



# LAWRENCEVILLE

## GEORGIA

### PLANNING COMMISSION AGENDA

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Monday, December 04, 2023  
6:00 PM

Council Assembly Room  
70 S. Clayton St, GA 30046

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#### **Call to Order**

#### **Approval of Agenda**

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

- [1.](#) Planning Commission November Public Hearing Minutes

#### **New Business**

- [2.](#) SUP2023-00083; Precious Asora; 3315 Sugarloaf Parkway
- [3.](#) SUP2023-00084; Yhana Rouse; 575 West Pike Street
- [4.](#) SUP2023-00085; RJJ Development, LLC; 0 West Pike Street
- [5.](#) 2045 Comprehensive Plan and Transportation Master Plan

#### **Public Comment**

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

#### **Final Adjournment**



# LAWRENCEVILLE

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

**Item:** Planning Commission November Public Hearing Minutes  
**Department:** Planning and Development  
**Date of Meeting:** Monday, December 4, 2023  
**Applicant Request:** Approval of Minutes  
**Presented By:** Todd Hargrave, Director of Planning and Development  
**Department Recommendation:** **Approval**

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**Summary:** Minutes from the Planning Commission Public Hearing held on November 6, 2023.

**Attachments/Exhibits:**

- PC Meeting Minutes\_11062023





# LAWRENCEVILLE

GEORGIA

## **PLANNING COMMISSION**

### **MEETING MINUTES**

Monday, November 6, 2023

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

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

#### **Called to Order**

#### **PRESENT**

Chairperson Bruce Hardy

Vice-Chairperson James Nash

Commission Member Jack “Jay” Johnston, Jr.

Commission Member Jen Young

Commission Member Stephanie Henriksen

#### **APPROVAL OF AGENDA: 6:00 p.m.**

Motion made to **AMEND the Agenda as PRESENTED** by Commission Member Young, and Seconded by Commission Member Nash.

- Table Item 1. RZR2023-00020; City of Lawrenceville; 360, 342, & 328 N Perry Street; 112 W Oak Street; 287, 247, 248, 288, 344, & 372 N Clayton Street; 145 & 164 Oak Street; 269, 292, 386, 407, & 409 Chestnut Street to the February 2024 (TBD), Planning Commission Public Hearing (Staff Recommendation).
- Table Item 4. An Ordinance to Amend the Zoning Ordinance, Article 1, Districts to February 2024 (TBD), Planning Commission Public Hearing (Staff Recommendation).

- Delete Item 5. An Ordinance to Amend the Zoning Ordinance, Article 2, Supplemental and Accessory Use Standards from the Agenda due to clerical error. Item Number 5 was approved by the City Council during the Monday, October 23, 2023, City Council Regular Meeting (Staff Recommendation).
- Table Item 6. An Ordinance to Amend the Zoning Ordinance, Article 6, Architectural and Design Standards to February 2024 (TBD), Planning Commission Public Hearing (Staff Recommendation).
- Table Item 7. An Ordinance to Amend the Zoning Ordinance, Article 10, Definitions to February 2024 (TBD), Planning Commission Public Hearing (Staff Recommendation).

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Johnston, Jr., Commission Member Young, Commission Member Henriksen.

Motion made to **APPROVE the Agenda as AMENDED** by Commission Member Young and Seconded by Commission Member Nash.

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Johnston, Jr., Commission Member Young Commission Member Henriksen.

**NEW BUSINESS**

1. **6:06 p.m.** – CIC2023-00011 – Applicant: Enterprise Leasing Company of Georgia; Property Owner: MEA Family Investments LP; An Application for a Change-in-Conditions to a Special Use Permit approved in 2019 per SUP2019-00011 to remove Condition Number 1 and allow a canopy to be placed where the automobile wash area is located; The property is located at 176 Scenic Highway, Lawrenceville, Ga 30046; Tax Parcel ID 5147 152; Approximately 0.49 Acres.

Motion made **to** recommend **DENIAL of CIC2023-00011** by Commission Member Johnston, Jr., Seconded by Commission Member Henriksen

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Johnston, Jr., Commission Member Young, Commission Member Henriksen.

- Proponent: None
- Opposition: None

2. 6:15 p.m. – Presentation relating to the progress of the 2045 Comprehensive Plan and Transportation Master Plan.

**PUBLIC COMMENT**

No Public Comment

**FINAL ADJOURNMENT: 6:30 p.m.**

Motion made **to Adjourn** by Commission Member Nash and Seconded by Young.

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Johnston, Jr., Commission Member Young, Commission Member Henriksen

**PLANNING AND DEVELOPMENT DEPARTMENT  
PC RECOMMENDATION – DENIAL 11062023**

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

Approval of Change-in-Conditions as BG (General Business District) for an Accessory Car Wash, subject to the following enumerated conditions:

1. The car wash may only be used to serve business inventory as an accessory use.
2. The car wash shall be developed in general accordance with the submitted site plan and renderings, with changes necessary to meet conditions of zoning, requirements of the zoning ordinance and/or development regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
3. The car wash shall be limited to a maximum of 1,500 square feet.
4. The Special Use Permit will be an accessory to the primary use of the property and will end should the existing primary use cease or change to another use.
5. Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with all applicable County and State regulations.





# Agenda

- Why update the plan?
- Explain Purpose and Process
- Describe Deliverables
- Hear from the Community







## WHY UPDATE THE COMPREHENSIVE PLAN?

- Exceed “Minimum Planning Standards” set by Georgia Department of Community Affairs
- Retain “Qualified Local Government” and “Plan First” status
- Update Plan (previous plan adopted 2017)

## WHY CREATE THE TRANSPORTATION MASTER PLAN?

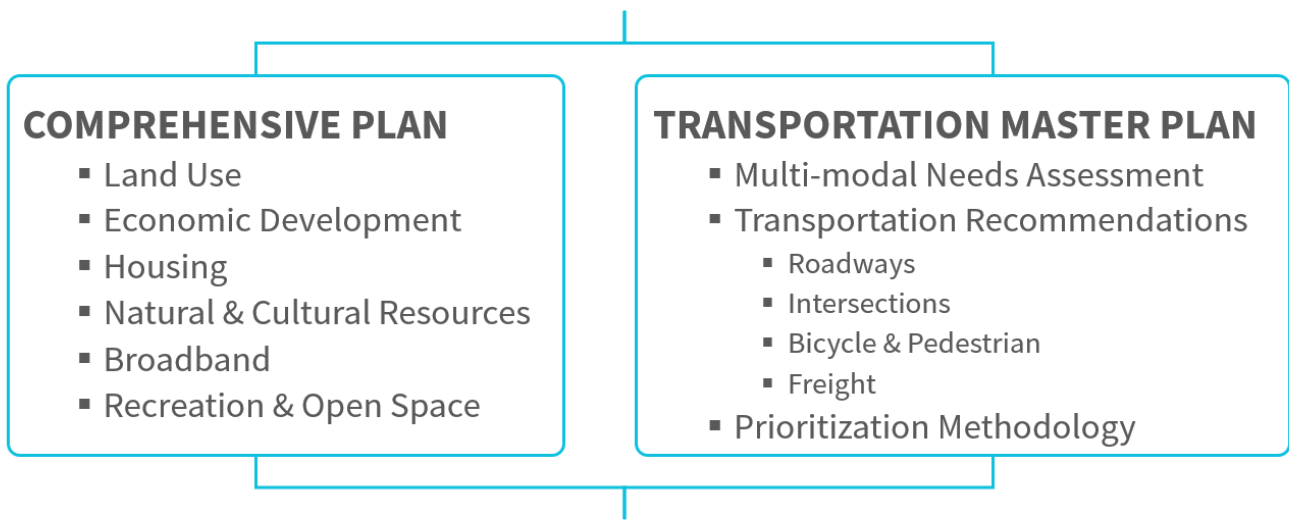
- Lawrenceville’s first Comprehensive Transportation Plan
- Focuses on Lawrenceville’s transportation needs while aligning with the Gwinnett County CTP
- Allows city’s resources to be tailored where Gwinnett CTP can’t





## LAWRENCEVILLE 2045 PLAN ELEMENTS

### COMMUNITY ASSESSMENT



#### COMPREHENSIVE PLAN

- Land Use
- Economic Development
- Housing
- Natural & Cultural Resources
- Broadband
- Recreation & Open Space

#### TRANSPORTATION MASTER PLAN

- Multi-modal Needs Assessment
- Transportation Recommendations
  - Roadways
  - Intersections
  - Bicycle & Pedestrian
  - Freight
- Prioritization Methodology

### COMBINED PLAN DOCUMENT



## PARTICIPANTS

- **Elected Officials** – adopt and implement plans
- **Stakeholder Committee** – diverse committee of residents and organizations that assists the Planning Team
- **The Community** – provide input and insight to guide the plan’s development
- **Planning Team** – consisting of City staff and the consultant team, facilitates and documents the planning process
- **Regulatory Agencies** – ensures minimum state standards are met



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# Required Elements

Community Goals

Community Assessment

Needs and Opportunities

Land Use

Transportation

Economic Development

Community Work Program

Capital Improvement



# State and Regional Review

- The draft will be sent to the Atlanta Regional Commission and the Department of Community Affairs.



- Quality of life is maintained and improved
- Shared vision for community
- Private property rights are protected
- Economic development is encouraged and supported
- Increased certainty about development





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# Draft

Available at

[https://planningatpond.com/lawrenceville\\_plans](https://planningatpond.com/lawrenceville_plans)



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# Thank you

For more information please email  
[Helen.Balch@lawrencevillega.org](mailto:Helen.Balch@lawrencevillega.org)



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** SUP2023-00083; Precious Asora; 3315 Sugarloaf Parkway  
**Department:** Planning and Development  
**Date of Meeting:** Monday, December 4, 2023  
**Applicant Request:** Approval of Request  
**Presented By:** Todd Hargrave, Director of Planning and Development  
**Department Recommendation:** **Approval with Conditions**

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**Summary:** The applicant requests a Special Use Permit for 3315 Sugarloaf Parkway to allow a Special Event Facility/Banquet Hall. The subject property is an approximately 4.63-acre parcel zoned BG (General Business District), located along the eastern right-of-way of Five Forks Trickum Road, near its intersection with Sugarloaf Parkway.

**Attachments/Exhibits:**

- SUP2023-00083\_RPRT\_11212023
- SUP2023-00083\_P&D RECO CNDS\_11212023
- SUP2023-00083\_APP\_09202023
- SUP2023-00083\_LOI\_09142023
- SUP2023-00083\_PLAT\_11212023
- SUP2023-00083\_BOOKED EVENTS\_09142023
- SUP2023-00083\_MAP AERIAL ZOOMED IN
- SUP2023-00083\_MAP AERIAL ZOOMED OUT
- SUP2023-00083\_ZONING ZOOMED IN
- SUP2023-00083\_ZONING ZOOMED OUT





# LAWRENCEVILLE

## Planning & Development

**CASE NUMBER:** SUP2023-00083

**OWNER:** JESSICA KOUCH

**APPLICANT:** PRECIOUS ASORO

**CONTACT:** PRECIOUS ASORO – 678.779.3630

**LOCATION(S):** 3315 SUGARLOAF PARKWAY

**PARCEL ID(S):** R5084 273

**APPROXIMATE ACREAGE:** 4.63

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

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

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

### VICINITY MAP





# LAWRENCEVILLE

## Planning & Development

### ZONING HISTORY

The subject property has been zoned BG (General Business District) since 2002, the earliest record on file for the parcel.

### PROJECT SUMMARY

The applicant requests a Special Use Permit for 3315 Sugarloaf Parkway to allow a Special Event Facility/Banquet Hall. The subject property is an approximately 4.63-acre parcel zoned BG (General Business District), located along the eastern right-of-way of Five Forks Trickum Road, near its intersection with Sugarloaf Parkway.

### ZONING AND DEVELOPMENT STANDARDS

The property consists of a 29,099 square-foot one-story retail building, accessory driveways, and parking.

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

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

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

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



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*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 15 of the Markets of Sugarloaf shopping center, a 2,886 square foot retail space. They are proposing a Special Use Permit to allow a Special Event Facility/Banquet Hall (“Edged Events”) providing services relating to community events, meetings, pop-up shops, special occasions, and training. Access to the property is provided via curb-cuts extending from Sugarloaf Parkway and Five Forks-Trickum Road.

As proposed, the parking regulations require twenty nine parking spaces for this type of facility, however, the existing parking lot consists of 151 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.

### **SURROUNDING ZONING AND USE**

The immediate surrounding area consists primarily of commercial/retail uses zoned BG (General Business District), with residential uses zoned RS-60 (Single Family Residential District) located to the north and northeast of the subject property (Courtyards at Sugarloaf subdivision). Furthermore, the property is adjacent to several properties in unincorporated Gwinnett County; there are single family houses zoned RS-75 (Single Family Residential District) on the western



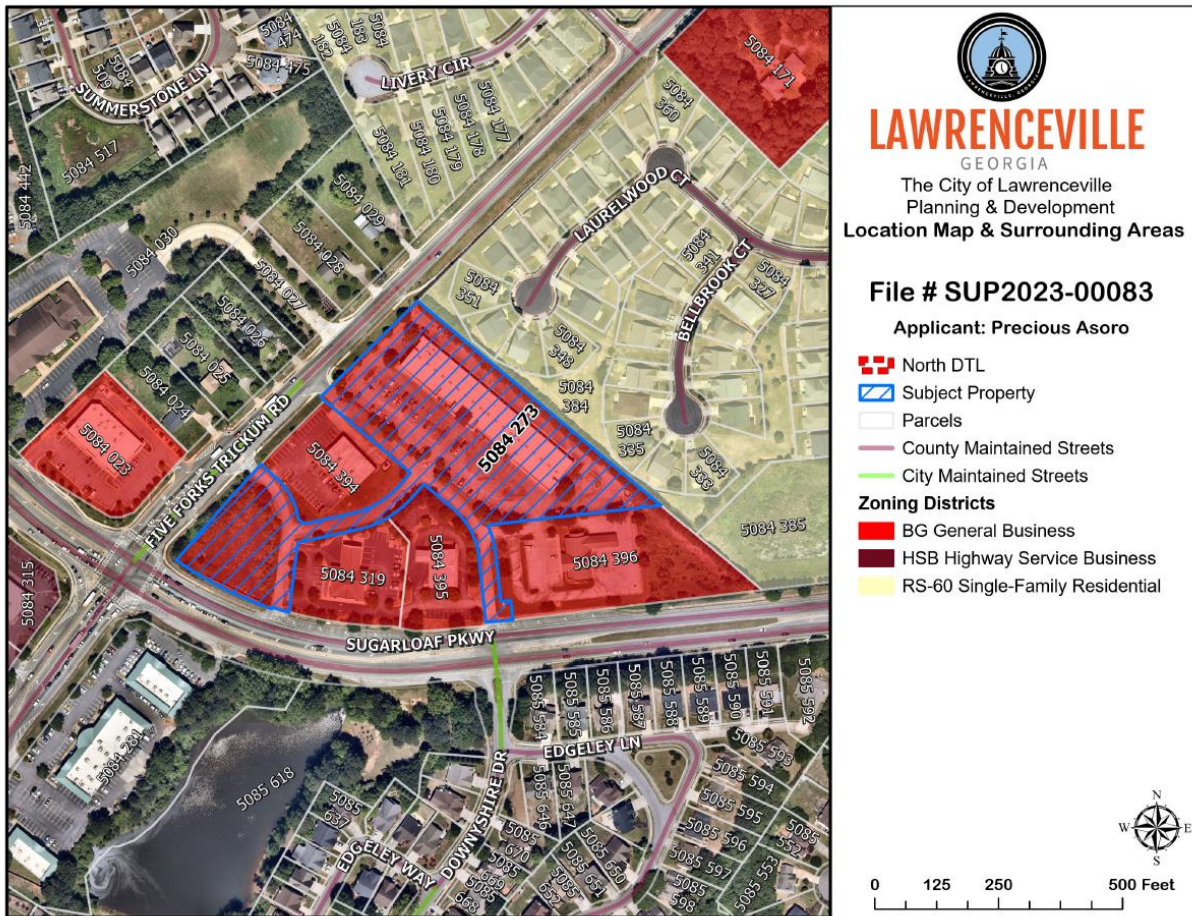


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right-of-way of Five Forks-Trickum Road, a retail center zoned C1 (Neighborhood Business District) at the southeastern corner of Sugarloaf and Five Forks-Trickum Road, and a residential subdivision (Villages of Flowers Crossing) zoned RZT (Single Family Residential District) on the southern right-of-way of Sugarloaf Parkway. The mixture of zoning and uses in the immediate area further support the requested Special Use Permit.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### 2040 COMPREHENSIVE PLAN

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the Neighborhood Mixed Use Character Area. The intent of Neighborhood Mixed Use areas is to provide a center for local services that is



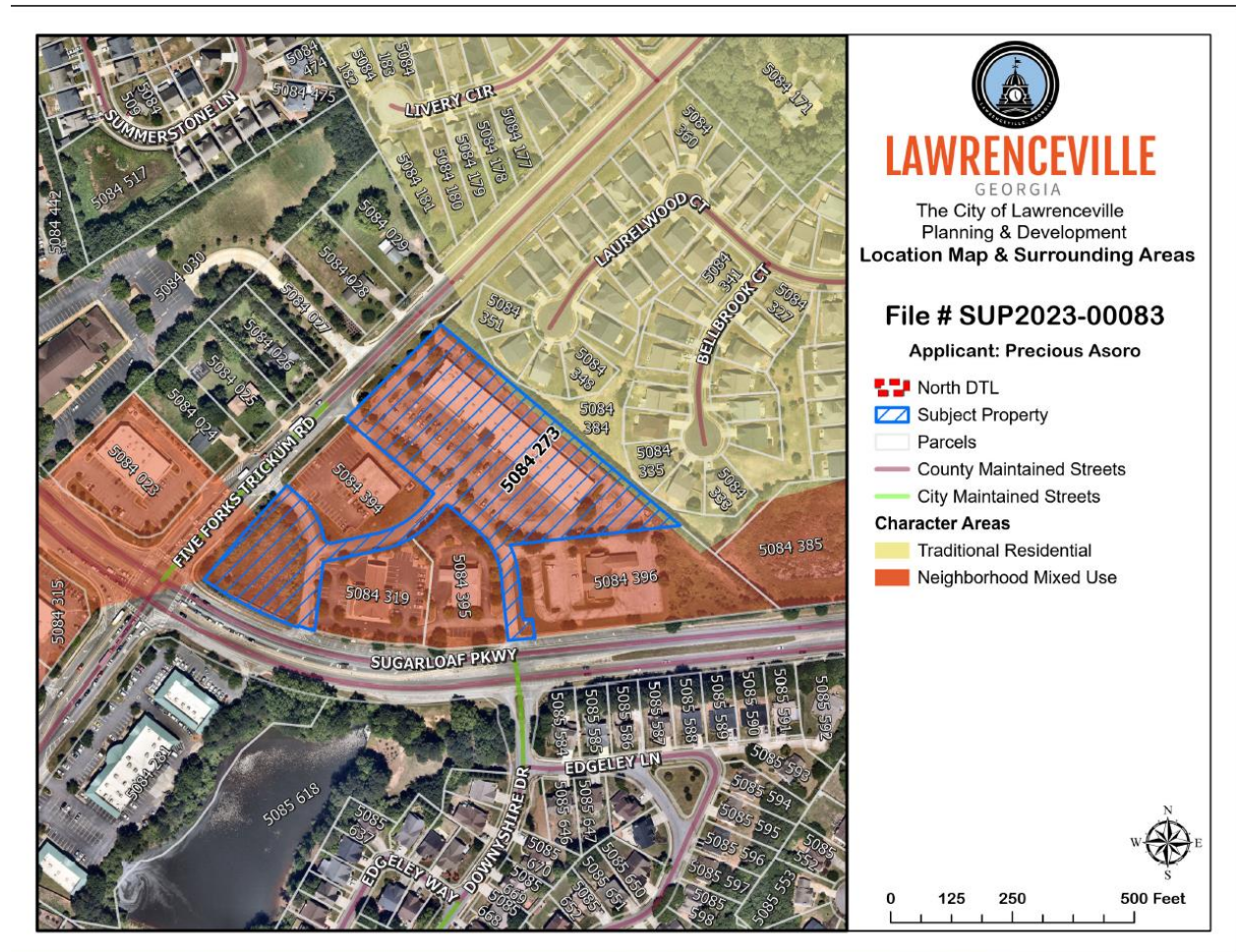


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## Planning & Development

walkable from nearby residential areas. Examples of local services include restaurants, corner stores, drug stores, dry cleaners, and small-scale retail. In some instances, these local services could be mixed with medium density housing such as townhouses or small scale apartment buildings. Neighborhood Mixed Use areas are primarily located in the southern half of the city to serve Traditional Residential neighborhoods.

### LAWRENCEVILLE 2040 COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP



### STAFF RECOMMENDATION

As submitted, the proposal 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



# LAWRENCEVILLE

## *Planning & Development*

located within the Neighborhood Mixed Use character area, which encourages smaller scale retail uses such as banquet halls. Furthermore, there is precedent for City Council approving such special uses in the general vicinity; in December 2021, **SUP2021-00051** was approved for a Special Event Facility/Banquet Hall at 3130 Sugarloaf Parkway, which is also zoned BG (General Business).

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**

Code case **CEU2023-07591** was opened on 6/9/2023, when Code Enforcement received a complaint of a Special Event Facility serving alcohol at this location. On 7/25/2023, the tenant agreed to operate the business a Community Center, and a Certificate of Occupancy was provided for this use. On 9/13/2023, Code Enforcement received another complaint about further Special Events at this location and its Certificate of Occupancy was revoked. The applicant was encouraged to apply for a Special Use Permit in order to continue occupying the retail space as such.

#### **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 Neighborhood Mixed Use Character Area are intended to provide a center for local service. As such the proposed Special Use Permit allowing a Special Event Facility/Banquet Hall at this location could be consistent with the 2040 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;**





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## *Planning & Development*

*In December 2021, **SUP2021-00051** was approved for a Special Event Facility/Banquet Hall at 3130 Sugarloaf Parkway, which is also zoned BG (General Business).*

*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**  
**SUP2023-00083\_11222023**

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.** 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

## SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Eghosa Precious Asoro</u>	NAME: <u>Jessica Kouch</u>
ADDRESS: <u>3315 Sugarloaf pkwy</u> <u>Suite 15</u>	ADDRESS: <u>528 Carl Cedar Hill</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Winder</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30680</u>
PHONE: <u>678-779-3630</u>	PHONE: <u>678-863-0955</u>

CONTACT PERSON: Eghosa Precious Asoro PHONE: 678-779-3630  
 CONTACT'S E-MAIL: edgedevents@gmail.com

\* 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): \_\_\_\_\_ ACREAGE: \_\_\_\_\_

PARCEL NUMBER(S): \_\_\_\_\_

ADDRESS OF PROPERTY: 3315 Sugarloaf pkwy, Suite 15  
Lawrenceville, GA 30044

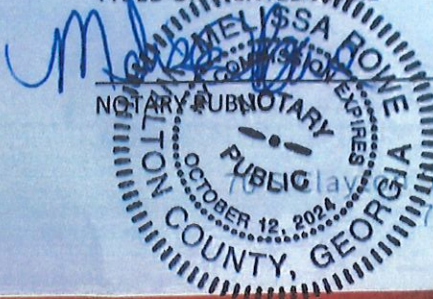
PROPOSED SPECIAL USE: Event Space

[Signature]  
 SIGNATURE OF APPLICANT DATE 9/14/23

Jessica Kouch  
 SIGNATURE OF OWNER DATE 9/18/2023

Precious Asoro  
 TYPED OR PRINTED NAME

Jessica Kouch  
 TYPED OR PRINTED NAME



9/14/23  
 DATE



Deborah M. Register  
 TYPED OR PRINTED NAME DATE 9/18/23

City of Lawrenceville, Georgia 30046-2200  
 770.963.2414 [www.lawrencevillega.org](http://www.lawrencevillega.org)



# Letter of Intent for Special Use Permit

Edged Events LLC  
3315 Sugarloaf Parkway  
Suite 15  
Lawrenceville, GA 30044  
Edgedevents@gmail.com  
678-779-3630

To whom it may concern,

I am writing to express my intent to pursue a Special Use permit for the property located at 3315 Sugarloaf Parkway, Suite 15, Lawrenceville, GA 30044. I have a compelling vision for transforming this location into a vibrant event space business that will not only contribute to the economic growth of our community but also serve as a gathering place for our residents.

The Special use permit will change this current establishment from a Community center to Event Space.

The special use permit will allow this location to function as an event space business aims to cater to a wide range of events, including weddings, corporate meetings, cultural gatherings, private events, and community celebrations. Our vision includes:

- **Architectural Enhancements:** We have already renovated and upgraded the existing structure to create an inviting and aesthetically pleasing event space that complements the surrounding neighborhood.
- **Ample Parking and Accessibility:** Our location ensure sufficient on-site parking and ADA-compliant access to accommodate guests, making it convenient and inclusive for all.
- **Sound and Noise Control:** Have already Implemented in the facility soundproofing measures to minimize noise disturbances to nearby residents during events.
- **Environmental Sustainability:** Commitment

to eco-friendly practices, such as energy-efficient lighting and waste reduction, to minimize the environmental impact.

- **Economic Impact:** The event space will create job opportunities, boost tourism, and generate tax revenue for the city.

To initiate this process, I am committed to working closely with the City Planning & Development Department and following all required procedures, including conducting necessary environmental impact assessments and public hearings to gather feedback from the community.

I believe that this proposal will contribute positively to our city's growth and enhance our community's quality of life. I am eager to collaborate with the city and its residents to bring this to fruition.

Thank you for your consideration of my letter of intent. I look forward to discussing this proposal further and working together to make this vision a reality. Please feel free to contact me at

678-779-3630 or Edgedevents@gmail.com to  
arrange a meeting at your earliest convenience. 2.

Sincerely,

Eghosa Precious Asoro

Edged Events LLC

Owner

678-779-3630





N/W PROPERTY OF  
**GUYNN-McGOWAN DEVELOPMENTS, LLC**  
 DEED BOOK 32111 / PAGE 18  
 ZONED R56D

N/W PROPERTY OF  
**BRAND PARTNERS, L.P.**  
 DEED BOOK 36085 / PAGE 184  
 ZONED BG

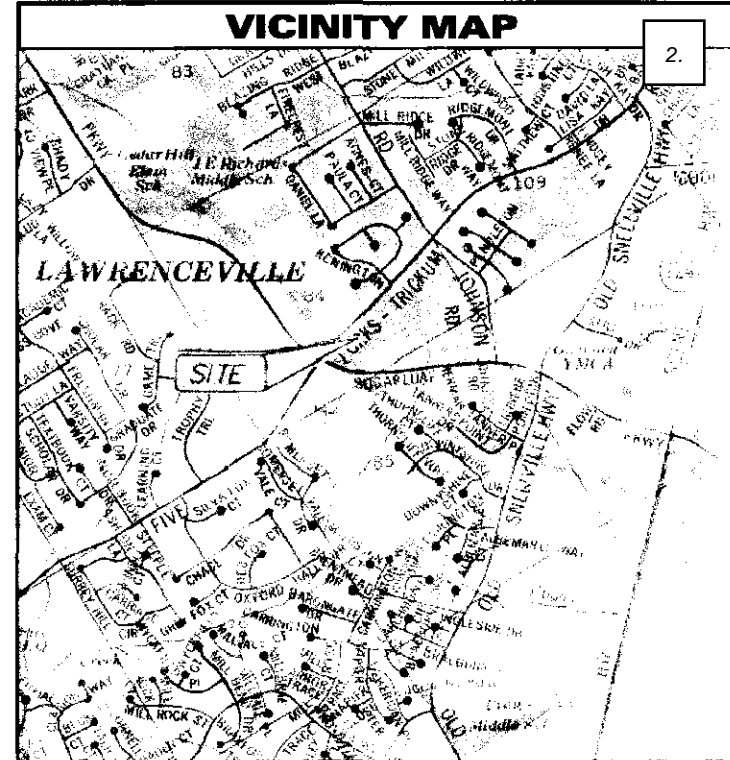
LOT 5  
 1.883 Acres  
 82,042 sf

LOT 2  
 4.632 Acres  
 201,751 sf

LOT 4  
 0.889 Acres  
 38,734 sf

LOT 3  
 0.949 Acres  
 41,353 sf

LOT 1  
 0.937 Acres  
 40,831 sf



**GENERAL NOTES**

**OWNERS:**  
 BRAND PARTNERS, L.P.  
 c/o HENDON PROPERTIES  
 TWO LIVE OAK CENTER, SUITE 465  
 3445 PEACHTREE ROAD  
 ATLANTA, GEORGIA 30326  
 (404)-262-7400

**SOUTHTRUST BANK**  
 360 INTERSTATE NORTH PARKWAY  
 SUITE 500  
 ATLANTA, GEORGIA 30339  
 (770)-951-4031

**ENGINEER:**  
 HAINES, GIPSON & ASSOCIATES, INC.  
 1550 NORTH BROWN ROAD  
 SUITE 100  
 LAWRENCEVILLE, GEORGIA 30043  
 CONTACT: DAVID FOSTER (770)-491-7590

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 130322 0195 C, AND THE DATE OF SAID MAP IS MAY 4, 1992. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON GWINNETT COUNTY SURVEY CONTROL MONUMENTS "804" AND "1055".

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON GWINNETT COUNTY SURVEY CONTROL MONUMENT "1055", ELEVATION IS 1029.36 FEET MSL.

CONTOUR INTERVAL IS 5 FEET.

THE SITE IS ZONED "BG" (GENERAL BUSINESS DISTRICT) IN THE CITY OF LAWRENCEVILLE. PROPOSED USE: COMMERCIAL SUBDIVISION. THE MINIMUM YARD SETBACKS ARE: FRONT - 50 FEET, SIDE - 10 FEET, AND REAR - 10 FEET BUT 40 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT. MAXIMUM HEIGHT OF STRUCTURES: 35 FEET. BUFFERS (15 FEET - 60 FEET) WHEN ABUTTING A RESIDENTIAL DISTRICT.

NOTE: SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

NOTE: IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO BE IN COMPLIANCE WITH THE APPLICABLE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND CLEAN WATER ACT REQUIREMENTS.

NOTE: THE CITY OF LAWRENCEVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF LAWRENCEVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.

NOTE: DETENTION FOR THE SUBDIVISION WILL BE A COMMON FACILITY, BUILT PRIOR TO IMPERVIOUS SURFACE BEING INSTALLED DURING THE FIRST SITE DEVELOPMENT.

**SURVEY REFERENCES**

- 1> GWINNETT COUNTY RIGHT-OF-WAY PLANS, PROJECT NUMBER T41046, PREPARED BY RILEY, PARK, HAYDEN AND ASSOCIATES, INC., DATED MAY 30, 1990 AND LAST REVISED JANUARY 9, 1999.
- 2> ALTA/ACSM LAND TITLE SURVEY FOR HENDON PROPERTIES, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY GEOSURVEY, LTD., DATED JULY 7, 2003 AND LAST REVISED OCTOBER 9, 2003.
- 3> ACKNOWLEDGEMENT LETTER FROM GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION TO REMER H. CRUM REGARDING THE MAINTENANCE OF THE FOUR 24" DRAIN PIPES CROSSING SUGARLOAF PARKWAY.

GRAPHIC SCALE 1"=50'

PLEASE NOTE

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN BASED ON THE LOCATION OF ABOVE GROUND APPROPRIATELY AVAILABLE DESIGN PLANS AND PLACES AND PLANT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

**SUBDIVISION PLAT OF**

**Sugarloaf Station**

FOR

**Hendon Properties LLC & Brand Partners, L.P.**

**SITE INFORMATION**

CITY: LAWRENCEVILLE COUNTY: GWINNETT STATE: GEORGIA  
 LAND LOTS: 84 & 85 DISTRICT: 5TH  
 FIELD WORK: JC PROJ MGR: WCC  
 SURVEY DATE: JULY 7, 2003 DRAWING SCALE: Page 36  
 GS Dwg File: 20031544-final-2.dwg GS Job No.: 20031544

**LEGEND**

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
B.S.L. BUILDING SETBACK LINE	POWER POLE
C.M.P. CORRUGATED METAL PIPE	GLY WIRE
C.O. SANITARY CLEANOUT	POWER LINE
C.T.P. CRIMPED TOP PIPE	LIGHT POLE
D.W.C.B. DOUBLE WING CATCH BASIN	TRAFFIC LIGHT
F.H.D. FOUND	MANHOLE
J.B. JUNCTION BOX	GAS VALVE
M.F. MANHOLE	WATER VALVE
O.T.P. OPEN TOP PIPE	WATER METER
P.O.B. POINT OF BEGINNING	FIRE HYDRANT
P.O.C. POINT OF COMMENCING	UNDERGROUND GAS LINE
R.R.R. IRON REINFORCING BAR	UNDERGROUND POWER LINE
R.B.S. REINFORCED CONCRETE PIPE	UNDERGROUND TELEPHONE LINE
R.C.P. REINFORCED CONCRETE PIPE	UNDERGROUND CABLE TV LINE
S.S. SANITARY SEWER	UNDERGROUND WATER LINE
S.W.C.B. SINGLE WING CATCH BASIN	
Y.I. YARD INLET	

**PLAT STATEMENT**

THIS PLAT WAS PREVIOUSLY RECORDED MARCH 11, 2004 IN PLAT BOOK 102 AT PAGE 107. THERE WERE RIGHT-OF-WAY DEDICATIONS FOR SUGARLOAF PARKWAY AND FIVE FORKS TRICKUM ROAD AND A LOT LINE REVISION BETWEEN LOTS 2 AND 3.

**AREA TABLE**

LOT	ACRES	SQUARE FEET
LOT 1	0.937	40,831
LOT 2	4.632	201,751
LOT 3	0.949	41,353
LOT 4	0.889	38,734
LOT 5	1.883	82,042
<b>TOTAL AREA</b>	<b>9.290</b>	<b>404,711</b>

**OWNERS ACKNOWLEDGMENT**

The owner of the land shown on this plat and who in person or through a duly authorized agent, acknowledge that this plat was made from an actual survey and dedicates to the use of the public for streets, alleys, parks, water courses, drains, easements and other public places herein shown for the purposes of considerations herein expressed.

Owner: Brand Partners, L.P.

Date: \_\_\_\_\_

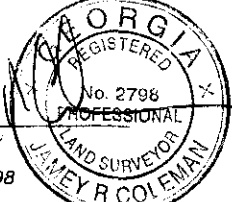
Owner: SouthTrust Bank

Date: \_\_\_\_\_

**SURVEYORS ACKNOWLEDGMENT**

I hereby certify that the plat shown and described herein is a true and correct survey made on the ground under my supervision that all monuments have been placed as shown thereon, and is to the accuracy and specifications by the City of Lawrenceville.

Date: JULY 7, 2003



James R. Coleman  
 Georgia Registered Professional Land Surveyor # 2798

**Revisions 1-8**  
**CERTIFICATION OF CITY**

This plat has been submitted to and considered by the City and is approved, subject to the installation of streets, utilities, and other improvements in an acceptable manner and according to City Specifications.

Dated this 21<sup>st</sup> day of Feb. 2005.

*Bobby Soren*  
 (For the City of Lawrenceville, Ga.)

**CERTIFICATION OF CITY ENGINEER**

This plat has been submitted to and considered by the City Engineer and is approved, subject to the installation of streets, utilities, and other improvements in an acceptable manner and according to City Specifications.

Dated this 16<sup>th</sup> day of FEBRUARY 2005.

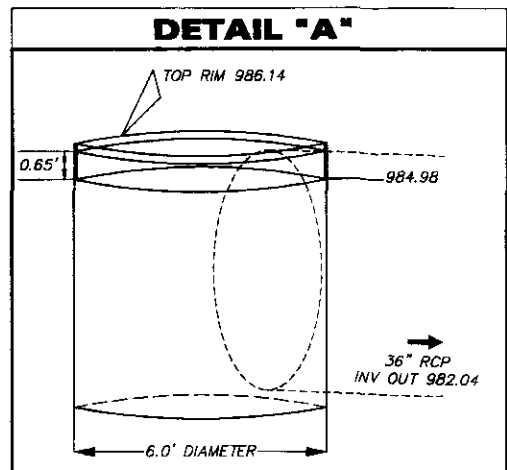
*David Foster*  
 (For the City of Lawrenceville, Ga.)

**Revision 1-8**  
**CERTIFICATION OF PLANNING DIRECTOR**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Use Plan, and the City of Lawrenceville Subdivision and Zoning Regulations.

Dated this 25<sup>th</sup> day of Feb. 2005.

*Bradford P. Leonard*  
 (Planning Director)



OCS DETAIL "A"  
 (NOT TO SCALE)

**PIPE CHART**

FROM	TO	"C"	25 YR. "T" in/yr	AREA TO INLET	25 YR. Q cfs	CUMM. Q cfs	V <sub>25</sub> fps	LENGTH (FT.)	SIZE (IN.)	TYPE
Y.I. A-5	J.B. A-4	0.95	9.06	2.506	21.57	21.57	9.70	122	36	RCP
J.B. A-4	J.B. A-3	-	-	-	-	55.32	7.83	83	36	RCP
J.B. A-3	C.B. A-2	-	-	-	-	55.32	7.83	120	36	RCP
C.B. A-2	H.W. A-1	0.95	9.06	1.538	13.24	68.56	1.18	111	36	RCP
Y.I. B-3	Y.I. B-2	0.95	9.06	1.209	10.41	10.41	4.78	36	18	RCP
Y.I. B-2	Y.I. B-1	0.95	9.06	1.209	10.41	20.81	6.72	219	24	RCP
Y.I. B-1	J.B. A-4	0.95	9.06	1.503	12.94	33.75	5.09	168	36	RCP
C.B. C-7	D.I. C-6	0.95	9.06	0.209	1.80	1.80	2.67	76	18	RCP
D.I. C-6	J.B. C-5	0.95	9.06	1.293	11.13	12.93	1.83	97	24	RCP
J.B. C-5	J.B. C-4	-	-	-	-	12.93	1.83	78	36	RCP
J.B. C-4	J.B. C-3	-	-	-	-	12.93	1.83	105	36	RCP
J.B. C-3	D.I. C-2	-	-	-	-	12.93	1.83	99	36	RCP
D.I. C-2	H.W. C-1	0.95	9.06	0.694	5.97	18.90	1.02	25	36	RCP
O.C.S.	J.B. D-3	-	-	-	-	29.00	4.57	122	36	RCP
J.B. D-3	J.B. D-2	-	-	-	-	29.00	4.57	115	36	RCP
J.B. D-2	J.B. D-1	-	-	-	-	29.00	5.40	96	36	RCP
J.B. F-7	S.W.C.B. F-6	-	-	-	-	8.22	5.00	145	24	RCP
S.W.C.B. F-6	D.W.C.B. F-5	0.95	9.06	0.084	0.72	6.01	2.99	24	36	RCP
D.W.C.B. F-5	J.B. F-4	0.95	9.06	0.084	0.72	19.66	8.94	204	36	RCP
J.B. F-4	Y.I. F-3	-	-	-	-	19.66	3.14	43	36	RCP
Y.I. F-3	J.B. F-2	0.95	9.06	0.146	2.70	22.36	3.71	43	36	RCP
J.B. F-2	S.W.C.B. F-1	-	-	-	-	22.36	8.72	28	48	RCP
D.W.C.B. G-1	EXIST. H.W.	0.95	9.06	0.801	5.17	5.17	4.26	128	24	RCP

**REVISIONS**

No.	Date	Description
1	05/05/2004	Revise Lots 2 & 3
2	06/01/2004	Revise R/W, Lots 1-6, Add Owner
3	09/18/2004	Revise Lots 1 & 4, Add R/W Tracts 1 & 2
4	11/01/2004	Add As-Built Data, Remove R/W Tracts
5	12/04/2004	Revise R/W, Lots 2 & 5
6	01/05/2005	Revise Lots 2 & 5
7	01/21/2005	Revise Lots 1 & 2
8	02/03/2005	Combine Lot 6 with Lot 5

**APPROVALS**

Dated this 16<sup>th</sup> day of Feb. 2005.

*Fire Department*

Dated this 17<sup>th</sup> day of February 2005.

*D.M. Young*  
 (Public Utilities)

**CLOSURE INFORMATION**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 59,943. AN ANGULAR ERROR OF 01 SECONDS PER SETUP, AND WAS NOT ADJUSTED. A SOKKIA ELECTRONIC TOTAL STATION AND HEWLETT PACKARD 489X DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 213,677.

**IF YOU DIG**

IF YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411 (770) 623-4344 (METRO ATLANTA ONLY) UTILITIES PROTECTION CENTER IT'S THE LAW

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.



**Chinasa Elue's Project**

Sun, Sep 17, 2023

PLANNING



**Blessing's 16th Birthday**

Sat, Sep 23, 2023

PLANNING



**Tahira Moore 's Project**

Sun, Sep 24, 2023

PLANNING



**Nonso Egbue's Project**

Sat, Sep 30, 2023

RETAINER PAID



**Renita Heyward 's Project**

Sat, Oct 7, 2023

PLANNING



**Keyauna McGee's Project**

Sat, Oct 14, 2023

RETAINER PAID



**Erica Hanner 's Project**

Sat, Oct 21, 2023



**Herbertta Thomas (Tunde)'s Project**

Sun, Oct 22, 2023



**Jeremiah Abdul's Project**

Sat, Oct 28, 2023

PLANNING



**Summer Hutchins's Project**

Fri, Nov 3, 2023

PROPOSAL SIGNED



**Aderonke's Project**

Sat, Nov 4, 2023

PLANNING



**Osarumwense Christabel Batey's Pr...**

Fri, Nov 10, 2023

PLANNING



**Griselda pena's Project**

Sat, Nov 11, 2023

RETAINER PAID



**Herbertta Thomas (Tunde)'s Project**

Fri, Nov 17, 2023

PROPOSAL SIGNED





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## Shontel Kealoha's Project

Sat, Dec 2, 2023



## Michael Taylor's Event

Sat, Dec 9, 2023

PLANNING



## Destiny Aladegbemi's Project

Sat, Dec 16, 2023



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## Moreno Staley's Project

Sat, Feb 24, 2024

RETAINER PAID







# LAWRENCEVILLE

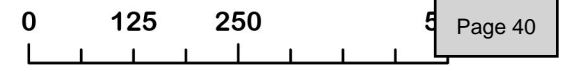
GEORGIA

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

## File # SUP2023-00083

Applicant: Precious Asoro

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







# LAWRENCEVILLE

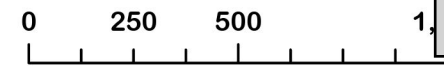
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**File # SUP2023-00083**

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# LAWRENCEVILLE

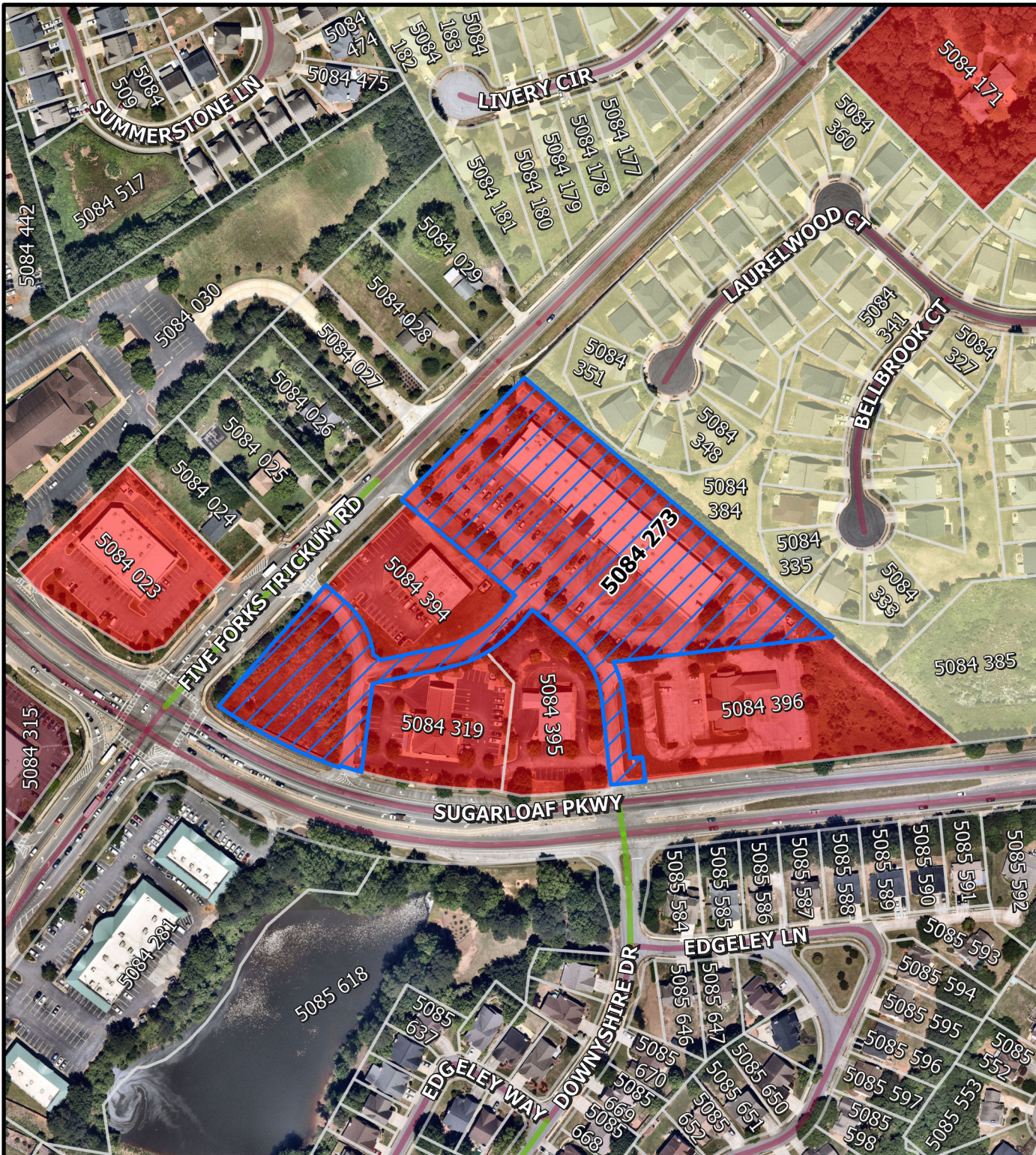
GEORGIA

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Location Map & Surrounding Areas

## File # SUP2023-00083

Applicant: Precious Asoro

-  North DTL
  -  Subject Property
  -  Parcels
  -  County Maintained Streets
  -  City Maintained Streets
- Zoning Districts**
-  BG General Business
  -  HSB Highway Service Business
  -  RS-60 Single-Family Residential


















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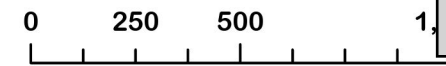
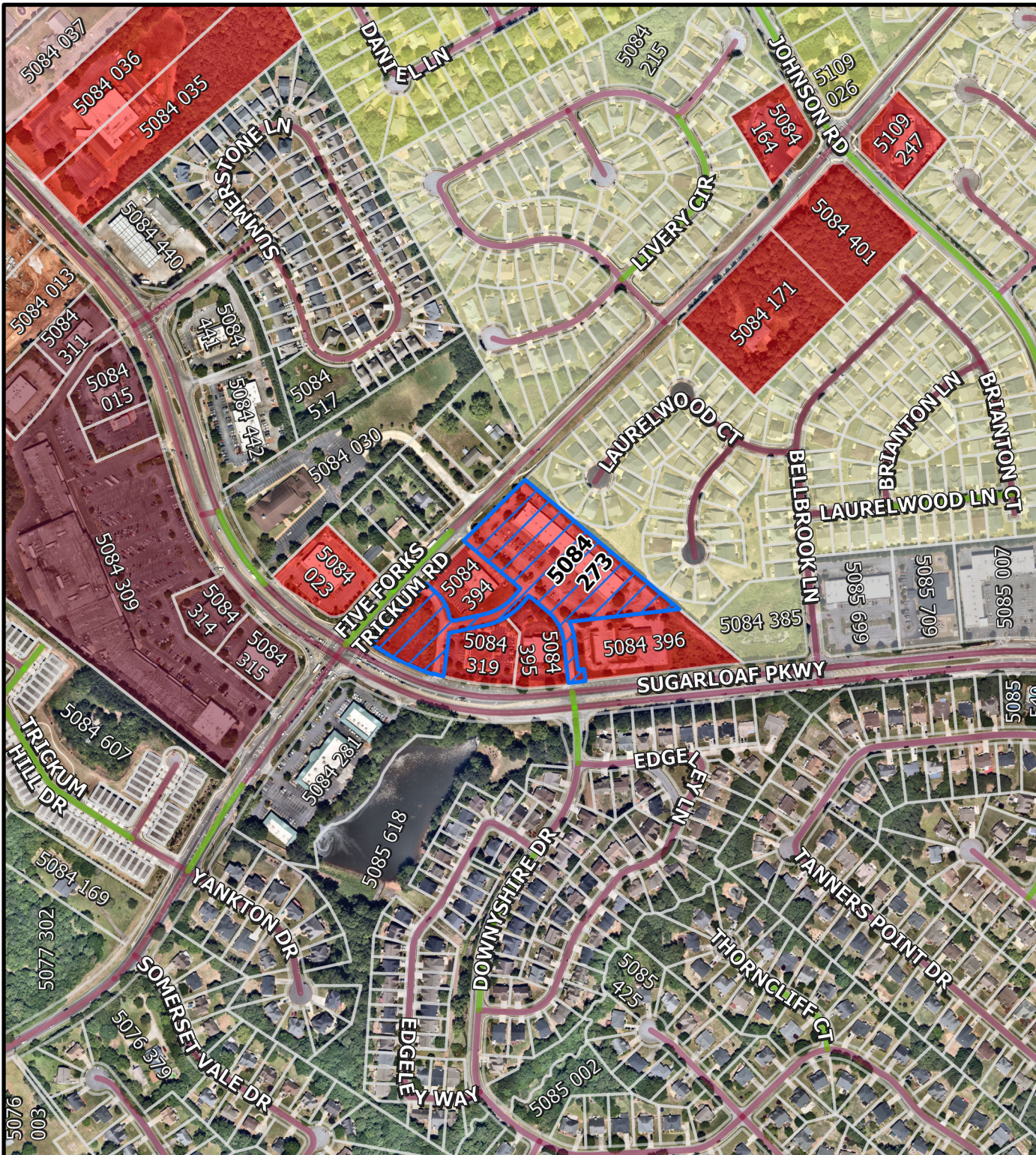
GEORGIA

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

## File # SUP2023-00083

Applicant: Precious Asoro

-  North DTL
-  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: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** SUP2023-00084; Yhana Rouse; 575 West Pike Street  
**Department:** Planning and Development  
**Date of Meeting:** Monday, December 4, 2023  
**Applicant Request:** Approval of Request  
**Presented By:** Todd Hargrave, Director of Planning and Development  
**Department Recommendation:** **Approval with Conditions**

---

**Summary:** The applicant requests a Special Use Permit for 575 West Pike Street to allow a Special Event Facility/Banquet Hall. The subject property is an approximately 2.70-acre parcel zoned BG (General Business District), located along the northeastern right-of-way of West Pike Street, near its intersection with Hurricane Shoals Road.

**Attachments/Exhibits:**

- SUP2023-00084\_RPRT\_11212023
- SUP2023-00084\_P&D RECO CNDS\_11212023
- SUP2023-00084\_APP LOI\_10042023
- SUP2023-00084\_FLOOR PLAN\_10042023
- SUP2023-00084\_LEGAL DESC\_11212023
- SUP2023-00084\_MAP AERIAL ZOOMED IN
- SUP2023-00084\_MAP AERIAL ZOOMED OUT
- SUP2023-00084\_ZONING ZOOMED IN
- SUP2023-00084\_ZONING ZOOMED OUT





# LAWRENCEVILLE

## Planning & Development

**CASE NUMBER:** SUP2023-00084

**OWNER:** CENTRAL LANDMARK LLC

**APPLICANT:** YHANA ROUSE

**CONTACT:** YHANA ROUSE – 773.981.1671

**LOCATION(S):** 575 WEST PIKE STREET

**PARCEL ID(S):** R5144 001

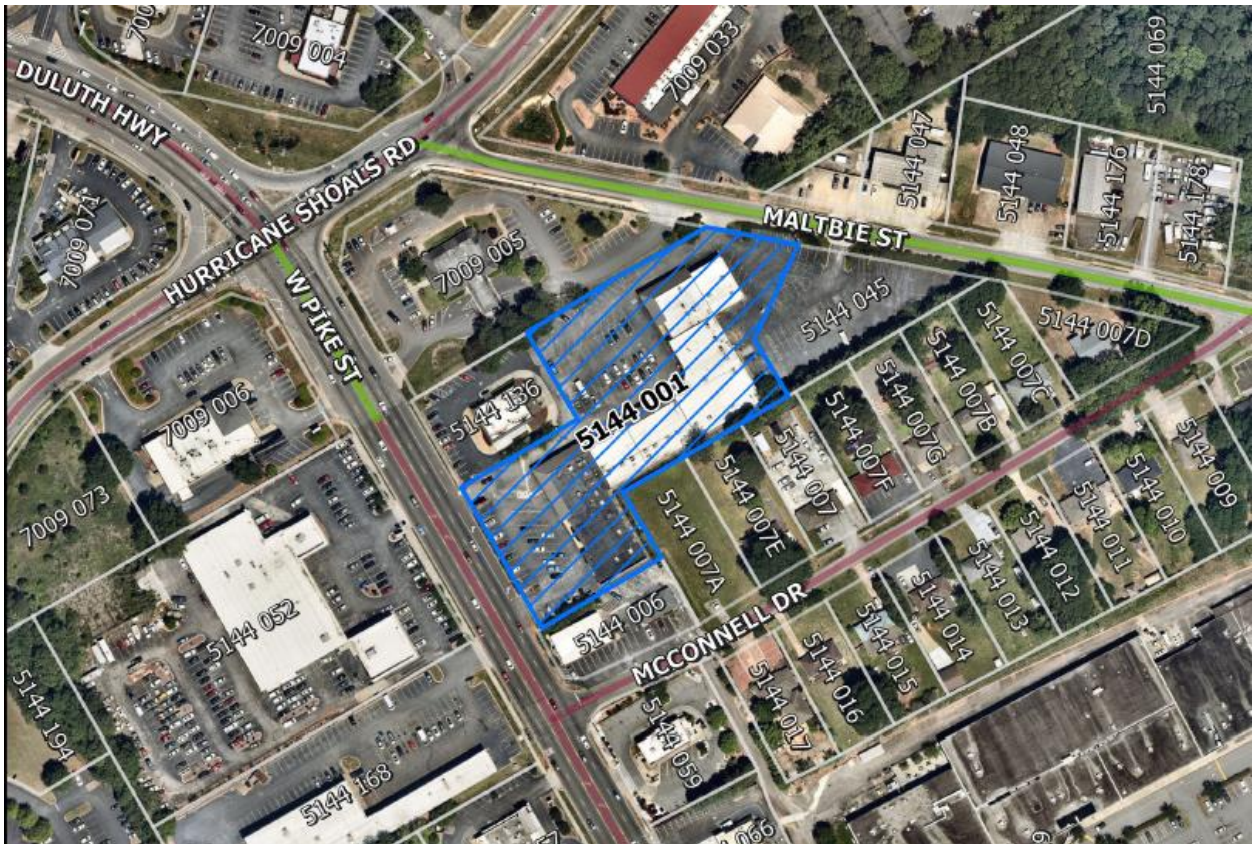
**APPROXIMATE ACREAGE:** 2.70

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

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

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

### VICINITY MAP





# LAWRENCEVILLE

## Planning & Development

### ZONING HISTORY

The subject property has been zoned BG (General Business District) since 1986, the earliest record on file for the parcel.

### PROJECT SUMMARY

The applicant requests a Special Use Permit for 575 West Pike Street to allow a Special Event Facility/Banquet Hall. The subject property is an approximately 2.70-acre parcel zoned BG (General Business District), located along the northeastern right-of-way of West Pike Street, near its intersection with Hurricane Shoals Road.

### ZONING AND DEVELOPMENT STANDARDS

The property consists of a 37,254 square-foot one-story retail building, accessory driveways, and parking.

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

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

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

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



# LAWRENCEVILLE

## Planning & Development

*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 21 of the Township Village shopping center, a 1,920 square foot retail space. They are proposing a Special Use Permit to allow a Special Event Facility/Banquet Hall (“The Nexxt Space”) providing services relating to community events, meetings, pop-up shops, special occasions, and training. Access to the property is provided via curbs-cuts extending from West Pike Street and Maltbie Street.

As proposed, the parking regulations require nineteen parking spaces for this type of facility, however, the existing parking lot consists of approximately 150 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.

### **SURROUNDING ZONING AND USE**

The immediate surrounding area consists primarily of commercial/retail uses zoned BG (General Business District) and HSB (Highway Service Business District). There are limited residential uses in the general area, including properties zoned RS-150 (Single Family Residential District) and RM-12 (Multifamily Residential District) to the north, along Hurricane Shoals Road. Furthermore, there are also intensive industrial uses zoned HM (Heavy Manufacturing District) to the east and





# LAWRENCEVILLE

## Planning & Development

southeast, along Maltbie Street. Further west, there are medical uses in the form of Northside Hospital Gwinnett and other medical facilities, which are typically zoned OI (Office Institutional District). Overall, the immediate area surrounding the subject property is predominantly commercial in nature.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### 2040 COMPREHENSIVE PLAN

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the Community Mixed Use Character Area. The Community Mixed Use character area recognizes the large-scale redevelopment opportunities that are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that

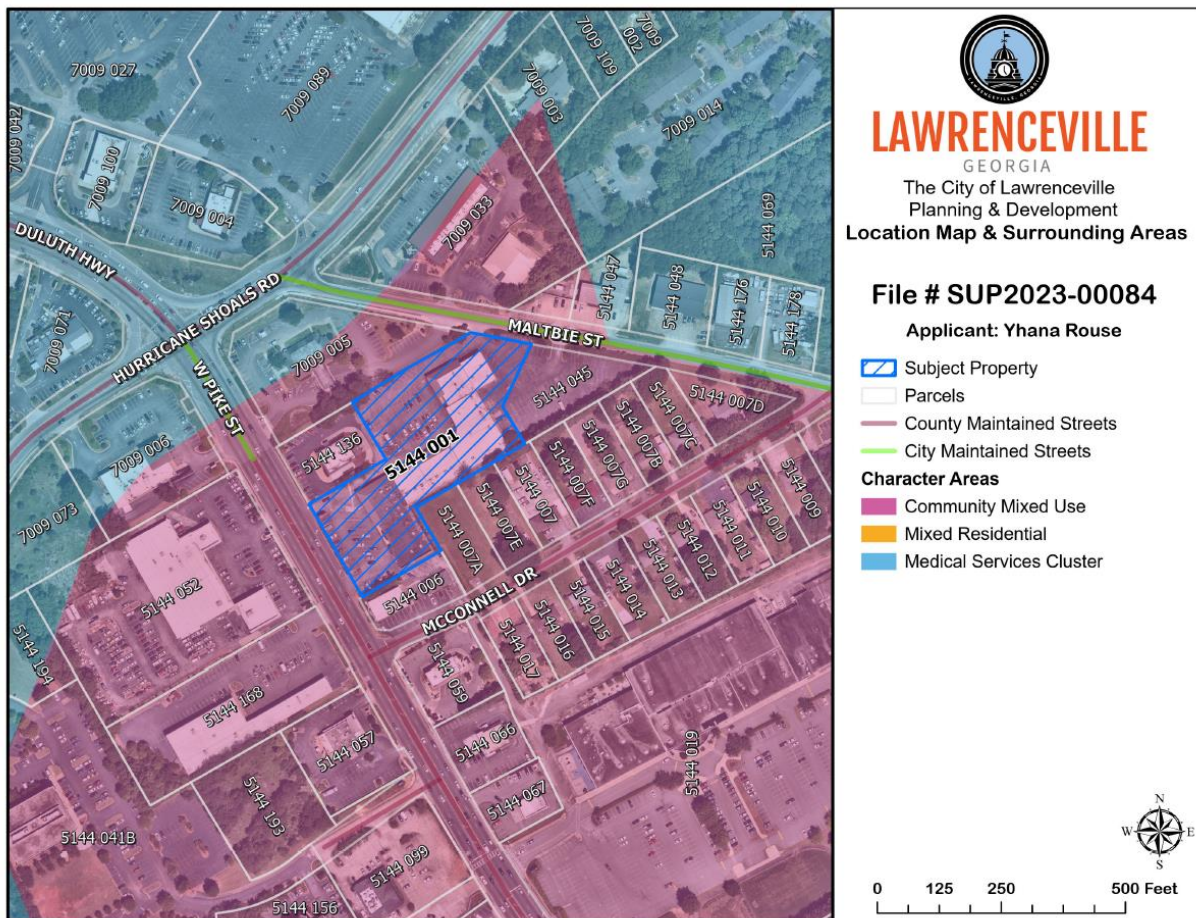


# LAWRENCEVILLE

## Planning & Development

build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown and could benefit from the “halo effect” of high-quality development already happening nearby. For this to happen, heavy industrial and noxious uses would need to relocate, and dumping and other poor environmental practices must be eliminated.

### LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



### STAFF RECOMMENDATION

As submitted, the proposal for a Special Event Facility/Banquet Hall at this location is appropriate, as it is in a commercial/retail corridor along West Pike Street. It is located within the Community Mixed Use character area, which





# LAWRENCEVILLE

## *Planning & Development*

encourages a variety of retail uses, including banquet halls. Furthermore, there is precedent for City Council approving such special uses in similar locations; in December 2021, **SUP2021-00051** was approved for a Special Event Facility/Banquet Hall at 3130 Sugarloaf Parkway, which is also zoned BG (General Business).

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 West Pike Street 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 Community Mixed Use Character Area are intended to provide a diversity of development types and uses. As such the proposed Special Use Permit allowing a Special Event Facility/Banquet Hall at this location could be consistent with the 2040 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 3130 Sugarloaf Parkway, which is also zoned BG (General Business).*

*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**  
**SUP2023-00084\_11222023**

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.** 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

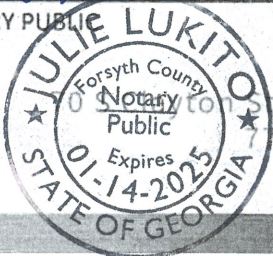
### SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>The Nexxt Space</u>	NAME: <u>Central Landmark LLC</u>
ADDRESS: <u>575 W Pike Street; Suite 21</u>	ADDRESS: <u>3940 Buford Hwy; Suite A101</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>770-415-8360 / 773-981-1671</u>	PHONE: <u>678-887-1297</u>
CONTACT PERSON: <u>Yhana Rouse</u> PHONE: <u>773-981-1671</u>	
CONTACT'S E-MAIL: <u>YhanaR@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): _____ ACREAGE: <u>2.70</u>	
PARCEL NUMBER(S): <u>R5144 001</u>	
ADDRESS OF PROPERTY: <u>575 W. Pike Street Suite 21; Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Multi-purpose Venue</u>	

Yhana Rouse 10/4/2023  
 SIGNATURE OF APPLICANT DATE

Yhana Rouse  
 TYPED OR PRINTED NAME

Julie Lukito Oct 4. 2023  
 NOTARY PUBLIC DATE



[Signature] 10/3/2023  
 SIGNATURE OF OWNER DATE

Fung Ying Chan  
 TYPED OR PRINTED NAME

[Signature] 10/3/2023  
 NOTARY PUBLIC Jisoo Kim DATE

• PO Box 2200 • Lawrenceville, Georgia 30046-2200  
 0.963.2414 • www.lawrencevillega.org  
**JISOO KIM**  
 NOTARY PUBLIC  
 DeKalb County  
 State of Georgia  
 My Comm. Expires Jan. 4, 2027



**The Nexxt Space**

P. O. Box 492502  
Lawrenceville, GA 30049  
Phone: 770-415-8360  
[Info@TheNexxt.org](mailto:Info@TheNexxt.org)

3.

October 3, 2023

City of Lawrenceville  
City Council Members  
70 S. Clayton Street  
Lawrenceville, GA 30046

RE: Letter of Intent

To Whom It May Concern:

We are writing to provide a letter of intent from Nexxt Level Investment Holdings Group LLC DBA The Nexxt Space. We appreciate the Council Members time and the opportunity to discuss information regarding The Nexxt Space. We are excited to bring a new multi-purpose venue to the City of Lawrenceville that will be located at 575 W. Pike Street; Suite 21 in the Township Village Shopping Center. The venue will be a chic, modern, and versatile space designed to accommodate a variety of needs from networking events, small business expos, 501(c)3 fundraisers, retirement celebrations, corporate meetings and conferences to intimate micro weddings, anniversaries, little league sports banquets, bar mitzvahs, and other celebrations. The space will feature venue rental, decor, audiovisual equipment, customizable layouts of tables and chairs, and ample parking.

Our mission is to create a welcoming atmosphere that is chic, modern, affordable, and inclusive for the residents, businesses, and other community members. Our goal is to provide excellent customer service and we aim to become the go-to space for creatives. The Nexxt Space is a majority women owned LLC who have been passionate about event planning, design, and execution for as long as we can remember. We are turning our decades-long passion projects into our purpose. However, we now know it's not just a passion—it's our calling.

Sincerely,

The Nexxt Space  
[Info@TheNexxt.org](mailto:Info@TheNexxt.org)  
770-415-8360 Ph

Attachments



THE NEXXT SPACE – INTERIOR PICTURE





**MULTI-PURPOSE EVENT SUITE**

**BUSINESS PLAN**



## COMPANY OVERVIEW

Nexxt Level Investment Holdings Group LLC DBA The Nexxt Space is excited to bring a new multi-purpose venue to the City of Lawrenceville that will be located at 575 W. Pike Street; Suite 21 in the Township Village Shopping Center. The venue will be a chic, modern, and versatile space designed to accommodate a variety of venue needs from networking events, small business expos, 501(c)3 fundraisers, retirement celebrations, corporate meetings and conferences to intimate micro weddings, anniversaries, little league sports banquets, bar mitzvahs, and other celebrations. The space will feature venue rental, decor, audiovisual equipment, customizable layouts of tables and chairs, and ample parking. Our mission is to create a welcoming atmosphere that is inclusive for the residents, businesses, and other community members. Our goal is to provide excellent customer service and we aim to become the go-to space for creatives. The Nexxt Space is a majority women owned LLC who have been passionate about event planning, design, and execution for as long as we can remember. We are turning our decades-long passion projects into our purpose. However, we now know it's not just a passion—it's our calling.

## MARKET ANALYSIS

The event space industry is rapidly growing. The market is expected to grow exponentially (billions) by 2028. The market is driven by the increasing demand for event spaces for corporate meetings, conferences, and social events. The market is also driven by the increasing demand for convenience, with more people looking for a one-stop shop for their event needs.

## COMPETITIVE ANALYSIS

The event space industry is very competitive. However, our competitive edge lies in our ability to provide a unique and memorable experience for our clients, while providing an affordable and convenient solution for their event needs. In addition, this industry has continued to show exponential growth despite any fluctuations in the economy.

## MARKETING PLAN

The Nexxt Space's marketing plan will focus on creating visibility and awareness of our brand and services. We will utilize a variety of marketing strategies, including digital marketing, social media marketing, and

traditional marketing. We will also focus on building relationships with neighboring businesses, event planners, and other industry professionals and building corporate partnerships to increase our visibility, including a ribbon cutting with the Gwinnett Chamber of Commerce, an opening event for industry professionals, and participating in and hosting small business networking events.

### FINANCIAL PLAN

The Nexxt Space primary revenue drivers will be the venue services offered. The revenue will be derived from renting the space itself and rental of event furniture and decor. The cost drivers will be marketing costs, utilities, and rent.

The success of The Nexxt Space will be driven by the following: location, affordability, modern design elements, and excellent customer service. The Nexxt Space will provide guidance to our clients from idea conception to event execution. We look forward to serving and working alongside members of the community.

### THE NEXXT SPACE – INTERIOR PICTURE







# GWINNETT COUNTY

## CERTIFICATE OF OCCUPANCY

PERMIT NUMBER: TNC2023-01928



BUILDING ADDRESS: 575 WEST PIKE ST 21, LAWRENCEVILLE, GA 30046

BUILDING NUMBER:

SUITE NUMBER: 21

CITY: LAWRENCEVILLE

BUILDING/TENANT AREA:

ZIP CODE: 30046

TYPE OF WORK: Tenant Change

PARCEL NUMBER: 5144 001

BUILDING/TENANT KNOWN AS: THE NEXT SPACE

### OFFICE OF THE FIRE MARSHAL

Department of Fire and Emergency Services

NFPA OCCUPANCY CLASSIFICATION: Assembly

ADDITIONAL COMMENTS:

OCCUPANT LOAD: 88

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of the applicable laws, rules and regulations, codes, standards and ordinances for the uses and occupancy specified. This Certificate of Occupancy shall be made null and void if change of use, occupancy, or physical alterations, additions, renovations, or a fire or destructive event of serious consequence, or other hazard(s) identified. This document shall be available for inspection at the building at all reasonable times.

The Fire Marshal is authorized to, in writing, suspend or revoke this Certificate of Occupancy under the provisions of the Gwinnett County Code of Ordinances, Chapter 42, when it is determined that the premises described herein or portion thereof is in violation of any applicable law, rules and regulations, codes, standards, and ordinances or any provision thereof.

This inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in court for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failures of any component of such building, which may occur subsequent to such inspection or permitting.

ISSUED BY: JASTRICKLAND

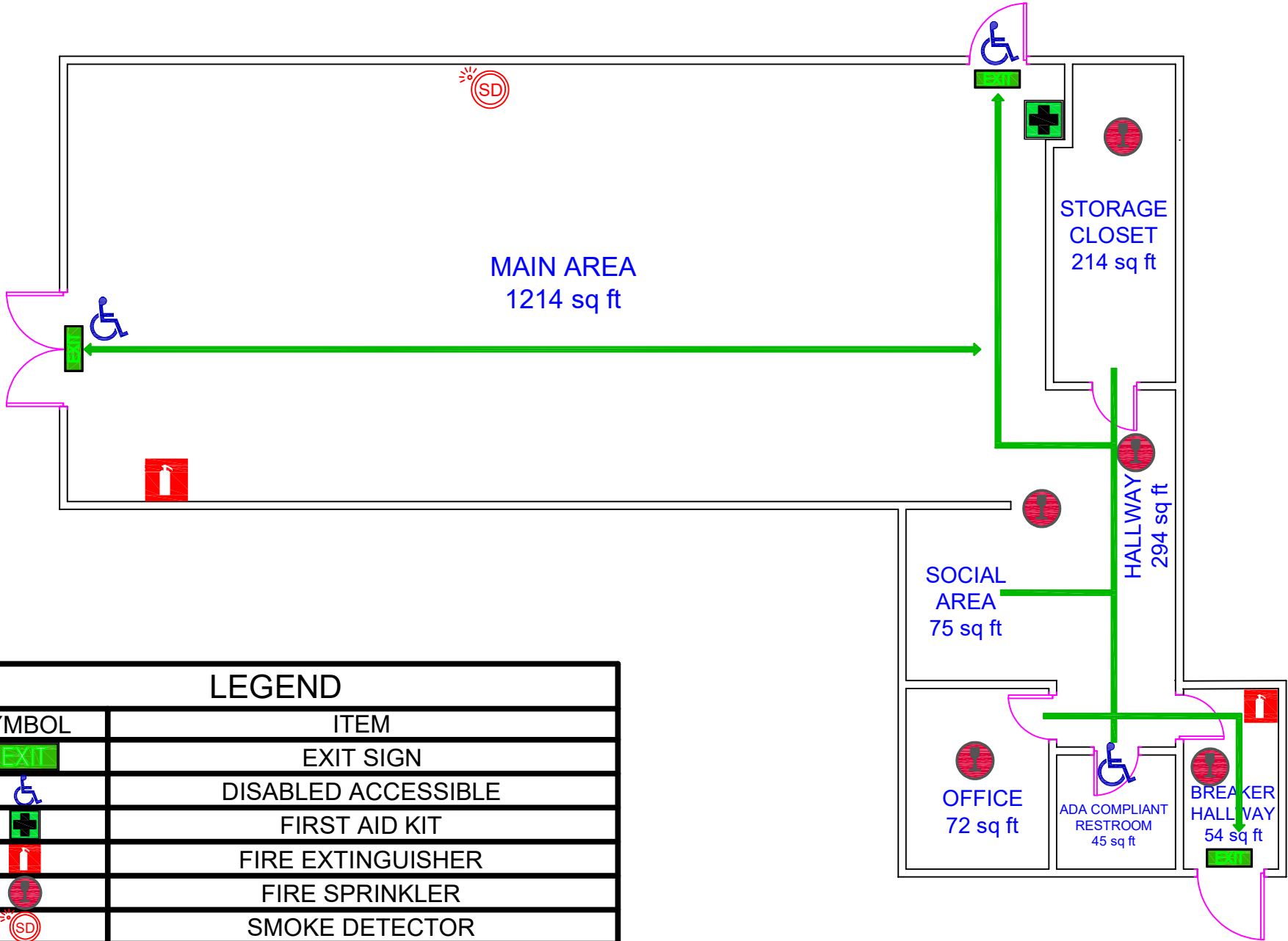
TITLE: Inspector

DATE ISSUED: 9/18/2023

SIGNATURE: JASTRICKLAND

408 Hurricane Shoals Road, Lawrenceville, Ga 30045  
Office: (678) 518-4980, Fax: (678) 518-4901, Inspection Request: (678) 518-6277  
www.gwinnettfiremarshal.com

POST IN A CONSPICUOUS PLACE AT THE MAIN ENTRANCE TO THE PREMISES



### LEGEND

SYMBOL	ITEM
	EXIT SIGN
	DISABLED ACCESSIBLE
	FIRST AID KIT
	FIRE EXTINGUISHER
	FIRE SPRINKLER
	SMOKE DETECTOR

BK 49261 PG 0062

FILED AND RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA

09 JAN 29 PM 3: 48

TOM LAWLER, CLERK

301120 -22

PT-61 # 067-2009-002087  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ NONE  
TOM LAWLER CLERK OF  
SUPERIOR COURT

Return to:  
LINDA CHAN  
105 Morton Manor Court  
Alpharetta, Ga. 30202

**QUITCLAIM DEED**

STATE OF GEORGIA

COUNTY OF FULTON

**THIS INDENTURE**, is made this 2<sup>nd</sup> day of January, 2009 between **SIMON CHAN AKA KWOK CHEUNG CHAN AND LINDA CHAN AKA FUNG YING CHAN**, resident of the **State of Georgia**, as party or parties of the first part, hereinafter called Grantor, and **LINDA CHAN AKA FUNG YING CHAN**, resident of the **State of Georgia**, as party or parties of the second part, hereinafter called Grantee.

**WITNESSETH** that Grantor, for and in consideration of the sum of ten dollar (\$10.00) and for other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby release, remise and forever **QUITCLAIM** unto the said Grantee all of Grantor's right, title and interest in and to the following-described premises, with the hereditaments and appurtenances thereto appertaining, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 144 OF THE 5<sup>TH</sup> DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.:

**TO HAVE AND TO HOLD** the said described premises to grantee, so that neither grantor nor any individual nor entity claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

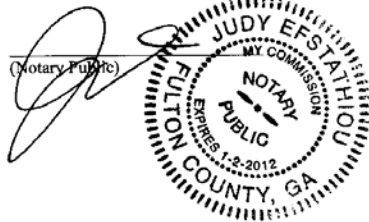
**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Simon Chan (Seal)  
SIMON CHAN

Jennifer  
(Unofficial witness)

Linda Chan (Seal)  
LINDA CHAN



0007204

12



BK 49261 PG 0063

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 144 of the 5<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

**BEGINNING** at the point of intersection of the northeasterly right-of-way line of Georgia Highway No. 120 with the line dividing the 5<sup>th</sup> District and the 7<sup>th</sup> District of Gwinnett County, Georgia; thence leaving said right-of-way line and running north 60 degrees 56 minutes 54 seconds east along said District line, 299.18 feet to a point; running thence north 61 degrees 04 minutes 07 seconds east along said District line, 142.80 feet to a point located on the southwesterly right-of-way line of Maltbie Street (a 60-foot right-of-way); running thence south 77 degrees 42 minutes 37 seconds east along the southwesterly right-of-way line of Maltbie Street, 386.80 feet to a point; thence leaving said right-of-way line and running south 61 degrees 04 minutes 37 seconds west, 562.55 feet to a point; running thence south 27 degrees 50 minutes 32 seconds east, 97.23 feet to an iron pin found; running thence south 61 degrees 49 minutes 08 seconds west, 180.23 feet to a point located on the northeasterly right-of-way line of Georgia Highway No. 120; running thence north 27 degrees 00 minutes 47 seconds west along the northeasterly right-of-way line of Georgia Highway No. 120, 349.23 feet to the **POINT OF BEGINNING**; and being a tract or parcel of land containing 3.86 acres, together with improvements thereon, all as more particularly shown on and described in accordance with a plat of survey prepared for Simon Chan by McClung Surveying, bearing the seal and certification of Perry E. McClung, Georgia Registered Land Surveyor No. 1541, dated July 2, 1996.









# LAWRENCEVILLE

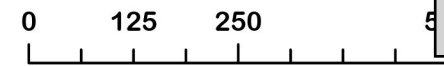
GEORGIA

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

**File # SUP2023-00084**

**Applicant: Yhana Rouse**

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












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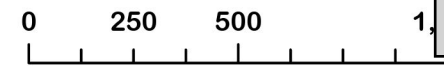
GEORGIA

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

## File # SUP2023-00084

Applicant: Yhana Rouse

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




















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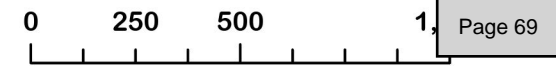
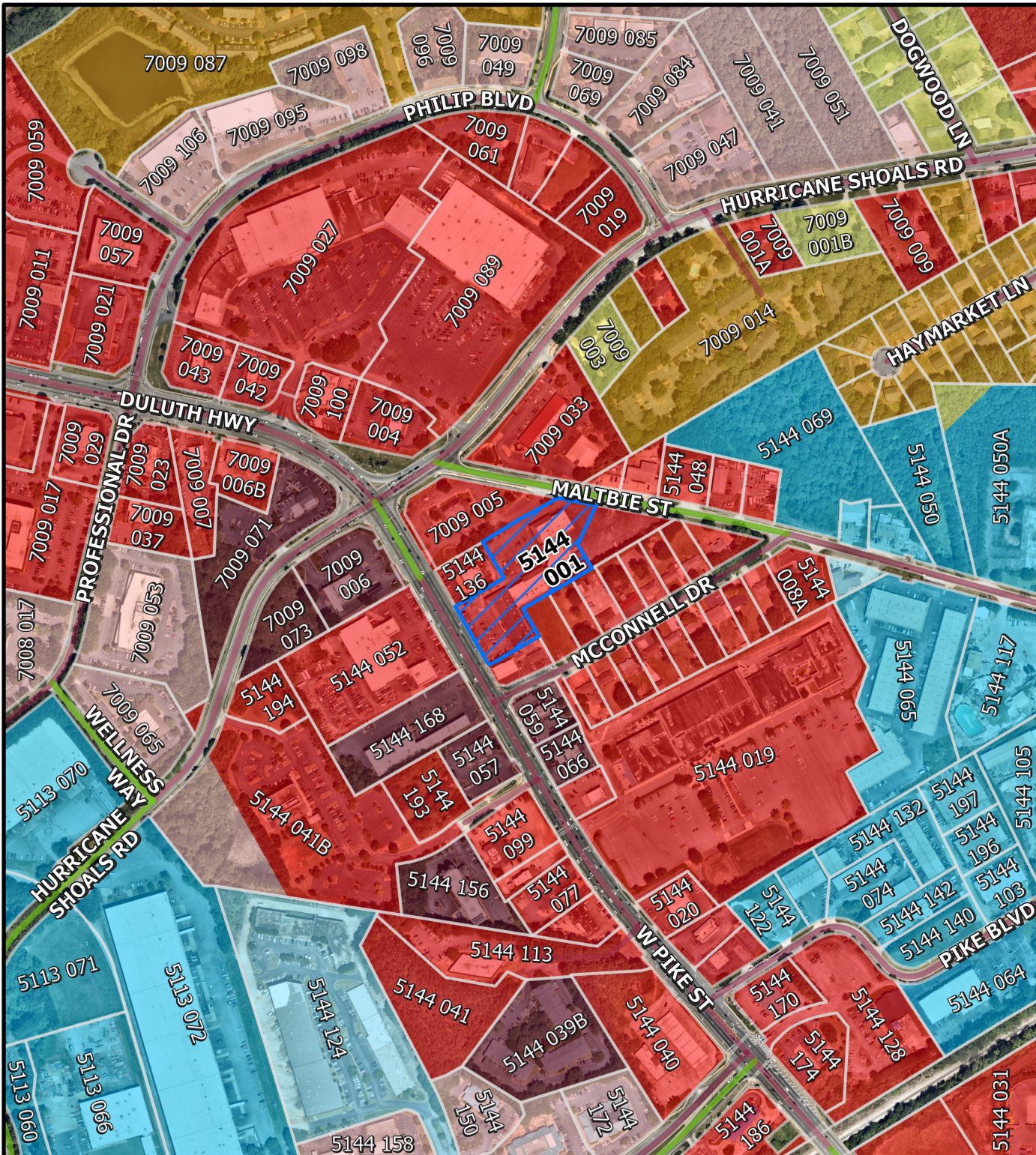
GEORGIA

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

**File # SUP2023-00084**

**Applicant: Yhana Rouse**

-  Subject Property
  -  Parcels
  -  County Maintained Streets
  -  City Maintained Streets
- Zoning Districts**
-  BG General Business
  -  HSB Highway Service Business
  -  LM Light Manufacturing
  -  HM Heavy Manufacturing
  -  OI Office/Institutional
  -  RM-12 Multifamily Residential
  -  RS-150 Single-Family Residential







# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** SUP2023-00085; RJJ Development, LLC; 0 West Pike Street

**Department:** Planning and Development

**Date of Meeting:** Monday, December 4, 2023

**Applicant Request:** Approval of Request

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

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

**Summary:** The applicant requests a Special Use Permit for 0 West Pike Street (PIN: R5144 037) to allow a Self-Storage or Mini-Warehouse Facility. The subject property is a 5.22-acre parcel zoned BG (General Business District), located along the southern right-of-way of West Pike Street at the intersection of Pike Park Drive, just south of where West Pike Street crosses the CSX rail corridor.

**Attachments/Exhibits:**

- SUP2023-00085\_RPRT\_11212023
- SUP2023-00085\_P&D RECO CNDS\_11212023
- SUP2023-00085\_APPLICATION\_10092023
- SUP2023-00085\_LETTER OF INTENT\_10092023
- SUP2023-00085\_LEGAL DESCRIPTION\_10092023
- SUP2023-00085\_SURVEY\_10092023
- SUP2023-00085\_SITE PLAN 1\_10092023
- SUP2023-00085\_SITE PLAN 2\_10262023
- SUP2023-00085\_BUILDING RENDERING\_10262023
- SUP2023-00085\_LANDSCAPE RENDERING\_10262023
- SUP2023-00085\_MAP AERIAL ZOOMED IN
- SUP2023-00085\_MAP AERIAL ZOOMED OUT

- SUP2023-00085\_ZONING ZOOMED IN
- SUP2023-00085\_ZONING ZOOMED OUT



# LAWRENCEVILLE

## Planning & Development

**CASE NUMBER:** SUP2023-00085

**OWNER:** DAVID ENGLAND

**APPLICANT:** RJJ DEVELOPMENT, LLC

**CONTACT:** WAYLON HOGE – 770.601.6879

**LOCATION(S):** 0 WEST PIKE STREET

**PARCEL ID(S):** R5144 037

**APPROXIMATE ACREAGE:** 5.22

**ZONING PROPOSAL:** TO ALLOW SELF-STORAGE AS A SPECIAL USE

**PROPOSED DEVELOPMENT:** SELF-STORAGE OR MINI WAREHOUSE FACILITY

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

### VICINITY MAP







# LAWRENCEVILLE

## Planning & Development

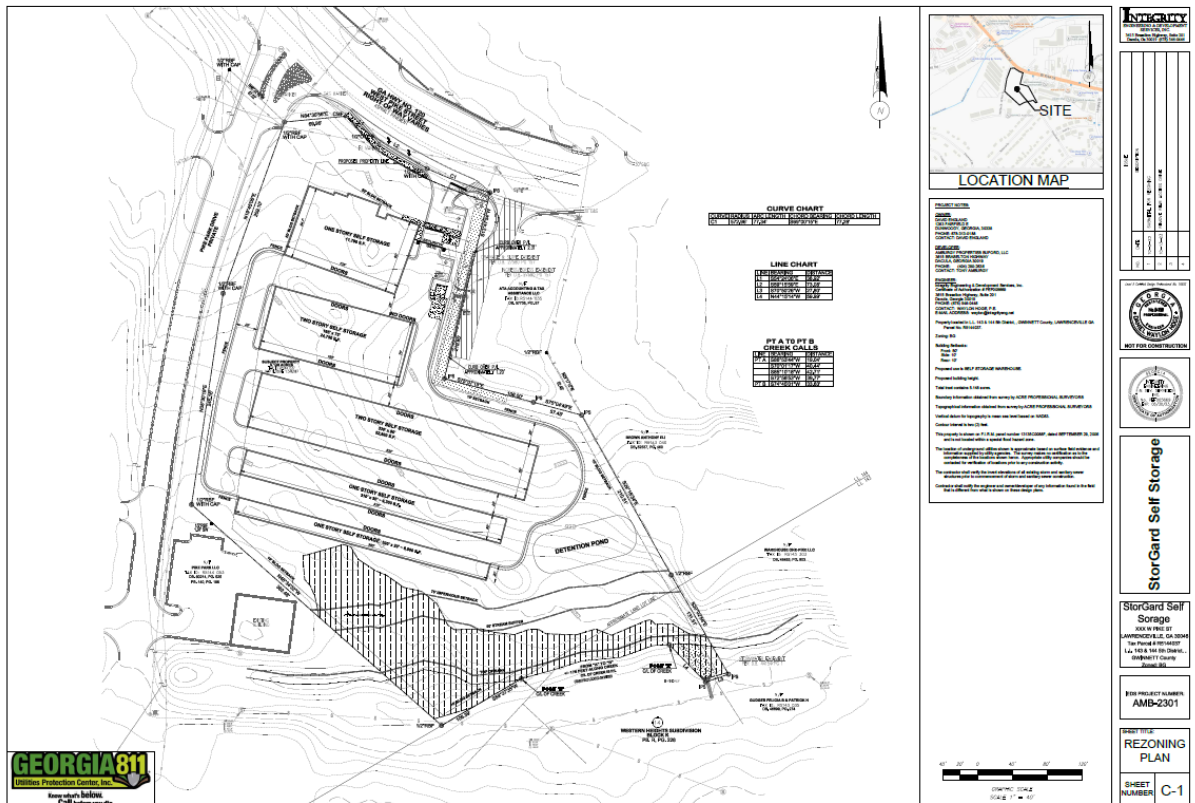
### ZONING HISTORY

The subject property has been zoned BG (General Business District) since 1960, the earliest record on file for the parcel.

### PROJECT SUMMARY

The applicant requests a Special Use Permit for 0 West Pike Street (PIN: R5144 037) to allow a Self-Storage or Mini-Warehouse Facility. The subject property is a 5.22-acre parcel zoned BG (General Business District), located along the southern right-of-way of West Pike Street at the intersection of Pike Park Drive, just south of where West Pike Street crosses the CSX rail corridor.

### PROPOSED SITE PLAN





# LAWRENCEVILLE

## Planning & Development

### ZONING AND DEVELOPMENT STANDARDS

The property is currently undeveloped.

#### Article 1 Districts, Section 102.11, B. Lot Development Standards

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
<b>Minimum Lot Area</b>	<i>No Minimum</i>	<i>227,383 sq. ft.</i>	<i>NA</i>
<b>Minimum Lot Width</b>	<i>No Minimum</i>	<i>~205 feet</i>	<i>NA</i>
<b>Minimum Front Yard Setback</b>	<i>50 feet</i>	<i>50 feet</i>	<i>NA</i>
<b>Minimum Rear Yard Setback</b>	<i>10 feet</i>	<i>10 feet</i>	<i>NA</i>
<b>Minimum Side Yard Setback</b>	<i>10 feet</i>	<i>10 feet</i>	<i>NA</i>
<b>Impervious Surface Coverage</b>	<i>95%</i>	<i>NA</i>	<i>NA</i>
<b>Maximum Building Height</b>	<i>35 feet</i>	<i>NA</i>	<i>NA</i>

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

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
<b>Self-Storage or Mini-Warehouse Facility</b>	<i>Special Use Permit</i>	<i>Special Use Permit</i>	<i>Approval with Conditions</i>

#### Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.71 Self-Storage and Mini-Warehouse Facilities reads as follows:

- A. *Self-Storage and Mini-Warehouse Facilities shall meet the following restrictions and design standards:*
  1. *Storage units shall not be used for manufacturing, retail, or wholesale selling, office, other business or service use, or human habitation.*
  2. *Site access shall not be onto roadways classified as local residential streets.*



# LAWRENCEVILLE

## Planning & Development

3. *Outdoor speakers or sound amplification systems shall be prohibited.*
4. *Such a facility may include one accessory manager's office/apartment which is clearly subordinate to the primary use of the facility for warehousing purposes.*
5. *Provide adequate loading and unloading areas outside of fire lanes, required parking lanes, and travel lanes.*
6. *Access to all storage units shall be from the interior of the main building. No access to a storage unit shall lead directly to the exterior of the building.*
7. *No outdoor storage of any type shall be allowed at the facility.*

The proposed development is an approximately 104,640 square foot self-storage facility split among two (2) two-story buildings totaling 77,750 square feet and three (3) one-story buildings totaling 27,090 square feet. Some units will be climate-controlled, others will not. The number of units was not provided in the proposal, but assuming 150 square feet per unit, the development will contain approximately 700 storage units.

The development will be accessed by a new driveway located on West Pike Street and the buildings are arranged to restrict the view of overhead doors from the right-of-way. The leasing office will be served with seven (7) parking spaces along West Pike Street. Seven parking spaces is too few according to Article 5 of the Zoning Ordinance; the parking requirement for self-storage facilities is one (1) space per ten (10) units. With approximately 700 proposed units, such a development would require seventy (70) parking spaces. As such, a variance will be required to reduce the parking requirement.

### **SURROUNDING ZONING AND USE**

The immediate surrounding area consists of a mix of commercial, residential, and light industrial uses and zoning. The adjacent parcels along both sides of West Pike Street are used for commercial/retail and are similarly zoned BG (General Business District). The parcels alongside Pike Park Drive directly to the west and southwest of the property are zoned LM (Light Manufacturing) and contain uses such as distribution facilities and self-storage warehouses; there is also an LM property



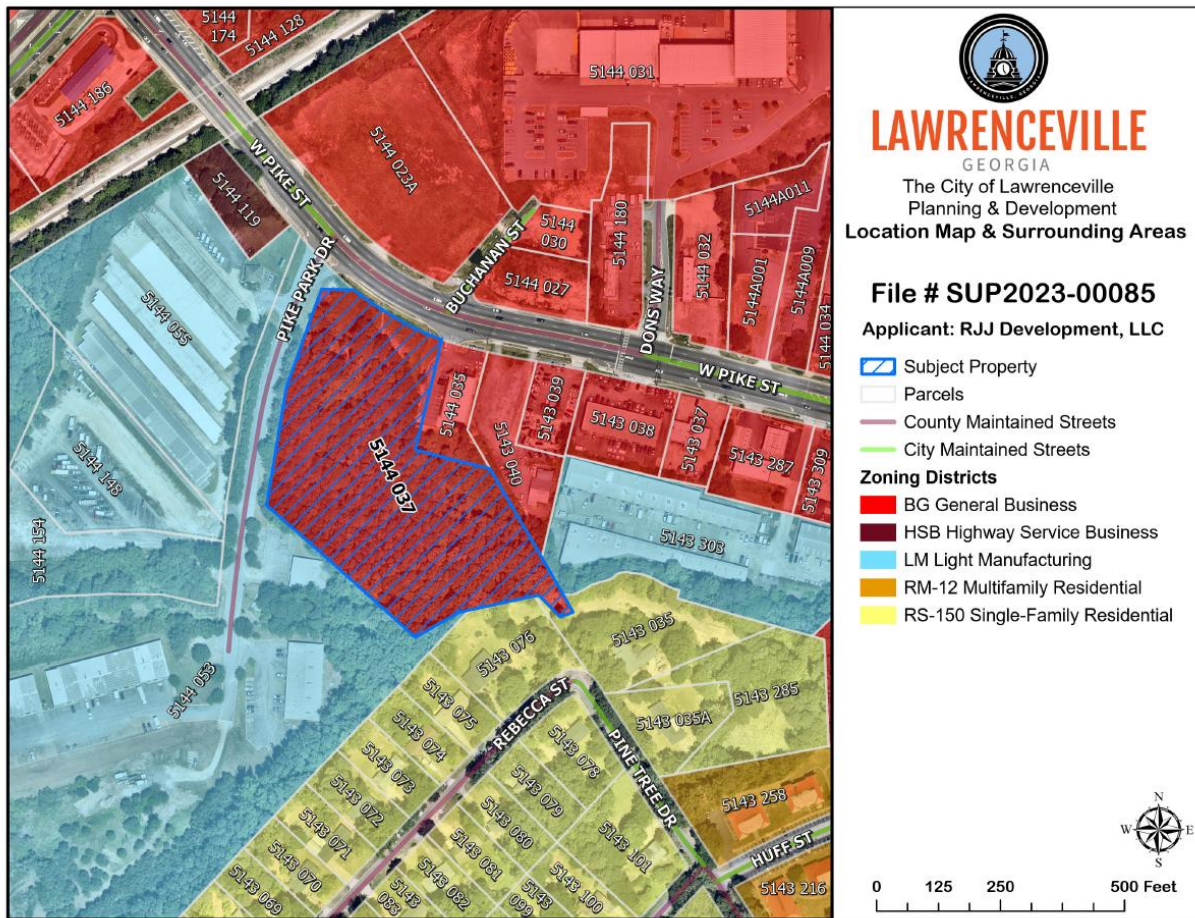


# LAWRENCEVILLE

## Planning & Development

directly to the east. Finally, the Western Heights residential subdivision abuts the property to the south and is zoned RS-150 (Single-Family Residential).

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### 2040 COMPREHENSIVE PLAN

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the Community Mixed Use Character Area. The Community Mixed Use character area recognizes the large-scale redevelopment opportunities that are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown and could benefit from the “halo effect” of

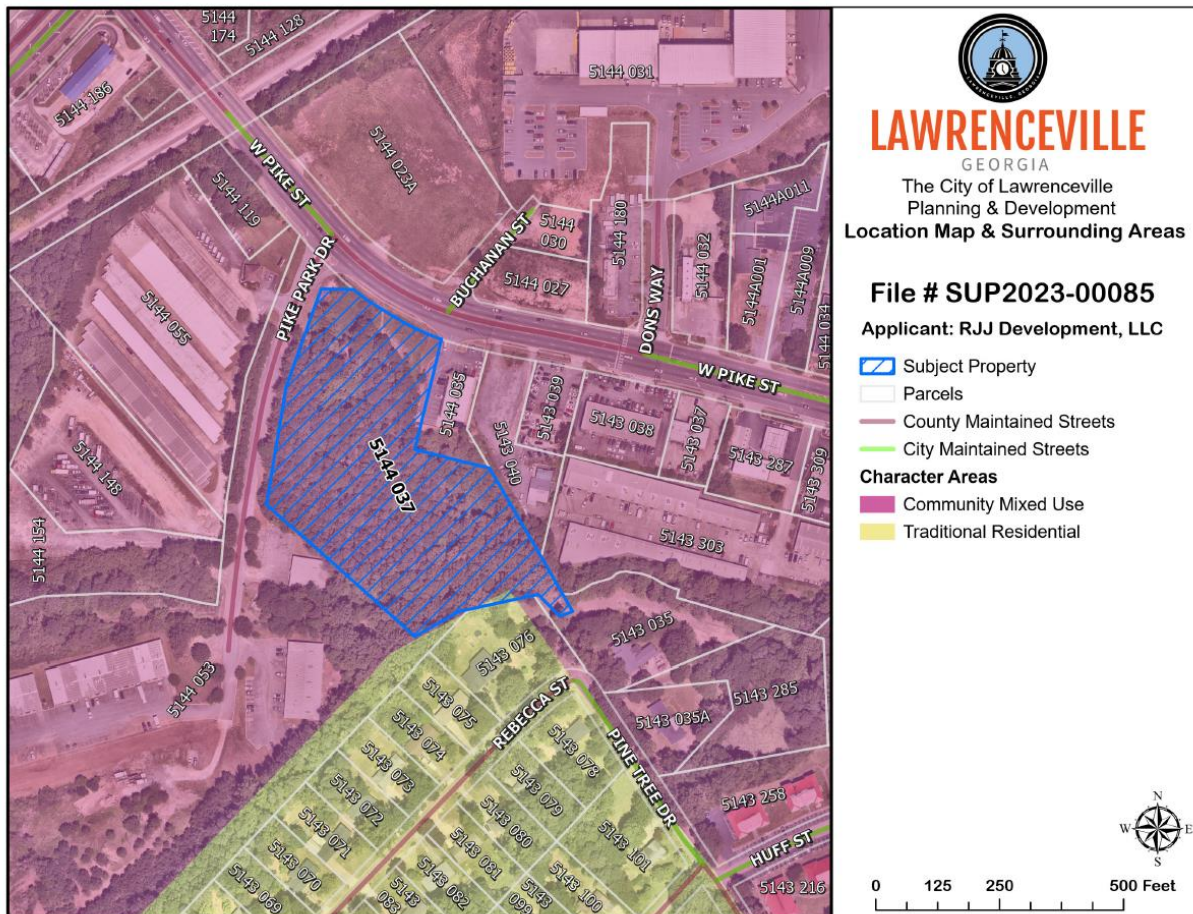


# LAWRENCEVILLE

## Planning & Development

high-quality development already happening nearby. For this to happen, heavy industrial and noxious uses would need to relocate, and dumping and other poor environmental practices must be eliminated.

### LAWRENCEVILLE 2040 COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP



### STAFF RECOMMENDATION

If properly conditioned, the proposed development could meet the Department’s minimum standards; given the development’s proximity to the Downtown area, special care needs to be taken to ensure that the development meets or exceeds minimum architectural and parking standards. In terms of location, a self-storage facility would be congruent with existing uses of the general area and such a use



# LAWRENCEVILLE

## *Planning & Development*

would not be out of place in the Community Mixed Use character area, as outlined in the 2040 Comprehensive Plan. Furthermore, in 2016, the City Council approved a Special Use Permit for a self-storage facility in BG zoning district at 840 Scenic Highway, see SU-16-16. For all these reasons, the Department recommends **APPROVAL WITH CONDITIONS** of the proposal.





# 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;**

*As proposed, the plan would be suitable given the presence of other self-storage and warehouse facilities in the general area.*

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

*No.*

- 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 Community Mixed Use character area includes a wide diversity and intensity of uses adjacent to Lawrenceville's Downtown core.*

- 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;**

*There is precedent for City Council's approval of such special uses in BG zoning districts; see SU-16-16. Additionally, there are already self-storage warehouses in the immediate area.*

**PLANNING COMMISSION**  
**RECOMMENDED CONDITIONS**  
**SUP2023-00085\_11222023**

Approval of Special Use Permit for a Self-Storage or Mini-Warehouses Facility, subject to the following enumerated conditions:

- 1.** To restrict the use of the property as follows:
  - A.** A Self-Storage Facility not exceeding 104,640 square feet in gross floor area and/or 700 storage units.
  - B.** The development shall be in general accordance with the site plan titled “Rezoning Plan for StorGard Self Storage, prepared for Amburgy Properties Buford, LLC, prepared by Integrity Engineering & Development Services, Inc.,” revised October 13, 2023. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
  - C.** The design of the façade along West Pike Street shall meet minimum architectural standards and shall be clad in brick, in accordance with the proposed rendering submitted. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
  - D.** Roll up doors for storage units shall not be visible from the right-of-way of West Pike Street.
  - E.** 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.
  - F.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
  - G.** Outdoor storage shall be prohibited.
  - H.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
- 2.** To satisfy the following site development considerations:
  - A.** The development shall be constructed in conformity with the City of



Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.

- B.** The building shall maintain its character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion of the existing footprint shall be prohibited.
  - C.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.
  - D.** Provide a ten (10) foot landscape strip adjacent to public right-of-way. The final design shall be subject to the review and approval of the Director of Planning and Development.
  - E.** Provide a five (5) foot landscape strip adjacent to interior property lines and private access easement or drives. The final design shall be subject to the review and approval of the Director of Planning and Development.
  - F.** Provide a five (5) foot concrete sidewalk adjacent to public right-of-way.
  - 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 public right-of-way.
  - H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 3.** The following variances are requested:
- A.** A variance from the Zoning Ordinance, Article 5, Section 508 Number of Off-Street Parking Spaces allows for the reduction of the required number of parking spaces from seventy (70) to seven (7) spaces.



# LAWRENCEVILLE

## GEORGIA

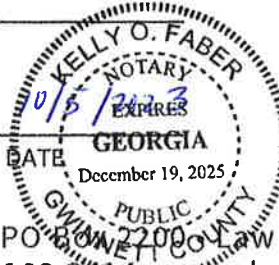
### SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>RJJ Development, LLC</u>	NAME: <u>David England</u>
ADDRESS: <u>3615 Braselton Hwy STE 201</u>	ADDRESS: <u>1203 Fairfield E</u>
CITY: <u>Dacula</u>	CITY: <u>Dunwoody</u>
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: <u>GA</u> ZIP: <u>30338</u>
PHONE: <u>678-546-0446</u>	PHONE: <u>678-313-0188</u> <del>678-314-0188</del>
CONTACT PERSON: <u>Waylon Hoge</u> PHONE: <u>770-601-6879</u>	
CONTACT'S E-MAIL: <u>waylon@integrityeng.net</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>5.148</u>	
PARCEL NUMBER(S): <u>R5144 037</u>	
ADDRESS OF PROPERTY: <u>XXX W Pike St Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Self Storage Facility</u>	

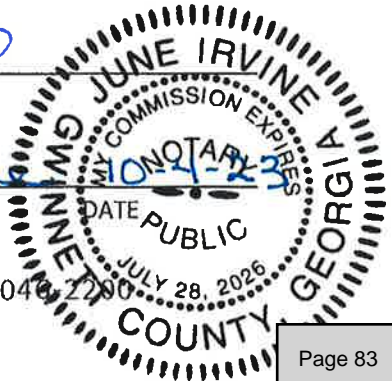
Tony Amburgy 10/5/2023  
 SIGNATURE OF APPLICANT DATE  
 TONY AMBURGY  
 TYPED OR PRINTED NAME

David England 10/5/23  
 SIGNATURE OF OWNER DATE  
 DAVID ENGLAND  
 TYPED OR PRINTED NAME

Kelly Faber  
 NOTARY PUBLIC



June Irvine  
 NOTARY PUBLIC





# LAWRENCEVILLE GEORGIA

## DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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





# LAWRENCEVILLE GEORGIA

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

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

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

PARCEL I.D. NUMBER: 5 - 143, 144 - R9144 037  
 (Map Reference Number) District Land Lot Parcel

[Signature] 10/4/23  
 Signature of Applicant Date

WAYCON HOGE - INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC. - 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)

[Signature] TSA II  
 NAME TITLE

10/4/2023  
 DATE

Current for 2022 taxes

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

October 5<sup>th</sup> 2023

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

RE: Letter of Intent  
Special Use Application  
W Pike St  
Land Lots 143 and 144  
Parcel # R5144 037

To whom it may concern,

The applicant, RJ Development, LLC on behalf of the owner, David England, hereby submits this special use permit application for the development of the subject property. The applicant is requesting a special use permit to allow for the construction of a self-storage facility containing climate and non-climate-controlled units.

The subject property contains 5.148 acres and lies on the south side of West Pike Street. The property is currently undeveloped. The developer intends to develop the property and construct three (3) one-story buildings totaling 27,090 square feet and two (2) two-story buildings totaling 77,550 square feet for a total of 104,640 square feet. The property is planned to be accessed by a driveway located on West Pike Street and a driveway to Pike Park Drive. A total of 7 parking spaces are proposed for the sales office. The buildings have been arranged to restrict the view of overhead doors from the right of way.

Attached to the Special Use Permit application are the boundary survey, legal description, and proposed site plan. Please do not hesitate to contact me should you have any questions or require any further information or documentation. The Applicant respectfully requests your consideration of this application.

Sincerely,  
Integrity Engineering & Development Services, Inc.



Waylon Hoge, P.E.  
President

Legal Description

All that tract or parcel of land lying and being in Land lots 143 and 144, of the 5<sup>th</sup> Land District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a concrete monument found at the intersection of easterly right of way of Pike Park Drive (aka Plant Road) (apparent 80' right of way) (private drive) and the southerly right of way of GA Highway 120 (aka West Pike Street) (right of way varies), said point being the **POINT OF BEGINNING**;

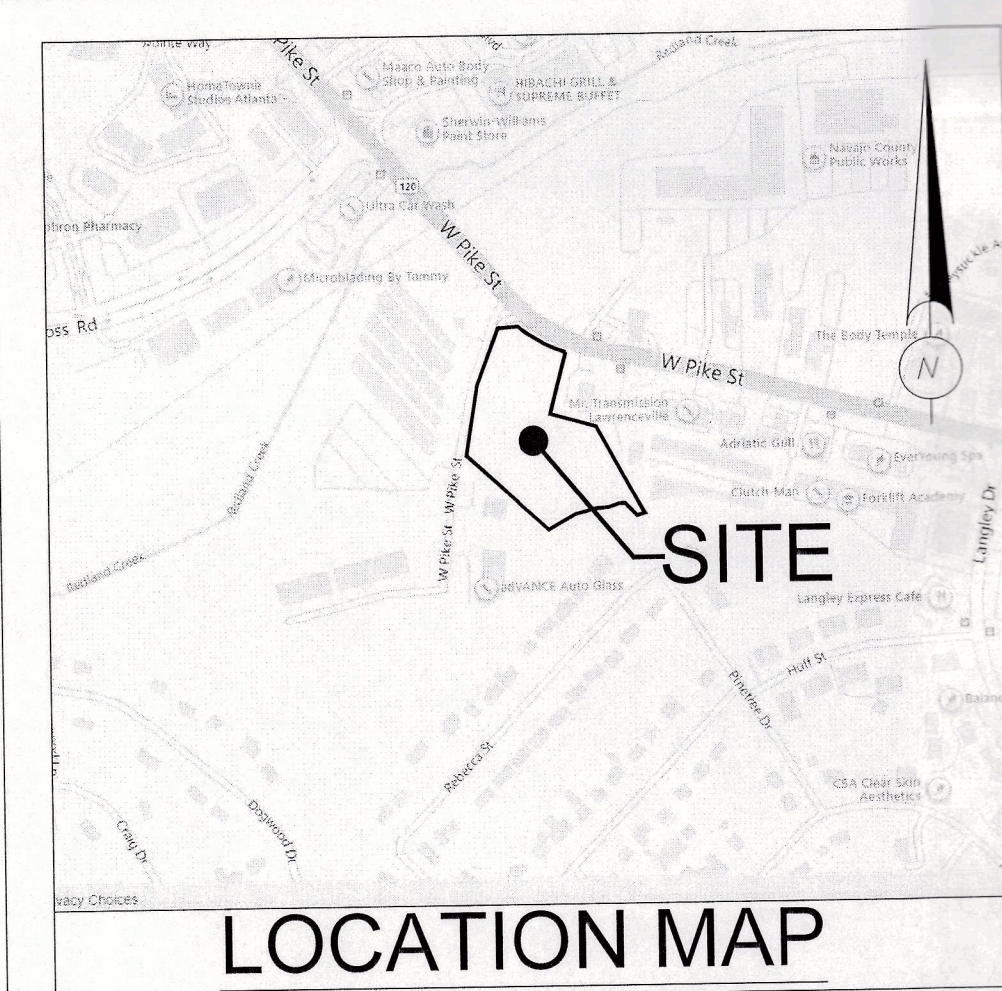
THENCE along the right of way of West Pike Street the following three (3) courses and distances South 54 degrees 24 minutes 06 seconds East for a distance of 38.92 feet to a ½ inch open top pipe; THENCE South 59 degrees 15 minutes 59 seconds East for a distance of 73.08 feet to a ½ inch rebar found with cap; THENCE along a curve turning to the left having a radius of 572.96 feet, an arc length of 77.34 feet and being subtended by a chord having a bearing of South 69 degrees 00 minutes 15 seconds East for a distance of 77.28 feet to an iron pin set; THENCE leaving the said right of way South 13 degrees 47 minutes 54 seconds West for a distance of 219.85 feet to an iron pin set; THENCE South 75 degrees 07 minutes 15 seconds East for a distance of 106.00 feet to an iron pin set; THENCE South 75 degrees 04 minutes 49 seconds East for a distance of 57.45 feet to an iron pin set; THENCE South 29 degrees 16 minutes 34 seconds East for a distance of 210.51 feet to a ½ inch rebar found; THENCE South 30 degrees 02 minutes 58 seconds East for a distance of 131.51 feet to an iron pin set; THENCE South 70 degrees 50 minutes 26 seconds West for a distance of 27.80 feet to an iron pin set; THENCE North 44 degrees 15 minutes 14 seconds West for a distance of 59.99 feet to the centerline of a creek; THENCE along the centerline of a creek the following five (5) courses and distances South 86 degrees 53 minutes 44 seconds West for a distance of 19.04 feet to a point; THENCE South 70 degrees 01 minutes 17 seconds West for a distance of 40.44 feet to a point; THENCE South 85 degrees 10 minutes 18 seconds West for a distance of 42.71 feet to a point; THENCE South 72 degrees 56 minutes 53 seconds West for a distance of 39.77 feet to a point; THENCE South 74 degrees 45 minutes 01 seconds West for a distance of 33.63 feet to a point; THENCE leaving the centerline of a creek South 59 degrees 37 minutes 35 seconds West for a distance of 106.39 feet to a ½ inch rebar found; THENCE North 48 degrees 34 minutes 32 seconds West for a distance of 383.48 feet to a ½ inch rebar found with cap; THENCE North 08 degrees 30 minutes 19 seconds East for a distance of 245.16 feet to a ½ inch rebar found with cap; THENCE North 19 degrees 45 minutes 06 seconds East for a distance of 209.10 feet to a ½ inch rebar found with cap; THENCE North 84 degrees 35 minutes 56 seconds East for a distance of 69.96 feet to a concrete monument found on the right of way of West Pike Street, said point being the **POINT OF BEGINNING**.

The above described tract contains 5.148 Acres









**PROJECT NOTES:**

**OWNER:**  
DAVID ENGLAND  
1263 FAIRFIELD E  
DUNWOODY, GEORGIA, 30338  
PHONE: 678-313-0188  
CONTACT: DAVID ENGLAND

**DEVELOPER:**  
AMBURGY PROPERTIES BUFORD, LLC  
3615 BRASELTON HIGHWAY  
Dacula, Georgia 30019  
PHONE: (404) 290-2636  
CONTACT: TONY AMBURGY

**ENGINEER:**  
Integrity Engineering & Development Services, Inc.  
Certificate of Authorization # PFE006669  
3615 Braselton Highway, Suite 201  
Dacula, Georgia 30019  
PHONE: (678) 546-0446  
CONTACT: WAYLON HOGE, P.E.  
E-MAIL ADDRESS: waylon@integrityeng.net

Property located in L.L. 143 & 144 5th District, GWINNETT County, LAWRENCEVILLE GA  
Parcel No: R5144037

Zoning: BG

Building Setbacks:  
Front- 50'  
Side- 10'  
Rear- 10'

Proposed use is SELF STORAGE WAREHOUSE.

Proposed building height:

Total tract contains 5.148 acres.

Boundary information obtained from survey by ACRE PROFESSIONAL SURVEYORS

Topographical information obtained from survey by ACRE PROFESSIONAL SURVEYORS

Vertical datum for topography is mean sea level based on NAD83.

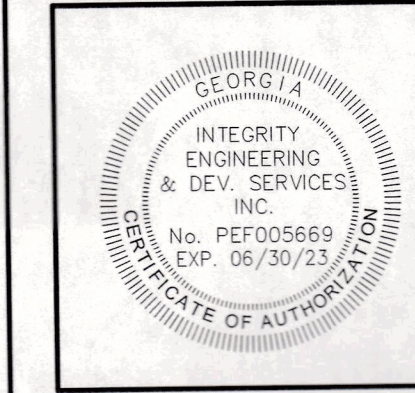
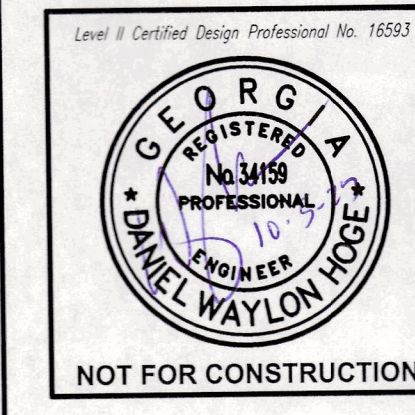
Contour interval is two (2) feet.

This property is shown on F.I.R.M. panel number 13135C0086F, dated SEPTEMBER 29, 2006 and is not located within a special flood hazard zone.

The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.

The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.



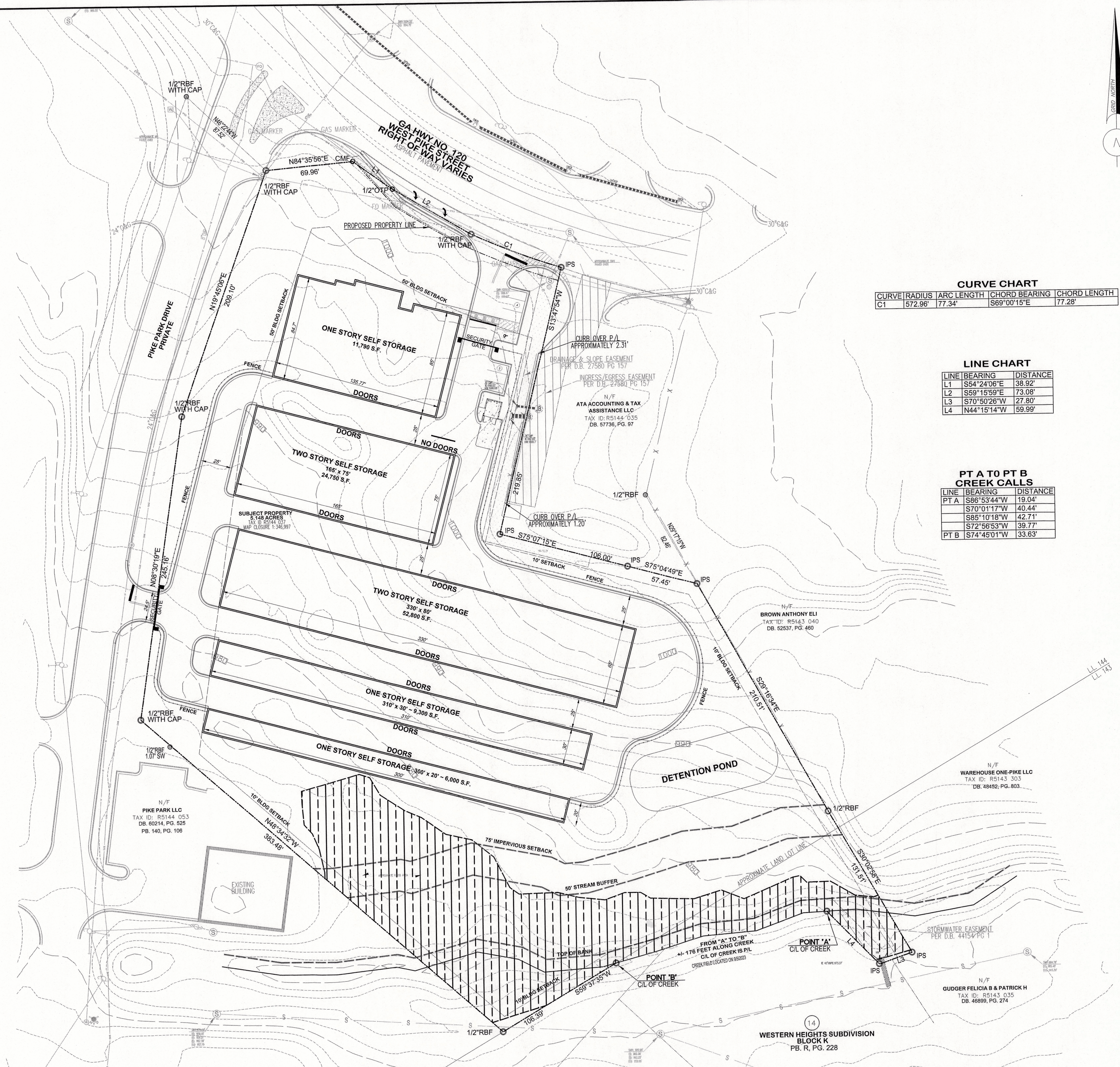
**StorGard Self Storage**

**StorGard Self Storage**  
XXX W PIKE ST  
LAWRENCEVILLE, GA 30046  
Tax Parcel # R5144037  
L.L. 143 & 144 5th District,  
GWINNETT County  
Zoned: BG

IEDS PROJECT NUMBER:  
**AMB-2301**

SHEET TITLE:  
**REZONING PLAN**

SHEET NUMBER  
**C-1**



**CURVE CHART**

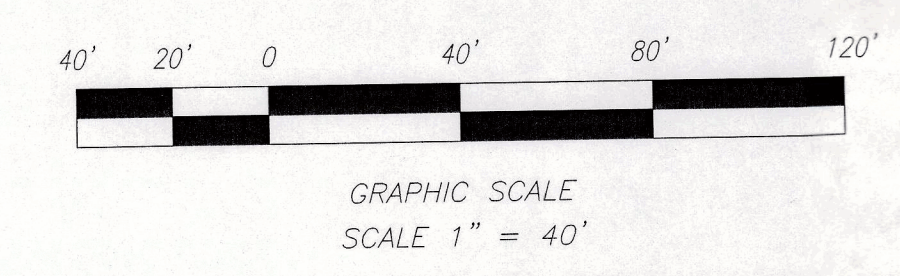
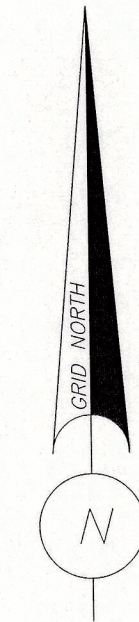
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	572.96'	77.34'	S69°00'15"E	77.28'

**LINE CHART**

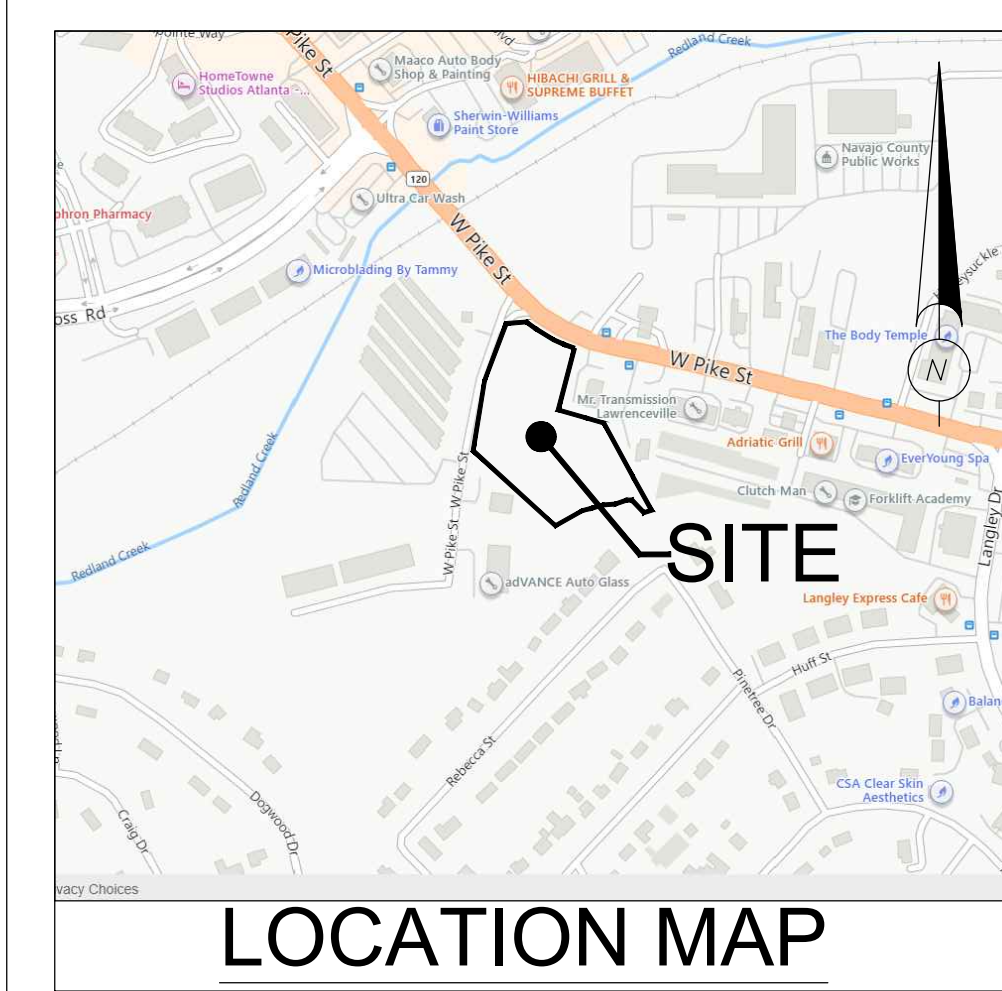
LINE	BEARING	DISTANCE
L1	S54°24'06"E	38.92'
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L3	S70°50'26"W	27.80'
L4	N44°15'14"W	59.99'

**PT A TO PT B CREEK CALLS**

LINE	BEARING	DISTANCE
PT A	S86°53'44"W	19.04'
	S70°01'17"W	40.44'
	S85°10'18"W	42.71'
	S72°56'53"W	39.77'
PT B	S74°45'01"W	33.63'







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1283 FAIRFIELD E  
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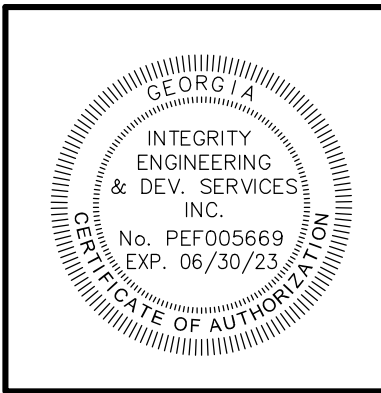
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NO.	DATE:	DESCRIPTION
1	10-5-23	SUBMITTAL FOR REZONING
2	10-13-23	REMOVE REAR ACCESS DRIVE
3		
4		



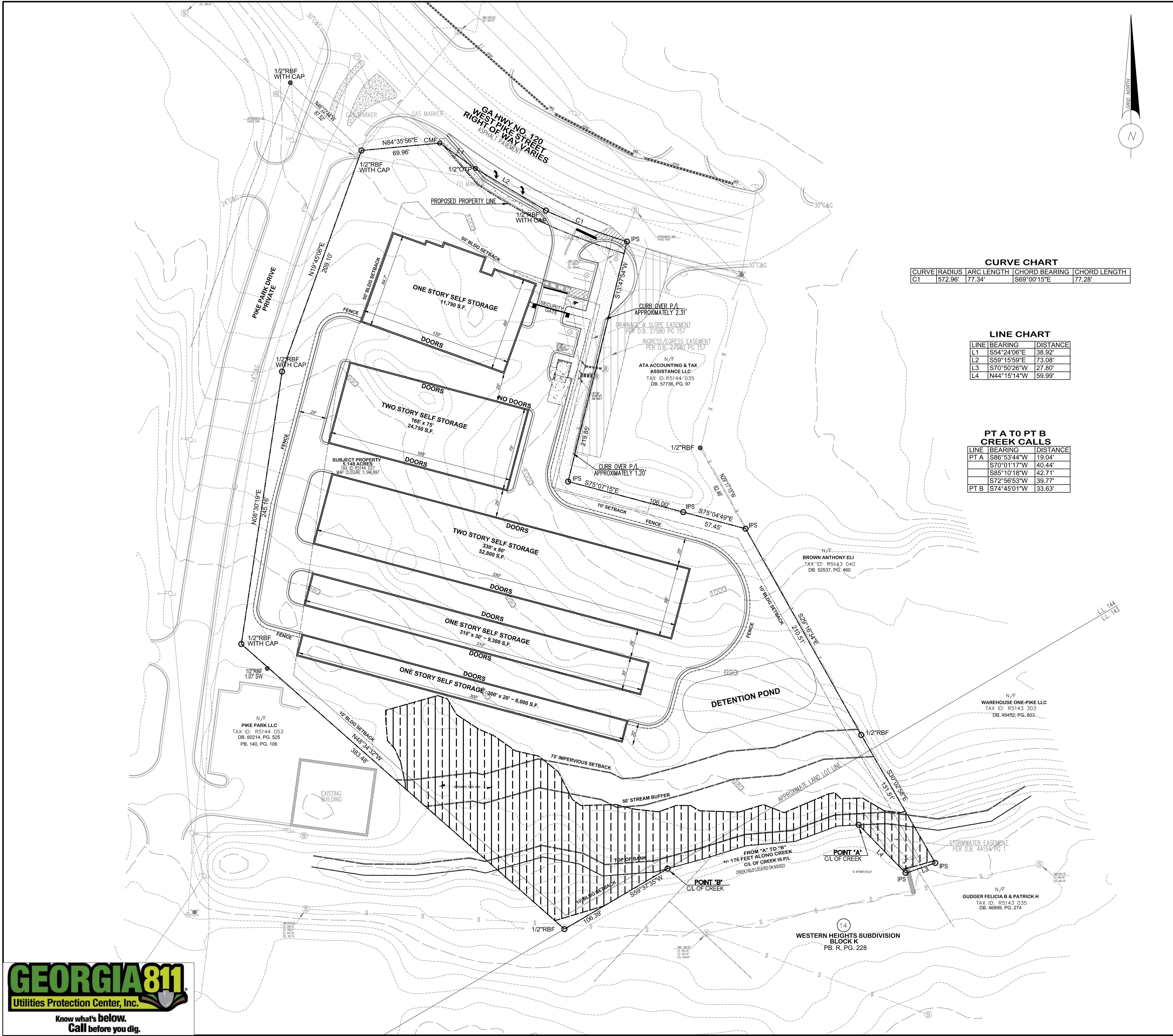
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IEDS PROJECT NUMBER:  
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**CURVE CHART**

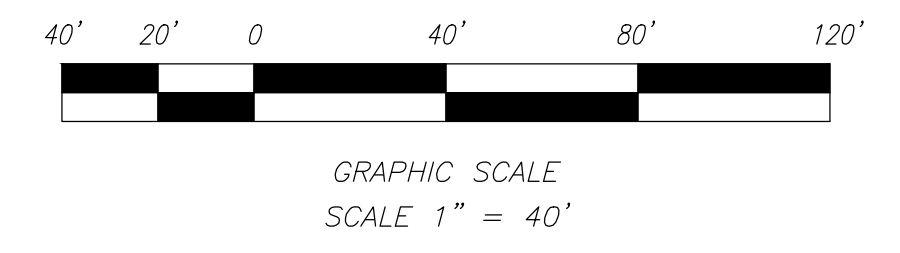
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PT B	S74°45'01"W	33.63'















1/2" RBF WITH CAP

GA HWY NO. 120  
WEST PIKE STREET  
RIGHT OF WAY VARIES  
ASPHALT PAVEMENT

PIKE PARK DRIVE  
PRIVATE

ONE STORY SELF STORAGE  
11,790 S.F.

DOORS

TWO STORY SELF STORAGE  
165' x 75'  
24,750 S.F.

DOORS

NO DOORS

DOORS

TWO STORY SELF STORAGE  
330' x 80'  
52,800 S.F.

DOORS

DOORS

ONE STORY SELF STORAGE  
310' x 30' ~ 9,300 S.F.

DOORS

ONE STORY SELF STORAGE  
300' x 20' ~ 6,000 S.F.

DOORS

DETENTION POND

EXISTING BUILDING

N/F  
PIKE PARK LLC  
TAX ID: R5144 053  
DB. 60214, PG. 525  
PB. 140, PG. 106

N/F  
ATA ACCOUNTING & TAX  
ASSISTANCE LLC  
TAX ID: R5144 035  
DB. 57736, PG. 97

N/F  
BROWN ANTHONY ELI  
TAX ID: R5143 040  
DB. 52537, PG. 460






# LAWRENCEVILLE

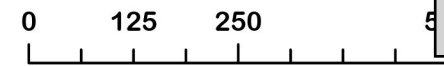
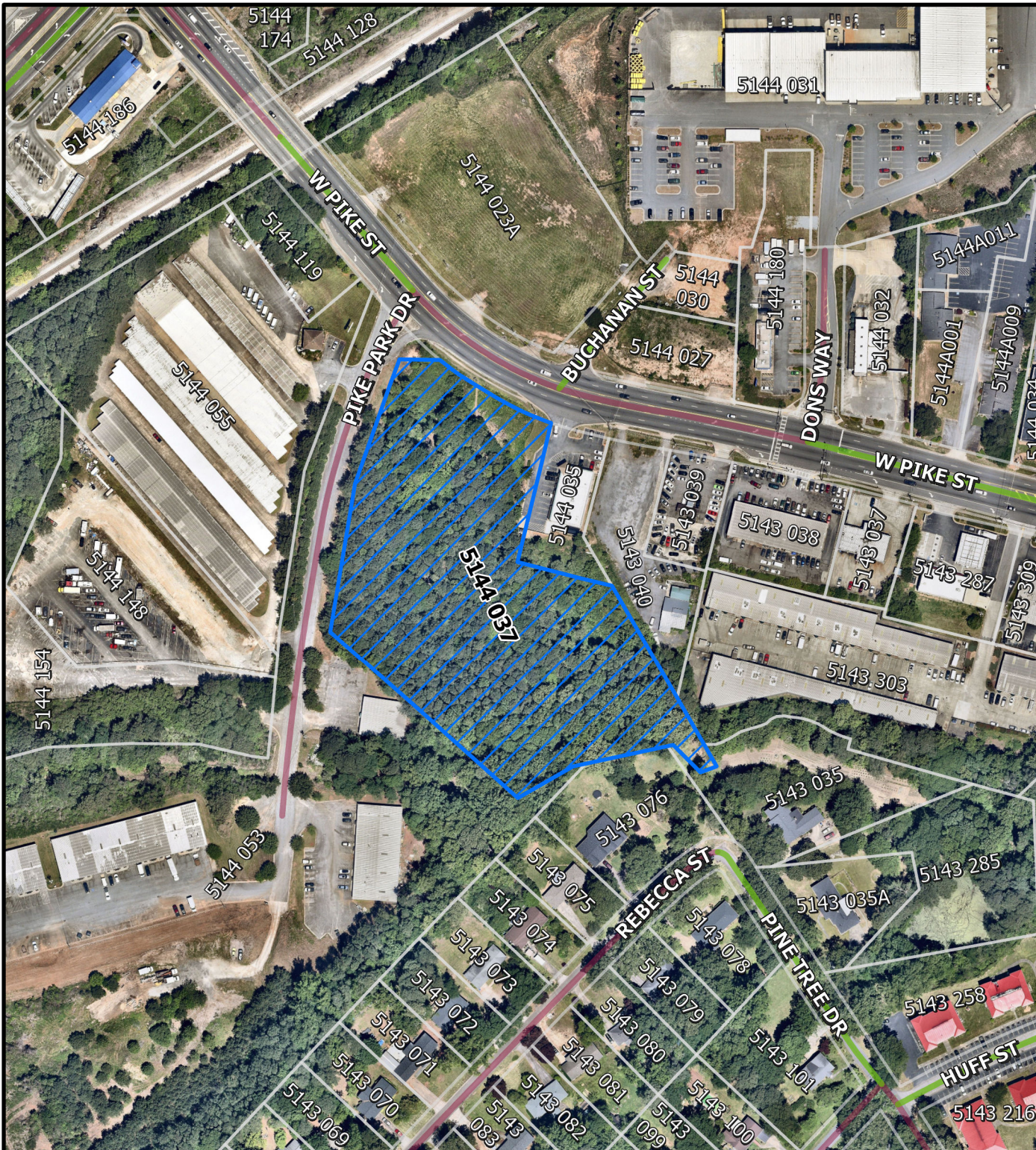
GEORGIA

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

**File # SUP2023-00085**

**Applicant: RJJ Development, LLC**

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











# LAWRENCEVILLE

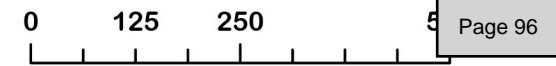
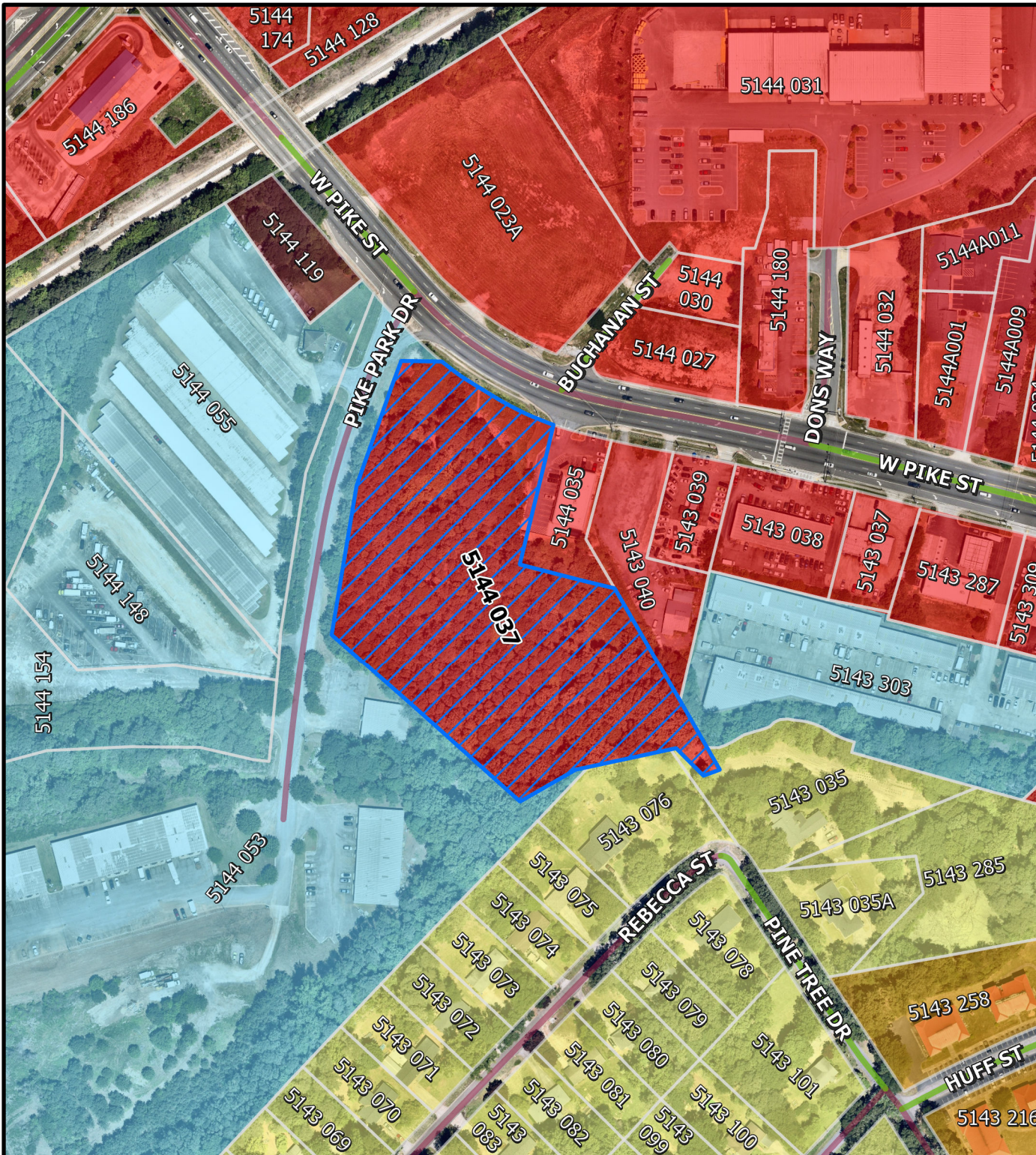
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-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- Zoning Districts**
-  BG General Business
-  HSB Highway Service Business
-  LM Light Manufacturing
-  RM-12 Multifamily Residential
-  RS-150 Single-Family Residential








# LAWRENCEVILLE

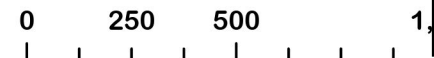
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-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets







# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

- Item:** 2045 Comprehensive Plan and Transportation Master Plan
- Department:** Planning and Development
- Date of Meeting:** Monday, December 4, 2023
- Applicant Request:** Approval
- Presented By:** Helen Balch, Deputy Director of Planning and Development
- Department Recommendation:** **Approval**

**Summary:** The Georgia Planning Act mandates local jurisdictions to craft and uphold comprehensive plans that guide long-term development. This requirement holds particular significance for Lawrenceville, GA, as it seeks to maintain its status as a qualified local government (QLG). These plans adhere rigorously to the Georgia Department of Community Affairs' (DCA) Minimum Standards and Procedures for Local Comprehensive Planning, encompassing facets such as land use, economics, housing, and transportation.

This comprehensive plan update holds a pivotal role in shaping the future trajectory of Lawrenceville and its surrounding regions. The City of Lawrenceville Comprehensive Plan 2045 serves as an integral framework, directing the city's growth and evolution. By furnishing a transparent roadmap for planning and development, this comprehensive process ensures a well-coordinated approach to growth. This not only improves residents' quality of life but also fosters a strong sense of community identity while preserving Lawrenceville's unique character.

**Attachments/Exhibits:**

- Draft to be provided at meeting.