



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|--|------------------------------------|
| NAME: <u>Jonathan Lopez</u> | NAME: <u>SPE 366 W PIKE, LLC</u> |
| ADDRESS: <u>335 Destiny Trace</u> | ADDRESS: <u>335 DESTINY TRACE</u> |
| CITY: <u>Alpharetta</u> | CITY: <u>Alpharetta,</u> |
| STATE: <u>GA</u> ZIP: <u>30009</u> | STATE: <u>GA</u> ZIP: <u>30009</u> |
| PHONE: <u>561-531-3794</u> | PHONE: <u>615-815-8050</u> |
| CONTACT PERSON: <u>Jonathan Lopez</u> PHONE: <u>561-531-3794</u> | |
| CONTACT'S E-MAIL: <u>insigniamotorcars@gmail.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>.7</u> | |
| PARCEL NUMBER(S): <u>5 143 213</u> | |
| ADDRESS OF PROPERTY: <u>366 W Pike St. Lawrenceville, GA 30046</u> | |
| PROPOSED SPECIAL USE: <u>Automobile Sales</u> | |

SUP2025-00101
RECEIVED FEBRUARY 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

SIGNATURE OF APPLICANT: [Signature] DATE: 02/06/25
 TYPED OR PRINTED NAME: Jonathan Lopez
 NOTARY PUBLIC: [Signature] DATE: 02/06/2025

SIGNATURE OF OWNER: [Signature] DATE: 2/6/25
 TYPED OR PRINTED NAME: JOHN V. Lopez
 NOTARY PUBLIC: [Signature] DATE: 02/06/2025



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) |
|-----------------------------|--|---|
| | | |
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| | | |
| | | |
| | | |

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

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PLANNING & DEVELOPMENT DEPARTMENT



Insignia Motorcars, LLC
12600 Deerfield Pkwy, Ste 1008
Alpharetta, GA 30004
(770) 701-4194
insigniamotorcars@gmail.com

February 6, 2025

City Council
City of Lawrenceville
70 South Clayton Street
Lawrenceville, GA 30046

Re: Request for Zoning Change (Special Use) at 366 W Pike St., Lawrenceville, GA 30046

Dear Members of the Lawrenceville City Council:

I hope this letter finds you well. My name is Jonathan Lopez, and I represent Insignia Motorcars, a family-owned and established automobile dealership that has been successfully operating in Alpharetta, GA, since 2018. We are writing to formally submit our request for the reinstatement of a Special Use Permit for Automobile Sales (Outdoor) on the property located at 366 W Pike St., Lawrenceville, GA 30046.

The current zoning district for the property is BG (General Business), and we are seeking to retain this zoning classification while specifically requesting approval to reinstate the Special Use Permit for outdoor automobile sales. This permit would allow Insignia Motorcars to operate a high-quality automobile dealership at this location, following the precedent set by Ron's Auto Sales, which successfully operated as a car dealership at this site for nearly two decades.

Unfortunately, the property was left vacant and poorly maintained by a subsequent owner after Ron's Auto Sales closed its doors. As a result, the property has not contributed to the overall vitality of the community in recent years. Insignia Motorcars is eager to restore the site to its former use and enhance the area with our reputable, family-owned business.

We understand that the city has concerns regarding the upkeep and impact of businesses on the surrounding community. Therefore, we would like to assure the council that Insignia Motorcars is committed to maintaining the highest standards of cleanliness, professionalism, and customer service. Our goal is not only to bring value to our business but also to contribute positively to the Lawrenceville community.

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Insignia Motorcars, LLC
12600 Deerfield Pkwy, Ste 1008
Alpharetta, GA 30004
(770) 701-4194
insigniamotorcars@gmail.com

We respectfully request that the City Council consider the long-standing history of automobile sales at this property and the potential benefits our business could bring to the area. By approving the Special Use Permit for outdoor automobile working with the City of Lawrenceville and are available to discuss any aspects of this proposal in further detail at your convenience.

Sincerely,

Jonathan Lopez

Insignia Motorcars
(770) 701-4194 or (561) 531-3794 (mobile)
insigniamotorcars@gmail.com

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PLANNING & DEVELOPMENT DEPARTMENT

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 336 W. Pike Street
City, State: Lawrenceville, GA
County: Gwinnett

All that tract or parcel of land lying and being in Land Lot 143 of the 5th District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at a nail set at the intersection of the Southerly right-of-way of West Pike Street (Georgia highway 120) (variable right-of-way) with the Westerly right-of-way of Langley Drive (variable right-of-way), said point having state plane coordinates of North 1,439,641.12, East 2,347,712.24, Georgia West Zone; thence along said right-of-way of Langley Drive South 41 degrees 53 minutes 47 seconds East, a distance of 68.87 feet to a 1/2 inch rebar found; thence South 10 degrees 29 minutes 06 seconds West, a distance of 124.97 feet to a 1/2 inch rebar found; thence leaving said right of way North 79 degrees 43 minutes 21 seconds West, a distance of 140.20 feet to a 5/8 inch rebar set; thence South 06 degrees 58 minutes 50 seconds West, a distance of 14.87 feet to a 1/2 inch rebar found; thence North 76 degrees 30 minutes 54 seconds West, a distance of 50.56 feet to 1/2 inch open top pipe found; thence North 14 degrees 33 minutes 40 seconds East, a distance of 189.07 feet to a 1/2 inch rebar found on the Southerly right-of-way of West Pike Street; thence along said right-of-way South 75 degrees 20 minutes 50 seconds East, a distance of 122.12 feet to a nail set, said point being the true point of beginning.

Said tract of land contains 0.704 acres.

Being also described as follows:

Beginning at a pk nail found at the Southwesterly corner of the intersection of the right-of-way of Langley Drive and the right-of-way of Ga HWY 120 a.k.a. West Pike Street, the point of beginning; thence continuing along the right-of-way of Ga, Hwy, 120 South 43 degrees 29 minutes 12 seconds East a distance of 68.87 feet to an iron pin set; thence along the right-of-way of Langley Drive South 08 degrees 53 minutes 41 second West a distance of 125.41 feet to a 1/2 inch rebar found; thence leaving the right-of-way of Langley Drive North 81 degrees 31 minutes 04 seconds West a distance of 140.20 feet to an iron pin set; thence South 05 degrees 32 minutes 55 seconds West a distance of 14.87 feet to an iron pin set; thence North 77 degrees 48 minutes 42 seconds West a distance of 50.26 to an open top pipe found, thence North 12 degrees 38 minutes 59 seconds East a distance of 187.74 feet to a 1/2 inch rebar found on the right of way of Ga Hwy 120; thence along the right of Ga Hwy 120 South 80x13 minutes 19 seconds East a distance of 26.77 feet to an iron pin set; thence South 77 degrees 13 minutes 16 seconds East a distance of 96.11 feet to a PK nail found, the Point of Beginning.

Being the same property conveyed to AFN ABSPROP002, LLC, a Delaware limited liability company, in Limited Warranty Deed recorded June 23, 2021 in Deed Book 58877, Page 434, aforesaid records.

Lawrenceville, GA
Limited Warranty Deed

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PLANNING & DEVELOPMENT DEPARTMENT

DATA

STABACK REQUIREMENTS:
 FRONT: 25'
 SIDE: 10'
 STREET SIDE: 35'
 REAR: 10'
 MAX. BUILDING HEIGHT: 35'
 MIN. BLDG. SIZE: 1,000 SQ.FT.
 MINIMUM LOT WIDTH: 30.00'
 MIN. LOT AREA: 25,000 SQ.FT.
 LANDSCAPED BUFFER: 10'

AREA

| 30.874 SQ.FT. 0.704 ACRES | |
|------------------------------|---------------|
| TYPE OF SPACES | NO. OF SPACES |
| REGULAR | 15 |
| HANDICAP | 2 |
| COMPACT | — |
| TOTAL | 17 |

SOURCE OF DATA
 CITY OF LAWRENCEVILLE
 ZONING DEPARTMENT
 70 S. CLAYTON ST.
 LAWRENCEVILLE, GA 30046
 (770) 345-8439

PARKING REQUIREMENTS
 PER 400.50(F.T.)

ACCESS NOTE

ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHTS-OF-WAY OF LANGLEY DRIVE AND W PIKE ST.

ENCROACHMENTS/PROJECTIONS

NONE AT TIME OF SURVEY

BASIS OF BEARINGS

THE BEARING NORTH 14°33'40" EAST ON THE WESTERN PROPERTY LINE OF THE SUBJECT PROPERTY PER REF. PLAT NO. 1 NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, CITY OF LAWRENCEVILLE, STATE OF GEORGIA WITH AN EFFECTIVE DATE OF SEPT. 29, 2006, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 131350008F.

ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN

TAX ASSESSOR PARCEL NO.

R5146 213

SURVEYOR'S NOTES

1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION.
3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. THE SUBJECT PROPERTY IS CONTIGUOUS TO THE SOUTHERN RIGHT OF WAY OF W PIKE STREET AND THE WESTERN RIGHT OF WAY OF LANGLEY DR.
6. SUBJECT PROPERTY FIELD SURVEYED 12/9/2019
7. NO POSTED ADDRESS: NOT POSTED, PROVIDED BY CLIENT
8. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
9. (A) THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
 (B) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
 (C) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.
 (D) THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
 (E) THE PROPERTY CONSISTS OF ONLY ONE PARCEL.
10. ALL VISIBLE ABOVE GROUND UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM THE PUBLIC RIGHT-OF-WAY OR THROUGH DEDICATED EASEMENTS.
11. NO CREEKS OR STREAMS OBSERVED AT TIME OF FIELD SURVEY.
12. THE BUILDING SQUARE FOOTAGE REFLECTED HEREON IS BASED ON BUILDING FOOTPRINT ONLY, AS MEASURED AT TIME OF FIELD SURVEY.

REFERENCE PLAT

1.) PLAT ENTITLED "ALTA/NPS LAND TITLE SURVEY 366 WEST PIKE STREET FOR RAC LAND, LLC", PREPARED BY GEOSURVEY, LTD., DATED MARCH 7, 2019.

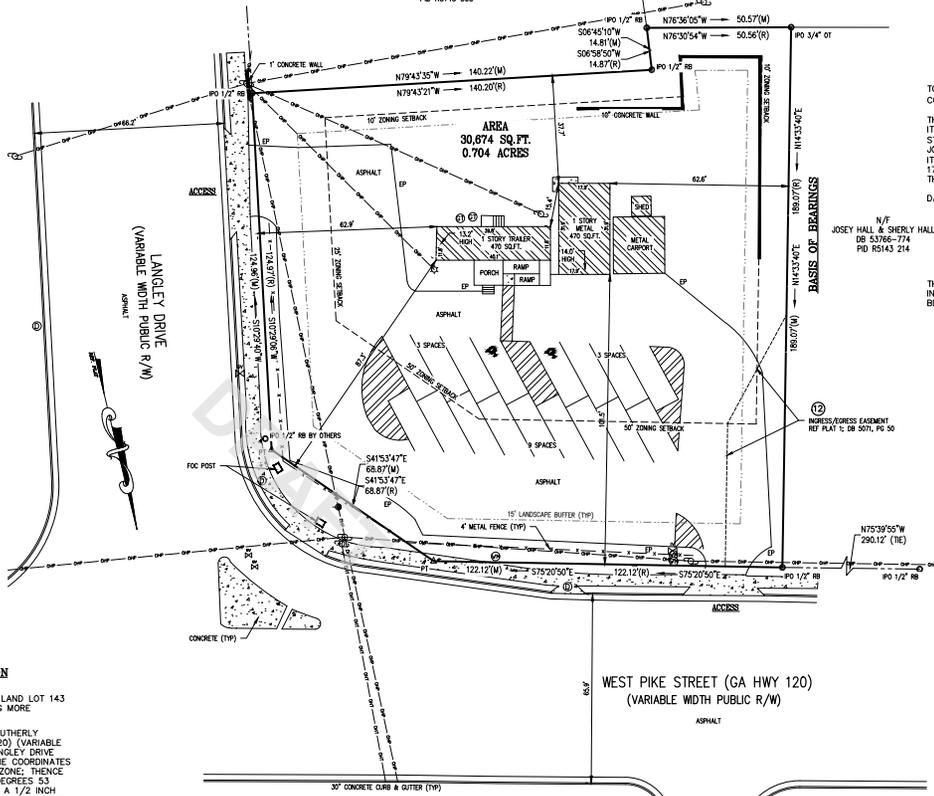
EASEMENTS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
 FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO.: NCS-9918870A2-PHX1
 DATED: NOVEMBER 27, 2016

12. EASEMENT FROM DMA PROPERTIES, INC. TO CHARLES W. MOORE AND CAMELOT ENTERPRISES, INC., DATED AUGUST 23, 1988, FILED FOR RECORD AUGUST 24, 1988, AND RECORDED IN DEED BOOK 5071, PAGE 50, GWINNETT COUNTY, GEORGIA. RECORDS: AS PLOTTED/NOTED HEREON.

N/F WAREHOUSE ONE-PIKE LLC
 DB 4842-803
 PD R5143_303

N/F CAMELOT ENTERPRISES INC
 DB 42384-2
 PD C03-216
 PD R5143_032



TITLE COMMITMENT LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 143 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A NAIL SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF WEST PIKE STREET (GEORGIA HIGHWAY 120) (VARIABLE RIGHT-OF-WAY WITH THE WESTERLY RIGHT-OF-WAY OF LANGLEY DRIVE (VARIABLE RIGHT-OF-WAY), SAID POINT HAVING STATE PLANE COORDINATES OF NORTH 1,439,641.12, EAST 2,347,712.24, GEORGIA WEST ZONE; THENCE ALONG SAID RIGHT-OF-WAY OF LANGLEY DRIVE SOUTH 41 DEGREES 53 MINUTES 47 SECONDS EAST, A DISTANCE OF 68.87 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 10 DEGREES 29 MINUTES 06 SECONDS WEST, A DISTANCE OF 124.97 FEET TO A 1/2 INCH REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 79 DEGREES 43 MINUTES 21 SECONDS WEST, A DISTANCE OF 140.20 FEET TO A 5/8 INCH REBAR SET; THENCE SOUTH 06 DEGREES 58 MINUTES 50 SECONDS WEST, A DISTANCE OF 14.87 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 76 DEGREES 30 MINUTES 54 SECONDS WEST, A DISTANCE OF 50.68 FEET TO 1/2 INCH OPEN TOP PIPE FOUND; THENCE NORTH 14 DEGREES 33 MINUTES 40 SECONDS EAST, A DISTANCE OF 189.07 FEET TO A 1 1/2 INCH REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF WEST PIKE STREET; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 75 DEGREES 20 MINUTES 50 SECONDS EAST, A DISTANCE OF 122.12 FEET TO A NAIL SET, SAID POINT BEING THE TRUE POINT OF BEGINNING.
 SAID TRACT OF LAND CONTAINS 0.704 ACRES.

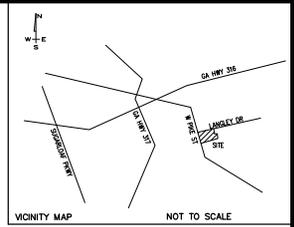
THIS BEING THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-9918870A2-PHX1 BEARING AN EFFECTIVE DATE OF NOVEMBER 27, 2019.

LEGEND

- | | | |
|--------------------------|--------------------------|------------------------|
| BL BUILDING LINE | TEL B TELEPHONE FEDESTAL | TC/B/C TOP/BOTTOM CURB |
| CL CENTERLINE | TEL C CABLE TV FEDESTAL | TR/B/C TOP/BOTTOM HULL |
| CM CORRUGATED METAL PIPE | EL ELECTRIC METER | WSP WETTED CLAY PIPE |
| CT CHAMP TOP | CL CLATCH RACK | GMETER METER |
| DE DRAINAGE EASEMENT | DI DI SHOP INLET | WYCONCRETE WALL |
| EP EDGE OF PAVEMENT | ELC ELECTRIC TRANS | —C— CABLE TV |
| FP IRON PIPE CUL-0 | ELEV ELEVATION | —F— FENCE LINE |
| IP IRON PIPE CUL-0 | ELC ELECTRIC TRANS | —FC— FIBER OPTIC CABLE |
| MAC NAIL & CAP | —G— GAS LINE | —GAS— GAS LINE |
| OT OPEN TOP | OV/CAN VALVE | —OP— OVERHEAD POWER |
| RB REBAR | LP CL LIGHT POLE | —OHT— OVERHEAD TRAFFIC |
| ROR RENOVATED CONC PIPE | RP PLUMBER HOLE | —OP— OVERHEAD POWER |
| R/W RIGHT OF WAY | RF RF LIGHT ANCHOR | —SS— SANITARY SEWER |
| SS SANITARY SEWER | SM SM 60 MANHOLE | —U— UNDERGROUND POWER |
| SM 60 MANHOLE | SMH SM 60 MANHOLE | —UG— UNDERGROUND TEL |
| SMH 60 MANHOLE | TM TM 18 IN LINE | —W— WATER LINE |
| TM 18 IN LINE | CO CLEAN OUT | —W— WATER LINE |
| CO CLEAN OUT | | |

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Site Design, Inc.'s prior written consent. The Matthews Company, Inc. and Site Design, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Site Design, Inc. will not include the providers of any third party reports in the Surveyor's Certification.



SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY AND THE MATTHEWS COMPANY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 9, 2019.

DATE OF PLAT OR MAP: DECEMBER 18, 2019

BY: T. ANDREW SHERARD, P.E., P.L.S.

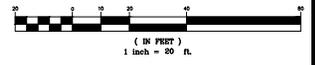


JOSEY HALL & SHERLY HALL
 DB 63766-774
 PD R5143_214

REGISTRATION NO. 002832
 STATE OF GEORGIA

THIS BEING THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-9918870A2-PHX1 BEARING AN EFFECTIVE DATE OF NOVEMBER 27, 2019.

GRAPHIC SCALE



PREPARED BY:

SITE DESIGN, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
 802 WASHINGTON ST. STE. B GREENVILLE, SC 29601
 PH: 864.671.0886 FAX: 864.671.0482
 www.sitedesign-inc.com

ALTA/NPS LAND TITLE SURVEY

PREPARED FOR:

THE MATTHEWS COMPANY Inc.
 1850 Peachtree Industrial Blvd., Suite 200, Atlanta, GA 30329
 404.487.8888

| DATE | REVISION | BY |
|------|----------|----|
| | | |
| | | |

AMERICAN CAR CENTER

**366 WEST PIKE STREET
 GWINNETT COUNTY
 LAWRENCEVILLE, GEORGIA**

| | |
|-----------------|------------------------|
| SCALE: 1" = 20' | CHKD. / AP'VD: DRA/ACJ |
| DATE: 10/7/2016 | APPROVED: ACJ |
| DRAWN BY: GCC | |
| FLD. BY: RU/HA | SDI DWG. NO.: S191225 |

JN#19-11-7-26016

SUP2025-00101
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PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

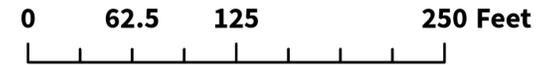
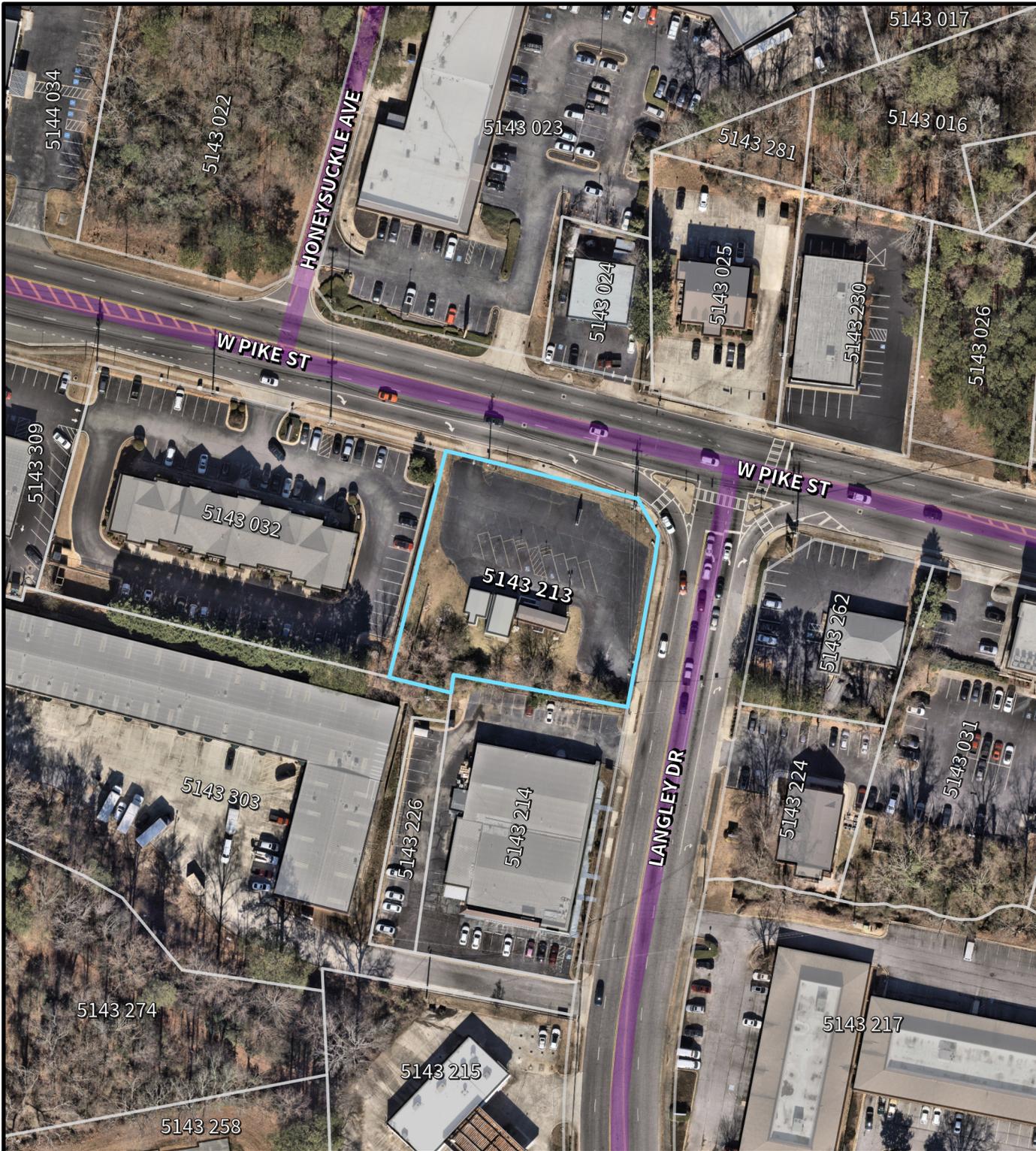
Planning & Development

Location Map & Surrounding Areas

SUP2025-00101

Applicant:
Jonathan Lopez

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





LAWRENCEVILLE

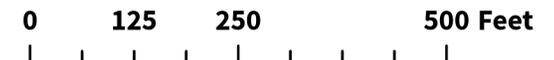
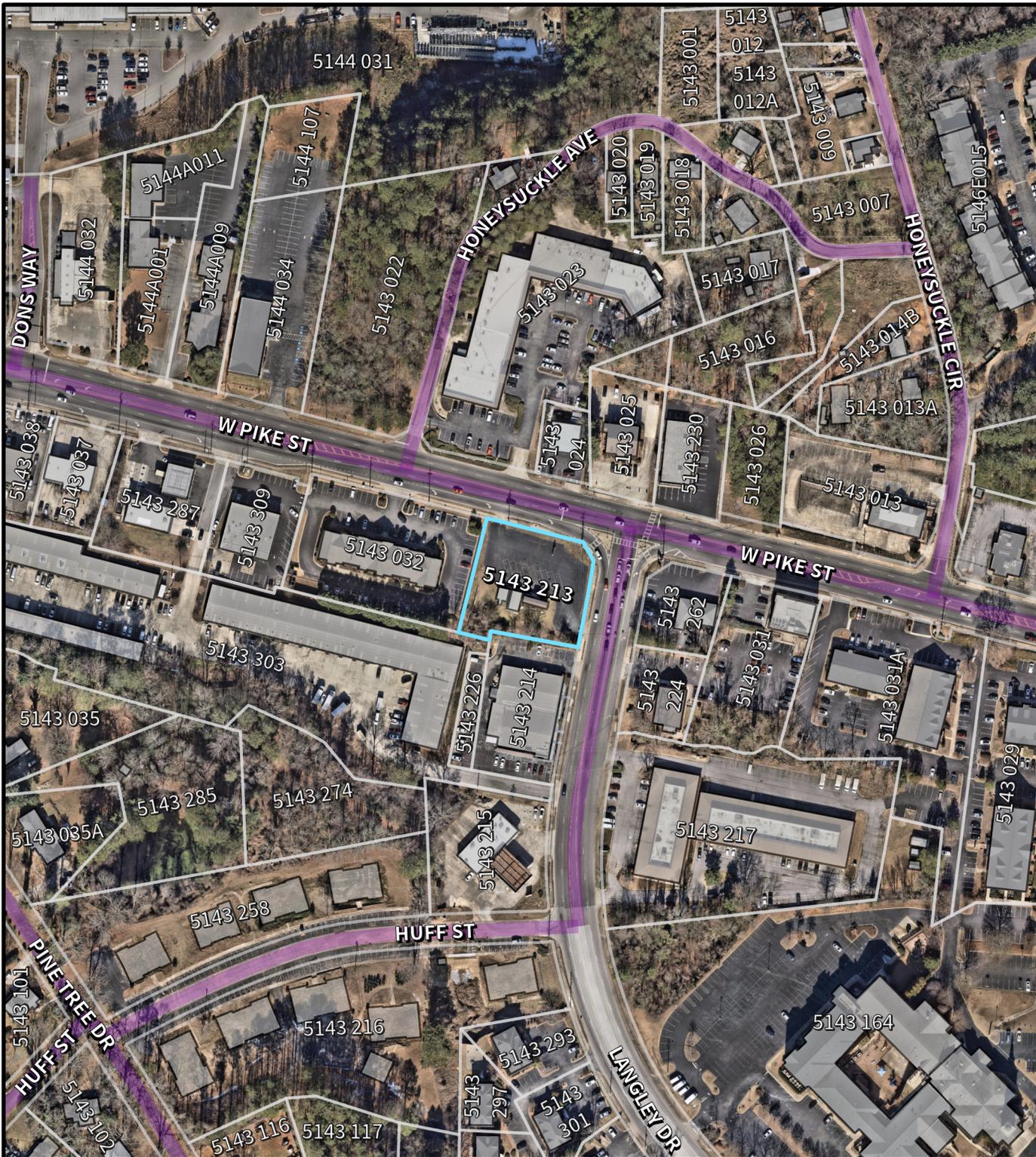
Planning & Development

Location Map & Surrounding Areas

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-  County/State Maintained Streets





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

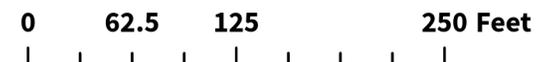
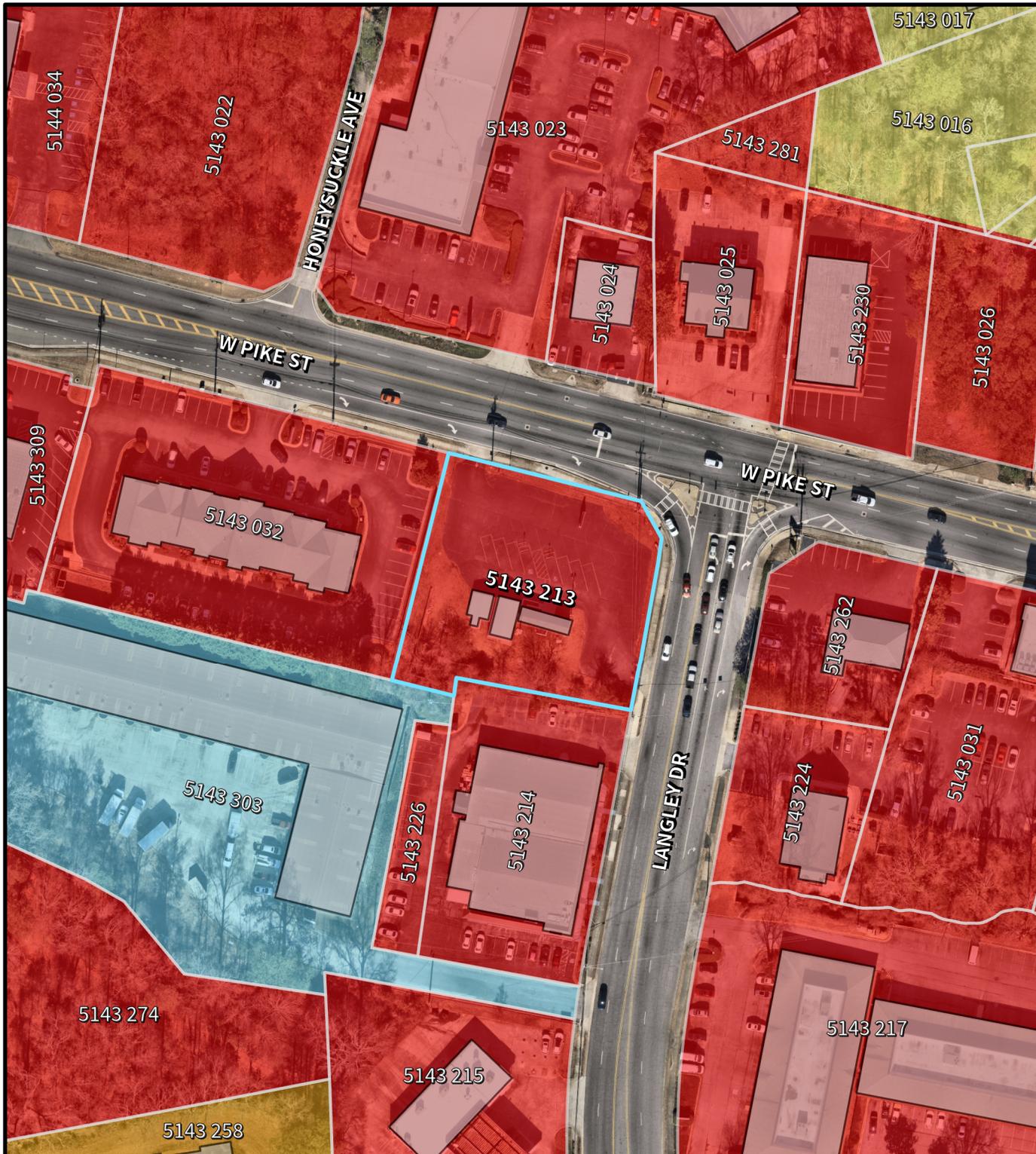
SUP2025-00101

Applicant:
Jonathan Lopez

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

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





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00101

Applicant:
Jonathan Lopez

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

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

