

Jon Stewart

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LAWRENCEVILLE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Sos bee Anto Supply Ince	NAME: THE MANAGEMENT OF THE PARTY OF THE PAR
ADDRESS: 905 Gysn they Such R	ADDRESS: 905 Gygin Hung
CITY: Lawrence. 1k	CITY: Lawrencer. 1/2
STATE: GA ZIP: 3004 4	STATE: GA ZIP: 30044
PHONE: 770- 656-7664	PHONE: 776- 309- 7977
CONTACT PERSON: Daniel Sasaber	PHONE: 776-656-7664
CONTACT'S E-MAIL: chard, Sorubec @	sosubce on line. on microsoft.com
* If multiple property owners, each owner must file an Multiple projects with one owner, must file separate	
ZONING DISTRICT(S): ACREAGE:	2.068
PARCEL NUMBER(S): 5139 043 6	
ADDRESS OF PROPERTY: 905 Gyon	Hong Lawrencev/ GA 30046
PROPOSED USE: Pickup / Drip-off	Arca For Equipment
Daily Diplay of Powel	Egupm A - Mord in NAtz
1/6/24	m H/6/24
SIGNATURE OF APPLICANT DATE	SIGNATURE OF OWNER DATE
TYPED OR PRINTED NAME	TYPED OR PRINTED NAME
Lyng Barne 11/6/2029 DATE DATE	NOTARY PUBLIC DATE 11/6/2027 YNN J DATE IN YNN J DATE
PLEASE ATTACH A LETTER OF INTEN	IT EXPLAINING WHAT IS PROPOSED
ANBLIC AND STATE OF THE PARTY O	Z 26, 2021 . Q

SUP2024-00097
RECEIVED DECEMBER 6, 2024
PLANNING & DEVELOPMENT DEPARTMENT



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?

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 MAD (Within last two years)
Nine		

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)
n/.a/		
Wint		

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



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 TAX COMMISSIONER OF GWINNETT COUNTY, 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: 5/ - 39 - ONL
(Map Reference Number) District Land Lot Parcel /
DA 11/4/24
Signature of Applicant Date
David R Soubce II Chairman
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.***
TAX COMMISSIONER'S USE ONLY
TAX COMMISSIONER 3 03E ONET
(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 Schoky TSAI
NAME TITLE
11/6/2024
DATE



The purpose of this variance application is to allow Sosebee Outdoor Power + Repair the opportunity for:

To add a covered awning over existing concrete to create sheltered storage. The awning is needed to allow for customer interaction in inclement weather. The awning will be dark in color with regards to roofing and support post to blend in with the existing fencing and screening. Pictures below.

• The storage of vehicles, items, equipment, materials, supplies, merchandise, vending machines, or similar items outside of a fully enclosed lawful structure (ZO, Art 2. Sec. 200.3.54 Outdoor Storage - Retail)



The Sosebee Family

Nan Renee Sosebee and Daniel R. Sosebee III

BK50381 PG0462

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 139 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

To find the True Point of Beginning commence at the intersection of the southerly r/w line of Black Oak Court with the westerly r/w line of GA Highway 20, thence southeasterly along the westerly r/w line of GA Highway 20, a distance of 961.30 feet to the True Point of Beginning; thence south 16 degrees 20 minutes 39 seconds east along the westerly r/w line of GA Highway 20, a distance of 123.68 feet; thence south 74 degrees 04 minutes 09 seconds west along the westerly r/w line of GA Highway 20, a distance of 10.44 feet; thence south 16 degrees 20 minutes 25 seconds east along the westerly r/w line of GA Highway 20, a distance of 340.08 feet; thence south 74 degrees 04 minutes 09 seconds west along the westerly r/w line of GA Highway 20, a distance of 29.51 feet; thence south 16 degrees 13 minutes 47 seconds east along the westerly r/w line of GA Highway 20, a distance of 28.01 feet; thence south 73 degrees 38 minutes 19 seconds west leaving the westerly r/w line of GA Highway 20, a distance of 149.75 feet; thence north 16 degrees 21 minutes 47 seconds west a distance of 491.38 feet; thence north 73 degrees 36 minutes 43 seconds east a distance of 189.94 feet to a point on the westerly r/w line of GA Highway 20 and the True Point of Beginning.

Said tract containing 2.035 acres of land and being shown more clearly on a plat of survey entitled Survey for Awesome Fiberglass and Body Work Specialist Inc., Lehman Brothers Bank, Sandy Spring Title Agency & Commonwealth Land Title Insurance Company, prepared by Advance Survey, Inc., dated October 14, 2005, last revised November 16, 2005.

CODE NOTES AND REQUIREMENTS ALL SUBCOMPACTORS RECLIONS INCHMENT, ELECTRICAL AND PLUMENTS SHALL BE RESPONSIBLE FOR SECURING PURPOSE FOR THEM STORK AND THASES, VILLIN' HOCKUPS, AND FOR PROVIDING MY ACCIDIONAL DESIGNASS THE BULLDING DEPOSITION OF TRANSPORT MY ACCIDIONAL DESIGNASS THE



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ACCESSIBILITY ROLFE, ALL CORNIDORS, AND OTHER SPACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH RULE 120-3-20-14 GEORGIA ACCESSIBILITY COCK.

22. GRAS BARS SEE ACCESSIBILITY HOTES \$3, 4 & S. INSTALLED PER THE REQUIREMENTS OF RULE 120-0-20-35

22. FIRST CONTROLS — 057ALL PSE NULE 180-3-20 47(5) AND SPAIL NOR REQUIRE THAT GRASHING, PRICEING OF THE WHIST, CONTROLS FOR THE FECOR FOR THE GORNOL ACCESSMENT CODE TO COLLET TOLEY AREAS NO HOME THAT HE WAS A CONTROL ACCESSMENT CODE.

24. PAPER DEPOSERS - HISTALL PER HIGGINERATE OF RULE 123-3-20-37(0) WITH A MINIMUM OF 19" TO COMPAR OF THE ROLL ABOVE FIRSH FLOOR PER THE PEORGUA ACCESSIBILITY COOK.

28. MENDORS — RESPUEL AT A MODIFIED OF A PAPER THE FINNISHE FACES TO THE BOTTON, AND AT LENST 76" TO .

29. LEVER THAT THE FRACE PER RILL 120—1—3—340() OF THE CHORN ACCESSIBILITY, CORE.

20. CLUAR TRADS STROKE — AN INCOMPRETENT THINNISH STROKE _ LEVER A TO STROKE OF 8 FT. 5)

DIVIDITAL SHALL BE PROVIDED WITHIN AN ACCESSIBLE FORET TOOM PER RILL (10-5-20-35(5)) OF THE ORDINAL ACCESSIBLE FORET TOOM PER RILL (10-5-20-35(5)) OF THE ORD

DOTOSED PIÈNO AND SURFICIES - HOT WATER AND DEUN PIESE LINDER LANTONNES BHALL ÉE RISULATED OR OTIGINATE CONSIDERED TO PROTOTO AMBIEST CONTACT. THERE SHALL ÉE NO SHAMP ON ABMANYE SURFACES UNDER LANTONNESS PER RULE 120-3-20-30(4) OF THE GOTOSIA ACCESSIBILITY CODE.

HIGHT OF THREES OR COUNTERTOPS - THE TOPS OF ACCESSIBLE THREES AND COUNTERTOPS SHALL BE FROM 28 INCHES TO 34 INCHES ABOVE THE RINSHIED FLOOR OF CROUND PER THE GEORGIA ACCESSIBLETY, CODE. EXCEPT . BERNAY ROOM SINK IS NOW-

SIGNALS FIRST TOLERS — SMALL SE MANIED AND SHALLE COMMISCIENTS AND PUTTOMAL SHARED, SIGNAL SIGNS SAME SE ASSIALLED ON THE SMALL ADMINIST TO THE LUTCH SMC OF THE SOOR, WHISE THOSE IS NO WALL SPACE TO THE LUTCH SMC OF THE SOOR, ADMINISTRATION AT COMMISSION FOR SMALL SEARCH SMALL S

32. ALL INTERIOR WALL AND CELLING PRIMITES SHALL BE OF A CLASS A OR CLASS IN PATING, WITH A FLAME SPREAD OF

33. PROTRUDING OBJECTS, OBJECTS PROJECTION PROH VALLS, FRIESTANDING, OVERHANDING OBJECT, AND OBJECTS MOUNTED ON POSTS AND PILONG SHALL BE INSTALLED IN COMPLIANCE WITH MULE 120-3-20-15 GENGIA ACCESSIBLIET CODE.



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CHERATING PENTINES SHALL SE PROVIDED PER THE RECURSISSISS OF THE APPLICABLE COCUPANDY CHAPTER OF HYPY 101

stornog rudi, convence, and springed systems spall be persisted separately, refer to document synthem Convency Systems Systems — Synchrom, para reasy & Bulding Persist Modurbeiers' and Confinct Bulding Plai Burin AT (273) 516—604 for Additional Modifiation.

BURN RETAINED WILL (MICH EXCEDS 4 FIRST IN MISSIN' OR WHICH HIS MODERLY GROVER THAN 1 FOOT RISE IN 3 FEST HORIZONSE). RECURES A SEPARATE BULLING-PERMIT PROINT O CONSTRUCTION. EXCEPTION RETAINED WHICH ASE ATTACHED TO OR EXCENS CHECKLY FROM THE WILLOWS STRUCTURE SHALL BE CONSIDERED WITHIN THE SCOPE OF THE CONSTRUCTION FERMIT FOR THE BULLIONS.

45. PROVIDE (BUITE DESIGNATION) ON ALL EXTENSION DOORS, NINNANI SIZE OF 4*.

46. "BOINS APE, NOT APPROVED MININ THE SCOPES OF THAT SELLENCY FERRIT. A SEPARATE BION LOCATION PERMET IS REQUIRED FOR BOILD BO

ELECTRIC VATER COOLER/DRINKING FOURTAIN SHALL BE MANUFACTURED FOR USE BY THE PHYSICALLY HANDICAPPED, AND SHALL WEST APPLICABLE LOCAL STANDARDS. UNIT SHALL HAVE A CLEAR FLOOR SPACE OF 30" x 48".

MINIMAN CLEAR WIDTH OF PASSAGE SHALL BE 38" CLEAR AT ANY POINT CONTINUOUSLY, AND 32 MORES AT A DOCHMON MLL DOCKES SHALL HAVE A MARKHON 12" CLEAR ON THE PUSH SICE AND 18" CLEAR AT THE PULL SIDE.

BUILDING CODE COMPLIANCE NOTES

INSULATION HATERIALS IN BUILDINGS OF ANY TYPE OF CONSTRUCTION SHALL HAVE A FLARE SPREAD BIDEX OF NOT HORE THAN 450 AS DESIGNANCE WITH ARTH E 8.4. AS A SACKE-DEVELOPED BIDEX OF NOT MORE THAN 450 AS DESIGNANCE WITH ARTH E 8.4.

GWINNETT COUNTY CLEAN INDOOR AIR ORDINANCE

COMPLY WITH THE OMNINETT COUNTY CLEAN MR ONDINANCE (ARTICLE VI SECTION 42-129)

"A BON CLEARLY STATING THAT SACKING IS PACHBUTED SHALL BE CONSPICIOUSLY POSTED BY THE BULICAGO CHRIER, OPERATOR, IMMAGEN OF OTHER PRESION IN CONTROL IN EVERY PUBLIC PLACE OF EMPLOYMENT, "NO SINCHIO" SIGNE OF THE REFERENCIAND, STATIOL CONSISTENT OF A PROSTED AS EXEMPLES ENGLOSE OF SHALL SHOOT OF A PROSTED AS EXEMPLES AND A PROSTED AS A PROSTE

FIRE RESISTANCE-RATED WALLS

CONTRICTOR SHALL PERSONENTLY DENTRY ALL FRE-RESIZANCE-RASED WALLSHOLDSHOP FRE BARRIER WALLS, SHOUL BARRIER WALLS, AND SHAPT ENCLOSURES ETHER BY DISTRILLING SHOWS OR BY STENDESSO IN CONSISTENCY.

CODE NOTES AND REQUIREMENTS

Drawing Index

A-1 SITE PLAN AND WALL SECTIONS

COP-1

PLOOK PLAN W BUILDING TO PROPERTY LINE

International Bullding Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2024)
International Residential Code, 2018 Edition, with Georgia Amendments (2020), (2024)
International Fire Code, 2018 Edition (Conduct State Fire Marshal Below)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2023), (2024)

(2024). (2022). (2023). (2023). (2024). (2024). (2024). (2024). (2025)

Disaster Resilient Building Code IRC Appendix (2013)
Disaster Resilient Building Code IRC Appendix (2013)
International Property Maintenance Code, 2018 Edition, with Georgia Amendments (2011)
International Existing Building Code, 2018 Edition, with Georgia Amendments (2021)
National Green Building Standard, 2008 Edition, with Georgia Amendments (2011)

PLEASE NOTE: There are Georgia Amendments to the codes, above. Please contact the Construction Codes and Industrialized Buildings Section for more information concerning these amendments.

CONTACT: codes@dca.ga.gov To Receive a Response please be sure to include you

PROJECT DATA

Address: 405 6 M. 20, 541 TE "B", L'VILLE,

Address: P.O. Box 460, Grayson, Georgia 30017 Phone: Office: 678-985-7900; Fax: 678-985-7902

Occupancy Classification: Occupancy Group: M Number of Stories: WNE (1) Existing W/ MEZZ.

Building Height: 30'-5" Existing Building Code Height Limit (FT): 40' County Zoning Height Limit (FT): 35' Minimum Floor Live Loads (PSF): 100 Minimum Roof Live Loads (PSF): 20 Calculated Occupant Load: N/A

ARCHITECTURE



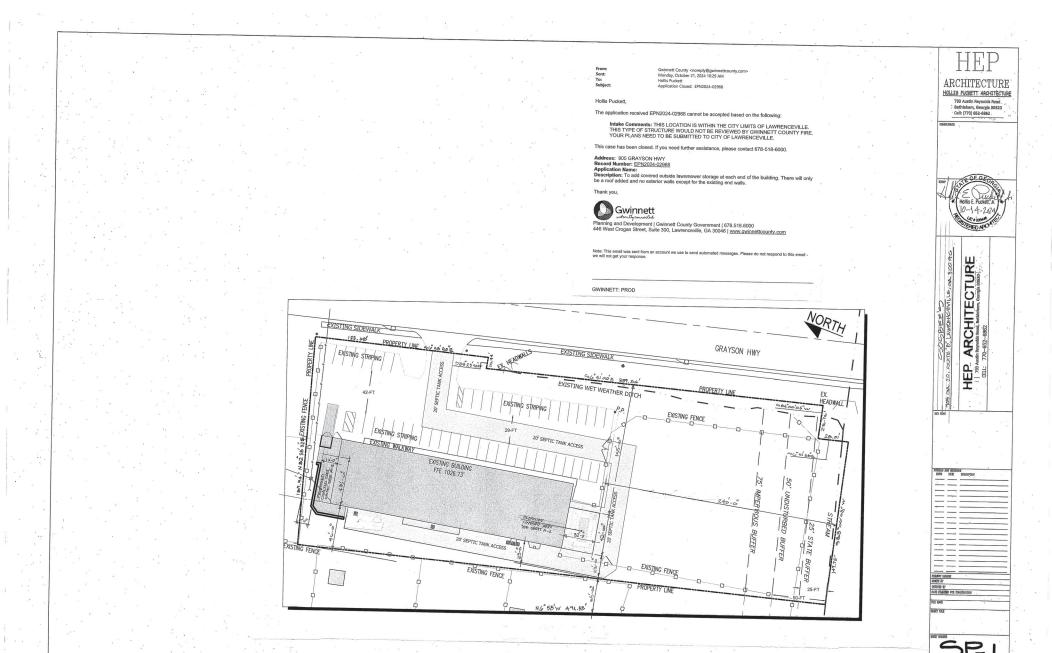
ARCHITECTU HEP

COVER SHEET

RECEIVED DECEMBER 6, 2024 PLANNING & DEVELOPMENT DEPARTMENT

SUP2024-00097

NOTE:
PROJECT DOES HOT REQUIRE
ANY SPECIAL INSPECTIONS.



PROPOSED SITE PLAN

- - DONLE! | = 30.01

The application received EPN2024-02968 cannot be accepted based on the following:

Intake Comments: THIS LOCATION IS WITHIN THE CITY LIMITS OF LAWRENCEVILLE. THIS TYPE OF STRUCTURE WOULD NOT BE REVIEWED BY GWINNETT COUNTY FIRE. YOUR PLANS NEED TO BE SUBMITTED TO CITY OF LAWRENCEVILLE.

This case has been closed. If you need further assistance, please contact 678-518-6000.

Address: 905 GRAYSON HWY
Record Number: <u>EPN202442988</u>
Application Name
Description: To add covered outside lewmenwer storage at each end of the building. There will only be a roof added and no exterior walls except for the existing end walls.

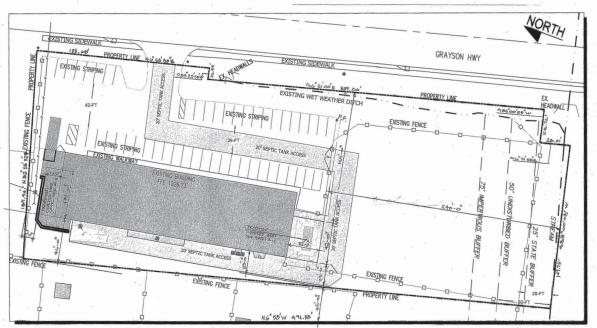


Gwinnett

Planning and Development | Gwinnett County Government | 678.518.6000

Had West Crogan Street, Suite 300, Lawrenceville, GA 30048 | www.cyelmeticounty.com

GWINNETT: PROD



SUP2024-00097

RECEIVED DECEMBER 6, 2024

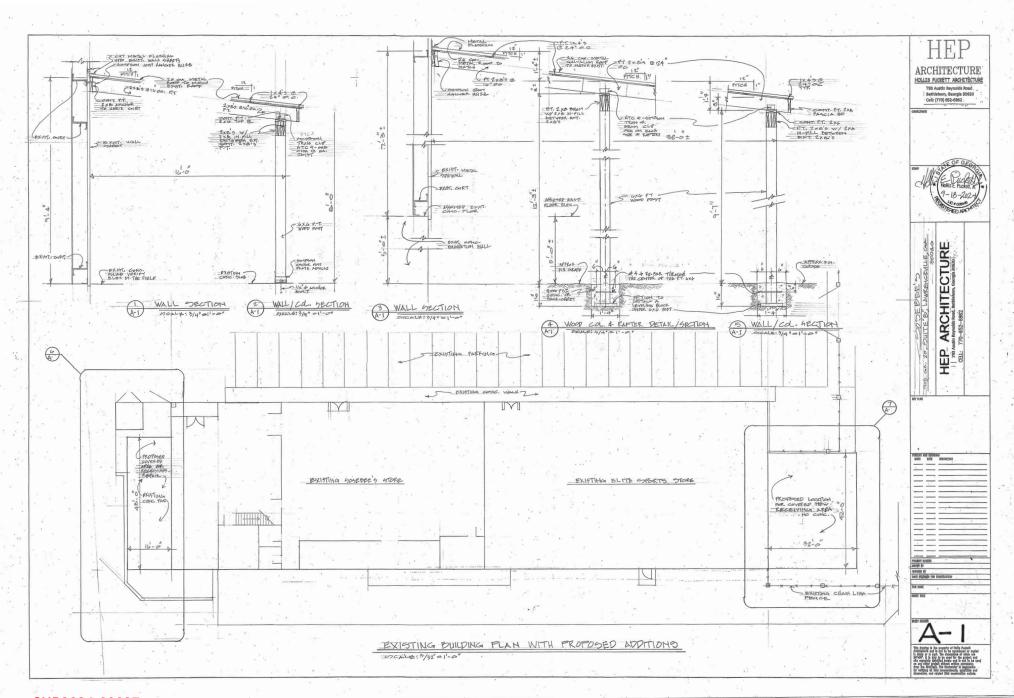
798 Austin Reynolds Road . Bethlehem, Georgia 30620 Ceill: (770) 652-6862 :

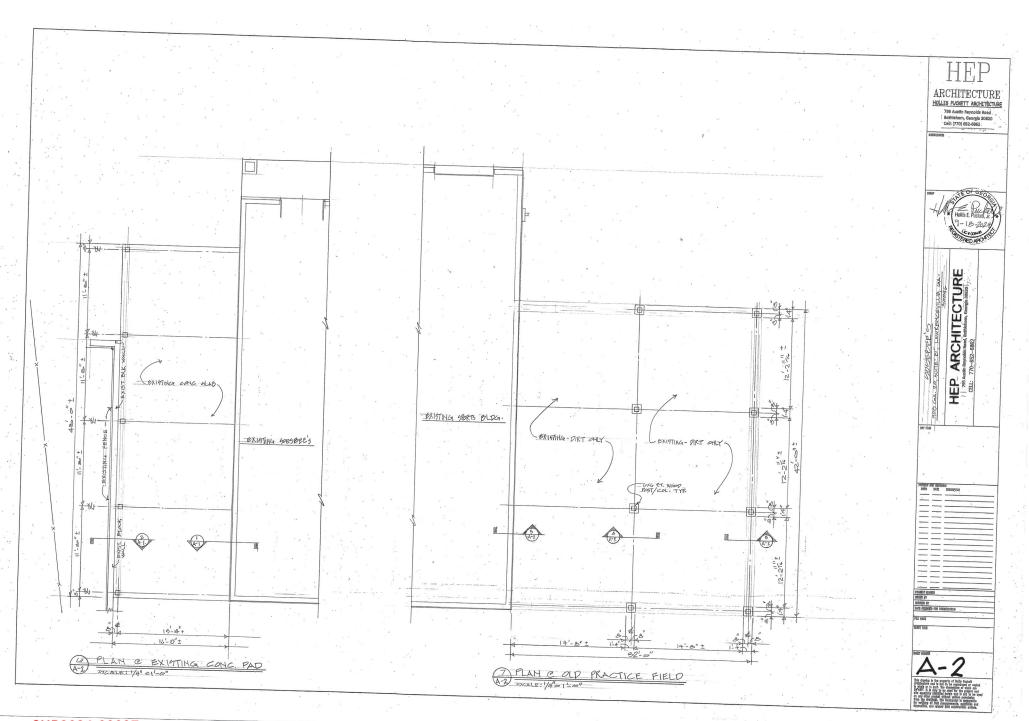


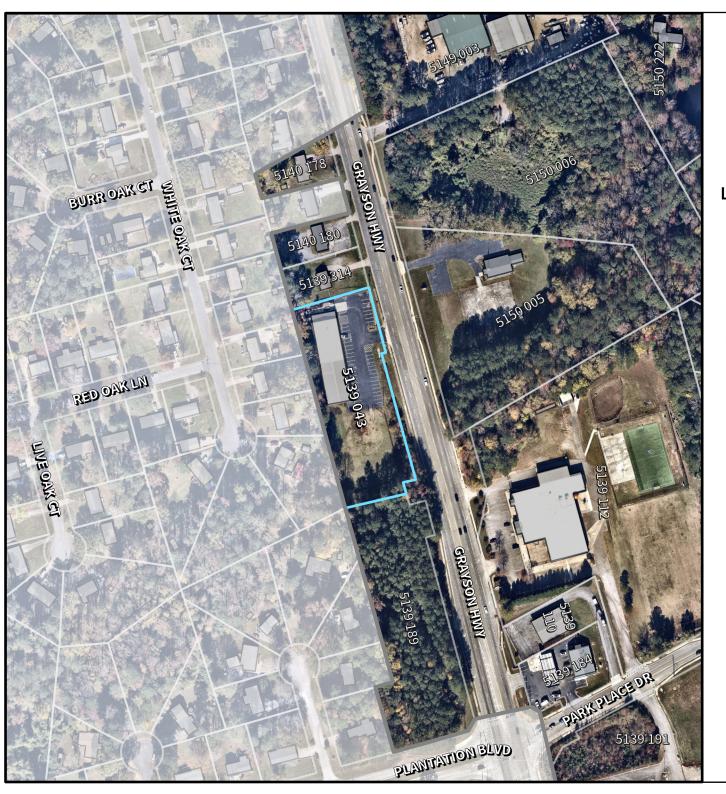
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Planning & Development

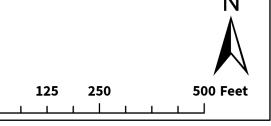
Location Map & Surrounding Areas

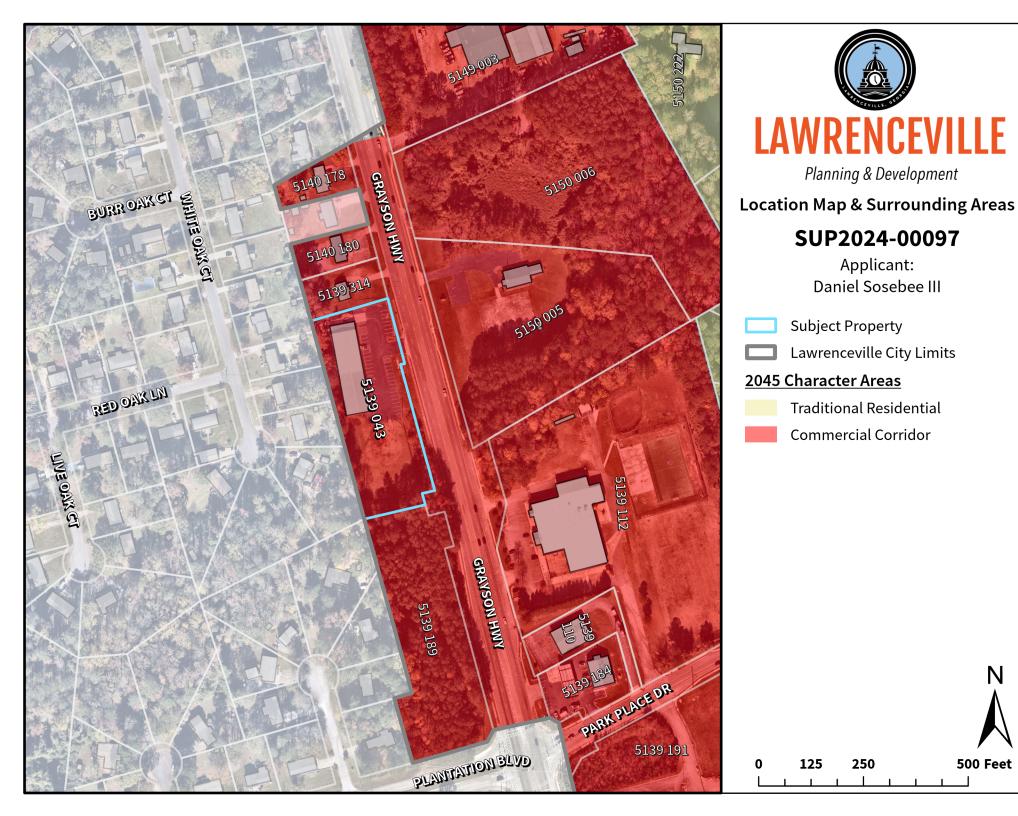
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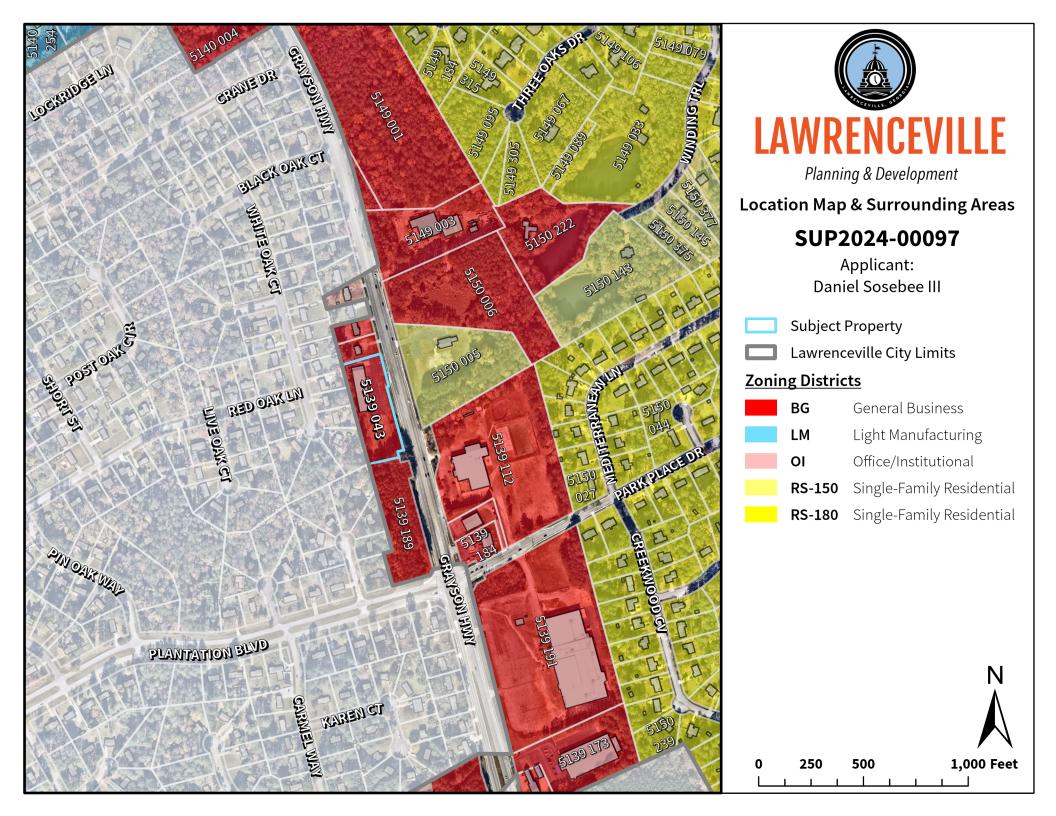
Applicant: Daniel Sosebee III

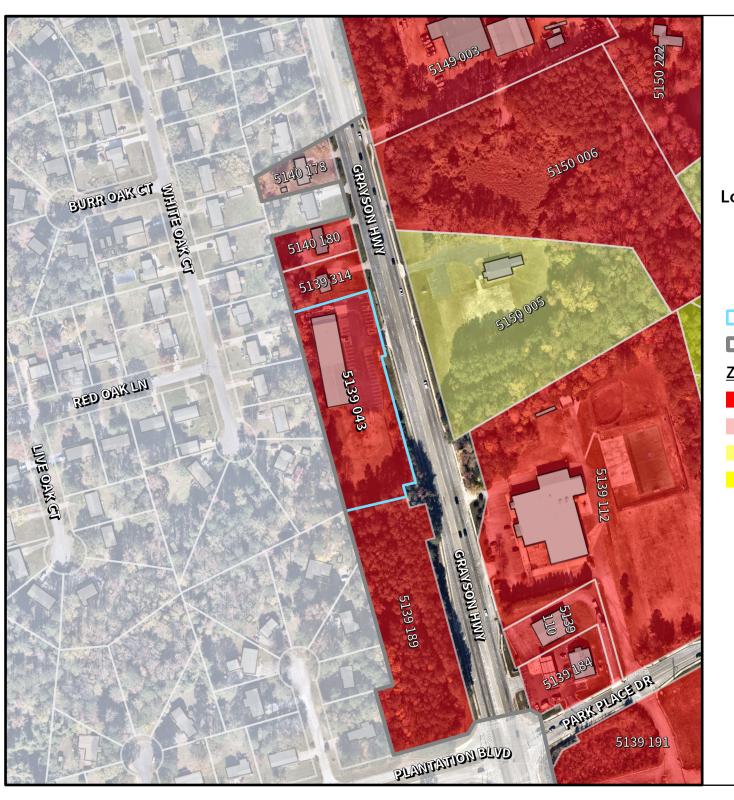
Subject Property

Lawrenceville City Limits











Planning & Development

Location Map & Surrounding Areas

SUP2024-00097

Applicant: Daniel Sosebee III

- Subject Property
- Lawrenceville City Limits

Zoning Districts

- **BG** General Business
- **OI** Office/Institutional
 - **RS-150** Single-Family Residential
- RS-180 Single-Family Residential

500 Feet

0 125 250 5

