



LAWRENCEVILLE

Planning & Development

Jon Stewart

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Sosbee Auto Supply Inc</u>	NAME: <u>XXXXXXXXXXXXXXXXXXXX</u>
ADDRESS: <u>905 Gygis Hwy Suite B</u>	ADDRESS: <u>905 Gygis Hwy</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>770-656-7664</u>	PHONE: <u>770-309-7972</u>
CONTACT PERSON: <u>Daniel Sosbee</u> PHONE: <u>770-656-7664</u>	
CONTACT'S E-MAIL: <u>daniel.sosbee@sosbeeonline.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): _____ ACREAGE: 2.068

PARCEL NUMBER(S): 5139⁰⁴³

ADDRESS OF PROPERTY: 905 Gygis Hwy Lawrenceville GA 30046

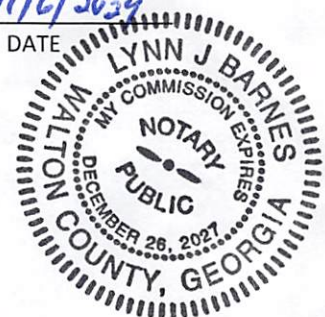
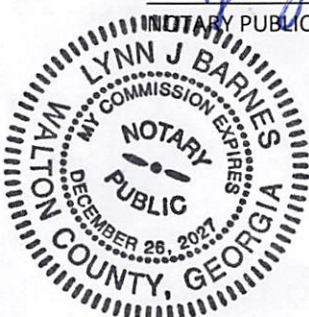
PROPOSED USE: Pickup / Drop-off Area For Equipment
Daily Display of Power Equipment - Moved in N/A

[Signature] 11/6/24
 SIGNATURE OF APPLICANT DATE
Daniel Sosbee
 TYPED OR PRINTED NAME

[Signature] 11/6/24
 SIGNATURE OF OWNER DATE
Jon Stewart
 TYPED OR PRINTED NAME

[Signature] 11/6/2024
 NOTARY PUBLIC DATE

[Signature] 11/6/2024
 NOTARY PUBLIC DATE



PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



LAWRENCEVILLE

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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)
<i>None</i>		

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? None
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)
<i>None</i>		

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



LAWRENCEVILLE

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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:

(Map Reference Number)

51 - 39 - 043
District Land Lot Parcel

Signature of Applicant

Date

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

(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)

NAME

TITLE

DATE

SUP2024-00097

RECEIVED DECEMBER 6, 2024

PLANNING & DEVELOPMENT DEPARTMENT



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

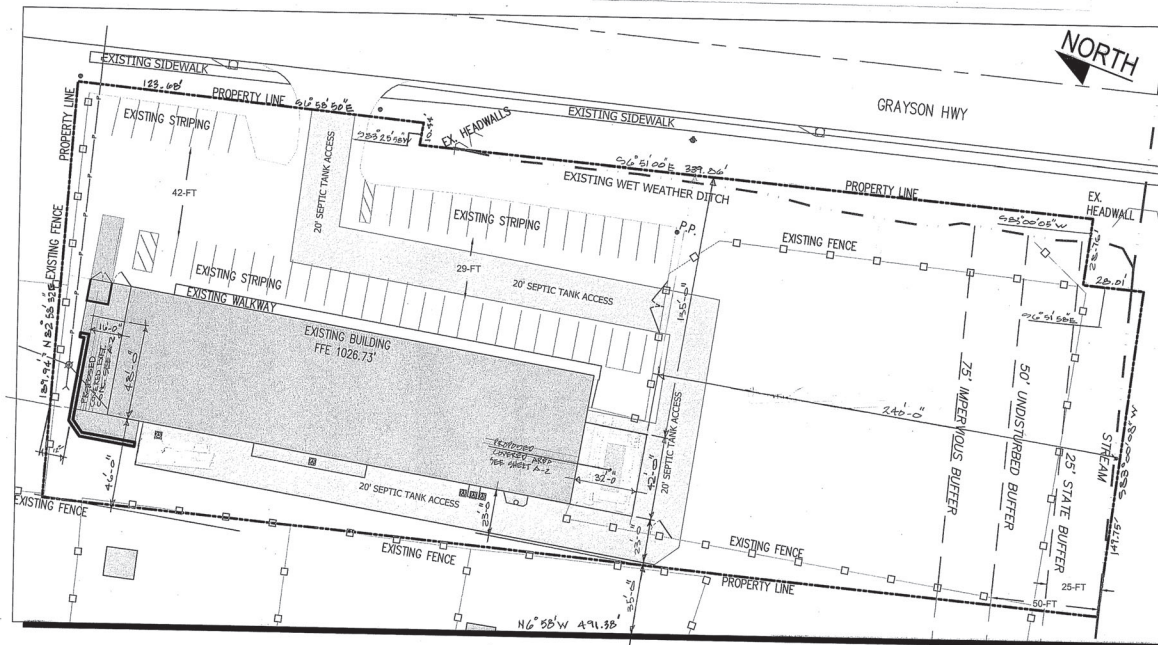
EXHIBIT "A"

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.

GWINNETT: PROD



PROPOSED SITE PLAN
SCALE: 1" = 30.0'

HEP ARCHITECTURE
793 Austin Reynolds Road, Bethelham, Georgia 30620

[illegible]

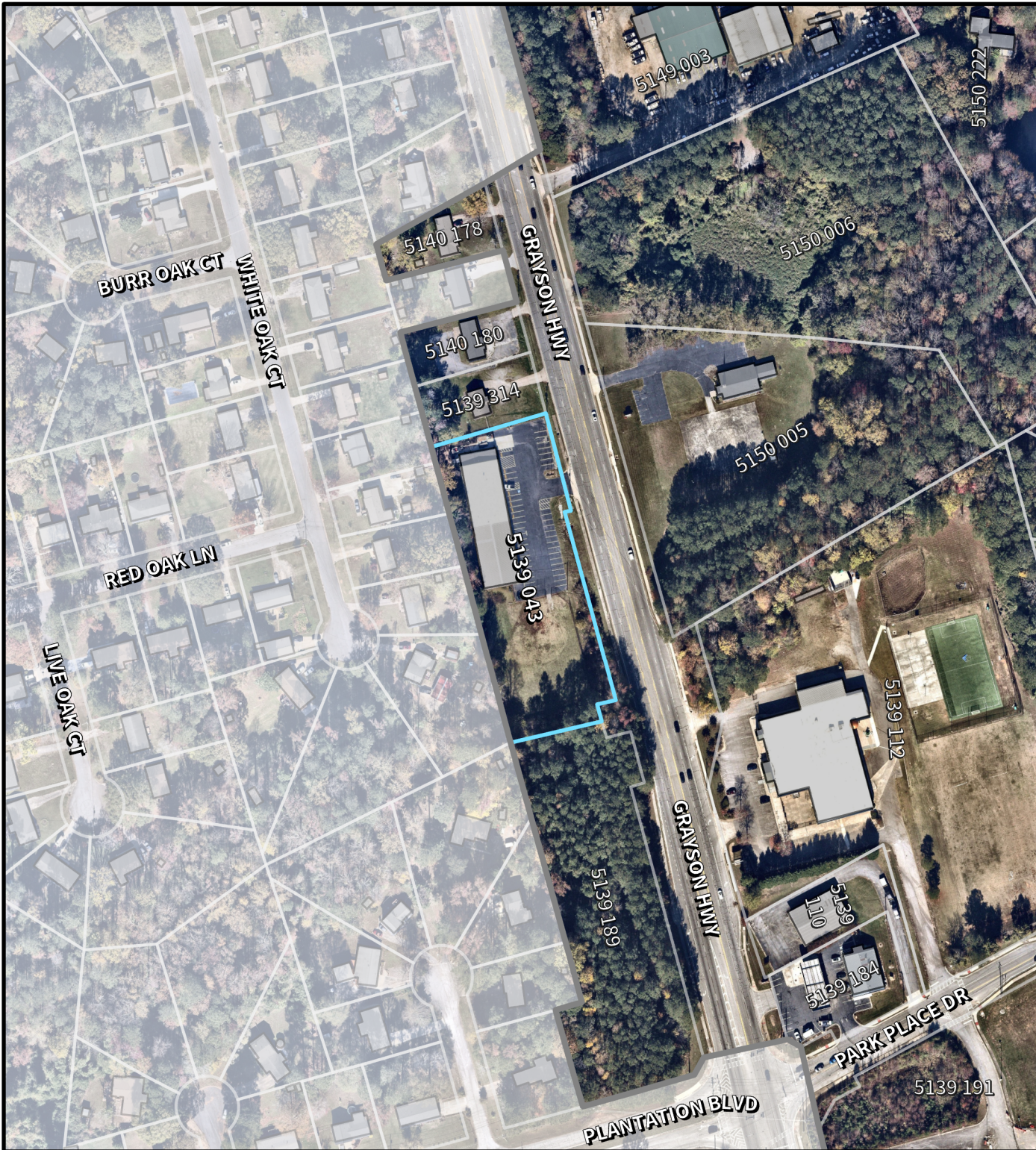
PROJECT NUMBER	
DRAWN BY	
CHECKED BY	
DATE FILMED FOR CONVERSION	
FILE NAME	
ENTRY YEAR	

SR I

This drawing is the property of Hollis Paschall Architecture and is not to be reproduced or copied in whole or in part. The dimensions of which are 24" x 36". It is only to be used for the project and all especially identified herein and is not to be used on any other project without written permission from the Architect. The Contractor is responsible for verifying all field measurements, quantities and dimensions, and related field construction details.

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

This drawing is the property of Nellie Russell Architecture and is not to be reproduced or copied in whole or in part. The drawings of which are 24"X36", it is only to be used for the project and all necessary detailed parts and is not to be used on any other project without written permission from the Architect. The Contractor is responsible for making all field measurements, quantities and dimensions and related field notes, etc.



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2024-00097

Applicant:

Daniel Sosebee III



Subject Property



Lawrenceville City Limits



0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development



Location Map & Surrounding Areas

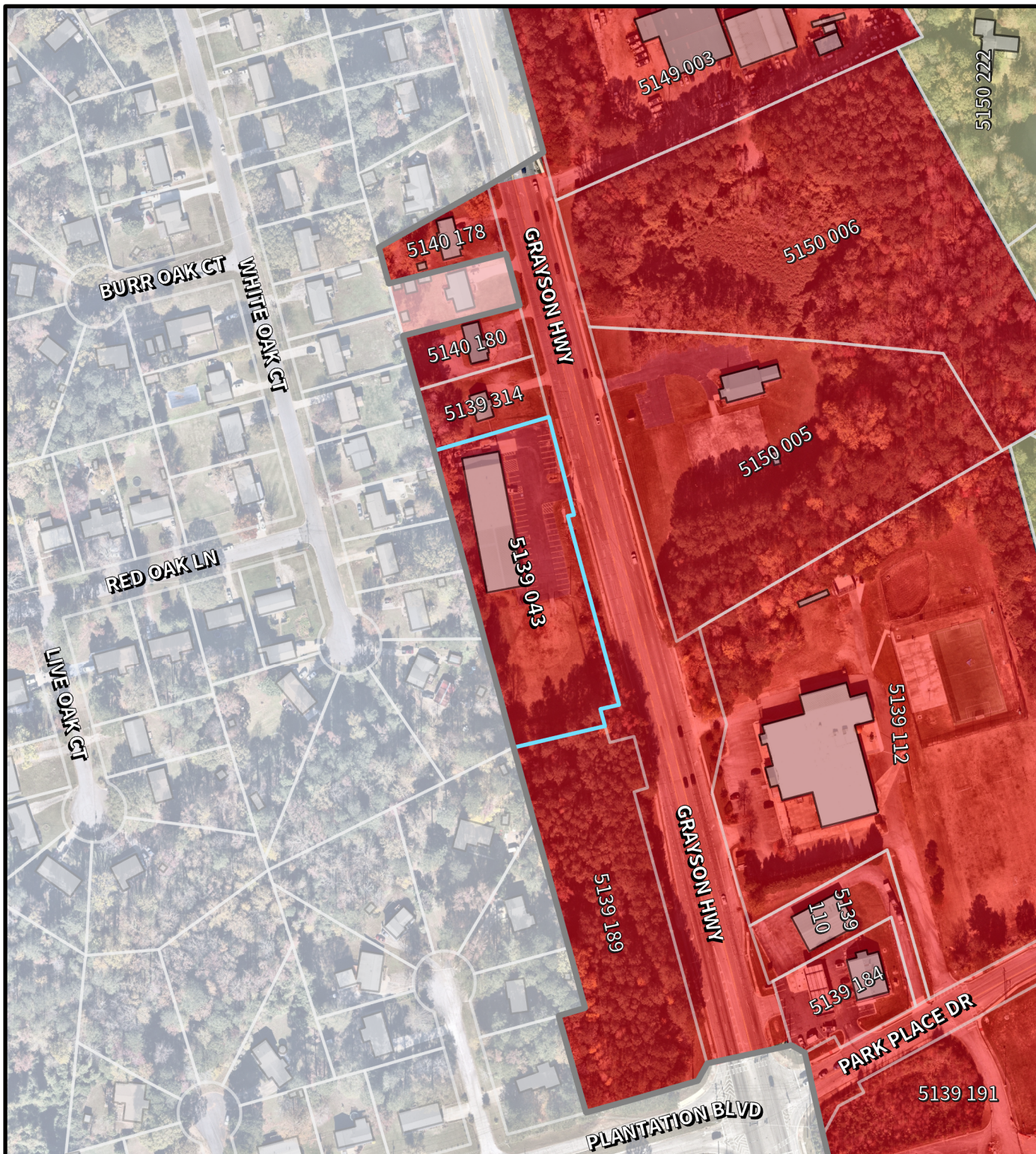
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Applicant:
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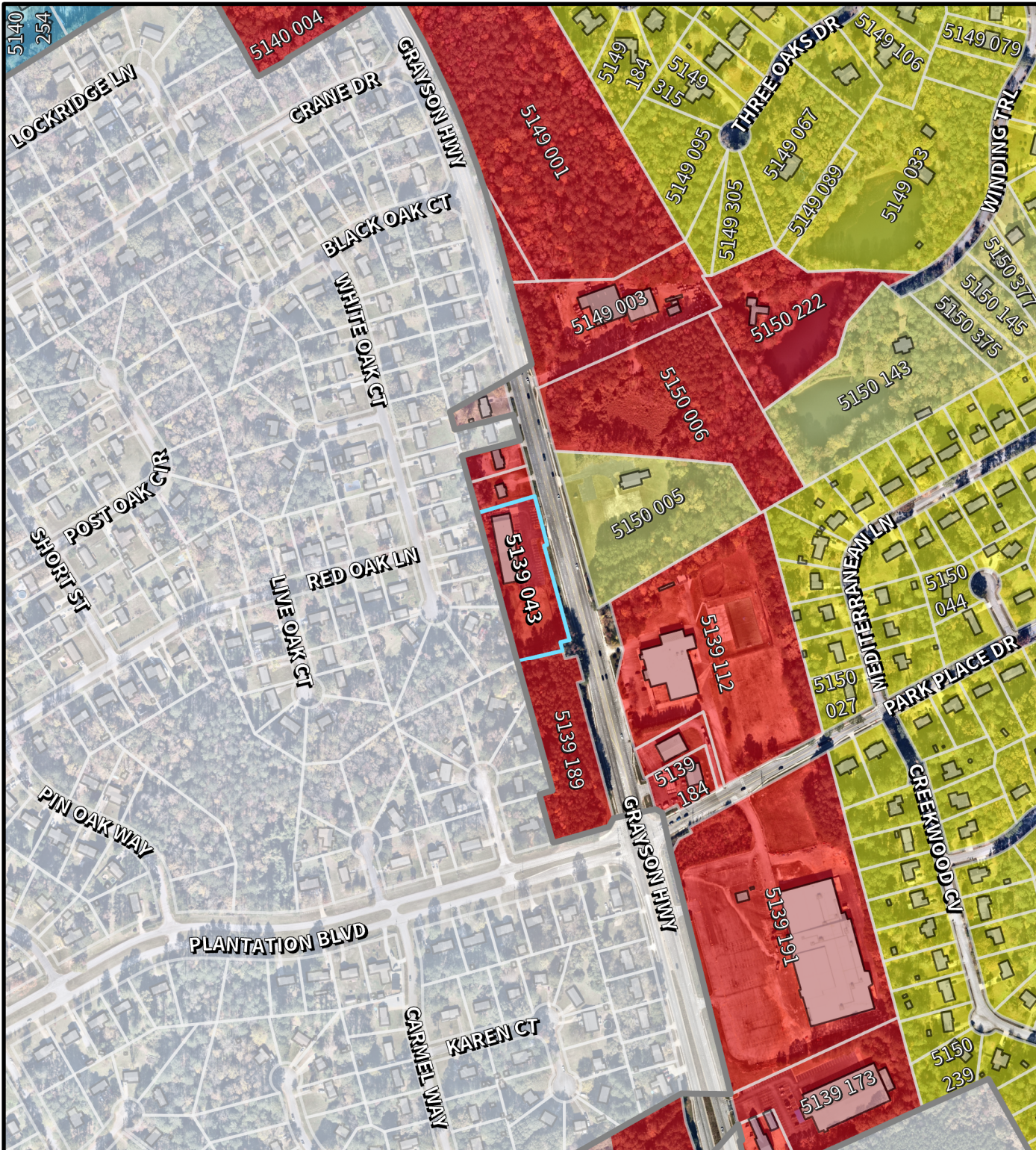
-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Traditional Residential
-  Commercial Corridor



0 125 250 500 Feet



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Location Map & Surrounding Areas

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




Applicant:

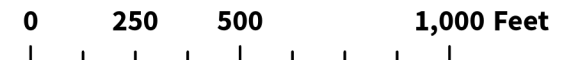
Daniel Sosebee III

 Subject Property

 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	LM	Light Manufacturing
	OI	Office/Institutional
	RS-150	Single-Family Residential
	RS-180	Single-Family Residential







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Location Map & Surrounding Areas

SUP2024-00097

Applicant:
Daniel Sosebee III

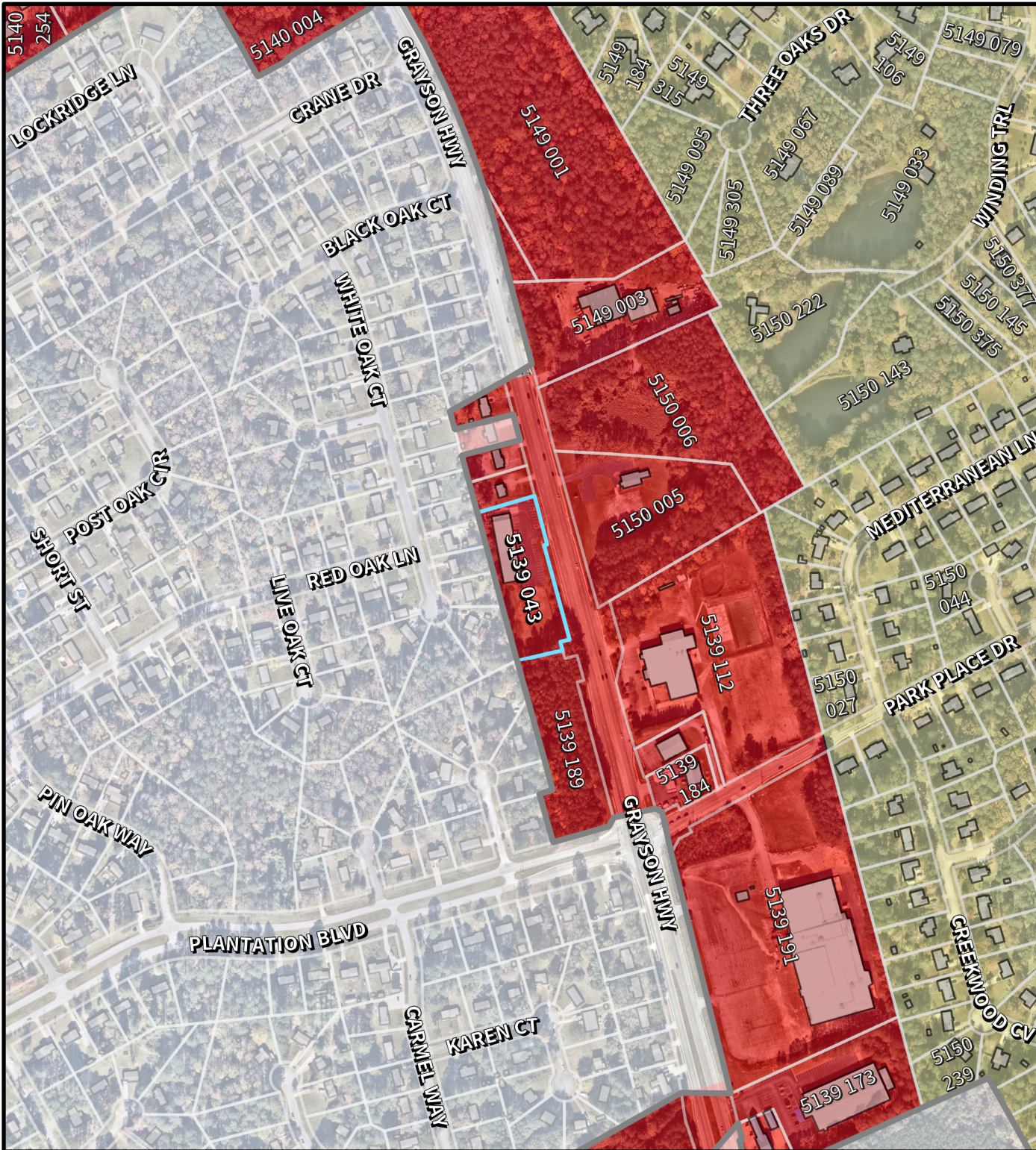
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Zoning Districts

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



0 125 250 500 Feet





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

Location Map & Surrounding Areas

SUP2024-00097

Applicant:
Daniel Sosebee III

-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Traditional Residential
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0 250 500 1,000 Feet





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Location Map & Surrounding Areas

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0 250 500 1,000 Feet