



LAWRENCEVILLE GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Soccer 5 Atlanta</u>	NAME: <u>Duluth Church of Christ, Inc.</u>
ADDRESS: <u>c/o Andersen Tate & Carr</u> <u>1960 Satellite Blvd S-4000</u>	ADDRESS: <u>P.O. Box 4284</u>
CITY: <u>Duluth</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>mglouton@atclawfirm.com</u>	PHONE: _____
CONTACT PERSON: <u>Melody A. Glouton</u> PHONE: <u>770-822-0900</u>	
CONTACT'S E-MAIL: <u>mglouton@atclawfirm.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>3.380</u>	
PARCEL NUMBER: <u>R5145 299</u>	
ADDRESS OF PROPERTY: <u>0 Curtis Road</u>	
PROPOSED SPECIAL USE: <u>Outdoor recreation facility (soccer fields)</u>	

Melody A. Glouton 7/7/25
SIGNATURE OF APPLICANT DATE

Melody A. Glouton, Attorney
TYPED OR PRINTED NAME For Applicant

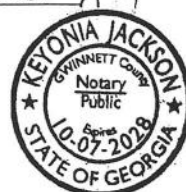
D. Sayre 7/7/25
NOTARY PUBLIC



Darren Brown 7/7/25
SIGNATURE OF OWNER DATE

Darren Brown
TYPED OR PRINTED NAME

[Signature] 7/7/25
NOTARY PUBLIC DATE



SUP2025-00109
RECEIVED JULY 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? 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)

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? 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)

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

July 7, 2025

**LETTER OF INTENT AND
JUSTIFICATION FOR SPECIAL USE PERMIT**

**Special Use Permit Application
City of Lawrenceville, Gwinnett County, Georgia**

Applicant:
Soccer 5 Atlanta

Property/Tax Parcel ID
R5145 299

±3.38 Acres of Land
Located at 0 Curtis Road, Lawrenceville, Georgia
For Outdoor Recreation Facility

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

I. INTRODUCTION

This Application for a Special Use Permit is submitted for a 3.38-acre parcel of land located on Curtis Road, south of its intersection with Hurricane Shoals Road, in the City of Lawrenceville, Georgia, and being shown on the survey prepared by Lowery & Associates Land Surveying, LLC, dated April 12, 2022, (hereinafter the “Property”). The Property is located in the City of Lawrenceville and is currently zoned BG (General Business District).

The Property that is the subject of this Special Use Permit application is owned by Duluth Church of Christ, Inc., and further identified below from the Gwinnett County Geographical Information System:



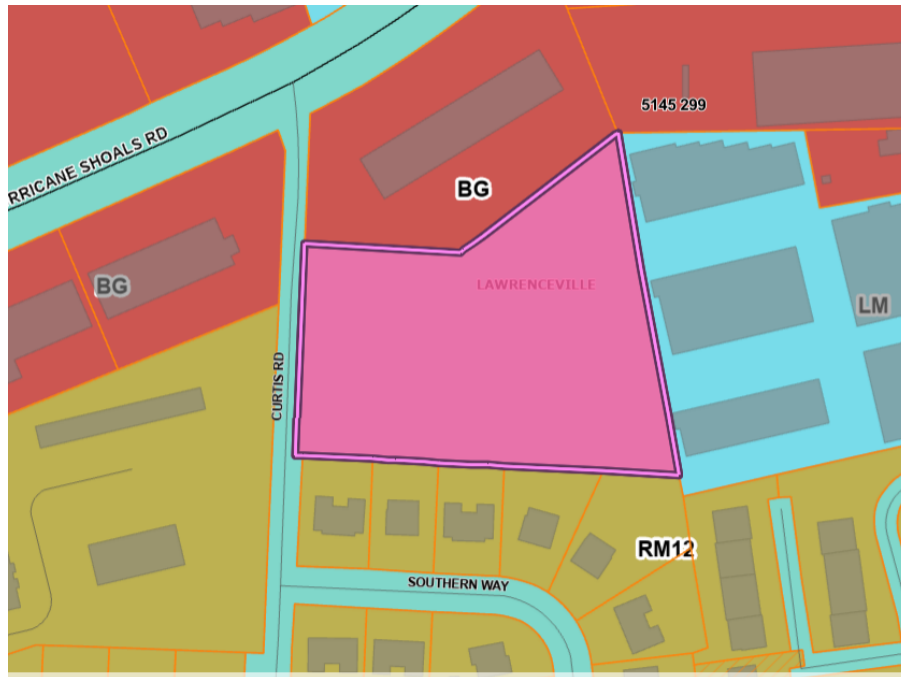
As indicated, the Property is currently zoned BG pursuant to the City of Lawrenceville Zoning Ordinance (the “Ordinance”). The Applicant, Soccer 5 Atlanta (the “Applicant”), now seeks to obtain a Special Use Permit to develop the property into an outdoor recreation facility to include soccer fields of varying sizes.

This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Ordinance.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a single tax parcel with frontage on Curtis Road, just south of its intersection with Hurricane Shoals Road and north of Southern Way. The surrounding uses and zoning classifications are as follows:

Location	Land Use	Zoning
Proposed Site	Recreational	BG
North	Commercial	BG
South	Multifamily Residential	RM12
East	Industrial	LM
West	Commercial, Multifamily Residential	BG; RM12



The Applicant is seeking to obtain a Special Use Permit application to allow for the development of an outdoor recreation facility with soccer fields. The Property is undeveloped and has previously been cleared. It is surrounded by a variety of uses, including commercial, industrial, and residential. As such, it is an ideal location for an outdoor recreation facility.

As stated in the City of Lawrenceville’s 2045 Comprehensive Plan (the “2045 Plan”), the Property lies in the Downtown character area. The Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. Moreover, some of the key features of the Downtown character area include an emphasis on urbanist principles, such as mixed-use zoning to encourage a diverse range of activities, pedestrian-friendly streetscapes for accessibility and leisure, a diverse array of cultural events and festivals to create a sense of place and community. As indicated in the 2045 Plan, key features in this character area include proximity to educational institutions like Georgia Gwinnett College, mixed land uses to encourage synergy between learning and living, green and recreational space to enhance quality of life.

III. PROJECT SUMMARY

As shown on the site plan filed with this Application (hereinafter the “Site Plan”), the Applicant proposes to develop the Property into an outdoor recreation facility to include soccer fields of varying sizes. Three fields are proposed to be one hundred thirty feet (130 ft.) by eighty feet (80 ft.), and two fields are proposed to be eighty feet (80 ft.) by sixty-five feet (65 ft.).¹ The facility would include two, forty-foot (40 ft.) by twenty-foot (20 ft.) shade canopies, as well as one sixty-five-foot (65 ft.) by thirty-foot (30 ft.) service building. The facility would maintain two access drives along Curtis Road, one being a shared access with the existing commercial development to the north. The site maintains an existing drive access on the southern property line. Pursuant to Article 4, Section 403 of the Zoning Ordinance, the development is required to maintain a 50-foot buffer adjacent to the residentially zoned property. The Applicant submits the 50-foot buffer falls within the existing paved access. The Applicant does not intend to remove the existing paved access as that would be an unnecessary hardship for the Applicant. The Applicant does not intend to disturb any of the remaining buffer area. The site would include a 6-foot fence along the southern property line adjacent to residentially zoned property.

The proposed development would provide a local hub for youth, families, and leagues. Soccer 5® was founded in 2010 with a vision to bring small sided soccer to the United States, a concept supported in both the UK and South America. Soccer 5® is dedicated to creating dynamic small-sided soccer environments accessible to individuals of diverse ages and skill levels. The goal is to foster a vibrant community where players can pursue their passion for the game, develop their skills, and build lasting connections off the field. The facility would offer top-notch facilities and programming that foster skill development, teamwork, and enjoyment for players of all ages and abilities. The facility would include field rentals, youth leagues and clinics, adult leagues, and tournaments/events.

IV. SITE IMPACT ANALYSIS

The Applicant submits its written impact analysis which shows that rezoning to RS-TH-INF satisfies the “Standards Governing Exercise of the Zoning Power,” as follows:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes. The proposed Special Use Permit is consistent and suitable with the existing use and development of adjacent and nearby properties. The Property maintains frontage on Curtis Road. The proposed outdoor recreation facility is compatible with existing commercial, industrial, and residential uses and will further provide recreational space for community members.

¹ Three fields are proposed to accommodate 7 v 7, and two fields are proposed to accommodate 5 v 5.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

No. The proposed Special Use Permit will not adversely affect the existing use or usability of adjacent or nearby property. The property is currently zoned BG and suitable for development use for a wide variety of commercial uses.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

No, the Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use without a Special Use Permit. By way of further response, the Applicant submits the Special Use Permit would allow the property to be developed into a viable, recreational use.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, the proposed Special Use Permit will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Curtis Road and Hurricane Shoals Road. The proposed development would complement the existing and nearby commercial and residential uses.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed Special Use Permit application is in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan. The subject property is located within the Downtown character area which encourages zoning codes that support the coexistence of residences, businesses, and recreational spaces. As such, the proposed development would be compatible with and successfully co-exist with the surrounding uses.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding developments and the existing uses in the area provide supporting reasons for approval of the Special Use Permit for development as an outdoor recreation facility. In addition, the Applicant submits that the subject Property's location, size, and dimensions, as well as its proximity to

downtown Lawrenceville and Georgia Gwinnett College provide further support for approval of the proposed Special Use Permit application.

V. JUSTIFICATION FOR SPECIAL USE PERMIT

The Applicant respectfully submits that “City of Lawrenceville Zoning Ordinance” (the “Ordinance”), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of an outdoor recreation facility, under the BG zoning classification, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the City of Lawrenceville Mayor and Council to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the denial of a Special Use Permit as requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner’s private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested Special Use Permit would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the City of Lawrenceville Mayor and Council cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth

above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application for Special Use Permit be approved. The Applicant welcomes the opportunity to meet with the City of Lawrenceville Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 7th day of July, 2025.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

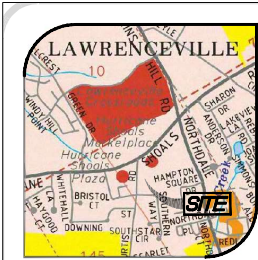
Enclosures
MAG/dwb

4925-9392-0339, v. 1

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING IN THE CITY OF LAWRENCEVILLE AND BEING SHOWN AS TRACT B CONTAINING 3.3804 ACRES ON A PLAT OF SURVEY FOR GREGORY H. STEPHENS AND DAVE E DAVIS BY MCNALLY AND PATRICK SURVEYORS (LLOYD C, MCNALLY GEORGIA REGISTERED LAND SURVEYOR NO. 2040) DATED NOVEMBER 2, 2000 AND MORE PARTICULARLY DESCRIBED ACCORDING TO SAW PLAT AS FOLLOWS:

TO LOCATE THE PLACE OR POINT OF BEGINNING, BEGIN AT A POINT MARKED BY IRON PIN SET AT THE INTERSECTION OF THE EAST SIDE OF CURTIS ROAD (BASED ON A 30 FOOT PRESCRIPTIVE EASEMENT FOR CURTIS ROAD) WITH THE SOUTHEAST RIGHT OF WAY LINE OF HURRICANE SHOALS ROAD (A 100 FOOT RIGHT OF WAY); RUN THENCE ALONG THE EAST SIDE OF CURTIS ROAD SOUTH 02 DEGREES 01 MINUTES 34 SECONDS WEST A. DISTANCE OF 168.00 FEET TO A POINT WHICH IS THE TRUE PLACE OR POINT OF BEGINNING. FROM SAID BEGINNING POINT AS THIS ESTABLISHED, RUN THENCE SOUTH 87 DEGREES 58 MINUTES 26 SECONDS EAST 205.00 FEET TO A POINT; RUN THENCE NORTH 51 DEGREES 05 MINUTES 47 SECONDS EAST 256.00 FEET TO A POINT MARKED BY AN IRON PIN FOUND; RUN THENCE SOUTH 10 DEGREES 37 MINUTES 00 SECONDS EAST 451.60 FEET TO A POINT MARKED BY AN IRON PIN FOUND; RUN THENCE NORTH 88 DEGREES 12 MINUTES 40 SECONDS WEST 497.26 FEET TO A POINT MARKED BY AN IRON PIN SET ON THE EAST SIDE OF CURTIS ROAD; RUN THENCE ALONG THE EAST SIDE OF CURTIS ROAD NORTH 02 DEGREES 01 MINUTES 34 SECONDS EAST 274.99 FEET TO A POINT WHICH IS THE TRUE PLACE OR POINT OF BEGINNING.



VICINITY MAP

UTILITY CONTACTS

WATER
DUNNETT COUNTY PUBLIC UTILITIES
478-325-9331

GAS
CITY OF LAWRENCEVILLE
770-560-5330

ELECTRIC
CITY OF LAWRENCEVILLE
770-560-5330

JACKSON EMC
770-882-3249

GEORGIA POWER
404-508-0539

COMMUNICATION
LAND LINE SOLUTIONS
404-249-5124

DUNNETT COUNTY PUBLIC UTILITIES
478-325-9339

COMCAST
912-403-8531

HARDWAY TELEPHONE
844-454-4342

AT&T
305-429-1542

CHARTER COMMUNICATIONS
800-738-5140

SEWER
DUNNETT COUNTY PUBLIC UTILITIES
478-325-9331

GRID NORTH
GA WEST
(SURVEY NOTE 6)

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LIES IN AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF CURTIS ROAD (HAVING A VARIABLE WIDTH PUBLICLY DEDICATED RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY OF HURRICANE SHOALS ROAD (HAVING A 100 FOOT PUBLICLY DEDICATED RIGHT OF WAY) THENCE SOUTHWEST ALONG SAID RIGHT OF WAY OF CURTIS ROAD SOUTH 03 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 165.00 FEET TO A MAG NAIL SET ON THE EASTERN RIGHT OF WAY OF CURTIS ROAD, SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY OF CURTIS ROAD SOUTH 88 DEGREES 57 MINUTES 12 SECONDS EAST A DISTANCE OF 205.00 FEET TO A 5/8 INCH CAPPED REBAR SET, THENCE SOUTHWEST ALONG SAID RIGHT OF WAY OF CURTIS ROAD SOUTH 03 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 256.00 FEET TO A 1/2 INCH REBAR FOUND, THENCE SOUTH 00 DEGREES 35 MINUTES 46 SECONDS EAST A DISTANCE OF 451.60 FEET TO A 1 INCH CAPPED TOP PIPE FOUND, THENCE NORTH 87 DEGREES 11 MINUTES 26 SECONDS WEST A DISTANCE OF 407.26 FEET TO A MAG NAIL SET ON THE EASTERN RIGHT OF WAY OF CURTIS ROAD, THENCE CONTINUING ALONG SAID RIGHT OF WAY OF CURTIS ROAD NORTH 03 DEGREES 00 MINUTES 48 SECONDS EAST A DISTANCE OF 275.00 FEET TO A MAG NAIL FOUND, SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3.380 ACRES (147,249 SQUARE FEET).

THIS PLAN IS A RETRACTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SURRENDER OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL, OR PARCELS ARE STATED HEREON. RECORDED OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, OR AVAILABILITY OF FUNDING, COMPLIANCE WITH LOCAL REGULATIONS, OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE SURVEYOR DOES NOT GUARANTEE OR WARRANT THAT THIS PLAN COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING 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 FORTH IN O.C.G.A. SECTION 10-6-67.

MICHAEL LOWERY GEORGIA RLS# 3109

Parking Provided - 100 @ 9' x 18' spaces
5 handicap accessible spaces
105 total spaces

SITE PLAN LEGEND

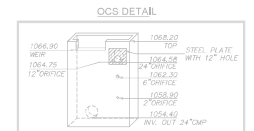
- 6' ht. opaque fence (south property line)
- 6' ht. perimeter c/d fence
- 20' ht. cage fence
- 40' ht. light pole (LED)

Conceptual Site Plan
Lawrenceville, Georgia
prepared for Soccer 5
7 July, 2025

SOCCKER
Get in The Game

- ### SURVEY NOTES
- 1) PROPERTY SHOWN HEREON WAS SURVEYED APRIL 11, 2022.
 - 2) THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1" IN 44,182' WITH AN ANGULAR ERROR OF 2.4 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 - 3) A SOKKIA M SERIES ROBOTIC TOTAL STATION, CARLSON BR70 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
 - 4) THIS PLAN HAS A MAP CLOSURE OF 1" IN 345,352'.
 - 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 1310500033C, WITH A DATE OF REVISION OF SEPTEMBER 28, 2006 FOR COMMUNITY NUMBER 130323, IN GWINNETT COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BR70 GPS RECEIVER UTILIZING GNSS-3 FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 2 NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.01 FEET HORIZONTAL AND 0.01 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
 - 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE, AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
 - 8) NO OBSERVED EVIDENCE OF COWPENS, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
 - 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORDS OF THE GWINNETT COUNTY RECORDS. THE RECORDS RECORDED IN DEED BOOK 56462, PAGE 03, GWINNETT COUNTY RECORDS.
 - 10) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
 - 11) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTIONS.
 - 12) AT THE TIME OF THE SURVEY, THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OF OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
 - 13) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 - 14) SUBJECT PROPERTY HAS DIRECT ACCESS TO CURTIS ROAD, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
 - 15) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY, NO GAPS, CORNERS, OR OVERLAPS ARE KNOWN TO EXIST.

- ### PARKING
- 18 PARKING SPACES
NONE OF WHICH ARE HANDICAPPED
- ### LEGEND
- | | |
|----------------------------|----------------------------|
| PROPERTY LINE | OVERHANG/RAINING |
| RECORD CALLS | RECORD CALLS |
| BUILDING REMAIN LINE | BUILDING REMAIN LINE |
| BUILDING SETBACK LINE | BUILDING SETBACK LINE |
| INDEX CONTOUR | INDEX CONTOUR |
| MAJOR CONTOUR | MAJOR CONTOUR |
| SPOT ELEVATION | SPOT ELEVATION |
| WATER LINE | WATER LINE |
| OVERHEAD UTILITY LINE | OVERHEAD UTILITY LINE |
| GAS LINE | GAS LINE |
| UNDERGROUND TELEPHONE LINE | UNDERGROUND TELEPHONE LINE |
| UNDERGROUND ELECTRIC LINE | UNDERGROUND ELECTRIC LINE |
| STORM DRAIN PIPE | STORM DRAIN PIPE |
| WATER VALVE | WATER VALVE |
| WATER METER | WATER METER |
| WATER HYDRANT | WATER HYDRANT |
| GAS METER | GAS METER |
| GAS VALVE | GAS VALVE |
| POWER METER | POWER METER |
| SANITARY SENDER MANHOLE | SANITARY SENDER MANHOLE |
| DRAIN VALVE | DRAIN VALVE |
| REBAR | REBAR |
| CAPPED REBAR | CAPPED REBAR |
| CAPPED TOP PIPE | CAPPED TOP PIPE |
| FOUND | FOUND |
| MONITORING WELL | MONITORING WELL |
| LIGHT POLE | LIGHT POLE |
| SIGNAL POLE | SIGNAL POLE |
| HARDWOOD | HARDWOOD |



GRAPHIC SCALE
30' 0 30' 60'
1 Inch = 30 Feet

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
1705-344-1111
LAWRENCEVILLE, GA 30046
INFO@LOWERYANDASSOCIATES.COM
GEORGIA C.O.A. LSP-401102

FOX BUILDING COMPANY
1705-344-1111
LAWRENCEVILLE, GA 30046

BOUNDARY SURVEYING
LAWRENCEVILLE, GA 30046

GEORGIA
LAND LOT: 145

REVISIONS

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

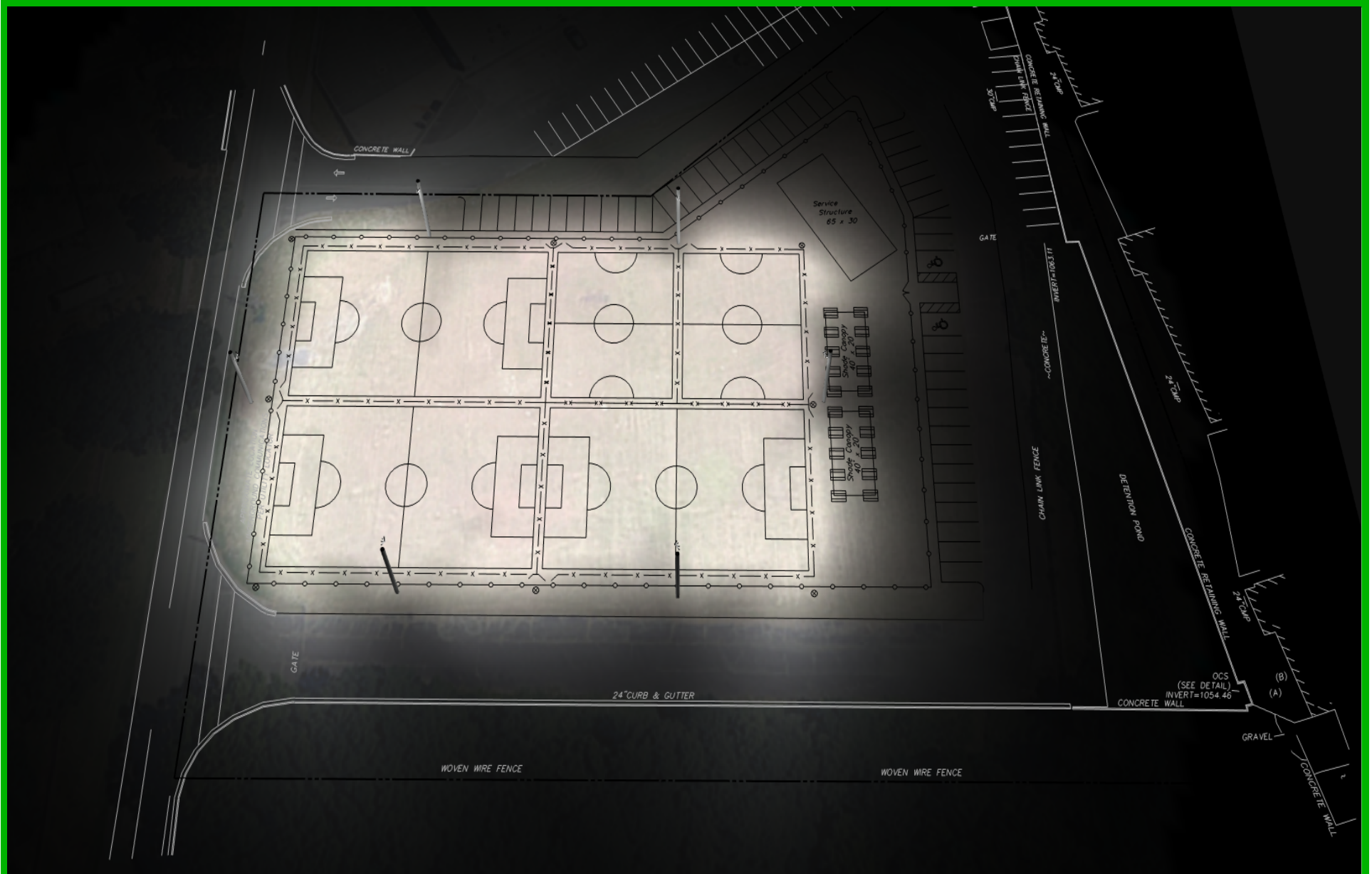




SUP2025-00109

RECEIVED JULY 7, 2025

PLANNING & DEVELOPMENT DEPARTMENT



THIS DESIGN WAS DONE IN ACCORDANCE WITH ILLUMINATING SOCIETY OF NORTH AMERICA STANDARDS RP-6-22

THIS INFORMATION IS CONFIDENTIAL AND PROPRIETARY TO QUALITE SPORTS LIGHTING LLC AND IS NOT TO BE REVEALED OR DISTRIBUTED TO OTHERS WITHOUT THE PERMISSION OF QUALITE SPORTS LIGHTING LLC. OR USED IN ANY MANNER DETRIMENTAL TO THE INTEREST OF QUALITE SPORTS LIGHTING LLC.

GUARANTEE IS BASED ON PROPER INSTALLATION, MINIMUM INPUT VOLTAGES, MOUNTING HEIGHT +/- 3 FEET, AND POLES PLACED WITHIN 4 FEET OF SPECIFIED LOCATIONS. POLES TO COMPLY WITH CURRENT AASHTO STANDARDS.

Qualite
SPORTS LIGHTING, LLC
WWW.QUALITE.COM

JOB NAME: **LAWRENCEVILLE SOCCER 5**

LOCATION: **LAWRENCEVILLE, GA**

REF# QL-23415

REV: D1-A

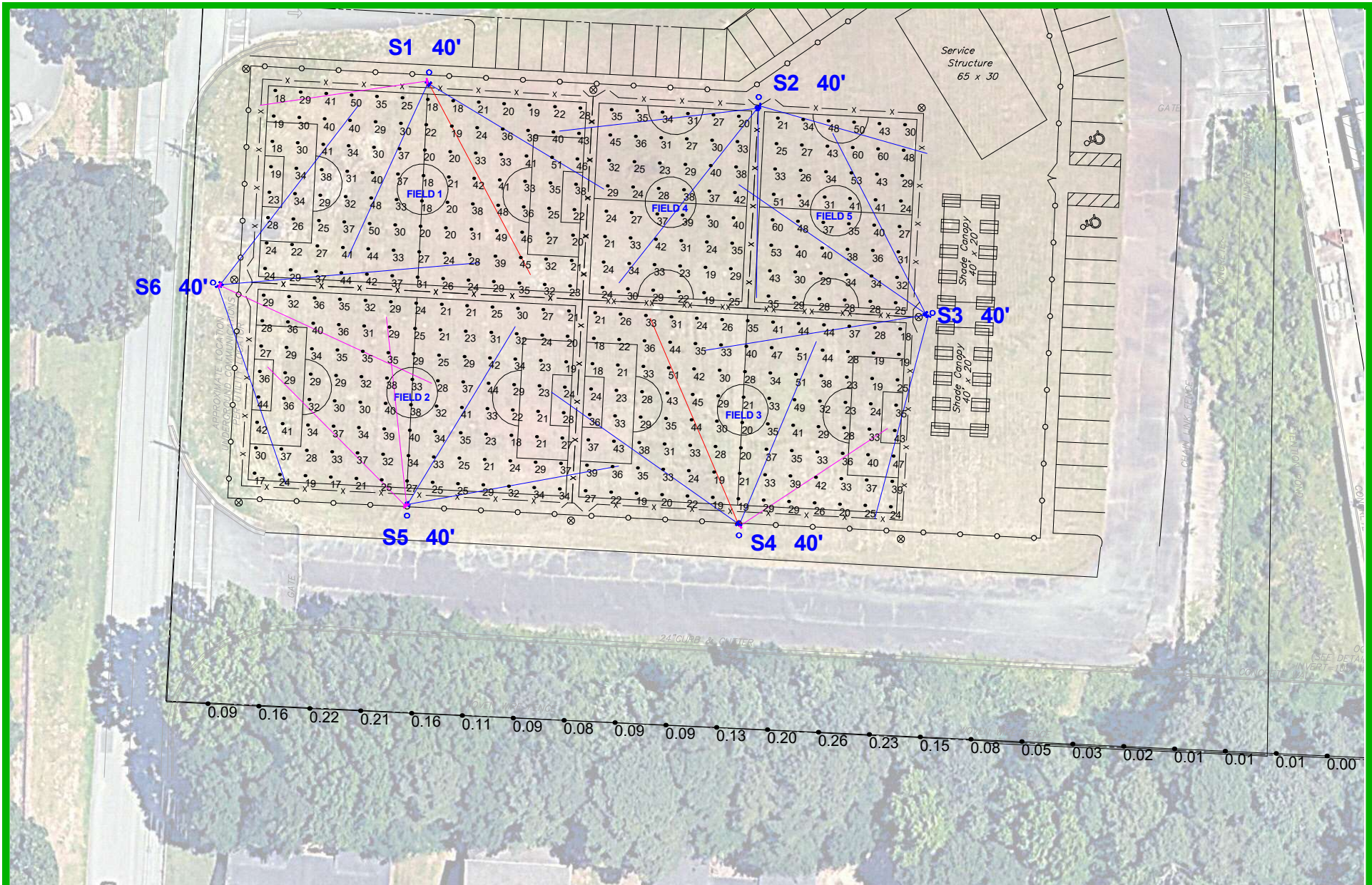
DESIGNER: P. DEL RIO

DATE: 6/26/2025

SLP 2025-00109

RECEIVED JULY 7, 2025

PLANNING & DEVELOPMENT DEPARTMENT



THIS DESIGN WAS DONE IN ACCORDANCE WITH ILLUMINATING SOCIETY OF NORTH AMERICA STANDARDS RP-6-22

THIS INFORMATION IS CONFIDENTIAL AND PROPRIETARY TO QUALITE SPORTS LIGHTING LLC AND IS NOT TO BE REVEALED OR DISTRIBUTED TO OTHERS WITHOUT THE PERMISSION OF QUALITE SPORTS LIGHTING LLC. OR USED IN ANY MANNER DETRIMENTAL TO THE INTEREST OF QUALITE SPORTS LIGHTING LLC.

GUARANTEE IS BASED ON PROPER INSTALLATION, MINIMUM INPUT VOLTAGES, MOUNTING HEIGHT +/- 3 FEET, AND POLES PLACED WITHIN 4 FEET OF SPECIFIED LOCATIONS. POLES TO COMPLY WITH CURRENT AASHTO STANDARDS.

Qualite
SPORTS LIGHTING, LLC
WWW.QUALITE.COM

JOB NAME: **LAWRENCEVILLE SOCCER 5**

LOCATION: **LAWRENCEVILLE, GA**

REF# QL-23415

REV: D1-A

DESIGNER: P. DEL RIO

DATE: 6/26/2025

SR 2025-00109

RECEIVED JULY 7, 2025




PLANNING & DEVELOPMENT DEPARTMENT


Calculation Summary									
Label	Units	Avg	Max	Min	Max/Min	CV	UG	# Pts	Pt Spacing
FIELD 1	Fc	31.3	51	18	2.83	0.29	2.06	104	10 X 10
FIELD 2	Fc	30.1	44	17	2.59	0.21	1.94	104	10 X 10
FIELD 3	Fc	31.6	51	18	2.83	0.28	1.85	104	10 X 10
FIELD 4	Fc	30.5	45	19	2.37	0.21	1.65	48	10 X 10
FIELD 5	Fc	37.3	60	21	2.86	0.27	1.71	48	10 X 10


NEW POLES - PROPOSED LOCATIONS & STANCHION CONFIGURATIONS MUST BE VERIFIED

TOTAL PROJECT: Luminaire Schedule					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	2	GC 650 N2V-33	GEN 4 SMALL VISORED	665	1,330
	17	GC 650 N4WV-33	GEN 4 SMALL VISORED	665	11,305
	5	GC 650 N6V-33	GEN 4 SMALL VISORED	665	3,325




TOTAL 24

Luminaire Schedule					
Project: S1 40' 4 LIGHTS ON GTP POLE					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	1	GC 650 N2V-33	GEN 4 SMALL VISORED	665	665
	2	GC 650 N4WV-33	GEN 4 SMALL VISORED	665	1330
	1	GC 650 N6V-33	GEN 4 SMALL VISORED	665	665

Luminaire Schedule					
Project: S2 40' 4 LIGHTS ON GTP POLE					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	4	GC 650 N4WV-33	GEN 4 SMALL VISORED	665	2660

Luminaire Schedule 4 LIGHTS ON GTP POLE					
Project: S3 40'					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	4	GC 650 N4WV-33	GEN 4 SMALL VISORED	665	2660

KW PER POLE	
Label	KW
S1	2.66
S2	2.66
S3	2.66
S4	2.66
S5	2.66
S6	2.66
TOTAL	15.96

Luminaire Schedule					
Project: S4 40' 4 LIGHTS ON GTP POLE					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	1	GC 650 N2V-33	GEN 4 SMALL VISORED	665	665
	2	GC 650 N4WV-33	GEN 4 SMALL VISORED	665	1330
	1	GC 650 N6V-33	GEN 4 SMALL VISORED	665	665

Luminaire Schedule					
Project: S5 40' 4 LIGHTS ON GTP POLE					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	2	GC 650 N4WV-33	GEN 4 SMALL VISORED	665	1330
	2	GC 650 N6V-33	GEN 4 SMALL VISORED	665	1330

Luminaire Schedule					
Project: S6 40' 4 LIGHTS ON GTP POLE					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	3	GC 650 N4WV-33	GEN 4 SMALL VISORED	665	1995
	1	GC 650 N6V-33	GEN 4 SMALL VISORED	665	665

THIS DESIGN WAS DONE IN ACCORDANCE WITH ILLUMINATING SOCIETY OF NORTH AMERICA STANDARDS RP-6-22

THIS INFORMATION IS CONFIDENTIAL AND PROPRIETARY TO QUALITE SPORTS LIGHTING LLC AND IS NOT TO BE REVEALED OR DISTRIBUTED TO OTHERS WITHOUT THE PERMISSION OF QUALITE SPORTS LIGHTING LLC. OR USED IN ANY MANNER DETRIMENTAL TO THE INTEREST OF QUALITE SPORTS LIGHTING LLC.

GUARANTEE IS BASED ON PROPER INSTALLATION, MINIMUM INPUT VOLTAGES, MOUNTING HEIGHT +/- 3 FEET, AND POLES PLACED WITHIN 4 FEET OF SPECIFIED LOCATIONS. POLES TO COMPLY WITH CURRENT AASHTO STANDARDS.

Qualite
SPORTS LIGHTING, LLC
WWW.QUALITE.COM

JOB NAME: **LAWRENCEVILLE SOCCER 5**

LOCATION: **LAWRENCEVILLE, GA**

REF# QL-23415

REV: D1-A

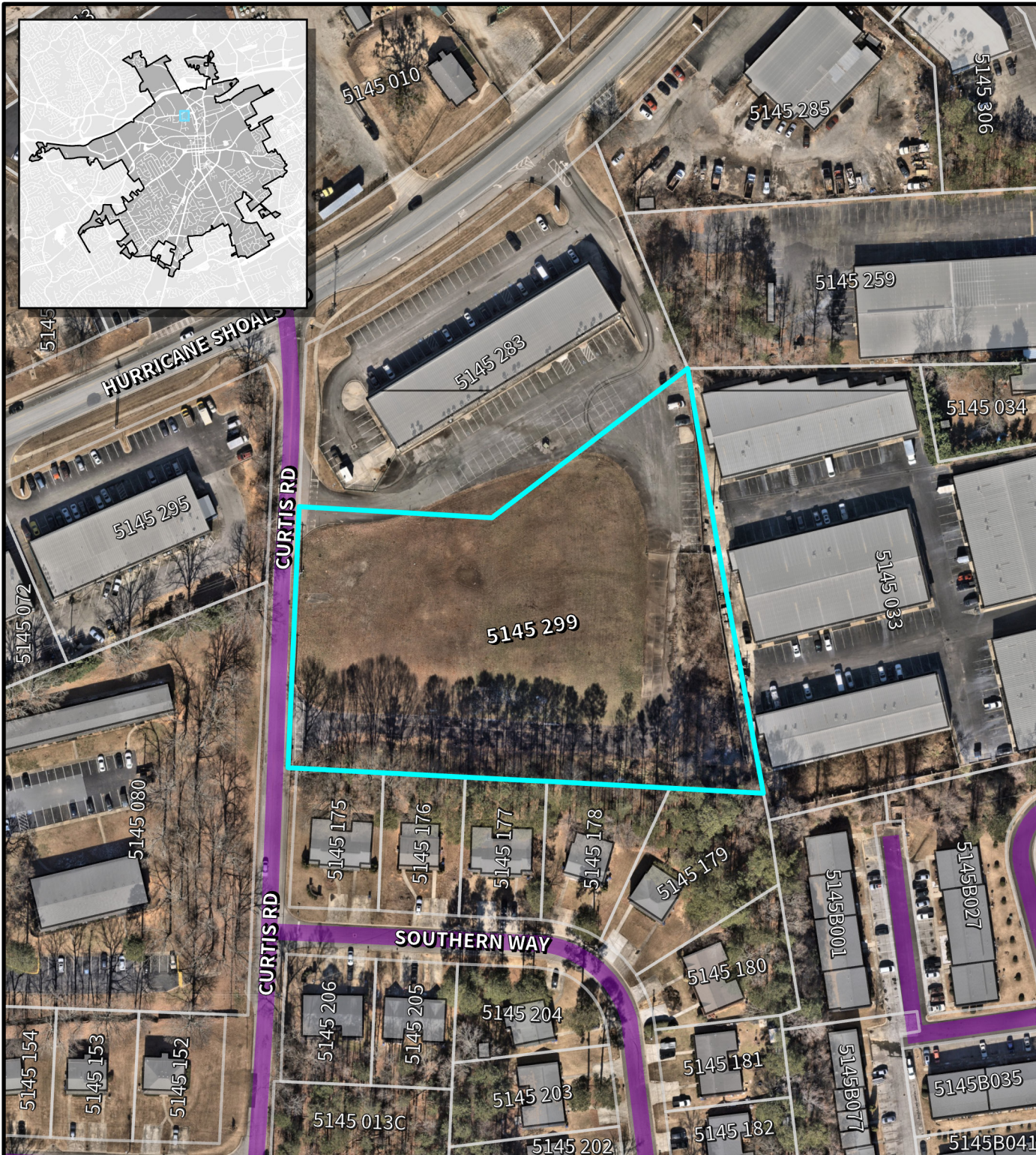
DESIGNER: P. DEL RIO

DATE: 6/26/2025

SLP 2025-00109

RECEIVED JULY 7, 2025

PLANNING & DEVELOPMENT DEPARTMENT







LAWRENCEVILLE

Planning & Development

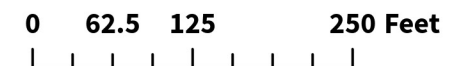
Location Map & Surrounding Areas

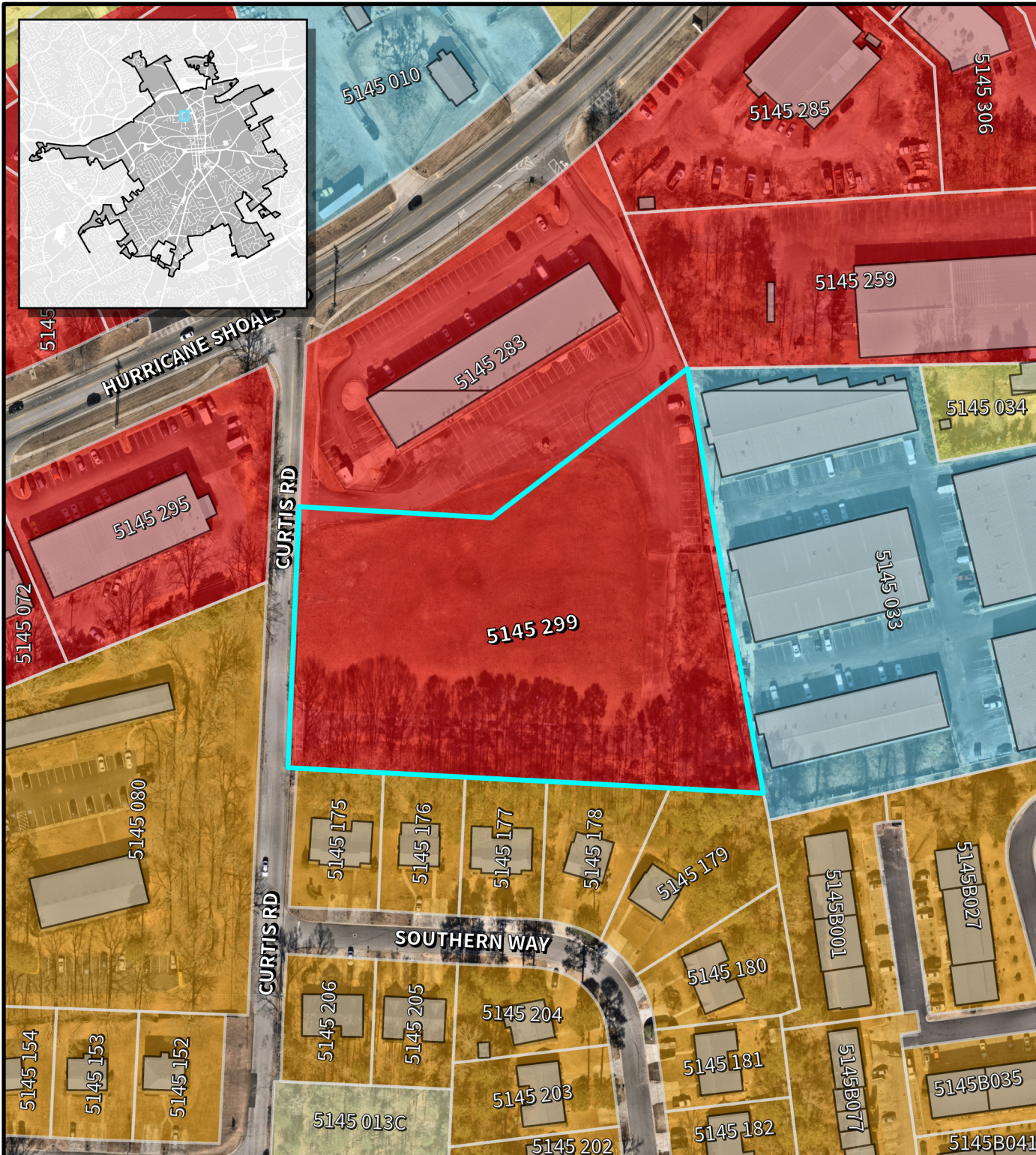
SUP2025-00109

Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

-  Subject Property (~3.35 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas






SUP2025-00109

Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

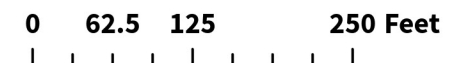
 Subject Property (~3.35 acres)

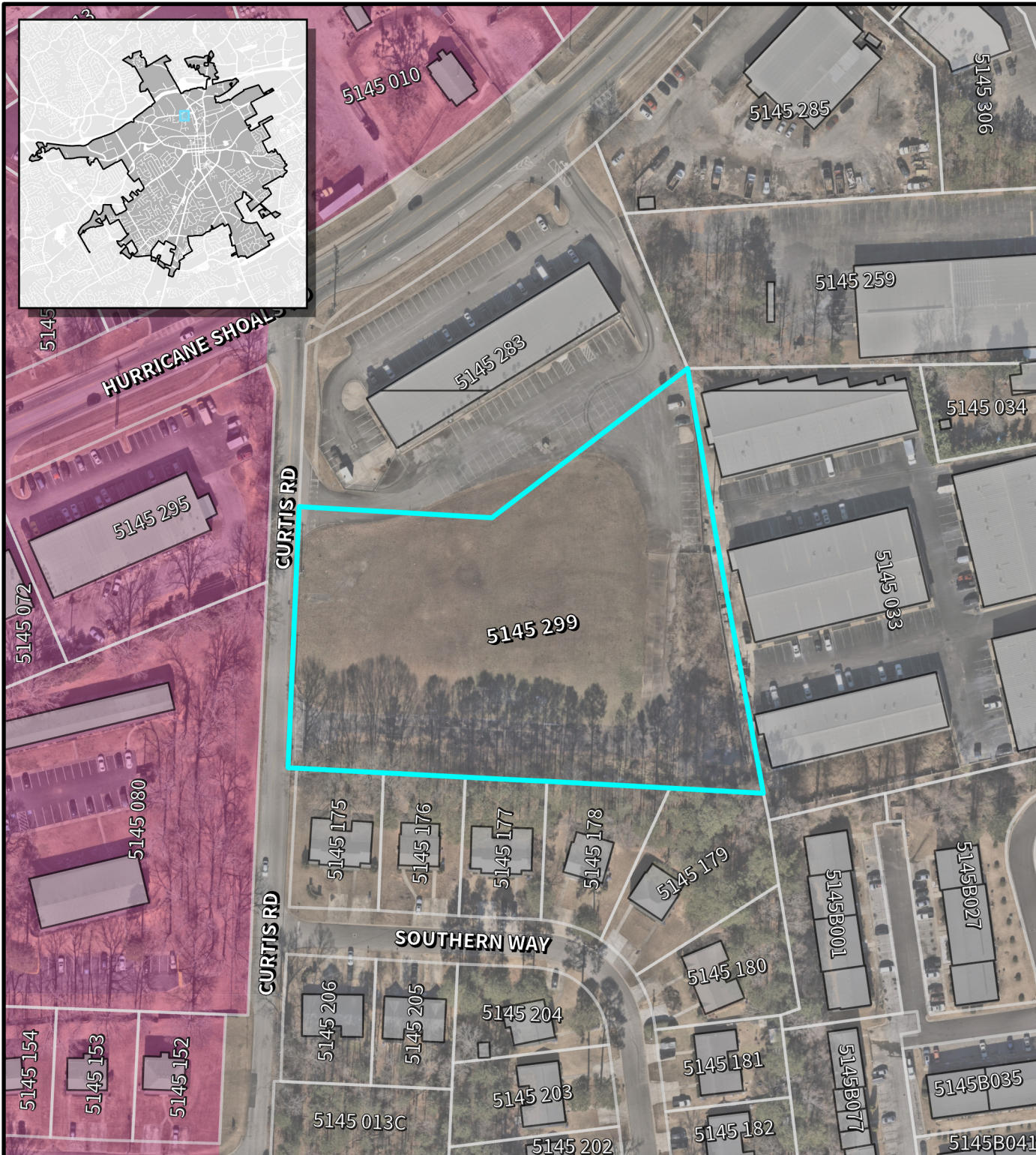
 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	LM	Light Manufacturing
	RM-12	Multifamily Residential
	RS-60	Single-Family Residential
	RS-150	Single-Family Residential

Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00109


Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

 Subject Property (~3.35 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Community Mixed Use

Scale: 1:1,800

0 62.5 125 250 Feet








LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00109

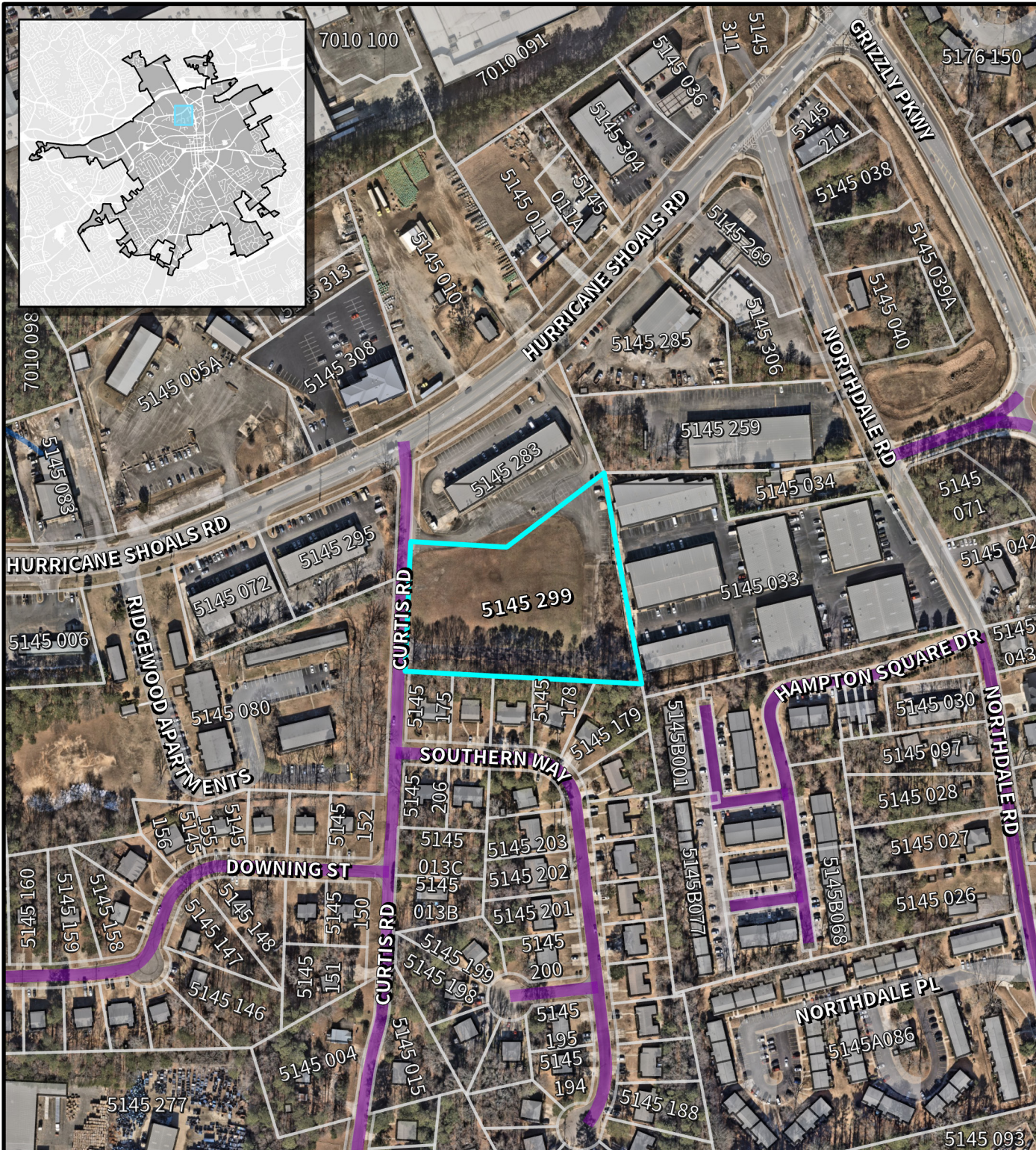
Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

-  Subject Property (~3.35 acres)
-  Lawrenceville City Limits
-  DDA Boundary

Scale: 1:1,800

0 62.5 125 250 Feet










LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00109

Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

-  Subject Property (~3.35 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600

0 125 250 500 Feet





Location Map & Surrounding Areas








SUP2025-00109

Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

 Subject Property (~3.35 acres)

 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	LM	Light Manufacturing
	HM	Heavy Manufacturing
	OI	Office/Institutional
	RM-12	Multifamily Residential
	RS-60	Single-Family Residential
	RS-150	Single-Family Residential

Scale: 1:3,600

0 125 250 500 Feet





Location Map & Surrounding Areas

SUP2025-00109

Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

 Subject Property (~3.35 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown

 Community Mixed Use

Scale: 1:3,600

0 125 250 500 Feet








Location Map & Surrounding Areas

SUP2025-00109

Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

-  Subject Property (~3.35 acres)
 Lawrenceville City Limits
 DDA Boundary

Scale: 1:3,600

0 125 250 500 Feet

