



LAWRENCEVILLE

GEORGIA

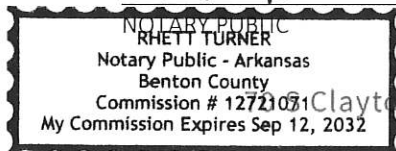
SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>HFA - Kelsey Kreher</u>	NAME: <u>Sugarloaf Marathon, LLC</u>
ADDRESS: <u>1705 S. Walton Blvd. #3</u>	ADDRESS: <u>1505 Lakes Parkway Suite 190</u>
CITY: <u>Bentonville AR</u>	CITY: <u>Lawrenceville, GA</u>
STATE: _____ ZIP: <u>72712</u>	STATE: _____ ZIP: <u>30043</u>
PHONE: <u>816-872-7190</u>	PHONE: <u>770-645-0090</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>BG2, PUD</u> ACREAGE: <u>.81</u>	
PARCEL NUMBER(S): <u>R7035-037</u>	
ADDRESS OF PROPERTY: <u>4855 Sugarloaf Pkwy.</u>	
PROPOSED SPECIAL USE: <u>Oil Change Facility</u>	

Kelsey Kreher 3/31/25
SIGNATURE OF APPLICANT DATE

Kelsey Kreher
TYPED OR PRINTED NAME

Rhett Turner 3/31/25
DATE



[Signature] 3-26-25
SIGNATURE OF OWNER DATE

Sugarloaf Marathon, LLC, by Richard O. Swager, manager
TYPED OR PRINTED NAME

[Signature] March 26, 2025
NOTARY PUBLIC DATE



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

SUP2025-00106
RECEIVED APRIL 7, 2025
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? _____
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: R - 7035 - 037
(Map Reference Number) District Land Lot Parcel

Kelsey K 3/25/25
Signature of Applicant Date

Kelsey Kreher
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)

Vickie Schrey
NAME

TSAT
TITLE

3/25/2025
DATE



March 24, 2025

City of Lawrenceville, GA

RE: Special Use Permit Request
Valvoline Instant Oil Change
4855 Sugarloaf Pkwy.
Lawrenceville, GA 30044

Dear City of Lawrenceville,

On behalf of Valvoline Instant Oil Change, interested in developing the .81-acre site at 4855 Sugarloaf Pkwy. with a two-bay oil change facility, we are requesting a Special Use Permit to allow for a quick-lube business in the BG2 (General Business District) zone.

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.

As part of this submittal, we have included a site plan detailing how the business would operate on the site and how we anticipate the site to flow. 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 a service to Sugarloaf Pkwy. and 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 Property Description
(Date: 2-27-25)

All that tract or parcel of land lying or being in Land Lot 35, 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a nail found located at the intersection of the Southeasterly right-of-way of Marathon Boulevard (100' right-of-way) and the Northeasterly right-of-way line of Sugarloaf Parkway (variable right-of-way) if the right-of-way lines were extended to form an intersection rather than a miter; said nail found having State Plane Coordinate Values Northing: 1,439,140.80; Easting: 2,330,492.38, Georgia West Zone; thence along said Southeasterly right-of-way of Marathon Boulevard North 63 degrees 05 minutes 41 seconds East for a distance of 183.25 feet to a point; thence along a curve to the left, said curve having an arc length of 29.86 feet with a radius of 1001.99 feet, being subtended by a chord bearing of North 62 degrees 03 minutes 05 seconds East a distance of 29.86 feet to a 1/2-inch rebar found; thence along a curve to the left, said curve having an arc length of 108.93 feet with a radius of 1001.99 feet, being subtended by a chord bearing of North 58 degrees 04 minutes 59 seconds East a distance of 108.88 feet to a nail set and being the Point of BEGINNING; thence along a curve to the left, said curve having an arc length of 87.76 feet with a radius of 1001.99 feet, being subtended by a chord bearing of North 52 degrees 27 minutes 34 seconds East a distance of 87.73 feet to a 5/8-inch rebar set; thence North 50 degrees 12 minutes 22 seconds East for a distance of 59.74 feet to a nail set in a private asphalt drive; thence departing said Southeasterly right-of-way of Marathon Boulevard South 33 degrees 35 minutes 40 seconds East for a distance of 311.22 feet to a 1/2-inch rebar found; thence North 79 degrees 19 minutes 59 seconds West for a distance of 187.45 feet to a 1/2-inch rebar found; thence North 79 degrees 14 minutes 20 seconds West for a distance of 28.66 feet to a 1/2-inch rebar found; thence North 33 degrees 31 minutes 00 seconds West for a distance of 110.20 feet to a nail set; thence North 09 degrees 17 minutes 49 seconds West for a distance of 18.66 feet to a nail set; thence North 33 degrees 35 minutes 34 seconds West for a distance of 20.65 feet to a nail set and being the Point of BEGINNING.

Said tract of land contains 0.805 Acres.

SUP2025-00106
RECEIVED APRIL 7, 2025
PLANNING & DEVELOPMENT DEPARTMENT

(CLERK OF COURT RECORDS INFORMATION)

GRID NORTH - GA. WEST ZONE

GeoSurvey

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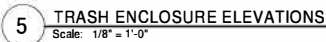
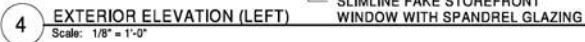
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C:\Users\stephanie.kohlberg\Documents\2024 Revit Projects\06-24-20037 - Lawrenceville GA (Marathon) - 2B-Flat Roof Arch_V24_detached_HFA-Stephanie.Kohlberg.rvt



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" KAWNEER 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 GATE SYSTEM:	FIELD PAINT SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN". 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"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
PRECAST/ TRASH ENCLOSURE:	CUSTOM CAST STONE - "LIGHT BUFF"	TOWERS/OFFIT AND FASCIA:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12"-12") PREFINISHED TO MATCH PAC-CLAD "SILVER"	ACCESS PANEL:	STAINLESS STEEL
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	THRU-WALL SCUPPER:	ALUMINUM BREAK METAL - PREFINISHED TO MATCH DIMENSIONAL METALS, INC. - "BEIGE"		

UPPER LEVEL
0' - 0"

HFA-AE, LTD.

VALVOLINE INSTANT OIL CHANGE
4855 SUGARLOAF PKWY
LAWRENCEVILLE, GA, 30044



Project No: 06-24-20037

4/3/2025 5:49:19 PM



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00106

Applicant:

Kelsey Kreher C/O HFA

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



0 125 250 500 Feet



LAWRENCEVILLE





Planning & Development

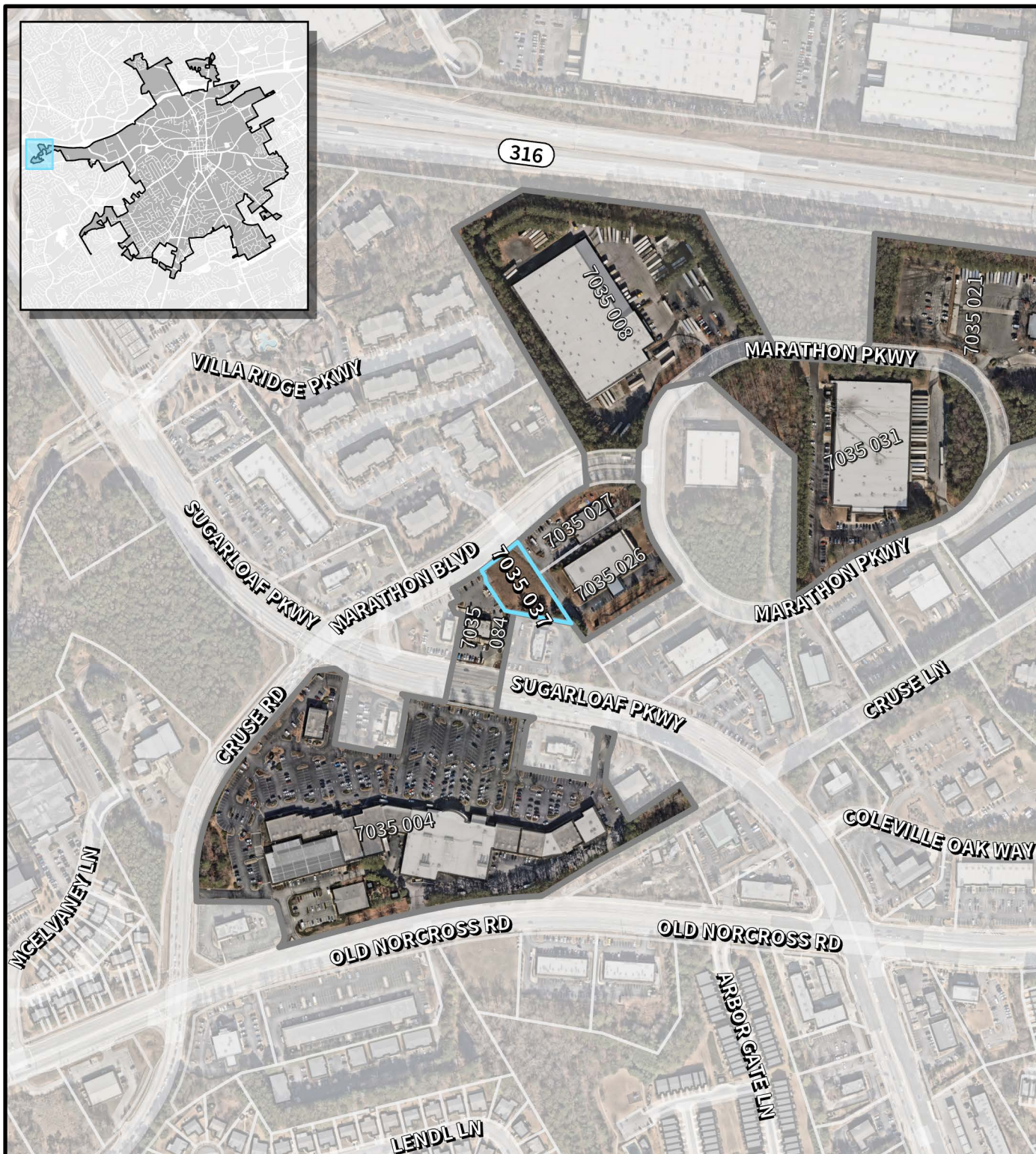
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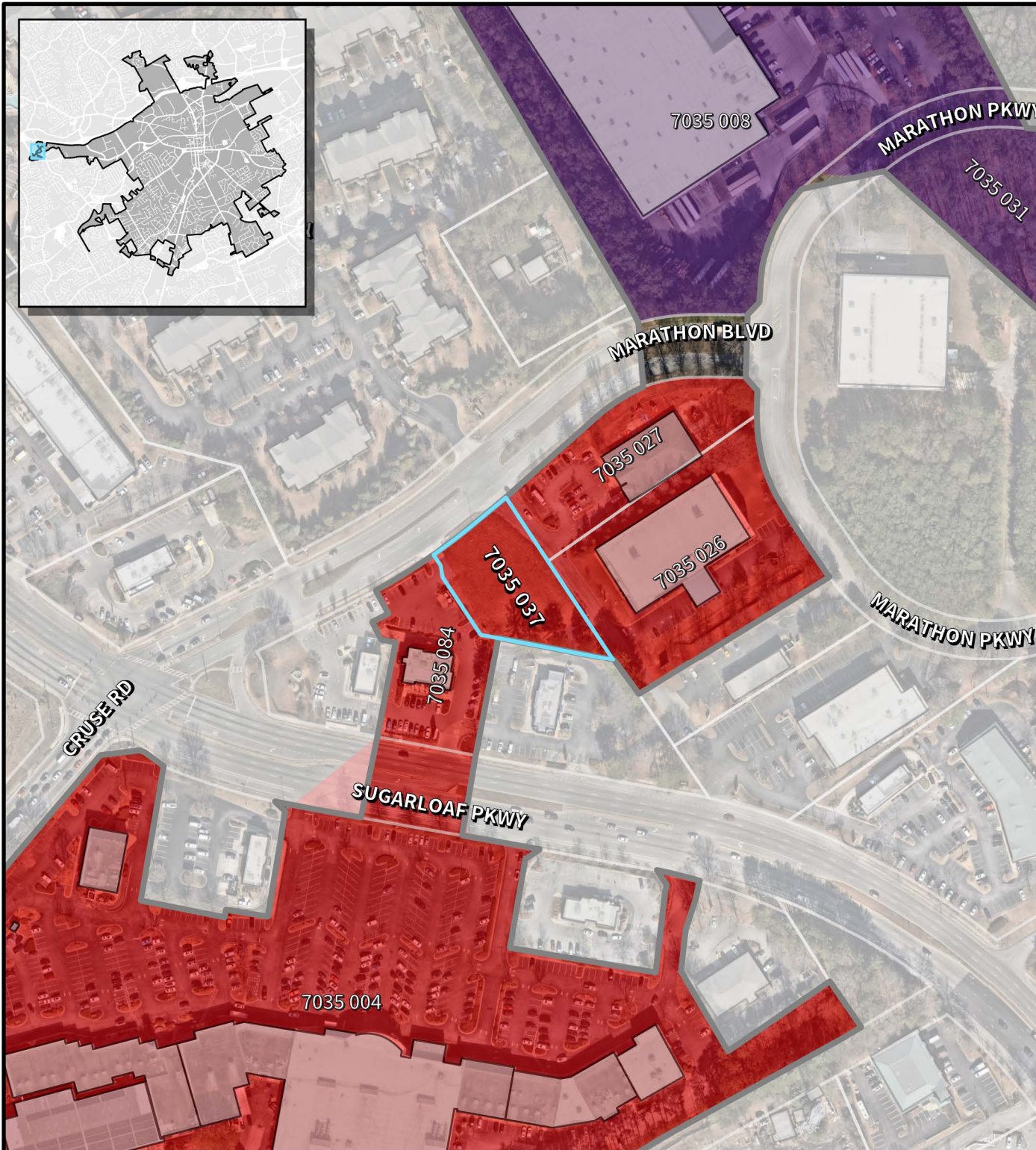
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0 250 500 1,000 Feet





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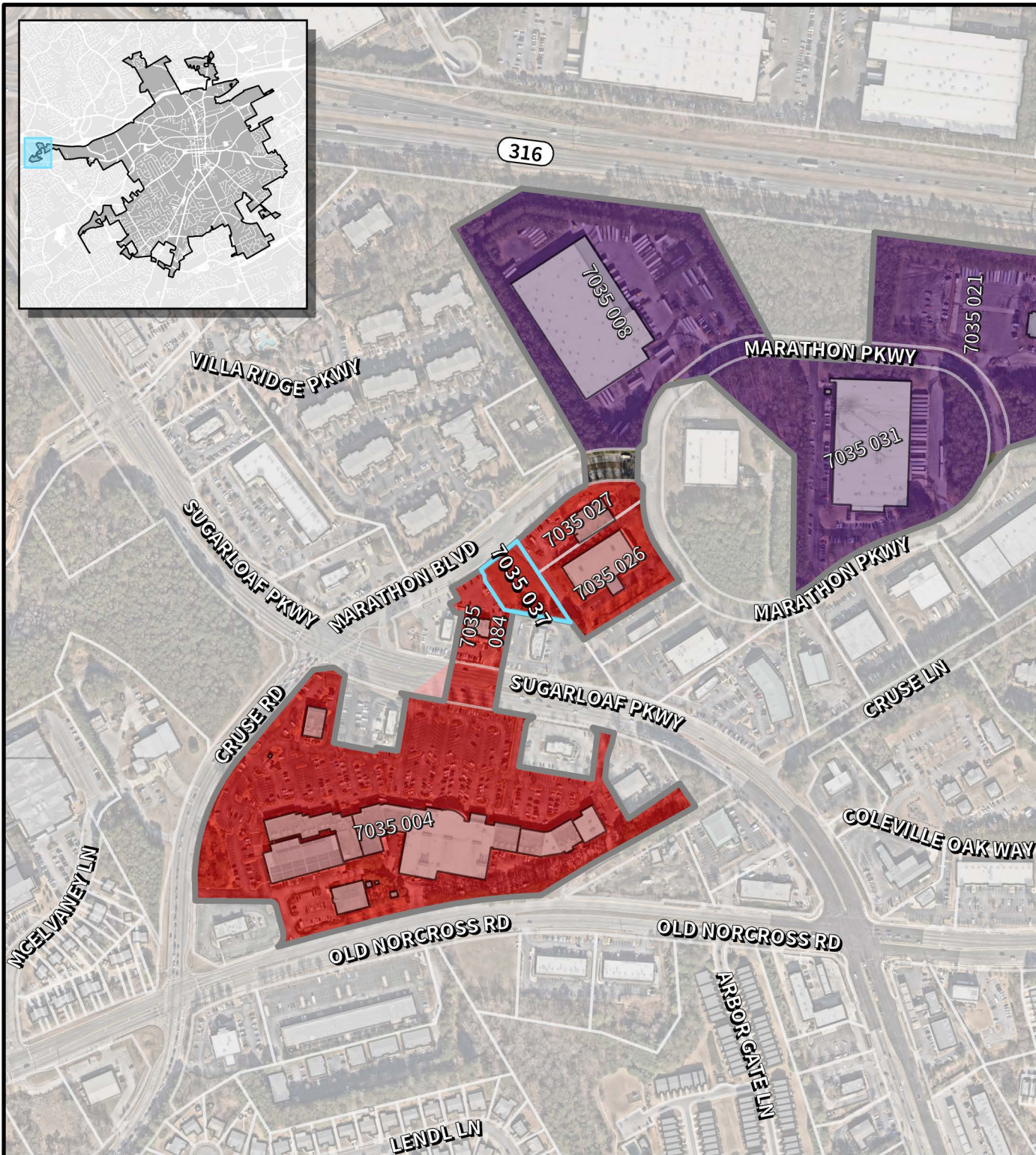
-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Commercial Corridor
-  Industrial



0 125 250 500 Feet



LAWRENCEVILLE


Planning & Development

Location Map & Surrounding Areas



SUP2025-00106

Applicant:

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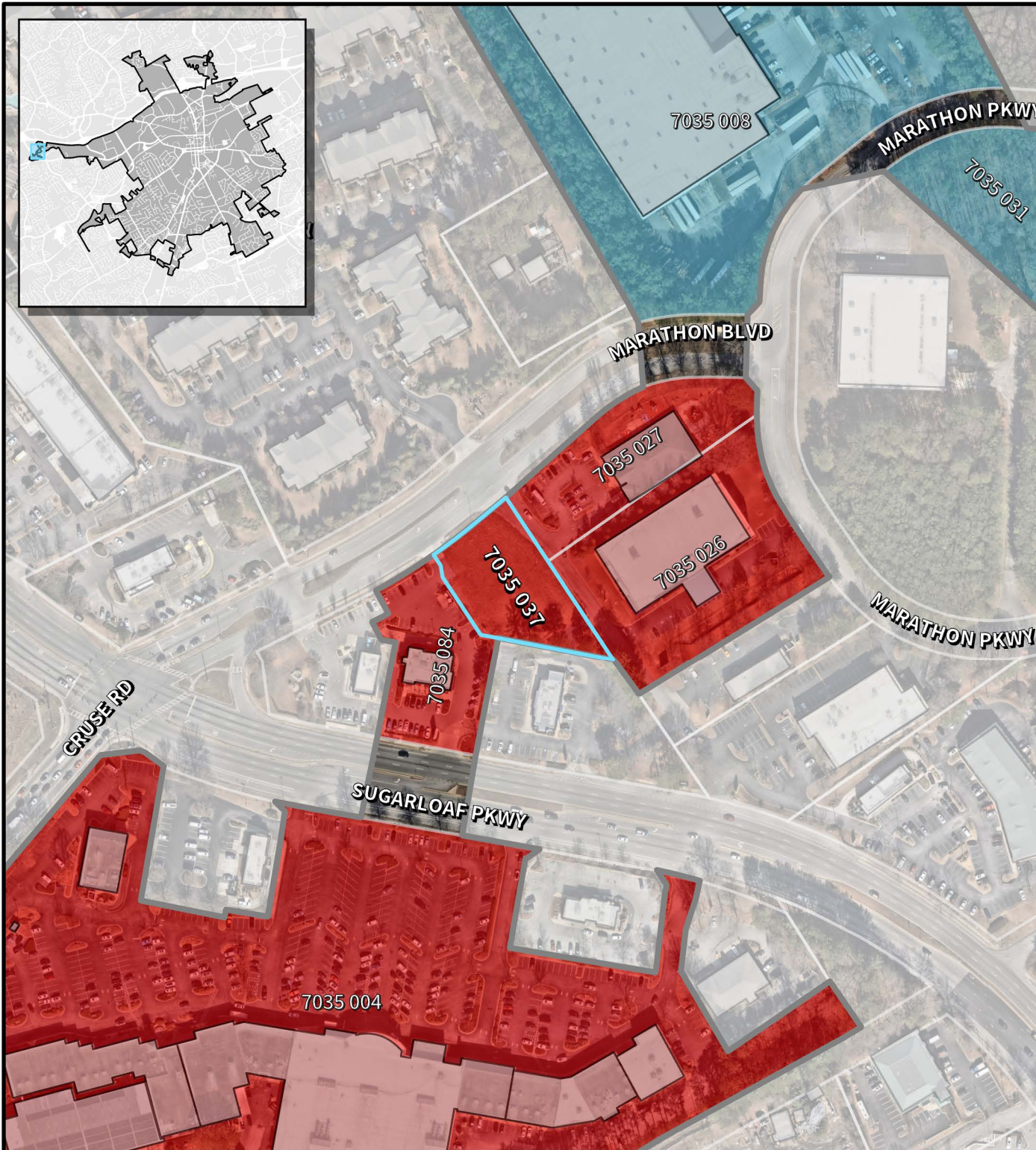
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0 250 500 1,000 Feet



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Planning & Development

Location Map & Surrounding Areas

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Applicant:

Kelsey Kreher C/O HFA

 Subject Property

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 LM Light Manufacturing



0 125 250 500 Feet



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Planning & Development



Location Map & Surrounding Areas

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Applicant:
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-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

-  BG General Business
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