



# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>HFA - Kelsey Kreher</u>	NAME: <u>Lawrenceville Outparcel, LLC</u>
ADDRESS: <u>1705 S Walton Blvd. #3</u>	ADDRESS: <u>565 Taxter Road</u>
CITY: <u>Bentonville, AR</u>	CITY: <u>Elmsford, NY</u>
STATE: _____ ZIP: <u>72712</u>	STATE: _____ ZIP: <u>10523</u>
PHONE: <u>816-872-7190</u>	PHONE: <u>914-304-5681</u>
CONTACT PERSON: <u>Kelsey Kreher</u> PHONE: <u>816-872-7190</u>	
CONTACT'S E-MAIL: <u>kelsey.kreher@hfa-ae.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>.372 acres</u>	
PARCEL NUMBER(S): <u>5141-333</u>	
ADDRESS OF PROPERTY: <u>650 Gwinnett Dr. Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Oil Change Facility</u>	

CASE: SUP2025-00108  
RECEIVED: 5/6/2025  
PLANNING AND DEVELOPMENT DEPARTMENT

Kelsey Kreher Digitally signed by Kelsey Kreher  
DN: cn=Kelsey Kreher, email=kelsey.kreher@hfa-ae.com, c=US 4.29.25

SIGNATURE OF APPLICANT DATE

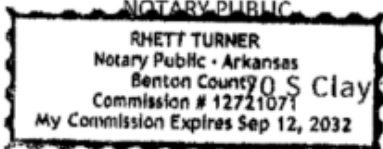
Kelsey Kreher

TYPED OR PRINTED NAME

[Signature]

NOTARY PUBLIC

4-29-25  
DATE



[Signature] 5-1-25

SIGNATURE OF OWNER DATE

Basil Donnelly, EVP, DLC Management  
a/k/a Lawrenceville Outparcel, LLC Corporation

TYPED OR PRINTED NAME

Meghan Deluca 5/1/2025

NOTARY PUBLIC DATE

01DE0025997 Meghan Deluca

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



# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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





# LAWRENCEVILLE

## GEORGIA

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

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

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

PARCEL I.D. NUMBER:  
(Map Reference Number)

5th

District

141  
144

Land Lot

333

Parcel

Signature of Applicant

Date

Garrett Small PE Vice 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.\*\*\*

### REVENUE TECHNICIAN'S USE ONLY

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

Binh Tran

NAME

016BNT

TSA

TITLE

5-6-2025

DATE



April 29, 2025

City of Lawrenceville, GA

RE: Special Use Permit Request  
Valvoline Instant Oil Change  
650 Gwinnett Dr.  
Lawrenceville, GA 30046

Dear City of Lawrenceville,

Please find included the submittal for a Special Use Permit on behalf of Valvoline Instant Oil Change, interested in developing the .372-acre outparcel site at 650 Gwinnett Dr. with a two-bay oil change facility as shown in the included Site Plan and Building Elevations.

Valvoline Instant Oil Change has a business model where customers remain in their vehicles while minor automotive preventative maintenance services are performed, usually taking 15-20 minutes per vehicle. Vehicles enter the bay for their services, which are completed through the basement component of the building. Additional vehicles await service in the stacking spaces behind the bays. Because of this model, the parking on our site is used for the employees of the store only.

We have included a site plan detailing how the business would operate on the site and how we anticipate the site to flow within the existing developed area. We have also included our building elevations which show we're proposing a flat roofed building with a tower element next to the front entry. The tripartite façades are composed of a dark brown brick wainscot base, a red/orange brick main finish, and EIFS top level. The colors embrace a warm earth tone palette. The fully glazed overhead doors elevate the façade and provide a storefront like appearance which fits the contemporary aesthetic of the building design.

We believe Valvoline fits into the area by providing an amenity to an under utilized parking area and providing a service to the residents of Lawrenceville. We believe the aesthetics of our building will suit the area well. Additionally, we also believe our business model to be above the standard auto shop in that we have no vehicles remaining on site for extended periods of time, there is no overnight storage of vehicles onsite and Valvoline is a low traffic producer due to our services.

If our request is approved, Valvoline and HFA will work together to create a formal plan submittal adhering to the City of Lawrenceville code.

If additional information is needed, or if questions arise associated with this request or business operations, please contact me.

Sincerely,

Kelsey Kreher  
Team Lead  
HFA  
479.273.7780 ext. 355  
kelsey.kreher@hfa-ae.com



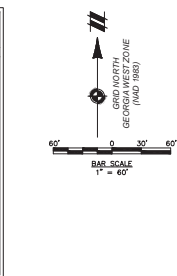
AS-SURVEYED DESCRIPTION
















A TRACT OF LAND SITUATED IN LAND LOTS 141 & 148 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, ALSO BEING TRACT 1 OF THE SUBDIVISION PLAT FOR ROYAL ABSTRACT OF NEW YORK, LLC. AS RECORDED IN PLAT BOOK 143, PAGE 192 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFORESAID TRACT 1, BEING A 1/2 INCH REBAR FOUND THENCE ALONG THE SOUTHERN LINE OF SAID TRACT 1 AND ALONG NORTHERN MARGIN OF GWINNETT DRIVE (80' WIDE RIGHT-OF-WAY) SOUTH 63°28'37" WEST A DISTANCE OF 39.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE SOUTH 63°28'37" WEST A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE LEAVING SAID NORTHERN MARGIN AND ALONG THE WEST LINE OF SAID TRACT 1 NORTH 26°30'02" WEST A DISTANCE OF 136.76 FEET; THENCE LEAVING SAID WEST LINE NORTH 63°28'37" EAST FOR A DISTANCE OF 120.00 FEET; THENCE SOUTH 26°30'02" EAST FOR A DISTANCE OF 136.76 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 16,411 SQUARE FEET, OR 0.377 ACRES, MORE OR LESS

CASE: SUP2025-00108  
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	DECIDUOUS TREE
	PARKING COUNT
	TITLE EXCEPTION NUMBER
	LAND LOT
	SUBJECT BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	RIGHT OF WAY LINE
	EASEMENT
	OVERHEAD UTILITY
	UNDERGROUND TELECOM
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND WATER
	SANITARY SEWER
	UNKNOWN UTILITY



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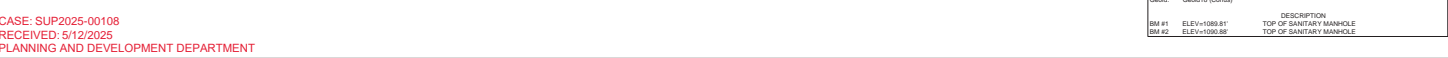
ENCING AT A POINT ON THE WESTERN RIGHT OF WAY OF GA HIGHWAY 20 (HAVING

TRACT OR PARCEL OF LAND CONTAINS 6.734 ACRES (BEING 293,289 SQUARE FEET)

AT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 141 AND 142, DISTRICT OF GWINNETT COUNTY, CITY OF LAWRENCEVILLE, GEORGIA, DESCRIBED AS FOLLOWS:

TRACT CONTAINS 5.230 ACRES OR 227,824 SQUARE FEET.

\_\_\_\_\_



## FIDELITY NATIONAL TITLE INSURANCE COMPANY

8. Declaration of Easements and Restrictions by Buton-Gwinnett Associates, Ltd., a Georgia limited partnership,

10. Restrictive covenants as contained in that certain Warranty Deed from Town Center Associates, a Georgia general

11. Easement for ingress and egress as contained in that certain Limited Warranty Deed from Town Center

13. Terms, conditions and obligations as contained in that certain Easement and Operating Agreement and

14. Easement and Operating Agreement and Declaration of Restrictions by and between Town Center Associates, a

15. Lease as evidenced by that certain Memorandum of Lease by and between Lawrenceville Outparcel, LLC, a Delawarean limited liability company, Procon International LLC, a California limited liability company, and

44. All these matters are disclosed by that certificate and recorded in this Book 423. Since 1893, aforesaid Records

ACCESS EASEMENT OVER DETENTION POND FACILITIES.

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY

3. BEADINGS SHOWN HERE

- WITHIN ONE FOOT OF THE SURFACE (MEASURED)

## COMPANY



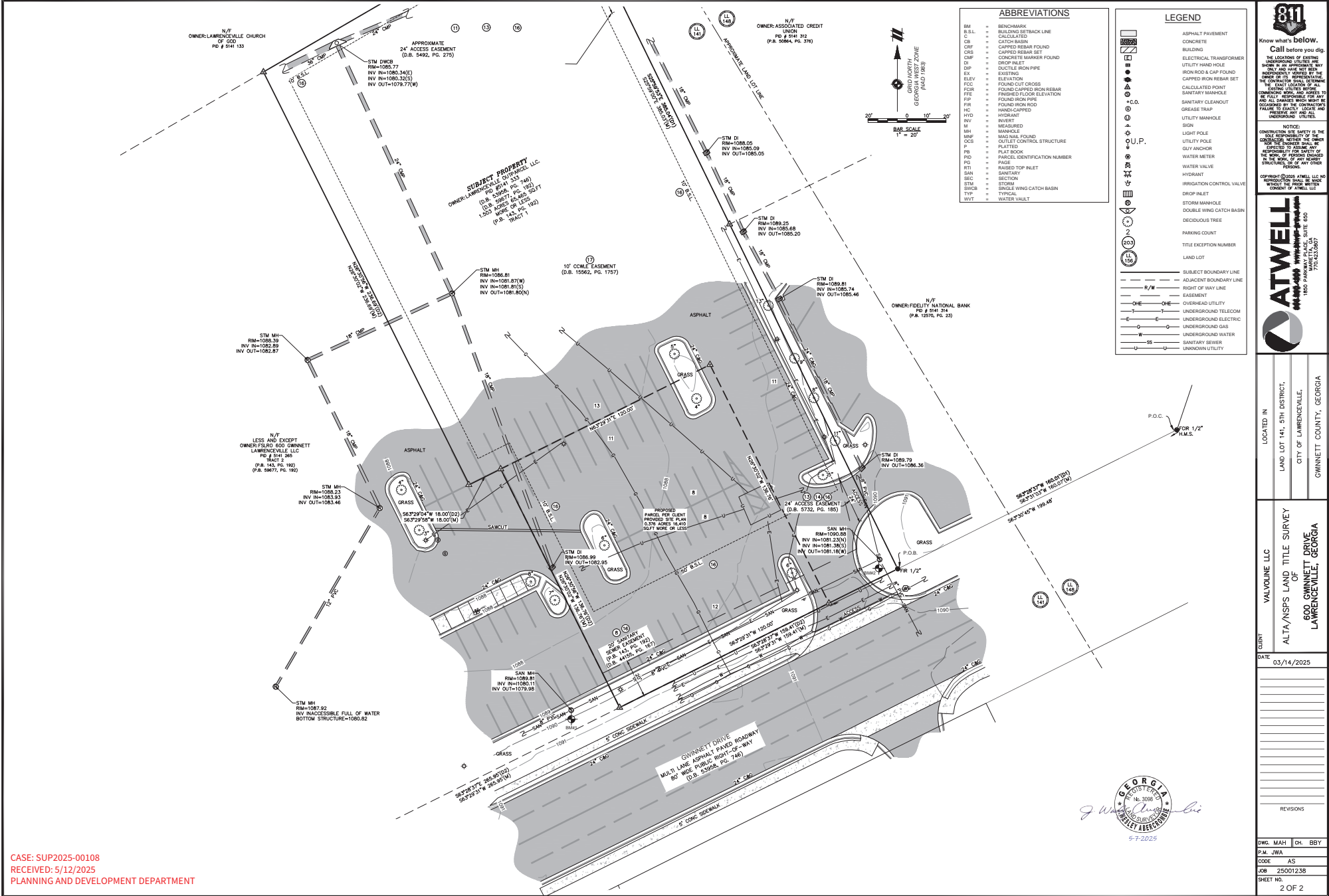
THIS PLAN IS A REPLACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CONSTITUTE OR

STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET

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CASE: SUP2025-00108  
RECEIVED: 5/12/2025  
PLANNING AND DEVELOPMENT DEPARTMENT









1 EXTERIOR ELEVATION (REAR)  
Scale: 1/8" = 1'-0"

T.O. TOWER  
± 24' - 0"

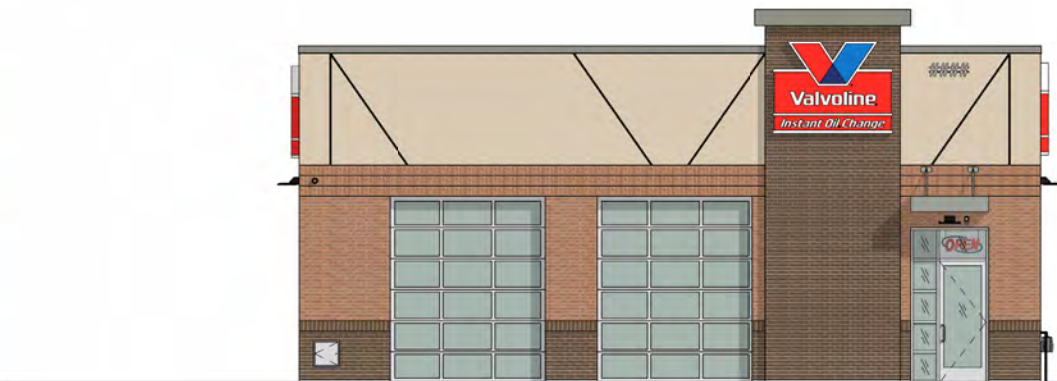
T.O. PARAPET  
± 21' - 8"

T.O. ACCENT BAND  
14' - 0"

B.O. ACCENT BAND  
12' - 0"

T.O. WAINSCOT  
4' - 0"

UPPER LEVEL  
0' - 0"



3 EXTERIOR ELEVATION (FRONT)  
Scale: 1/8" = 1'-0"

T.O. TOWER  
± 24' - 0"

T.O. PARAPET  
± 21' - 8"

T.O. ACCENT BAND  
14' - 0"

B.O. ACCENT BAND  
12' - 0"

T.O. WAINSCOT  
4' - 0"

UPPER LEVEL  
0' - 0"

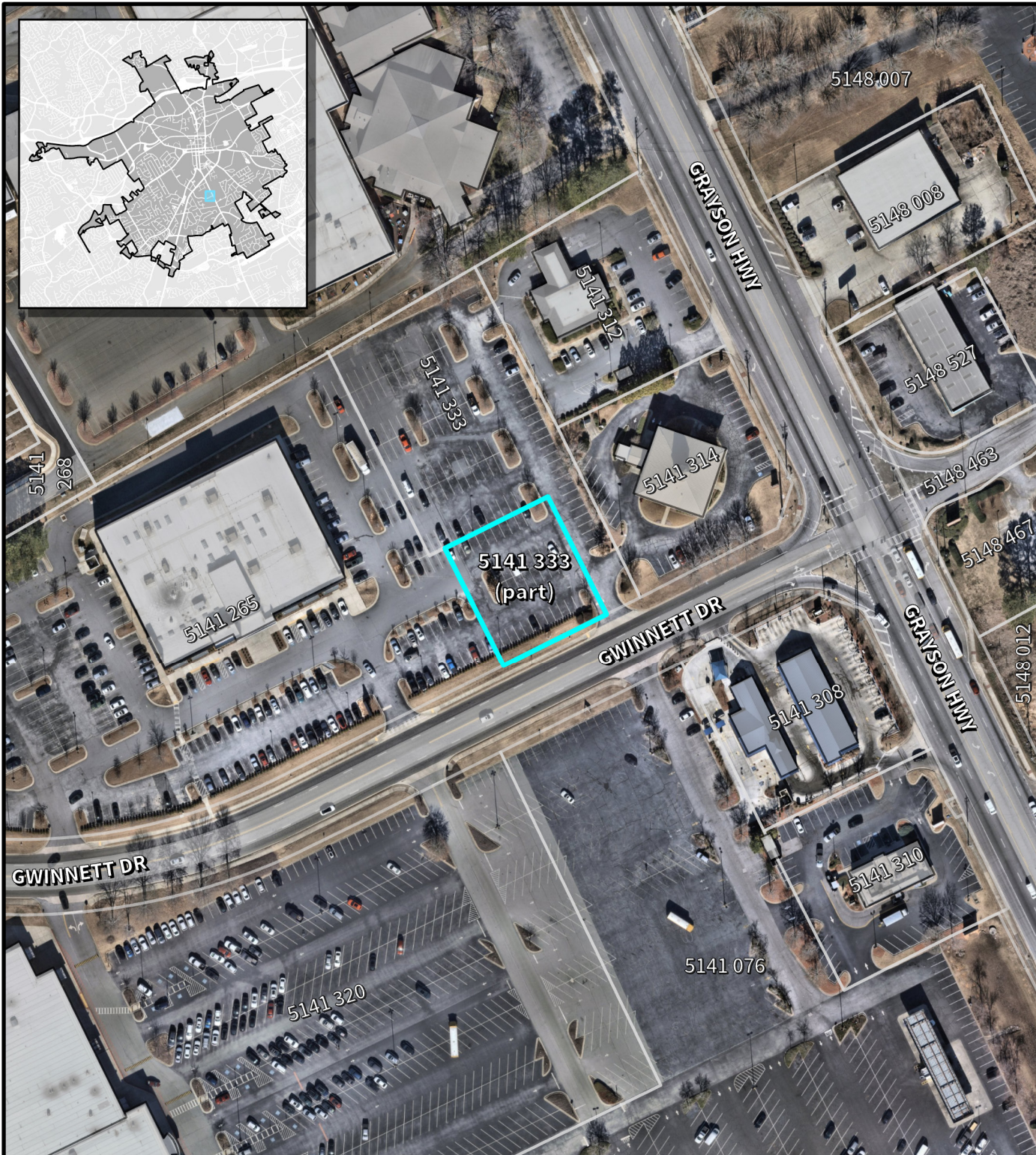


5 TRASH ENCLOSURE ELEVATIONS  
Scale: 1/8" = 1'-0"

**EXTERIOR FINISHES - BRICK / BRICK / CMU**

EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR #1: #113 AMARILLO WHITE	MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	STOREFRONT SYSTEM:	2x4 1/2" KAYNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
THIN BRICK #1 (WAINSCOT AND TOWER):	GLEN-GERY "MODULAR BAXTER BROWN WIRECUT"	PREFABRICATED METAL CANOPY:	AWNEX INC. "SEATTLE" DESIGN PREFINISHED TO MATCH PAC-CLAD "SILVER"	TRASH ENCLOSURE:	SPLIT FACE CMU FIELD PAINTED SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN" AND SW-2822 "DOWNING SAND". PROVIDE MOCK-UP AND VERIFY COLOR w/ OWNER.
THIN BRICK #2 (ABOVE WAINSCOT):	GLEN-GERY "MODULAR MT RUSHMORE"	PARAPET CAP FLASHING:	ALUMINUM BREAK METAL PREFINISHED TO MATCH PAC-CLAD "SILVER"	GATE SYSTEM:	FIELD PAINTED SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR w/ OWNER.
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	TOWER SOFFIT AND FASCIA:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-12") PREFINISHED TO MATCH PAC-CLAD "SILVER"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
		THRU-WALL SCUPPER:	ALUMINUM BREAK METAL - PREFINISHED TO MATCH DIMENSIONAL METALS, INC. - "BEIGE"	ACCESS PANEL:	STAINLESS STEEL





# LAWRENCEVILLE





Planning & Development

Location Map & Surrounding Areas

**SUP2025-00108**

Applicant:

HFA - Kelsey Kreher

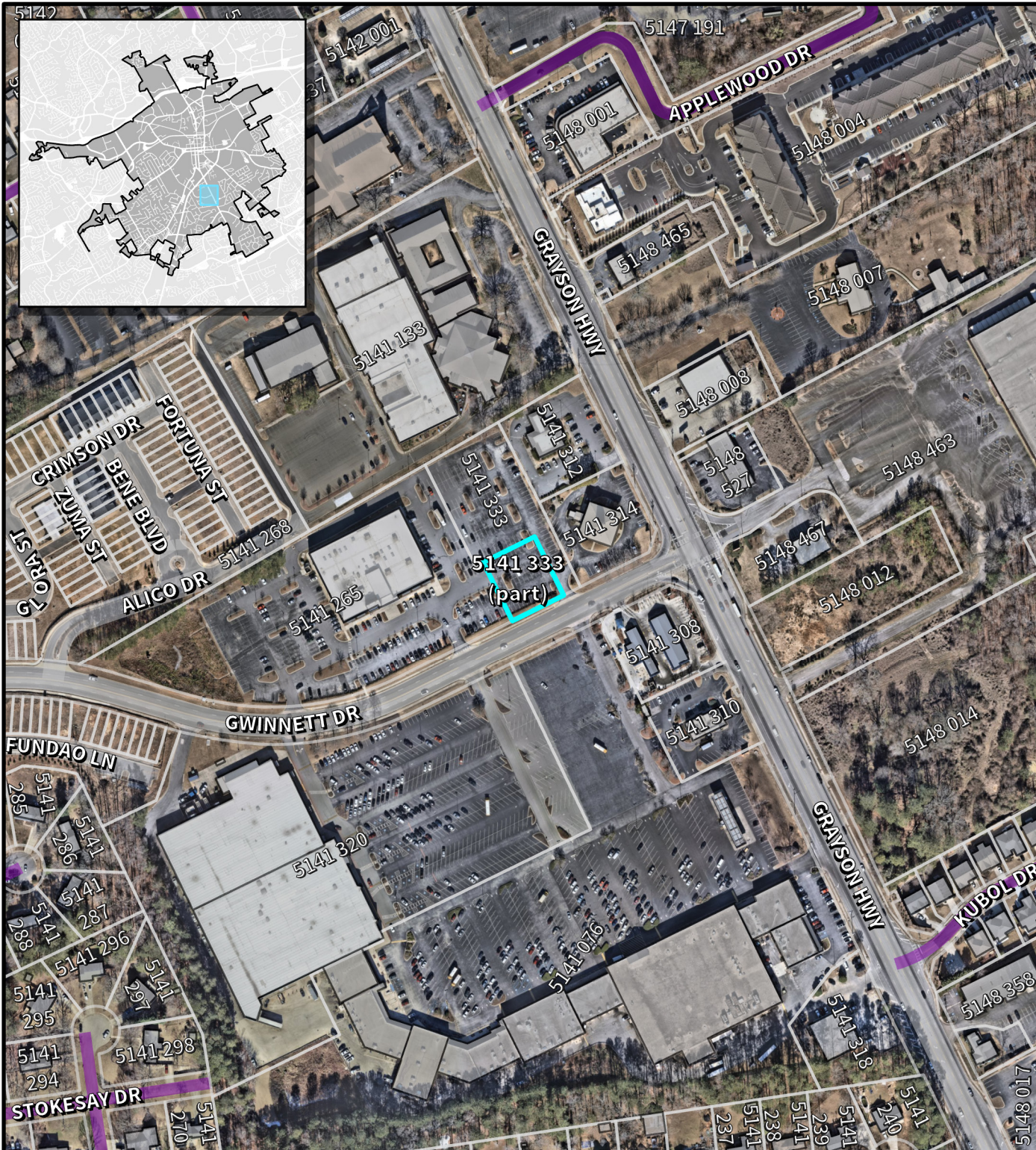
-  Subject Property
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:1,800

0 62.5 125 250 Feet







# LAWRENCEVILLE





Planning & Development

Location Map & Surrounding Areas

**SUP2025-00108**

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HFA - Kelsey Kreher

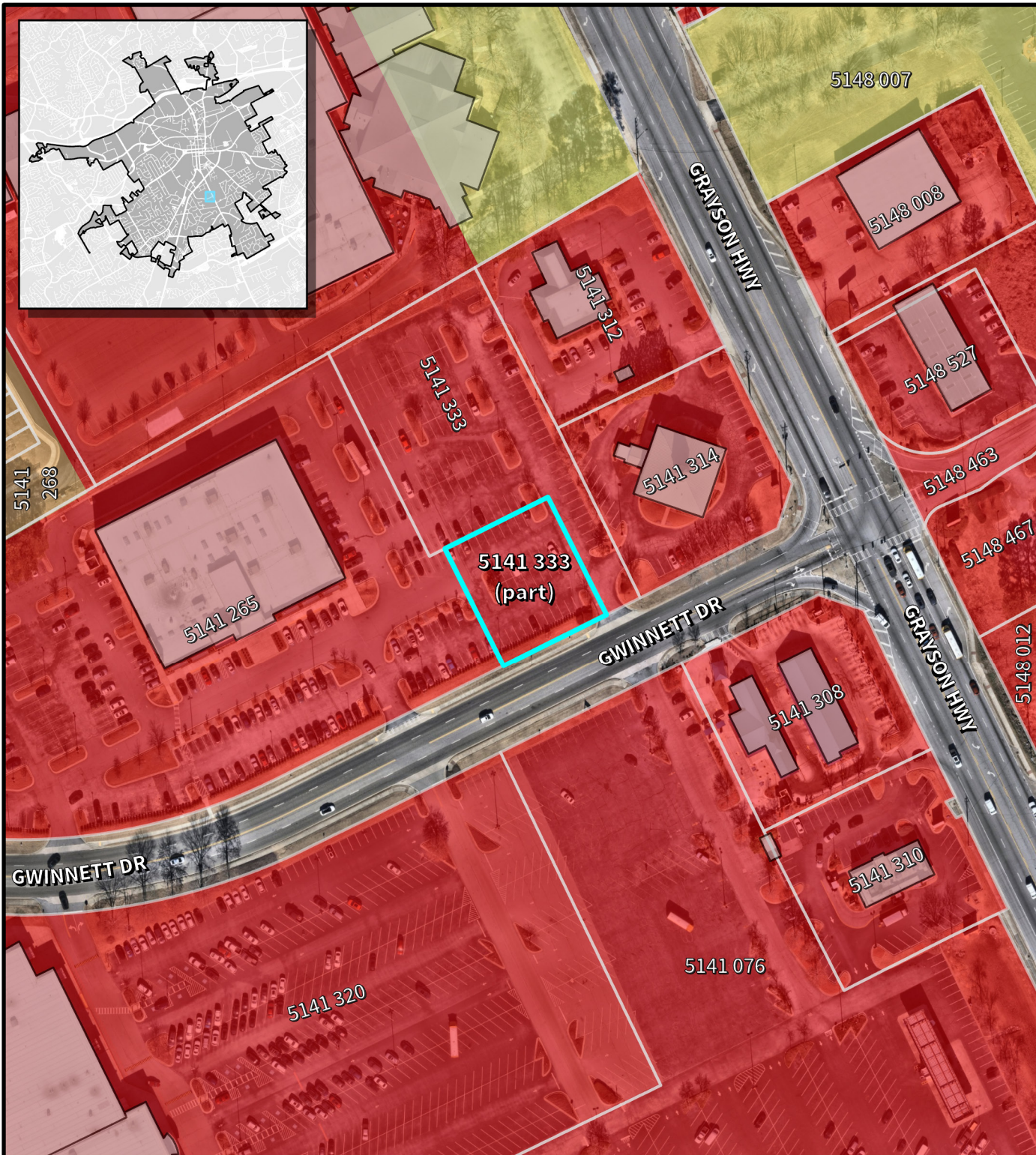
-  Subject Property
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600

0 125 250 500 Feet







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2025-00108**

Applicant:

HFA - Kelsey Kreher

 Subject Property

 Lawrenceville City Limits

## Zoning Districts

 BG General Business

 RM-8 Townhouse Residential

 RS-150 Single-Family Residential

Scale: 1:1,800

0 62.5 125 250 Feet







## Location Map & Surrounding Areas

**SUP2025-00108**

HFA - Kelsey Kreher

 Subject Property

 Lawrenceville City Limits

## Zoning Districts

**BG** General Business

 **OI** Office/Institutional

**RM-12** Multifamily Residential

 **RM-8** Townhouse Residential

**RS-60** Single-Family Residential

**RS-150** Single-Family Residential

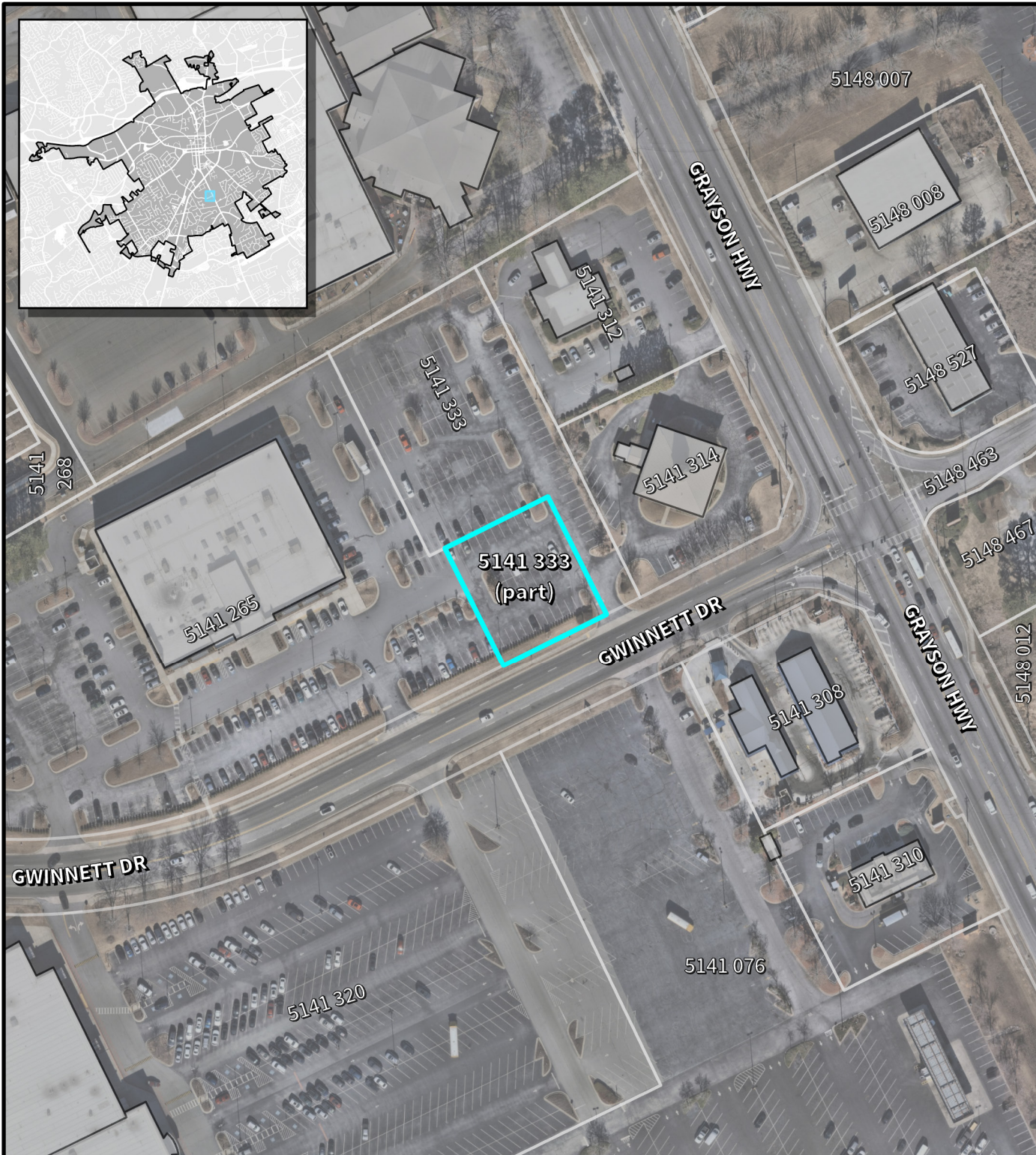
**RS-180** Single-Family Residential

Scale: 1:3,600

0      125      250                      500 Feet







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2025-00108**

Applicant:

HFA - Kelsey Kreher

 Subject Property

 Lawrenceville City Limits

2045 Character Areas

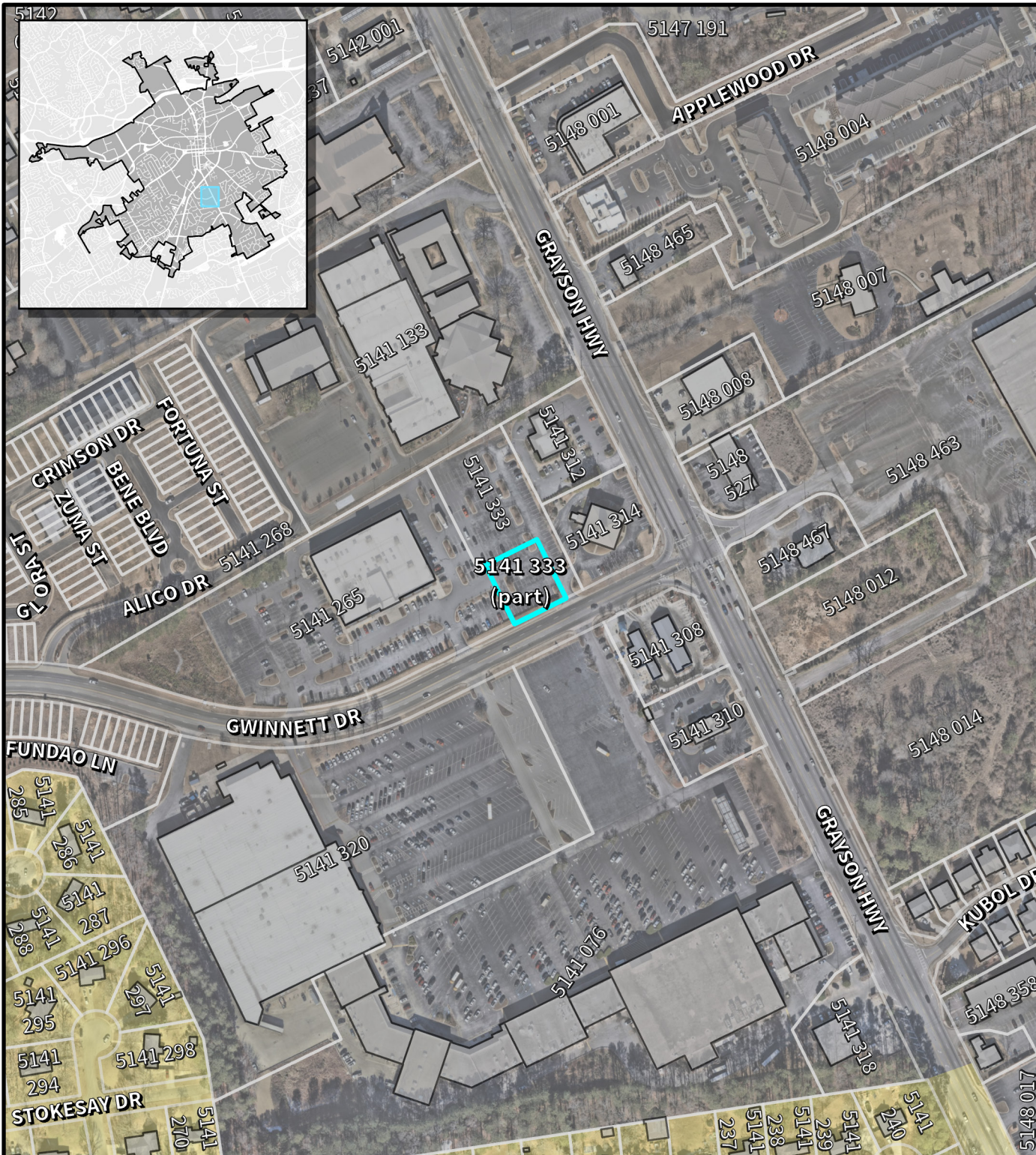
 Downtown

Scale: 1:1,800

0 62.5 125 250 Feet







## Planning & Development

## Location Map & Surrounding Areas

**SUP2025-00108**

Applicant:

HFA - Kelsey Kreher

 Subject Property

 Lawrenceville City Limits

## 2045 Character Areas

 Downtown

Traditional Residential

Scale: 1:3,600

0      125      250                      500 Feet

