



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S): SUP2026-00001

APPLICANT(S): GERALD AND FRED ENTERPRISES, LLC.

PROPERTY OWNER(S): GERALD AND FRED ENTERPRISES, LLC.

LOCATION(S): 350 W PIKE STREET

PARCEL IDENTIFICATION NUMBER(S): R5143 262

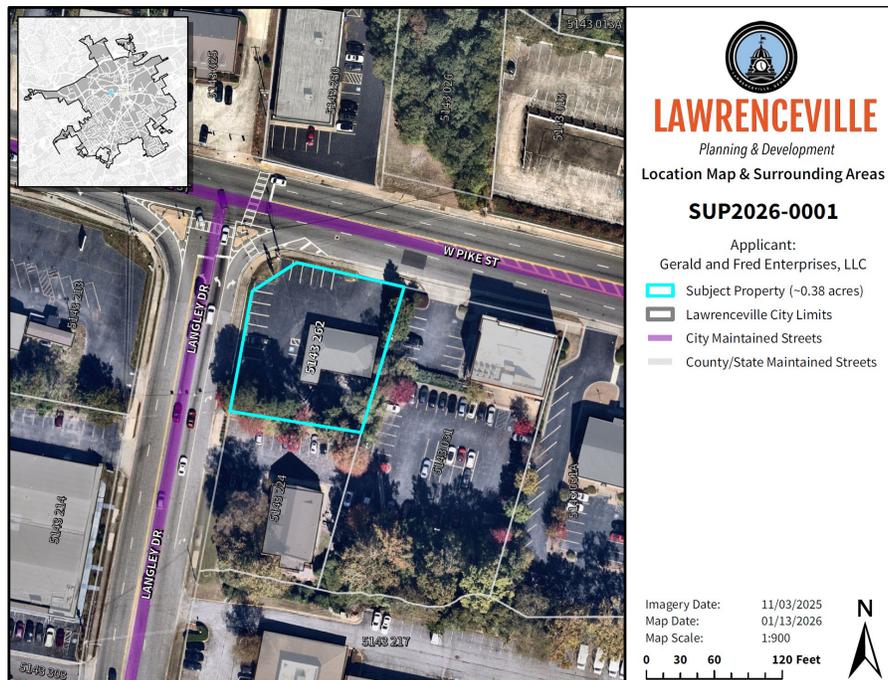
APPROXIMATE ACREAGE: 0.37 ACRES

CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: AUTOMOBILE REPAIR AND MAINTENANCE

DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP



ZONING AND DEVELOPMENT STANDARDS

The subject property consists of an 1,876 square-foot auto service garage constructed in the year 1982 with an accessory parking lot. The property is accessed via a single curb cut on West Pike Street.

Following the adoption of the 2005 Lawrenceville Zoning Ordinance, Automobile Repair and Maintenance facilities are only permitted with a Special Use Permit (SUP) in BG zoning districts. Since the facility was used for this purpose prior to the adoption of the ordinance, it was allowed to remain as such as an existing nonconforming use.

The last recorded tenant of the property, Lawrence Tune Inc. d/b/a Precision Tune Auto Care, operated at this location from approximately 4/21/1998 until 1/4/2023, after which date there was no active business license at the subject property.

Article 3, Section 302 Continuance of Nonconforming Uses reads as follows:

The lawful use of any building or structure or land existing at the time of the enactment or amendment of this Ordinance may be continued even though such use does not conform with the provisions of this Ordinance, except that the nonconforming use shall not be:

- A. Extended to occupy a greater area of land either by expansion to a new lot or by the expansion of the use to a greater area of the existing lot.*
- B. Extended to occupy a greater area of a building or structure, unless such additional area of the building or structure existed at the time of the enactment or amendment of this Ordinance and was clearly designed to house the same use as the nonconforming use occupying the other portion of the building or structure.*
- C. Extended to an addition to an existing building or structure or a new building or structure.*
- D. Reestablished after discontinuance for six months.*
- E. Changed to another nonconforming use.*

When a Tenant Name Change application was received for a new Automobile Repair and Maintenance facility at the subject property on 12/30/2025, zoning review determined that the existing nonconforming use had been discontinued for nearly three years, well over the six-month period permitted per Article 3. As such, it was determined that a Special Use Permit for an Automobile Repair and Maintenance Facility was required.

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Automobile Repair and Maintenance	Special Use Permit	Special Use Permit	<i>Denial</i>

Article 2, Section 200.3., Subsection 200.3.7. – Automobile Body, Repair, Painting, Rebuilding, or Repair and Maintenance Facilities reads as follows:

Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities shall comply with the following:

A. Permitted Use

Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the LM and HM zoning classifications.

B. Special Use Permit

Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the BG and HSB zoning classifications with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing.

C. Outdoor Storage

Outdoor Storage, as defined by this Zoning Ordinance, Article 10 Definitions, shall conform to this Article, Sub Section(s) 200.3.53 Outdoor Storage – Retail, and 200.3.55 Outdoor Storage – Industrial, as applicable.

- D.** *Automobile service bays shall not be adjacent to or visible from a public right-of-way.*
- E.** *A 15-foot landscaped buffer shall be required adjacent to a public right-of-way.*
- F.** *Overnight parking is permitted in a side and rear yard area, but the parking must be screened from view with minimum six-foot opaque fencing.*
- G.** *No work shall be conducted on the outside grounds of the establishment; and*
- H.** *No metal building facades.*

The proposal does not meet current Supplementary Regulations for Automobile Repair and Maintenance facilities. Its service bays directly face the public right-of-way along West Pike Street, there is only a minimal landscape buffer, and there is no screened overnight parking area. Approval of the proposed Special Use Permit must be contingent on either the reconfiguration of the site plan to meet current standards or approval of the following variances:

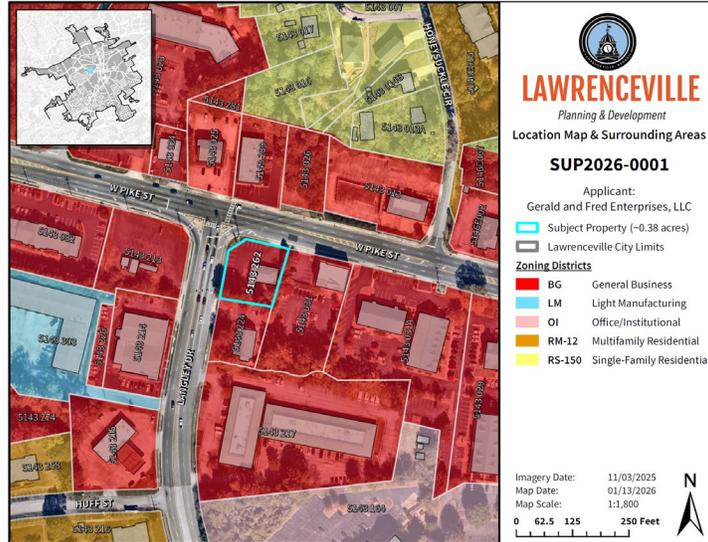
- A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part D. Automobile service bays shall not be adjacent to or visible from a public right-of-way. The approval of a variance would allow for the three (3)

automobile service bays to be visible from the public right-of-way (West Pike Street).

- A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part E. A 15-foot landscaped buffer shall be required adjacent to or visible from a public right-of-way. Allows for a five (5) foot landscape buffer along West Pike Street and Langley Drive.

Further, zoning conditions may prohibit overnight parking at the facility entirely; outdoor storage is prohibited within the bounds of the Lawrenceville Downtown Development Authority (DDA), which includes the subject property. Approval of the proposal must also condition the removal of the existing nonconforming pole sign, which is located partially in the right-of-way.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

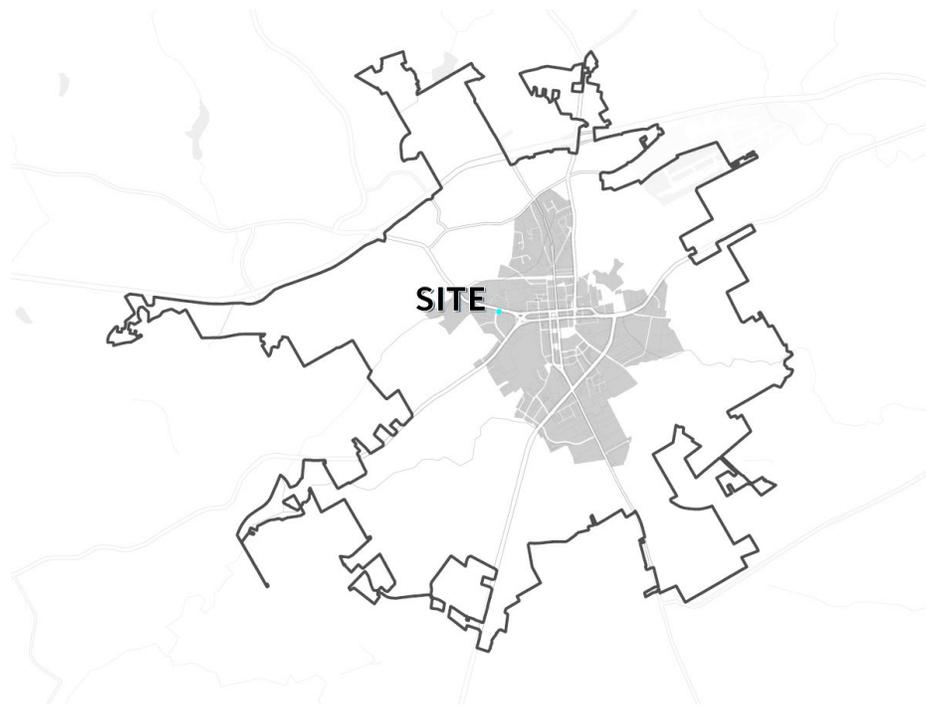


SURROUNDING ZONING AND USE

The immediate surrounding area is primarily composed of commercial and retail properties within commercial and industrial zoning districts along the West Pike Street corridor. To the north, across West Pike Street right-of-way, are properties zoned BG (General Business District) that host various commercial businesses, including hair salons, a bakery, and a driving school. A legacy tire shop with installation is also located across West Pike Street. To the west, across Langley Drive, there is a former used auto lot, also zoned BG (refer to SUP2025-00101). The properties directly to the east and south of the subject property are zoned BG and used for architectural and engineering services offices. Further afield along Honeysuckle Circle, there are single-family dwellings zoned RS-150 (Single-Family Residential District). Otherwise, the general vicinity also includes an industrial plaza on a property zoned LM (Light Manufacturing District), the Square at Lawrenceville residential apartments on a property zoned RM-12 (Multifamily Residential District), and a place of worship (First United Methodist Church of Lawrenceville) on a property zoned OI (Office-Institutional District).

When considering the wide variety of uses and zoning districts in the general vicinity, 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 Downtown character area, defined as such:

Lawrenceville's Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.

The proposed request for an Automobile Repair and Maintenance facility may not be compatible with the intent of the 2045 Comprehensive Plan for the Downtown character area.

STAFF RECOMMENDATION

Although the subject property was historically developed and operated as an automobile repair facility, the nonconforming use rights associated with that operation have lapsed due to discontinuance well in excess of the six (6) month threshold established in Article 3 of the Zoning Ordinance. As a result, the proposed Automobile Repair and Maintenance use must be evaluated as a new Special Use Permit request under current zoning standards. Staff find that the existing site configuration does not comply with the City's Supplementary Regulations for such facilities, including requirements related to service bay orientation, landscaped buffering along public rights-of-way, and screening of overnight parking. Approval of the request would therefore require multiple variances and significant departures from adopted development standards, further weakening the case for approval.

More broadly, Staff find that the proposal is inconsistent with the long-term vision for the Downtown character area as articulated in the 2045 Comprehensive Plan. While the surrounding area includes a mix of commercial and institutional uses, City policy has increasingly emphasized reducing auto-centric land uses within and adjacent to Downtown in favor of development that supports walkability, pedestrian-oriented design, and mixed-use vitality. This policy direction has been reinforced by recent City Council actions, including the denial of SUP2025-00101 (used car dealership at 366 West Pike Street) and SUP2025-00108 (oil change facility at 650 Gwinnett Drive), both of which involved automobile-oriented uses in the greater Downtown area. In light of the discontinued nonconforming status, the proposal's noncompliance with current standards, and its inconsistency with adopted planning policy and recent legislative precedent, Staff recommends **DENIAL** of the requested Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Lawrenceville 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;**

While the area contains a mix of commercial and institutional uses, an automobile repair and maintenance facility is not well suited to the evolving Downtown context, which is transitioning away from auto-oriented uses toward more pedestrian-friendly development.

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

The proposed use could adversely affect nearby properties through increased noise, visual impacts from service bays and vehicle storage, and conflicts with adjacent office and pedestrian-oriented uses along West Pike Street.

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

The property retains reasonable economic use under the BG zoning district through a wide range of permitted commercial and office uses that are more consistent with current zoning standards and Downtown planning objectives.

- 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 increase vehicular trips, turning movements, and curb-cut activity along West Pike Street, contributing to traffic and circulation impacts that are inconsistent with the City's goals for Downtown mobility and streetscape design.

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

The request is not consistent with the 2045 Comprehensive Plan's Downtown character area, which emphasizes walkability, mixed-use development, and a reduced presence of automobile-focused land uses.

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;

The nonconforming automobile repair use was discontinued for more than six months and cannot be reestablished without approval of a Special Use Permit; additionally, recent City Council actions denying similar auto-oriented uses in the Downtown area support disapproval of the request.

RTDA ENTERPRISES, LLC

1308 Amherst Ct., Marietta, GA 30068
404-626-5175 rtdaenterprisesllc@gmail.com



January 2, 2026

To: City of Lawrenceville – Planning and Development

The property at 350 West Pike Street has always been an automotive service garage since it was built in the mid 1980s. The building on the property is a 3 bay automotive shop with an office/waiting area, 2 restrooms and a parts room/mechanical room for a combined total of 1876 square feet.

This property is owned by Gerald and Fred Enterprises, LLC who originally built the building and opened the original automotive service garage in this location. When one of the owners decided to retire, the property owners, Gerald (Jerry) F. Dixon and Fred & Anne Cummings decided to retain ownership and lease the building to tenants who would continue to operate an automotive service garage in the location starting in 1998. First tenant was Precision Tune Auto Care, owner/operator William Pittman, who operated his Precision Tune franchise from 1998-December 2022. Then second tenant, 10711 Tune Inc, main contact Randy Saucier, assumed the remaining 5 months on Pittman's lease that expired on April 30, 2023 and signed a 5 year lease to run concurrent from May 1, 2023 through April 30, 2028. The lease specifically indicated for the tenant must obtain all pertinent licenses to operate a business in the location. 10711 Tune Inc violated their lease agreement by partially moving out without notice to property owners on or about July 26, 2025. However, they continued to pay rent through October 2025. When they failed to meet the terms of their lease agreement, Gerald and Fred Enterprises, LLC issued a termination letter to 10711 Tune Inc in November 2025 requiring they move out all items left inside the building by November 21, 2025. Gerald and Fred Enterprises, LLC found a new tenant, Daniel Aguilar Vaca, Auto Check and More LLC who signed a 37 month lease effective December 1, 2025.

While the building was vacant from approximately July 27, 2025, tenant 2, 10711 Tune Inc did not fully move out their possessions from the property until November. In addition, the owners quickly found a new tenant and performed property clean up and building maintenance that the prior tenant failed in his responsibility. Because this property has always been zoned as an automotive service garage, and the building is designed as an automotive shop since it's inception, so that Daniel Vaca can be a successful and productive business owner for the City of Lawrenceville, a special use permit is needed.

Gerald and Fred Enterprises, LLC respectfully request the issuance of a special use permit for automotive service repair for our property 350 West Pike St., Lawrenceville, GA 30046. Parcel Id R5143 262, so that our new tenant, Mr. Vaca with Auto Check and More can begin operations.

Regards,

Robin L Dixon, Partner,
RTDA Enterprises, LLC, manager for
Gerald and Fred Enterprises, LLC

SUP2026-0001
RECEIVED JANUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 143 of the 5th District of Gwinnett County, Georgia, being within the City Limits of Lawrenceville, and being more particularly described as follows:

To arrive at the TRUE POINT OF BEGINNING, commence at an iron pin found at the intersection of the southeasterly right-of-way line of Langley Drive (being a 60 foot right-of-way) with the existing southwesterly right-of-way line of State Route 120 (a/k/a Pike Street) (currently being an 80 foot right-of-way); thence running south 76 degrees 35 minutes 00 seconds east along said southwesterly right-of-way line of State Route 120, a distance of 139.80 feet to an iron pin; thence running south 15 degrees 24 minutes 00 seconds west, a distance of 10.35 feet to an iron pin on the new southwesterly right-of-way line of State Route 120, being the TRUE POINT OF BEGINNING; thence running south 15 degrees 24 minutes 00 seconds west, a distance of 131.15 feet to an iron pin found; thence running north 80 degrees 57 minutes 15 seconds west, a distance of 125.86 feet to an iron pin found on the southeasterly right-of-way line of Langley Drive; thence running north 09 degrees 51 minutes 00 seconds east along said southeasterly right-of-way line, a distance of 108.29 feet to an iron pin at the intersection of said right-of-way line with the new southwesterly right-of-way line of State Route 120; thence running north 64 degrees 54 minutes 53 seconds east along said new southwesterly right-of-way line, a distance of 49.02 feet to an iron pin; thence continuing along said new southwesterly right-of-way line south 77 degrees 43 minutes 34 seconds east, a distance of 80.03 feet to an iron pin; thence continuing along said new southwesterly right-of-way line south 78 degrees 02 minutes 47 seconds east, a distance of 18.40 feet to an iron pin, being the TRUE POINT OF BEGINNING; said tract containing 0.394 acres as delineated on that certain As-Built Survey dated June 16, 1986, last revised February 23, 1987, prepared for Cummings and Dixon by Robert E. Horlbeck, Georgia Registered Lend Surveyor No. 1942, of Horlbeck & Associates, Inc.

SUP2026-0001
RECEIVED JANUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 579,676 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET ARE SET WITH A 1/2" REBAR (MARE BAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THE BEARING BASE OF THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYOR CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DETECTED HEREIN.

Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "ROBUST SURVEY" AND WAS COMPLETED USING ONE OF THE FOLLOWING: A TORCON L1-SDS ROBOTIC TOTAL STATION AND/OR A TORCON HIPER V GPS NETWORK OR REAL TIME KINEMATIC (RTK) MODE, CONNECTED IN REAL TIME VIA THE WGS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 99% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY AS SET FORTH BY THE ACTING STANDARDS, SPECIFICATION AND REQUIREMENTS OF 6201-50 PPPA.
3. THE COMMON LINES OF OWNERSHIP ARE ONE IN THE SAME NO GAPS, GOFS, OR OVERLAPS EXIST BETWEEN ADJACENT PROPERTIES.
4. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVE SITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
5. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CREEKS AND/OR WETLANDS WERE OBSERVED ON SUBJECT PROPERTY.

Map or Plat Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or parcels of land and property boundaries. The relative information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that:
 IN MY OPINION, THIS DRAWING WAS PREPARED IN CONJUNCTION 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 AND AS SET FORTH IN O.C.G.A. 15-4-57.

PRESENTED BEFORE ME THIS 21ST DAY OF JANUARY IN THE YEAR OF 2025.

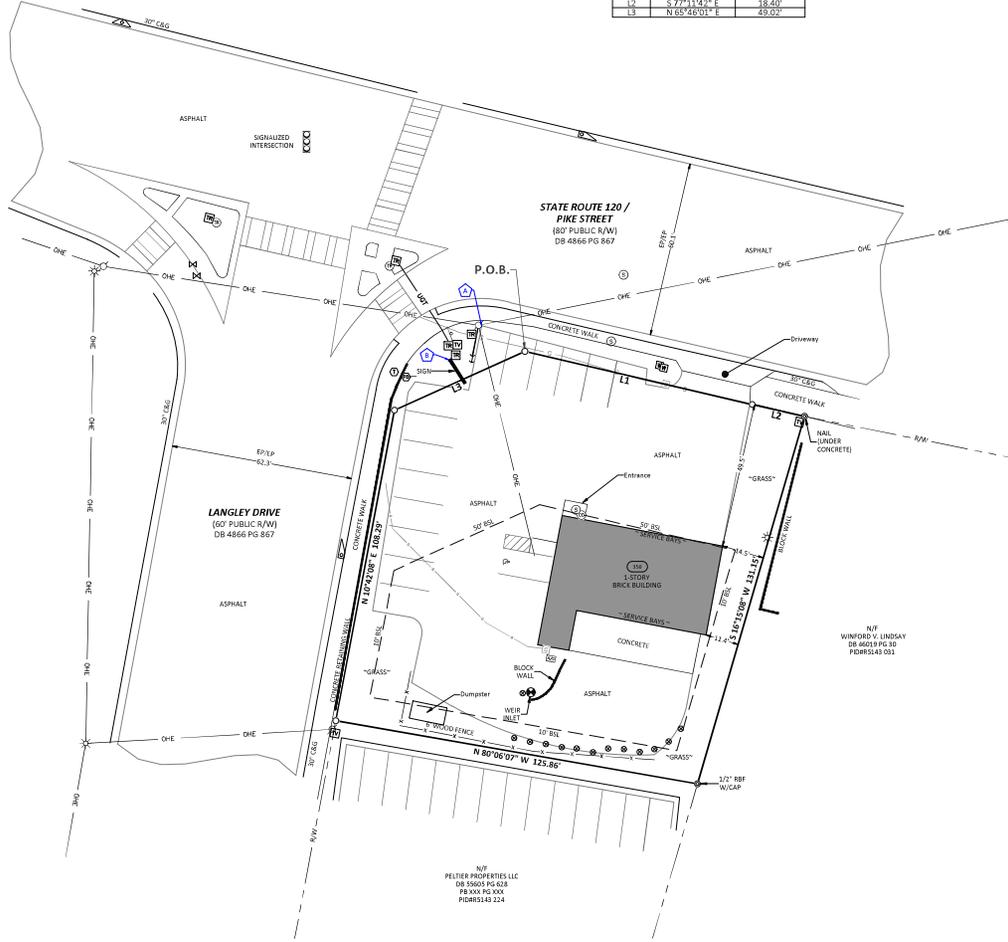
Michael R. Shephard
 MICHAEL R. SHEPHARD, S.L.S. NO. 3348

DATE OF PRINT/PDF:

No. #	DATE / BY	DESCRIPTION

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 79°59'32" E	30.00'
L2	S 77°11'42" E	18.40'
L3	N 65°46'01" E	49.02'



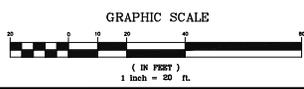
SITE AREA
 0.394 AC. OR
 17,161 SQ. FT.

Proposed Use
 AUTOMOTIVE SERVICE GARAGE

Parking Spaces
 SPACE PER 200-250 SQFT (1876 SQFT / 200 = 9.38 SPACES REQUIRED)
 14 SPACES PROVIDED

Zoning
 ZONING: BG GENERAL BUSINESS DISTRICT.
 LOT AREA MINIMUM: NONE
 LOT WIDTH MINIMUM: NONE
 FRONT SETBACK: 50 FT
 MIN SIDE SETBACK: 10 FT
 MIN REAR SETBACK: 10 FT
 IMPERVIOUS SURFACE: 95%
 MAX HEIGHT: 35 FT

FEMA Flood Notes
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 131392008E, WHICH BEARS AN EFFECTIVE DATE OF 05/20/2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN.



Legend

○	IRON PIN FOUND	⊗	POWERPOLE	⊗	SEWER MANHOLE
○	IRON PIN SET	⊗	GUY WIRE	⊗	CLEANOUT
○	CONC. BVM MARKER	⊗	LIGHT POLE	⊗	STORM DRAIN MANHOLE
⊗	INTERSECTION POINT	⊗	ELEC. TRANSFORMER	⊗	CURB INLET
⊗	TEMPORARY BENCH MARK	⊗	ELEC. MANHOLE	⊗	DROP INLET
P.O.C.	POINT OF COMMENCEMENT	⊗	ELECTRIC BOX	⊗	MONITORING WELL
P.O.B.	POINT OF BEGINNING	⊗	WATER MANHOLE	⊗	HANDICAPPED PARKING SPACE
IP	IRON PIN SET	⊗	WATER VALVE	⊗	SIGN
RF	REBAR FOUND	⊗	WATER METER	⊗	BOLDS
CMF	CONC. MONUMENT FOUND	⊗	FIRE HYDRANT	⊗	EXCERPTIONS
CTP	CRIMP TOP PIPE	⊗	BACKFLOW PREVENTOR	⊗	TREE
OTF	OPEN TOP PIPE	⊗	GAS METER	⊗	HARDWOOD
IR	RECORD DATA	⊗	GAS MANHOLE	⊗	EVERGREEN
IR	MEASURED DATA	⊗	UNKNOWN MANHOLE	⊗	UNDERSTORY
N/F	NOW OR FORMERLY	⊗	CONCM. BOX	⊗	FENCE LINE
R/W	RIGHT-OF-WAY	⊗	CONCM. MANHOLE	⊗	OVERHEAD ELECTRIC
BL	BLDG SETBACK LINE	⊗	CABLE TV RISER	⊗	UNDERGROUND ELECTRIC
RF	REINFORCED CONCR. PIPE	⊗	TRAFFIC SIGNAL BOX	⊗	UNDERGROUND COMM. LINE
CMF	CORRUGATED METAL PIPE	⊗	AIR CONDITIONER	⊗	WATER LINE
PVC	PLASTIC PIPE	⊗	MAIL BOX	⊗	GAS LINE
DIP	DUCTILE IRON PIPE	⊗		⊗	UNDERGROUND COMM. LINE
IS	LANDSCAPING	⊗		⊗	UNDERGROUND COMM. LINE
BC	BACK OF CURB	⊗		⊗	WATER LINE
EP	EDGE OF PAVEMENT	⊗		⊗	UNDERGROUND ELECTRIC
DE	DRAINAGE EASEMENT	⊗		⊗	GAS LINE
SSE	SANITARY SEWER ESMT	⊗		⊗	UNDERGROUND COMM. LINE

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISUAL OBSERVATIONS.
2. AT UNBUILT SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.
3. THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED. NO CONFINED SPACE ENTRY, TELEVISION OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR OTHER PURPOSES. OTHER UNDERGROUND UTILITY LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON VISIBLE APPEARANCES. PROVIDED DESIGN PLANS AND PLAS/FIELD MARKINGS AND A REPORT PROVIDED BY A UNDERGROUND UTILITY INVESTIGATOR (IF CONTRACTED). UNDERGROUND UTILITIES MAY EXIST WITHIN THE SUBJECT AREA THAT ARE NOT SHOWN. THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMMODATION AND THOSE LOCATIONS SHOULD NOT BE USED FOR EXCAVATION OR DESIGN. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.

Significant Observations

- ⊗ EDGE PAVEMENT (PARKING) CROSSES BOUNDARY LINE A MAX. DISTANCE OF 14.1'
- ⊗ SIGN CROSSES BOUNDARY LINE A MAX. DISTANCE OF 8.1' INTO RIGHT-OF-WAY.



PROVIDING CLIENT NEEDS SINCE 1990
 ACROSS THE SOUTHEAST IN THE
 AREAS OF:
 Construction Layout • GPS Mapping
 Land Surveying • Site Development Consulting

Site Plan for Special Use Permit For:
 Robin Dixon
 Site Address: 350 West Pike Street
 Lawrenceville, GA 30046
 Land Lot(s) 143 of the 5th Land District
 Gwinnett County, Georgia



Sheet / Drawing Scale
 1" = 20'
 Unless Otherwise Noted
 GSA Project No.
 26-01-240
 Drawn By / Field Crew
 AU 01-23-26
 Sheet No. 01 OF 01



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_03022026

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

SUP2026-00001

Approval of the Special Use Permit to allow an Automobile Repair and Maintenance 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 an Automobile Repair and Maintenance facility conducted entirely within the existing approximately 1,876 square-foot building, with no expansion of the building footprint or service bay area.
- B. All automobile repair and maintenance activities shall occur wholly indoors; no servicing, dismantling, painting, washing, or repair work shall be conducted outside of the enclosed building.
- C. Outdoor storage, including but not limited to vehicles, parts, tires, fluids, equipment, or inoperable automobiles, shall be prohibited.
- D. Overnight parking of vehicles associated with the business shall be prohibited on the subject property.
- E. Hours of operation for the automobile repair and maintenance facility shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.
- F. 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.
- G. Peddlers and/or any parking lot sales shall be prohibited.
- H. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

- I. Outdoor speakers, amplified sound, or music associated with the carwash operation shall be prohibited.
- J. 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. The existing nonconforming pole sign located partially within the public right-of-way shall be removed prior to issuance of a Certificate of Occupancy, and all signage shall comply with current sign regulations.
- B. All applicable local, state, and federal permits and approvals, including building, fire, and life-safety permits, shall be obtained prior to occupying the facility.

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part D. Automobile service bays shall not be adjacent to or visible from a public right-of-way. The approval of a variance would allow for the three (3) automobile service bays to be visible from the public right-of-way (West Pike Street).
- B. A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part E. A 15-foot landscaped buffer shall be required adjacent to or visible from a public right-of-way. Allow for a five (5) foot landscape buffer along West Pike Street and Langley Drive.

Please let me know about a fee

RECEIVED JANUARY 9, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

Gerald and Fred Enterprises, LLC

Gerald and Fred Enterprises LLC

SPECIAL USE PERMIT APPLICATION

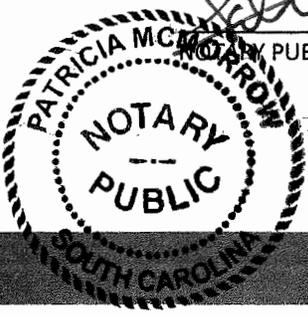
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Fred Cummings</u>	NAME: <u>Fred Cummings</u>
ADDRESS: <u>308 Amberst Ct, Mar 30068</u> <u>119 Spring Beauty Dr</u>	ADDRESS: <u>1308 Amberst St, Mar 30068</u> <u>119 Spring Beauty Dr</u>
CITY: <u>Bluffton</u>	CITY: <u>Bluffton</u>
STATE: <u>SC</u> ZIP: <u>29909</u>	STATE: <u>SC</u> ZIP: <u>29909</u>
PHONE: <u>404-626-5175</u> <u>404-583-2031</u>	PHONE: <u>404-583-2031</u>
CONTACT PERSON: <u>Fred Cummings</u> PHONE: <u>404-583-2031</u>	
CONTACT'S E-MAIL: <u>carcare442@atd.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>9500</u> ACREAGE: <u>.37</u>	
PARCEL NUMBER(S): <u>5143-262</u>	
ADDRESS OF PROPERTY: <u>350 W Pike St, Lawrenceville</u>	
PROPOSED SPECIAL USE: <u>automotive repair</u>	

[Signature] 1/9/26
SIGNATURE OF APPLICANT DATE

[Signature] 1/9/26
SIGNATURE OF OWNER DATE

Fred Cummings
TYPED OR PRINTED NAME

Fred Cummings
TYPED OR PRINTED NAME



[Signature]
NOTARY PUBLIC DATE
1-9-2026

[Signature]
NOTARY PUBLIC DATE
1-9-26



770 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

Comm exp. 9-24-28

Comm exp. 9-24-28



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

Gerald and Fred Enterprises, LLC

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Daniel Aguilar Vaca, Auto Check and More</u>	NAME: <u>Gerald and Fred Enterprises, LLC</u>
ADDRESS: <u>350 West Pike St</u>	ADDRESS: <u>1308 Amherst Ct</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Marietta</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30068</u>
PHONE: _____	PHONE: <u>404-626-5175</u>
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	
* 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: <u>0.37</u>	
PARCEL NUMBER(S): <u>5143 262</u>	
ADDRESS OF PROPERTY: <u>350 West Pike St., Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Automotive Service Garage</u>	

SIGNATURE OF APPLICANT DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

1/2/2026
SIGNATURE OF OWNER DATE

Robin L Dixon, Partner-RTDA Enterprises, LLC on behalf of Gerald and Fred Enterprises, LLC

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE





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)

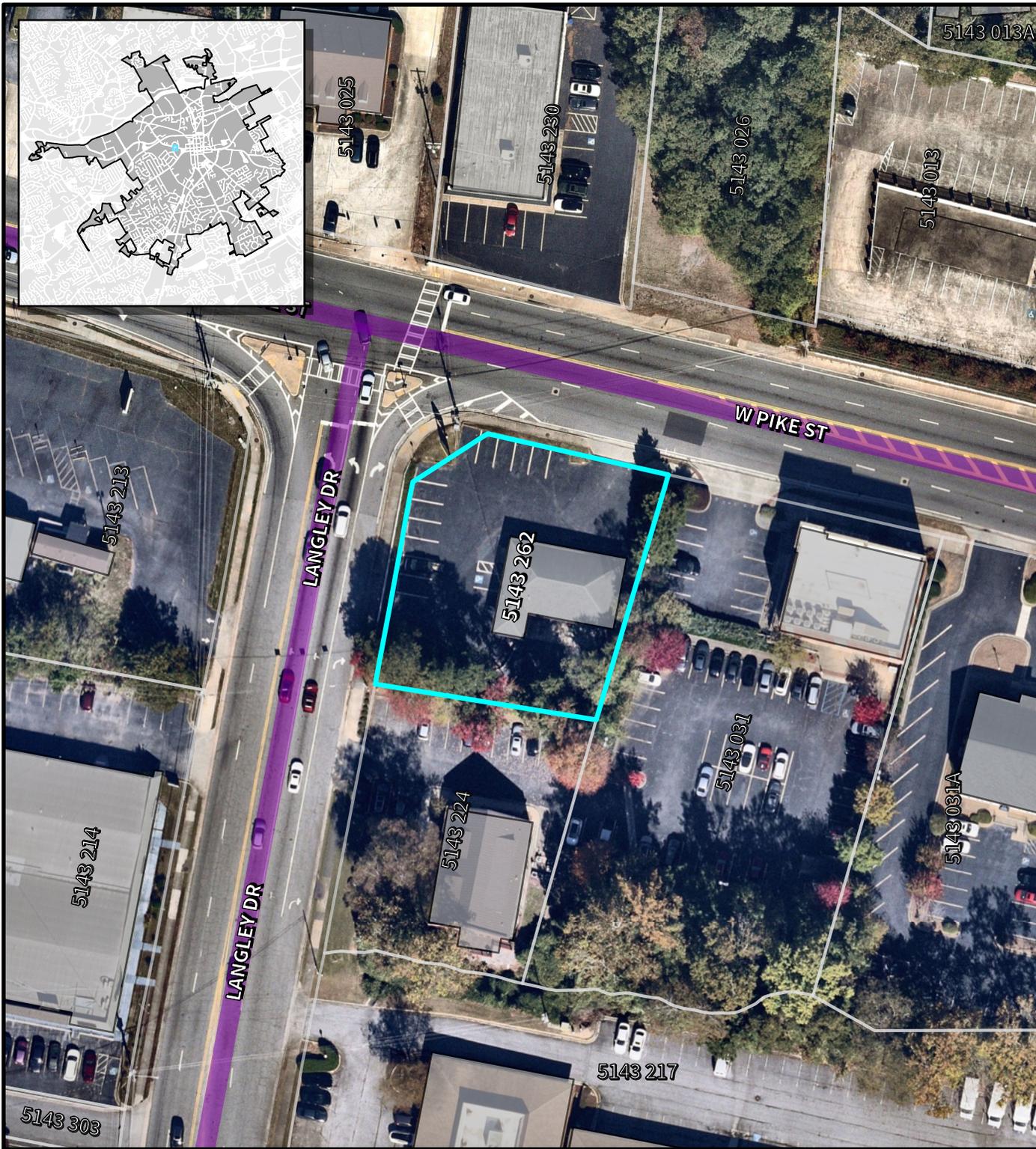
Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO

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.



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-0001

Applicant:

Gerald and Fred Enterprises, LLC

-  Subject Property (~0.38 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:900

0 30 60 120 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-0001

Applicant:

Gerald and Fred Enterprises, LLC

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

Zoning Districts

-  BG General Business
-  LM Light Manufacturing
-  RS-150 Single-Family Residential

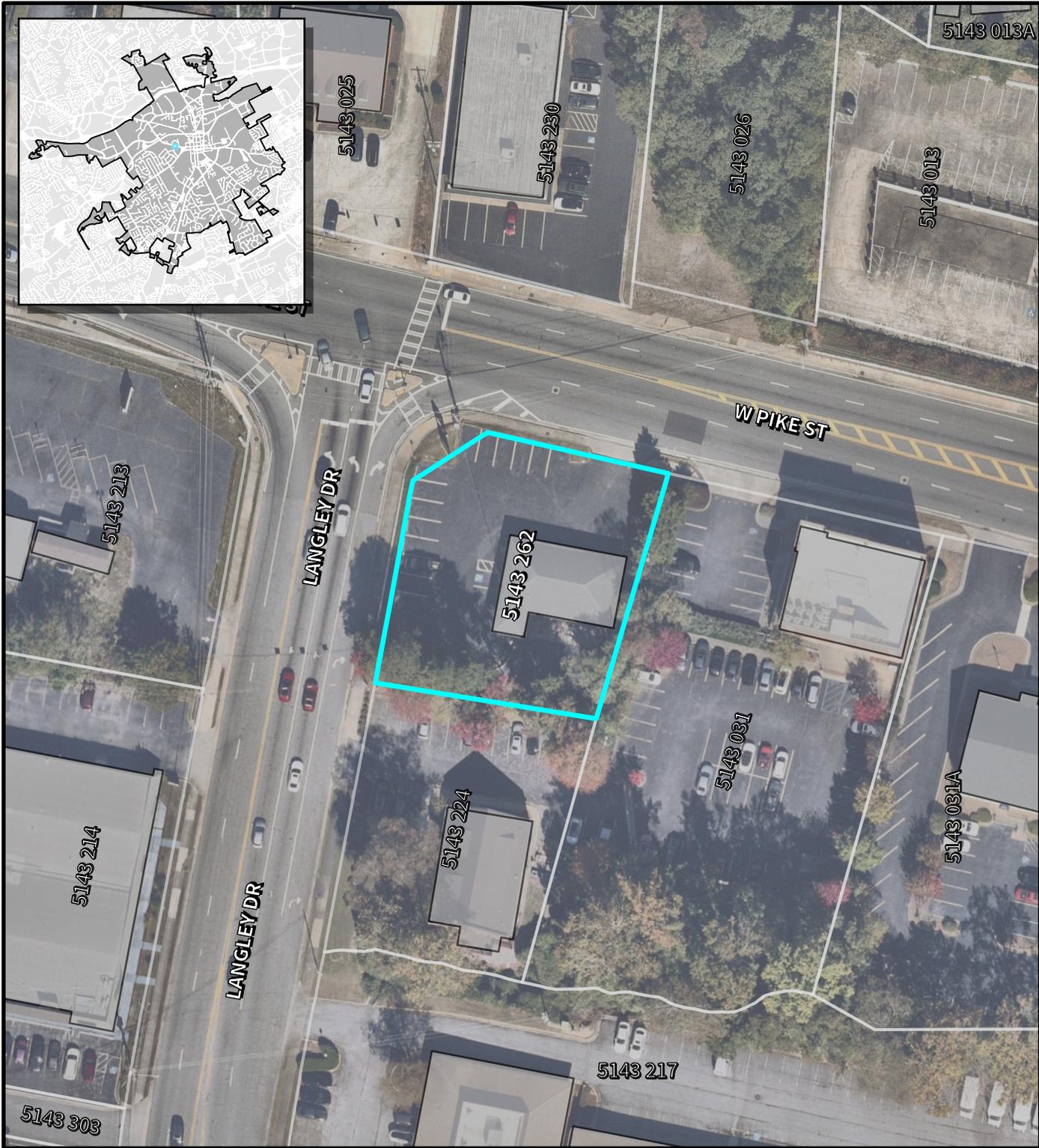
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Map Date: 01/13/2026

Map Scale: 1:900

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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-0001

Applicant:

Gerald and Fred Enterprises, LLC

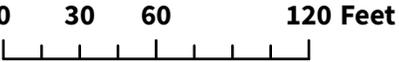
 Subject Property (~0.38 acres)

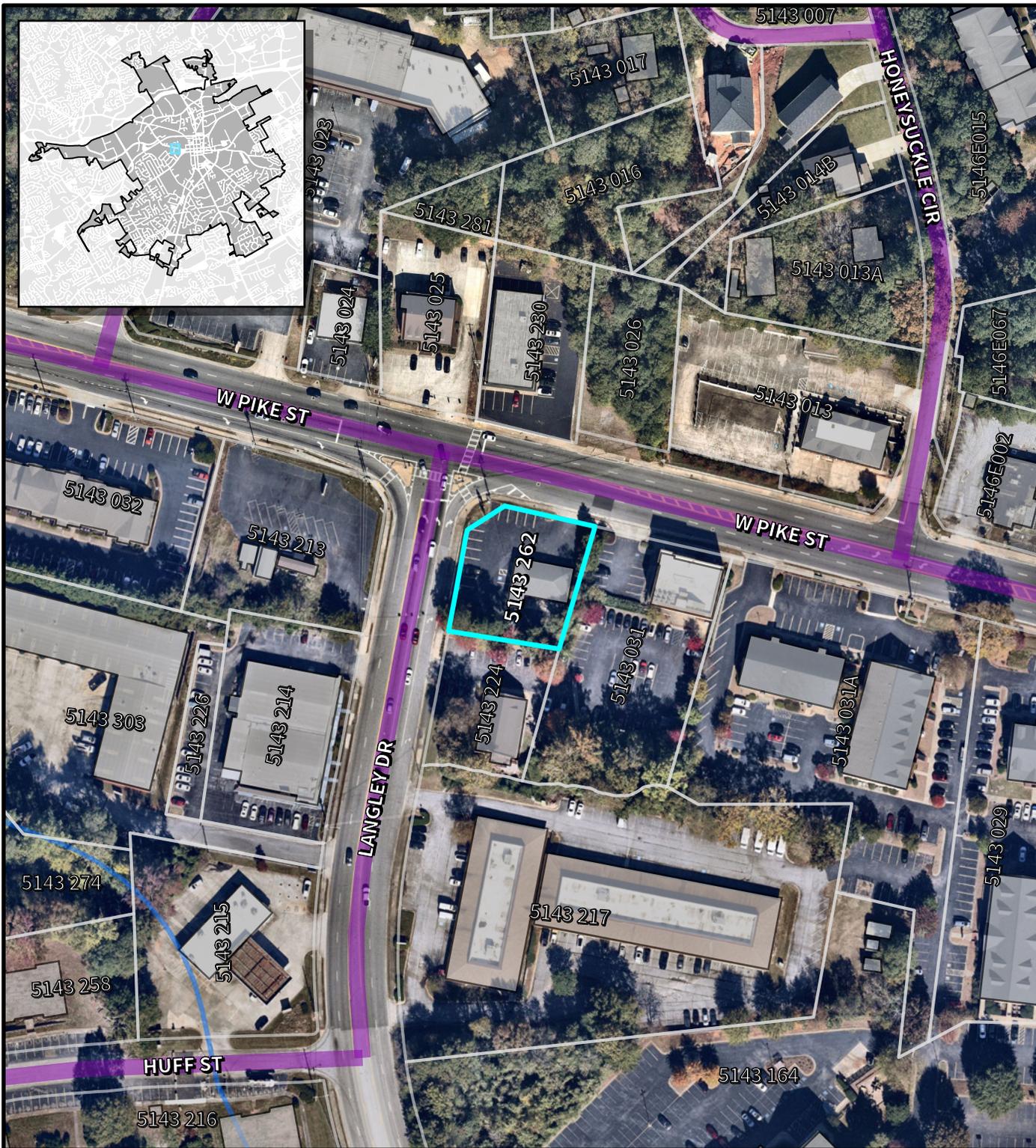
 Lawrenceville City Limits

2045 Character Areas

 Downtown

Imagery Date: 11/03/2025
Map Date: 01/13/2026
Map Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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

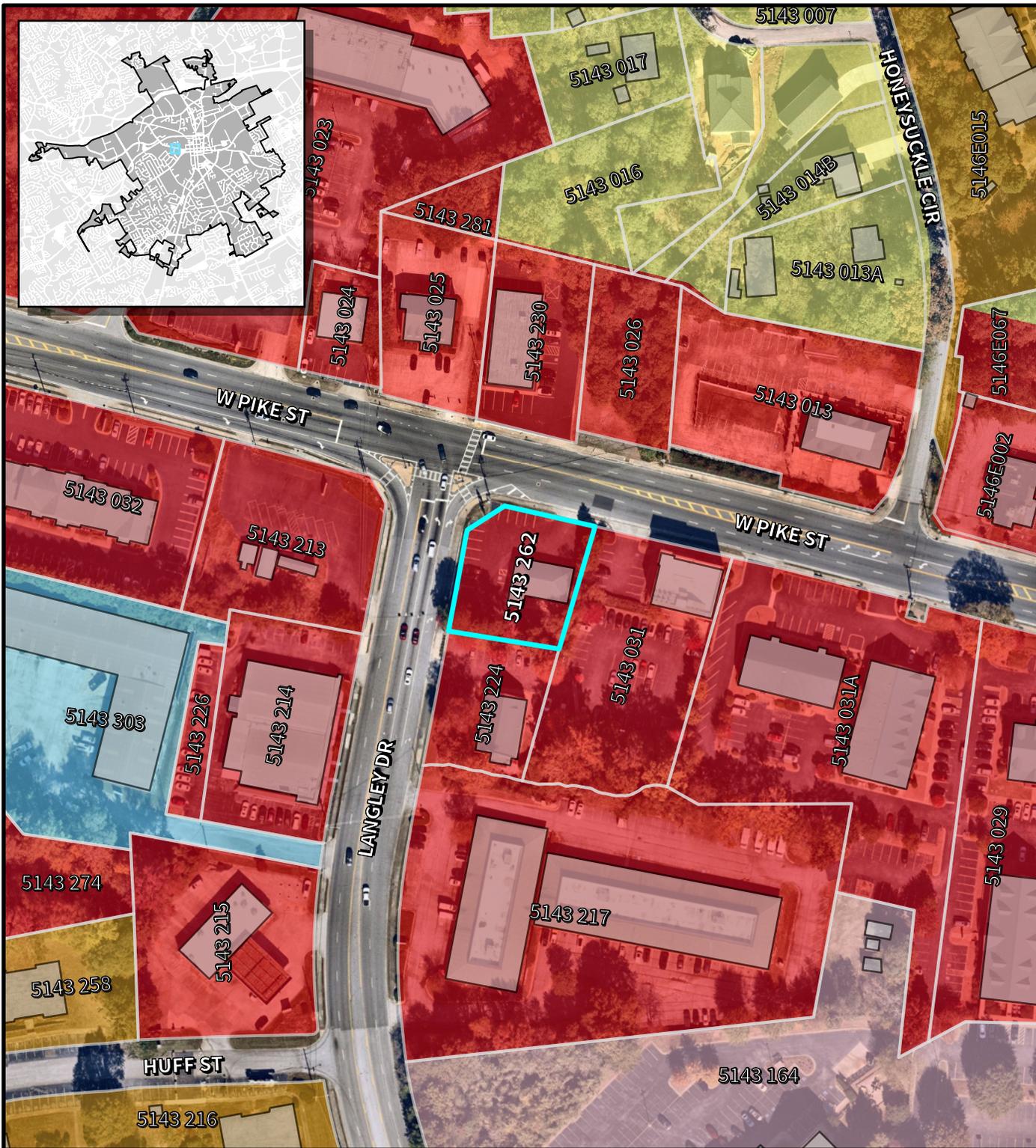
Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-0001

Applicant:

Gerald and Fred Enterprises, LLC

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

Zoning Districts

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

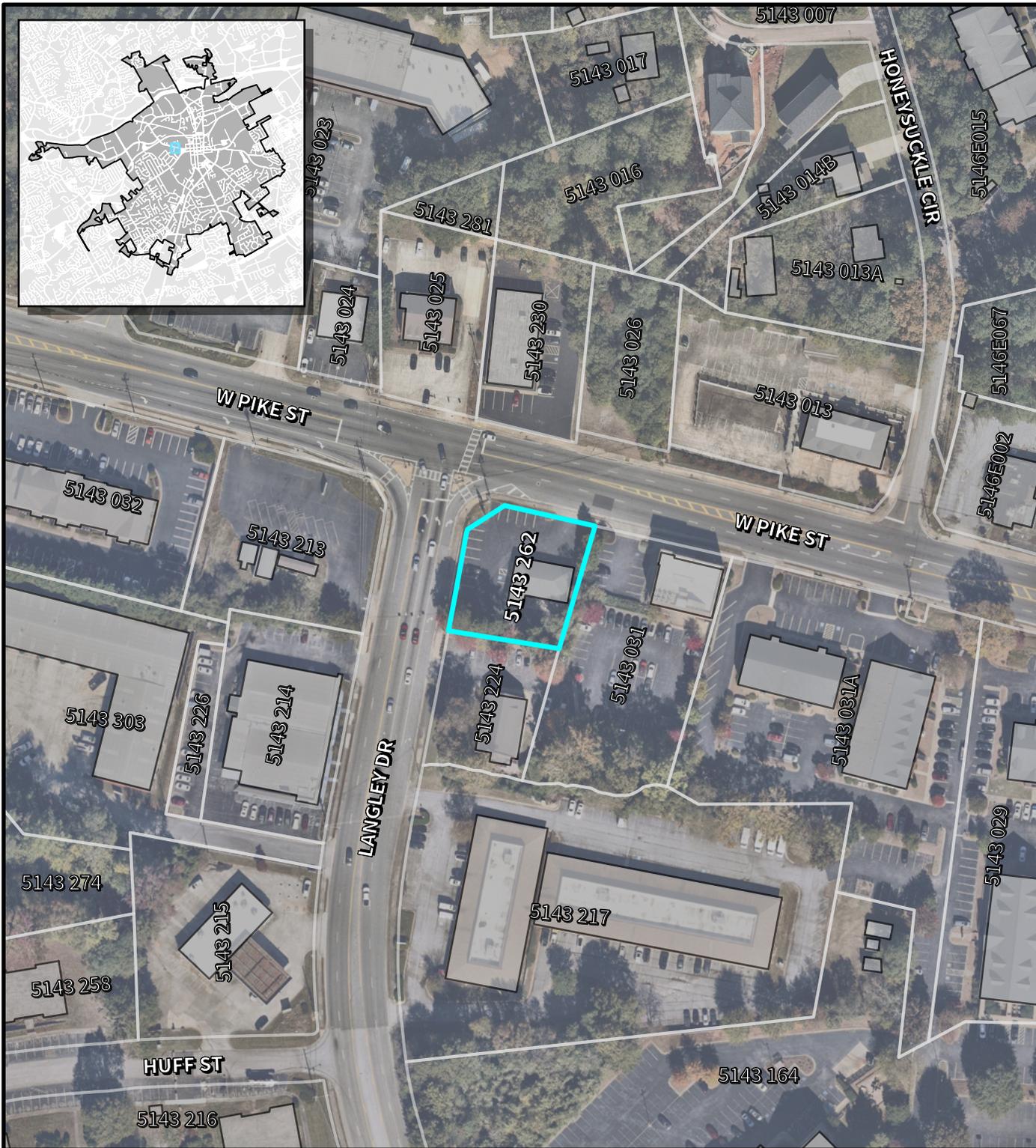
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