



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, June 03, 2024
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

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

New Business

- [2.](#) RZC2024-00054; Stacy Patterson; 194 Gwinnett Drive
- [3.](#) SUP2024-00086; Juanita Wade; 3130 Sugarloaf Parkway
- [4.](#) SUP2024-00089; W. Charles Ross Esq.; 381 Industrial Park Drive
- [5.](#) An Ordinance to Amend the Zoning Ordinance, ARTICLE 1; Districts
- [6.](#) An Ordinance to Amend the Zoning Ordinance, ARTICLE 6; Architectural and Design Standards
- [7.](#) An Ordinance to Amend the Zoning Ordinance, ARTICLE 10; Definitions
- [8.](#) An Ordinance to Amend Article 11, Inactive Zoning Districts, of the Zoning Ordinance

Public Comment

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

Final Adjournment



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

Item: April 2024 Planning Commission Minutes
Department: Planning and Development
Date of Meeting: Monday, June 3, 2024
Applicant Request: **Approval**
Presented By: Todd Hargrave, Director of Planning and Development
Department Recommendation: **Approval**

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

Attachments/Exhibits:

- May Public Hearing Minutes



LAWRENCEVILLE

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PLANNING COMMISSION

MEETING MINUTES

Monday, May 6, 2024

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

CALL TO ORDER: 6:15 p.m.

PRESENT

Chairperson Bruce Hardy

Vice-Chairperson James Nash

Commission Member Stephanie Henriksen

Commission Member Sheila Huff

Commission Member Darion Ward

APPROVAL OF AGENDA: 6:16 p.m.

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

- Table Item No. 4. - SUP2024-00086 - Applicant: Juanita Wade; Property Owner: 4seas Investments Group LLC; An application to renew the Special Use Permit for a Banquet Hall In Suite 1200; The property is located at 3130 Sugarloaf Parkway; Parcel Identification Number R5085 695; Approximately 3.4 Acres to the Monday, June 3, 2024, Planning Commission Public Hearing
- Table Item No. 6 - An Ordinance to Amend the Zoning Ordinance, Article 1 Districts to the Monday, June 3, 2024, Planning Commission Public Hearing
- Table Item No. 8 - An Ordinance to Amend the Zoning Ordinance, Article 10 Definitions to the Monday, June 3, 2024, Planning Commission Public Hearing

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

APPROVAL OF AGENDA: 6:17 p.m.

Motion made to **APPROVE** the Agenda as amended by Commission Member Ward and Seconded by Commission Member Huff

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

APPROVAL OF PRIOR MEETING MINUTES: 6:18 p.m.

Motion made to **APPROVE** the Planning Commission Monday, April 1, 2024, Public Hearing Meeting Minutes as presented by Vice-Chairperson Nash and Seconded by Commission Member Huff

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

NEW BUSINESS:

- 3. **RZC2024-00053** (6:19 p.m.) – Applicant and Property Owner: Cam-Thuy Truong; An application to rezone the subject property from RS-180 (Single-Family Residential District) to OI (Office Institutional District); The property is located at 513 Scenic Highway; Parcel Identification Number 5116 107; Approximately 0.74 Acres.

Motion made to recommend **APPROVAL** of **RZC2024-00053** by Commission Member Henriksen and Seconded by Vice-Chairperson Nash

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

Proponent: Cam-Thuy Truong (Applicant); Hip Sung Li (Applicant)

Opposition: None

- 5. **SUP2024-00088** (6:29 p.m.) – Applicant and Property Owner: Jason Mundy; An application for a Special Use Permit to allow the Storage of Vehicles Outdoors; The property is located at 562 John Connor Court; Parcel Identification Number 5177 063; Approximately 1.74 Acres.

Motion made to recommend **APPROVAL** of **SUP2024-00088** with the Applicant’s recommended conditions by Commission Member Henriksen and Seconded by Vice-Chairperson Nash

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

Proponent: William J. Diehl (Attorney – Smith Gambrell & Russell, LLP; Jason Mundy (Applicant & Property Owner)

Opposition: None

Attachments: SUP2024-00088_APPL PC PWR PT_05062024; SUP2024-00088_APPL REC COND_05062024

- 7. An ordinance to amend the Zoning Ordinance, Article 8 General Regulations - Map and Districts Established. (6:50 p.m.)

Motion made to recommend **APPROVAL** of an amendment to the Zoning Ordinance (adopted May 2020, as amended) which will result in changes to Article 8 related to General Regulations; Map and Districts Established by Vice-Chairperson Nash and Seconded by Commission Member Ward

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

Proponent:

None

Opposition:

None

PUBLIC COMMENT

No Public Comment

FINAL ADJOURNMENT: 7:00 p.m.

Motion made **to ADJOURN** by Vice-Chairperson Nash and Seconded by Commission Member Ward.

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

Mundy's Collision

—*SUP for Vehicle Storage*—

William J. Diehl

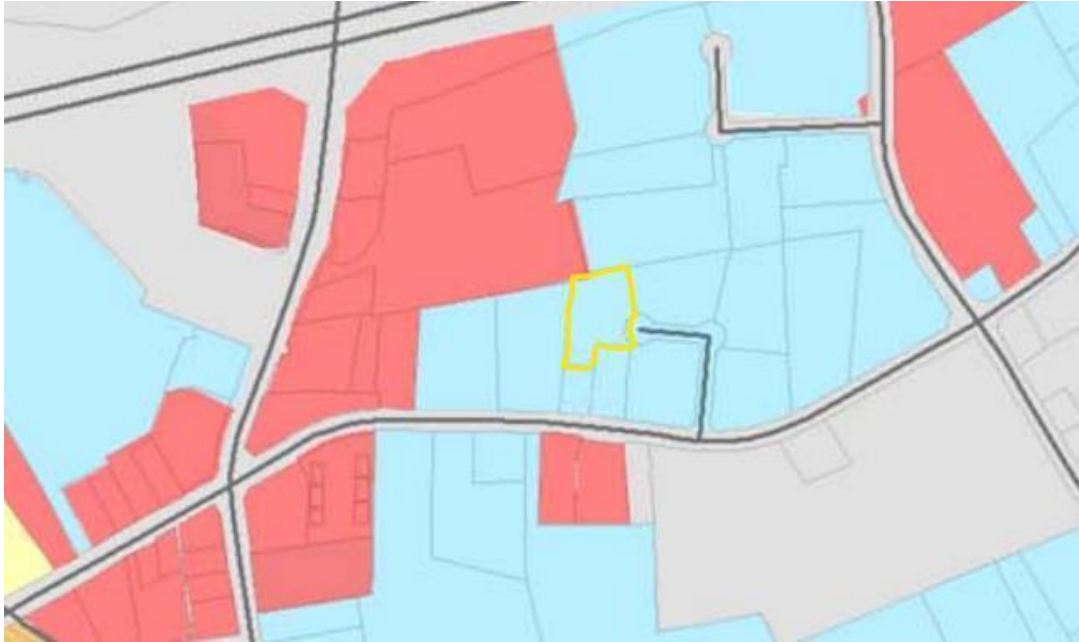
Smith, Gambrell & Russell, LLP

1105 W. Peachtree Street, Suite 1000

Atlanta, Georgia 30309





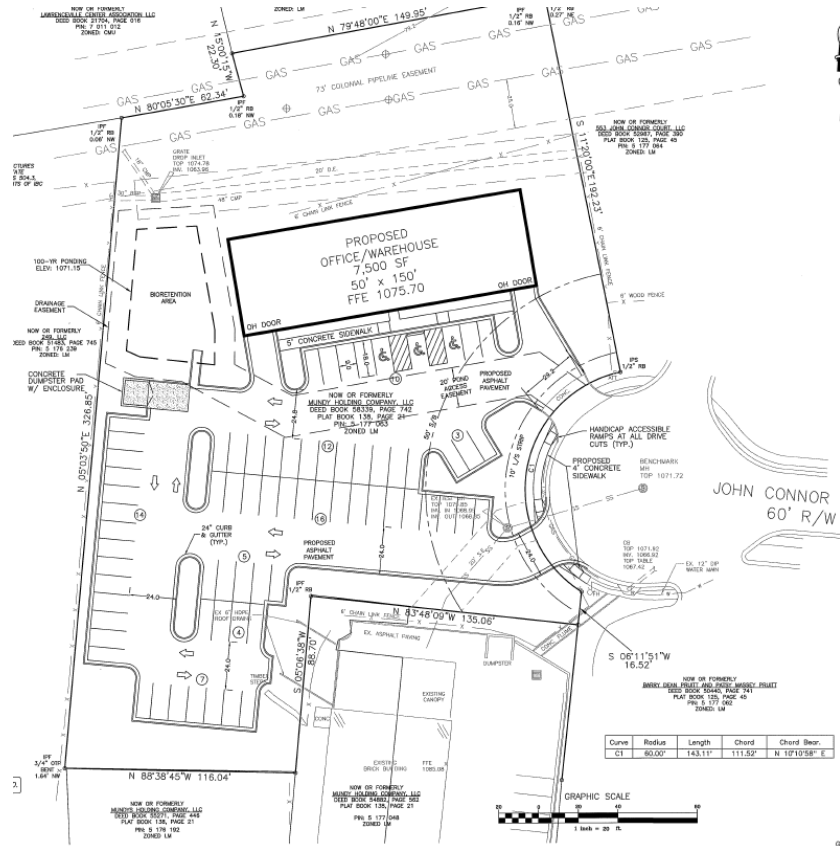




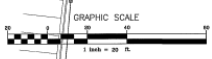


Google





Curve	Radius	Length	Chord	Chord Bear.
C1	60.00'	143.11'	111.52'	N 10°10'56\"



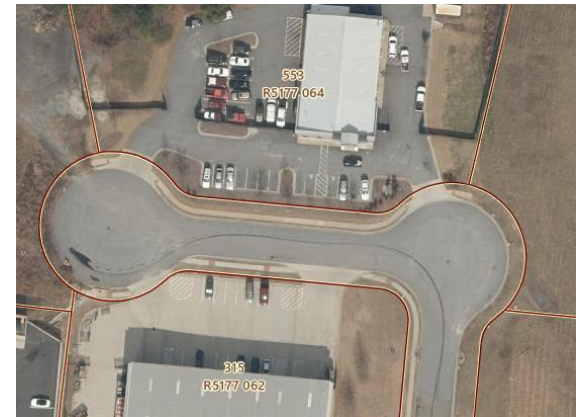
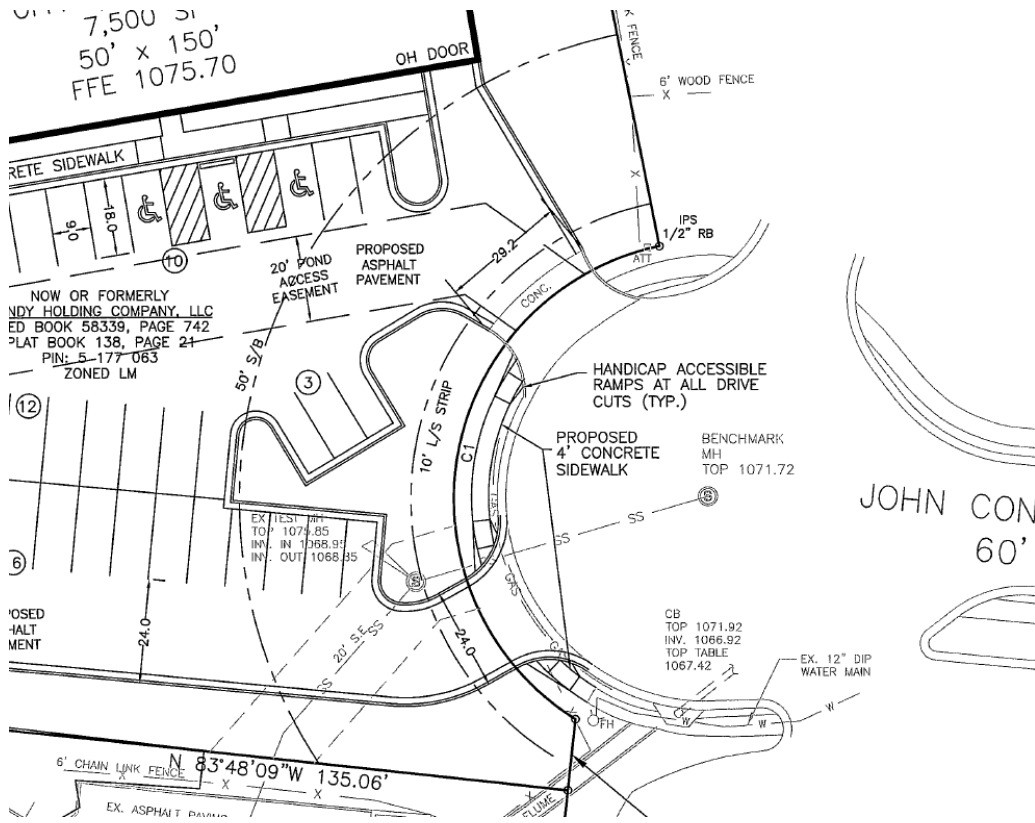


- I. ~~The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.~~ The Special Use Permit shall be valid only during the Applicant or the Property Owner ownership of the property and, in the event of a transfer, the Special Use Permit shall expire unless renewed within ninety (90) days of the transfer.

R. Outdoor parking/storage of passenger vehicles shall be solely within the screened parking area. Any one vehicle shall not be parked in the same location for more than thirty (30) consecutive days.

- J. In the event that the owner is convicted of three (3) violations of these conditions or the zoning ordinance with respect to the use of the Property in one 365 day period, the SUP shall be revoked.

- F. Provide a ~~twenty-five-foot-wide (25 ft.)~~ minimum ten-foot-wide (10 ft.) landscape strip ~~and earthen berm~~ and six-foot double shadow box fence along the right-of-way of John Connor Court. The ~~earthen berm~~ fence and landscaping shall provide an opaque year-round visual screening at minimum height of six feet. The final design shall be subject to the review and approval of the Director of Planning and Development.
- G. Provide a fifty-foot wide (50ft) Landscape Strip along the northern property line, where not impeded by the Colonial Gas Pipeline easement or the drainage easements. The final design shall be subject to the review and approval of the Director of Planning and Development.
- H. Provide a fifteen-foot wide (15 ft.) ~~Landscape Strip~~ replanted buffer along the southern and western property lines. The replanted buffer shall contain a mixture of at least two native evergreen species as provided in Section 402 of the Zoning Ordinance, one of which shall be planted every twenty feet (20 ft). ~~The final design shall be subject to the review and approval of the Director of Planning and Development.~~

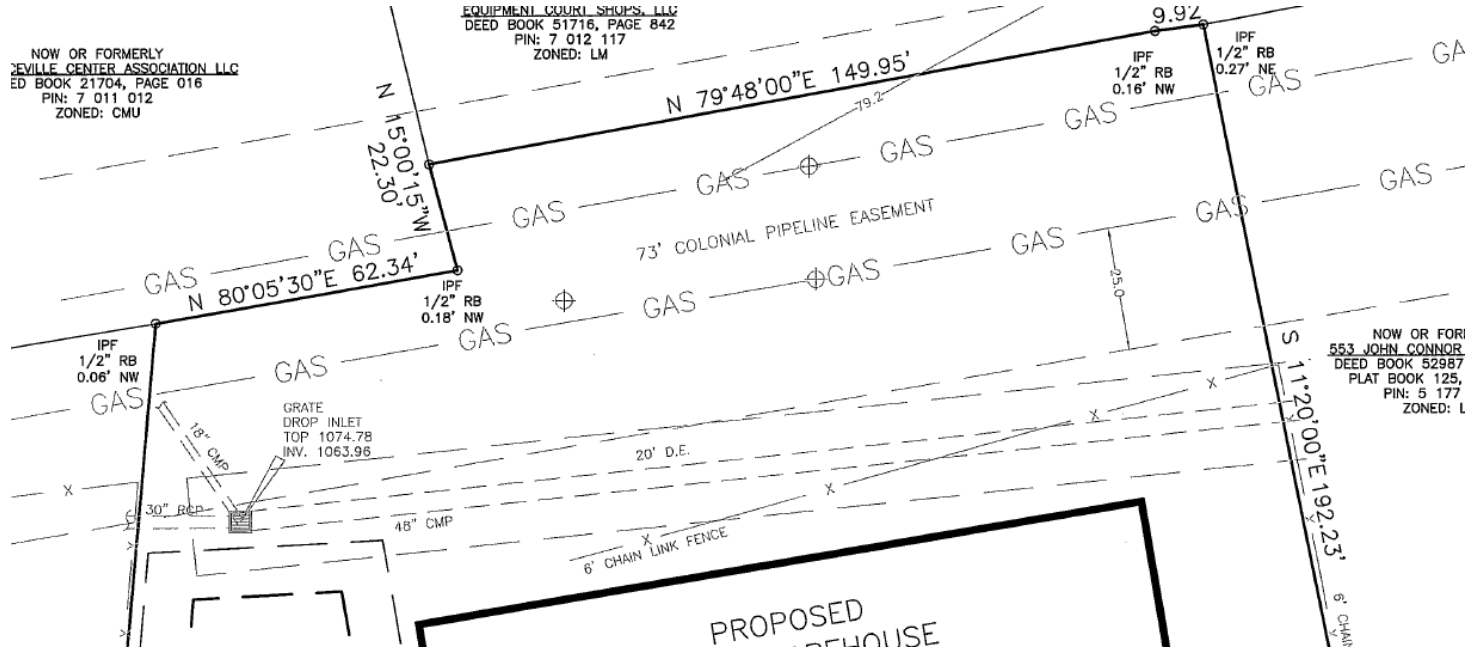


John Connor Crt. with similar 10' Landscape Strip

NOW OR FORMERLY
DEVILLE CENTER ASSOCIATION LLC
DEED BOOK 21704, PAGE 016
PIN: 7 011 012
ZONED: CMU

EQUIPMENT COOKI SHOPS, LLC
DEED BOOK 51716, PAGE 842
PIN: 7 012 117
ZONED: LM

NOW OR FOR
553 JOHN CONNOR
DEED BOOK 52987
PLAT BOOK 125,
PIN: 5 177
ZONED: L





- I. Provide a solid wood fence or slatted fence at least 6-feet in height along the inside edge of the 25-foot wide landscape strip required along the eastern property line for the entire property, except for approved access on John Connor Court. The location of a solid wood fence or slatted fence shall be subject to review and approval by the Director of Planning and Development.

- Q. The required fencing shall not contain any signate and shall be maintained in good repair at all times. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.

Visibility from Hurricane Shoals



- F. Provide a ~~twenty-five foot wide (25 ft.)~~ minimum ten-foot-wide (10 ft.) landscape strip ~~and earthen berm~~ and six-foot double shadow box fence along the right-of-way of John Connor Court. The ~~earthen berm fence~~ and landscaping shall provide an opaque year-round visual screening at minimum height of six feet. The final design shall be subject to the review and approval of the Director of Planning and Development.
- G. Provide a fifty-foot wide (50ft) Landscape Strip along the northern property line, where not impeded by the Colonial Gas Pipeline easement or the drainage easements. The final design shall be subject to the review and approval of the Director of Planning and Development.
- H. Provide a fifteen-foot wide (15 ft.) ~~Landscape Strip~~ replanted buffer along the southern and western property lines. The replanted buffer shall contain a mixture of at least two native evergreen species as provided in Section 402 of the Zoning Ordinance, one of which shall be planted every twenty feet (20 ft). ~~The final design shall be subject to the review and approval of the Director of Planning and Development.~~
- I. Provide a solid wood fence or slatted fence at least 6-feet in height along the inside edge of the ~~25-foot wide landscape strip~~ required along the ~~eastern~~ property line for the entire property, except for approved access on John Connor Court. The location of a solid wood fence or slatted fence shall be subject to review and approval by the Director of Planning and Development.
- J. ~~Provide a solid wood fence, masonry wall or slated fence at least 6 feet in height along the side or rear of the property lines.~~
- K. Landscape Strips shall be planted with one (1) Overstory Tree, one (1) Understory Tree, eighteen (18) Evergreen Shrubs, eighteen (18) Ornamental Grasses and eighteen (18) Ground Coverings per one hundred (100 ft.) of road frontage along Curtis Road. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to review and approval of the Director of Planning and Development.
- L. Planted Conifer and Evergreen trees shall be at least six feet in height at the time of planting.
- M. Planted deciduous trees shall be at least three inches caliper at time of planting.
- N. Ornamental Grasses and Ground Covering shall be a minimum size of one-gallon container at time of planting with a minimum height of one foot.
- O. Preserved Trees may be counted toward fulfilling the tree requirements within the twenty-five-foot (25 ft.) Landscape Strip. Bradford pear, Gingko (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
- P. Earthen berms, fencing, landscaping and outdoor storage parking shall not be located within a drainage easement, pipeline easement or sanitary sewer easement.
- Q. The required fencing shall not contain any signate and shall be maintained in good repair at all times. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.
- R. Outdoor parking/storage of passenger vehicles shall be solely within the screened parking area. Any one vehicle shall not be parked in the same location for more than thirty (30) consecutive days.
- S. During construction, a five-foot (5 ft.) Construction Tree and landscape Setback shall be maintained, as measured horizontally, from the outer most perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, or Undisturbed Wetlands.

P2024-00088_APPL REC COND_05062024

- T. A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
- U. Exit/entrance design and location shall be subject to review and approval of the City Engineer.
- V. Ground signage shall be limited to monument-type signs(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick base, complementing the building's architectural treatment. The brick base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signs(s) shall not exceed 6 feet in height.
- W. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.
- X. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL REGULAR MEETING
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZC2024-00054; Stacey Patterson; 194 Gwinnett Drive
Department: Planning and Development
Date of Meeting: Monday, June 3, 2024
Applicant Request: Approval of Request
Presented By: Todd Hargrave, Director of Planning and Development
Department Recommendation: **Approval with Conditions**
Planning Commission Recommendation: **To be provided at meeting**

Summary: The applicant requests a rezoning for 194 Gwinnett Drive from split BG (General Business District) / RM-12 (Multifamily Residential District) to BG (General Business District) to allow for a **retail establishment** at the location. The subject property is an approximately 1.19-acre parcel located at the northeast corner of the intersection of Gwinnett Drive and Stone Mountain Street.

Attachments/Exhibits:

- RZC2024-00054_Report
- RZC2024-00054_P&D Recommended Conditions
- RZC2024-00054_Application
- RZC2024-00054_Letter of Intent
- RZC2024-00054_Legal Description
- RZC2024-00053_Site Plan
- RZC2024-00054_Aerial Map – Zoomed In (1:2,750)
- RZC2024-00054_Aerial Map – Zoomed Out (1:5,500)

- RZC2024-00054_Zoning Map – Zoomed In (1:2,750)
- RZC2024-00054_Zoning Map – Zoomed Out (1:5,500)
- RZC2024-00054_Character Areas Map – Zoomed In (1:2,750)
- RZC2024-00054_Character Areas Map – Zoomed Out (1:5,500)



LAWRENCEVILLE

Planning & Development

REZONING	
CASE NUMBER:	RZC2024-00054
APPLICANT:	PATTERSON GWINNETT HOLDINGS
OWNER:	JAMES STACY PATTERSON JONATHAN SPARKS PATTERSON
CONTACT:	STACY PATTERSON
LOCATION(S):	194 GWINNETT DRIVE
PARCEL IDENTIFICATION NUMBER(s):	5142 110
APPROXIMATE ACREAGE:	1.16 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT) & RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT)
ZONING PROPOSAL:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	RETAIL STORE
DEPARTMENT RECOMMENDATION:	APPROVAL W/ CONDITIONS

VICINITY MAP





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ZONING HISTORY

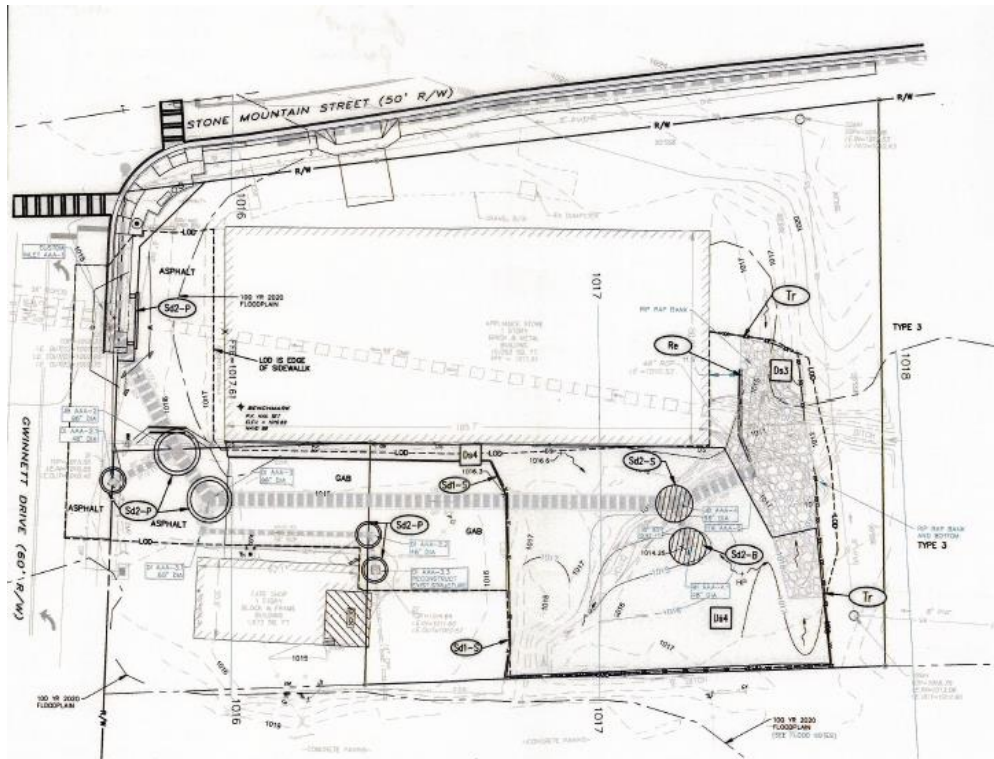
The subject property has been split zoned BG (General Business District) and RM-12 (Multifamily Residential District) since 1960, the earliest zoning record on file.

In 1960, the parcel was split into three separate parcels, the southwesterly two which were zoned BG (PINs: 5142 110 and 5142 109), and the northeastern one which was zoned RM-12 (PIN: 5142 108). At some undisclosed point in time, the parcels were combined into a single parcel, but the underlying zoning was left unchanged.

PROJECT SUMMARY

The applicant requests a rezoning for 194 Gwinnett Drive from split BG (General Business District) and RM-12 (Multifamily Residential District) to BG (General Business District) to allow for a retail establishment at the location. The subject property is an approximately 1.16-acre parcel located at the northeast corner of the intersection of Gwinnett Drive and Stone Mountain Street.

LAND SURVEY





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ZONING AND DEVELOPMENT STANDARDS

The existing 14,880 square foot retail store was built in 1969. The entrance, driveway, parking, dumpster, and landscaping are existing nonconforming and should therefore be brought into compliance with the 2020 Zoning Ordinance. Thirty-seven (37) parking spaces, or one (1) parking space per 400 SF of retail sales and service space would satisfy the minimum parking and loading requirements of Article 5 - Parking.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate surrounding area consists of a mix of commercial, residential multi-family, and single-family residential uses and zoning. The parcels surrounding the intersection of Stone Mountain Street and Gwinnett Drive and alongside the right-of-way of Gwinnett Drive are all zoned BG, the same as the requested district. The properties to the immediate northeast are duplexes zoned RM-12, part of the Plainview subdivision. Finally, there are single-family homes on land zoned RS-150 (Single-Family Residential District) across the right-of-way of Stone Mountain Street from the subject property as well as further northwest, in the Fairhaven subdivision. Overall, the zoning and uses of the surrounding area are compatible with the zoning request.



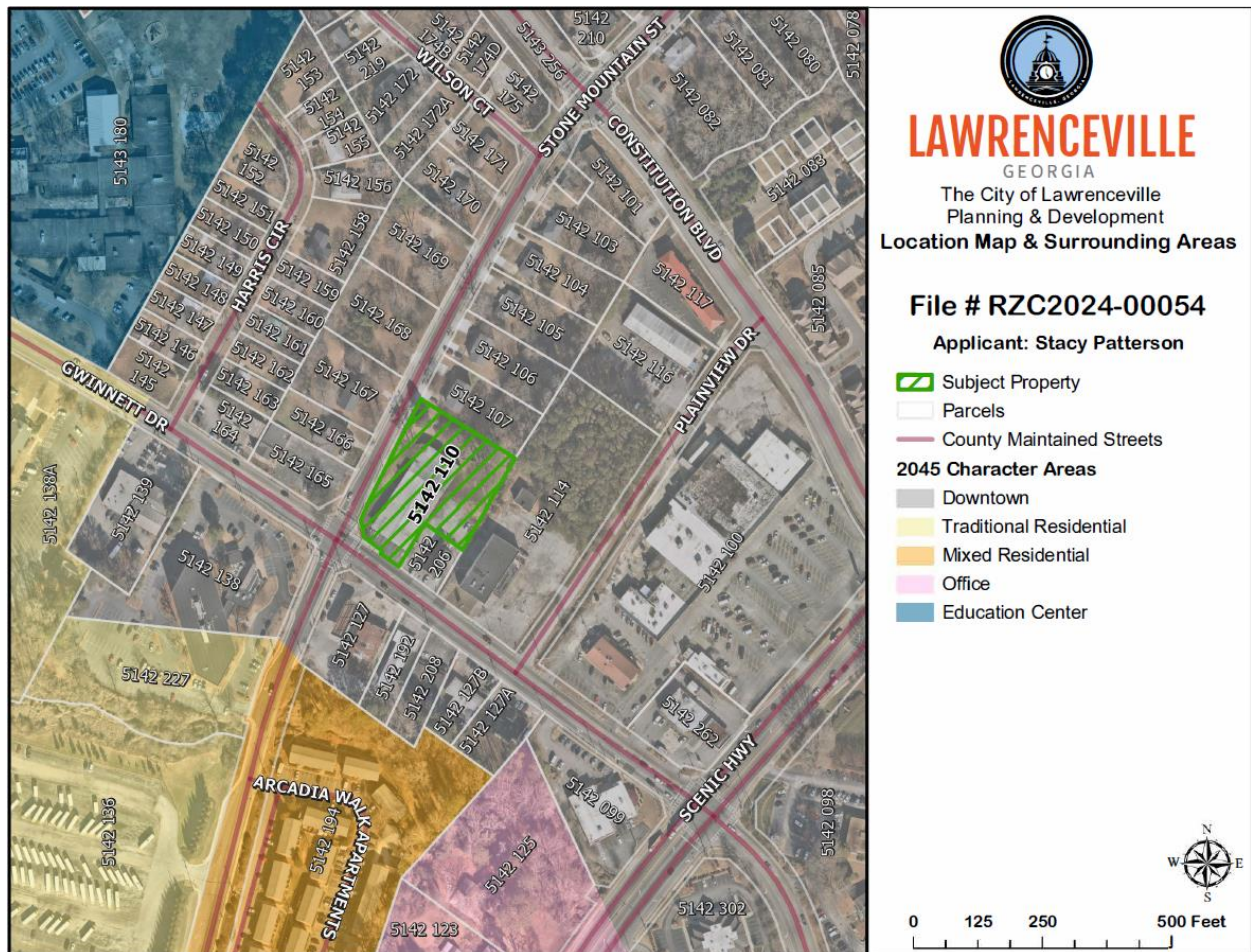
LAWRENCEVILLE

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2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Downtown character area. Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce. The requested zoning change is compatible with the goals of the 2045 Comprehensive Plan for the Downtown character area.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





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Planning & Development

STAFF RECOMMENDATION

As detailed in this report, the requested rezoning is compatible with both the existing conditions as well as the future vision for the surrounding area. The rezoning would provide a much-overdue cleanup of the zoning of the area and would bring the property into compliance with current standards. As such, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the request.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



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

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

Nearby properties along the rights-of-way of Gwinnett Drive, Scenic Highway, and Plainview Drive are all currently zoned BG, the same zoning classification requested. Given that most of this property is already zoned BG and the request is just to bring the northern part of the subject property into compliance, the request is more than sufficient.

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

No; there is no change in use proposed with this rezoning request. It would simply align the subject property's zoning with how it is currently being used.

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

Given that the zoning of the property is currently split between two somewhat incompatible uses with a buffer required between the two, the property does not have a reasonable economic use as currently zoned.

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

None; there are no changes in use or occupancy proposed.

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

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



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2.

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- 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;**

Yes; it helps align the zoning and use of the subject property.

PLANNING COMMISSION

P&D RECOMMENDED CONDITIONS

RZC2024-00054

Approval of BG (General Business District) for a wide range of retail and service establishments, subject to the following enumerated conditions:

- 1. To restrict the use of the property as follows:**
 - A.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
 - B.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
 - C.** Outdoor storage shall be prohibited.
 - D.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

- 2. To satisfy the following site development considerations:**
 - A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - B.** 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.
 - C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - D.** Provide a minimum of one (1) parking space per 400 square feet gross retail floor area, all parking must be on an approved surface and striped.

- E.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- F.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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 rights-of-way.
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.



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REZONING APPLICATION

The application and all required documents must be complete and fees must be paid or the application will not be accepted.

Documents, exhibits and fees required at the time of application submittal:

1. Application Form (signed and notarized) ✓
2. Disclosure of Campaign Contributions Form ✓
3. Letter of Intent describing the proposed zoning change and development ✓
4. Typed, metes and bounds Legal Description ✓
5. Boundary survey (sealed by a Registered Land Surveyor) ✓
6. ~~Property tax verification~~
7. Site Plan/Rezoning Exhibit: :
 - a. Prepared by a Registered Land Surveyor, Professional Engineer or Landscape Architect
 - b. One full size paper copy drawn to scale of 1" = 50' or greater
 - c. Electronic File (external hard drive)
 - d. Show property line data (metes and bounds) as well as existing infrastructure and existing site conditions, including:
 - i. Existing structures
 - ii. Full width of existing streets and intersecting streets
 - iii. Streams, stream buffers and impervious setbacks
 - iv. Flood hazard zones (reference source of data)
 - v. A vicinity map
 - e. Show proposed improvements, including:
 - i. Proposed buildings, setbacks, buffers and required screening
 - ii. Proposed streets, ingress/egress, driveways, sidewalks and parking
8. Application Fee
 - a. Payment may be made in cash, check or credit card (Visa, MasterCard). Please make checks payable to the City of Lawrenceville. One check is preferred.

electronic

\$500

RZC2024-00054
RECEIVED: APRIL 1, 2024
PLANNING AND DEVELOPMENT DEPARTMENT



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NOTIFICATION REQUIREMENTS

Written Notification

The applicant is required to notify all adjoining property owners (including those across any streets) of their intention to rezone the property. The notification shall be sent by Certified Mail and be postmarked no later than the published deadline contained in the Rezoning Schedule. A sample notification letter is provided at the end of this packet.

The written notice shall include:

1. Rezoning case number
2. Dates, times and place of public hearings
3. Copy of the application
4. Applicant contact information
5. Letter of Intent
6. Site plan
7. Vicinity map

Proof that the notifications were mailed as required must be delivered to the Planning Department as soon as is feasible, but no later than 12:00 p.m. (noon) on the Wednesday prior to the Planning Commission meeting. Failure to submit the required proof of mailing will result in the application being tabled to the next month's meeting.

Notification Sign

The applicant is required to post a notification sign (provided by the Planning Department) in a clearly visible location on the property, at or near the public street, no later than the published deadline contained in the Rezoning Schedule. It is the responsibility of the applicant to insure that the notification sign remain on the property throughout the rezoning proceedings. (COPY TO BE GIVEN TO APPLICANT)

CASE NUMBER

DATE

ACKNOWLEDGED BY (PRINT NAME)

SIGNATURE

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

RZC2024-00054
RECEIVED: APRIL 1, 2024
PLANNING AND DEVELOPMENT DEPARTMENT



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PUBLIC HEARING PROCESS

The Applicant is required to appear at the Planning Commission Meeting, the City Council Work Session, and the City Council Public Hearing. Failure to attend a meeting may result in tabling of the application until the next meeting of that group. However, the Planning Commission and the City Council may act on the application should they so choose. Meeting dates, times and place are as published in the Rezoning Schedule.

1. Approximately one week prior to the scheduled Planning Commission Meeting, the Planning Staff Report and Recommendation will be available at the Planning and Development office.
2. The applicant shall appear before the City of Lawrenceville Planning Commission to present their case in support of the rezoning application. Any opposition to the rezoning request will be given equal time to present its case. The Planning Commission may ask questions of the applicant and the opposition. The Planning Commission is a recommending body. Their recommendation will be forwarded to the City Council.
3. The applicant shall be present at the City Council Work Session. The applicant may be asked to present their case, or to answer questions, at the desire of the City Council.
4. The applicant shall appear before the City Council for the Public Hearing. The applicant and any opposition will be given equal time to present their cases. The City Council may ask questions of the applicant and opposition prior to making their final decision regarding the application.
5. If the rezoning application is denied by the Mayor and City Council, any new application for the same zoning classification on subject property may not be submitted for at least twelve (12) months from the date of denial. Application for a different zoning classification may be submitted after six (6) months from the date of the denial.

RZC2024-00054
RECEIVED: APRIL 1, 2024
PLANNING AND DEVELOPMENT DEPARTMENT



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GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>PATTERSON GWINNETT HOLDINGS</u>	NAME: <u>PATTERSON GWINNETT HOLDINGS</u>
ADDRESS: <u>1956 NEW HOPE ROAD</u>	ADDRESS: <u>1956 NEW HOPE ROAD</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE, GA</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30045</u>
CONTACT PERSON: <u>STACY PATTERSON</u> PHONE: <u>678-467-3833</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>B6/RM12</u> REQUESTED ZONING DISTRICT: <u>B6</u>	
PARCEL NUMBER(S): <u>R5142110</u> ACREAGE: _____	
ADDRESS OF PROPERTY: <u>194 GWINNETT DRIVE, LAWRENCEVILLE, GA 30045</u>	

[Signature] ... 4/1/2024
SIGNATURE OF APPLICANT DATE

[Signature] ... 4/1/2024
SIGNATURE OF OWNER DATE

STACY PATTERSON
TYPED OR PRINTED NAME

STACY PATTERSON
TYPED OR PRINTED NAME

Alayna S Bell 4/1/2024
NOTARY PUBLIC DATE

Alayna S Bell 4/1/2024
NOTARY PUBLIC DATE

ALAYNA S BELL
NOTARY PUBLIC
Walton County
State of Georgia
My Comm. Expires January 4, 2027

ALAYNA S BELL
NOTARY PUBLIC
Walton County
State of Georgia
My Comm. Expires January 4, 2027

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

RZC2024-00054
RECEIVED: APRIL 1, 2024
PLANNING AND 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.

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RZC2024-00054
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Letter of Intent to ReZone 194 Gwinnett Drive, Lawrenceville

To Whom It May Concern:

As Manager of Patterson Gwinnett Holdings, I intend to rezone the parcel at 194 Gwinnett Drive to clarify its zoning status. Currently, the property has two zoning classifications. The front portion of the property is zoned BG and the approximate back 25% of the property is zoned RM-12. This unusual circumstance goes back approximately 44 years. In the early 1980's, an addition was added to the building to increase showroom space. At the time, no mention was made as to the zoning and the addition was added with no concerns from the City of Lawrenceville.

I have a new tenant in line for the building and it has come to my attention that this zoning needs to be "cleaned up". The property needs to be 100% BG zoning. The building is in need of some renovation for the new tenant, upkeep, overdo maintenance, and sprucing up. With the addition of this new tenant, it will provide me an opportunity to invest in the property. This will be an asset for me and the City of Lawrenceville.

I look forward to working with the City to accomplish this request as time is of the essence.

Please feel free to contact me directly @ 678-467-3833 or furniturevillage@comcast.net with any questions or concerns.

Kind regards,

Stacy Patterson

RZC2024-00054
RECEIVED: APRIL 1, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

DEED B: 60981 P: 00876
01/02/2024 05:42 PM Pgs: 3 Fees: \$25.00
TTax: \$0.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672024000092
ERECORDED
eFile Participant IDs: 3429336909,

Return to:

J. Michael Levensgood
Law Office of J. Michael Levensgood, LLC
150 S. Perry St., Suite 208
Lawrenceville, GA 30046

Cross Reference:
Deed Book 54758, Page 0558

Gwinnett County, Georgia, Records
Tax Parcel: R5142 110

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

This Indenture dated this 2nd day of January, 2024 from JAMES STACY PATTERSON AND JONATHAN SPARKS PATTERSON as Tenants in Common (hereinafter "Grantor") to PATTERSON GWINNETT HOLDINGS LLC, a Georgia limited liability company (hereinafter, "Grantee").

WITNESSETH THAT Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is acknowledged by each party to the other, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, all of her right, title and interest in and to the following property:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Warranty Deed, the day and year first above written.

RZC2024-00054
RECEIVED: APRIL 1, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

DEED B: 60981 P: 00876
01/02/2024 05:42 PM Pgs: 3 Fees: \$25.00
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RZC2024-00054
RECEIVED: APRIL 1, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
JAMES STACY PATTERSON

[Signature]
Notary Public
Commission Expiration Date: 5/19/2024
(NOTARIAL SEAL)



Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
JONATHAN SPARKS PATTERSON

[Signature]
Notary Public
Commission Expiration Date: 5/19/2024
(NOTARIAL SEAL)



RZC2024-00054
RECEIVED: APRIL 1, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

EXHIBIT "A"

(LEGAL DESCRIPTION)

ALL THAT TRACT or parcel of land lying and being in Land Lot 142 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, being more particularly described as follows:

BEGINNING at the point of intersection of the southeast right of way line of Stone Mountain Street with the northeast right of way line of Gwinnett Drive (formerly Fair Street); running thence southeast along the northeast right of way line of Gwinnett Drive 100 feet to a point; running thence North 30 degrees 17 minutes East 98.2 feet to a point; running thence South 56 degrees 20 minutes East 90.8 feet to a point; running thence North 30 degrees 17 minutes East 100 feet to a point; running thence North 57 degrees 26 minutes West 206.8 feet to a point on the southeast right of way line of Stone Mountain Street; running thence Southwest along said right of way line 194 feet to the place or point of beginning.

ALSO:

ALL THAT TRACT or parcel of land lying and being in Land Lot 142 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, and being Lot 15 of Plain View Subdivision as shown on plat of survey by S. R. Fields, Surveyor, dated November 4, 1957, recorded in Plat Book "G", Page 145, Gwinnett County Records, and more particularly described as follows:

BEGINNING at an iron pin corner on the East side of Stone Mountain Street located 194 feet North as measured along the East side of Stone Mountain Street from the point of intersection of the East side of Stone Mountain Street with the north side of Gwinnett Drive (formerly Fair Street); run thence northerly along the East side of Stone Mountain Street 97 feet to a corner; run thence Southeasterly along the line of Lot 14, said subdivision, 215 feet to a corner; run thence southwesterly 100 feet to a corner with Lot 16; run thence northwesterly along Lot 16, said subdivision, a distance of 207.1 feet to an iron pin on the East side of Stone Mountain Street and the place or point of beginning.

RZC2024-00054
RECEIVED: APRIL 1, 2024
PLANNING AND DEVELOPMENT DEPARTMENT







LAWRENCEVILLE

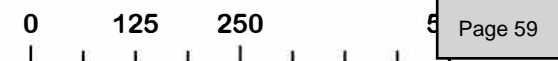
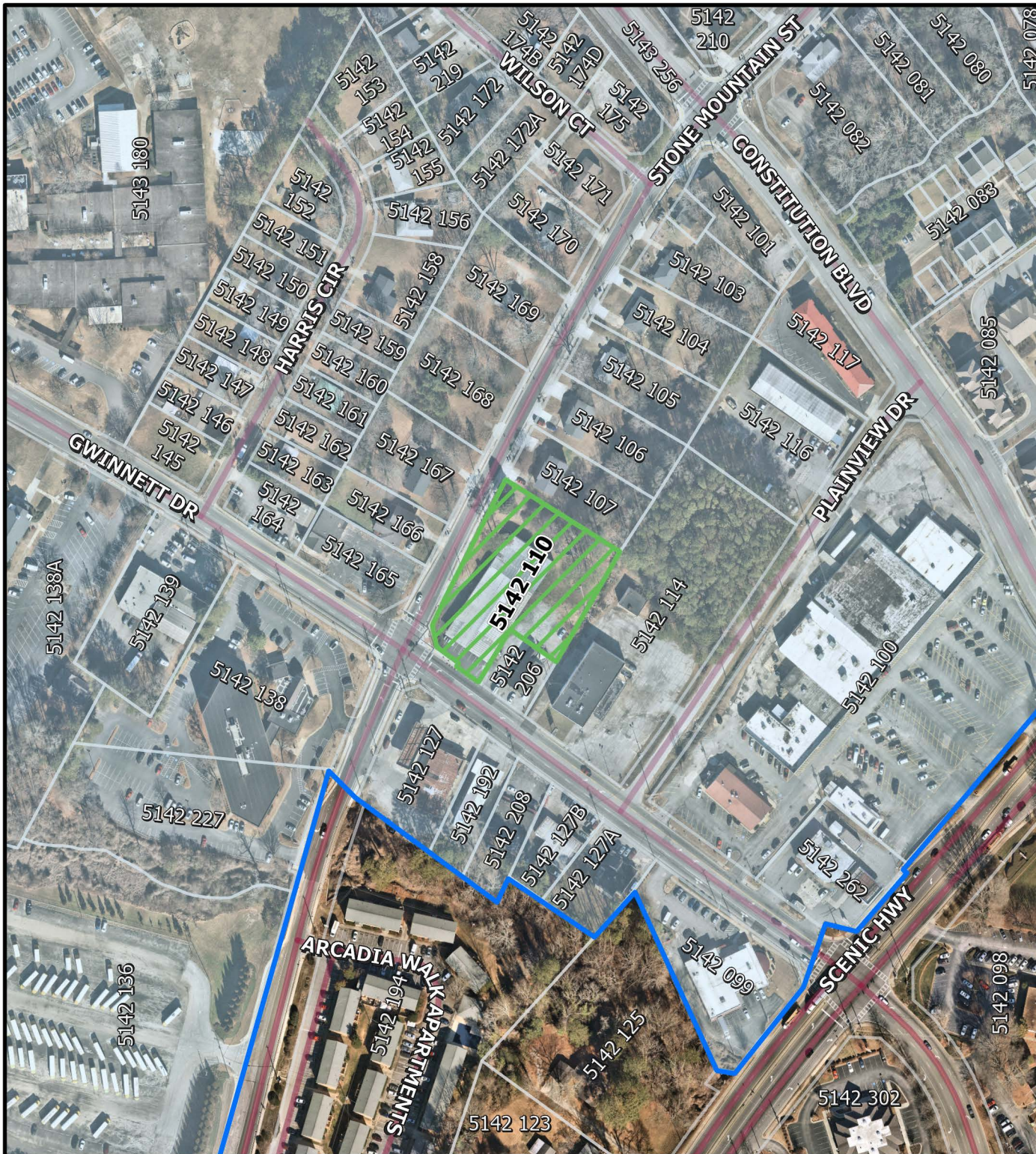
GEORGIA

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

File # RZC2024-00054

Applicant: Stacy Patterson

-  Subject Property
-  Parcels
-  County Maintained Streets
-  Downtown Development Authority Boundary









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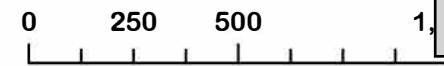
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Location Map & Surrounding Areas

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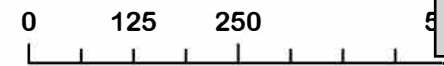
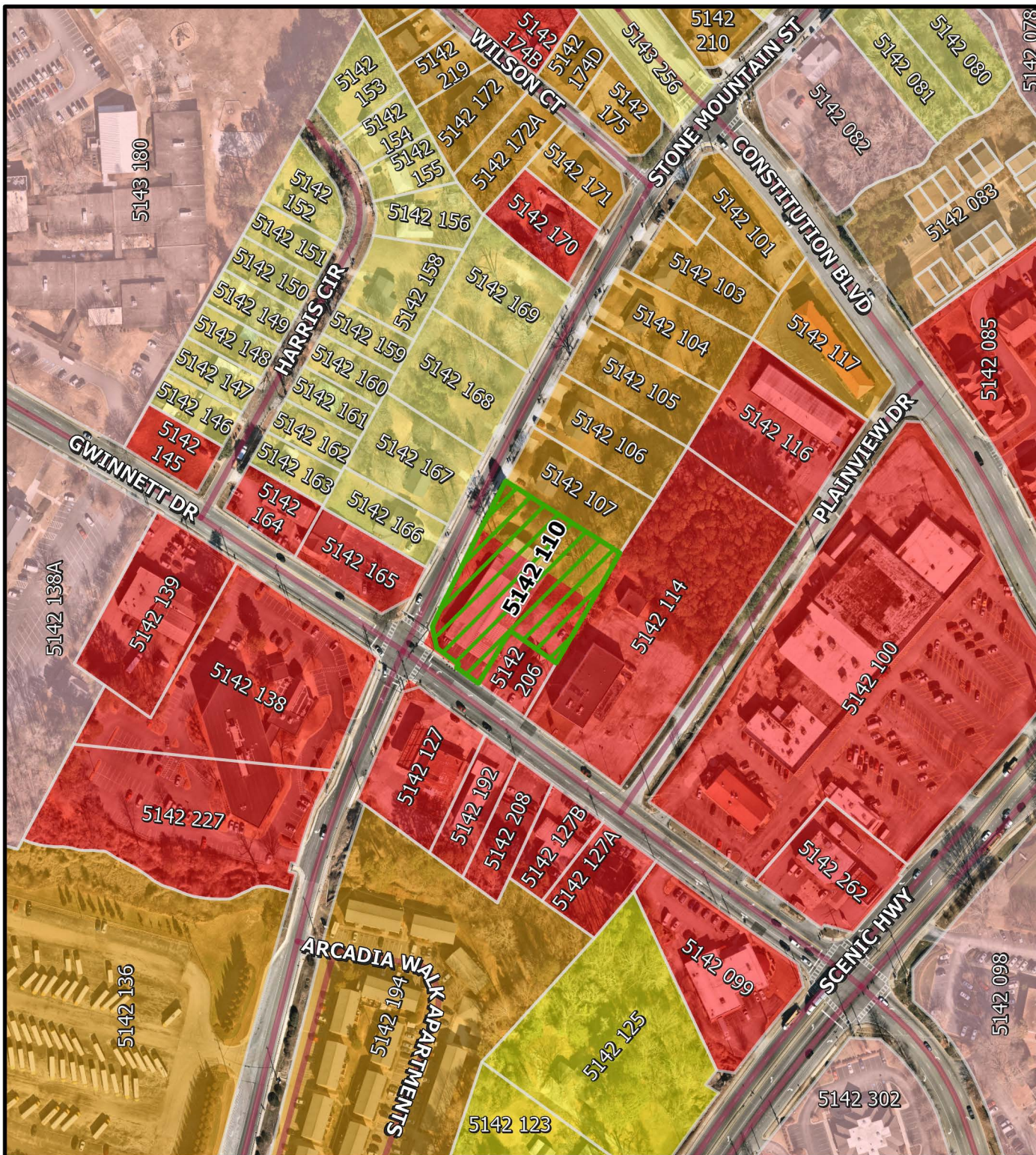
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The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # RZC2024-00054

Applicant: Stacy Patterson

-  Subject Property
 -  Parcels
 -  County Maintained Streets
- Zoning Districts**
-  BG General Business
 -  OI Office/Institutional
 -  ON Office/Neighborhood
 -  RM-12 Multifamily Residential
 -  RM-8 Townhouse Residential
 -  RS-150 Single-Family Residential
 -  RS-180 Single-Family Residential

















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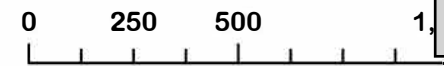
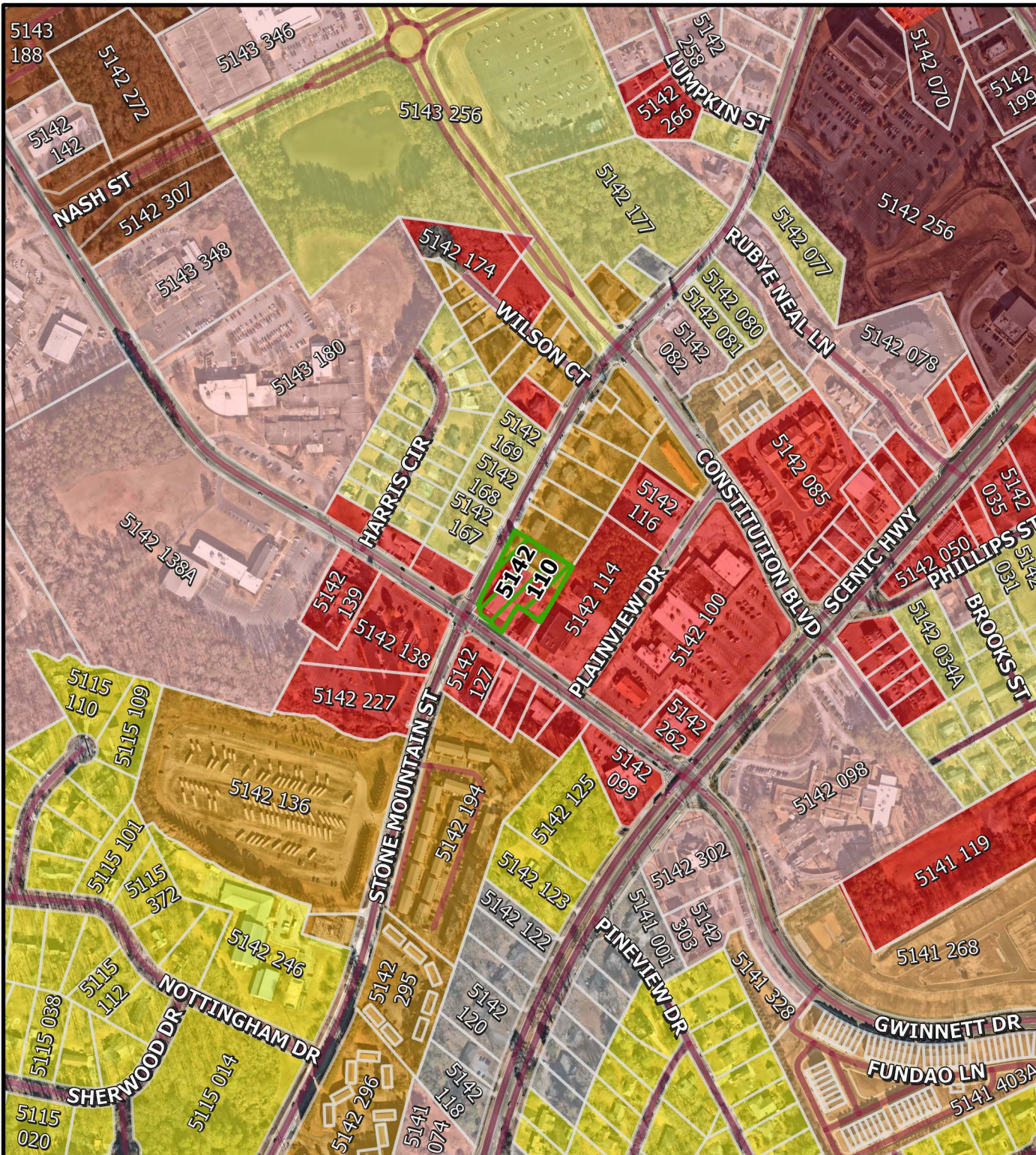
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The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # RZC2024-00054

Applicant: Stacy Patterson

-  Subject Property
 -  Parcels
 -  County Maintained Streets
- Zoning Districts**
-  BG General Business
 -  HSB Highway Service Business
 -  OI Office/Institutional
 -  ON Office/Neighborhood
 -  CMU Community Mixed Use
 -  RM-12 Multifamily Residential
 -  RM-8 Townhouse Residential
 -  RS-150 Single-Family Residential
 -  RS-180 Single-Family Residential













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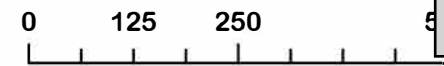
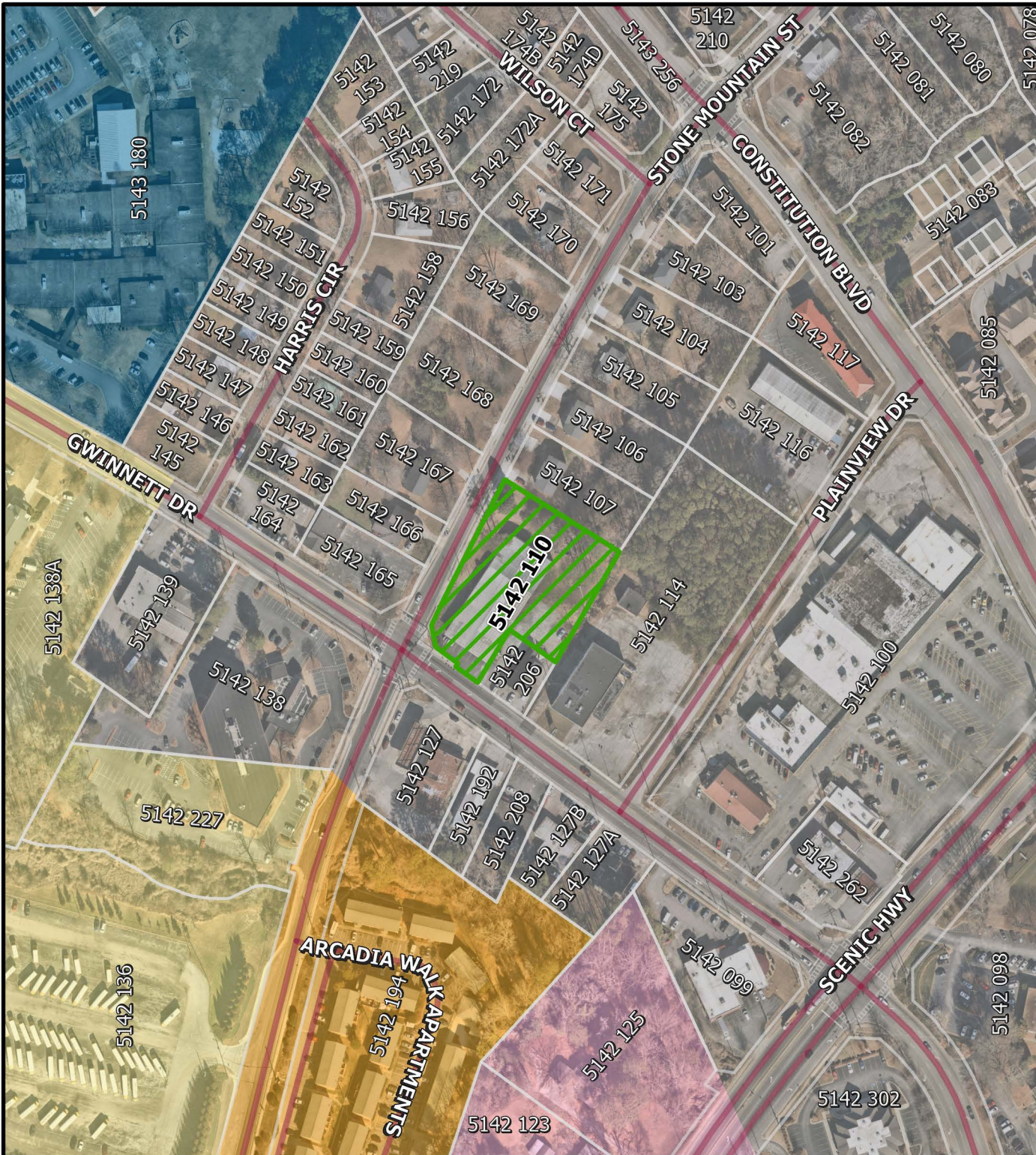
GEORGIA

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

File # RZC2024-00054

Applicant: Stacy Patterson

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













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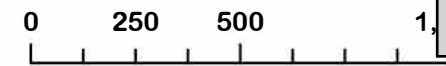
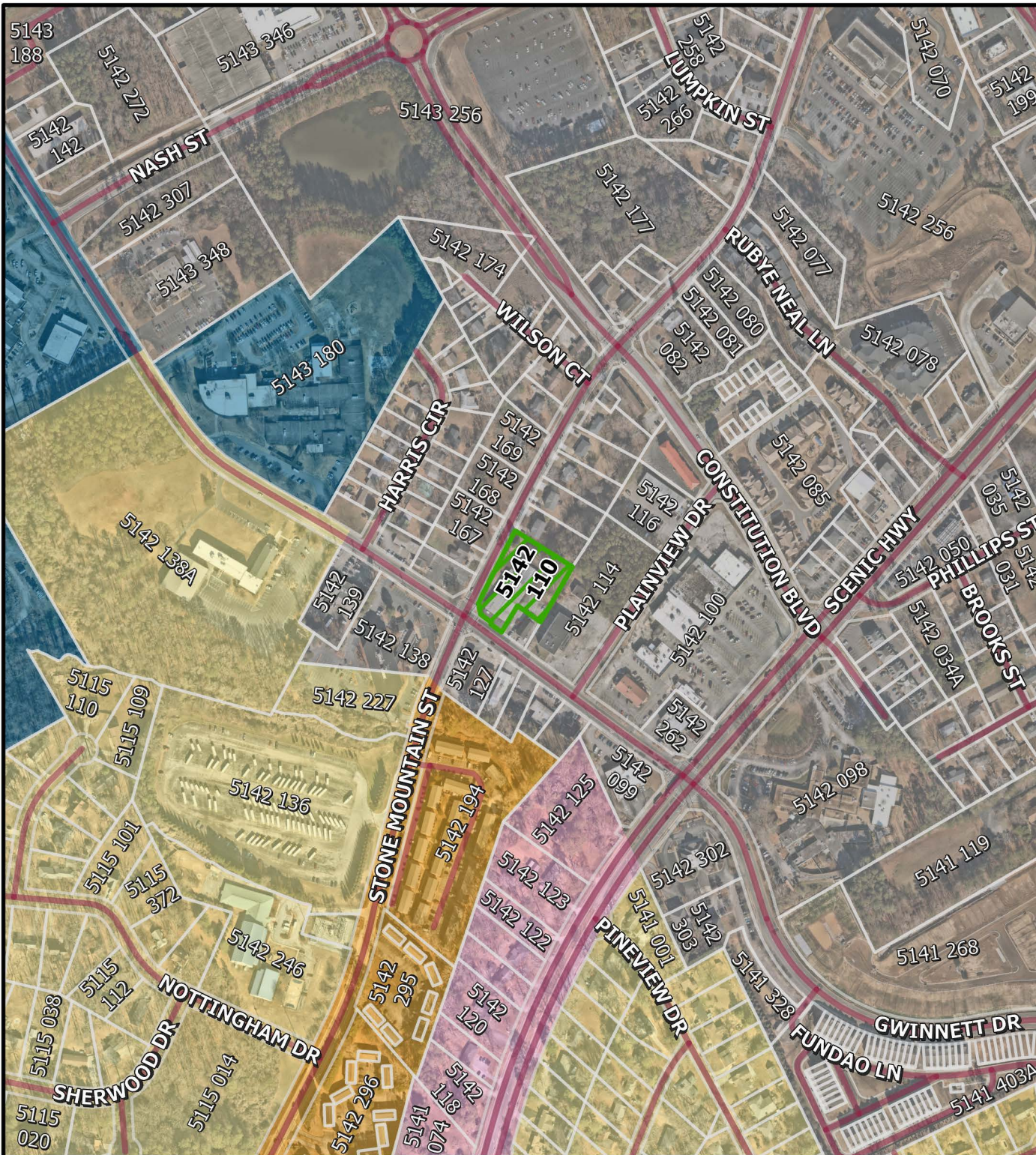
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The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # RZC2024-00054

Applicant: Stacy Patterson

-  Subject Property
-  Parcels
-  County Maintained Streets
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-  Downtown
-  Traditional Residential
-  Mixed Residential
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-  Education Center





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GEORGIA

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

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

Department: Planning and Development

Date of Meeting: Monday, June 3, 2024

Applicant Request: Approval of request

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval with Conditions**

Planning Commission Recommendation:

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

Attachments/Exhibits:

- SUP2024-00086_RPRT_03122024
- SUP2024-00086_P&D RECO CNDS_03132024
- SUP2024-00086_APP_01052024
- SUP2024-00086_LOI_01052024
- SUP2024-00086_SITE PLAN_01052024
- SUP2024-00086_LEGAL DESC_01052024
- SUP2024-00086_AERIAL MAP – ZOOMED IN
- SUP2024-00086_AERIAL MAP – ZOOMED OUT

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



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Planning & Development

CASE NUMBER: SUP2024-00086

OWNER: 4SEAS INVESTMENT GROUP LLC

APPLICANT: JUANITA WADE

CONTACT: JUANITA WADE – 313.515.6506

LOCATION(S): 3130 SUGARLOAF PARKWAY

PARCEL ID(S): R5085 695

APPROXIMATE ACREAGE: 3.39

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

PROPOSED DEVELOPMENT: SPECIAL EVENT FACILITY/BANQUET HALL

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP





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ZONING HISTORY

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

PROJECT SUMMARY

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

ZONING AND DEVELOPMENT STANDARDS

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

Article 1 Districts, Section 103.2 Use Table

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

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

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



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

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

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

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

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



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SURROUNDING ZONING AND USE

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

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

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



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

File # SUP2024-00086

Applicant: Juanita Wade

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



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2045 COMPREHENSIVE PLAN

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

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP

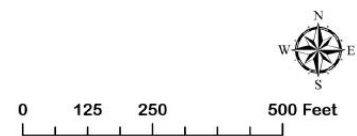



LAWRENCEVILLE
GEORGIA
The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # SUP2024-00086

Applicant: Juanita Wade

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





LAWRENCEVILLE

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STAFF RECOMMENDATION

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

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



LAWRENCEVILLE

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



LAWRENCEVILLE

Planning & Development

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

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

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

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

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

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

The property has reasonable economic use as currently zoned.

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

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

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

PLANNING COMMISSION
RECOMMENDED CONDITIONS
SUP2024-00086_03132024

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

1. General Business uses, which may include a Special Event Facility/Banquet Hall as a special use allowing conferences, galas, weddings, and other similar events.
2. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
3. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
4. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
5. Outdoor storage shall be prohibited.
6. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
7. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
8. Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages or by the owner of the indoor special events facility in compliance with all applicable sections of the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages.
9. Requires proper licenses for food service; must comply with all local, county, and state laws and regulations.

- 10.** Business must acquire a new Certificate of Occupancy within 90 days of approval from City Council or this Special Use Permit is void. The name of the business/tenant name shall be consistent across the Gwinnett Fire Marshall Certificate of Occupancy, City of Lawrenceville Certificate of Occupancy, and the City of Lawrenceville Occupation Tax Certificate.
- 11.** The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.



LAWRENCEVILLE

GEORGIA

Life Events

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Juanita Wade</u>	NAME: <u>4SEAS INVESTMENT GROUP, LLC</u>
ADDRESS: <u>3130 Sugarloaf Parkway</u>	ADDRESS: <u>8445 ST. MARLOW DR</u>
CITY: <u>Lawrenceville</u>	CITY: <u>DULUTH</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>313-515-6506</u>	PHONE: <u>404.213.3476</u>
CONTACT PERSON: <u>Juanita Wade</u> PHONE: <u>313-515-6506</u>	
CONTACT'S E-MAIL: <u>jwade8707@yahoo.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>3.4 AC</u>	
PARCEL NUMBER(S): <u>5085 695</u>	
ADDRESS OF PROPERTY: <u>3130 SUGARLOAF PKWY SUITE 200</u>	
PROPOSED SPECIAL USE: <u>EVENT VENUE</u>	

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

Juanita Wade
 SIGNATURE OF APPLICANT DATE
Juanita Wade
 TYPED OR PRINTED NAME

 NOTARY PUBLIC DATE

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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Y/N

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

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

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

Y/N

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

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

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



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5 - 085 - 007
(Map Reference Number) District Land Lot Parcel

Quanita Wade
Signature of Applicant

10/30/23
Date

Quanita Wade / owner / President
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME TITLE

DATE



LAWRENCEVILLE

GEORGIA

3.

* SPECIAL USE PERMIT APPLICATION *

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Juanita Wade</u>	NAME: <u>4 SEAS INVESTMENT GROUP, LLC</u>
ADDRESS: <u>3130 Sugarloaf Parkway</u>	ADDRESS: <u>8415 S MARLOW DR.</u>
CITY: <u>Lawrenceville</u>	CITY: <u>DELUTH</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>313-515-6506</u>	PHONE: <u>404-213-3476</u>
CONTACT PERSON: <u>Juanita Wade</u>	PHONE: <u>313-515-6506</u>
CONTACT'S E-MAIL: <u>jwade8707@yahoo.com</u>	

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

ZONING DISTRICT(S): 5TH DISTRICT ACREAGE: 3.4 ACRES

PARCEL NUMBER(S): 5-085-007

ADDRESS OF PROPERTY: 3130 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA

PROPOSED SPECIAL USE: Event Venue / For Special Events 30045

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

Juanita Wade 11/13/23
 SIGNATURE OF APPLICANT DATE

Martin Chugh 12/01/2023
 SIGNATURE OF OWNER DATE

Juanita Wade
 TYPED OR PRINTED NAME

Martin Chugh
 TYPED OR PRINTED NAME

Kalshu 11/13/23
 DATE

NOTARY PUBLIC
 KARLA AMAYA
 MY COMMISSION EXPIRES MARCH 26, 2027
 WINNETT COUNTY, GEORGIA

[Signature] 12/1/2023
 NOTARY PUBLIC DATE

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

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

WADE MARKETING & CONSULTING SERVICES

August 6, 2021

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

Letter of Intent: 3130 Sugarloaf Parkway Ste 1200

To Whom It May Concern:

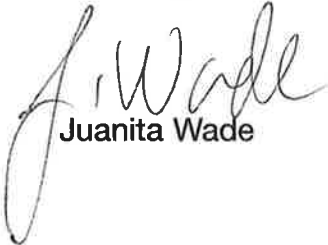
Wade Marketing & Consulting Services is submitting this Letter of Intent on behalf of Life Events Venue.

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

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

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

Sincerely,



Juanita Wade

TITLE DESCRIPTION PER RECORD (LOT #3)

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

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

TITLE DESCRIPTION PER AS-SURVEYED (LOT #3)

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LAWRENCEVILLE

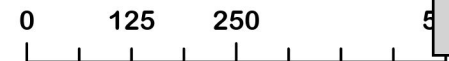
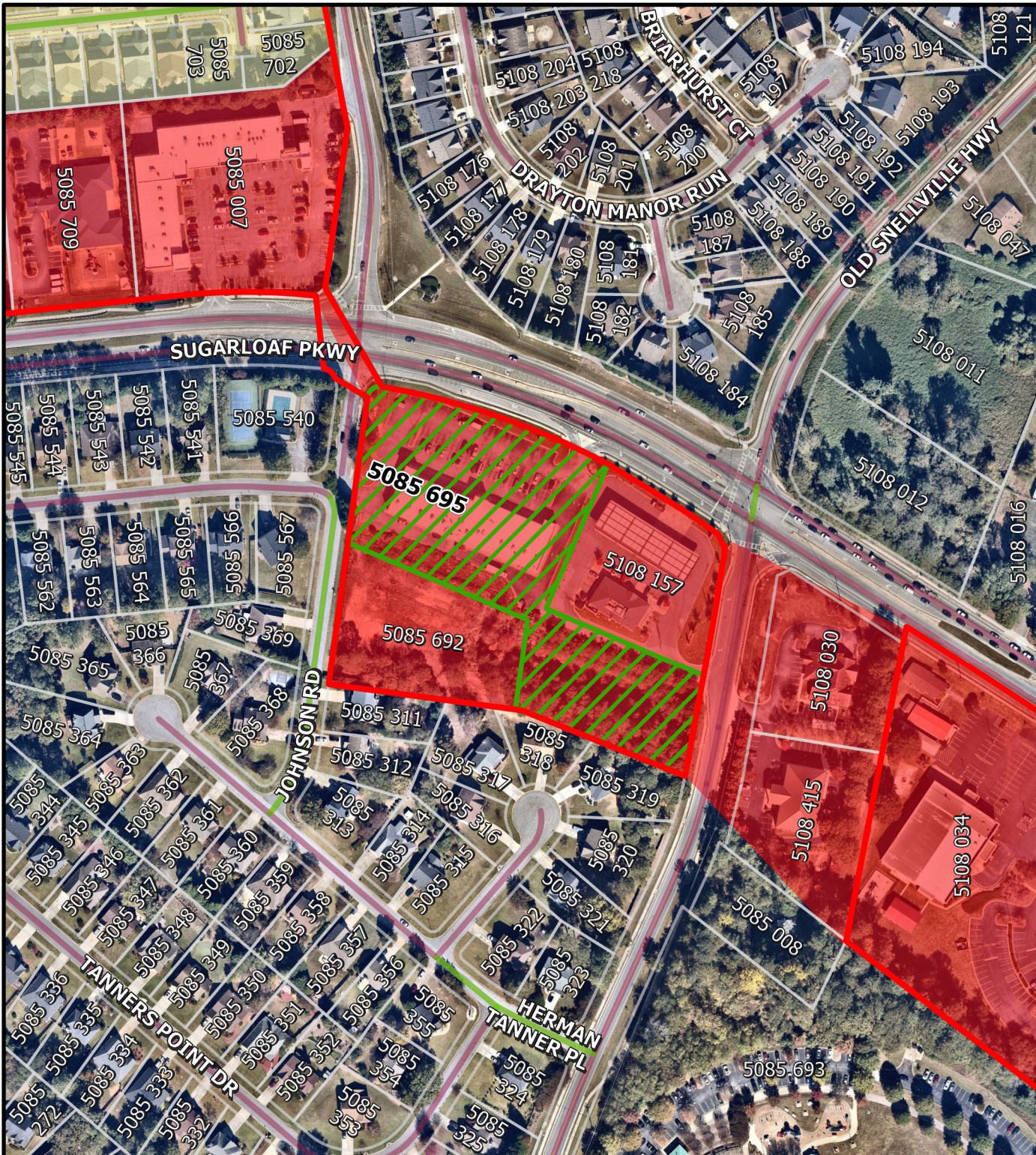
GEORGIA

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

File # SUP2024-00086

Applicant: Juanita Wade

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












LAWRENCEVILLE

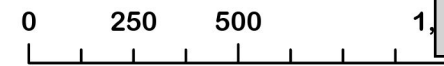
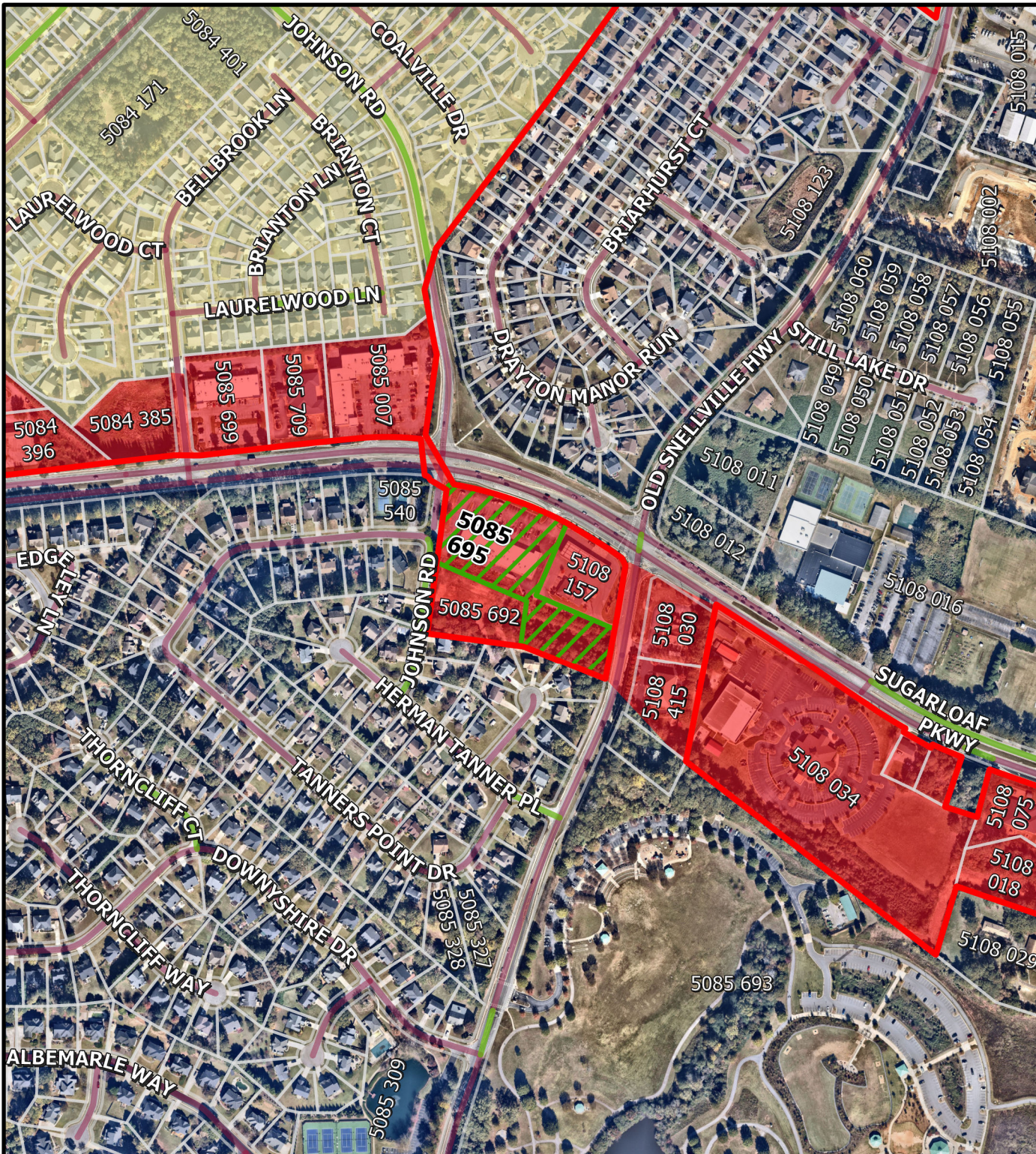
GEORGIA

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

File # SUP2024-00086

Applicant: Juanita Wade

-  Lawrenceville City Limits
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LAWRENCEVILLE

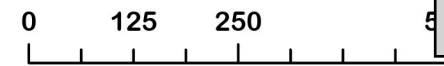
GEORGIA

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

File # SUP2024-00086

Applicant: Juanita Wade

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





LAWRENCEVILLE

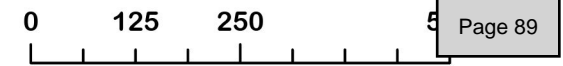
GEORGIA

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

File # SUP2024-00086

Applicant: Juanita Wade

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










LAWRENCEVILLE

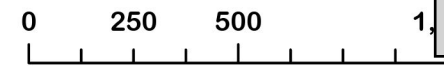
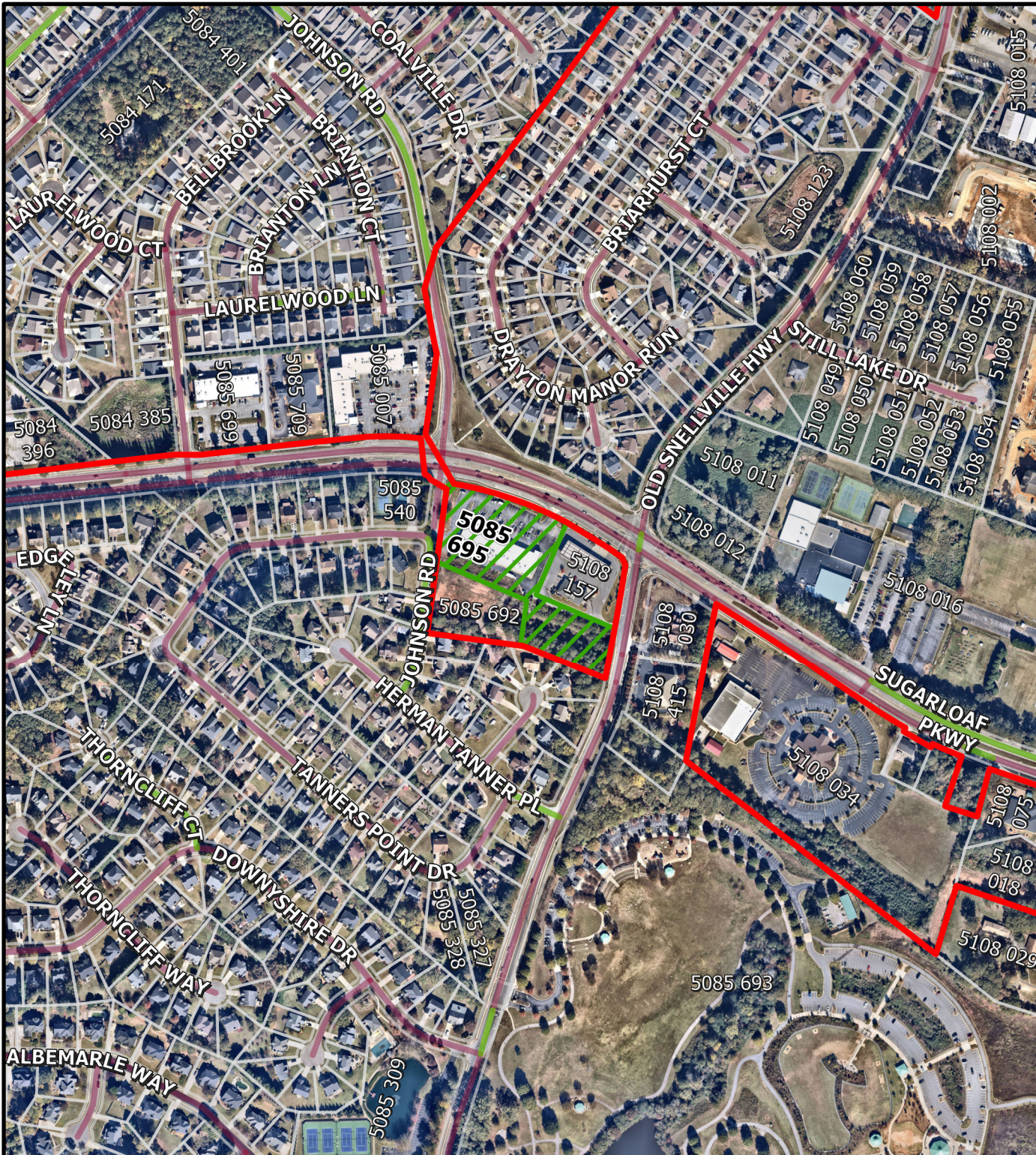
GEORGIA

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

File # SUP2024-00086

Applicant: Juanita Wade

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
















LAWRENCEVILLE

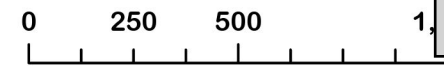
GEORGIA

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

File # SUP2024-00086

Applicant: Juanita Wade

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





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL REGULAR MEETING
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: SUP2024-00089; W. Charles Ross Esq.; 381 Industrial Park Drive
Department: Planning and Development
Date of Meeting: Monday, June 3, 2024
Applicant Request: Special Use Permit for Outdoor Storage and Outdoor Display of Trailers
Presented By: Todd Hargrave, Director of Planning and Development
Department Recommendation: **Approval with Conditions**
Planning Commission Recommendation: **To be provided at meeting**

Summary: The applicant requests a Special Use Permit for 381 Industrial Park Drive to allow for Outdoor Display and Outdoor Storage for trailers at the subject property. The subject property is an approximately 2.22-acre parcel zoned LM (Light Manufacturing District), located on the northwestern right-of-way of Industrial Park Drive west of its intersection with Hosea Road.

Attachments/Exhibits:

- SUP2024-00089_Report
- SUP2024-00089_P&D Recommended Conditions
- SUP2024-00089_Application
- SUP2024-00089_Letter of Intent
- SUP2024-00089_Legal Description
- SUP2024-00089_Topographical and As-Built Survey
- SUP2024-00089_Aerial Map – Zoomed In (1:2,750)
- SUP2024-00089_Aerial Map – Zoomed Out (1:5,500)

- SUP2024-00089_Zoning Map – Zoomed In (1:2,750)
- SUP2024-00089_Zoning Map – Zoomed Out (1:5,500)
- SUP2024-00089_Character Areas Map – Zoomed In (1:2,750)
- SUP2024-00089_Character Areas Map – Zoomed Out (1:5,500)

PLANNING COMMISSION

P&D RECOMMENDED CONDITIONS

SUP2024-00089

Approval of a Special Use Permit for Outdoor Storage and Outdoor Display of Trailers, subject to the following enumerated conditions:

- 1. To restrict the use of the property as follows:**
 - A.** Outdoor Storage and Outdoor Display shall be prohibited within the designated Front Yard Area. All inventory for sale or displayed shall be within the area secured by a perimeter fence.
 - 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.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

- 2. To satisfy the following site development considerations:**
 - A.** All fences shall be covered with an opaque material to screen all outdoor storage from the right-of-way.
 - B.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - C.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.
 - D.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The

final design shall be subject to the review and approval of the Director of Planning and Development.

- E.** Provide a minimum of one (1) parking space per 300 square feet gross retail floor area and two (2) spaces per automotive service bay with an additional one (1) space per GSF of service area. All parking must be on an approved surface and striped.
- F.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- G.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
- H.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights-of-way.
- I.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.



LAWRENCEVILLE

GEORGIA

SPECIAL USE APPLICATION

The application and all required documents must be complete and fees must be paid or the application will not be accepted.

Documents, exhibits and fees required at the time of application submittal:

1. Application Form (signed and notarized)
2. Disclosure of Campaign Contributions Form
3. Letter of Intent describing the proposed zoning change and development
4. Typed, metes and bounds Legal Description
5. Boundary survey (sealed by a Registered Land Surveyor)
6. Site Plan/Rezoning Exhibit: Provide one 11"x 17" copy and six full size copies:
 - a. Prepared by a Registered Land Surveyor, Professional Engineer or Landscape Architect
 - b. Drawn to scale of 1"= 50' or greater
 - c. Show property line data (metes and bounds) as well as existing infrastructure and existing site conditions, including:
 - i. Existing structures
 - ii. Full width of existing streets and intersecting streets
 - iii. Streams, stream buffers and impervious setbacks
 - iv. Flood hazard zones (reference source of data)
 - v. A vicinity map
 - d. Show proposed improvements, including:
 - i. Proposed buildings, setbacks, buffers and required screening
 - ii. Proposed streets, ingress/egress, driveways, sidewalks and parking
7. Application Fee
 - a. Payment may be made in cash, check or credit card (Visa, MasterCard). Please make checks payable to the City of Lawrenceville. One check is preferred.

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
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SUP2024-00089
RECEIVED: APRIL 5, 2024
PLANNING AND DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Interstate Group, LLC, C/O W. Charles Ross, ESQ</u>	NAME: <u>Whitleys, LLC</u>
ADDRESS: <u>PO Box 1390</u>	ADDRESS: <u>381 Industrial Park Drive</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Georgia</u> ZIP: <u>30046</u>	STATE: <u>Georgia</u> ZIP: <u>30046</u>
PHONE: <u>770-962-0100</u>	PHONE: <u>770-962-0913</u>
CONTACT PERSON: <u>W. Charles "Chuck" Ross, Esq.</u> PHONE: <u>770-962-0100</u>	
CONTACT'S E-MAIL: <u>cross@powelledwards.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>2.22</u>	
PARCEL NUMBER(S): <u>R5-177-027F</u>	
ADDRESS OF PROPERTY: <u>381 Industrial Park Drive, Lawrenceville, Georgia 30046</u>	
PROPOSED SPECIAL USE: <u>Trailer sales to include outdoor sales and outdoor storage of inventory</u>	

[Signature] 4/3/24
 SIGNATURE OF APPLICANT DATE

 SIGNATURE OF OWNER DATE

Michael Snow
 TYPED OR PRINTED NAME

 TYPED OR PRINTED NAME

4/3/24
 DATE

 NOTARY PUBLIC DATE



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LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

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SIGNATURE OF APPLICANT DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Anthony Whitley
Allen W. Whitley 4-3-24
SIGNATURE OF OWNER DATE

Anthony Whitley
Allen W. Whitley
TYPED OR PRINTED NAME

Stephanie Cuevas 4/3/2024
NOTARY PUBLIC DATE

Stephanie Cuevas
NOTARY PUBLIC

BARROW COUNTY, GEORGIA
My Commission Expires 04/17/2025

SUP2024-00089
RECEIVED: APRIL 5, 2024
PLANNING AND 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? _____
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.

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SUP2024-00089
RECEIVED: APRIL 5, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

Tony Powell
Brian Edwards
Nathan Powell
W. Charles Ross



Jay Crowley
Mandy Williams
Laura Walsh
Laura Shoop

April 4, 2024

Todd Hargrave
Planning Director
City of Lawrenceville
70 South Clayton Street
Lawrenceville, Georgia 30046-2200

RE: APPLICATION FOR SPECIAL USE PERMITS FOR PROPERTY
LOCATED AT 381 INDUSTRIAL PARK DRIVE, LAWRENCEVILLE.

Dear Mr. Hargrave:

Powell & Edwards, P.C. submits this Application for Special Use Permits and Letter of Intent on behalf of Interstate Group, LLC (the "Applicant") to allow for the outdoor display and outdoor storage of trailers at their proposed TrailersPlus retail location at the above address. The property, which until recently housed a transmission repair business, is a 2.22-acre site, zoned LM, and has Gwinnett County Tax ID Number of R5177 027F.

Applicant is the parent company of TrailersPlus, the largest independent trailer dealership in the United States, operating over eighty-one locations in thirty-two states. They carry a wide variety of trailers ranging from small open utility trailers to full covered trailers. TrailersPlus has a twenty-five-year track record of being long-term and good neighbors to the communities they serve. The company is always looking for new and creative ways to be involved with their community.

Through this Letter of Intent, Applicant is requesting Special Use Permits to allow them to store and display their trailers outdoors. The property is already secured with a perimeter fence and Applicant intends to keep all inventory within the secured area. Further, Applicant will not be storing anything outside which is not inventory for sale. With as many locations as Applicant has, it can accurately anticipate its operational level. This location will only have two to three employees operating the location. Generally, there are no more than three or four customers at any given time. The business operates Tuesday through Saturday 9:30 AM to 5:30 PM.

A PROFESSIONAL CORPORATION

P.O. Box 1390 • Lawrenceville, Georgia 30046-1390 • powelledwards.com • 770.962.0100
Street Address For Direct Deliveries Only • 10 Lumpkin Street Lawrenceville, GA 30046

SUP2024-00089
RECEIVED: APRIL 5, 2024
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April 4, 2024
Page 2

The proposed location is fully consistent with the Lawrenceville 2045 Comprehensive Plan which places the property in the Industrial Character Area. One of the key features of this character area is to support the efficient movement of goods and materials. Applicant's business literally provides the necessary products to facilitate that goal.

We appreciate the assistance and guidance that you and your department have provided during this process. The Applicant welcomes the opportunity to meet with you and your staff to answer any questions or to address any concerns relating to the matters set forth in this Letter of Intent or in the Application for Special Use Permits filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted,

POWELL & EDWARDS, P.C.



W. Charles "Chuck" Ross
Attorney for Applicant

SUP2024-00089
RECEIVED: APRIL 5, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

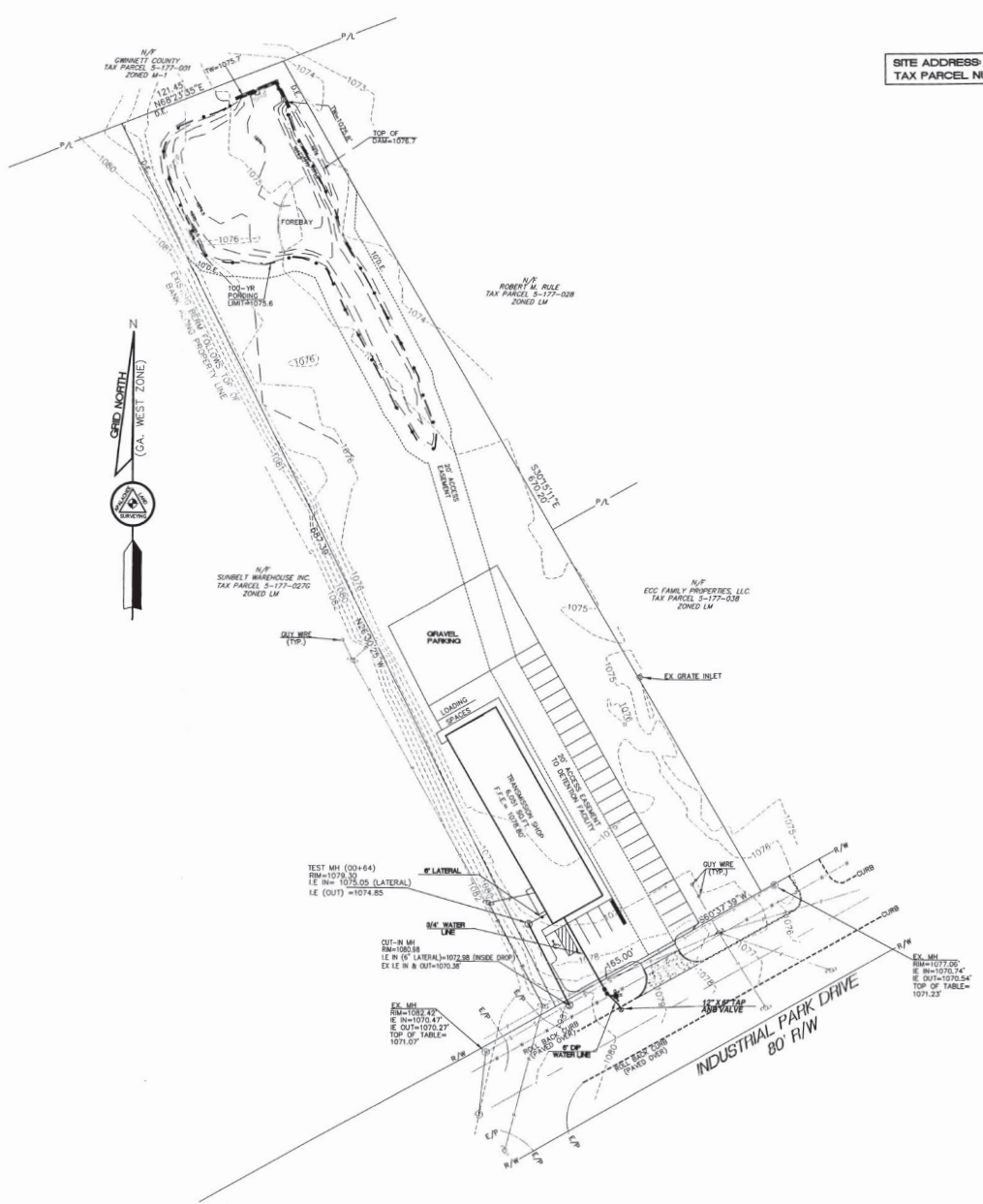
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EXHIBIT "A"

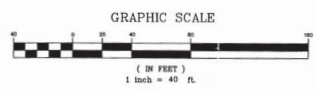
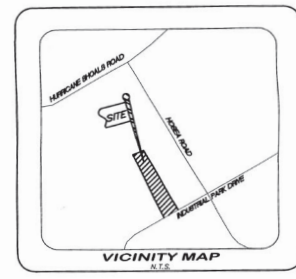
All that tract or parcel of land lying and being in Land Lot 177, 5th District, Gwinnett County, Georgia, being more particularly shown on that survey for Pure Fun Properties, LLC, Flag Bank, Kitchens, Kelley, Gaynes and Chicago Title Insurance Company, prepared Griffin Land Surveying, Inc., Jeff H. 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 on the northwesterly right of way line of Industrial Drive, located 299.92 feet south 65° 28' 41" west from the point marked by an "X" on the 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 (having an 80 foot right-of-way); thence running south 65° 28' 41" west along the northwesterly right-of-way line of Industrial Park Drive, 165 feet to a point; thence leaving said right-of-way line and running north 21° 39' 23" west 687.39 feet to an iron pin set; thence running north 73° 14' 37" east 121.45 feet to a one inch open top pipe; thence running south 25° 24' 09" east 670.20 feet to a point located on the northwesterly right-of-way line of Industrial Park Drive and the POINT OF BEGINNING; containing 2.224 acres as shown on the survey referenced above.

SUP2024-00089
RECEIVED: APRIL 5, 2024
PLANNING AND DEVELOPMENT DEPARTMENT



SITE ADDRESS: 381 INDUSTRIAL PARK DRIVE
 TAX PARCEL NUMBER: 5-177-027F



2007
 ALL INSTRUMENTS, MAPS, SPECIFICATIONS, CONTRACTS, AND OTHER RECORDS OF THIS PROJECT ARE ON FILE AT THE OFFICE OF THE PLANNING AND DEVELOPMENT DEPARTMENT, 100 W. COLLETT AVENUE, GWINNETT, GEORGIA 30007. FOR MORE INFORMATION, CONTACT THE PLANNING AND DEVELOPMENT DEPARTMENT AT (770) 420-1500.

SITE PLANNING, HYDROLOGY, MAP SYSTEMS
 219 BOULEVARD NE
 GAINESVILLE, GEORGIA 30001
 PHONE: 770-533-5353
 770-533-2590 FAX
MEI
 MEI ENGINEERING, INC.

WHITLEY TRANSMISSION
 PARCEL NUMBER:
 5-177-027F
 5th & 6th STS. OF LAWRENCEVILLE
 CITY OF LAWRENCEVILLE
 Gwinnett County, Georgia

Revisions	Sheet Title
DATE 3/28/07	AS-BUILT PLAN
JOB NO. 06-27	







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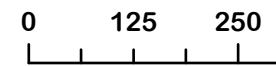
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The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # SUP2024-00089

Applicant: Chuck Ross

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





LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER: SUP2024-00089

APPLICANT: INTERSTATE GROUP, LLC,
C/O W. CHARLES ROSS, ESQ.

OWNER: WHITLEY'S LLC

CONTACT: W. CHARLES ROSS, ESQ.

LOCATION(S): 381 INDUSTRIAL PARK DRIVE

PARCEL IDENTIFICATION NUMBER(s): 5177 027F

APPROXIMATE ACREAGE: 2.22 ACRES

CURRENT ZONING: LM (LIGHT MANUFACTURING DISTRICT)

ZONING PROPOSAL: TO ALLOW TRAILER STORAGE & DISPLAY AS A SPECIAL USE

PROPOSED DEVELOPMENT: TRAILER OUTDOOR DISPLAY/STORAGE

DEPARTMENT RECOMMENDATION: **APPROVAL W/ CONDITIONS**

VICINTY MAP





LAWRENCEVILLE

Planning & Development

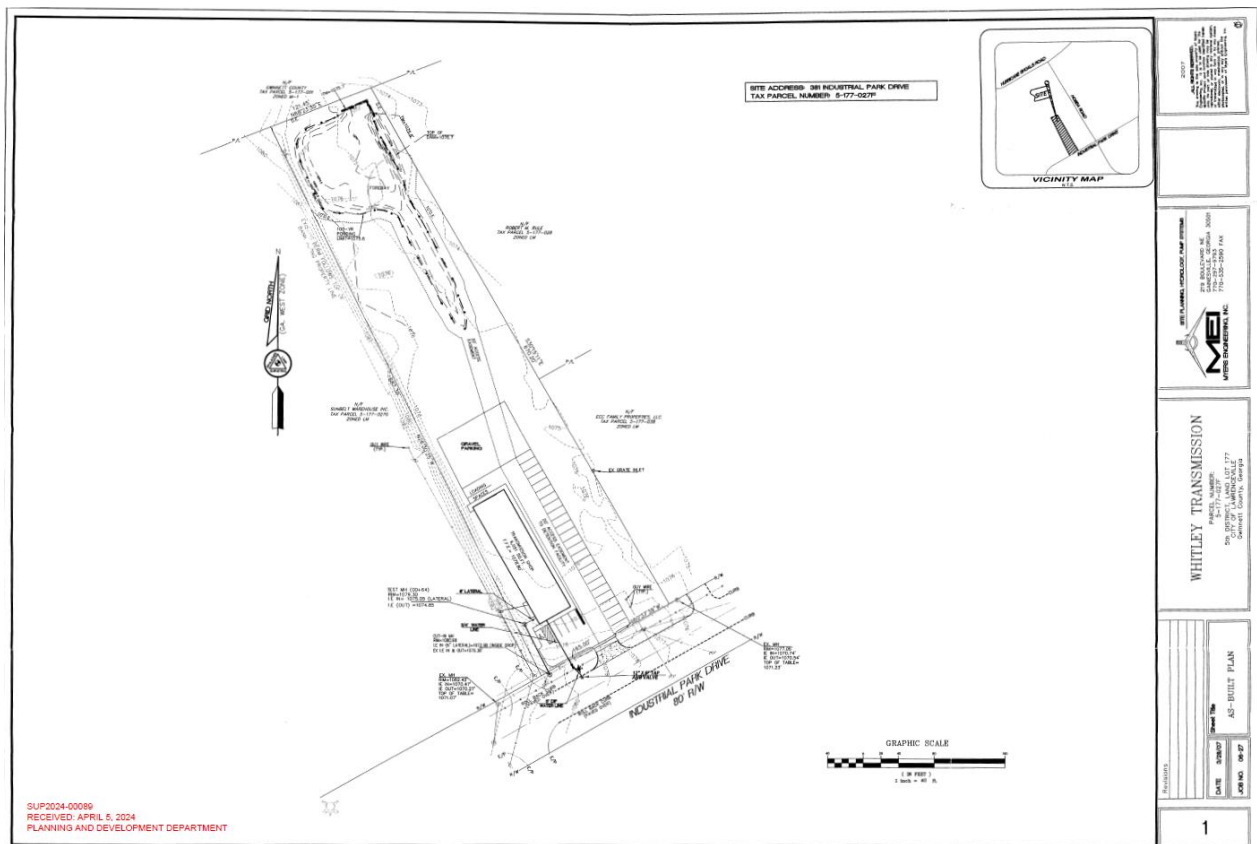
ZONING HISTORY

The subject property has been zoned LM (Light Manufacturing District) since 1972, the earliest zoning record on file for the parcel.

PROJECT SUMMARY

The applicant requests a Special Use Permit for 381 Industrial Park Drive to allow for Outdoor Display and Outdoor Storage for trailers at the subject property. The subject property is an approximately 2.22-acre parcel zoned LM (Light Manufacturing District), located on the northwestern right-of-way of Industrial Park Drive west of its intersection with Hosea Road.

LAND SURVEY





LAWRENCEVILLE

Planning & Development

ZONING AND DEVELOPMENT STANDARDS

The existing industrial structure was built in 2007, consisting of a mix of automotive and retail uses. The landscaping is existing nonconforming and should therefore be brought into compliance with the 2020 Zoning Ordinance. The property’s thirty-one (31) existing parking spaces satisfies the minimum parking and loading requirements of Article 5 – Parking, which requires twenty-nine (29) parking spaces, or one (1) parking space per 300 SF of retail sales and service space and one (1) space per 500 SF of automotive service area and two (2) spaces per service bay, of which there are eight (8).

According to the submitted letter of intent, the applicant intends to store a wide variety of trailers ranging from small open utility trailers to full covered trailers at the property. All inventory for sale will be displayed within the area already secured by a perimeter fence; nothing will be stored outside which is not inventory for sale.

As a condition for approval, the Planning & Development department recommends that the existing fenced area be covered with opaque screening material to reduce visual disturbance from the right-of-way (Industrial Park Drive).

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





LAWRENCEVILLE

Planning & Development

SURROUNDING ZONING AND USE

The immediate surrounding area consists almost entirely of light industrial uses and zoning. Other than some residential parcels zoned RS-150 (Single-Family Residential District) some 850 feet to the west of the property along Harris Drive and Hood Street, all surrounding properties are zoned LM (Light Manufacturing District). This includes an unincorporated parcel to the north of the subject property used for the Gwinnett County Fire Marshall’s offices, which is zoned M1 – Gwinnett County’s LM equivalent zone. Furthermore, there exist some heavier industrial uses to the south of the subject property and the airport zoned HM (Heavy Manufacturing District). Overall, the zoning request is compatible with the existing industrial uses and zoning of the surrounding area.

2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Industrial character area. 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 requested zoning change is compatible with the goals of the 2045 Comprehensive Plan for the Downtown character area.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





LAWRENCEVILLE

Planning & Development

STAFF RECOMMENDATION

As detailed in this report, the requested Special Use Permit is compatible with both the existing conditions as well as the future vision for the surrounding area. If sufficiently conditioned, any nuisances associated with the proposed activity will be managed and mitigated. As such, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the request.



LAWRENCEVILLE

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



LAWRENCEVILLE

Planning & Development

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

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

The majority of nearby properties are of industrial character and are appropriately zoned as such. The proposed use is suitable in light of this.

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

Adverse impacts on adjacent properties could be anticipated in the form of heavy traffic, noise/light intrusion, and a degraded visual appearance for the site.

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

The property has reasonable economic use as currently zoned.

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

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

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

Yes; the proposed use aligns with the long-term vision for the area as a part of the Industrial character area.

- 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;**

N/A



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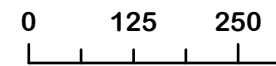
GEORGIA

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

File # SUP2024-00089

Applicant: Chuck Ross

-  Lawrenceville City Limits
 -  Subject Property
 -  Parcels
 -  County Maintained Streets
- Zoning Districts**
-  LM Light Manufacturing
 -  RS-150 Single-Family Residential









LAWRENCEVILLE

GEORGIA





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

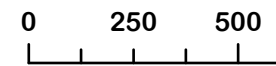
File # SUP2024-00089

Applicant: Chuck Ross

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

Zoning Districts

-  BG General Business
-  LM Light Manufacturing
-  HM Heavy Manufacturing
-  RS-150 Single-Family Residential





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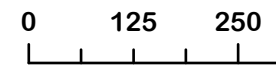
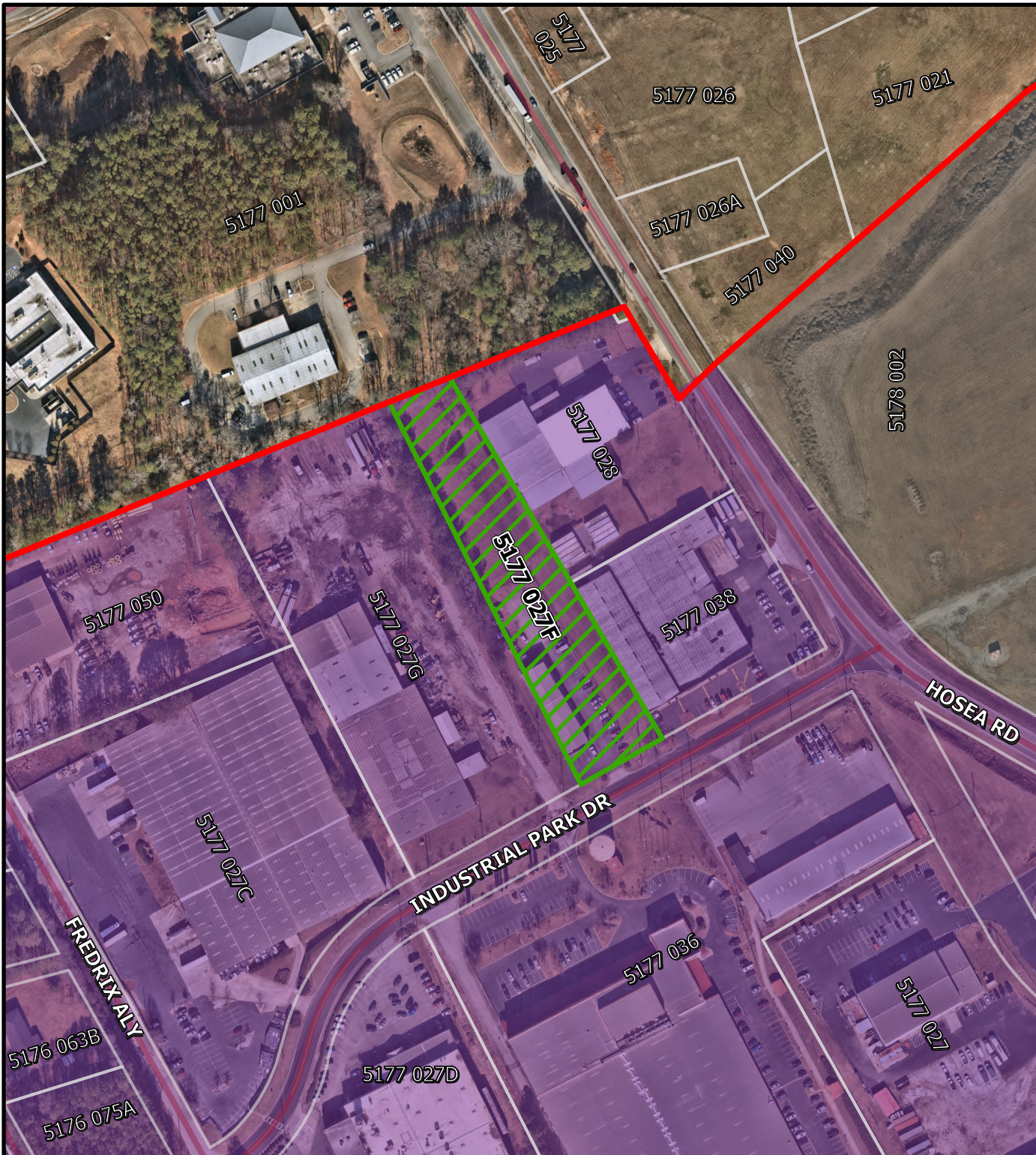
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The City of Lawrenceville
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Location Map & Surrounding Areas

File # SUP2024-00089

Applicant: Chuck Ross

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
- 2045 Character Areas**
-  Industrial
-  Airport














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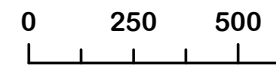
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The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # SUP2024-00089

Applicant: Chuck Ross

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





LAWRENCEVILLE

GEORGIA

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

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

Department: Planning and Development

Date of Meeting: Monday, June 3, 2024

Applicant Request: Approval of Amendment

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval**

Planning Commission Recommendation:

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

Attachments/Exhibits:

- No attachment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: An Ordinance to Amend the Zoning Ordinance, ARTICLE 6; Architectural and Design Standards

Department: Planning and Development

Date of Meeting: Monday, June 3, 2024

Applicant Request: Approval of Amendment

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval**

Planning Commission Recommendation:

Summary: ARTICLE 6 needs to be updated to be consistent with the vision from the 2040 Comprehensive Plan and the 2021 LCI for City of Lawrenceville.

Attachments/Exhibits:

- No attachments



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

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

Department: Planning and Development

Date of Meeting: Monday, June 3, 2024

Applicant Request: Approval of Amendment

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Table to June 2024**

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

Summary: Amendment to ARTICLE 10 Definitions is necessary to clarify language that is consistent with Georgia State Law.

Attachments/Exhibits:

- No attachments



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

- Item:** An Ordinance to Amend Article 11, Inactive Zoning Districts, of the Zoning Ordinance
- Department:** Planning and Development
- Date of Meeting:** Monday, June 3, 2024
- Presented By:** Todd Hargrave, Planning and Development Director
- Action Requested:** Adoption of Amendment
- Planning Department Recommendation:** **Approval**
- Planning Commission Recommendation:**

Summary: Adding the 2005 Zoning Ordinance as reference, as retired as of May 20, 2020. Retiring Zoning Districts RS-180 (Single-Family Residential District) and RS-150 (Single-Family Residential District).

- Attachments/Exhibits:**
- **Proposed Amendment**