



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S): SUP2025-00114

APPLICANT(S): PRECIOUS ASORO

PROPERTY OWNER(S): 3315 SUGARLOAF, LLC

LOCATION(S): 3315 SUGARLOAF PARKWAY

PARCEL IDENTIFICATION NUMBER(S): R5084 273

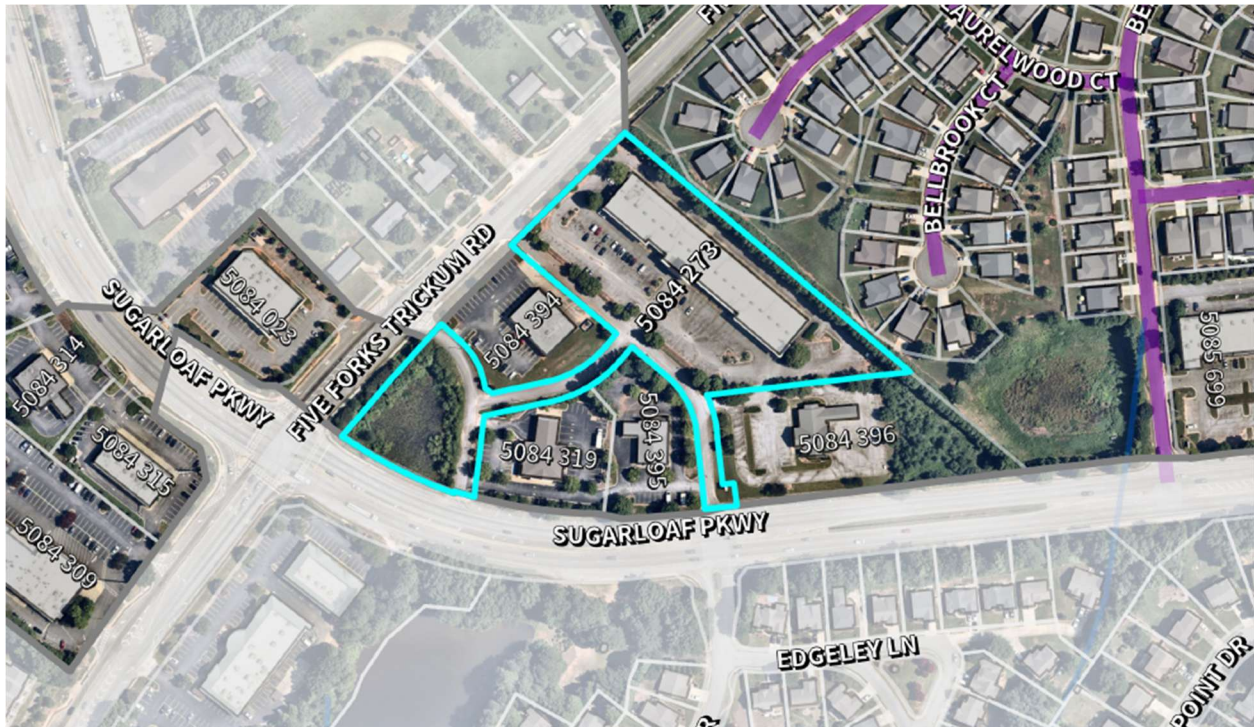
APPROXIMATE ACREAGE: 4.63 ACRES

CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: SPECIAL EVENT FACILITY/BANQUET HALL

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

VICINITY MAP



ZONING HISTORY

The subject property has been zoned BG (General Business District) since 2002, the earliest zoning record on file for the parcel. **SUP2023-00083** was approved on 12/13/2023, allowing a special events facility at the address. The Special Use Permit was conditioned with a two-year sunset, which expires December 2025, necessitating this SUP renewal (submitted 9/5/2025).

PROJECT SUMMARY

The applicant requests a Special Use Permit for 3315 Sugarloaf Parkway to allow for the continued operation of a Special Event Facility/Banquet Hall. The subject property is an approximately 4.63-acre parcel zoned BG (General Business District), located along the eastern right-of-way of Five Forks Trickum Road, near its intersection with Sugarloaf Parkway.

ZONING AND DEVELOPMENT STANDARDS

The property consists of a 29,099 square-foot one-story retail building, accessory driveways, and parking.

Article 1 Districts, Section 103.2 Use Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Special Event Facility	Special Use Permit	Special Use Permit	<i>Approval w/ Conditions</i>

Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.73 Special Event Facility reads as follows:

- A. Such facilities shall be located on a principle arterial, major arterial, minor arterial, major collector street, or a state highway.*
- B. During inclement weather, there shall be sufficient space to safely shelter guests.*
- C. Adequate permanent restroom facilities shall be provided, which shall meet the minimum requirements of the Gwinnett County Environmental Health section and building code requirements.*
- D. Adequate off-street parking facilities shall be provided on-site.*
- E. Such facilities shall meet the Lawrenceville Code of Ordinance: Special Events Facilities.*

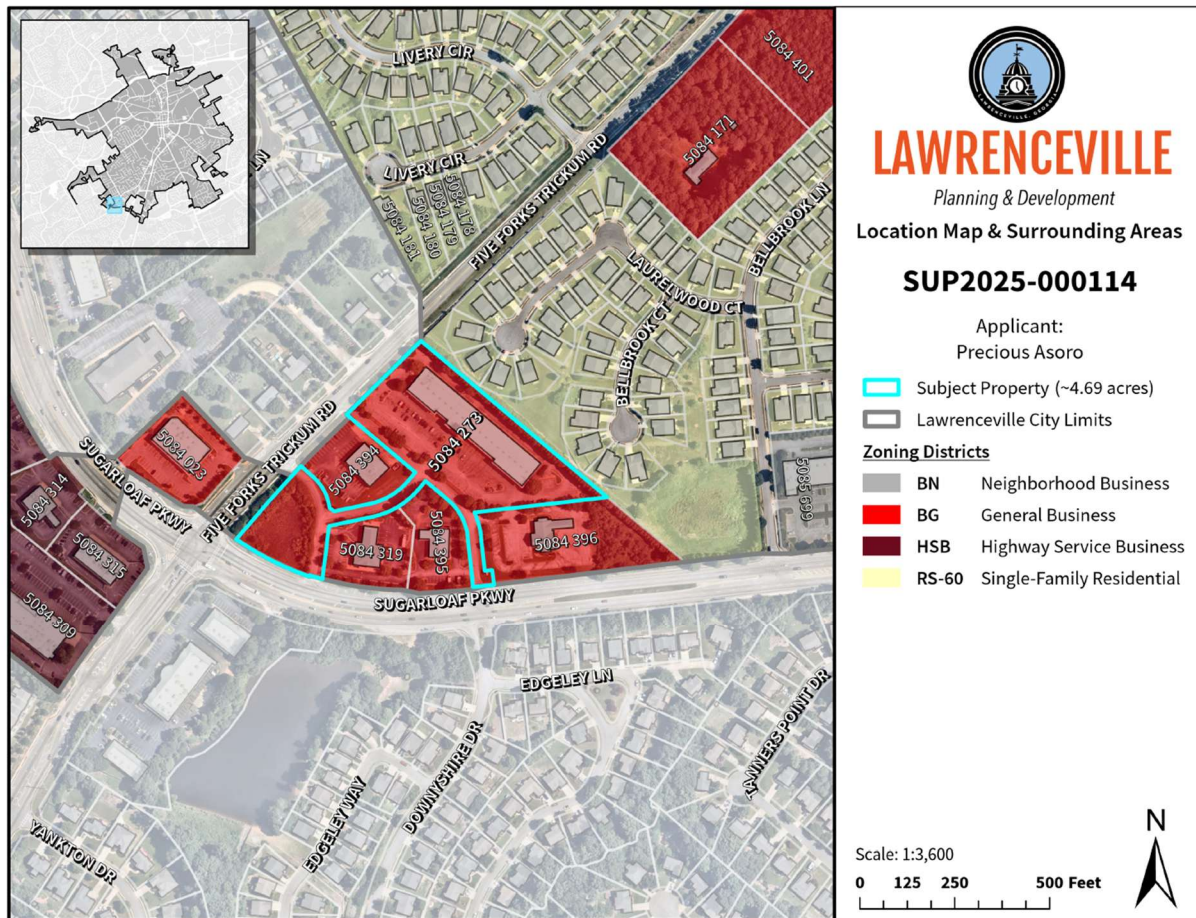
F. Alcohol sales and consumption on the premises of a special event facility outside the Downtown Entertainment District is prohibited in HSB and HM zoning district.

The applicant occupies Suite 15 of the Markets of Sugarloaf shopping center, a 2,886 square foot retail space. They are requesting a renewal for the Special Use Permit approved in December 2023 that allowed a Special Event Facility/Banquet Hall at this location (SUP2023-00083). Access to the property is provided via curbs-cuts extending from Sugarloaf Parkway and Five Forks-Trickum Road.

As proposed, the parking regulations require twenty-nine (29) parking spaces for this type and size of facility, however, the existing parking lot consists of 151 parking spaces, which exceeds the minimum requirements and adequately provides enough off-street parking. Additionally, all associated parking spaces are in front of the building.

The proposal satisfies the minimum requirement of the Supplemental and Accessory Use Standards (the Standards) requiring Special Event Facilities/Banquet Halls be located along a properly classified road, as well as providing adequate restroom facilities. Additionally, the Standards require compliance with the intent of the Code of Ordinance as it relates to Special Event Facilities/Banquet Halls. The adoption of the 2020 Zoning Ordinance allows Special Events Facilities/Banquet Halls to operate throughout the city limits in specific zoning classifications, which includes the BG zoning classification. However, if the applicant chooses to serve alcohol during events an Alcoholic Beverages License allowing the retail sales of alcoholic beverages for consumption shall be required.

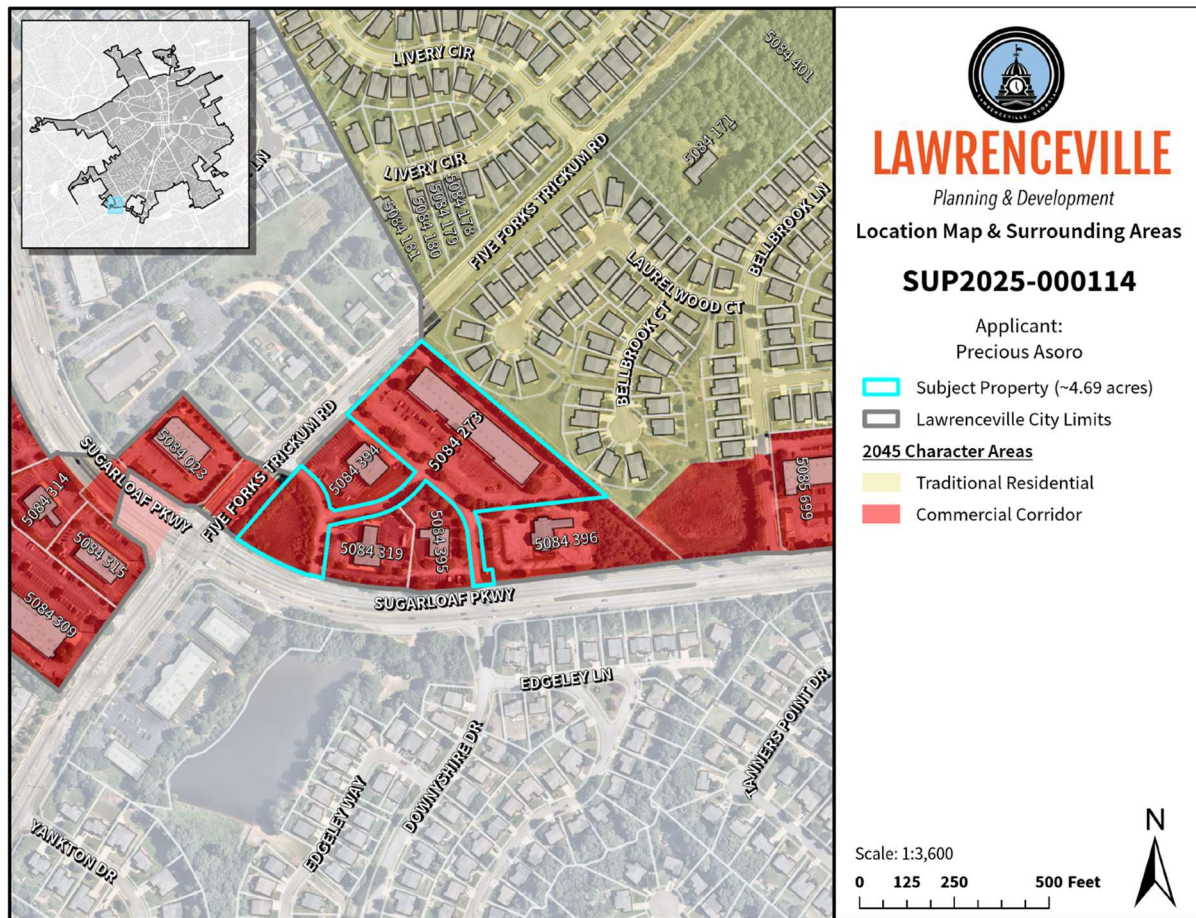
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail uses zoned BG (General Business District), with residential uses zoned RS-60 (Single Family Residential District) located to the north and northeast of the subject property (Courtyards at Sugarloaf subdivision). Furthermore, the property is adjacent to several properties in unincorporated Gwinnett County; there are single family houses zoned RS-75 (Single Family Residential District) on the western right-of-way of Five Forks-Trickum Road, a retail center zoned C1 (Neighborhood Business District) at the southeastern corner of Sugarloaf and Five Forks-Trickum Road, and a residential subdivision (Villages of Flowers Crossing) zoned RZT (Single Family Residential District) on the southern right-of-way of Sugarloaf Parkway. The mixture of zoning and uses in the immediate area further support the requested Special Use Permit.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Commercial Corridor character area, defined as such:

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

The proposed use may be appropriate for the Commercial Corridor character area.

STAFF RECOMMENDATION

As submitted, the proposal to renew the SUP for a Special Event Facility/Banquet Hall at this location is appropriate, as it is in a mixed-use area along Sugarloaf Parkway. It is located within the Commercial Corridor character area, which is appropriate for smaller-scale retail uses such as banquet halls. Furthermore, there is precedent for City Council approving (and renewing) such uses in similar zoning districts and there have been no Code Enforcement cases open regarding the use since the approval of the original Special Use Permit in December 2023.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

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;**

In light of the mixture of uses and zoning in the immediate area, the requested Special Events Facility could be suitable for the area.

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

With the recommended conditions, potential impacts on adjacent and nearby properties could be minimized.

- 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 as currently zoned.

- 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;**

Impacts on public facilities would be anticipated in the form of traffic and utility demand; however, these impacts may be mitigated with appropriate conditions, site development requirements, and planning.

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

Policies of the Commercial Corridor Character Area are intended to provide a center for a variety of retail activities. As such the proposed Special Use Permit allowing a Special Event Facility/Banquet Hall at this location could be consistent with the 2045 Comprehensive Plan.

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;

In December 2023, SUP2023-00083 was approved for a Special Event Facility/Banquet Hall at this location. This Special Use Permit expires in December 2025 due to its two-year sunset clause. Since the original Special Use Permit, there have been no Code Enforcement cases opened at the location that are related to the use.

Additionally, SUP2024-00086 was renewed for the same Special Use in June 2024 at a location close both in physical distance and general character to the subject property.



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS_11032025

SUP2025-00114

Approval of Special Use Permit for a Special Event Facility/Banquet Hall at the subject property, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A.** General Business uses, which may include a Special Event Facility/Banquet Hall as a special use allowing conferences, galas, weddings, and other similar events.
- B.** 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.
- C.** Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
- D.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- E.** Outdoor storage shall be prohibited.
- F.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- G.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- H.** Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages or by the owner of the indoor special events facility in compliance with all applicable sections of

the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages.

- I.** Requires proper licenses for food service; must comply with all local, county, and state laws and regulations.

Edged Events LLC
3315 Sugarloaf Parkway
Suite 15
Lawrenceville, GA 30044
Edgedevents@gmail.com
678-779-3630

To whom it may concern,

I am writing to express my intent to pursue a zoning change for the property located at 3315 Sugarloaf Parkway, Suite 15, Lawrenceville, GA 30044. I have a compelling vision for transforming this location into a vibrant event space business that will not only contribute to the economic growth of our community but also serve as a gathering place for our residents.

The proposed zoning change would involve reclassifying the current zoning designation from Community center to Event Space. This change aligns with the city's long-term development goals and supports the diversification of local businesses.

The development of this event space business aims to cater to a wide range of events, including weddings, corporate meetings, cultural gatherings, and community celebrations. Our vision includes:

- **Architectural Enhancements:** We have already renovated and upgraded the existing structure to create an inviting and aesthetically pleasing event space that complements the surrounding neighborhood.
- **Ample Parking and Accessibility:** Our location ensure sufficient on-site parking and ADA-compliant access to accommodate guests, making it convenient and inclusive for all.
- **Sound and Noise Control:** Have already Implemented in the facility soundproofing measures to minimize noise disturbances to nearby residents during events.
- **Environmental Sustainability:** Commitment to eco-friendly practices, such as energy-efficient lighting and waste reduction, to minimize the environmental impact.
- **Economic Impact:** The event space will create job opportunities, boost tourism, and generate tax revenue for the city.

To initiate this process, I am committed to working closely with the City Planning & Development Department and following all required procedures, including conducting

necessary environmental impact assessments and public hearings to gather feedback from the community.

I believe that this proposed zoning change and development will contribute positively to our city's growth and enhance our community's quality of life. I am eager to collaborate with the city and its residents to bring this project to fruition.

Thank you for your consideration of my letter of intent. I look forward to discussing this proposal further and working together to make our shared vision a reality. Please feel free to contact me at 678-779-3630 or Edgedevents@gmail.com to arrange a meeting at your earliest convenience.

Sincerely,

Eghosa Precious Asaro
Edged Events LLC
Owner
678-779-3630

DEED B: 56279 P: 00098
11/29/2018 01:23 PM Pgs: 2 Fees: \$12.00
TTax: \$0.00
Richard T. Alexander, Jr., Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672018032535

PLEASE RETURN TO:
STELL, SMITH & MATTISON, P.C.
P.O. BOX 644
WINDER, GEORGIA 30680
JES, JR. /R18-7388

STATE OF GEORGIA
COUNTY OF BARROW

WARRANTY DEED

THIS INDENTURE, made this 27 day of Nov., 2018, between **HAI TANG LOR** and **JESSICA KOUCH**, of the first part and **3315 SUGARLOAF, LLC**, of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his successors and assigns, the following described property, to-wit:

See Attached Exhibit "A".

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said party of the second part, his successors and assigns, forever, in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hands and seals, the day and year first above written.

Hai Tang Lor (SEAL)
Hai Tang Lor

Jessica Kouch (SEAL)
Jessica Kouch

Signed, sealed and delivered
in the presence of:

Witness

Notary Public, State of Georgia

Date Executed: 11/27/18

My Commission Expires: 8/15/2020

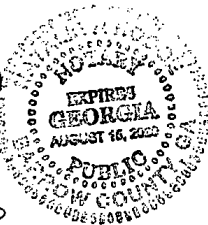
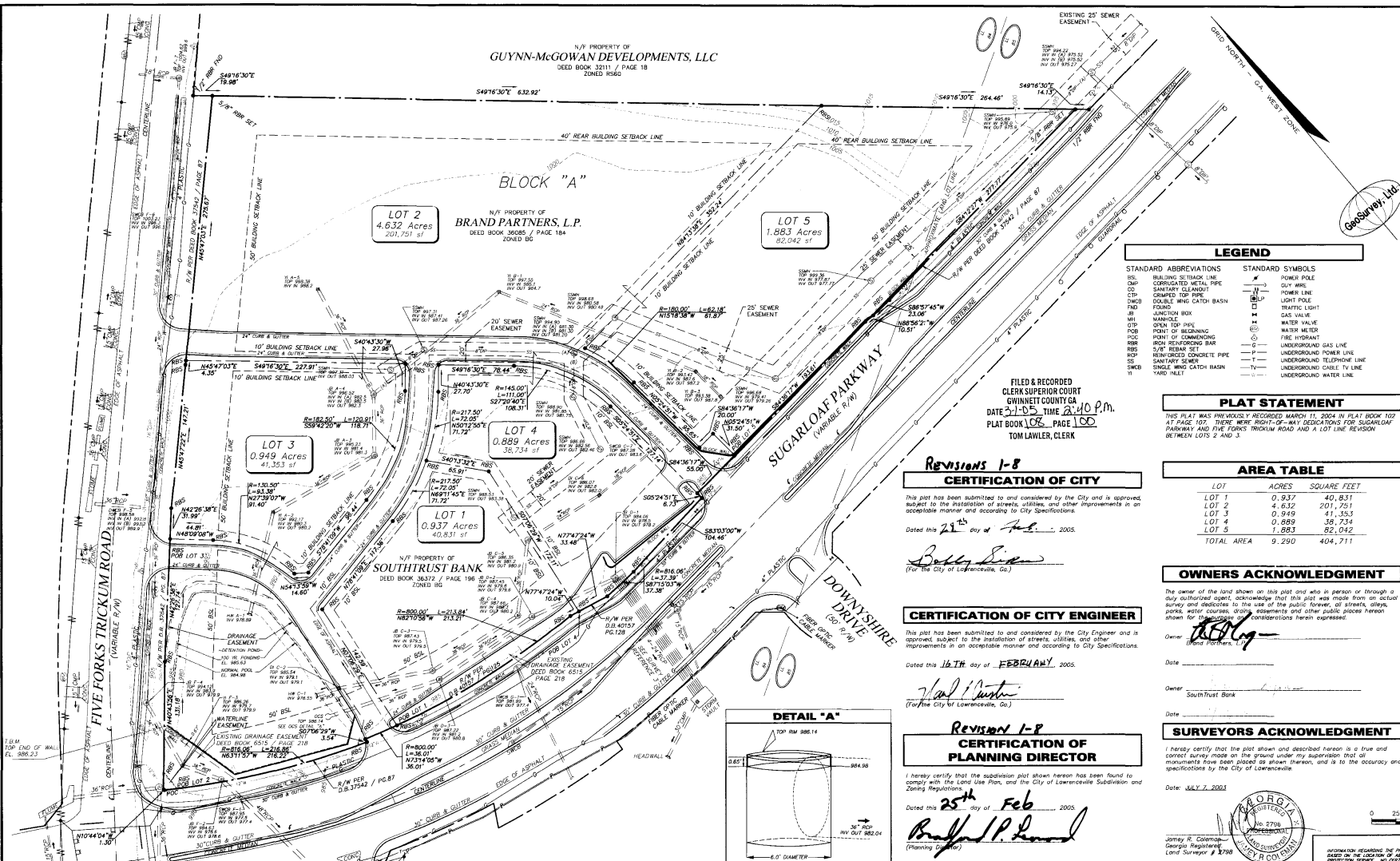


EXHIBIT A
LEGAL DESCRIPTION

ALL that tract or parcel of land, together with all improvements thereon, situate, lying and being in Land Lot 84 of the 5th District of Gwinnett County, Georgia and being known and designated as Lot 2 containing 4.632 acres, more or less, as shown per Subdivision Plat of Sugarloaf Station for Hendon Properties LLC & Brand Partners, L.P., prepared by GeoSurvey, Ltd., James R. Coleman, Georgia Registered Land Surveyor No. 2798, dated July 7, 2003, last revised February 3, 2005, recorded in Plat Book 108, page 100, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia and being incorporated herein by reference for a more particular description.



VICINITY MAP

GENERAL NOTES

OWNERS: BRAND PARTNERS, L.P.
SOUTHTRUST BANK
SUGARLOAF PARKWAY
SUGARLOAF PARKWAY
SUGARLOAF PARKWAY

ENGINEER: HANES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD
SUITE 100
LAWRENCEVILLE, GEORGIA 30043
CONTACT: DAVID FOSTER (770-491-7550)

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13002Z (2005) C, AND THE DATE OF SAID MAP IS MAY 4, 2002. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNDER OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON GWINNETT COUNTY SURVEY CONTROL MONUMENTS "804" AND "1055".

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON GWINNETT COUNTY SURVEY CONTROL MONUMENT "1055". ELEVATION IS 1029.36 FEET MSL. CONTOUR INTERVAL IS 5 FEET.

THE SITE IS ZONED "SO" (GENERAL BUSINESS DISTRICT) IN THE CITY OF LAWRENCEVILLE, GEORGIA. THE MINIMUM YARD SETBACKS ARE: FRONT - 50 FEET, SIDE - 10 FEET, AND REAR - 10 FEET, BUT NO FEET WHEN ABUTTING A RESIDENTIAL DISTRICT. MAXIMUM HEIGHT OF STRUCTURES IS 35 FEET. BUYERS (15 FEET - 60 FEET) WHEN ABUTTING A RESIDENTIAL DISTRICT.

NOTE: IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO BE IN COMPLIANCE WITH THE APPLICABLE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND CLEAN WATER ACT REQUIREMENTS.

NOTE: THE CITY OF LAWRENCEVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL CHANNELS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY OR FOR THE EXTENSION OF CHANNELS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF LAWRENCEVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN UNDERGROUND EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.

NOTE: DETENTION FOR THE SUBDIVISION WILL BE A COMMON FACILITY, BUILT PRIOR TO UNDERGROUND SURFACE BEING INSTALLED DURING THE FIRST SITE DEVELOPMENT.

SURVEY REFERENCES

1- GWINNETT COUNTY RIGHT-OF-WAY PLANS, PROJECT NUMBER T4046, PREPARED BY RILEY PARK HANSEN AND ASSOCIATES, INC., DATED MAY 30, 1990 AND LAST REVISED JANUARY 9, 1999.

2- ALTA/ACSM LAND TITLE SURVEY FOR HENDON PROPERTIES, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY GEOSURVEY, LTD., DATED JULY 7, 2003 AND LAST REVISED OCTOBER 9, 2003.

3- ACKNOWLEDGEMENT LETTER FROM GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION TO REMAIN IN OBLIGATION REGARDING THE MAINTENANCE OF THE FOUR 24" DRAIN PIPES CROSSING SUGARLOAF PARKWAY.

LEGEND

STANDARD ABBREVIATIONS

SS: BUILDING SETBACK LINE
CM: CORRUGATED METAL PIPE
CS: SANITARY CULVERT
CTP: CRIMPED TOP PIPE
DWB: DOUBLE WIRE CATCH BASIN
JN: JUNCTION BOX
WV: WASTE VALVE
OP: OPEN TOP PIPE
PBR: POINT OF BEGINNING
PC: POINT OF COMMENCING
RHS: HIGH RESISTANCE BAY
RBS: 5/8" REBAR SET
RCP: REINFORCED CONCRETE PIPE
SS: SANITARY SEWER
SWB: SINGLE WIRE CATCH BASIN
YI: YARD INLET

STANDARD SYMBOLS

POWER POLE
OUT WIRE
LIGHT POLE
TRAFFIC LIGHT
C&S VALVE
WATER VALVE
WATER METER
FIRE HYDRANT
UNDERGROUND GAS LINE
UNDERGROUND POWER LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND WATER LINE

PLAT STATEMENT

THIS PLAT WAS PREVIOUSLY RECORDED MARCH 11, 2004 IN PLAT BOOK 102 AT PAGE 14. THERE WERE RIGHT-OF-WAY DEDICATIONS FOR SUGARLOAF PARKWAY AND THE FORMS TRICKUM ROAD AND A LOT LINE REVISION BETWEEN LOTS 2 AND 3.

AREA TABLE

LOT	ACRES	SQUARE FEET
LOT 1	0.937	40,831
LOT 2	4.632	201,751
LOT 3	0.949	41,353
LOT 4	0.889	38,734
LOT 5	1.883	82,042
TOTAL AREA	9.289	404,711

OWNERS ACKNOWLEDGMENT

The owner of the land shown on this plat and who is in person or through a duly authorized agent, acknowledge that this plat was made from an actual survey and dedicated to the use of the public for use, streets, alleys, parks, water courses, drainage easements and other public places herein shown for their convenience and considerations herein expressed.

Owner: *Brand Partners, L.P.*

Date: _____

Owner: SouthTrust Bank

Date: _____

REVISIONS 1-B

CERTIFICATION OF CITY

This plat has been submitted to and considered by the City and is approved, subject to the installation of streets, utilities, and other improvements in accordance with the Ordinance and according to City Specifications.

Dated this 21st day of Feb., 2005.

Betty S. Soren
(For the City of Lawrenceville, Ga.)

CERTIFICATION OF CITY ENGINEER

This plat has been submitted to and considered by the City Engineer and is approved, subject to the installation of streets, utilities, and other improvements in accordance with the Ordinance and according to City Specifications.

Dated this 16th day of FEBRUARY, 2005.

Hal Carter
(For the City of Lawrenceville, Ga.)

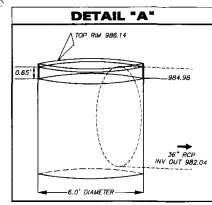
REVISION 1-B

CERTIFICATION OF PLANNING DIRECTOR

I hereby certify that the subdivision plat shown herein has been found to comply with the Land Use Plan, and the City of Lawrenceville Subdivision and Zoning Regulations.

Dated this 25th day of Feb, 2005.

Bradford P. Howard
(Planning Director)



REVISIONS

No.	Date	Description
1	05/05/2004	Revised Lots 2 & 3
2	06/01/2004	Revised Lots 1-5, Add Center
3	06/16/2004	Revised Lots 1 & 4, Add SUE Trunk 1 & 2
4	11/01/2004	Add As-Built Data, Remove H/W Trunk
5	12/04/2004	Revised H/W, Lots 2 & 5
6	01/06/2005	Revised Lots 1 & 5
7	01/21/2005	Revised Lots 1 & 2
8	02/03/2005	Combine Lot 4 with Lot 5

APPROVALS

Dated this 16th day of Feb, 2005.

Steve
Fire Department

Dated this 17th day of February, 2005.

Brand Partners, L.P.
(Public Utility)

PIPE CHART

FROM	TO	"C"	25 YR. "P"	AREA TO INLET	25 YR. Q cfs	CUMUL. Q cfs	C ₁₀₀ ft/s	LENGTH (FT.)	SIZE (IN.)	TYPE
Y1-A-5	J1-B-A-4	0.95	9.06	2.506	21.67	21.67	9.70	122	36	RCP
J1-B-A-4	J1-B-A-3	0.95	9.06	1.534	13.84	35.51	8.87	83	36	RCP
J1-B-A-3	J1-B-A-2	0.95	9.06	1.534	13.84	49.35	7.83	170	36	RCP
J1-B-A-2	J1-B-A-1	0.95	9.06	1.534	13.84	63.19	7.06	111	36	RCP
J1-B-A-1	J1-B-A-0	0.95	9.06	1.534	13.84	77.03	6.42	718	24	RCP
J1-B-A-0	J1-B-A-0	0.95	9.06	1.534	13.84	90.87	5.96	168	36	RCP
C&S-C-7	D1-C-6	0.95	9.06	0.329	1.80	1.80	2.87	78	18	RCP
D1-C-6	J1-B-C-3	0.95	9.06	1.283	11.13	12.93	1.83	87	24	RCP
J1-B-C-3	J1-B-C-2	0.95	9.06	1.283	11.13	14.21	1.83	78	36	RCP
J1-B-C-2	J1-B-C-1	0.95	9.06	1.283	11.13	15.49	1.83	105	36	RCP
J1-B-C-1	H.W.-C-1	0.95	9.06	0.694	5.97	16.90	1.02	25	36	RCP
J1-B-C-1	J1-B-C-2	0.95	9.06	1.283	11.13	18.18	1.83	78	36	RCP
J1-B-C-2	J1-B-C-3	0.95	9.06	1.283	11.13	19.46	1.83	87	36	RCP
J1-B-C-3	J1-B-C-4	0.95	9.06	1.283	11.13	20.74	1.83	98	36	RCP
J1-B-C-4	J1-B-C-5	0.95	9.06	1.283	11.13	22.02	1.83	109	36	RCP
J1-B-C-5	J1-B-C-6	0.95	9.06	1.283	11.13	23.30	1.83	120	36	RCP
J1-B-C-6	J1-B-C-7	0.95	9.06	1.283	11.13	24.58	1.83	131	36	RCP
J1-B-C-7	J1-B-C-8	0.95	9.06	1.283	11.13	25.86	1.83	142	36	RCP
J1-B-C-8	J1-B-C-9	0.95	9.06	1.283	11.13	27.14	1.83	153	36	RCP
J1-B-C-9	J1-B-C-10	0.95	9.06	1.283	11.13	28.42	1.83	164	36	RCP
J1-B-C-10	J1-B-C-11	0.95	9.06	1.283	11.13	29.70	1.83	175	36	RCP
J1-B-C-11	J1-B-C-12	0.95	9.06	1.283	11.13	30.98	1.83	186	36	RCP
J1-B-C-12	J1-B-C-13	0.95	9.06	1.283	11.13	32.26	1.83	197	36	RCP
J1-B-C-13	J1-B-C-14	0.95	9.06	1.283	11.13	33.54	1.83	208	36	RCP
J1-B-C-14	J1-B-C-15	0.95	9.06	1.283	11.13	34.82	1.83	219	36	RCP
J1-B-C-15	J1-B-C-16	0.95	9.06	1.283	11.13	36.10	1.83	230	36	RCP
J1-B-C-16	J1-B-C-17	0.95	9.06	1.283	11.13	37.38	1.83	241	36	RCP
J1-B-C-17	J1-B-C-18	0.95	9.06	1.283	11.13	38.66	1.83	252	36	RCP
J1-B-C-18	J1-B-C-19	0.95	9.06	1.283	11.13	39.94	1.83	263	36	RCP
J1-B-C-19	J1-B-C-20	0.95	9.06	1.283	11.13	41.22	1.83	274	36	RCP
J1-B-C-20	J1-B-C-21	0.95	9.06	1.283	11.13	42.50	1.83	285	36	RCP
J1-B-C-21	J1-B-C-22	0.95	9.06	1.283	11.13	43.78	1.83	296	36	RCP
J1-B-C-22	J1-B-C-23	0.95	9.06	1.283	11.13	45.06	1.83	307	36	RCP
J1-B-C-23	J1-B-C-24	0.95	9.06	1.283	11.13	46.34	1.83	318	36	RCP
J1-B-C-24	J1-B-C-25	0.95	9.06	1.283	11.13	47.62	1.83	329	36	RCP
J1-B-C-25	J1-B-C-26	0.95	9.06	1.283	11.13	48.90	1.83	340	36	RCP
J1-B-C-26	J1-B-C-27	0.95	9.06	1.283	11.13	50.18	1.83	351	36	RCP
J1-B-C-27	J1-B-C-28	0.95	9.06	1.283	11.13	51.46	1.83	362	36	RCP
J1-B-C-28	J1-B-C-29	0.95	9.06	1.283	11.13	52.74	1.83	373	36	RCP
J1-B-C-29	J1-B-C-30	0.95	9.06	1.283	11.13	54.02	1.83	384	36	RCP
J1-B-C-30	J1-B-C-31	0.95	9.06	1.283	11.13	55.30	1.83	395	36	RCP
J1-B-C-31	J1-B-C-32	0.95	9.06	1.283	11.13	56.58	1.83	406	36	RCP
J1-B-C-32	J1-B-C-33	0.95	9.06	1.283	11.13	57.86	1.83	417	36	RCP
J1-B-C-33	J1-B-C-34	0.95	9.06	1.283	11.13	59.14	1.83	428	36	RCP
J1-B-C-34	J1-B-C-35	0.95	9.06	1.283	11.13	60.42	1.83	439	36	RCP
J1-B-C-35	J1-B-C-36	0.95	9.06	1.283	11.13	61.70	1.83	450	36	RCP
J1-B-C-36	J1-B-C-37	0.95	9.06	1.283	11.13	62.98	1.83	461	36	RCP
J1-B-C-37	J1-B-C-38	0.95	9.06	1.283	11.13	64.26	1.83	472	36	RCP
J1-B-C-38	J1-B-C-39	0.95	9.06	1.283	11.13	65.54	1.83	483	36	RCP
J1-B-C-39	J1-B-C-40	0.95	9.06	1.283	11.13	66.82	1.83	494	36	RCP
J1-B-C-40	J1-B-C-41	0.95	9.06	1.283	11.13	68.10	1.83	505	36	RCP
J1-B-C-41	J1-B-C-42	0.95	9.06	1.283	11.13	69.38	1.83	516	36	RCP
J1-B-C-42	J1-B-C-43	0.95	9.06	1.283	11.13	70.66	1.83	527	36	RCP
J1-B-C-43	J1-B-C-44	0.95	9.06	1.283	11.13	71.94	1.83	538	36	RCP
J1-B-C-44	J1-B-C-45	0.95	9.06	1.283	11.13	73.22	1.83	549	36	RCP
J1-B-C-45	J1-B-C-46	0.95	9.06	1.283	11.13	74.50	1.83	560	36	RCP
J1-B-C-46	J1-B-C-47	0.95	9.06	1.283	11.13	75.78	1.83	571	36	RCP
J1-B-C-47	J1-B-C-48	0.95	9.06	1.283	11.13	77.06	1.83	582	36	RCP
J1-B-C-48	J1-B-C-49	0.95	9.06	1.283	11.13	78.34	1.83	593	36	RCP
J1-B-C-49	J1-B-C-50	0.95	9.06	1.283	11.13	79.62	1.83	604	36	RCP
J1-B-C-50	J1-B-C-51	0.95	9.06	1.283	11.13	80.90	1.83	615	36	RCP
J1-B-C-51	J1-B-C-52	0.95	9.06	1.283	11.13	82.18	1.83	626	36	RCP
J1-B-C-52	J1-B-C-53	0.95	9.06	1.283	11.13	83.46	1.83	637	36	RCP
J1-B-C-53	J1-B-C-54	0.95	9.06	1.283	11.13	84.74	1.83	648	36	RCP
J1-B-C-54	J1-B-C-55	0.95	9.06	1.283	11.13	86.02	1.83	659	36	RCP
J1-B-C-55	J1-B-C-56	0.95	9.06	1.283	11.13	87.30	1.83	670	36	RCP
J1-B-C-56	J1-B-C-57	0.95	9.06	1.283	11.13	88.58	1.83	681	36	RCP
J1-B-C-57	J1-B-C-58	0.95	9.06	1.283	11.13	89.86	1.83	692	36	RCP
J1-B-C-58	J1-B-C-59	0.95	9.06	1.283	11.13	91.14	1.83	703	36	RCP
J1-B-C-59	J1-B-C-60	0.95	9.06	1.283	11.13	92.42	1.83	714	36	RCP
J1-B-C-60	J1-B-C-61	0.95	9.06	1.283	11.13	93.70	1.83	725	36	RCP
J1-B-C-61	J1-B-C-62	0.95	9.06	1.283	11.13	94.98	1.83	736	36	RCP
J1-B-C-62	J1-B-C-63	0.95	9.06	1.283	11.13	96.26	1.83	747	36	RCP
J1-B-C-63	J1-B-C-64	0.95	9.06	1.283	11.13	97.54	1.83	758	36	RCP
J1-B-C-64	J1-B-C-65	0.95	9.06	1.283	11.13	98.82	1.83	769	36	RCP
J1-B-C-65	J1-B-C-66	0.95	9.06	1.283	11.13	100.10	1.83	780	36	RCP
J1-B-C-66	J1-B-C-67	0.95	9.06	1.283	11.13	101.38	1.83	791	36	RCP
J1-B-C-67	J1-B-C-68	0.95	9.06	1.283	11.13	102.66	1.83	802	36	RCP
J1-B-C-68	J1-B-C-69	0.95	9.06	1.283	11.13	103.94	1.83	813	36	RCP
J1-B-C-69	J1-B-C-70	0.95	9.06	1.283	11.13	105.22	1.83	824	36	RCP
J1-B-C-70	J1-B-C-71	0.95	9.06	1.283	11.13	106.50	1.83	835	36	RCP
J1-B-C-71	J1-B-C-72	0.95	9.06	1.283	11.13	107.78	1.83	846	36	RCP
J1-B-C-72	J1-B-C-73	0.95	9.06	1.283	11.13	109.06	1.83	857	36	RCP
J1-B-C-73	J1-B-C-74	0.95	9.06	1.283	11.13	110.34	1.83	868	36	RCP
J1-B-C-74	J1-B-C-75	0.95	9.06	1.283	11.13	111.62	1.83	879	36	RCP
J1-B-C-75	J1-B-C-76	0.95	9.06	1.283	11.13	112.90	1.83	890	36	RCP
J1-B-C-76	J1-B-C-77	0.95	9.06	1.283	11.13	114.18	1.83	901	36	RCP
J1-B-C-77	J1-B-C-78	0.95	9.06	1.283	11.13	115.46	1.83	912	36	RCP
J1-B-C-78	J1-B-C-79	0.95	9.06	1.283	11.13	116.74	1.83	923	36	RCP



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

3315 Sugarloaf LLC

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Precious ASoro</u>	NAME: <u>Jessica Kovch, Tang Lor</u>
ADDRESS: <u>3315 Sugarloaf Pkwy Suite 15</u>	ADDRESS: <u>528 Carl cedar Hill Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Winder</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30680</u>
PHONE: <u>678-779-3630</u>	PHONE: <u>678-516-3006</u>
CONTACT PERSON: <u>Precious ASoro</u> PHONE: <u>678-729-3630</u>	
CONTACT'S E-MAIL: <u>eghosa edgedevents@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>4.6</u>	
PARCEL NUMBER(S): <u>5084-273</u>	
ADDRESS OF PROPERTY: <u>3315 Sugarloaf Pkwy, Lawrenceville, GA 30044</u>	
PROPOSED SPECIAL USE: <u>Event Space - Renewal</u>	

[Signature] 9/5/25
SIGNATURE OF APPLICANT DATE

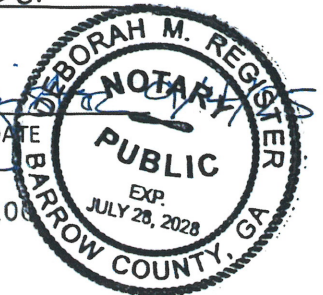
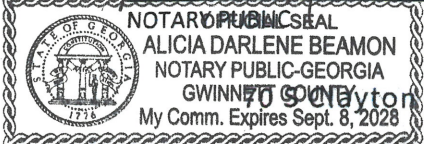
[Signature] TANG LO 9/4/2025
SIGNATURE OF OWNER DATE

Precious ASoro
TYPED OR PRINTED NAME

Jessica Kovch Tang Lor
TYPED OR PRINTED NAME

Alicia Darlene Beamon 9/5/25
DATE

Deborah M. Register
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:

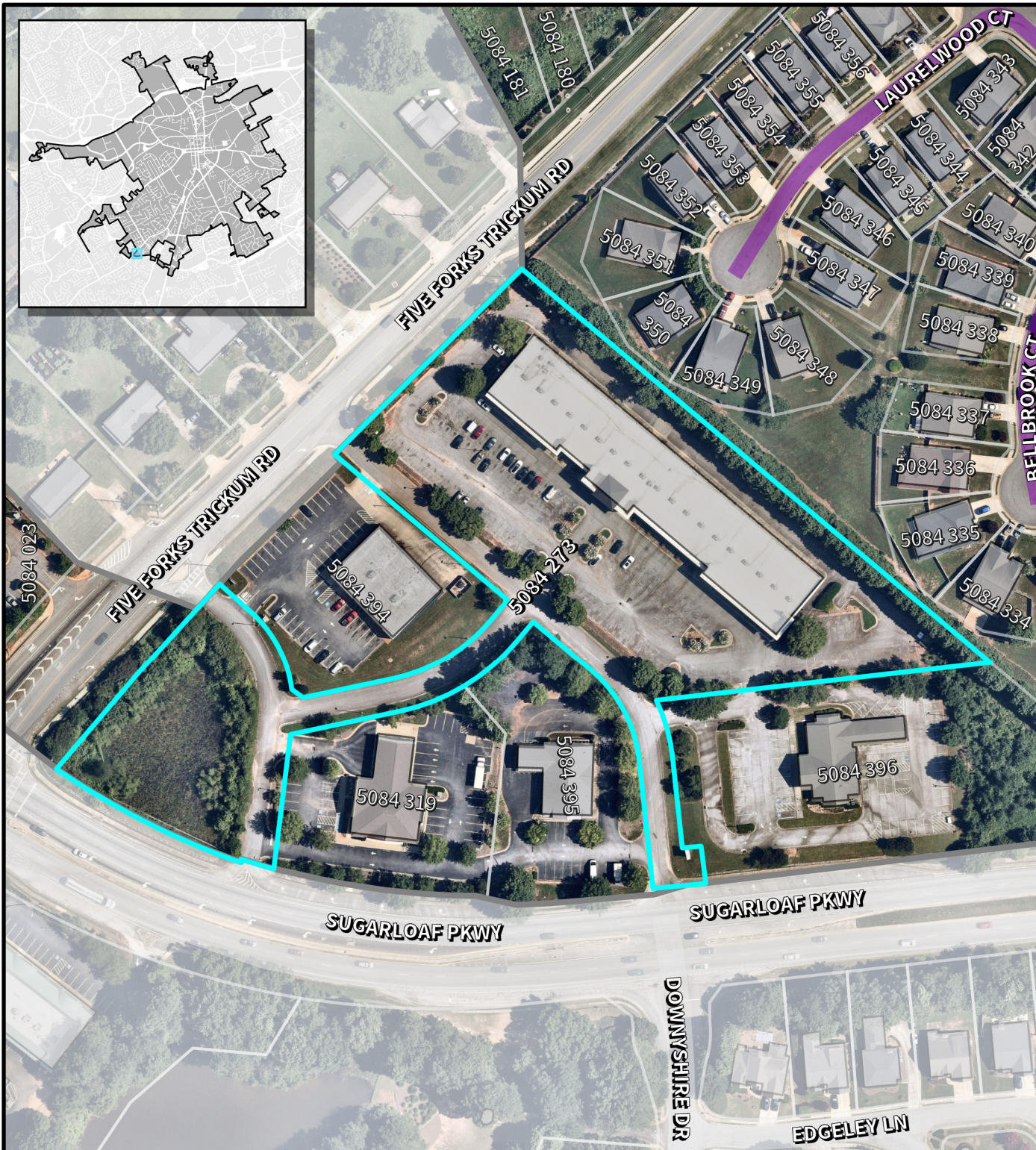
NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

SUP2025-000114

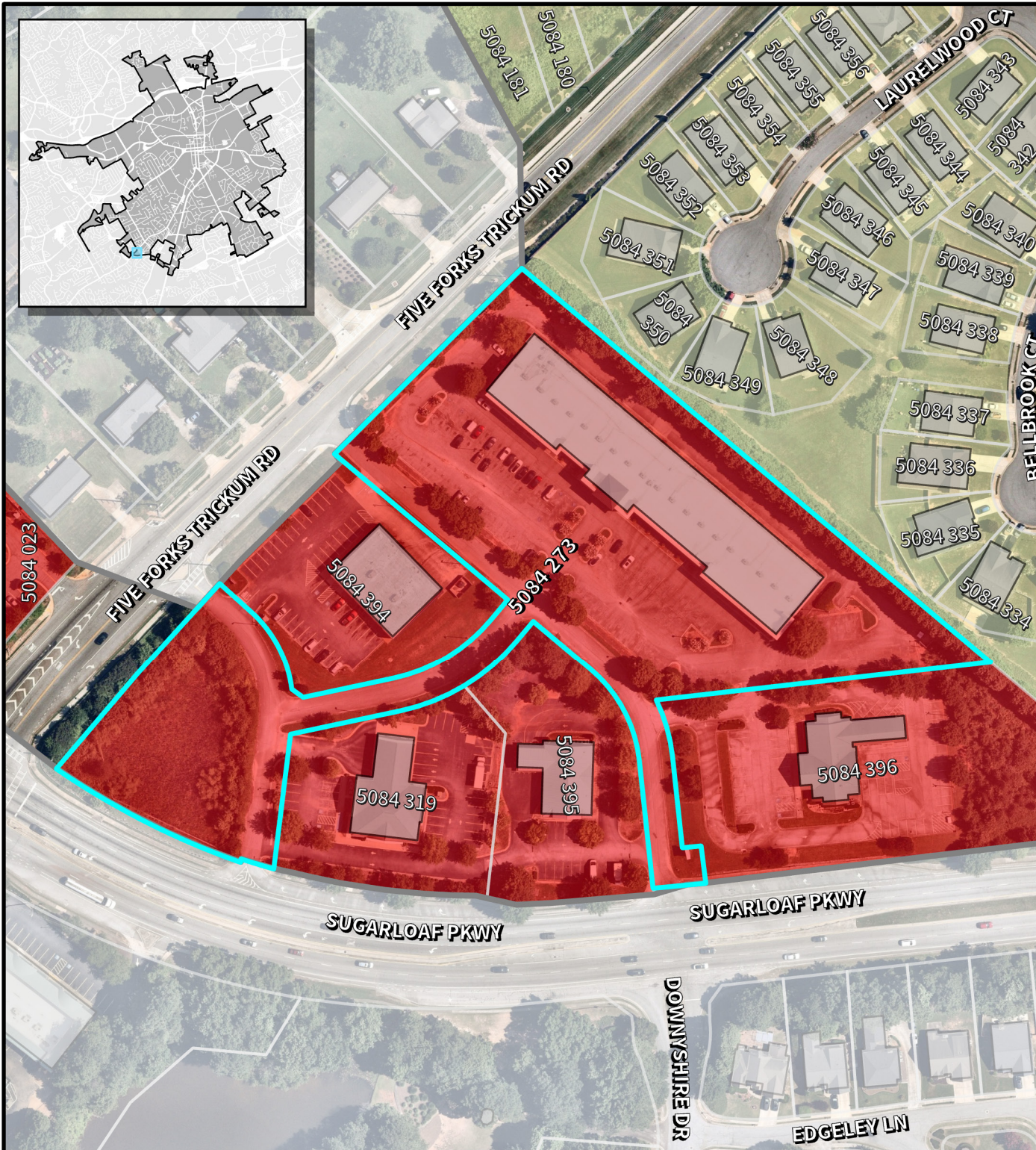
Applicant:
Precious Asoro

-  Subject Property (~4.69 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-000114

Applicant:
Precious Asoro

 Subject Property (~4.69 acres)

 Lawrenceville City Limits

Zoning Districts

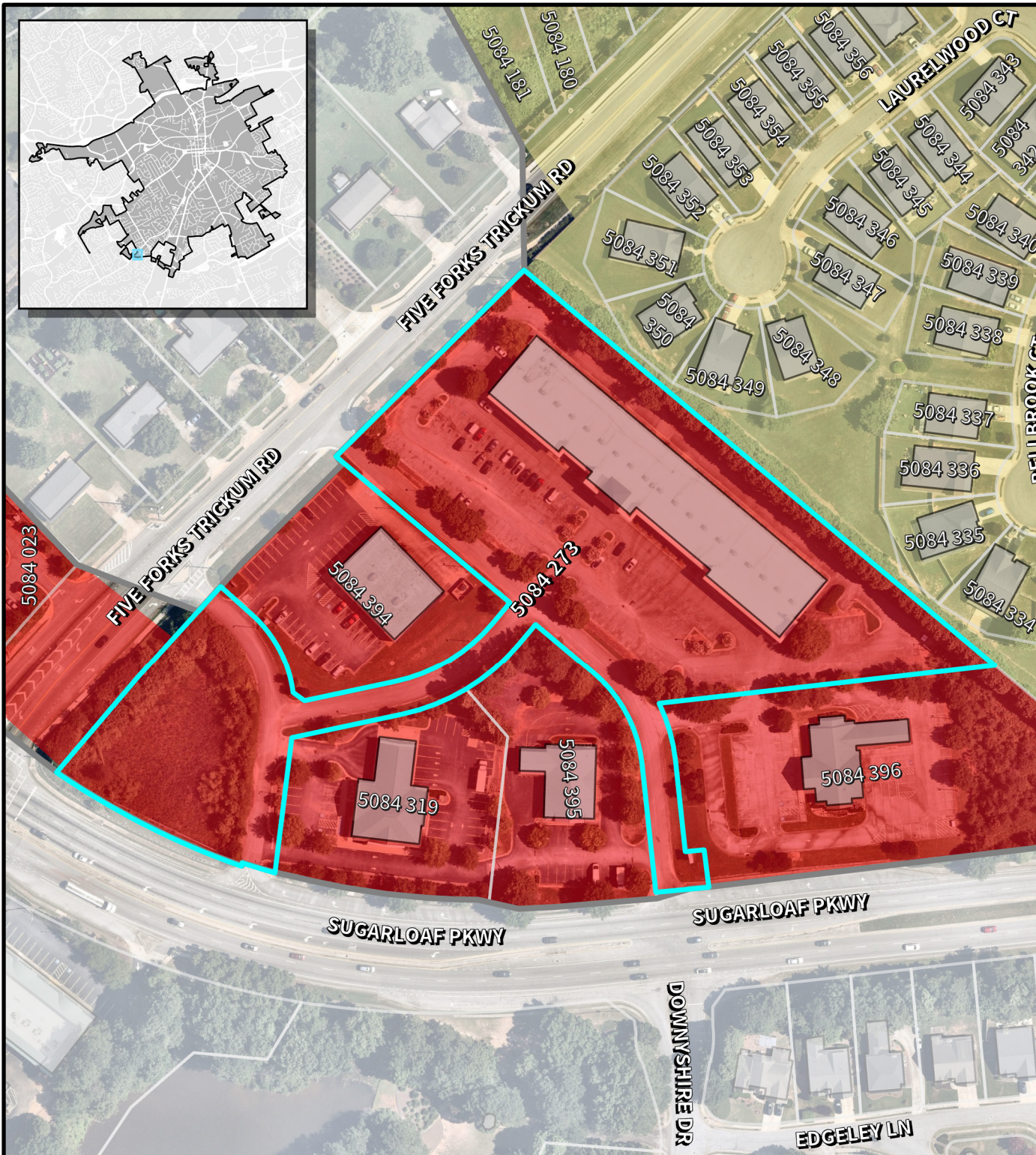
 BG General Business

 RS-60 Single-Family Residential

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-000114

Applicant:
Precious Asoro

 Subject Property (~4.69 acres)

 Lawrenceville City Limits

2045 Character Areas

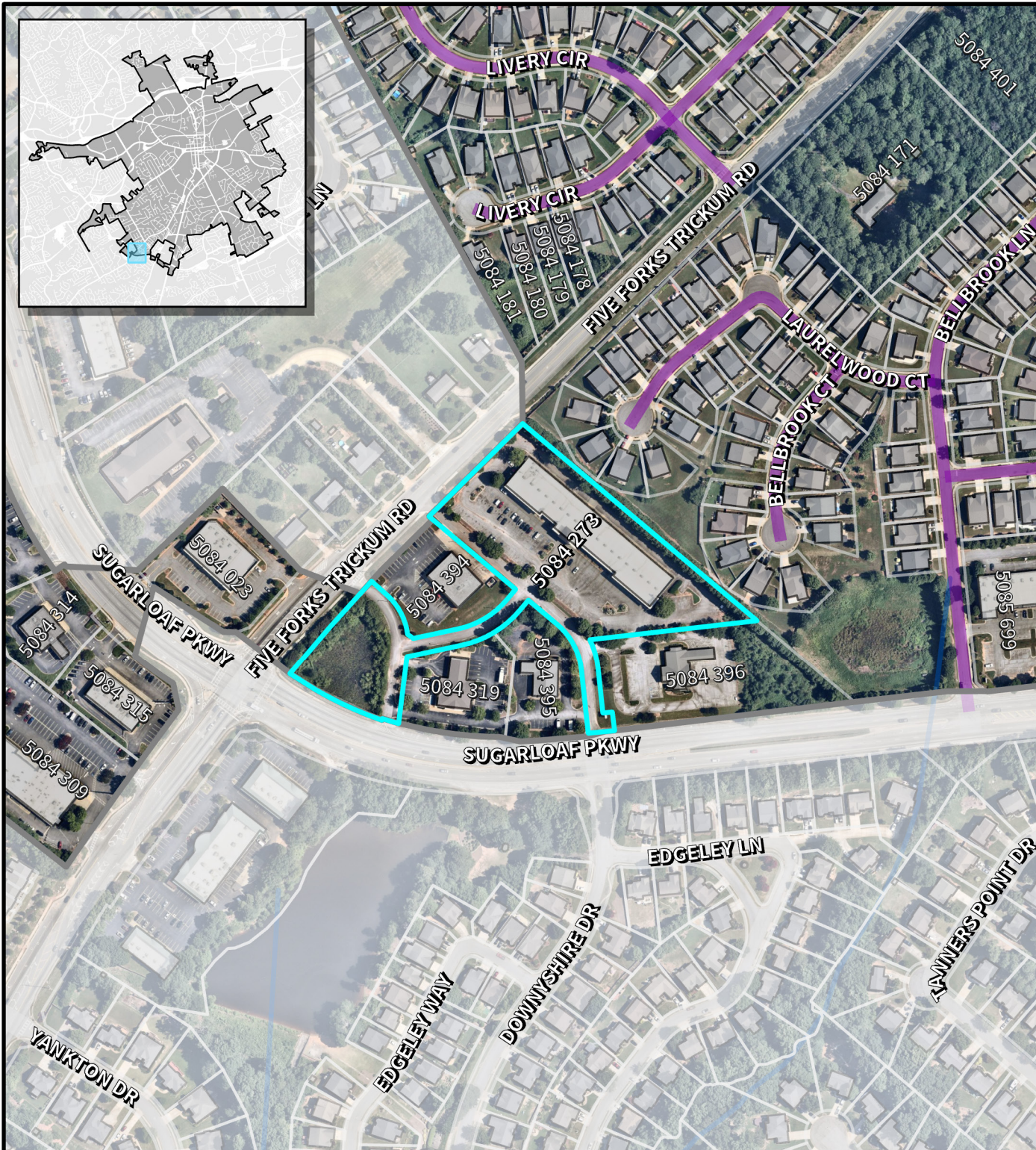
 Traditional Residential

 Commercial Corridor

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-000114

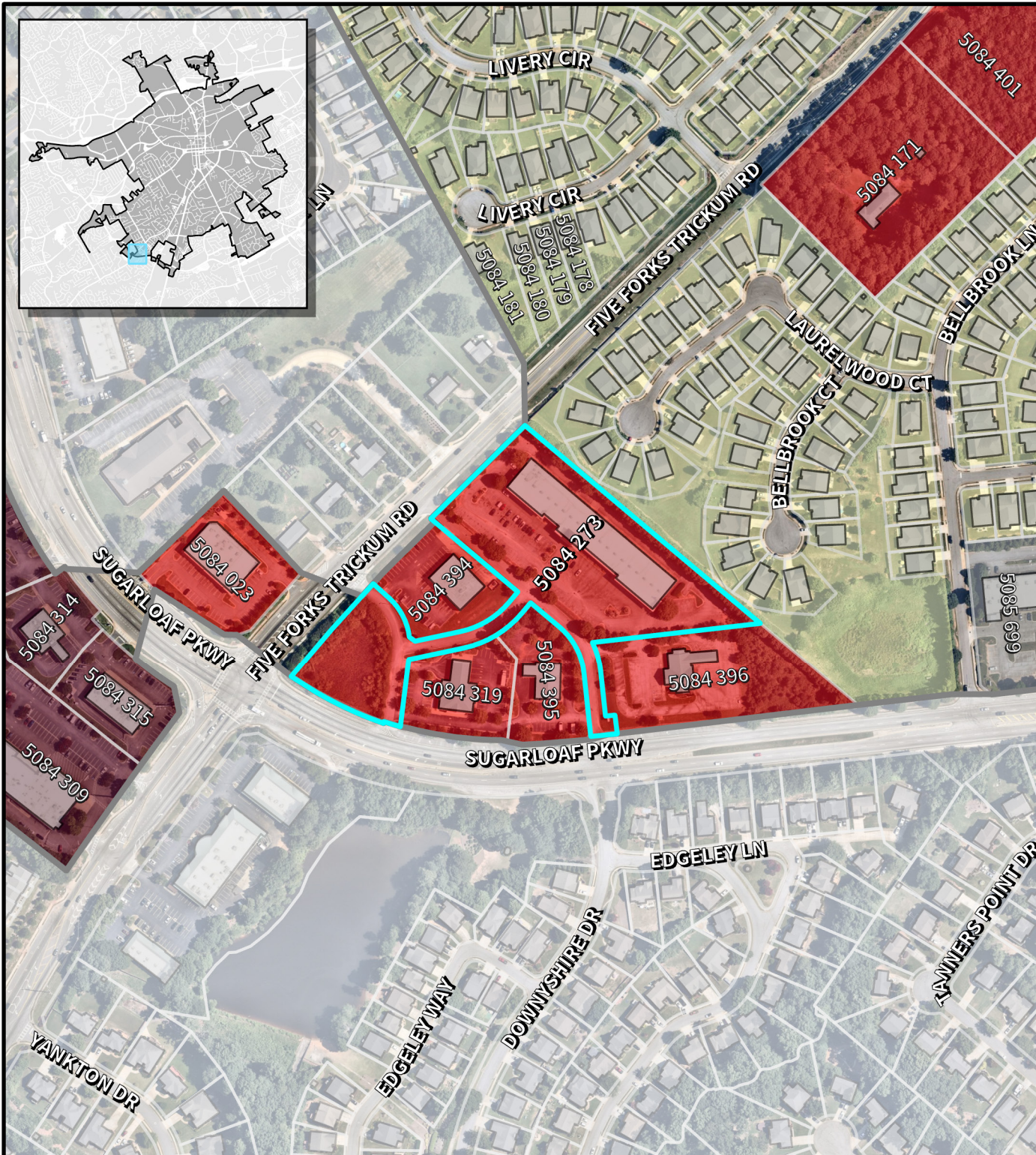
Applicant:
Precious Asoro

-  Subject Property (~4.69 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-000114

Applicant:
Precious Asoro

 Subject Property (~4.69 acres)

 Lawrenceville City Limits

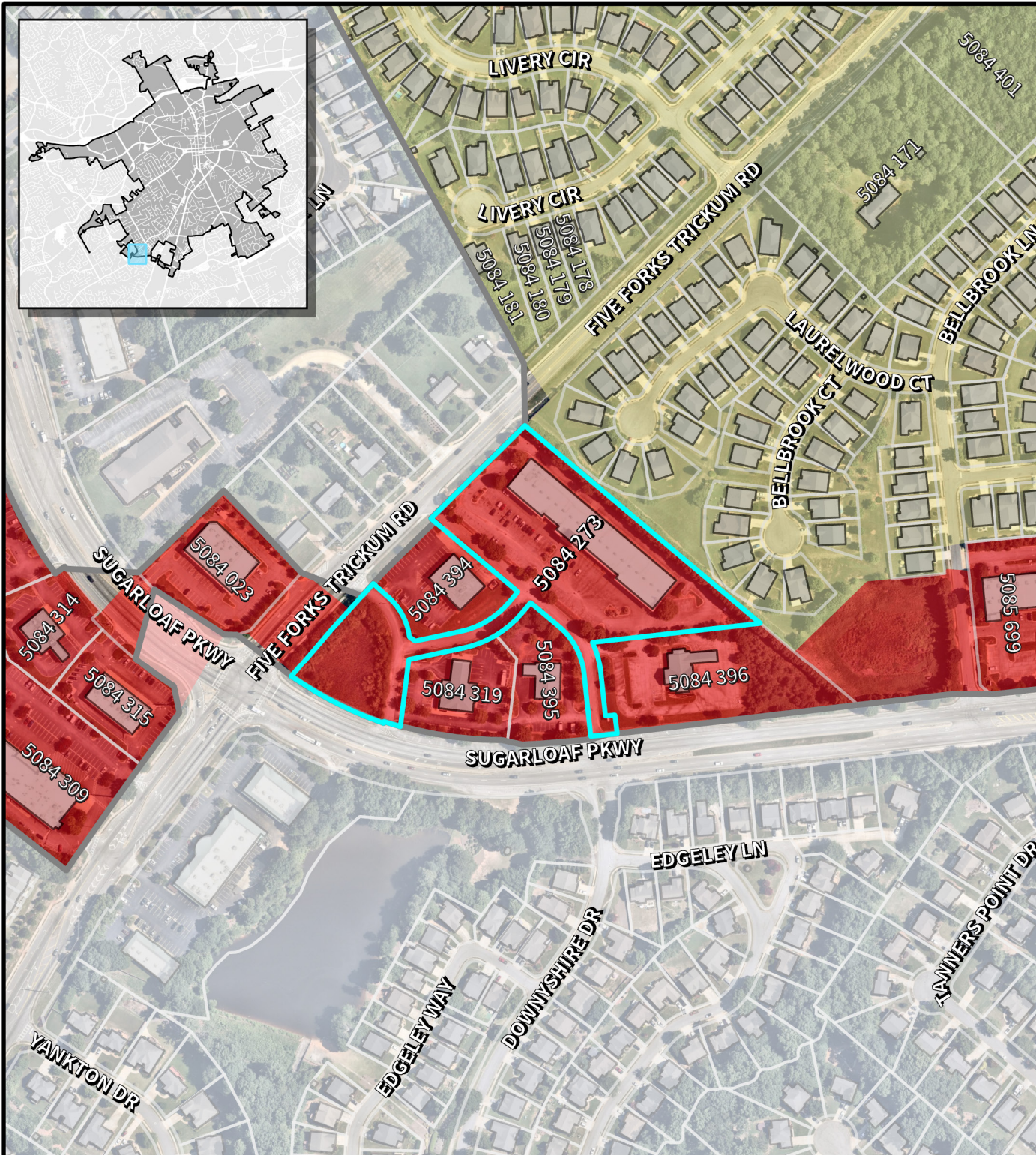
Zoning Districts

	BN	Neighborhood Business
	BG	General Business
	HSB	Highway Service Business
	RS-60	Single-Family Residential

Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-000114

Applicant:
Precious Asoro

 Subject Property (~4.69 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Commercial Corridor

Scale: 1:3,600

0 125 250 500 Feet

