



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Wednesday, November 03, 2021
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

Old Business

New Business

1. RZC2021-00029 & SUP2021-00046; Julio De la Rosa, Lawrenceville Central Hispanic SDA; 578 Old Norcross Road
2. SUP2021-00051; Wade Marketig & Consulting Services; 3130 Sugarloaf Parway, Suite 1200

Public Comment

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

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2021-00029 & SUP2021-00046; Julio De la Rosa, Lawrenceville Central Hispanic SDA; 578 Old Norcross Road

Department: Planning and Development

Date of Meeting: Wednesday, November 3, 2021

Presented By: Todd Hargrave, Director of Planning and Development

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

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

Attachments/Exhibits:

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

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING & SPECIAL USE PERMIT

CASE NUMBER	RZC2021-00029 & SUP2021-00046
APPLICANT	JULIO DE LA ROSA
CONTACT	VICTOR ERAZO
PHONE NUMBER	678-717-8460
ZONING CHANGE	OI (OFFICE INSTITUTIONAL DISTRICT) TO BG (GENERAL BUSINESS DISTRICT)
LOCATION	578 OLD NORCROSS ROAD
PARCEL ID	R5144 039D
ACREAGE	2.30
PROPOSED DEVELOPMENT	TO REZONE THE PROPERTY AND ALLOW AN ELECTRONIC MESSAGE CENTER (EMC) SIGN WITH THE APPROVAL OF A SPECIAL USE PERMIT
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

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

REPORT:

The applicants request rezoning of a 2.30-acre parcel from OI (Office Institutional District) to BG (General Business District), along with a Special Use Permit to allow the installation of an Electronic Message Center (EMC) sign fronting on Old Norcross Road for a place of worship. The subject property is located along the southern right-of-way of Old Norcross Road, west of its intersection with West Pike Street. The property is currently utilized as a Place of Worship (Lawrenceville Central Hispanic SDA) and developed with an approximately 16,000-square foot building and associated parking and driveway.

The proposed sign would be a brick monument structure, approximately 20 feet in total height and located approximately 24-feet from the adjacent right-of-way. Site related conditions (i.e. guardrail, landscaping, and topography) along Old Norcross Road present a set of challenges essentially preventing the installation of a Ground Sign in compliance with the rules and regulations of the Zoning Ordinance, Article 7 Signs. The permitted sign dimensions allow a maximum height of 12-feet, with a minimum setback from the right-of-way equal to the overall height of the sign and structure. As proposed, the base of the Ground Sign would be approximately 12 feet lower (vertically) than the elevation of the adjacent dedicated public right-of-way and guardrail. In order for the sign display area to be visible from the public right-of-way in each direction without obstruction will require an additional 8 feet in height as measured from the top of the adjacent guardrail, essentially displaying approximately 40 percent (8 feet) of the overall height of the sign and structure. In theory, suggesting the height of the sign and structure as measured from the top of the guardrail could be consistent with the rules and regulations of the City.

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

The surrounding area is characterized by commercial and light industrial uses along Old Norcross Road. To the north, across Old Norcross Road are properties zoned OI and LM (Light Manufacturing District) used for medical purposes and light industrial uses. Adjacent to the east, is a property zoned BG (General Business District) developed with a retail center. Further to the east at the at the northwest intersection of Old Norcross Road and W. Pike Street is a RaceTrac convenience store which received approval for a similar request in 2015. To the south across the railroad track are properties zoned LM used for light industrial purposes. Immediately to the west is a vacant undeveloped property recently zoned LM (RZC2021-00027) allowing the development of the property as an office, warehouse and distribution facility (Boar's Head). The approval of the previously mentioned request included a set of conditions emphasizing use restrictions,

exterior architectural treatments and landscaping. The same emphasis should be applied to this request as well.

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

Therefore, the rezoning and introduction of an EMC sign for this location may be appropriate to help the place of worship be more noticeable. Additionally the proposal could be consistent with the precedent established by the City Council relating to the overall appearance and the maximum sign display area for EMC Ground Signs for the general vicinity. Therefore, the Planning and Development recommends **APPROVAL WITH CONDITIONS** of the request.

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

No comment

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment

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

1. **Will the requests allow a use that is suitable in view of the use and development of adjacent and nearby property? *Yes.***
2. **Will the requests adversely affect the existing use or usability of adjacent or nearby property? *No.***
3. **Does the property to be affected by the requested proposals have a reasonable economic use as currently zoned? *Yes.***
4. **Will the requested proposals result in use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? *No.***
5. **Is the requested proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan? *Yes.***
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the requested proposals? *No.***

Planning & Development Recommendation_10112021
RZC2021-00029 & SUP2021-00046

RZC2021-00029

Approval of a BG (General Business District), subject to the following enumerated conditions:

To restrict the use of the property as follows:

1. The following uses shall be prohibited:

- a. Auction House
- b. Automobile Accessories Sales and Installation
- c. Automobile Body Repair, Painting or Rebuilding
- d. Automobile Broker
- e. Automobile Manufacturing Plant
- f. Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- g. Automobile Parts Store (with/without installation)
- h. Automobile Repair and Maintenance (Principal Use)
- i. Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- j. Automobile Wash (Carwash)
- k. Bail Bonding
- l. Building Materials Sales (indoors/outdoors)
- m. Depot / Passenger Terminal (bus or rail)
- n. Garden Supply Center
- o. Hookah/Vapor Bar or Lounge
- p. Machine Shop
- q. Maintenance Shop (fleet vehicles)
- r. Motorcycle and Personal Watercraft Sales and Related Service
- s. Motorcycle and Personal Watercraft Service and Repair

- t. Motorcycle Parts, Accessories and Apparel Store
- u. Pawn Shop
- v. Smoke or Novelty Shop
- w. Tobacco or Novelty Shop
- x. Tattoo and Body Piercing
- y. Title Loan Facility

2. To satisfy the following site development considerations:

- a. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- b. 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 right-of-ways.
- c. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- d. Outdoor storage shall be limited to the rear yard only and screened from the right-of-way by a solid wood fence, masonry wall or 6-foot high slatted chain-link fence.
- e. Dumpsters shall be screened by solid brick walls, with an opaque metal gate enclosure.
- f. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

SUP2021-00046

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

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Julio C. De la Rosa</u>	NAME: <u>Lawrenceville Central Hispanic</u> SDA
ADDRESS: <u>578-Old Norcross Rd</u>	ADDRESS: <u>578-Old Norcross Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>706-372-1411</u>	PHONE: <u>706-372-1411</u>
CONTACT PERSON: <u>Victor Erazo</u> PHONE: <u>678-717-8460</u>	
CONTACT'S E-MAIL: <u>victormerazo@aol.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>OI</u> ACREAGE: _____	
PARCEL NUMBER(S): <u>R5144 0390</u>	
ADDRESS OF PROPERTY: <u>578 Old Norcross Rd</u>	
PROPOSED SPECIAL USE: <u>EMC Sign</u>	

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

Julio C. De la Rosa
TYPED OR PRINTED NAME

[Signature] 5/17/2021
NOTARY PUBLIC DATE

MANOJ KHANNA
NOTARY PUBLIC

Gwinnett County
State of Georgia

My Comm. Expires October 08, 2024

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

Julio C. De la Rosa
TYPED OR PRINTED NAME

[Signature] 5/17/2021
NOTARY PUBLIC DATE

MANOJ KHANNA
NOTARY PUBLIC

Gwinnett County
State of Georgia

My Comm. Expires October 08, 2024

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

RZC2021-00029 & SUP2021-00046

RECEIVED: OCTOBER 1, 2021

PLANNING AND DEVELOPMENT DEPAR



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Julio C. De la Rosa</u>	NAME: <u>Lawrenceville Central Hispanic SDA</u>
ADDRESS: <u>578-Old Norcross Rd</u>	ADDRESS: <u>578-Old Norcross Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>706-372-1411</u>	PHONE: <u>706-372-1411</u>
CONTACT PERSON: <u>Victor Erazo</u> PHONE: <u>678-717-8460</u>	
CONTACT'S E-MAIL: <u>victormerazo@aol.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>QI</u> ACREAGE: _____	
PARCEL NUMBER(S): <u>R5144 0390</u>	
ADDRESS OF PROPERTY: <u>578 Old Norcross Rd</u>	
PROPOSED SPECIAL USE: <u>EMC Sign</u>	

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

Julio C. De la Rosa
TYPED OR PRINTED NAME

[Signature] 5/17/2021
NOTARY PUBLIC DATE

MANOJ KHANNA

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

Julio C. De la Rosa
TYPED OR PRINTED NAME

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RZC2021-00029 & SUP2021-00046

RECEIVED: OCTOBER 1, 2021

PLANNING AND DEVELOPMENT DEPAR



SEVENTH-DAY ADVENTIST CHURCH

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

May 29, 2021

To whom it may concern:

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

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

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

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

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

Sincerely,



Julio C. De la Rosa
Pastor

RZC2021-00029 & SUP2021-00046
RECEIVED: OCTOBER 1, 2021
PLANNING AND DEVELOPMENT DEPAR

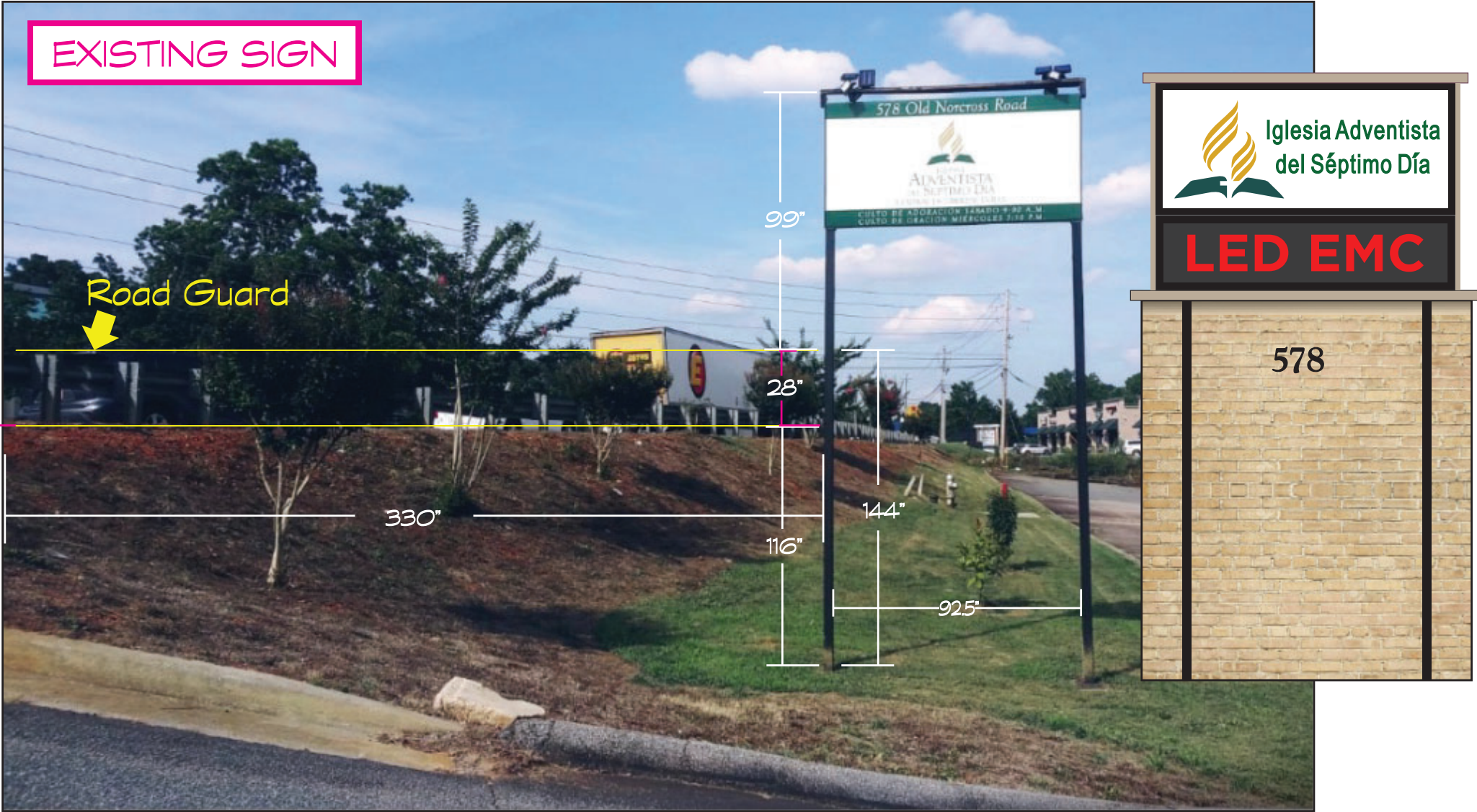
Addendum to Letter of Intent.

The property owner would like to rezone the property located 578 Old Norcross Road from OI (Office Institutional District) zoning to BG (General Business District) zoning to allow the Special Use Permit for an EMC sign.

578 OLD NORCROSS ROAD

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

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



LEGEND

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

OLD NORCROSS ROAD
100' R/W

NOW OR FORMERLY
GEORGIA - CUMBERLAND
ASSOCIATION OF SEVENTH
DAY ADVENTISTS, INC.
TAX PARCEL 5 144 039D
DEED BOOK 49551, PAGE 126

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

SURVEY NOTES

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

SURVEY FOR
PROPOSED SIGN LOCATION

GEORGIA - CUMBERLAND
ASSOCIATION OF SEVENTH
DAY ADVENTISTS, INC.

578 OLD NORCROSS ROAD

CITY OF LAWRENCEVILLE
 LAND LOT 144 OF THE 5TH DISTRICT
 TAX PARCEL 5 144 039D
 GWINNETT COUNTY GEORGIA
 SCALE: 1"=20'
 DATE: APRIL 20, 2021

PLANNING AND DEVELOPMENT DEPAR



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

PLANNING AND DEVELOPMENT - AERIAL MAP
FILE # RZC2021-00029 & SUP2021-00046
APPLICANT: JULIO C. DE LA ROSA
LAWRENCEVILLE CENTRAL HISPANIC SDA

Legend

- Subject Property
- Parcels



1 Inch = 333 Feet



LAWRENCEVILLE
 GEORGIA

Page 18

Team GIS | IT



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

**File # RZC2021-00029
SUP2021-00046**

**Applicant: Julio C. De La Rosa
Lawrenceville Central Hispanic SDA**

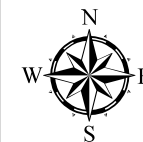
Legend

 Subject Property

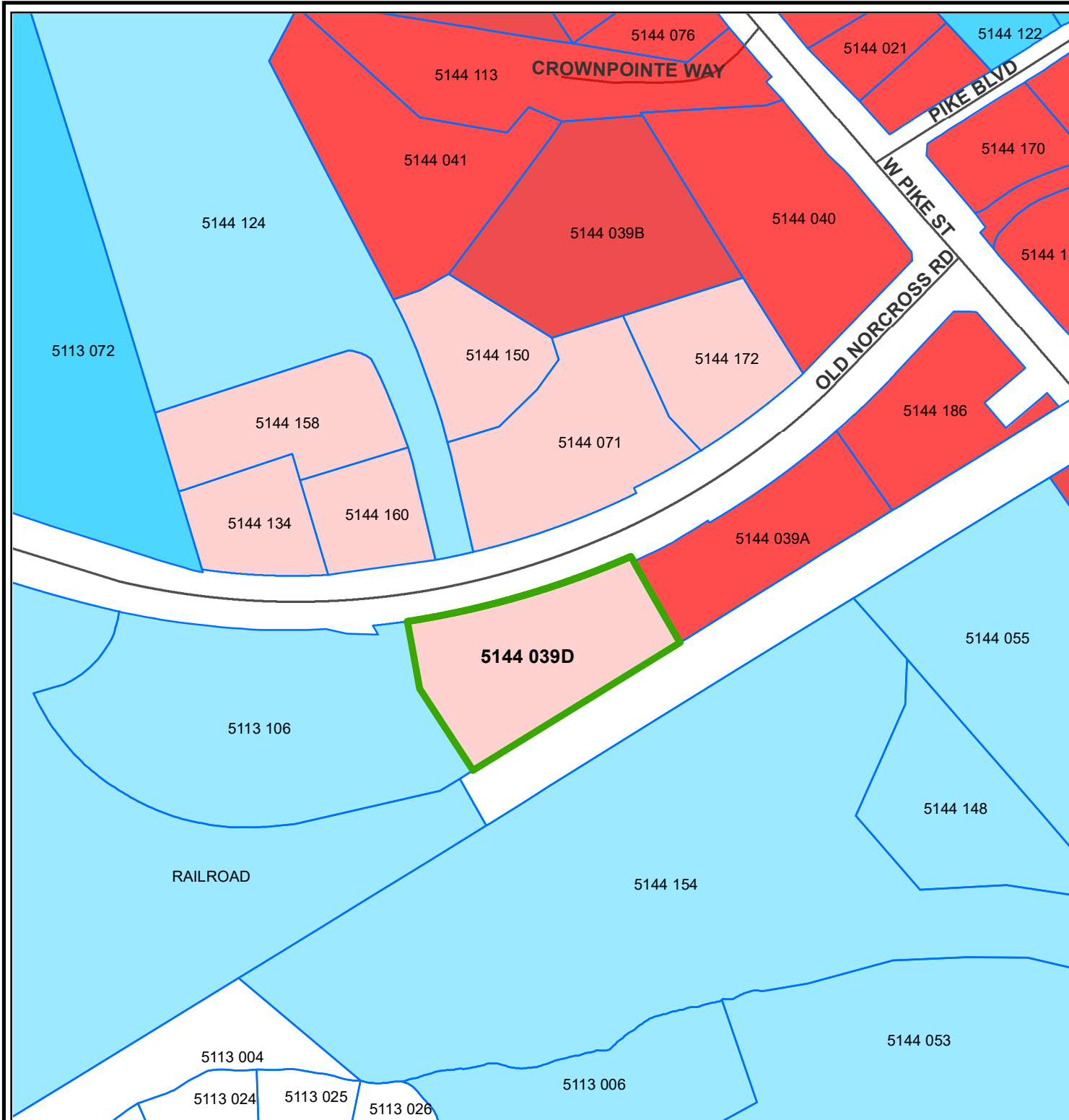
 Parcels

Zoning Districts

-  BG General Business
-  HSB Highway Service Business
-  LM Light Manufacturing
-  HM Heavy Manufacturing
-  OI Office Institutional
-  Roads



0 137.5 275





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2021-00051; Wade Marketig & Consulting Services; 3130 Sugarloaf Parway, Suite 1200

Department: Planning and Development

Date of Meeting: Wednesday, November 3, 2021

Presented By: Todd Hargrave, Director of Planning and Development

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

Summary: The applicant is requesting a Special Use Permit to allow a Special Events Facility as part of an existing commercial retail development. The property is a 3.38-acre parcel, zoned BG (General Business District), located at the southeast intersection of Sugarloaf Parkway and Johnson Road. The property is developed as a commercial/retail center, consisting of multiple suites, driveways and parking.

Attachments/Exhibits:

- **SUP2021-00051 REPORT**
- **SUP2021-00051 PLANNING AND DEVELOPMENT RECOMMENDATIONS**
- **SUP2021-00051 ATTACHMENTS**

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT REPORT

CASE NUMBER	SUP2021-00051
APPLICANT	WADE MARKETING & CONSULTING SERVICES
CONTACT	JUANITA WADE
PHONE NUMBER	313.515.6506
ZONING CHANGE	-
LOCATION	3130 SUGARLOAF PARKWAY
PARCEL ID	R5085 695
ACREAGE	3.38
PROPOSED DEVELOPMENT	SPECIAL EVENTS FACILITY
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The property has been zoned BG (General Business District) since 2005.

PROJECT DATA:

The applicant is requesting a Special Use Permit to allow a Special Events Facility as part of an existing commercial retail development. The property is a 3.38-acre parcel, zoned BG (General Business District), located at the southeast intersection of Sugarloaf Parkway and Johnson Road. The property is developed as a commercial/retail center, consisting of multiple suites, driveways and parking.

The applicant is proposing to occupy Suite 1200, of the Sugarloaf Pointe shopping center to allow a Special Events Facility 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, Johnson Road and Old Snellville Highway.

As proposed, the parking regulations require seven parking spaces for this type of facility, however, the existing parking lot consist of 91 parking spaces which exceeds the minimum requirements and adequately provides a sufficient amount

of off-street parking. Additionally, all associated parking is located in front of the building.

The proposal satisfies the minimum requirement of the Supplemental and Accessory Use Standards (the Standards) requiring Special Events Facilities be located along a properly classified road, as well as providing adequate restroom facilities. Additionally, the Standards require compliance with intent of the Code of Ordinance as it relates to Special Events Facilities. The adoption of the 2020 Zoning Ordinance allows Special Events Facilities 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.

The area surrounding the property consist primarily of single-family and commercial/retail developments. To the west and south is the Tanner's Pointe single-family subdivision located in unincorporated Gwinnett County zoned R-75 (Single-Family Residence District). To the east, across Old Snellville Highway, are properties located in unincorporated Gwinnett County utilized for office related activities zoned OI (Office Institutional District), and further to the east, in the city limits is a Place of Worship, zoned RS-150 (Single-Family Residence District). To the north, across Sugarloaf Parkway at its intersection with Old Snellville Highway, are properties located within unincorporated Gwinnett County consisting of a variety of uses and zoning, as well as the Sugarloaf Manor subdivision zoned R-ZT (Single-Family Residence Zero Lot Line/Townhouse District). To the north, at the northwest intersection of Sugarloaf Parkway and Johnson Road is a multi-tenant retail facility zoned BN (Neighborhood Business District). The mixture of zoning and uses in the immediate area further support the requested Special Use Permit.

The 2040 Comprehensive Plan and Future Development Map indicate the property is within the Neighborhood Mixed Use Character Area. Policies for this area are intended to provide walkability and services for nearby existing residential uses. Therefore, the proposed Special Use Permit may result in a use considered consistent with the intent of the 2040 Comprehensive Plan.

In conclusion, the requested Special Use Permit for a Special Events Facility, 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.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

CODE ENFORCEMENT

From 2018 to 2021, several Notice of Violations (NOVs) were issued for violations, which includes; commercial signage, outdoor storage and trash and debris.

DAMAGE PREVENTION DEPARTMENT

No comment

ELECTRIC DEPARTMENT

No comment

ENGINEERING DEPARTMENT

No comment.

GAS DEPARTMENT

No comment

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

1. Whether a proposed rezoning 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 to the area.

2. Whether a proposed rezoning 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 proposed rezoning has a reasonable economic use as currently zoned;

The property has a reasonable economic use as currently zoned.

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

Minimal impacts on public facilities would be anticipated from the addition of a Special Events Facility at this location.

5. Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan; and

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 Events Facility at this location could be consistent with the Unified 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 proposed rezoning.

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 AND DEVELOPMENT DEPARTMENT**RECOMMENDED CONDITIONS****SUP2021-00051:**

Approval of Special Use Permit for a Special Events Facility subject to the following conditions:

- 1.** General Business uses, which may include a Special Events Facility as a special use.
- 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 right-of-ways.
- 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.** 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>Wade Marketing & Consulting Services</u>	NAME: <u>4 Seas Investments</u>
ADDRESS: <u>1458 Gates Mill Walk</u>	ADDRESS: <u>8445 Saint Marlo Fairway Drive</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>313-515-6506</u>	PHONE: <u>678-371-8630</u>
CONTACT PERSON: <u>Juanita Wade</u> PHONE: <u>313-515-6506</u>	
CONTACT'S E-MAIL: <u>jewade8707@yahoo.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>5th District</u> ACREAGE: <u>3.4 Acres</u>	
PARCEL NUMBER(S): <u>RS085-695</u>	
ADDRESS OF PROPERTY: <u>3130 Sugarloaf Parkway Ste 1200 Lawrenceville, Ga 30045</u>	
PROPOSED SPECIAL USE: <u>Event Center</u>	

SIGNATURE OF APPLICANT

DATE

Juanita Wade

TYPED OR PRINTED NAME:

NOTARY PUBLIC

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE



WADE MARKETING & CONSULTING SERVICES

August 6, 2021

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

Letter of Intent: 3130 Sugarloaf Parkway Ste 1200

To Whom It May Concern:

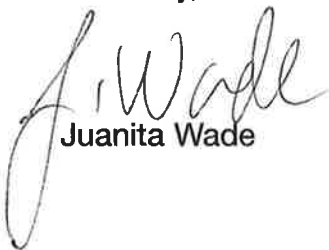
Wade Marketing & Consulting Services is submitting this Letter of Intent on behalf of Life Events Venue.

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

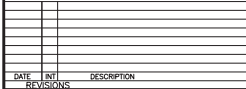
Our intent is to utilize space as an event center, to host meetings, training sessions, pop up shops, special occasions and community events.

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

Sincerely,



Juanita Wade



LOWE
ENGINEERS

900 HAMBURG DRIVE SUITE 900 ATLANTA, GEORGIA 30326 TEL: 770-661-6446
FAX: 770-657-6146

ALTA SURVEY
FOR
4SEAS INVESTMENTS GROUP, LLC

GWINNETT

5TH DISTRICT
GEORGIA

PROJ. NO.: 19-0005
DATE: _____
SCALE: 1"=30'
DWG. NO.: _____

PRELIMINARY REVIEW ONLY
DATE: 1-11-19

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a), 8, 11, 12, 14, 16, 17, 18, 19 and 20 [in the minimum amount of \$1,000,000] of Table A thereof. The fieldwork was completed on 1/11/19 [date].

Date of Plot or Map: 1-11-2019



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # SUP2021-00051

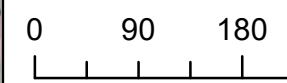
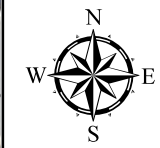
Applicant:
Wade Marketing & Consulting Services

Owner:
4 Seas Investments



Legend

- Subject Property
- Parcels
- Roads





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # SUP2021-00051

Applicant:
Wade Marketing & Consulting Services

Owner:
4 Seas Investments

Legend

-  Subject Property
-  Parcels

Zoning Districts

-  BN Neighborhood Business
-  BG General Business
-  Roads



0 90 180

