



# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jonathan Lopez</u>	NAME: <u>SPE 366 W PIKE, LLC</u>
ADDRESS: <u>335 Destiny Trace</u>	ADDRESS: <u>335 Destiny TRACE</u>
CITY: <u>Alpharetta</u>	CITY: <u>Alpharetta,</u>
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: <u>GA</u> ZIP: <u>30009</u>
PHONE: <u>561-531-3794</u>	PHONE: <u>615-815-8050</u>
CONTACT PERSON: <u>Jonathan Lopez</u> PHONE: <u>561-531-3794</u>	
CONTACT'S E-MAIL: <u>insigniamotorcars@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): <u>BG</u> ACREAGE: <u>.7</u>	
PARCEL NUMBER(S): <u>5 143 213</u>	
ADDRESS OF PROPERTY: <u>366 W Pike St. Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Automobile Sales</u>	

SIGNATURE OF APPLICANT

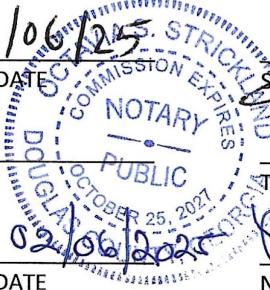
DATE

02/06/25

Jonathan Lopez  
TYPED OR PRINTED NAME

Octavia Strickland  
NOTARY PUBLIC

DATE



SIGNATURE OF OWNER

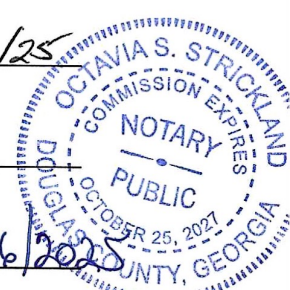
DATE

2/6/25

JOHN V. Lopez  
TYPED OR PRINTED NAME

Octavia Strickland  
NOTARY PUBLIC

DATE





# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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



Insignia Motorcars, LLC  
12600 Deerfield Pkwy, Ste 1008  
Alpharetta, GA 30004  
(770) 701-4194  
insigniamotorcars@gmail.com

February 6, 2025

City Council  
City of Lawrenceville  
70 South Clayton Street  
Lawrenceville, GA 30046

**Re: Request for Zoning Change (Special Use) at 366 W Pike St., Lawrenceville, GA 30046**

Dear Members of the Lawrenceville City Council:

I hope this letter finds you well. My name is Jonathan Lopez, and I represent Insignia Motorcars, a family-owned and established automobile dealership that has been successfully operating in Alpharetta, GA, since 2018. We are writing to formally submit our request for the reinstatement of a Special Use Permit for Automobile Sales (Outdoor) on the property located at 366 W Pike St., Lawrenceville, GA 30046.

The current zoning district for the property is BG (General Business), and we are seeking to retain this zoning classification while specifically requesting approval to reinstate the Special Use Permit for outdoor automobile sales. This permit would allow Insignia Motorcars to operate a high-quality automobile dealership at this location, following the precedent set by Ron's Auto Sales, which successfully operated as a car dealership at this site for nearly two decades.

Unfortunately, the property was left vacant and poorly maintained by a subsequent owner after Ron's Auto Sales closed its doors. As a result, the property has not contributed to the overall vitality of the community in recent years. Insignia Motorcars is eager to restore the site to its former use and enhance the area with our reputable, family-owned business.

We understand that the city has concerns regarding the upkeep and impact of businesses on the surrounding community. Therefore, we would like to assure the council that Insignia Motorcars is committed to maintaining the highest standards of cleanliness, professionalism, and customer service. Our goal is not only to bring value to our business but also to contribute positively to the Lawrenceville community.

SUP2025-00101  
RECEIVED FEBRUARY 10, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

Insignia Motorcars, LLC  
12600 Deerfield Pkwy, Ste 1008  
Alpharetta, GA 30004  
(770) 701-4194  
insigniamotorcars@gmail.com

We respectfully request that the City Council consider the long-standing history of automobile sales at this property and the potential benefits our business could bring to the area. By approving the Special Use Permit for outdoor automobile

working with the City of Lawrenceville and are available to discuss any aspects of this proposal in further detail at your convenience.

Sincerely,

*Jonathan Lopez*

Insignia Motorcars

(770) 701-4194 or (561) 531-3794 (mobile)

insigniamotorcars@gmail.com

SUP2025-00101  
RECEIVED FEBRUARY 10, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 336 W. Pike Street  
City, State: Lawrenceville, GA  
County: Gwinnett

All that tract or parcel of land lying and being in Land Lot 143 of the 5th District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at a nail set at the intersection of the Southerly right-of-way of West Pike Street (Georgia highway 120) (variable right-of-way) with the Westerly right-of-way of Langley Drive (variable right-of-way), said point having state plane coordinates of North 1,439,641.12, East 2,347,712.24, Georgia West Zone; thence along said right-of-way of Langley Drive South 41 degrees 53 minutes 47 seconds East, a distance of 68.87 feet to a 1/2 inch rebar found; thence South 10 degrees 29 minutes 06 seconds West, a distance of 124.97 feet to a 1/2 inch rebar found; thence leaving said right of way North 79 degrees 43 minutes 21 seconds West, a distance of 140.20 feet to a 5/8 inch rebar set; thence South 06 degrees 58 minutes 50 seconds West, a distance of 14.87 feet to a 1/2 inch rebar found; thence North 76 degrees 30 minutes 54 seconds West, a distance of 50.56 feet to 1/2 inch open top pipe found; thence North 14 degrees 33 minutes 40 seconds East, a distance of 189.07 feet to a 1/2 inch rebar found on the Southerly right-of-way of West Pike Street; thence along said right-of-way South 75 degrees 20 minutes 50 seconds East, a distance of 122.12 feet to a nail set, said point being the true point of beginning.

Said tract of land contains 0.704 acres.

Being also described as follows:

Beginning at a pk nail found at the Southwesterly corner of the intersection of the right-of-way of Langley Drive and the right-of-way of Ga HWY 120 a.k.a. West Pike Street, the point of beginning; thence continuing along the right-of-way of Ga, Hwy, 120 South 43 degrees 29 minutes 12 seconds East a distance of 68.87 feet to an iron pin set; thence along the right-of-way of Langley Drive South 08 degrees 53 minutes 41 second West a distance of 125.41 feet to a 1/2 inch rebar found; thence leaving the right-of-way of Langley Drive North 81 degrees 31 minutes 04 seconds West a distance of 140.20 feet to an iron pin set; thence South 05 degrees 32 minutes 55 seconds West a distance of 14.87 feet to an iron pin set; thence North 77 degrees 48 minutes 42 seconds West a distance of 50.26 to an open top pipe found, thence North 12 degrees 38 minutes 59 seconds East a distance of 187.74 feet to a 1/2 inch rebar found on the right of way of Ga Hwy 120; thence along the right of Ga Hwy 120 South 80x13 minutes 19 seconds East a distance of 26.77 feet to an iron pin set; thence South 77 degrees 13 minutes 16 seconds East a distance of 96.11 feet to a PK nail found, the Point of Beginning.

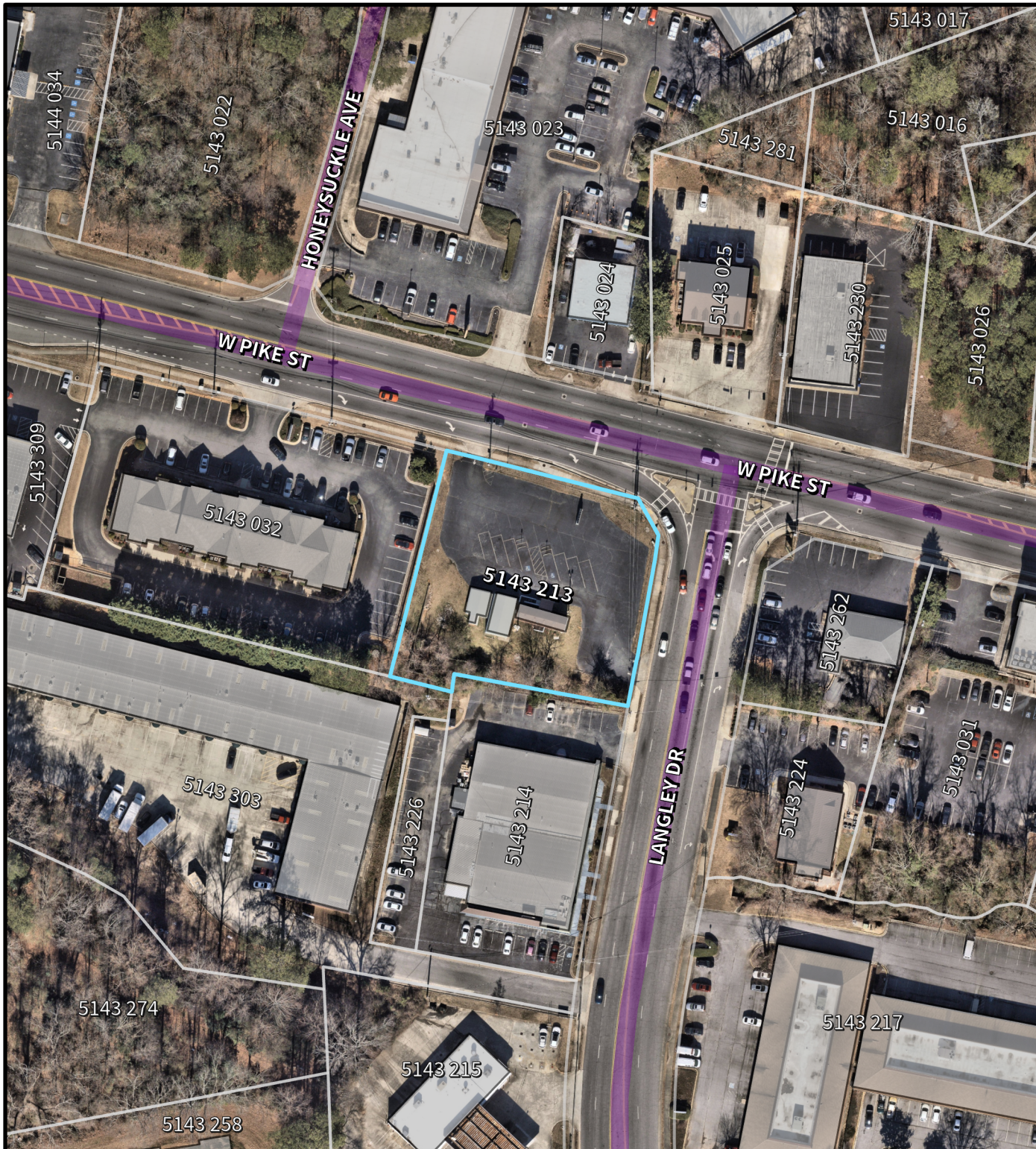
Being the same property conveyed to AFN ABSPROP002, LLC, a Delaware limited liability company, in Limited Warranty Deed recorded June 23, 2021 in Deed Book 58877, Page 434, aforesaid records.

Lawrenceville, GA  
Limited Warranty Deed

SUP2025-00101  
RECEIVED FEBRUARY 10, 2025  
PLANNING & DEVELOPMENT DEPARTMENT











# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2025-00101**

Applicant:  
Jonathan Lopez

-  Subject Property
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



0 62.5 125 250 Feet









# LAWRENCEVILLE

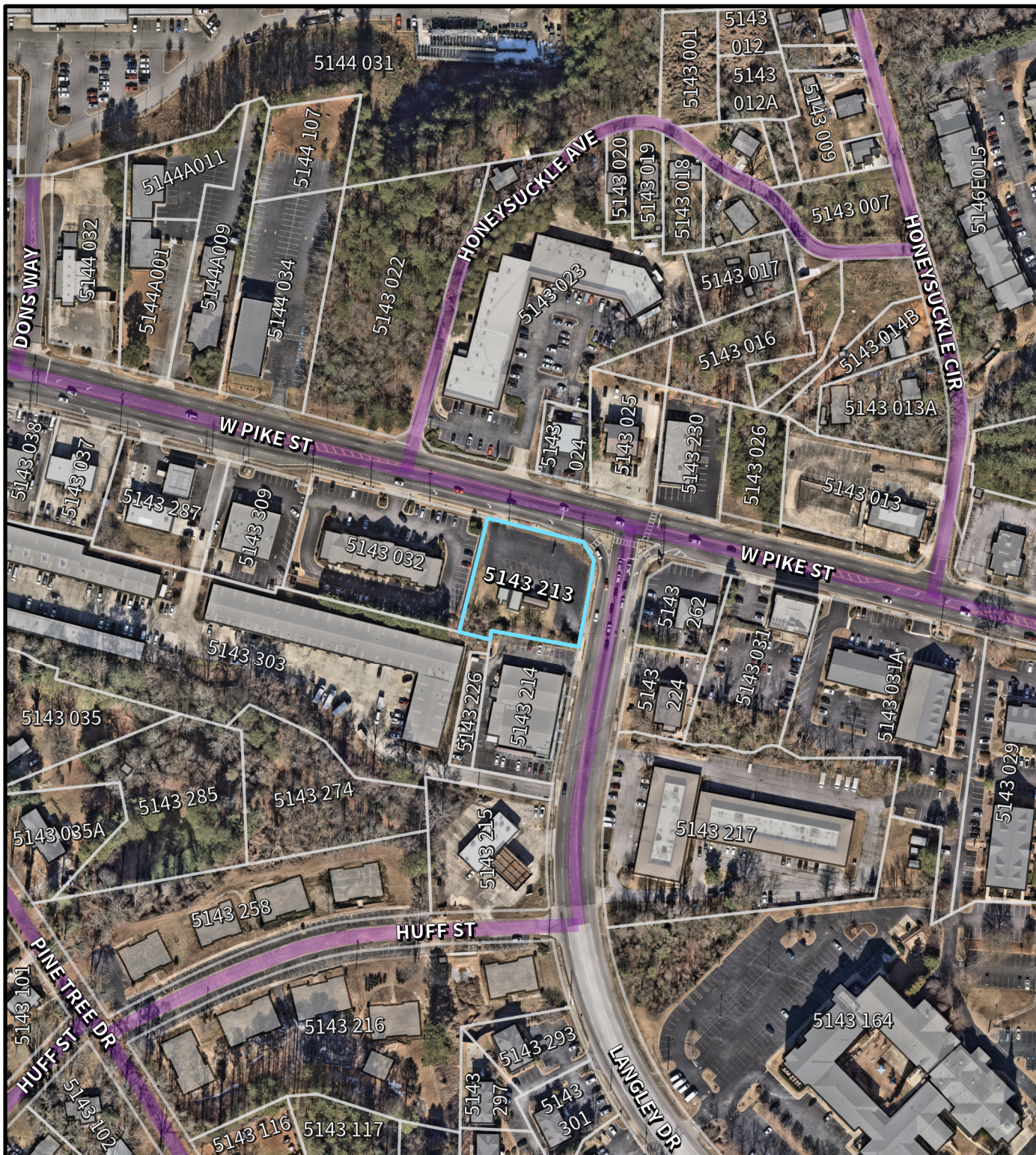
Planning & Development

Location Map & Surrounding Areas

**SUP2025-00101**

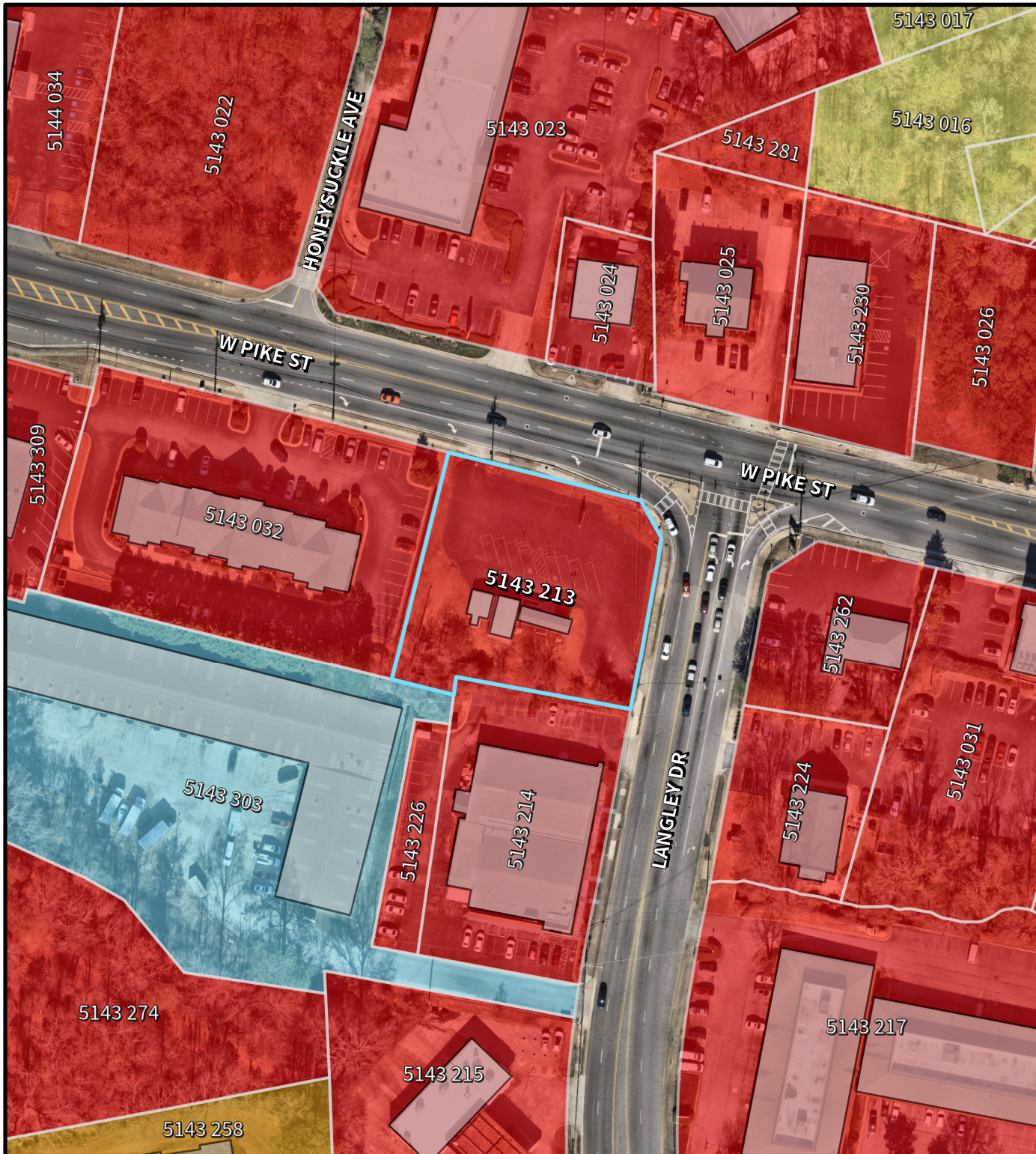
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0 125 250 500 Feet







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Planning & Development





## Location Map & Surrounding Areas

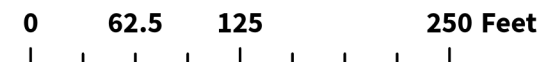
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### Zoning Districts

-  BG General Business
-  LM Light Manufacturing
-  RM-12 Multifamily Residential
-  RS-150 Single-Family Residential







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




**SUP2025-00101**

Applicant:  
Jonathan Lopez

 Subject Property

 Lawrenceville City Limits

## Zoning Districts

	<b>BG</b>	General Business
	<b>LM</b>	Light Manufacturing
	<b>OI</b>	Office/Institutional
	<b>RM-12</b>	Multifamily Residential
	<b>RS-150</b>	Single-Family Residential



0 125 250 500 Feet