



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S): SUP2025-00120

APPLICANT(S): MARCO BURGOS

PROPERTY OWNER(S): NAYEF ABUAISHEH

LOCATION(S): 725 GRAYSON HIGHWAY

PARCEL IDENTIFICATION NUMBER(S): R5140 005

APPROXIMATE ACREAGE: 3.1 ACRES

CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: AUTOMOBILE WASH (CARWASH)

DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP



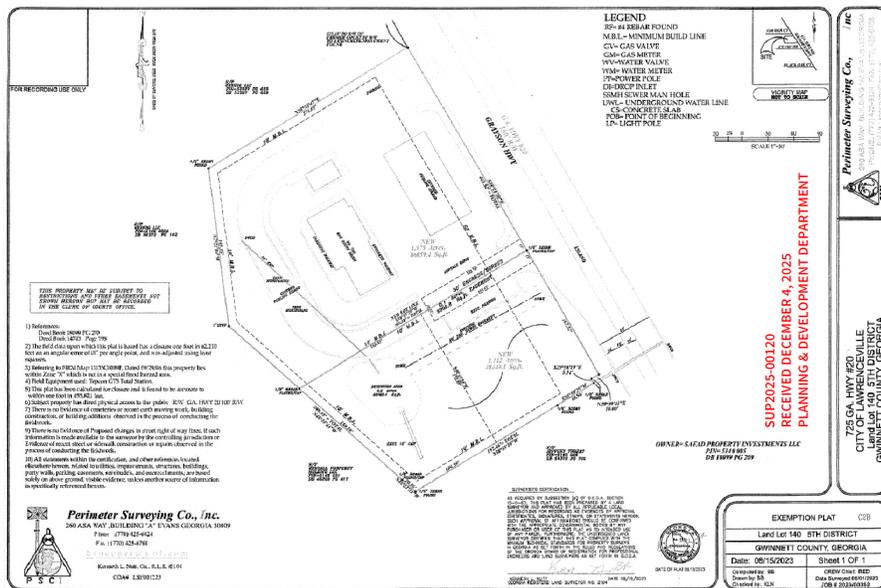
ZONING HISTORY

The earliest zoning records on file for the subject property circa 1960 show the property zoned as Gwinnett County R-75 (Single-Family Residential District). It was annexed in the City of Lawrenceville and rezoned to its current zoning district (BG – General Business) sometime between the years of 1987 and 2002.

PROJECT SUMMARY

The applicant requests a Special Use Permit to allow a manual Automobile Wash (Carwash) facility at the subject property. The subject property is an approximately 3.1-acre parcel zoned BG (General Business District) located at the southwestern right-of-way of Grayson Highway (State Highway 20), just south of its intersection with Farmer Court.

SURVEY



ZONING AND DEVELOPMENT STANDARDS

The subject property consists of a 5,476 square-foot convenience store and 828 square-foot automated carwash facility, both constructed in the year 1998. The property also contains fuel pumps, accessory driveways, and parking.

The applicant proposes to modify and reuse the property’s automated carwash facility – which has sat out of use for an indeterminate amount of time – as a manual carwash and detailing facility, operating as a separate business from the gas station/convenience store. While regulations currently permit the facility’s use as carwash facility as an accessory to the primary use (Convenience Store w/ Fuel Pumps), independent operation of an Automobile Wash (Carwash) in a BG zoning district requires a Special Use Permit.

Article 1 Districts, Section 103.2 Use Table

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

Article 2, Section 200.3., Subsection 200.3.9. – Automobile Wash – Automatic and Self Service reads as follows:

Metal building facades are prohibited; and

Prefabricated awning type structures are only permitted at automatic facilities

No variances or adjustments are necessary for approval; however, the parcel will need to be subdivided, dedicated parking spaces for the facility need to be allocated, and inter-parcel access agreements must be established. Further, a change of occupancy for the facility (from automated to manual carwash) will require that the structure be renovated in compliance with all current building, and life/safety codes.

Special Use Permits have been granted in the recent past for Automobile Washes in BG (General Business) zoning districts, see below:

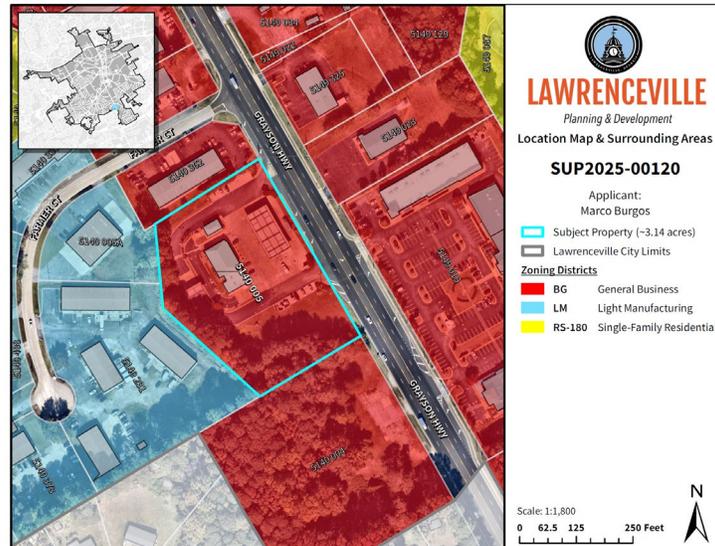
- *SU-18-09*, approved August 6, 2018, for an automated carwash at 425 Grayson Highway – developed as Tidal Wave Auto Spa in 2019
- *RZC2019-00002 & SUP2019-00001*, approved March 4, 2019, for an automated carwash at 865 Scenic Highway – developed as Tommy’s Express in 2022
- *ANNX2025-00013, RZC2025-00065 & SUP2025-00102*, approved April 23, 2025, for a Convenience Store, with Fuel Pumps, and a Special Use Permit for an automated accessory carwash at the northeast intersection of Sugarloaf Parkway and Old Snellville Road.

To date, the City Council has not approved a manual carwash facility, either as a primary or accessory use, within the BG zoning district. The City’s prior approvals for automobile washes have been limited to automated facilities, which operate with defined throughput, limited on-site activity, and predictable circulation patterns.

Manual carwash operations differ materially from automated facilities and introduce land-use and site-planning considerations that include extended on-site activity, increased employee presence, outdoor work areas, vehicle queuing and stacking, and potential circulation conflicts. These characteristics represent a greater operational intensity than that contemplated by prior approvals and are not consistent with the manner in which automobile wash uses have historically been implemented within the BG zoning district.

Based on these factors, the proposed manual carwash use is inconsistent with established precedent, does not align with the intended operational characteristics of automobile wash uses previously approved by the City Council, and is not compatible with the surrounding development pattern when evaluated against applicable zoning standards and planning objectives. As such, the request does not meet the criteria for approval of a Special Use Permit and is not supported from a land-use and planning perspective.

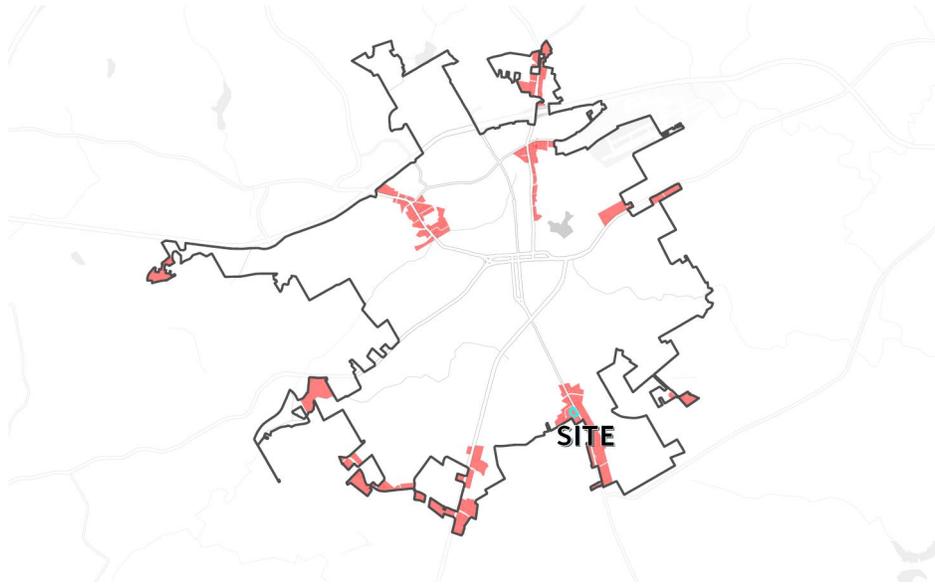
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The area around the subject property is characterized mostly by general retail and light industrial uses and zoning districts. The properties along Grayson Highway are zoned BG (General Business District) and contain uses such as auto service garages, a medical office, and a strip shopping center. The properties to the rear of the subject property along Farmer Court are zoned LM (Light Manufacturing District) and contain uses such as auto service garages, office/warehouse units, and general manufacturing/processing facilities. The greater area includes single-family residential uses and zoning districts, such as the unincorporated Lockridge Estates subdivision to the southwest, but none of these single-family residential uses directly abut the subject property. Considering the area's predominantly commercial/industrial nature, 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 Commercial Corridor character area, defined as such:

The commercial corridor character area corresponds to a major road corridor into the city. It is intended to accommodate large-scale commercial uses that serve the traveling public via automobiles. These uses include but are not limited to: 'big box' retail stores, car dealerships, car washes, and large corporate offices. All such uses require careful site planning to ensure interconnectivity and compliance with applicable parking, lighting, landscaping, and signage standards. Commercial corridors are typically less pedestrian-oriented than neighborhood and community centers.

This character area is intended to accommodate auto-oriented uses such as car washes, dealerships, and other vehicle-related services. If the proposed facility adheres to site planning standards for access, interconnectivity, landscaping, and signage, it would align with the intended development pattern as described in the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

The applicant requests a Special Use Permit to allow a manual automobile wash facility at an existing convenience store along Grayson Highway in the BG (General Business) zoning district. The subject property is currently developed with a convenience store as the primary use, with accessory fuel pumps and a defunct automated carwash structure. The proposal would convert the existing automated carwash building into a manually operated wash and detailing business functioning as a separate primary use on the site.

While automobile washes are permitted in the BG zoning district with an approved Special Use Permit, recent City Council approvals have been limited to purpose-built, standalone automated carwash facilities serving as the primary use on their respective properties, as well as standalone convenience stores with accessory fuel pumps and automated accessory carwash facilities. To date, the City Council has not approved a manual carwash facility, either as a primary or accessory use, within the BG zoning district.

As proposed, the introduction of a manual carwash as an independent primary use would result in a multi-use site with multiple operational activities relying on shared access, circulation, and parking areas. Manual carwash operations introduce operational characteristics distinct from automated facilities, including increased on-site activity, employee presence, vehicle queuing, and circulation demands. These factors raise unresolved concerns related to site circulation, parking availability, access management, and overall site functionality.

Therefore, Staff recommends **DENIAL** of the requested Special Use Permit. Although the proposal is generally consistent with auto-oriented uses envisioned in the Commercial Corridor character area, staff finds that the proposed manual carwash is inconsistent with established approval precedent, introduces operational impacts not previously evaluated or approved by the City Council, and does not demonstrate that the subject site can safely and efficiently accommodate the use as proposed.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Georgia 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 manual automobile wash would operate as a separate primary use on a site currently developed with a convenience store and accessory fuel pumps. While automobile-oriented uses are common along Grayson Highway, the proposal is not consistent with the development pattern of adjacent and nearby properties or with recent approvals for standalone automated carwash facilities and convenience stores with accessory automated carwashes. The use is therefore not considered suitable in this context.

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

The proposed manual carwash introduces operational characteristics—including increased on-site activity, vehicle queuing, and circulation conflicts—that may adversely affect surrounding properties. The site’s existing constraints, combined with overlapping traffic patterns from the convenience store, fuel pumps, and manually operated carwash, could limit safe and efficient operation for both the subject property and nearby development.

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 under its current zoning and development. It is currently occupied by an operating convenience store with accessory fuel pumps and a defunct automated carwash, which is permitted under existing regulations. The requested Special Use Permit is not required for the property to maintain a viable economic use.

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 proposal may create burdens on internal site circulation and access points due to overlapping traffic patterns associated with fuel sales, retail activity, and a manually operated carwash, particularly along a heavily traveled state highway corridor.

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

Although the Commercial Corridor character area anticipates auto-oriented uses, the proposal does not align with the Plan’s intent for carefully planned, standalone vehicle service facilities. The manual carwash introduces operational and site-planning issues that are inconsistent with Comprehensive Plan guidance regarding circulation, access management, and compatibility with surrounding development.

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;

Recent Special Use Permits for automobile washes in BG zoning districts have been limited to standalone automated facilities or convenience stores with accessory automated carwash structures, all functioning as primary uses. The proposed conversion to a manually operated carwash, functioning independently within an existing convenience store and fuel station, represents a departure from this precedent and introduces unresolved operational, circulation, and site-planning challenges. These factors provide supporting grounds for denial of the request.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_02022026

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

SUP2025-00120

Approval of the Special Use Permit to allow a manual Automobile Wash (Carwash) facility 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 the conversion and use of the existing carwash structure as a manual automobile wash and detailing facility only, and shall not authorize expansion of the building footprint or the construction of additional carwash structures.
- B. The manual carwash facility shall be limited to a maximum gross floor area of nine hundred (900) square feet, consistent with the existing structure.
- C. The manual carwash shall not include automated wash equipment, outdoor washing activities, or vehicle storage beyond designated service areas.
- D. The manual carwash shall operate independently but shall remain subject to coordination with the existing convenience store and fuel pump operations to prevent conflicts in access, circulation, and parking.
- E. A change of occupancy permit shall be required, and the existing carwash structure shall be renovated as necessary to comply with all current building, fire, and life-safety codes, including accessibility requirements.
- F. Hours of operation for the manual carwash shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.
- G. 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.
- H. Peddlers and/or any parking lot sales shall be prohibited.
- I. Outdoor storage shall be prohibited.

- J. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- K. Outdoor speakers, amplified sound, or music associated with the carwash operation shall be prohibited.
- 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.

2. To satisfy the following site development considerations:

- A. Prior to issuance of a Building Permit or Certificate of Occupancy, the applicant shall submit a revised site plan for review and approval by the Director of Planning and Development Department demonstrating compliance with the following:
 - i. Dedicated parking spaces for the manual carwash operation;
 - ii. Clearly defined vehicle circulation patterns for fuel pumps, retail parking, and carwash queuing; and
 - iii. Measures to prevent vehicle stacking or queuing onto public rights-of-way.
 - iv. Any required subdivision, lot consolidation, or inter-parcel access agreements necessary to support the independent operation of the carwash shall be completed and recorded prior to issuance of a Certificate of Occupancy.
- B. The manual carwash facility shall comply with all applicable local, state, and federal regulations, including stormwater management, wastewater disposal, and environmental standards.
- C. Failure to comply with any condition of this approval shall constitute grounds for revocation of the Special Use Permit following notice and hearing, as provided by the Zoning Ordinance.

SUP2025-00120
 RECEIVED DECEMBER 4, 2025
 PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Marco Burgos</u>	NAME: <u>NAYEF ABUAISHEH</u>
ADDRESS: <u>1760 Lake Parkway #1011</u>	ADDRESS: <u>1920 Double springs church Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Monroe</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30656</u>
PHONE: <u>(678) 499-8984</u>	PHONE: <u>404.219.5831</u>

CONTACT PERSON: Marco Burgos PHONE: (678) 499-8984
 CONTACT'S E-MAIL: Janicgarr@gmail.com (404) 915-0811

* 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): C-3 ACREAGE: 3.1

PARCEL NUMBER(S): R5140005

ADDRESS OF PROPERTY: 725 Grayson Hwy, Lawrenceville, GA 30046

PROPOSED SPECIAL USE: TO operate a hand car wash and detailing business using the existing car wash bay No structural changes are proposed.

[Signature] 11/06/25
 SIGNATURE OF APPLICANT DATE

[Signature] Nov. 6, 2025
 SIGNATURE OF OWNER DATE

Marco Burgos
 TYPED OR PRINTED NAME

NAYEF ABUAISHEH
 TYPED OR PRINTED NAME



[Signature] 11-7-2025
 NOTARY PUBLIC DATE

[Signature] Nov. 6, 2025
 NOTARY PUBLIC DATE



SUP2025-00120
RECEIVED DECEMBER 4, 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.



Top Wave Hand Car Wash LLC

1760 Lake Parkway, No. 1211

Lawrenceville, GA 30043

Phone: (678) 499-8984 | (404) 915-0811

Email: janicgarr@gmail.com

November 07, 2025

City of Lawrenceville Planning and Development Department

70 S. Clayton Street

Lawrenceville, GA 30046

RE: Letter of Intent – Hand Car Wash at 725 Grayson Highway

To Whom It May Concern,

Top Wave Hand Car Wash LLC requests approval for a **Special Use Permit** to operate a **hand car wash and detailing business** in the existing car wash bay at the **BP gas station, 725 Grayson Highway, Lawrenceville, GA.**

The bay was previously used as an automatic car wash but is no longer active. We plan to reopen it as a **hand wash and detailing business**, using the same structure with **no changes or updates**. Services will be performed using **portable pressure washers and vacuums** only.

All work will be done **by hand** using eco-friendly, water-efficient methods and biodegradable cleaning products. No automated systems will be used, ensuring a quiet, clean operation that fits with nearby businesses.

Business hours will be **Monday–Sunday, 9:00 a.m. to 5:00 p.m.** during winter, with **three to five local employees**. Our goal is to **revive an unused space**, create jobs, and contribute to the local economy while meeting all city, zoning, and safety rules.

We appreciate your time and consideration.

Sincerely,

Marco Burgos

Owner

Top Wave Hand Car Wash LLC

Phone: (678) 499-8984 | (404) 915-0811

Email: janicgarr@gmail.com

SUP2025-00120

RECEIVED DECEMBER 4, 2025

PLANNING & DEVELOPMENT DEPARTMENT

Exhibit A

All that lot, tract or parcel of land lying, situate and being in Land Lot 140, 5th District, City of Lawrenceville, Gwinnett County, Georgia, being all that property shown on a survey for "Safad Enterprises," dated January 26, 1999, prepared by James C. Jones, Georgia Registered Land Surveyor, being shown to contain 3.1 acres according to said survey and being more fully described as follows:

BEGINNING at an iron pin found on the southwestern right of way of Georgia Highway 20 (100 foot right of way), said iron pin being located 125.13 feet as measured along the southwestern right of way of Georgia Highway 20 from the southwest right of way of Farmer Court (50 foot right of way). Thence from said beginning iron pin running along the southwestern right of way of Georgia Highway 20 south 29 degrees 56 minutes 19 seconds east 441.56 feet to a concrete monument found; thence leaving said right of way and running south 59 degrees 59 minutes 43 seconds west 10 feet to an iron pin set; thence running south 29 degrees 56 minutes 19 seconds east 5.54 feet to an iron pin set; thence running south 58 degrees 30 minutes 29 seconds west 49.96 feet to an iron pin found; thence running south 58 degrees 30 minutes 29 seconds west 192.45 feet to an iron pin found; thence running north 48 degrees 25 minutes 44 seconds west 290.35 feet to an iron pin found; thence running north 07 degrees 16 minutes 57 seconds west 185.50 feet to an iron pin found (said iron pin being located 1.58 feet from the southeast corner of the concrete monument found); thence running north 58 degrees 33 minutes 47 seconds east 273.05 feet to the beginning iron pin.

This begin the same property in the Warranty Deeds from James R. Brown to Cobek Investments Limited Partnership dated September 2, 1997, recorded in Deed Book 14743, page 197 through 198 and dated April 9, 1998, and recorded in Deed Book 15795, pages 40-41, Gwinnett County, Georgia Deed Records.

SUP2025-00120
RECEIVED DECEMBER 4, 2025
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FOR RECORDING USE ONLY

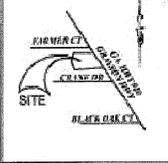


N/T
885830 L&C
SIN-51277 PG 488
DB 53367 PG 488

N/T
885830 L&C
SIN-51277 PG 488
DB 53367 PG 488

1/2" REBAR FOUND
TO A 1/2" REBAR FOUND

- LEGEND**
- RF= #4 REBAR FOUND
 - M.B.L.= MINIMUM BUILD LINE
 - CV= GAS VALVE
 - GM= GAS METER
 - WV= WATER VALVE
 - WM= WATER METER
 - PP= POWER POLE
 - DI= DROP INLET
 - SSMH SEWER MAN HOLE
 - UWL= UNDERGROUND WATER LINE
 - CS= CONCRETE SLAB
 - POB= POINT OF BEGINNING
 - LP= LIGHT POLE

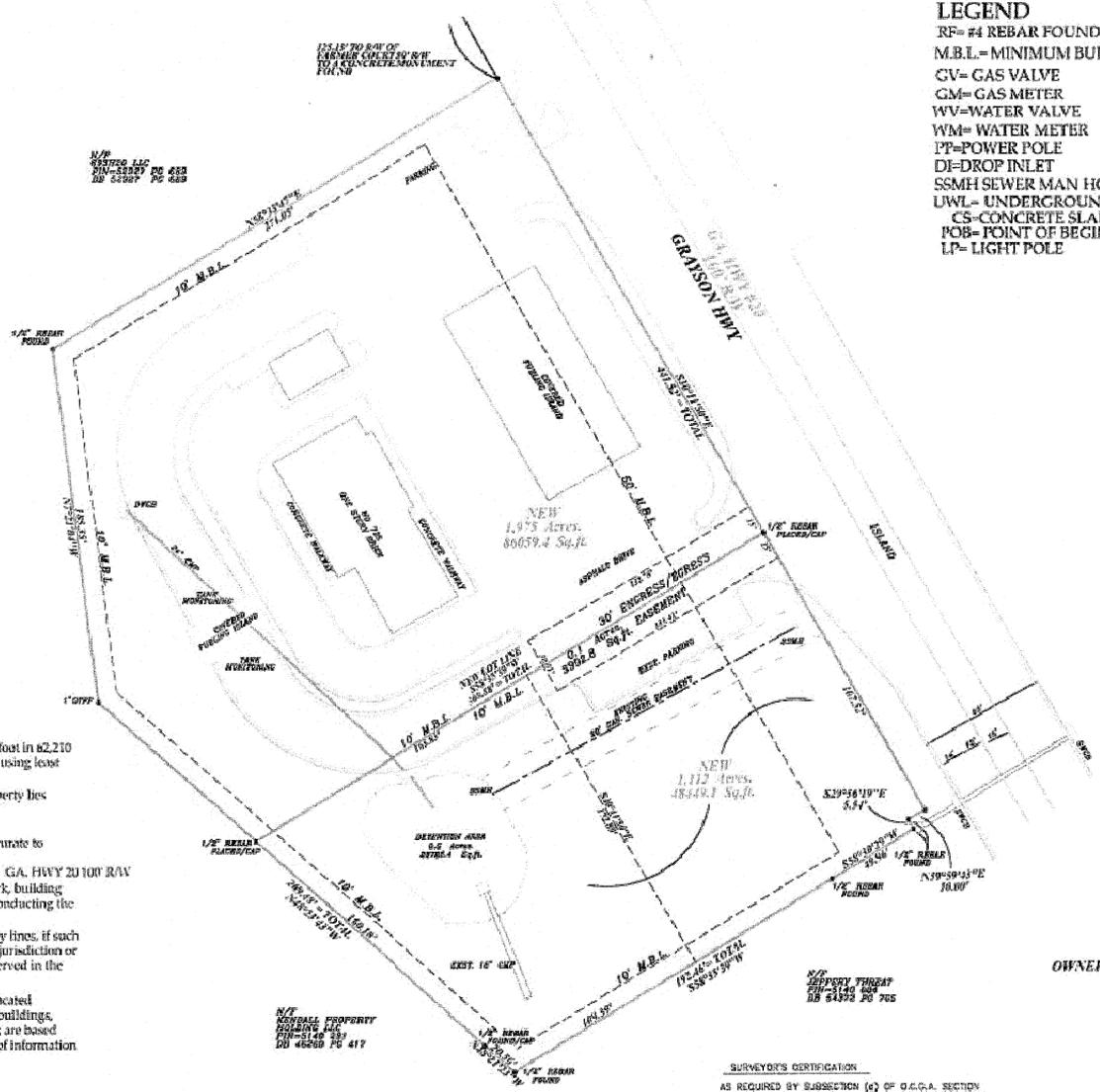


VICINITY MAP
NOT TO SCALE



THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS AND OTHER EASEMENTS NOT SHOWN HEREON BUT MAY BE RECORDED IN THE CLERK OF COURTS OFFICE.

- 1) References:
Deed Book 18099 PG 270
Deed Book 14743 Page 198
- 2) The field data upon which this plat is based has a closure one foot in 62,210 feet at an angular error of (11" per angle point, and was adjusted using least squares.
- 3) Referring to FIRM Map 13135C00000F, Dated 09/29/06 this property lies within Zone "X" which is not in a special flood hazard area.
- 4) Field Equipment used: Topcon GTS Total Station.
- 5) This plat has been calculated for closure and is found to be accurate to within one foot in 493,621 feet.
- 6) Subject property has direct physical access to the public R/W GA. HWY 20100 R/W
- 7) There is no Evidence of cemeteries or recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- 8) There is no Evidence of Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction or Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- 10) All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.



N/T
NOTICE OF PROPERTY HOLDING EAS
SIN-5148 581
DB 46668 PG 417

N/T
NOTICE OF PROPERTY HOLDING EAS
SIN-5148 581
DB 46668 PG 417

OWNER= SAJAD PROPERTY INVESTMENTS LLC
PIN= 5148 885
DB 18099 PG 269

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVAL OF AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A.

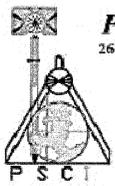
Ken [Signature]



DATE OF PLAT 08/15/2023

KENNETH L. NUTT
GEORGIA REGISTERED LAND SURVEYOR No. 2104 DATE 08/15/2023

SUP2025-00120
RECEIVED DECEMBER 4, 2025
PLANNING & DEVELOPMENT DEPARTMENT

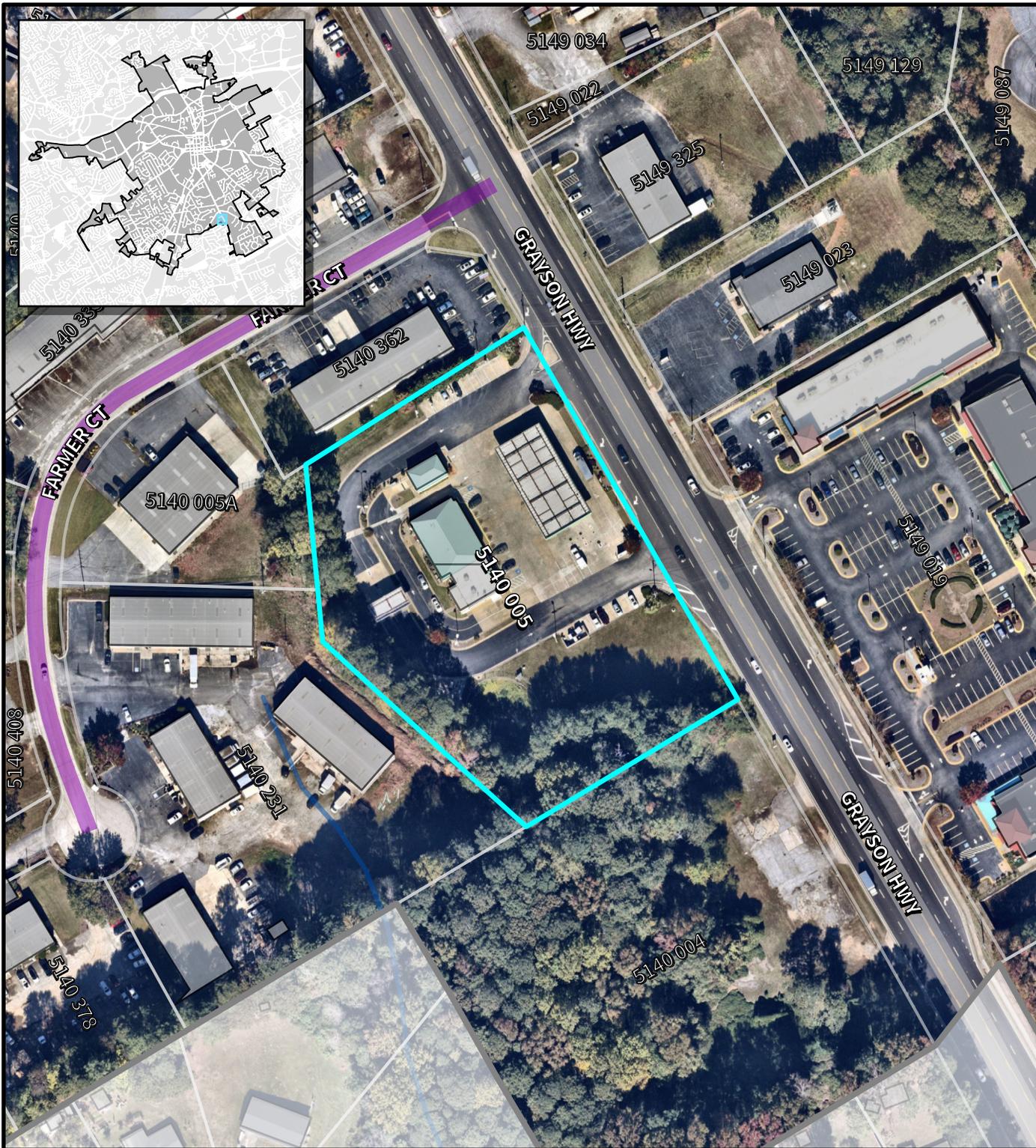


Perimeter Surveying Co., Inc.
260 ASA WAY, BUILDING "A" EVANS GEORGIA 30809
Phone (770) 425-6824
Fax : (770) 425-6768
kenn@perc.com
Kenneth L. Nutt, Ga., R.L.S., #104
COA# LSF001223

EXEMPTION PLAT C2B	
Land Lot 140 5TH DISTRICT	
GWINNETT COUNTY, GEORGIA	
Date: 08/15/2023	Sheet 1 OF 1
Computed by: BB Drawn by: BB Checked by: KLN	CREW Chief: RED Date Surveyed: 08/01/2023 JOB # 202300352

Perimeter Surveying Co., Inc
260 ASA WAY, BUILDING "A" EVANS GEORGIA
PHONE: (770) 425-6824 FAX: (770) 425-6768
EMAIL: KENN@PERC.COM

725 GA. HWY #20
CITY OF LAWRENCEVILLE
Land Lot 140 5TH DISTRICT
GWINNETT COUNTY, GEORGIA



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00120

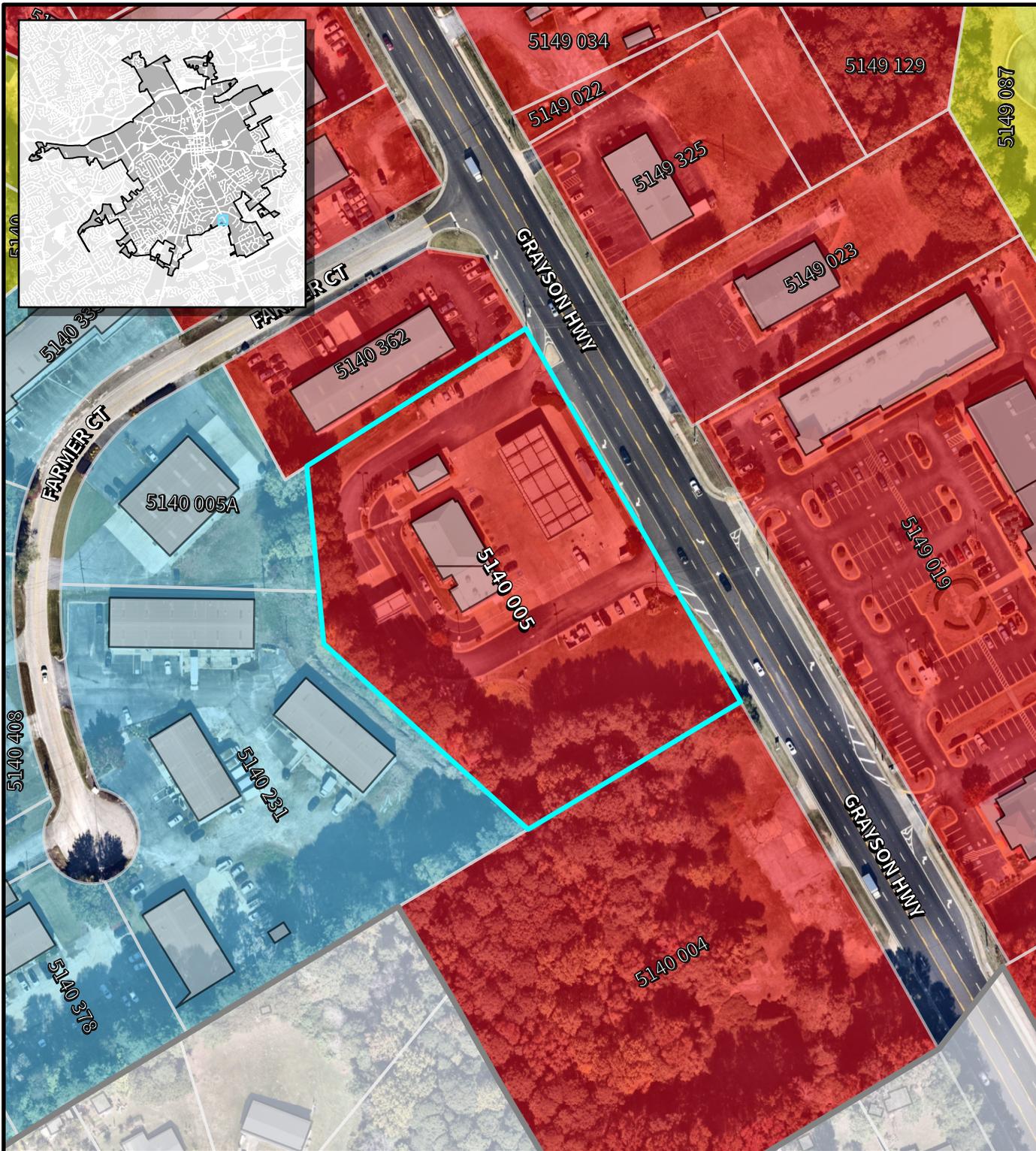
Applicant:
Marco Burgos

-  Subject Property (~3.14 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00120

Applicant:
Marco Burgos

 Subject Property (~3.14 acres)

 Lawrenceville City Limits

Zoning Districts

 **BG** General Business

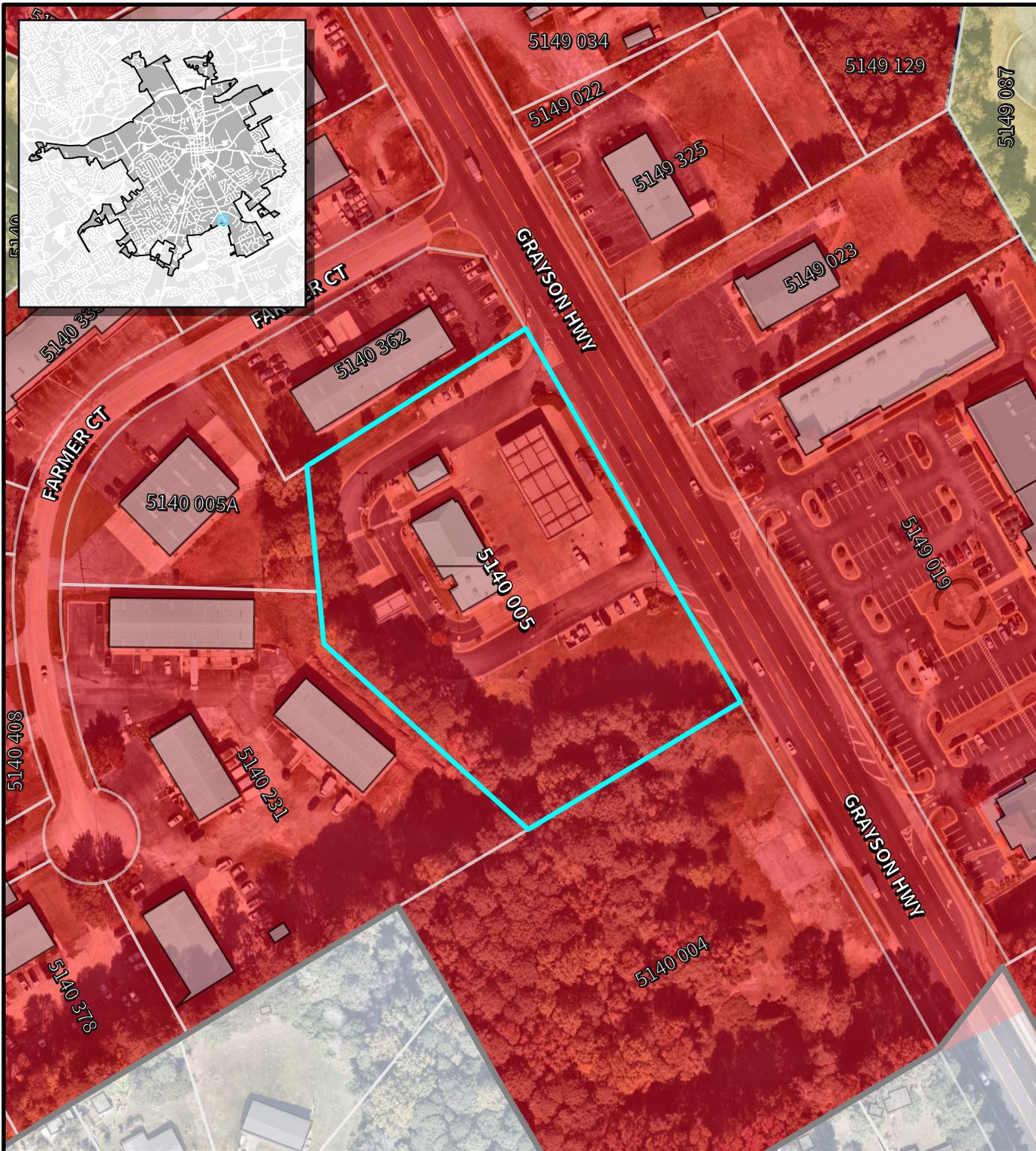
 **LM** Light Manufacturing

 **RS-180** Single-Family Residential

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00120

Applicant:
Marco Burgos

 Subject Property (~3.14 acres)

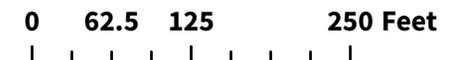
 Lawrenceville City Limits

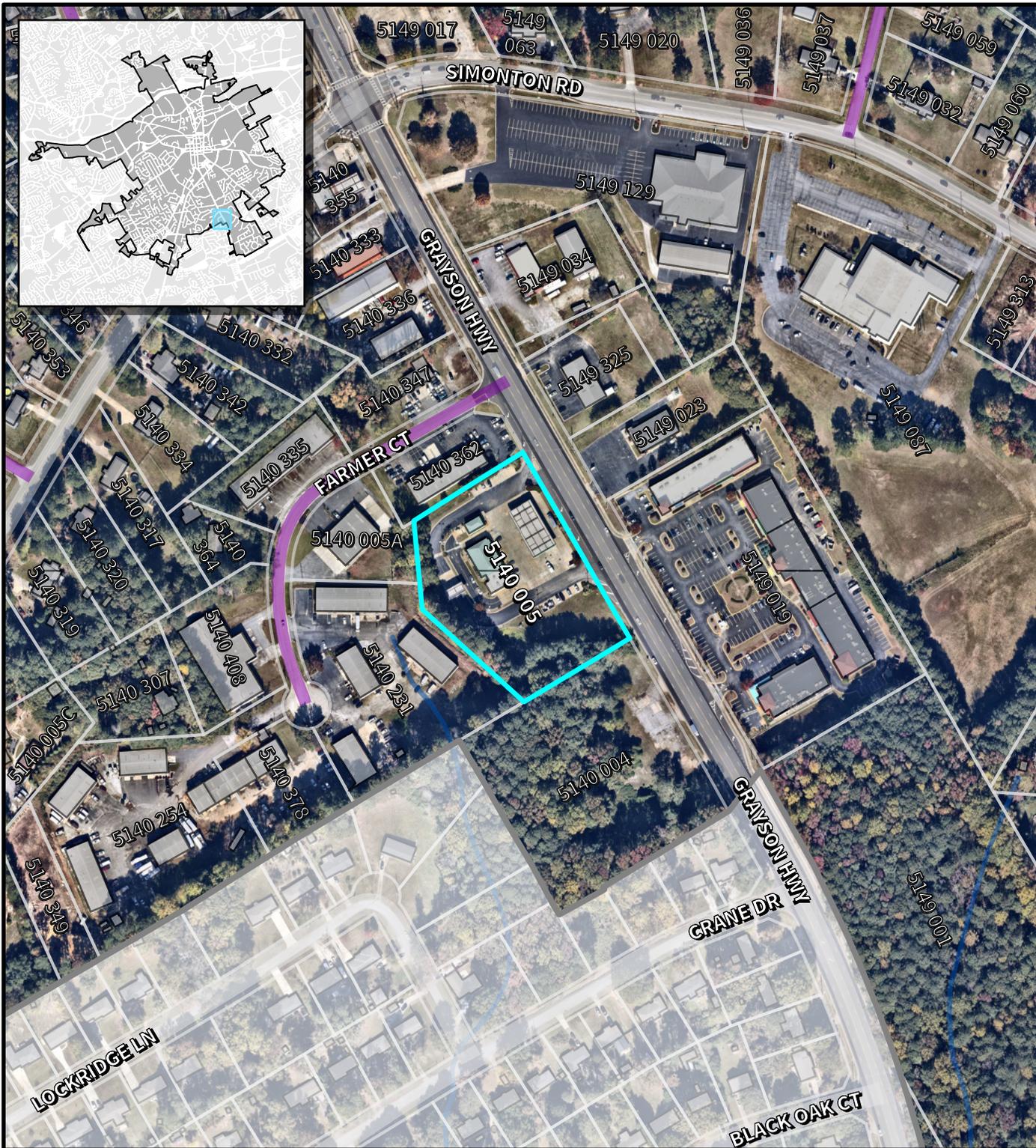
2045 Character Areas

 Traditional Residential

 Commercial Corridor

Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

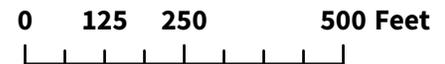
Location Map & Surrounding Areas

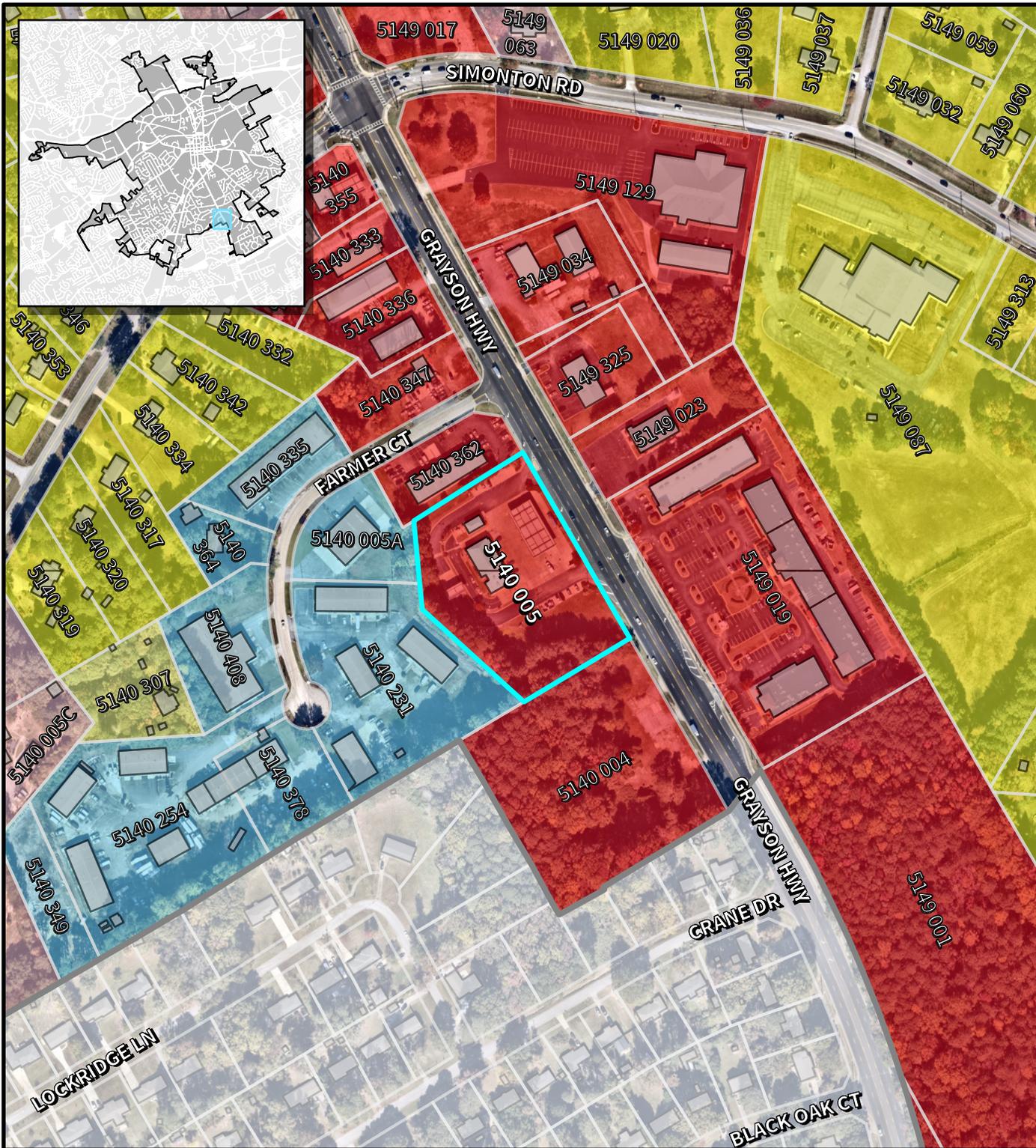
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-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00120

Applicant:
Marco Burgos

 Subject Property (~3.14 acres)

 Lawrenceville City Limits

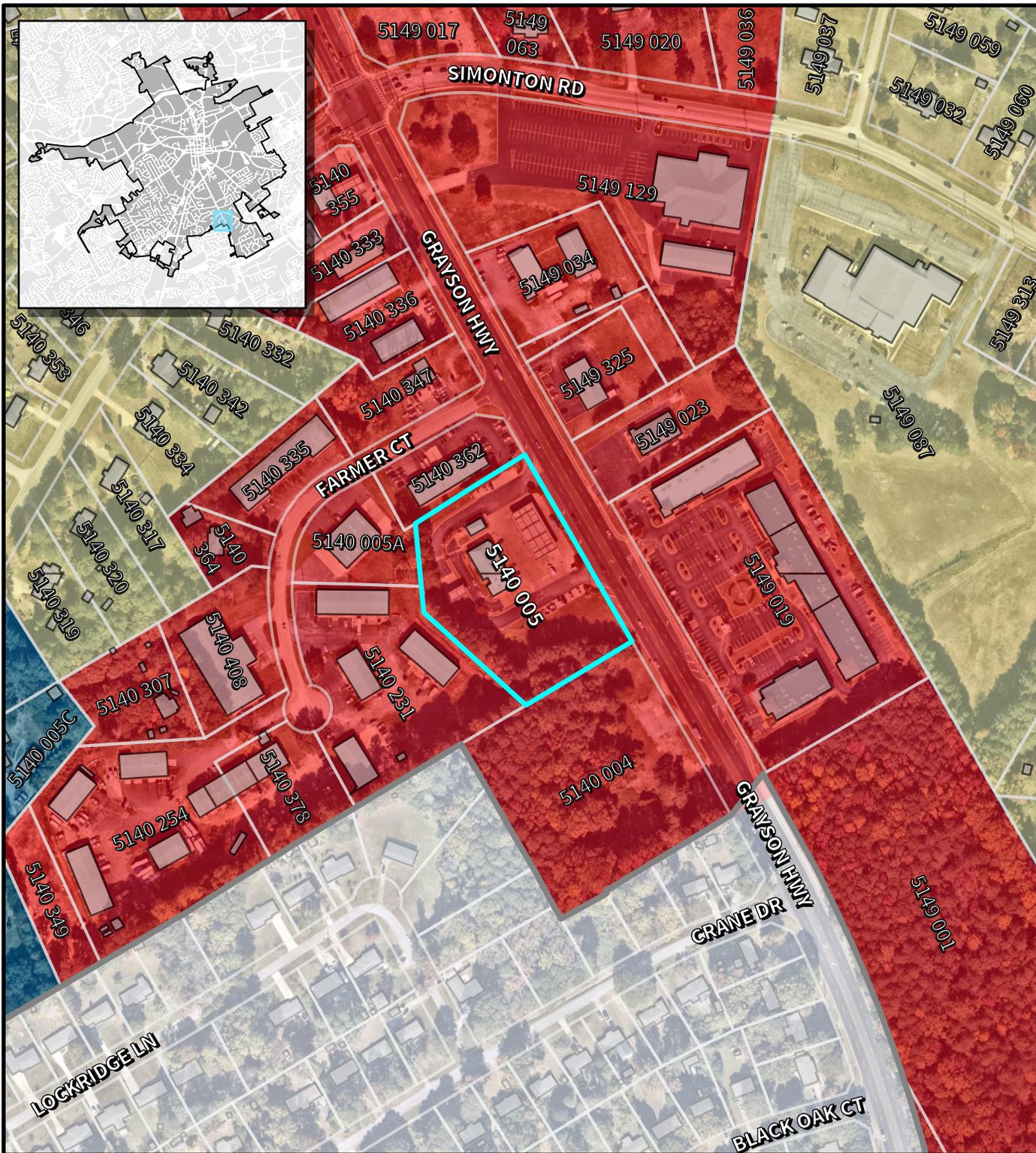
Zoning Districts

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

Scale: 1:3,600

0 125 250 500 Feet





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2045 Character Areas

 Traditional Residential

 Commercial Corridor

 Education Center

Scale: 1:3,600

0 125 250 500 Feet

