



# LAWRENCEVILLE

## *Planning & Development*

### **SPECIAL USE PERMIT**

**CASE NUMBER(S):** SUP2026-00009

**APPLICANT(S):** PUREFUN PROPERTIES, LLC C/O ANDERSEN TATE & CARR

**PROPERTY OWNER(S):** PUREFUN PROPERTIES, LLC

**LOCATION(S):** 401 INDUSTRIAL PARK DRIVE AND 420 HOSEA ROAD

**PARCEL IDENTIFICATION NUMBER(S):** R5177 038 AND R5177 028

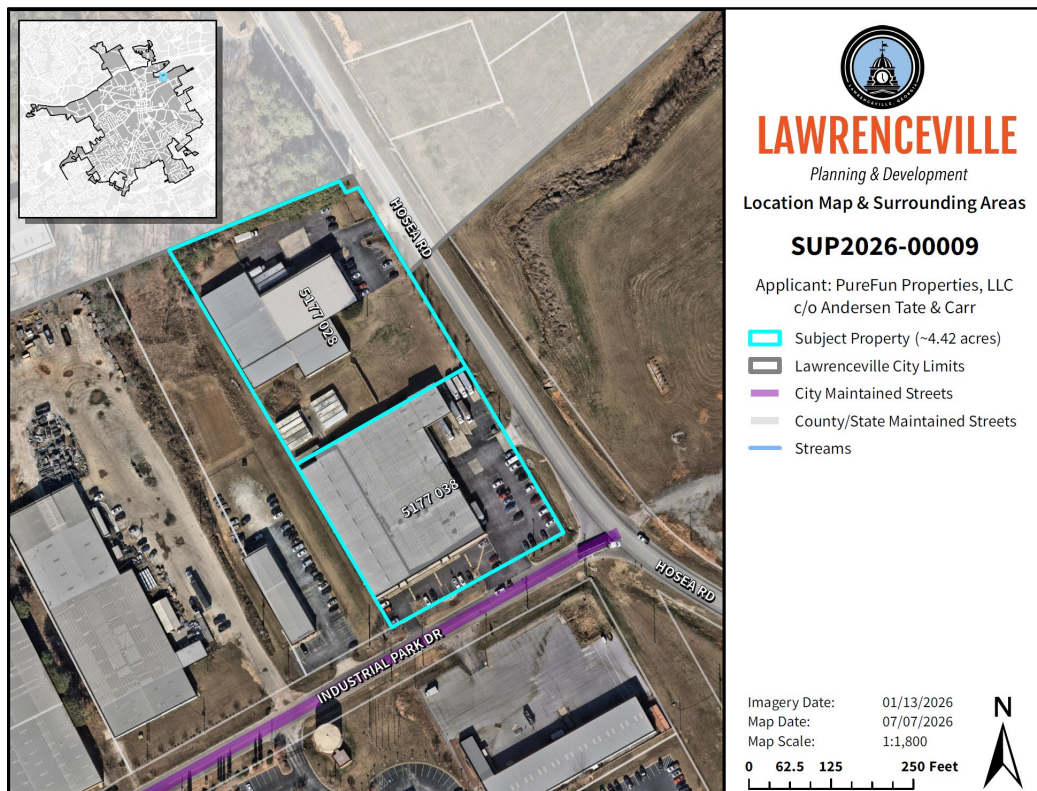
**APPROXIMATE ACREAGE:** 4.42 ACRES

**CURRENT ZONING:** LM (LIGHT MANUFACTURING DISTRICT)

**REQUESTED SPECIAL USE:** VEHICLE STORAGE LOT

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

#### **VICINITY MAP**



The earliest zoning records on file for the subject property circa 1972 show the property zoned as LM (Light Manufacturing District), its current zoning district. There are no Special Use Permits, Zoning Conditions, Variances, or Appeals on record for the subject property.

The applicant requests a Special Use Permit to allow Outdoor Storage of existing tractors and trailers, which is nonconforming under both the 2005 and 2020 Zoning Ordinances. In addition, the request includes the expansion of long-term tractor and trailer storage associated with a proposed 8,347 square foot warehouse expansion. Furthermore, the request includes consolidating two parcels, constructing the warehouse addition, expanding parking to 68 spaces, and creating a new paved circulation between two existing facilities. The subject property is an approximately 4.42-acre parcel zoned LM (Light Manufacturing District), located at the northwestern corner of the intersection of Hosea Road and Industrial Park Drive.

**NOW OR FORMERLY  
CHANNETT COUNTY FIRE DEPARTMENT**  
DB 13708 PD 199  
PID R5177 001

**EXISTING  
1-STORY  
BUILDING**  
29,460 SQ. FT.

**TRACT 2 =  
2.443 ACRES  
(106,421 SQ.FT.)**

**PROPOSED BUILDING EXPANSION**  
13,715 SQ. FT.

**PROPOSED WHEEL STOP**

**PROPOSED 2.5' TALL RETAINING WALL WITH EARTH RETENTION**

**STAIRS (TP-)**

**PROPOSED CONCRETE BUILDING (TP-)**

**EXISTING 1-STORY BUILDING**  
46,608 SQ. FT.

**TRACT 1 =  
1.999 ACRES  
(87,077 SQ.FT.)**

**NOW OR FORMERLY  
SEYED MOHAMMAD MOUSAVI**  
DB 61254 PD 143  
PID R5177 027F

## ZONING AND DEVELOPMENT STANDARDS

The principal use of the property is a distribution facility, which is permitted by right in the LM zoning classification.

### Zoning Ordinance, Article 1, Section 103.2 Use Table

| Standard                                  | Requirement                | Proposal                   | Recommendation                  |
|-------------------------------------------|----------------------------|----------------------------|---------------------------------|
| Distribution Facility                     | LM –<br>Permitted by Right | LM –<br>Special Use Permit | N/A                             |
| Outdoor<br>Storage/Vehicle<br>Storage Lot | LM –<br>Special Use Permit | LM –<br>Special Use Permit | <i>Approval with Conditions</i> |

## NONCONFORMING USE ANALYSIS (2005 & 2020 ZONING ORDINANCES)

The central regulatory issue is the nonconforming Outdoor Storage of presently occurring onsite. Outdoor Storage is defined by the Zoning Ordinance as *“the storage, outside of a fully enclosed lawful structure, of vehicles, items, equipment, materials, supplies, merchandise, vending, machines, or similar items.”* Under the LM zoning classification, Outdoor Storage of this type, including tractors, trailers, trucks, and truck tractors, requires the approval of a Special Use Permit.

### 2005 Zoning Ordinance, Article 5, Section 5.1 (Nonconforming Uses of Land (or Land with Minor Structures Only)

This section prohibits the following actions on nonconforming land-based uses:

1. Expansion or enlargement of the nonconforming use.
2. Relocation of the nonconforming use to other portions of the parcel.
3. Reestablishment after discontinuance of more than 30 days.
4. New structures tied to the nonconforming use.

The applicant proposes to expand the nonconforming Outdoor Storage use (tractors, trailers, trucks, and truck tractors) and to construct a new warehouse addition that directly supports the same use. Both actions are prohibited unless the existing nonconforming use is first brought into conformity.

### 2005 Zoning Ordinance, Article 5, Section 5.5 (Amortization and Discontinuance)

Summary of ordinance requirements states that certain uses have negative impacts on the comprehensive plan and can be reasonably discontinued after a defined period:

The 2005 Zoning Ordinance then establishes the required compliance periods:

- All fencing or opaque shielding that is required in a business or industrial zoning classification must be installed within one year.

- All nonconforming open storage operations, such as truck parking, salvage storage, and similar activities, must comply with regulations within two years.

Accordingly, the current Outdoor Storage use (tractors, trailers, trucks, and truck tractors) should remain compliant with existing regulations and must not be expanded unless such expansion also meets conformity requirements.

### **2005 Zoning Ordinance, Article 7, Section 7.12 (1) (Outdoor Storage Requirements)**

Accessory Outdoor Storage of items, supplies, equipment, and materials related to principle uses is allowed, provided the following requirements are met:

- Not be adjacent to residential zoning or within the DDA boundary;
- Be in the rear or side yard (rear yard only in certain visibility corridors);
- Be screened by 6-ft opaque fencing or complete visual landscaping;
- Not exceeding screening height.
- Not containing junk, scrap, wrecked or abandoned vehicles.

Any conforming Outdoor Storage must meet these standards; the applicant's existing storage does not.

### **2020 Zoning Ordinance, Article 3, Section 302 (Nonconforming Uses)**

Nonconforming uses may continue, but shall not:

- Expand to a greater land area.
- Extending into expanded portions of buildings unless originally designed for the same use.
- Extend through additions or new buildings.
- Be reestablished after 6 months of discontinuation.
- Be converted to another nonconforming use.

The proposed additional land area for Outdoor Storage (tractors, trailers, trucks, and truck tractors) and the 8,347 sq. ft. addition each constitute prohibited expansions of a nonconforming use under modern code, just as under the 2005 ordinance.

### **2020 Zoning Ordinance, Article 3, Section 305 (Amortization and Discontinuance)**

Requires nonconforming open storage operations, Outdoor Storage (tractors, trailers, trucks, and truck tractors) to comply within two years, and all required industrial fencing or screening within one year.

The regulations of the City require compliance, not enlargement without compliance.

### **Definition of Outdoor Storage (2005 & 2020)**

Both ordinances define outdoor storage to include vehicles, equipment, and materials stored outdoors, fully capturing the truck/trailer storage activity.

### **VARIANCE ANALYSIS**

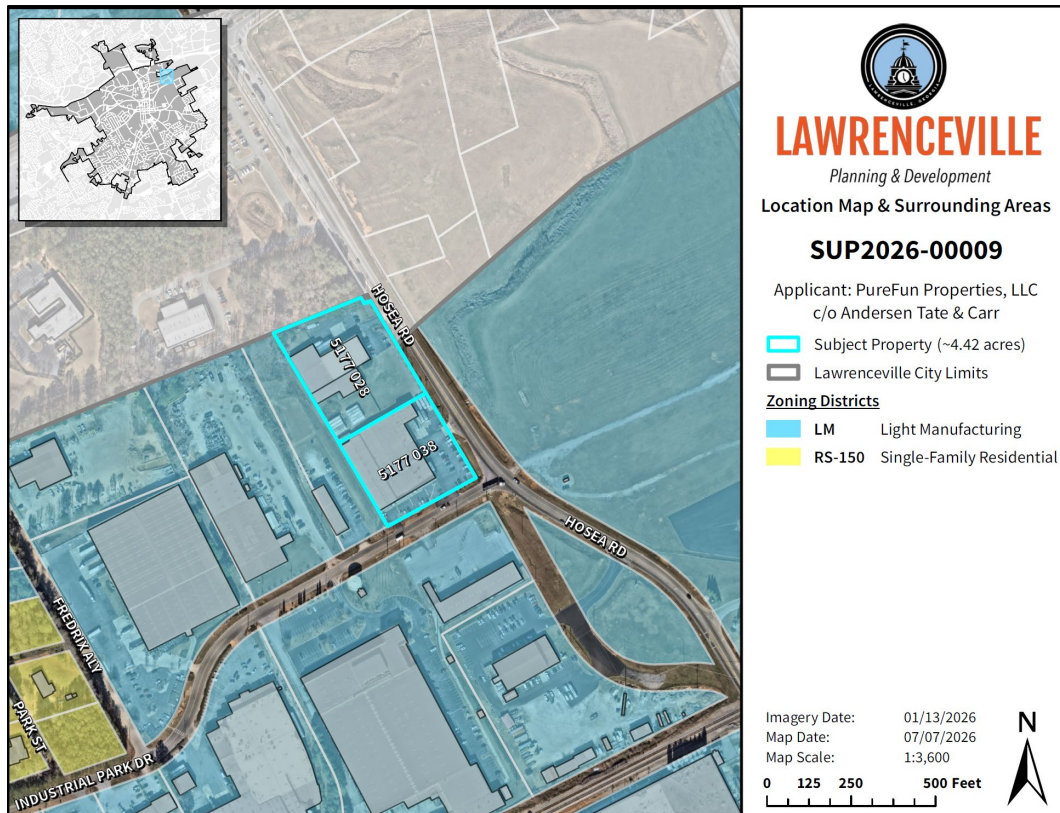
Additionally, the applicant requests approval of the following variances:

- A variance from the Zoning Ordinance, Article 2 Supplementary Regulations, Section 200.3.1 Accessory Buildings and Structure, Part A-4. Accessory Buildings shall be in a Rear Yard Area.
  - The approval of a variance would allow for location of an Accessory Structure (dumpster enclosure) within the Front Yard area along Hosea Road.
- A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.56 – Outdoor Storage, Industrial, Part A-4. Stored items shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials.
  - The approval of a variance would allow for certain exemptions to screening Outdoor Storage for the expanded truck/trailer parking area along Hosea Road.
- A variance from the Zoning Ordinance, Article 6 – Architectural and Design Standards, Section 602 – Non-Residential Minimum Architectural and Design Standards, Part A-1. Exterior Wall Design. Metal siding is permitted as an accent material only for façades.
  - The approval of a variance would allow for the use of metal (insulated metal panel – “IMP”) as a primary siding material for both existing structures on the subject property as well as the proposed addition.

### **NONCONFORMING USE AND VARIANCE FUTURE CONSIDERATION**

The applicant’s request seeks to expand a long-standing nonconforming outdoor storage use within the most constrained portion of the site, an area already occupied by existing outdoor storage and a detention pond that would require modification if impervious surface area were increased. The submitted plan reflects limited consideration of alternative layouts and appears to rely on the city accepting an expansion of nonconformity rather than presenting a design that achieves full compliance with zoning and stormwater requirements. Because any expansion into this central area will necessitate reengineering of the detention facility to maintain required storage volume and functionality, consistent with the City’s stormwater pond standards for inflow/outflow protection, sediment management, and structural performance, staff finds that the applicant should reevaluate the site plan and return with a more appropriate configuration. A redesigned plan should make more efficient use of available land, relocate proposed improvements to areas capable of meeting outdoor-storage, setback, and screening requirements, and avoid further intensification of the nonconforming use while ensuring full compliance with zoning and stormwater regulations.

## CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

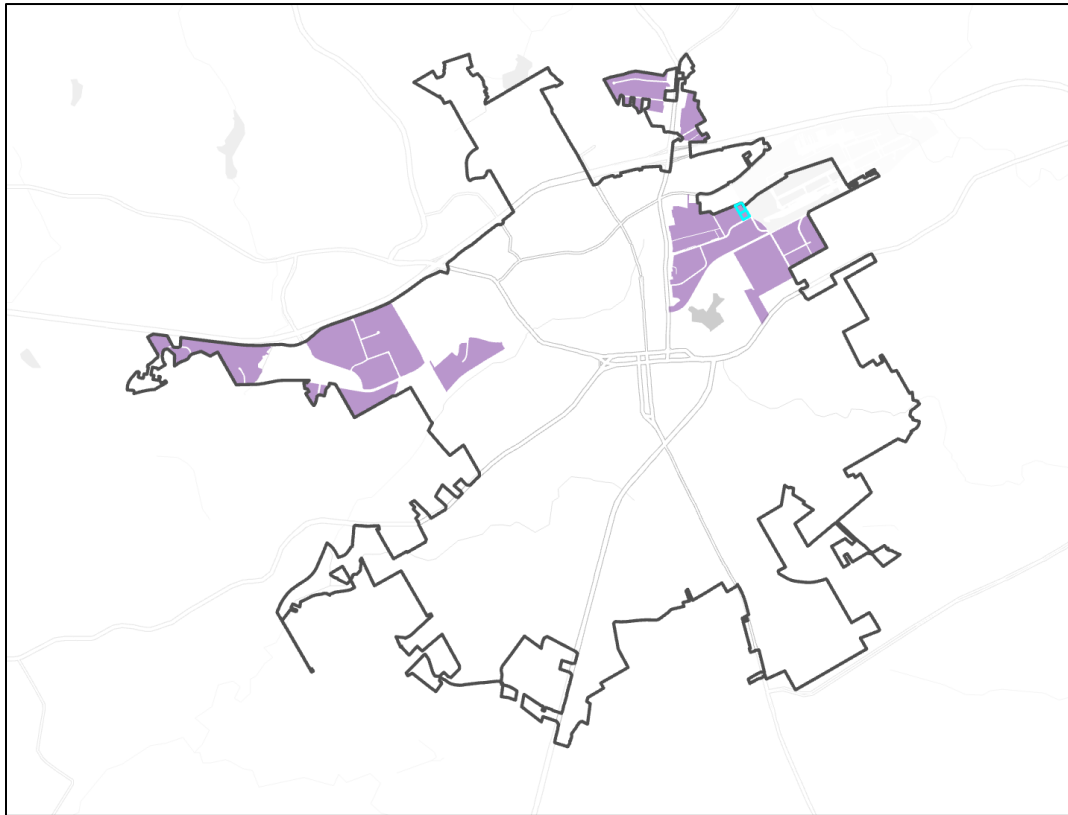


### SURROUNDING ZONING AND USE

The area surrounding the subject property is characterized primarily by light manufacturing and industrial uses, with all immediately adjacent properties zoned LM (Light Manufacturing District) or M-1 (Light Industry District), the Gwinnett County equivalent to the City's LM zoning district. The Gwinnett County Fire Department headquarters is located directly to the northwest of the subject property on unincorporated Gwinnett County property zoned M-1, while Gwinnett County Briscoe Field is located directly east, across the right-of-way of Hosea Road.

The property directly west of the subject property is occupied by an auto service garage, with several warehouse facilities located further west along Industrial Park Drive. A manufacturing/processing facility is located directly southeast of the subject property, across the right-of-way of Industrial Park Drive. Given the predominantly industrial character of the surrounding area and the absence of adjacent residential zoning or uses, the subject property is generally consistent with the established land use patterns and zoning districts of the area.

## FUTURE LAND USE PLAN MAP



### 2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Industrial Character Area, defined as such:

*The Industrial character area leverages both its location along SR 316 and the growing distribution and technology industries. This area supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities.*

The requests and proposed development appear to be consistent with the intent of the 2045 Comprehensive Plan for the Industrial Character Area.

## STAFF RECOMMENDATION

Recognizing the complexity of the site and the presence of long-standing nonconforming uses, staff recommend a phased compliance approach rather than outright denial. This method, as successfully applied in similar related cases such as SUP2026-00010, SUP2026-00011, and SUP2026-00012, allows the applicant to continue operations while working toward full conformity with current zoning, outdoor storage, and stormwater requirements.

Key elements of the recommendation:

- **Approval with Conditions:** Grant the Special Use Permit subject to strict conditions that require the applicant to submit a detailed phased improvement plan within six months, outlining steps to bring all nonconforming uses and site features into compliance.
- **Temporary Allowance:** Existing nonconforming outdoor storage and related site conditions may remain temporarily, but only as part of a structured transition toward compliance.
- **Modernization Requirements:** All new construction and expansions must fully comply with current development regulations, including screening, rear-yard placement, and stormwater management.
- **Annual Progress Review:** The applicant must document progress annually, with City oversight to ensure milestones are met.
- **Restrictions:** Accessory outdoor storage shall comply with all minimum standards of Article 2, Section 200.3.56, including rear- or side-yard placement, required opaque screening, and prohibition of encroachments into setbacks, buffers, easements, landscape strips, or parking areas. Outdoor storage is strictly prohibited within areas designated for redevelopment or new development, ensuring that all new site improvements uphold modern zoning, screening, and corridor-protection standards from the outset.

This approach balances the City's regulatory goals with operational continuity, providing flexibility for the applicant while ensuring a clear path to full compliance. It aligns with the City's long-term objectives for industrial modernization and equitable outcomes for all parties involved.

Based on the property's existing industrial function, compatibility with surrounding uses, and the inclusion of conditions that will transition the site into full ordinance compliance, staff recommend **APPROVAL WITH CONDITIONS** of the Special Use Permit.

**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 vehicle and trailer storage use remains compatible with surrounding LM-zoned industrial properties, which include distribution, manufacturing, warehousing, and automotive-related operations. The broader area exhibits a stable industrial development pattern, and a regulated, conforming outdoor-storage use is suitable within this context.

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

With required screening, landscape enhancements, circulation improvements, and stormwater compliance measures, the proposal is not anticipated to adversely affect nearby industrial operations. The phased-compliance approach ensures existing nonconforming conditions are transitioned toward full conformity, thereby improving long-term compatibility.

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

The property has reasonable economic use under its LM zoning classification and currently operates a permitted distribution facility. The Special Use Permit does not replace existing use; rather, it creates a structured pathway to formalize and improve the long-standing truck/trailer storage components that currently function as nonconforming uses.

- 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;**

Although vehicular activity associated with distribution and long-term trailer storage may increase, the proposed improvements—including required circulation upgrades, compliance with stormwater requirements, and controlled outdoor-storage layout—are not expected to create excessive impacts. Existing infrastructure serving adjacent industrial uses is adequate to support the proposed use.

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

The 2045 Comprehensive Plan identifies the area as part of the Industrial Character Area, which supports distribution, employment-generating activity, and modernization of legacy industrial sites. The phased-compliance structure and required site improvements align with the Comprehensive Plan's goals of supporting reinvestment and improving development quality in established industrial corridors.

- 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 property contains long-standing nonconforming outdoor-storage activities and site constraints—including limited expansion areas, circulation conflicts, and an existing detention pond—that require redesign and modernization. The City’s intent to work collaboratively toward a compliant, improved site supports approval with conditions rather than denial. The phased-compliance approach ensures the applicant can operate while transitioning all nonconforming elements into conformity, consistent with past City practice in similar cases such as SUP2026-00010, SUP2026-00011, and SUP2026-00012.



# LAWRENCEVILLE

## *Planning & Development*

### PLANNING AND DEVELOPMENT DEPARTMENT

### RECOMMENDED CONDITIONS\_08142026

### SUP2026-00009

Approval of the Special Use Permit to allow accessory Outdoor Storage (tractors, trailers, trucks, and truck tractors) in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

#### **1. To restrict the Special Use Permit as follows:**

The Special Use Permit shall authorize accessory Outdoor Storage (tractors, trailers, trucks, and truck tractors), together with customary accessory office and administrative functions.

- A. Outdoor Storage (tractors, trailers, trucks, and truck tractors) shall be located only in the rear yard.
- B. Outdoor Storage must be fully screened by a minimum 6-ft opaque fence and/or landscape buffer creating complete visual obstruction.
- C. No stored vehicle, trailer, or equipment may exceed the height of screening materials.
- D. No salvage, junked vehicles, scrap, or similar prohibited materials may be stored outdoors.
- E. The applicant shall complete required fencing/opaque screening within one calendar year from approval.
- F. All existing nonconforming open storage operations shall be brought into full compliance within two calendar years.
- G. Any expansion area must remain accessory to the principal industrial use and shall not constitute a primary vehicle storage business.

#### **2. To satisfy the following site development considerations:**

All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

#### **3. Phased Compliance for Existing Nonconforming Site Conditions:**

- A. **Phased Compliance for Existing Areas.**

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

**B. Phased Compliance Plan Required.**

Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

**C. Annual Progress Reporting.**

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

**D. Failure to Meet Milestones.**

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

**E. Completion Certification.**

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.



# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

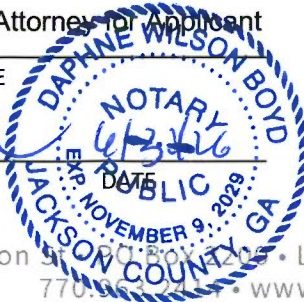
| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| NAME: <u>PureFun Properties, LLC c/o Andersen Tate &amp; Carr</u>                                                                                                                                      | NAME: <u>PureFun Properties, LLC</u>    |
| ADDRESS: <u>1960 Satellitve Blvd., Suite 4000</u>                                                                                                                                                      | ADDRESS: <u>1051 Hightower Road</u>     |
| CITY: <u>Duluth</u>                                                                                                                                                                                    | CITY: <u>Madison</u>                    |
| STATE: <u>Georgia</u> ZIP: <u>30097</u>                                                                                                                                                                | STATE: <u>Georgia</u> ZIP: <u>30650</u> |
| PHONE: <u>770-822-0900</u>                                                                                                                                                                             | PHONE: <u>404-660-1673</u>              |
| 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>LM</u> ACREAGE: <u>4.42</u>                                                                                                                                                     |                                         |
| PARCEL NUMBER(S): <u>R5177 038 &amp; R5177 028</u>                                                                                                                                                     |                                         |
| ADDRESS OF PROPERTY: <u>401 Industrial Park Drive and 420 Hosea Road, Lawrenceville, GA</u>                                                                                                            |                                         |
| PROPOSED SPECIAL USE: <u>Warehouse and Distribution facility with outdoor storage</u>                                                                                                                  |                                         |

Melody A. Glouton 6/30/26  
SIGNATURE OF APPLICANT DATE

Melody A. Glouton, Attorney for Applicant

TYPED OR PRINTED NAME

NOTARY PUBLIC



Melody A. Glouton 6/30/26  
SIGNATURE OF OWNER DATE

Melody A. Glouton, Attorney for Property Owner

TYPED OR PRINTED NAME

NOTARY PUBLIC





# 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<br>OF GOVERNMENT<br>OFFICIAL | CONTRIBUTIONS<br>(List all which aggregate to \$250<br>or more) | DATE CONTRIBUTION WAS MADE<br>(Within last two years) |
|-----------------------------------|-----------------------------------------------------------------|-------------------------------------------------------|
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
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|                                   |                                                                 |                                                       |

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<br>OF GOVERNMENT<br>OFFICIAL | CONTRIBUTIONS<br>(List all which aggregate to \$250<br>or more) | DATE CONTRIBUTION WAS MADE<br>(Within last two years) |
|-----------------------------------|-----------------------------------------------------------------|-------------------------------------------------------|
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
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|                                   |                                                                 |                                                       |

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

July 1, 2026

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

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

**Applicant:**

Purefun Properties, LLC

**Property/Tax Parcel ID**

R5177 028 and R5177 038

±4.42 Acres of Land

Located at 401 Industrial Park Drive and 420 Hosea Road, Lawrenceville, Georgia 30046

**For Continued Operation of a Specialty Wholesale Distribution Facility  
Serving the Childcare Center Market, and Construction of an Additional Building**

**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](mailto:mglouton@atclawfirm.com)

## **I. INTRODUCTION**

This Application for a Special Use Permit and associated Variances is submitted for a 4.43-acre assemblage of land located at 401 Industrial Park Drive (Tax Parcel ID R5177 038, ±2.443 acres) and 420 Hosea Road (Tax Parcel ID R5177 028, ±1.999 acres), in the City of Lawrenceville, Georgia, and being shown on the boundary survey prepared by Technical Survey Services, Inc., dated March 4, 2026 (hereinafter the “Property”). The Property is located in the City of Lawrenceville and is currently zoned LM (Light Manufacturing District).

The Property is owned by Purefun Properties, LLC and is occupied and operated by PureFUN! Inc. (the “Applicant”), a specialty distributor serving exclusively the childcare industry, offering childcare centers a comprehensive range of food, supplies, curriculum, and licensing-related training products. The Applicant has operated its wholesale distribution business from the Property for decades and now seeks a Special Use Permit to authorize the continued operation of its specialty wholesale distribution facility on the Property, together with the construction of an additional building of approximately 8,346 square feet to support the Applicant’s continued operations.

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

## **II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA**

The Property consists of two tracts with frontage on Industrial Park Drive and Hosea Road. Tract 1 (420 Hosea Road) contains approximately 1.999 acres (87,077 square feet) and is improved with an existing one-story building of approximately 46,608 square feet. Tract 2 (401 Industrial Park Drive) contains approximately 2.449 acres (106,481 square feet) and is improved with an existing one-story building of approximately 26,460 square feet. The Property is served by an existing 61-space parking area, and access is provided via existing curb cuts along Industrial Park Drive and Hosea Road. The Property is located within the City’s established industrial corridor along Industrial Park Drive, an area characterized by a concentration of light industrial, warehouse, and wholesale distribution uses developed under the LM (Light Manufacturing District) zoning classification. The immediately surrounding properties are generally developed with similar one-story industrial and warehouse/distribution buildings, consistent with the purpose of the LM District, which the Ordinance describes as intended to provide for a wide range of light industrial uses capable of meeting comparatively rigid nuisance-free performance standards.

The City of Lawrenceville’s 2045 Comprehensive Plan recognizes the importance of the City’s established industrial and distribution areas, including those served by Industrial Park Drive and the surrounding light manufacturing corridor, to the City’s broader employment and economic development goals, noting the continued growth of the distribution and logistics sector

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PLANNING & DEVELOPMENT DEPARTMENT

as an economic driver for the City and the wider region. The continued operation and modest expansion of an established, locally based wholesale distribution business within this existing industrial area is consistent with that policy direction.

### **III. PROJECT SUMMARY**

As shown on the Site Plan prepared by AEC, Inc., dated March 31, 2026 (hereinafter the “Site Plan”), the Applicant proposes to continue its existing wholesale distribution operation within the two existing buildings on the Property and to construct one additional one-story building of approximately 8,346 square feet situated between the two existing buildings. The Property has been used for years for the receipt, storage, and wholesale distribution of food, supplies, and related products and materials to childcare centers, and no change to that fundamental use is proposed.

The proposed additional building is intended to accommodate continued growth in the Applicant’s wholesale distribution operations, including additional warehousing and staging space. The Property will continue to be served by its existing access points along Industrial Park Drive and Hosea Road and its existing 61-space parking area. The Property also includes an existing outdoor parking and turning area used by the Applicant’s single-unit delivery trucks in the northwestern portion of the Property, which has been used in this manner for years in connection with the Applicant’s ongoing distribution operations. As part of this Application, the Applicant proposes an additional outdoor truck parking area located near the proposed new building, to accommodate the Applicant’s continued growth. Both areas are used solely to park and stage vehicles that are appurtenant to the Applicant’s permitted wholesale distribution operation, and neither is used to store or display vehicles for sale. The Property is also improved with an existing dumpster enclosure that pre-dates current City standards for the siting of such enclosures, and which, due to the existing configuration and improvements on the Property, cannot practicably be relocated to the rear yard. The proposed new building is intended to be constructed using insulated metal panel (“IMP”) as its primary exterior wall material, which the Applicant submits is a durable, cost-effective, and commonly used material for warehouse and distribution buildings of this type, and which will also be used on the interior wall assembly of the building regardless of the exterior material approved.

The Applicant has served the childcare industry for over two decades, growing out of its founders’ own experience owning and operating childcare centers. The Applicant’s mission is to help childcare providers be “better for kids” by supplying dependable, cost-effective access to the food, supplies, and training resources that licensed childcare centers depend on. Continued operation of the Applicant’s distribution facility at this location allows the Applicant to continue serving childcare providers throughout the region from an established, centrally located facility.

#### **IV. REQUESTED APPROVALS AND APPLICABLE ORDINANCE PROVISIONS**

In addition to the Special Use Permit described above for the continued operation of the Applicant's wholesale distribution facility and the construction of the proposed new building, the Applicant respectfully requests the following approvals, each of which is addressed to the applicable provision of the Ordinance:

- (1) Special Use Permit – Continued Operation of Specialty Wholesale Distribution Facility: As described above, the Applicant requests a Special Use Permit for the continued operation of its wholesale distribution facility on the Property and the construction of the proposed 8,346-square-foot building, processed pursuant to Article 9, § 907 of the Ordinance.
- (2) Special Use Permit – Existing and Proposed Outdoor Truck/Vehicle Parking Areas: Article 2, § 200.3.6 (Automobile, Truck, or Vehicle Storage Lot) directs that such uses be evaluated under § 200.3.56 (Outdoor Storage – Industrial), which requires that storage appurtenant to a permitted use be located in the side or rear yard and screened by a solid opaque fence or landscaping at least six feet in height. Article 5, § 501.B similarly requires that delivery and service vehicles be parked in the side or rear yard rather than the front yard. The Applicant's existing truck parking and turning area, and its proposed new truck parking area, do not fully conform to these siting and screening standards given the existing configuration of the Property. Accordingly, the Applicant requests a Special Use Permit authorizing the continued use of the existing truck parking area and the establishment of the proposed new truck parking area, pursuant to Article 9, § 907.
- (3) Variance – Screening of New Truck Parking Area: Article 2, § 200.3.56.D requires that outdoor storage areas, including vehicle parking areas subject to that section, be screened by a solid opaque fence or landscaping at least six feet in height, with no item exceeding the height of the screening. Given the configuration of the proposed new truck parking area, including a proposed 60-foot by 14-foot sliding access gate, full compliance with a continuous six-foot opaque screen is not practicable at that location. The Applicant requests a variance from the screening requirements of § 200.3.56.D as applied to the proposed new truck parking area, and will work with City staff to develop the most effective screening design reasonably achievable at that location, which may include a combination of fencing, landscaping, and building placement.

- (4) Variance – Location of Existing Dumpster Enclosure: The City’s site development standards for off-street parking and loading areas (Article 5, § 509, which incorporates the City of Lawrenceville Development Regulations, Landscape Ordinance, Article VIII, § 8.4.3) require that dumpster and refuse enclosures be located in the rear yard and fully screened. The Property’s existing dumpster enclosure predates this standard and, due to the existing building footprints, drive aisles, and loading areas on the Property, cannot practicably be relocated to the rear yard. The Applicant requests a variance to allow the existing dumpster enclosure to remain in its current location.
- (5) Variance – Exterior Wall Material for Proposed Building: Article 6, § 602.A.1 (Non-Residential Minimum Architectural and Design Standards) permits metal, including insulated metal panel, only as an accent material on non-residential building facades. Article 6, § 602.A.4.a expressly provides that deviations from the permitted building materials standard may be requested by variance to the Board of Appeals. The Applicant requests such a variance to allow insulated metal panel to be used as the primary exterior wall material for the proposed new building, which the Applicant submits is a durable, cost-effective, and commonly used material for warehouse and distribution buildings of this type, consistent with the light industrial character of the surrounding area.

## **V. SITE IMPACT ANALYSIS**

The Applicant submits its written impact analysis which shows that the requested Special Use Permits and variances satisfy the “Standards Governing Exercise of the Zoning Power,” as follows:

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

Yes. The proposed Special Use Permits and variances are consistent and suitable with the existing use and development of adjacent and nearby property. The Property is located within an established light industrial and distribution corridor along Industrial Park Drive, and the Applicant’s continued wholesale distribution use, proposed additional building, and continued and expanded truck parking are directly compatible with the surrounding light industrial and warehouse/distribution uses in the immediate vicinity.

### **(B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:**

No. The proposed approvals will not adversely affect the existing use or usability of adjacent or nearby property. The Applicant’s wholesale distribution use, including its use

of trucks appurtenant to that operation, has operated on the Property for a number of years without disruption to neighboring uses. The proposed additional building and truck parking area will be constructed within the interior of the Property, will conform to all applicable LM District setback, height, and impervious surface requirements not otherwise addressed by the requested variances, and will not intensify traffic, noise, or other impacts beyond what is typical of surrounding light industrial and distribution uses.

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

The Property has reasonable economic use under its current LM zoning classification, which is designed to accommodate a wide range of light industrial, warehousing, and distribution uses, including the Applicant's specialty wholesale distribution operation and appurtenant truck parking. The Applicant submits this Application to formalize the continued operation of its established distribution business on the Property, including its existing and proposed truck parking, dumpster enclosure, and proposed building materials, consistent with the requirements of the Ordinance. Denial of the requested approvals would substantially interfere with the Applicant's ability to continue and grow the established business operations it has long maintained on the Property.

(D) WHETHER THE PROPOSED SPECIAL USE PERMIT 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 approvals will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient, existing access to Industrial Park Drive and Hosea Road, both of which are already improved to serve the Property's existing industrial and distribution use, including its existing truck traffic. The proposed additional building and truck parking area represent a modest expansion of an existing use and will not generate traffic, utility, or public service demands beyond what the surrounding industrial infrastructure is designed to accommodate.

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

The proposed approvals are in conformity with the policy and intent of the City of Lawrenceville 2045 Comprehensive Plan. The Plan recognizes the importance of the City's established industrial and distribution areas to the City's continued economic development and employment base. Continued operation and modest expansion of the Applicant's wholesale distribution facility, including its associated truck parking, within this established industrial corridor is consistent with, and supportive of, that policy direction.

(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 SPECIAL USE PERMIT PROPOSAL:

**SUP2026-00009**  
**RECEIVED JULY 1, 2026**  
**PLANNING & DEVELOPMENT DEPARTMENT**

The Applicant submits that its long-standing, uninterrupted operation of a wholesale distribution business serving the childcare industry from the Property, together with the character of the surrounding light industrial and distribution development, provide supporting reasons for approval of the requested Special Use Permits and variances. The existing site configuration, including the location of existing buildings, drive aisles, and the dumpster enclosure, constitutes a practical constraint supporting the requested variances, and the Applicant's continued investment in, and proposed expansion of, the Property further supports approval of this Application.

## **VI. CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that this Application for Special Use Permit and Variances 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 1<sup>st</sup> day of July, 2026.

**ANDERSEN, TATE & CARR, P.C.**

*Melody A. Glouton*

Melody A. Glouton, Esq.

Enclosures  
MAG/dwb

4926-3583-1482, v. 1

**SUP2026-00009  
RECEIVED JULY 1, 2026  
PLANNING & DEVELOPMENT DEPARTMENT**

July 1, 2026

**JUSTIFICATION AND RESERVATION OF RIGHTS**  
**FOR SPECIAL USE PERMIT AND VARIANCES**

**Applicant:**

Purefun Properties, LLC

**Property/Tax Parcel ID**

R5177 028 and R5177 038

±4.42 Acres of Land

Located at 401 Industrial Park Drive and 420 Hosea Road, Lawrenceville, Georgia 30046

**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](mailto:mglouton@atclawfirm.com)

## **JUSTIFICATION FOR SPECIAL USE PERMIT AND VARIANCES**

The Applicant respectfully submits that the “City of Lawrenceville Zoning Ordinance” (the “Ordinance”), as amended from time to time, to the extent that it would preclude the continued operation and modest expansion of the Applicant’s established specialty wholesale distribution facility on the Property under the LM zoning classification, including its associated truck parking, dumpster enclosure, and proposed building materials, would, if applied to deny this Application, constitute an unconstitutional 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. Denial of the requested Special Use Permits and variances would deprive the Applicant and Property owner of the ability to continue the established, reasonable, and economically viable use of the Property that the Applicant has long maintained, and would similarly deprive the Applicant of the ability to accommodate the continued growth of that established business.

Accordingly, Applicant submits that a denial of the requested approvals would constitute an arbitrary and unreasonable use of the zoning and police powers because it 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. Any such denial 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 Permits and variances 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 continued use and 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 any 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).

## **RESERVATION OF RIGHTS**

Nothing contained in this Application, this Letter of Intent, or any testimony, evidence, exhibits, staff correspondence, or other materials submitted by or on behalf of the Applicant in connection herewith shall constitute or be construed as a waiver, concession, or admission of any kind, including without limitation a waiver of any of the constitutional and legal objections set forth above. The Applicant's participation in the public hearing process, and its efforts to work cooperatively with City staff, including with respect to the screening design for the proposed new truck parking area, shall likewise not be construed as a waiver or concession that any standard of the Ordinance has not been met, or that the relief requested herein is not fully justified. The Applicant expressly reserves the right to challenge, on any ground available at law or in equity, any decision of the Mayor and Council or other decision-making body of the City disapproving this Application, in whole or in part, or approving this Application subject to any condition(s) not requested or agreed to by the Applicant.

Without limiting the foregoing, in the event the requested Special Use Permits are denied, in whole or in part, or approved subject to unacceptable conditions, the Applicant reserves the right to pursue a direct constitutional challenge to the validity of the existing zoning as applied to the Property, and/or to the validity of any conditions imposed, in the Superior Court of Gwinnett County, pursuant to O.C.G.A. §§ 36-66-3(4) and 36-66-5.1(1), through that Court's original jurisdiction over declaratory judgments (O.C.G.A. Title 9, Chapter 4) and its equity jurisdiction (O.C.G.A. Title 23), by way of de novo review.

In the event any of the requested variances are denied, in whole or in part, or approved subject to unacceptable conditions, the Applicant reserves the right to seek review of such quasi-judicial decision in the Superior Court of Gwinnett County pursuant to O.C.G.A. § 36-66-5.1(2) and Title 5 of the O.C.G.A., as applicable.

The Applicant further reserves the right to supplement or amend this Application and the record developed in support hereof, and reserves any and all other rights, claims, and defenses not expressly set forth herein, whether arising under the Constitution and laws of the State of Georgia, the Constitution and laws of the United States, or otherwise.

Respectfully submitted this 1<sup>st</sup> day of July, 2026.

**ANDERSEN, TATE & CARR, P.C.**

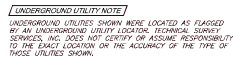
*Melody A. Glouton*

Melody A. Glouton, Esq.

Enclosures  
MAG/dwb

4926-2980-4218, v. 1

**SUP2026-00009**  
**RECEIVED JULY 1, 2026**  
**PLANNING & DEVELOPMENT DEPARTMENT**



**TOPOGRAPHIC NOTE**  
THE TOPOGRAPHIC INFORMATION SHOWN IS A GROUND RUN  
TOPOGRAPHIC SURVEY BY TECHNICAL SURVEY SERVICES, INC.  
USING TRIGONOMETRIC METHODS AND A POLE PRISM. THE  
VERTICAL DATUM IS NAVD 88.

**PARKING COUNT**  
61 REGULAR SPACES  
0 HANDICAP SPACES  
61 TOTAL SPACES

**ZONING NOTE**  
\*SOURCE: CITY OF LAWRENCEVILLE MUNICODE  
THE SUBJECT PROPERTY IS ZONED LM  
(LIGHT MANUFACTURING DISTRICT)

SETBACKS:  
FRONT - 50'  
SIDE - 0'

**FLOOD NOTE**  
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 15135G0074F, DATED SEPTEMBER 29, 2006. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

**REFERENCES**

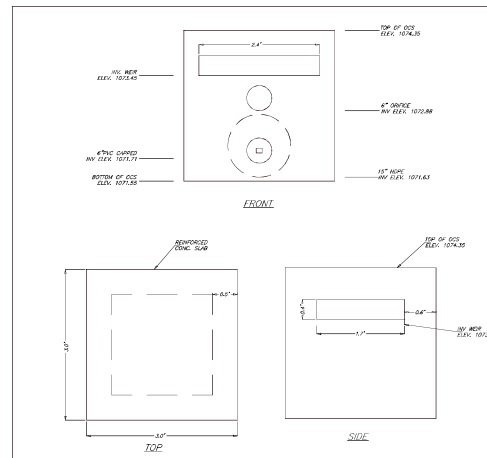
1. DEED BOOK 46452 PAGE 792 GWINNETT COUNTY RECORDS.
2. DEED BOOK 57529 PAGE 883
3. PLAT BOOK Q, PAGE 179

**CLOSURE STATEMENT**

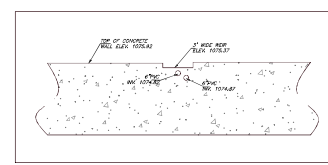
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN 126,377 FEET AND AN ANGULAR EXCESS OF 1" PER FOOT AND WAS ADJUSTED USING THE COMBESS RULE.

A \_\_\_\_\_ LEICA TS12 TOTAL STATION AND AN \_\_\_\_\_ CHIRICON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 126,031 FEET.



OCS DETAIL



WEIR WALL DETAIL  
NOT TO SCALE

**TITLE COMMITMENT NOTE**  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ALL EASEMENTS AND OTHER DOCUMENTS OF RECORD MAY NOT BE SHOWN ON THIS SURVEY.

**SURVEYOR'S CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents upon which this instrument was created created the parcel or parcels are stated herein. Recordation of this plat does not imply approval of any local jurisdictions, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards of the American Surveying and Mapping Association and the regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in G.C.G.A. 15-6-67.

Gary P. Hibbs Jr., R.L.S. #3578

**TAX PARCEL ID**  
**TRACT 1**  
R5177 028  
**TRACT 2**  
R5177 038

**SITE ADDRESS**  
TRACT 1  
420 HOSEA ROAD  
LAWRENCEVILLE, GEORGIA 30046  
TRACT 2  
401 INDUSTRIAL PARK DRIVE  
LAWRENCEVILLE, GEORGIA 30046

March 4, 2026  
Date

401 Industrial Park Drive

R5177 038

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 177, 5<sup>th</sup> DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY SHOWN ON THAT SURVEY FOR PUREFUN PROPERTIES, LLC, FLAG BANK, ZIONS FIRST NATIONAL BANK, CAPITAL PARTNERS CERTIFIED DEVELOPMENT COMPANY, U.S. SMALL BUSINESS ADMINISTRATION, KITCHENS, KELLEY, GAYNES AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY GRIFFIN LAND SURVEYING, INC., JEFF H. GRIFFIN, R.L.S. NO. 2503, DATED MARCH 9, 2006, LAST REVISED APRIL 25, 2006, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED X IN CURB LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOSEA ROAD (RIGHT-OF-WAY VARIES) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL PARK DRIVE (80 FOOT RIGHT-OF-WAY); THENCE RUNNING SOUTH 65° 28' 41" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL PARK DRIVE, 299.92 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING NORTH 25° 24' 09" WEST 291.18 TO AN IRON PIN; THENCE RUNNING NORTH 65° 28' 56" EAST 298.31 FEET TO A NAIL SET IN ASPHALT LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY OF HOSEA ROAD; THENCE RUNNING SOUTH 25° 43' 09" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOSEA ROAD, 291.19 FEET TO THE POINT OF BEGINNING; HAVING IMPROVEMENTS THEREON KNOWN AS 401 INDUSTRIAL PARK DRIVE AND CONTAINING 1.999 ACRES AS SHOWN ON THE SURVEY REFERENCED ABOVE.

4896-6100-1145, v. 1

**SUP2026-00009**

**RECEIVED JULY 1, 2026**

**PLANNING & DEVELOPMENT DEPARTMENT**

420 Hosea Road

R5177 028

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 177 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING PART OF TRACT "N", LAWRENCEVILLE INDUSTRIAL PARK NUMBER 1 AS RECORDED IN PLAT BOOK Q AT PAGE 179 AS RECORDED AMONG THE PUBLIC RECORDS OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH REBAR ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOSEA ROAD (80'R/W) BEING 291.22 FEET NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE FROM THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF INDUSTRIAL PARK DRIVE, THENCE DEPART SAID SOUTHWESTERLY RIGHT OF WAY LINE AND RUN ALONG THE NORTHWESTERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY PUREFUN PROPERTIES, LLC S 60°02'09" W, A DISTANCE OF 297.31 FEET TO A ½ INCH OPEN TOP PIPE, THENCE DEPART SAID NORTHWESTERLY LINE AND RUN ALONG THE NORTHEASTERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY WHITLEY'S LLC N 30°51'00" W A DISTANCE OF 371.75 FEET TO A ¾ INCH OPEN TOP PIPE, THENCE DEPART SAID NORTHEASTERLY LINE AND RUN ALONG THE SOUTHEASTERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY GWINNETT COUNTY FIRE N 67°46'09' E A DISTANCE OF 299.12 FEET TO A ½ INCH REBAR ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF HOSEA ROAD, THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE S 31°06'34" E, A DISTANCE OF 338.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 2.441 ACRES (106,310 SQUARE FEET) MORE OR LESS.

LESS AND EXCEPT THE PROPERTY CONVEYED IN THAT CERTAIN WARRANTY DEED FROM LEWIS KNIGHT TO THE CITY OF LAWRENCEVILLE, DATED JULY 26, 1963, AND RECORDED AT DEED BOOK 200, PAGE 194, AFORESAID RECORDS.

4923-6331-2313, v. 1

**SUP2026-00009**  
**RECEIVED JULY 1, 2026**  
**PLANNING & DEVELOPMENT DEPARTMENT**

NOW OR FORMERLY  
GWINNETT COUNTY FIRE DEPARTMENT  
DB 15708 PG 199  
PID R5177 001

EXISTING  
1-STORY  
BUILDING  
26,460 SQ. FT.  
TRACT 2 =  
2.443 ACRES  
(106,421 SQ. FT.)

EXISTING  
1-STORY  
BUILDING  
46,608 SQ. FT.  
TRACT 1 =  
1.999 ACRES  
(87,077 SQ. FT.)

NOW OR FORMERLY  
SEYED MOHAMMAD MOUSAVI  
DB 61254 PG 143  
PID R5177 027F

**SITE LAYOUT LEGEND**

- BLS BUILDING LINE SETBACK
- L/S LANDSCAPE AREA
- N/F NOW OR FORMERLY
- R.O.W. RIGHT OF WAY
- S/W SIDEWALK
- RETAINING WALL
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER

**LAYOUT LEGEND**

- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT (SEE D1.0 FOR DETAIL)
- EXISTING CONCRETE PAVEMENT

**GEORGIA 811**  
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**AEC**  
Civil Engineering Land Planning Landscape Architecture  
Water Resources Property Services Arboristic Services  
50 Warm Springs Circle  
Roswell, Georgia 30075  
(770)441-1912 • www.aecad.com

**SITE LAYOUT PLAN**

**PURE FUN INC. EXPANSION**  
401 INDUSTRIAL PARK DRIVE  
LAWRENCEVILLE, GA 30046

| NO. | REVISIONS | DATE |
|-----|-----------|------|
|     |           |      |
|     |           |      |
|     |           |      |
|     |           |      |

PROJECT NO: 24-0333  
CIVIL DRAWN BY: AJS/DOU  
CIVIL DESIGNED BY: AJS  
LANDSCAPE DRAWN BY: PLG  
LANDSCAPE DESIGNED BY: PLG/JFS  
CHECKED BY: CF  
DATE: 08/07/2024

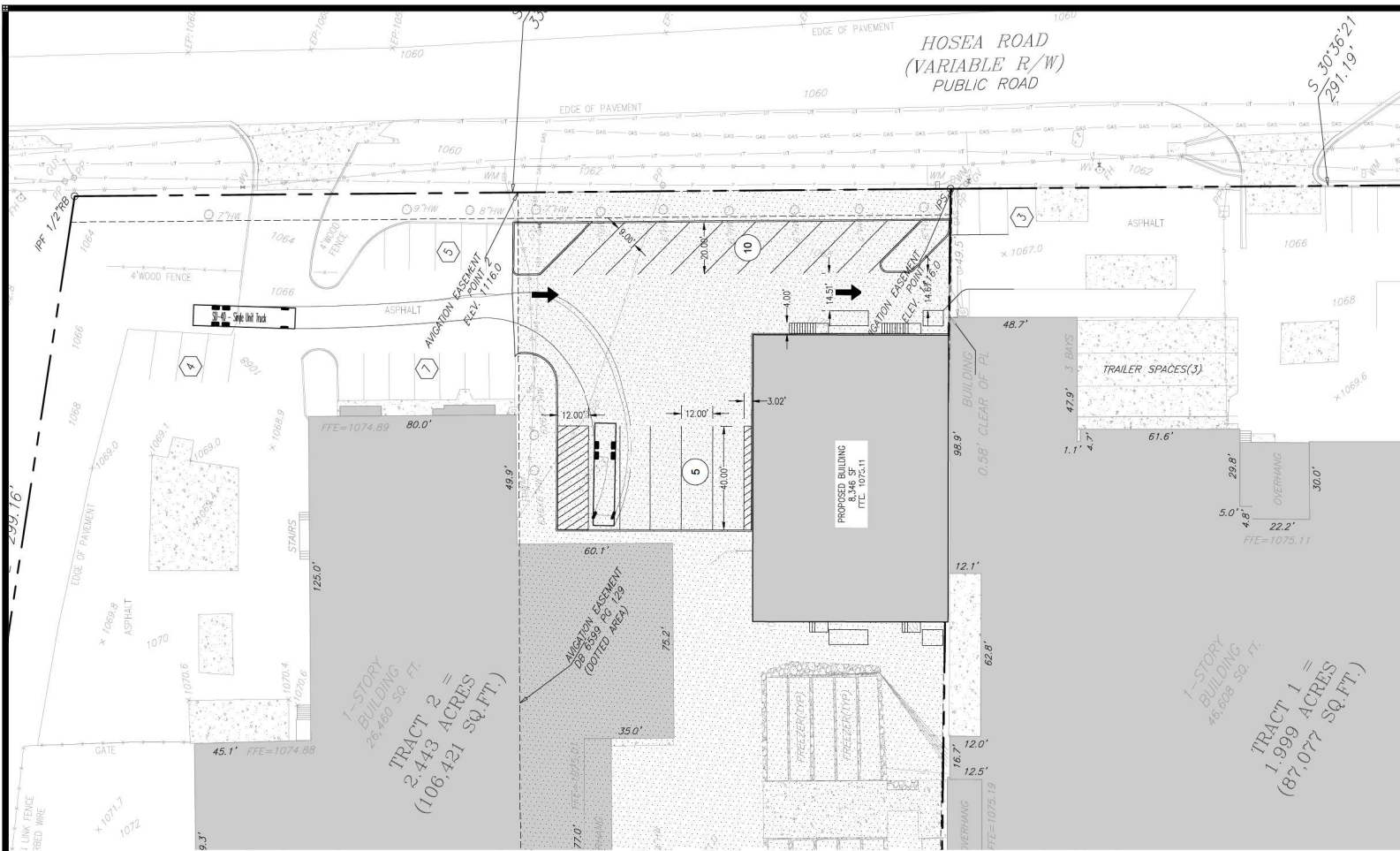
SHEET  
**C4.0**

**SUP2026-00009**  
**RECEIVED AUGUST 7, 2026**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**GEORGIA 811**  
Utilities Protection Center, Inc.  
Know what's below.  
Call before you dig.  
Dial 811 or Call 1-800-282-7411

**NORTH**

Scale 1" = 30'



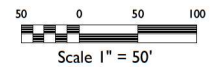
| STORM AND GRADING LEGEND |                                          |
|--------------------------|------------------------------------------|
| BW                       | BOTTOM OF WALL                           |
| CMP                      | ALUMINIZED TYPE II CORRUGATED METAL PIPE |
| CO                       | CLEANOUT                                 |
| DI                       | DUCTILE IRON PIPE                        |
| DI                       | DROP INLET                               |
| DI W/HOOD                | DROP INLET WITH HOOD                     |
| DWCB                     | DOUBLE WING CATCH BASIN                  |
| FTE                      | FIRSH FLOOR ELEVATION                    |
| GI                       | GRATE INLET                              |
| HDPE                     | HIGH-DENSITY POLYETHYLENE PIPE           |
|                          | (N-12 SMOOTH INTERIOR PIPE BY NYLOPLAST) |
| HT                       | HEIGHT                                   |
| HW                       | HEADWALL                                 |
| INV                      | INVERT                                   |
| JB                       | JUNCTION BOX                             |
| OCS                      | OUTLET CONTROL STRUCTURE                 |
| PI                       | PEDESTAL INLET                           |
| PVC                      | POLYVINYL CHLORIDE PIPE                  |
| RCR                      | REINFORCED CONCRETE PIPE                 |
| SMH                      | SANITARY SEWER MANHOLE                   |
| SWCB                     | SINGLE WING CATCH BASIN                  |
| TW                       | TOP OF WALL                              |
| YI                       | YARD INLET                               |
|                          | (NYLOPLAST OR APPROVED EQUAL)            |
| + SOLI                   | PROPOSED SPOT GRADE                      |
| + SOLI                   | EXISTING SPOT GRADE                      |
| ---                      | LIMITS OF DISTURBANCE                    |
| ---                      | TREE PROTECTION FENCE                    |
| ---                      | RETAINING WALL                           |
| ---                      | VEHICULAR GUARD RAIL                     |
| ---                      | PROPOSED GRADE                           |
| ---                      | EXISTING GRADE                           |
| ---                      | DIP SANITARY SEWER LINE                  |
| ---                      | PVC SANITARY SEWER LINE                  |
| ---                      | EXISTING SANITARY SEWER LINE             |
| ---                      | PROPOSED STORM SEWER LINE                |
| ---                      | EXISTING STORM SEWER LINE                |
| ---                      | PROPOSED WATER LINE                      |
| ---                      | EXISTING WATER LINE                      |
| ---                      | SANITARY SEWER EASEMENT                  |
| ---                      | STORM SEWER EASEMENT                     |

**CITY OF LAWRENCEVILLE GRADING NOTES:**  
 1. THE BASIS OF BEARING IS THE GEORGIA STATE PLAN COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCE. THE VERTICAL DATUM IS NAVD 88.  
 2. THE CITY OF LAWRENCEVILLE ASSUMES NO RESPONSIBILITY FOR FLOODING, EROSION, OR ANY OTHER STORMWATER-RELATED PROBLEMS THAT OCCUR BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE MAINTENANCE, REPAIR, OR EXTENSION OF ANY STORM DRAIN LINES, STORM DRAIN STRUCTURES, SWALES, CHANNELS, DITCHES, OR NATURAL WATERCOURSES OUTSIDE THE CITY RIGHT-OF-WAY.  
 3. DEVELOPER/CONTRACTOR IS TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.  
 4. THE ENGINEER WHO DESIGNED THE STORMWATER DETENTION FACILITY FOR THIS PROJECT SHALL PROVIDE A CERTIFICATION STATEMENT TO THE ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF COMPLETION BEING ISSUED CERTIFYING THAT THE FACILITY WAS BUILT IN ACCORDANCE WITH THE APPROVED PLANS AND HYDROLOGY STUDY.

**CITY OF LAWRENCEVILLE RETAINING WALL NOTES:**  
 1. EITHER SAFETY RAILING OR FENCING IS REQUIRED ALONG THE TOP OF ANY PORTION OF THE RETAINING WALL THAT IS 30" OR MORE IN HEIGHT.

NOTE: MAXIMUM ALLOWED SLOPE FOR CUT OF FILL IS 2H:1V.

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 Dial 811 or Call 1-800-282-7411



LEVEL II: #29494



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 Landscape Architecture  
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 (770)441-1912 • www.aecad.com

# SITE GRADING AND DRAINAGE PLAN

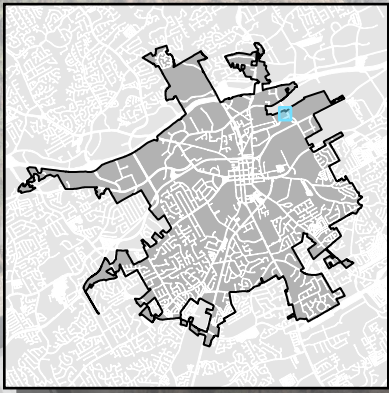
RWI EXPANSION  
 401 INDUSTRIAL PARK DRIVE  
 LAWRENCEVILLE, GA 30046

| NO. | REVISIONS | DATE |
|-----|-----------|------|
|     |           |      |
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PROJECT NO.: 24333  
 CIVIL DRAWN BY: AS, DCU  
 CIVIL DESIGNED BY: AS, LANDSCAPE  
 DRAWN BY: PLG  
 LANDSCAPE DESIGNED BY: PLG / JFS  
 CHECKED BY: CF  
 DATE: 03/20/26

SHEET  
**C6.0**

**SUP2026-00009**  
**RECEIVED JULY 1, 2026**  
**PLANNING & DEVELOPMENT DEPARTMENT**



# LAWRENCEVILLE

*Planning & Development*

## Location Map & Surrounding Areas

**SUP2026-00009**

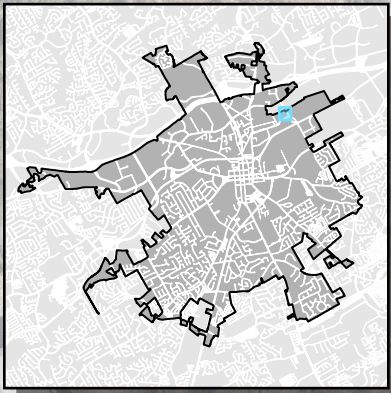
Applicant: PureFun Properties, LLC  
c/o Andersen Tate & Carr

-  Subject Property (~4.42 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 01/13/2026  
Map Date: 07/07/2026  
Map Scale: 1:1,800

0 62.5 125 250 Feet





# LAWRENCEVILLE

*Planning & Development*

## Location Map & Surrounding Areas

**SUP2026-00009**

Applicant: PureFun Properties, LLC  
c/o Andersen Tate & Carr

 Subject Property (~4.42 acres)

 Lawrenceville City Limits

### Zoning Districts

 LM Light Manufacturing

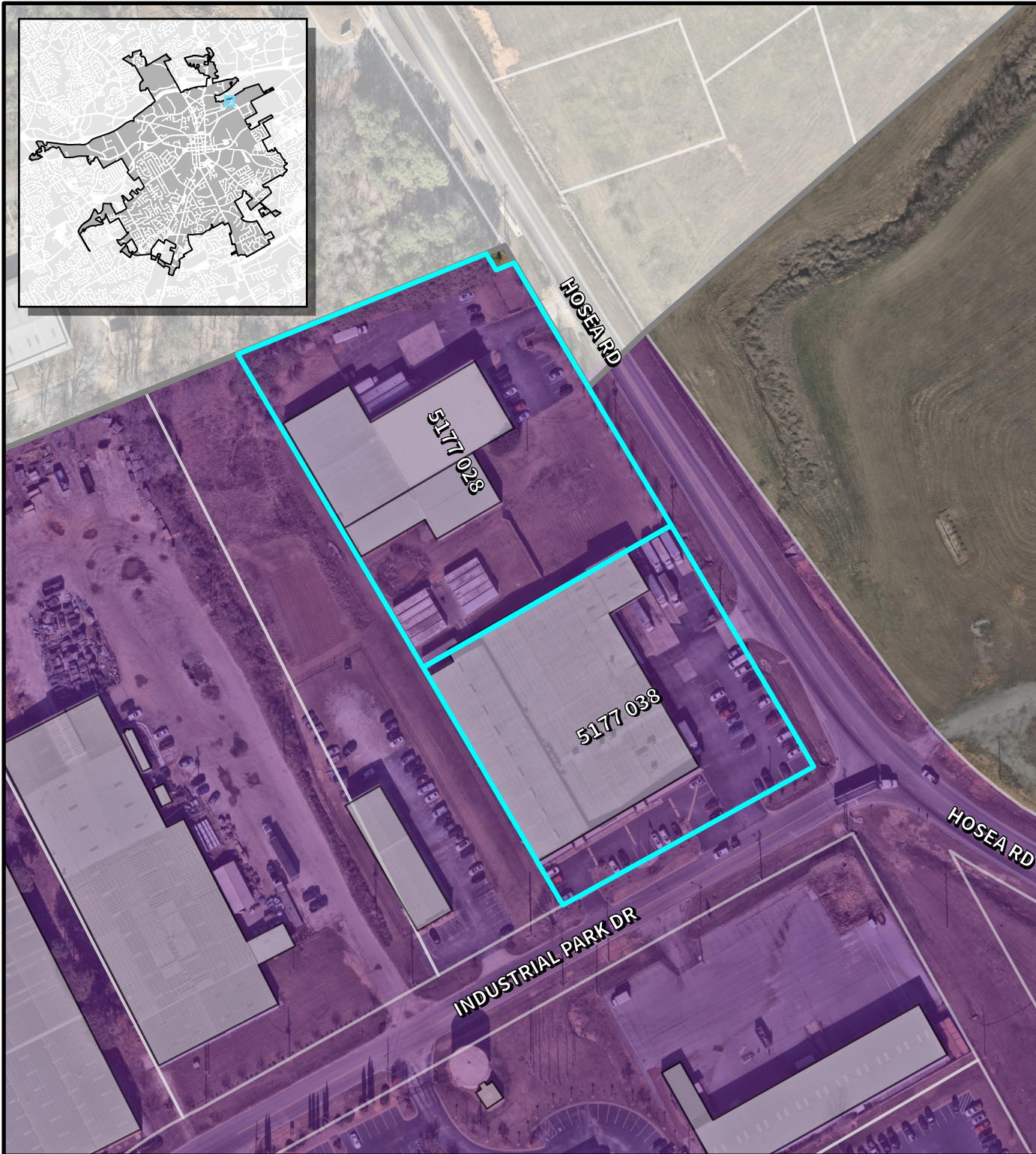
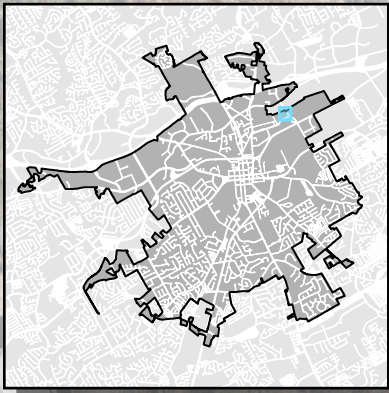
Imagery Date: 01/13/2026

Map Date: 07/07/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet





# LAWRENCEVILLE

*Planning & Development*

## Location Map & Surrounding Areas

**SUP2026-00009**

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 Subject Property (~4.42 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Industrial

 Airport

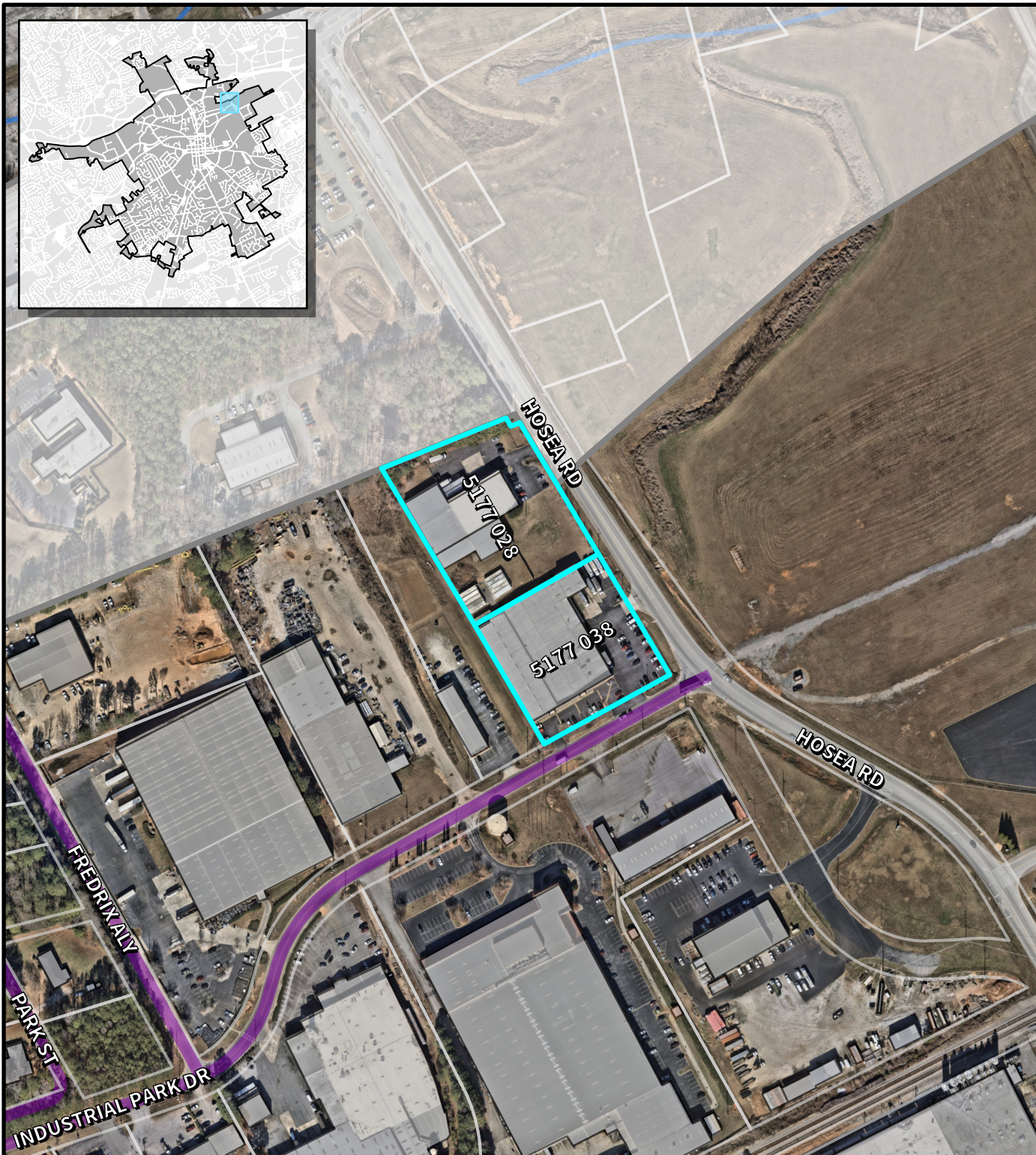
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0 62.5 125 250 Feet





# LAWRENCEVILLE

*Planning & Development*

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Imagery Date: 01/13/2026  
Map Date: 07/07/2026  
Map Scale: 1:3,600

0 125 250 500 Feet





# LAWRENCEVILLE

*Planning & Development*

## Location Map & Surrounding Areas

**SUP2026-00009**

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c/o Andersen Tate & Carr

 Subject Property (~4.42 acres)

 Lawrenceville City Limits

### Zoning Districts

 LM Light Manufacturing

 RS-150 Single-Family Residential

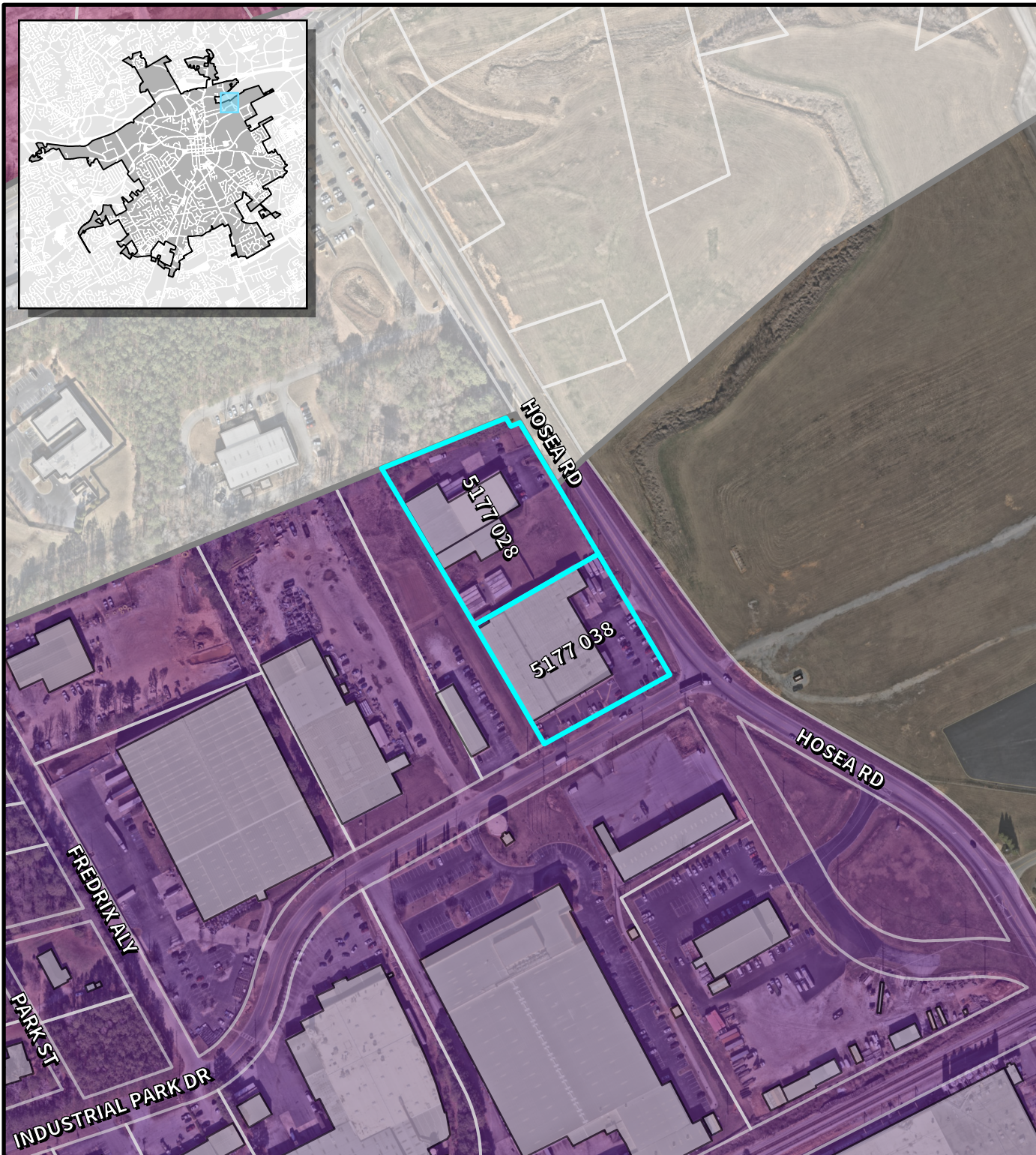
Imagery Date: 01/13/2026

Map Date: 07/07/2026

Map Scale: 1:3,600

0 125 250 500 Feet





# LAWRENCEVILLE

*Planning & Development*

## Location Map & Surrounding Areas

**SUP2026-00009**

Applicant: PureFun Properties, LLC  
c/o Andersen Tate & Carr

 Subject Property (~4.42 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Community Mixed Use

 Industrial

 Airport

Imagery Date: 01/13/2026

Map Date: 07/07/2026

Map Scale: 1:3,600

0 125 250 500 Feet

