areas

-  Downtown
-  Community Mixed Use
-  Commercial Corridor
-  Education Center
-  Industrial

Imagery Date: 06/28/2026

Map Date: 08/12/2026

Map Scale: 1:7,200

0 250 500 1,000 Feet

