



LAWRENCEVILLE

Planning & Development SPECIAL USE PERMIT

CASE NUMBER(S): SUP2026-00013

APPLICANT(S): SMOKERISE SERVICES, LLC

PROPERTY OWNER(S): SMOKERISE SERVICES, LLC

LOCATION(S): 425 W PIKE STREET

PARCEL IDENTIFICATION NUMBER(S): R5144 032

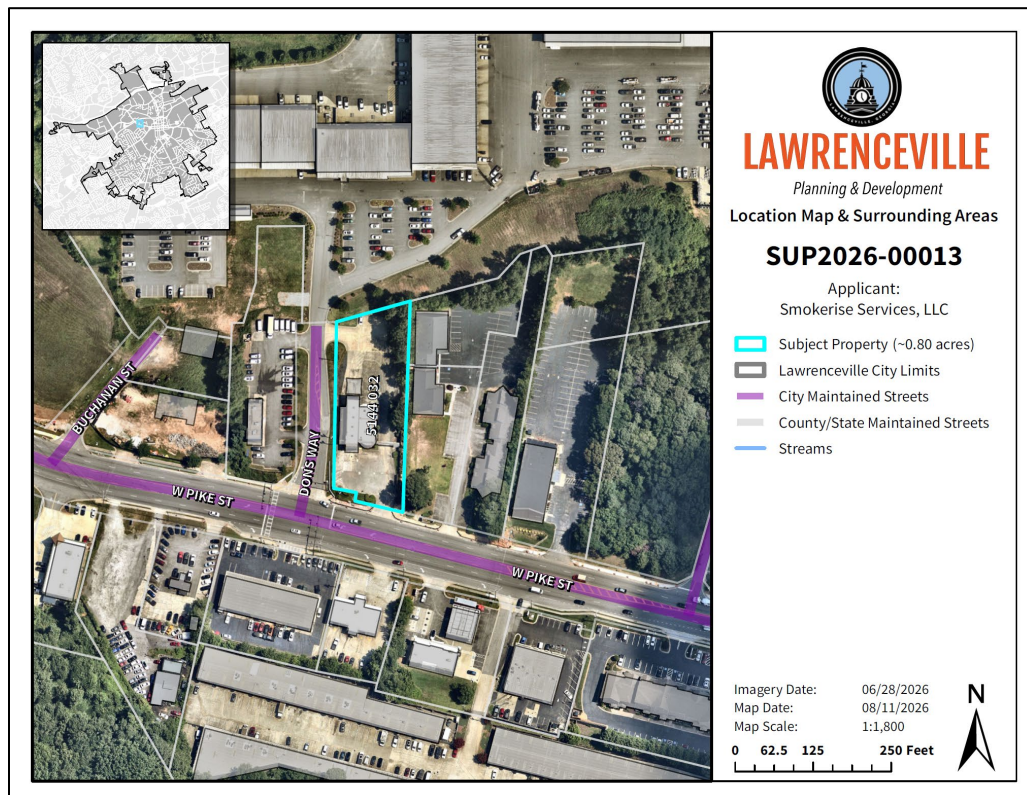
APPROXIMATE ACREAGE: 0.8 ACRES

CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: AUTOMOBILE WASH (CARWASH)

DEPARTMENT RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



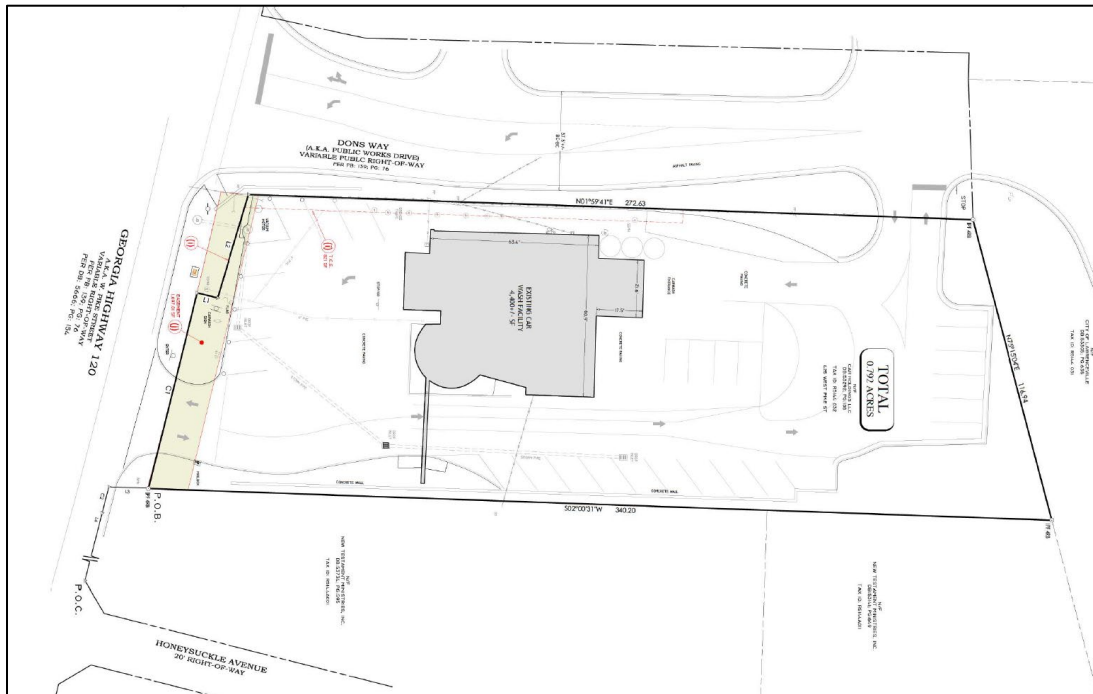
ZONING HISTORY

The earliest zoning records on file for the subject property circa 1960 show the property zoned as BG (General Business District), its current zoning district. There are no Variances, Appeals, Special Use Permits, or Zoning Conditions on record for the subject property.

PROJECT SUMMARY

The applicant requests a Special Use Permit to allow an Automobile Wash (Carwash) at the subject property. The subject property is an approximately 0.8-acre parcel zoned BG (General Business District) located at the northeastern corner of the intersection between West Pike Street and Dons Way.

BOUNDARY SURVEY



ZONING AND DEVELOPMENT STANDARDS

The subject property is developed with an approximately 4,707 square foot structure originally constructed in the year 1968 as a car wash facility. The property is accessed via a pair of curb cuts: one located directly on West Pike Street, and the other at the rear of the property along Dons Way. The facility is served by twenty-six (26) parking spaces distributed throughout the property.

According to Occupation Tax records, the property was used as an Automobile Wash (Carwash) facility as recently as the year 2021. However, the property has sat vacant since the previous tenant “Autobell Car Wash”) closed the business in 2021. As such, the six-month period during which an existing nonconforming use can be replaced by the same existing nonconforming use has long since expired.

The applicant proposes to use the existing structure (with minor interior and architectural modifications) and its environs as an Automobile Wash (Carwash) facility. Upon adoption of the 2020 Lawrenceville Zoning Ordinance, a Special Use Permit is necessary for an Automobile Wash (Carwash) facility in a BG (General Business) zoning district.

Article 1 Districts, Section 103.2 Use Table

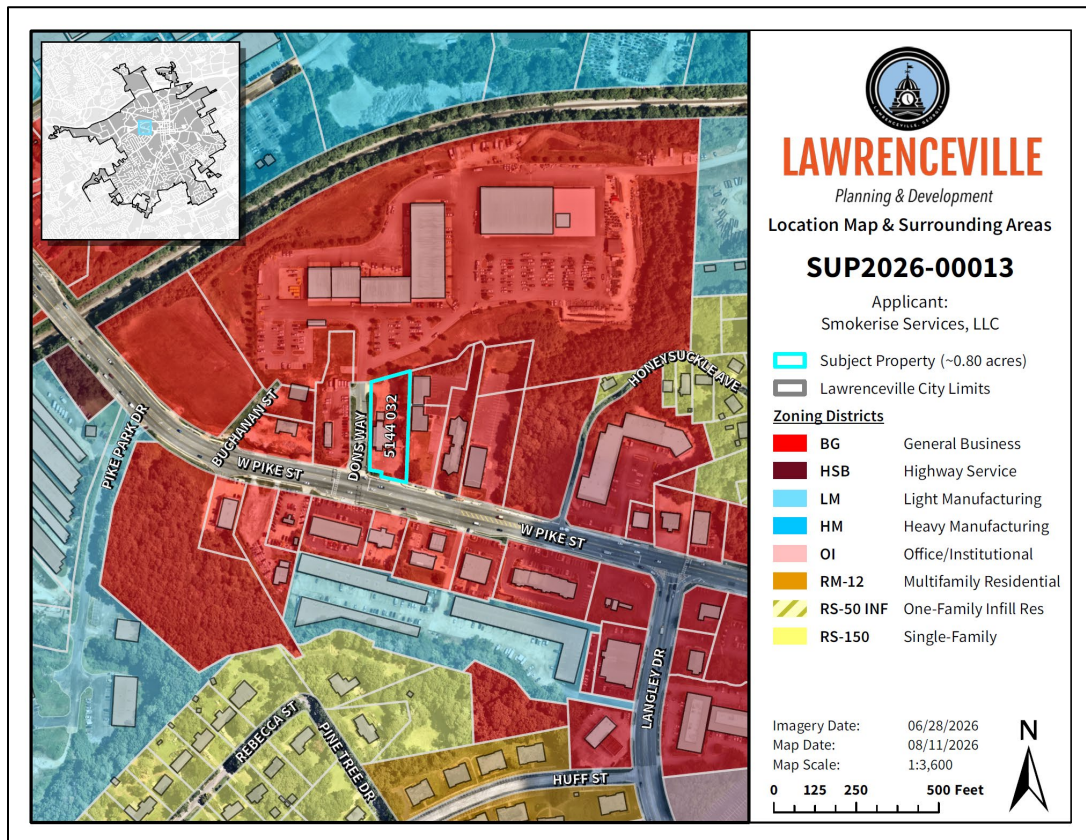
Standard	Requirement	Proposal	Recommendation
Automobile Wash (Carwash)	BG – Special Use Permit	BG – Special Use Permit	<i>Approval with Conditions</i>

Article 2, Section 200.3., Subsection 200.3.10. – Automobile Wash – Automatic and Self Service reads as follows:

- A. *Metal building facades are prohibited; and*
- B. *Prefabricated awning type structures are only permitted at automatic facilities*

Approval of the proposed Special Use Permit would not require approval of any companion variances or other adjustments. While the applicant does not propose major site or architectural modifications, approval may be conditioned on meeting contemporary development, zoning, and building standards, where practical.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



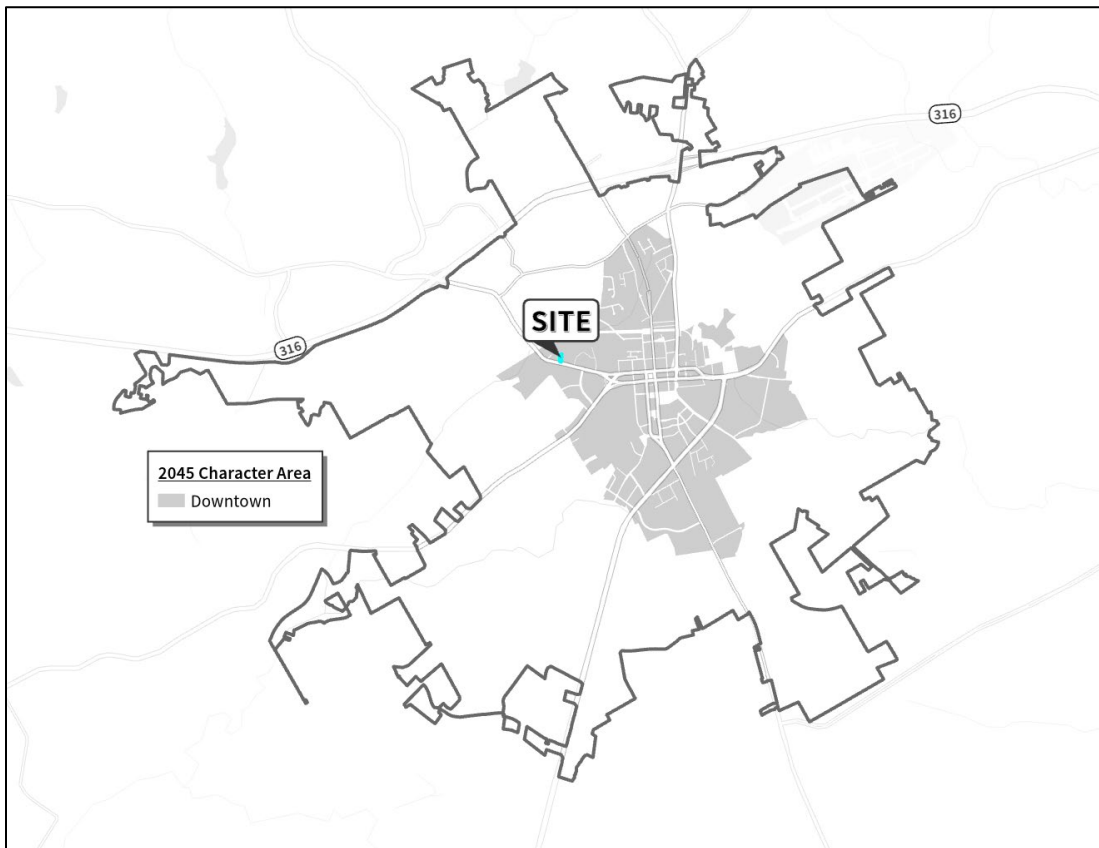
SURROUNDING ZONING AND USE

The immediate surrounding area along West Pike Street is composed of commercial, retail, and light industrial uses within commercial and industrial zoning districts.

Nearby uses include automobile-related facilities such as auto service garages, an auto rental facility, a used car lot, and a convenience store with fuel pumps, all zoned BG (General Business District). Other nearby uses include places of worship, multi-tenant retail facilities, and the City's public works facility – also zoned BG. The larger area is host to a larger number of uses and zoning districts, including office/warehouse spaces zoned LM (Light Manufacturing District), single-family dwellings zoned RS-150 (Single-Family Residential District), and more intensive industrial uses on land zoned HM (Heavy Manufacturing District). Of particular note within the greater area is another automobile wash facility ("Ultra Car Wash") on a property zoned BG, located at the intersection of West Pike Street and Old Norcross Road,

When considering the number and variety of auto-related uses along the West Pike Street corridor, the proposed Special Use Permit may be appropriate.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown character area, defined as such:

Lawrenceville's Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.

As a strictly auto-related use, the proposed request for an Automobile Wash facility may not be strictly consistent with the intent of the 2045 Comprehensive Plan for the Downtown character area.

STAFF RECOMMENDATION

The proposed Special Use Permit would allow the reuse of an existing, purpose-built automobile wash facility that has historically operated as a car wash at the subject property. The request is compatible with the predominantly commercial and auto-oriented character of the West Pike Street corridor, where several automobile-related uses and another automobile wash are located nearby. While an automobile wash may not be strictly consistent with the Downtown character area's long-term vision, the proposal involves limited modifications to an existing facility and would not introduce a substantially new development pattern.

Given the limited scope of the request and the reuse of an existing purpose-built facility, Staff recommends **APPROVAL WITH CONDITIONS** of the requested Special Use Permit, subject to compliance with applicable zoning, development, building, and life-safety requirements and any conditions necessary to ensure compatibility with surrounding properties.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Lawrenceville Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

The proposed Automobile Wash (Carwash) is suitable given the established commercial and automobile-oriented character of the West Pike Street corridor, which includes several automobile-related uses including another automobile wash in the general vicinity.

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

The proposed use is not anticipated to adversely affect the existing use or usability of adjacent properties. The request involves the reuse of an existing, purpose-built carwash facility with limited site modifications, thereby minimizing potential impacts associated with new construction or significant changes in site activity.

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

The property has a reasonable economic use as currently zoned BG, including continued commercial development and reuse of the existing structure. The proposed Special Use Permit would allow the property to be utilized for a use historically established on the site.

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

The proposed reuse of the existing facility is not anticipated to result in an excessive or burdensome use of existing public facilities. The site has existing access from West Pike Street and Dons Way, and the proposed use would reestablish a historically existing use without significant expansion of the site or building footprint.

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

The proposed Automobile Wash may not be strictly consistent with the long-term vision of the Downtown character area, which emphasizes a more mixed-use and pedestrian-oriented development pattern. However, the limited scope of the request and reuse of an existing purpose-built facility may mitigate this inconsistency.

- 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;**

The property was historically developed and operated as an automobile wash, and the surrounding West Pike Street corridor continues to contain a variety of commercial and automobile-oriented uses. The proposed reuse of the existing facility, without substantial site expansion or redevelopment, provides supporting grounds for approval of the request.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS_10052026

SUP2026-000013

Approval of the Special Use Permit to allow an Automobile Wash (Carwash) in a BG (General Business) zoning district, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A. The Special Use Permit shall be limited to an automobile wash conducted entirely within the existing structure on site, with no expansion of the building footprints.
- B. Outdoor storage associated with the automobile wash shall be prohibited.
- C. Hours of operation for the automobile wash shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.
- D. All washing, detailing, and associated vehicle service activities shall be conducted within designated areas of the site and shall not interfere with required parking, fire access, pedestrian circulation, or public rights-of-way.
- E. The existing twenty-six (26) parking spaces shall be maintained unless otherwise approved through the applicable development review process. Parking or vehicle stacking shall not occur within the public right-of-way.
- F. Any exterior modifications to the existing structure shall be subject to review and approval by the Director of Planning and Development prior to issuance of a Building Permit and shall be consistent with applicable architectural and development standards.
- G. The existing building shall be maintained in good repair, and any deteriorated exterior materials, pavement, curbing, landscaping, or site improvements shall be repaired or replaced as required by the Director of Planning and Development.
- H. All access drives, parking areas, vehicle stacking areas, and pedestrian circulation areas shall be maintained in a safe and functional condition.
- I. 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.
- J. Peddlers and/or any parking lot sales shall be prohibited.

- K.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- L.** The Special Use Permit shall be limited to a period of two (2) years, at which time the use shall cease unless an application for renewal is submitted and approved in accordance with the Zoning Ordinance.
- M.** All applicable local, state, and federal permits and approvals, including building, fire, and life-safety permits, shall be obtained prior to occupying the facility.



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Smokerise Services LLC</u>	NAME: <u>Smokerise Services LLC</u>
ADDRESS: <u>425 W Pike St</u>	ADDRESS: <u>425 W Pike St</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>404-210-1463</u>	PHONE: <u>404-210-1463</u>
CONTACT PERSON: <u>Abdul Rahim Sijji</u> PHONE: <u>404-210-1463</u>	
CONTACT'S E-MAIL: <u>Rahimsijji@hotmail.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>06</u> ACREAGE: <u>0.89</u>	
PARCEL NUMBER(S): <u>RS144032</u>	
ADDRESS OF PROPERTY: <u>425 W Pike St, Lawrenceville GA 30046</u>	
PROPOSED SPECIAL USE: <u>Automatic Car Wash</u>	

ASR 8/4/26
SIGNATURE OF APPLICANT DATE

Abdul Rahim Sijji
TYPED OR PRINTED NAME

8/4/26
NOTARY PUBLIC My Comm. Expires: SEPTEMBER 30, 2027 DATE
WALTON CO. NOTARY PUBLIC

ASR 8/4/26
SIGNATURE OF OWNER DATE

Abdul Rahim Sijji
TYPED OR PRINTED NAME

8/4/26
NOTARY PUBLIC My Comm. Expires: SEPTEMBER 30, 2027 DATE
WALTON CO. NOTARY PUBLIC

70 S. Clayton St. • Lawrenceville, Georgia 30046-2200

RECEIVED AUGUST 6, 2026

PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Abdul Rahim Sivji, Smokerise Services LLC
1646 Lilburn Stone Mountain Rd.
St. Mountain, GA 30087

8/4/2026

City of Lawrenceville
Planning and Development Department
70 S. Clayton Street
Lawrenceville, GA 30046

RE: Letter of Intent – Application for Special Use Permit (SUP)

Property Address: 425 W. Pike Street, Lawrenceville, GA 30046
Parcel ID: R5144 032
Current Zoning: BG – General Business District
Proposed Use: Modernized Automatic Conveyor Tunnel Car Wash (Retrofit)

To the City Council, Planning Commission and Planning Department:

Please accept this Letter of Intent in support of my application for a Special Use Permit (SUP) for the property located at 425 W. Pike Street. The property consists of approximately 0.89 acres at the intersection of West Pike Street (Hwy 120) and Dons Way. The site is zoned BG and historically operated as an automatic car wash. We are requesting a SUP to authorize the substantial retrofit, modernization, and operation of a new, state-of-the-art, automatic, drive-in conveyor tunnel car wash where vehicles are mechanically pulled through computerized washing, rinsing, and drying stages.

Project Description & Capital Investment:

The proposed development will revitalize and retrofit the existing 4,707-square-foot commercial structure. This extensive capital improvement project will transform the footprint into a modern, high-efficiency conveyor wash tunnel. The project also features 15 dedicated, high-suction vacuum bays for customer use post-wash. The building architecture will undergo minor exterior facade modifications to complement the visual standards of the West Pike Street corridor. The proposed operational hours will be from 8:00 AM to 7:00 PM daily.

Zoning and Land Use Compatibility:

The requested Special Use Permit is highly compatible with the existing commercial character of the surrounding BG-zoned district and perfectly aligns with the City of Lawrenceville's 2040 Comprehensive Plan. Because this proposal represents the modernization of a historical land use at this exact location, it avoids creating new commercial density or commercial encroachment into nearby commercial or residential areas. The project brings a vital, environmentally conscious service amenity to an established, heavily traveled commercial transit corridor by breathing new life into an existing structural asset.

- **Environmental & Water Resource Management:** Environmental sustainability is central to the design. The facility will install a cutting-edge closed-loop water reclamation system that captures, filters, and recycles a vast majority of all wash water. All remaining wastewater will pass through a specialized oil/water separator interceptor before discharging safely into the municipal sewer line.

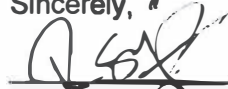
SUP2026-00013
RECEIVED AUGUST 6, 2026
PLANNING & DEVELOPMENT DEPARTMENT

- **Noise Control & Visual Screening:** In compliance with Lawrenceville's Article 2 Supplementary Use Standards, all automated mechanical wash operations take place inside the retrofitted, enclosed tunnel structure. The drying stage utilizes sound-insulated blowers positioned deeply inside the tunnel exit to prevent noise pollution. The 15 vacuum bays will utilize modern, muffled motor technology to minimize ambient sound.
- **Public Safety & Lighting:** The facility will be equipped with 24/7 video surveillance cameras and brightly lit during its 8:00 AM to 7:00 PM operational window with downward-directed, zero-glare LED lighting fixtures to ensure customer safety while preventing light spillover onto adjacent properties.

The proposed state-of-the-art conveyor car wash retrofit represents a major capital improvement that replaces a vacant commercial space with a premier, environmentally conscious service facility. It will significantly boost local utility revenue and generate active municipal tax revenue along a vital commercial artery while preserving the existing structural footprint.

We respectfully request your approval of this Special Use Permit. Thank you for your time and careful consideration of this proposal.

Sincerely,



SMOKERISE SERVICES LLC
Owner

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 144 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows: To find the true point of beginning, commence at the mitered westerly right-of-way line of Honeysuckle Avenue (20-foot right-of-way) and the old northerly right-of-way line of Georgia Highway No. 120 (also known as West Pike Street) (the old right-of-way being 72 feet) running thence along the old northerly right-of-way line of Georgia Highway No. 120 north 75 degrees 42 minutes 11 seconds west a distance of 421.76 feet to a point; thence continuing along said old right-of-way line along the arc of the curve to the right (said arc being subtended by a chord bearing of north 75 degrees 47 minutes 35 seconds west a chord distance of 10.09 feet and having a radius of 5765.578 feet) an arc distance of 18.09 feet to a 5/8 inch rebar found; thence leaving the old northerly right-of-way line and running north 01 degree 52 minutes 30 seconds east a distance of 14.32 feet to an iron pin set, which marks the TRUE POINT OF BEGINNING; thence running along the arc of a curve to the right (said arc being subtended by a chord bearing of north 76 degrees 28 minutes 52 seconds west a chord distance of 114.65 feet and having a radius of 5779.578 feet) an arc distance of 114.65 feet to an iron pin set; thence running north 02 degrees 06 minutes 21 seconds east a distance of 283.96 feet to an iron pin set; thence running north 75 degrees 13 minutes 55 seconds east a distance of 116.01 feet to a 1/2 inch rebar found; thence running south 01 degrees 52 minutes 30 seconds west a distance of 340.32 feet to an iron pin set, which marks the POINT OF BEGINNING; said tract or parcel being shown as containing 0.8000 acres on that survey prepared by Tim Shelton by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., Lawrenceville, Georgia, Mack L. Meeks, Georgia Registered Land Surveyor No. 1497, dated January 13, 1988.

Less and except from the above described property that portion of the property conveyed by that certain Right of Way Deed from CAH Holdings, LLC to City of Lawrenceville, Georgia dated February 2, 2017 and recorded in Deed Book 54916, Page 592 in the real property records of Gwinnett County, Georgia:

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

To find the POINT OF COMMENCEMENT, begin at a point at the intersection of the Northeasterly Right-of-Way of West Pike Street (100-foot R/W) and the Southeasterly Right-of-Way of CSX Railway (100-foot Right-of-Way); THENCE leaving said Intersection, South 61 degrees 00 minutes 25 seconds East for a distance of 931.53 feet to a Point on the Northeasterly Right-of-Way of West Pike Street, said Point being THE POINT OF BEGINNING

THENCE from said Point as thus established, North 01 degree 59 minutes 41 seconds East for a distance of 10.18 feet to a Point; THENCE North 73 degrees 16 minutes 55 seconds West for a distance of 40.63 feet to a Point; THENCE South 13 degrees 57 minutes 03 seconds West for a distance of 8.00 feet to a Point on the Northeasterly Right-of-Way of West Pike Street; THENCE along the Northeasterly Right-of-Way of West Pike Street North 76 degrees 02 minutes 57 seconds West for a distance of 38.48 feet to a Point, said point being THE POINT OF BEGINNING.

Said property contains 0.008 Acres (354 Square Feet) as shown as a Required Right-of-Way on the Right-of-Way & Easement Exhibit for CAH Holdings & Lawrenceville Public Works, prepared by Precision Planning, Inc. (Job# T15233), and dated 5/31/16.

THE F.I.R.M. (FLOOD INSURANCE RATE MAP) SHOWS THE REFERENCED PARCEL TO BE IN ZONE X AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. ACCORDING TO MAP NO: 13135C0073F & 13135C0088E, DATED: 09/29/2006.

NO ZONING INFORMATION PROVIDED AS PART OF THIS TITLE COMMITMENT.

SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 104, OF THE 5TH DISTRICT, IN THE CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE MITERED INTERSECTION OF THE WESTERN RIGHT-OF-WAY (R/W) OF HONEYSUCKLE AVENUE (20' PUBLIC R/W) AND THE NORTHERN R/W OF GEORGIA HIGHWAY 102 (A.K.A. WEST PIKE STREET - VARIABLE PUBLIC R/W); THENCE ALONG THE NORTHERN R/W OF GA HWY 102 (A.K.A. WEST PIKE STREET - VARIABLE PUBLIC R/W) WITH A BEARING OF N 75°42'10" W, A DISTANCE OF 421.76 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 505.58 FEET, HAVING A CHORD BEARING OF N 73°13'55" W, A CHORD DISTANCE OF 10.09 FEET AND AN ARC LENGTH OF 10.09 FEET TO A POINT; THENCE WITH A BEARING OF N 01°35'20" E, A DISTANCE OF 16.32 FEET TO AN IRON PIN FOUND (#4 REBAR) AND THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT BEGINNING AS THIS ESTABLISHED, THENCE
ALONG SAID R/W IN A WESTERLY DIRECTION WITH CURVE TURNING TO THE LEFT WITH A
RADIUS OF 5779.58 FEET, HAVING A CHORD BEARING OF N 70°25'50" E, A CHORD
DISTANCE OF 75.91 FEET AND AN ARC LENGTH OF 75.91 FEET TO A POINT, THENCE WITH
A BEARING OF S 70°25'50" W, A DISTANCE OF 40.62 FEET TO A POINT AT THE
INTERSECTION OF SAID R/W WITH THE EASTERN R/W OF DONG WAY (A.K.A.
PUBLIC WORK DRIVE - VARIABLE PUBLIC R/W) WITH A BEARING OF N 01°50'41" E, A
DISTANCE OF 272.05 FEET TO AN IRON PIN FOLD (AKA REBAR), THENCE LEAVING
SAID R/W AND TRAVELING IN A WESTERLY DIRECTION WITH A BEARING OF S 70°25'50" W,
FOUND (AKA REBAR), THENCE WITH A BEARING OF S 02°00'31" W, A DISTANCE OF 340.20
FEET TO AN IRON PIN FOLD (AKA REBAR), THENCE THE NORTHERN R/W OF GALT HWY 132
TO THE STATE OF TEXAS, BEING THE TRUE POINT BEGINNING.

Effective Date: June 29, 2022 at 5:00 p.m.

- ANY DEFECT, LIE, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS NOTIFIED BETWEEN THE FORWARRANT PAGE AND THE PAYEE (NO MATTER IF IT IS DISCLOSED BY THE REQUIREMENTS ARE MET. - NOT A SURVEY MATTER.
2. **PARTY SPECIAL EXCEPTIONS:**
- (A) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
 - (B) EASEMENTS, OR CLAIMS OF EASEMENTS. NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
 - (C) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS THAT SHOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
 - (D) ANY LIE, OR RIGHT TO LIE, FOR SERVICES, LABOR, OR MATERIAL LABOR, OR SERVICE, OR VERIFICATION OF A LIE, BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
 - (E) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIES OR DISCREPANCIES.

- [illegible]

[illegible]

I, KEVIN N. COULTE, A REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA OF THE FIRM OF SOUTHCOAST ENGINEERING, INC. CITY OF CARTSVILLE, BARTOW COUNTY, GEORGIA 30010 (PHONE: 770) 367-0440, HEREBY CERTIFY TO FRATNEY PROPERTIES, LLC - A GEORGIA LIMITED LIABILITY COMPANY; UNITED COMMUNITY BANK AND CHICAGO TITLE INSURANCE COMPANY THAT THE PREMISES SHOWN HEREON ON A TRUE AND ACCURATE MAP OF THE PROPERTY DESCRIBED BELOW, THAT THE BUILDINGS THEREON ARE LOCATED WITH RESPECT TO PROPERTY SUBDIVISION NUMBER 189 AS THE SAME WAS PREPARED TO COMPLY WITH 2012 ALTA TABLE A ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(X), 7(C), 8, 9, 10, 11(A), 15, 16, 17, 18, AND 19. I FURTHER CERTIFY THAT I HAVE CONSULTED THE CURRENTLY AVAILABLE FEMA ADAPTATION FLOOD HAZARD BOUNDARY MAPS AS APPLICABLE TO THE SUBJECT PROPERTY AND HAVE FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

WITNESS MY HAND THIS 21st DAY OF September, 2022.


KEVIN N. COONEY, P.L.S. - GA REG. NO. 2980



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1/37,000 FEET, AND AN ANGULAR ERROR OF 1/50,000 PER ANGLE POINT, AND WAS ADJUSTED BY THE METHOD OF LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 1/37,000 FEET.

EQUIPMENT USED: TOPCON 2006N TOTAL STATION; DATA COLLECTOR AND FIELD BOOK.

RIGHTS OF WAY BASED UPON FINDS FOUND AND/or RECORDS OF PATHS OF THE SURVEYOR HAVE BEEN MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE SAME. THE SURVEYOR HAS NO KNOWLEDGE OF ANY SUCH RIGHTS, UNLESS OTHERWISE NOTED THEREON, OR ANY OTHER FACTS.

THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER FACTS.

UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS, AND ARE NOT GUARANTEED TO BE CORRECT. ANY UTILITIES, UNLESS OTHERWISE NOTED ON THIS SHEET MAY EXIST ON THIS SITE.

THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER FACTS, UNLESS OTHERWISE NOTED ON THIS SHEET, AND ALL APPLICABLE LAWS, STATUTES, ORDINANCES, AND REGULATIONS OF ANY GOVERNMENT AGENCIES ARE HEREBY ACKNOWLEDGED.

THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT TO THE SURVEY, AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER FACTS.

AT TIME OF SURVEY, NO PART WALLS EXIST ON THE SUBJECT PROPERTY.

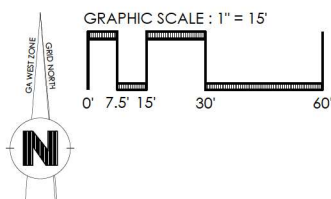
AT TIME OF SURVEY, THERE WAS NO EXISTING EVIDENCE OF SITE USE AS A GOLD MINE.

AT TIME OF SURVEY, THERE WAS NO EXISTING EVIDENCE OF PIT USE AS A GOLD MINE.

AT TIME OF SURVEY, THERE WAS NO RECENT EVIDENCE OF STONE WORK, BUILDING OR CONSTRUCTION OF ANY KIND, OR ANY OTHER FACTS, UNLESS OTHERWISE NOTED THEREON, OR ANY OTHER FACTS.

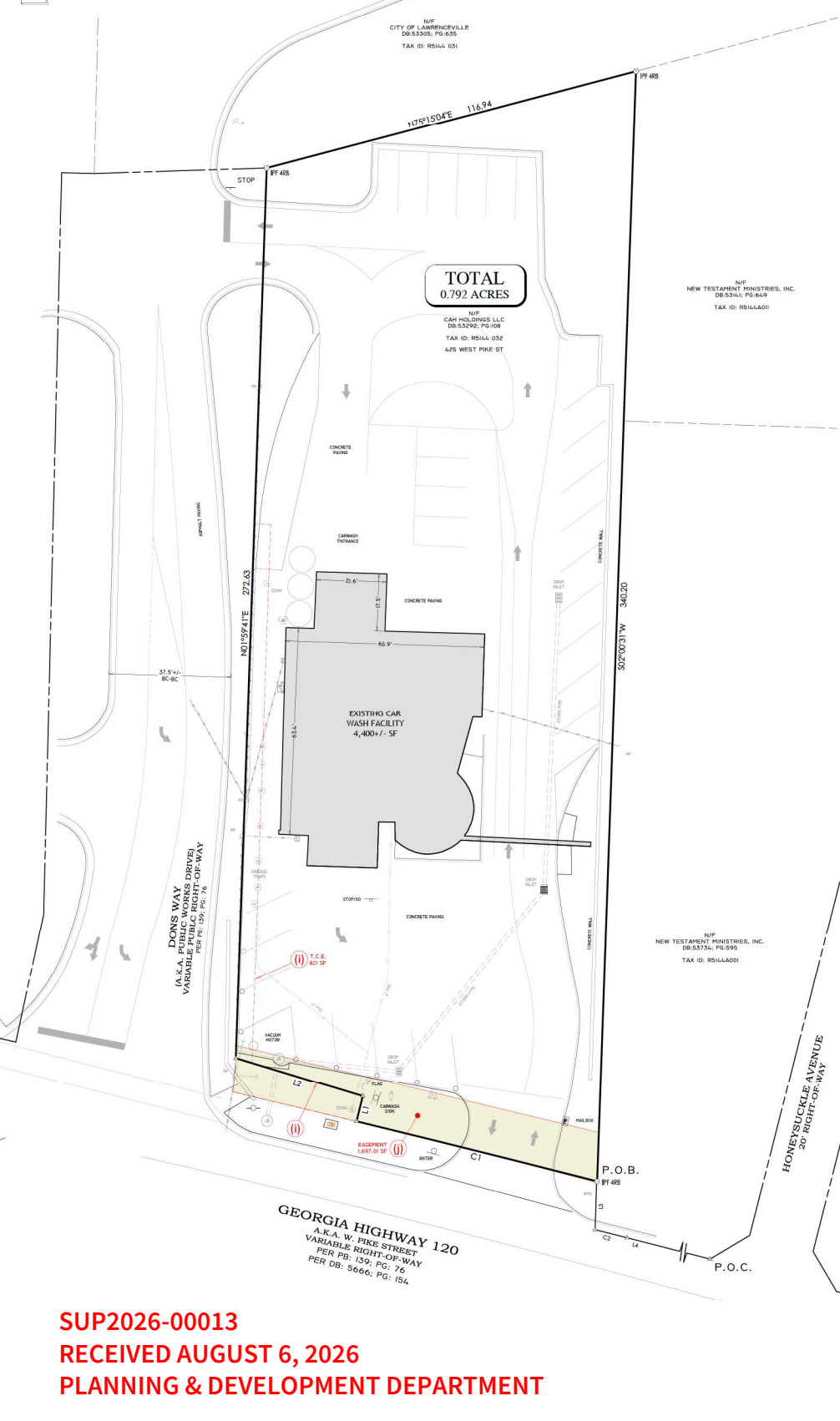
THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER FACTS.

RIGHT OF WAY-LINES OR EASEMENTS ARE NOT SHOWN ON THIS SURVEY, UNLESS OTHERWISE NOTED THEREON, OR ANY OTHER FACTS.

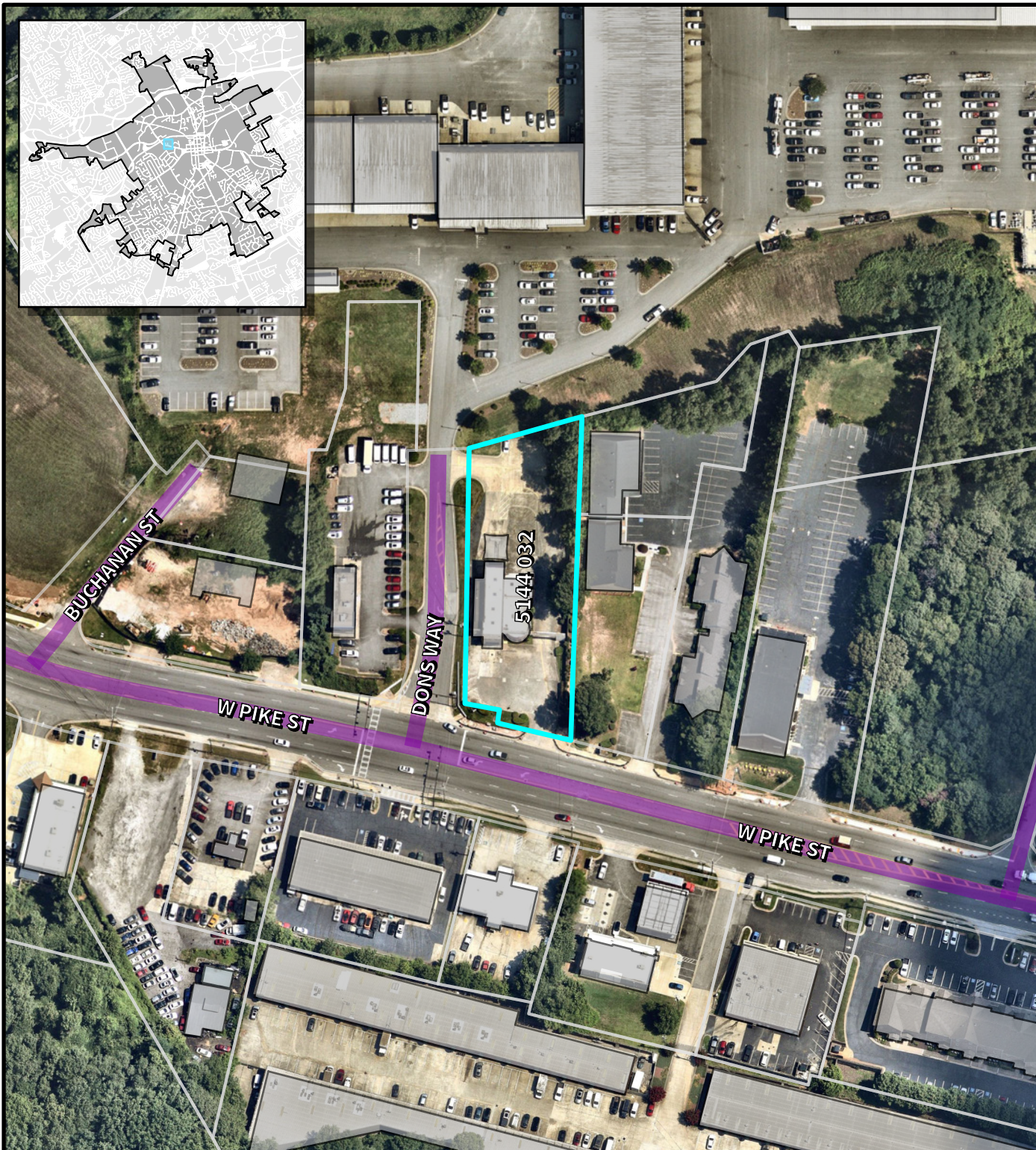


CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	75.91	5779.58	N74°02'50"W	75.91
C2	10.09	5765.58	N75°47'35"W	10.09

LINE TABLE		
LINE	BEARING	LENGTH
L1	N13°54'21"E	8.00
L2	N03°16'41"W	40.62
L3	N01°53'20"E	14.32
L4	N20°42'11"W	47.76



SUP2026-00013
RECEIVED AUGUST 6, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

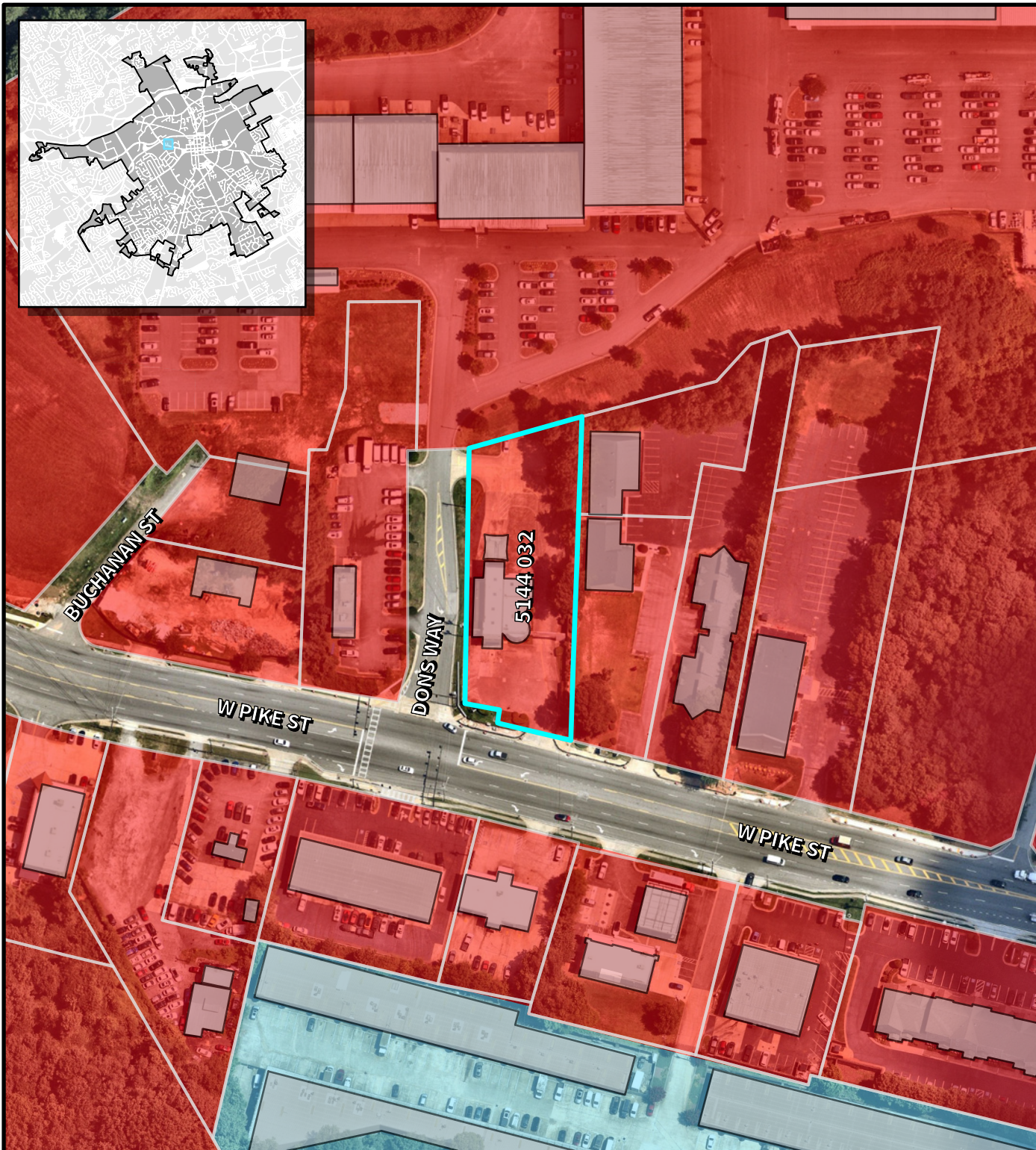
Applicant:
Smokerise Services, LLC

-  Subject Property (~0.80 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 06/28/2026
Map Date: 08/11/2026
Map Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

Applicant:
Smokerise Services, LLC

 Subject Property (~0.80 acres)

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 LM Light Manufacturing

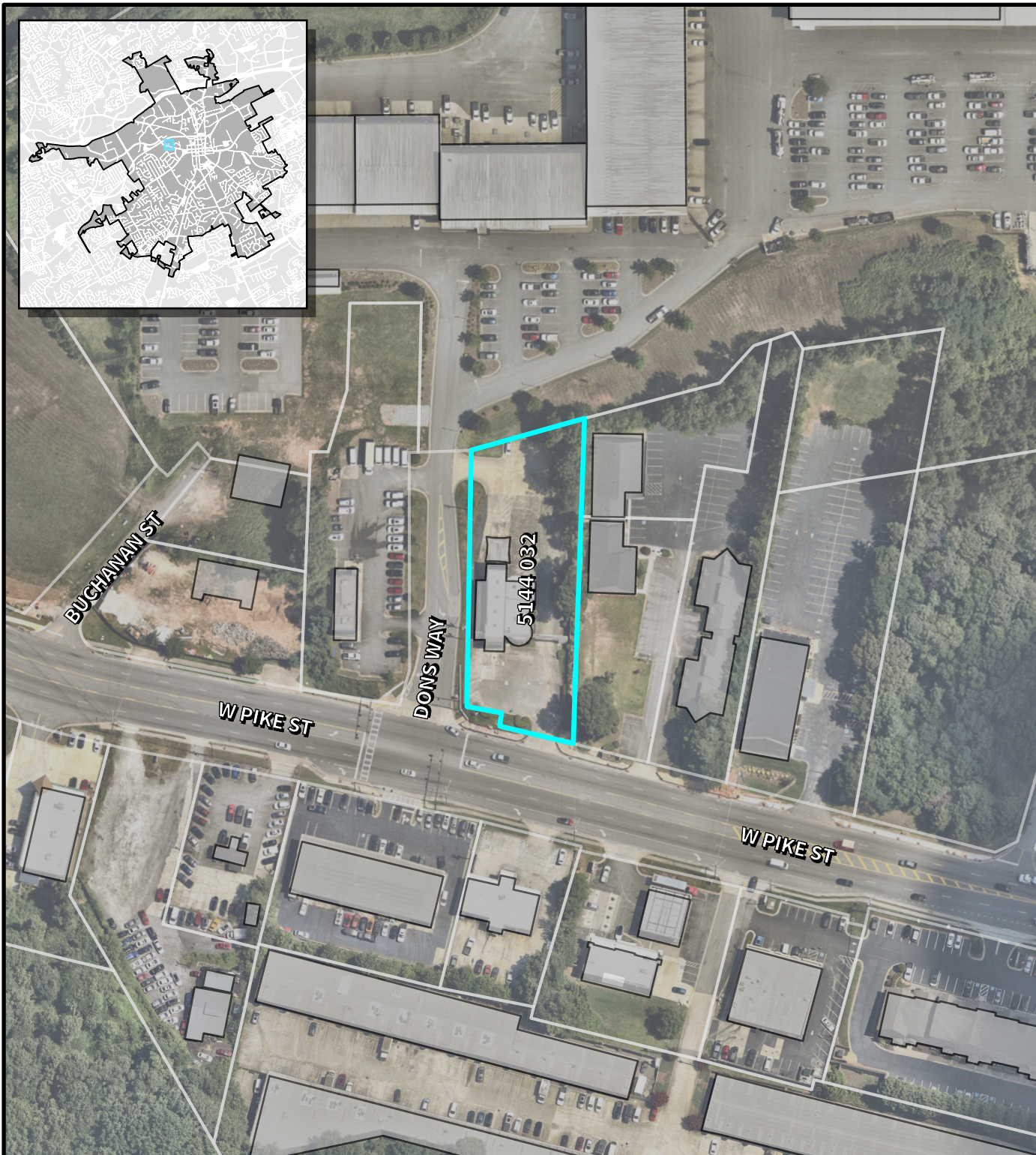
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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

Applicant:
Smokerise Services, LLC

 Subject Property (~0.80 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown

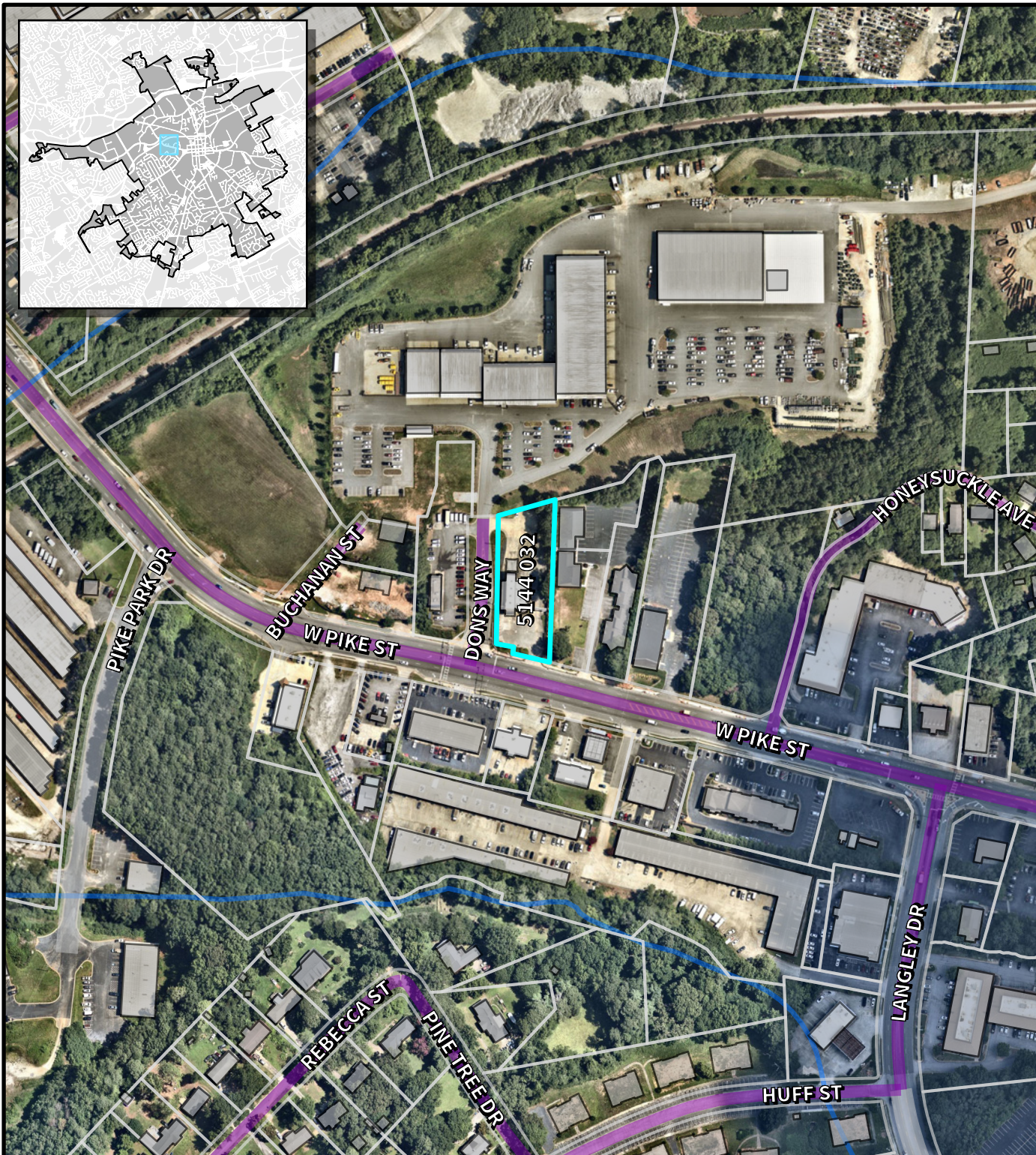
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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

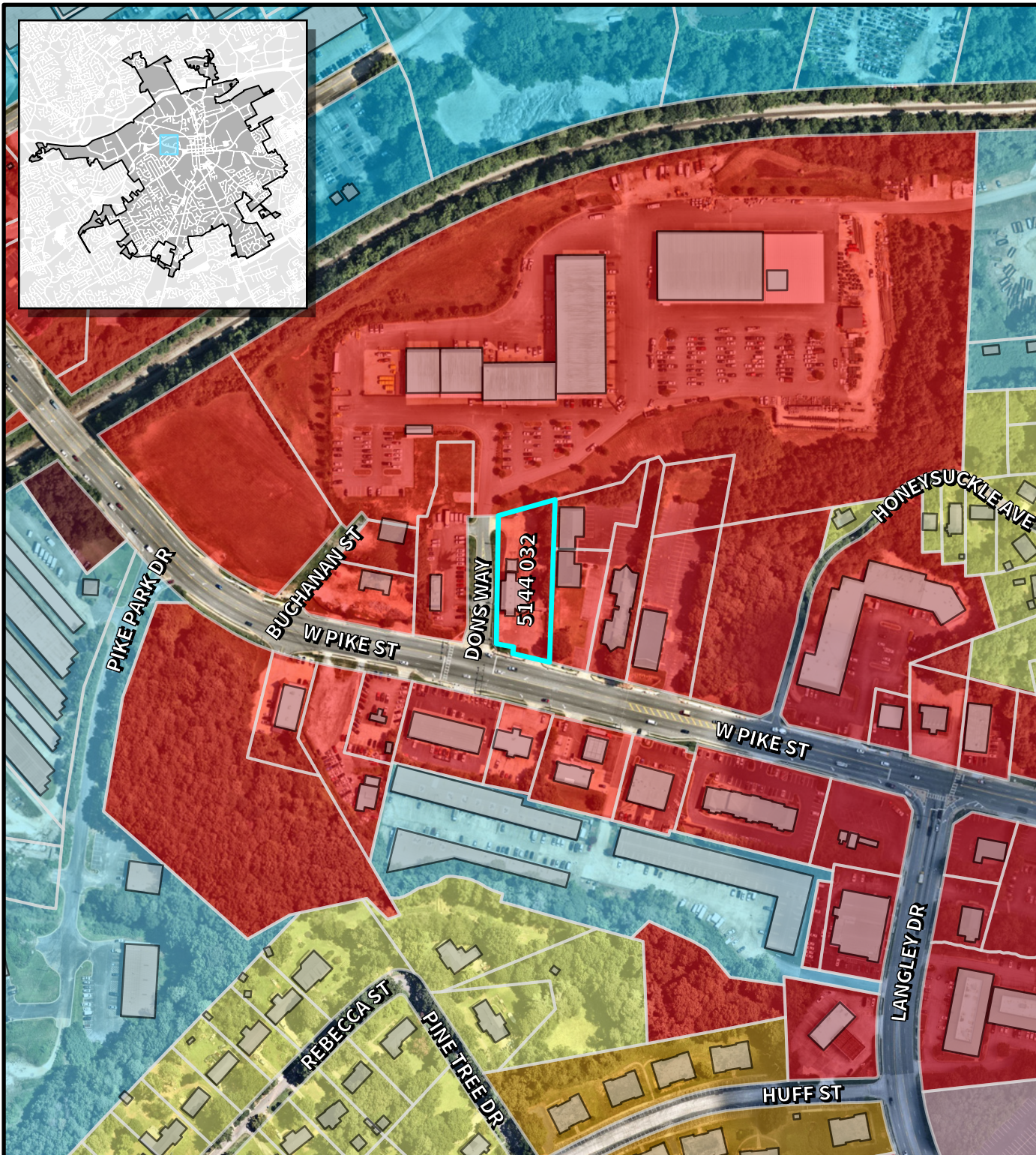
Applicant:
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-  Subject Property (~0.80 acres)
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-  Streams

Imagery Date: 06/28/2026
Map Date: 08/11/2026
Map Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

Applicant:
Smokerise Services, LLC

 Subject Property (~0.80 acres)

 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	HSB	Highway Service
	LM	Light Manufacturing
	HM	Heavy Manufacturing
	OI	Office/Institutional
	RM-12	Multifamily Residential
	RS-50 INF	One-Family Infill Res
	RS-150	Single-Family

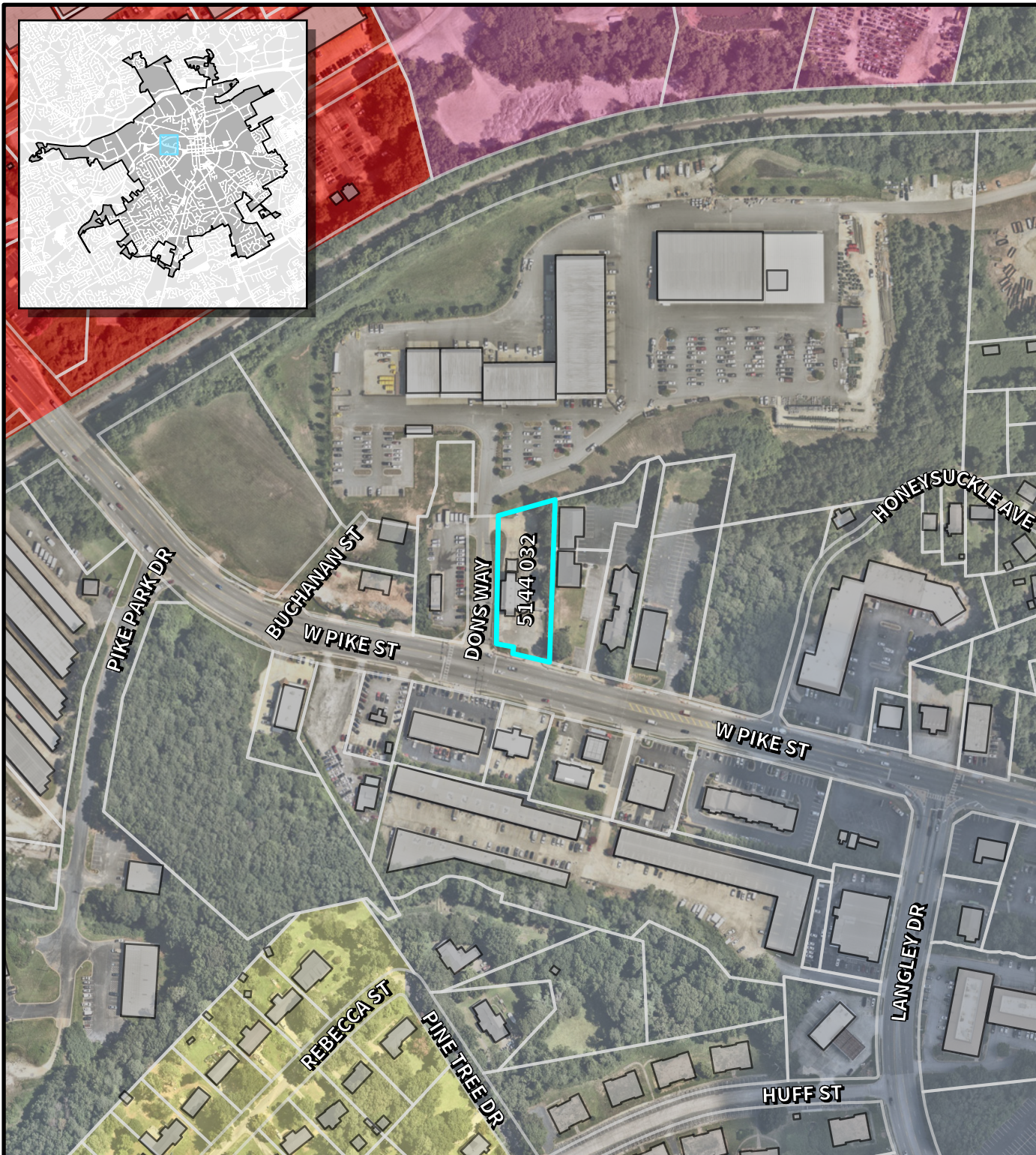
Imagery Date: 06/28/2026

Map Date: 08/11/2026

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0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

Applicant:
Smokerise Services, LLC

 Subject Property (~0.80 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Traditional Residential

 Community Mixed Use

 Commercial Corridor

Imagery Date: 06/28/2026

Map Date: 08/11/2026

Map Scale: 1:3,600

0 125 250 500 Feet

