

ZONING HISTORY

The subject property has been zoned BG (General Business District) since 1986, the earliest zoning record on file for the parcel. **SUP2023-00084** 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 9/10/2025).

PROJECT SUMMARY

The applicant requests a Special Use Permit for 575 West Pike Street to allow for the continued operation of a Special Event Facility/Banquet Hall. The subject property is an approximately 2.70-acre parcel zoned BG (General Business District), located along the northeastern right-of-way of West Pike Street, near its intersection with Hurricane Shoals Road.

ZONING AND DEVELOPMENT STANDARDS

The property consists of a 37,254 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.*

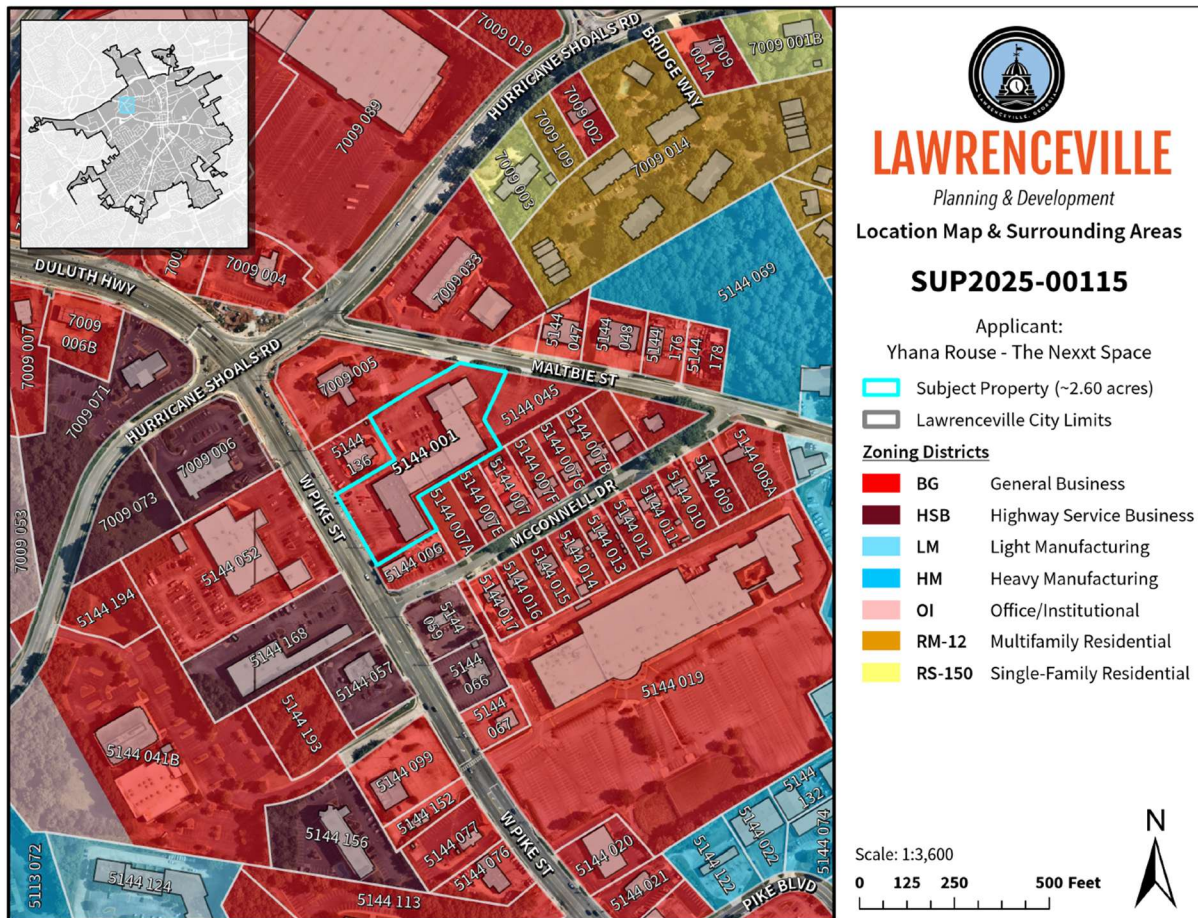
F. Alcohol sales and consumption on the premises of a special event facility outside the Downtown Entertainment District is prohibited in HSB and HM zoning district.

The applicant occupies Suite 21 of the Township Village shopping center, a 1,920 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 (SUP2023-00084). Access to the property is provided via curb-cuts extending from West Pike Street and Maltbie Street.

As proposed, the parking regulations require nineteen (19) parking spaces for this type and size of facility, however, the existing parking lot consists of approximately 150 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) and HSB (Highway Service Business District). There are limited residential uses in the general area, including properties zoned RS-150 (Single Family Residential District) and RM-12 (Multifamily Residential District) to the north, along Hurricane Shoals Road. Furthermore, there are also intensive industrial uses zoned HM (Heavy Manufacturing District) to the east and southeast, along Maltbie Street. Further west, there are medical uses in the form of Northside Hospital Gwinnett and other medical facilities, which are typically zoned OI (Office Institutional District). Overall, the immediate area surrounding the subject property is predominantly commercial in nature.

LAWRENCEVILLE
Planning & Development
Location Map & Surrounding Areas

SUP2025-00115

Applicant:
Yhana Rouse - The Nexxt Space

Subject Property (~2.60 acres)
Lawrenceville City Limits

2045 Character Areas

- Community Mixed Use
- Commercial Corridor
- Medical Services Cluster
- Education Center

Scale: 1:3,600
0 125 250 500 Feet

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 predominantly commercial/retail corridor along West Pike Street. Additionally, the site 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, SUP2023-00084 was approved for a Special Event Facility/Banquet Hall at this location. This SUP expires in December 2025 due to its two-year sunset clause. Since approval of the original SUP, 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 in general character to the subject property.



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS_11032025

SUP2025-00115

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.



The Nexxt Space

P. O. Box 492502
Lawrenceville, GA 30049
Phone: 770-415-8360
Info@TheNexxt.org

September 10, 2025

City of Lawrenceville
City Council Members
70 S. Clayton Street
Lawrenceville, GA 30046

RE: Letter of Intent

To Whom It May Concern:

We are writing to provide a letter of intent from Nexxt Level Investment Holdings Group LLC DBA The Nexxt Space. We appreciate the Council Members time and the opportunity to discuss information regarding The Nexxt Space. We are excited to bring a new multi-purpose venue to the City of Lawrenceville that will be located at 575 W. Pike Street; Suite 21 in the Township Village Shopping Center. The venue will be a chic, modern, and versatile space designed to accommodate a variety of needs from networking events, small business expos, 501(c)3 fundraisers, retirement celebrations, corporate meetings and conferences to intimate micro weddings, anniversaries, little league sports banquets, bar mitzvahs, and other celebrations. The space will feature venue rental, decor, audiovisual equipment, customizable layouts of tables and chairs, and ample parking.

Our mission is to create a welcoming atmosphere that is chic, modern, affordable, and inclusive for the residents, businesses, and other community members. Our goal is to provide excellent customer service and we aim to become the go-to space for creatives. The Nexxt Space is a majority women owned LLC who have been passionate about event planning, design, and execution for as long as we can remember. We are turning our decades-long passion projects into our purpose. However, we now know it's not just a passion—it's our calling.

Sincerely,

The Nexxt Space
Info@TheNexxt.org
770-415-8360 Ph

SUP2025-00115
RECEIVED SEPTEMBER 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 144 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at the point of intersection of the northeasterly right-of-way line of Georgia Highway No. 120 with the line dividing the 5th District and the 7th District of Gwinnett County, Georgia; thence leaving said right-of-way line and running north 60 degrees 56 minutes 54 seconds east along said District line, 299.18 feet to a point; running thence north 61 degrees 04 minutes 07 seconds east along said District line, 142.80 feet to a point located on the southwesterly right-of-way line of Maltbie Street (a 60-foot right-of-way); running thence south 77 degrees 42 minutes 37 seconds east along the southwesterly right-of-way line of Maltbie Street, 386.80 feet to a point; thence leaving said right-of-way line and running south 61 degrees 04 minutes 37 seconds west, 562.55 feet to a point; running thence south 27 degrees 50 minutes 32 seconds east, 97.23 feet to an iron pin found; running thence south 61 degrees 49 minutes 08 seconds west, 180.23 feet to a point located on the northeasterly right-of-way line of Georgia Highway No. 120; running thence north 27 degrees 00 minutes 47 seconds west along the northeasterly right-of-way line of Georgia Highway No. 120, 349.23 feet to the **POINT OF BEGINNING**; and being a tract or parcel of land containing 3.86 acres, together with improvements thereon, all as more particularly shown on and described in accordance with a plat of survey prepared for Simon Chan by McClung Surveying, bearing the seal and certification of Perry E. McClung, Georgia Registered Land Surveyor No. 1541, dated July 2, 1996.

Legal Includes:	575 West Pike Street, Lawrenceville, GA 30046	Parcel: R5144 001
	585 West Pike Street, Lawrenceville, GA 30046	Parcel: R5144 136
	555 Maltbie Street, Lawrenceville, GA 30046	Parcel: R5144 045

SUP2025-00115

RECEIVED SEPTEMBER 10, 2025

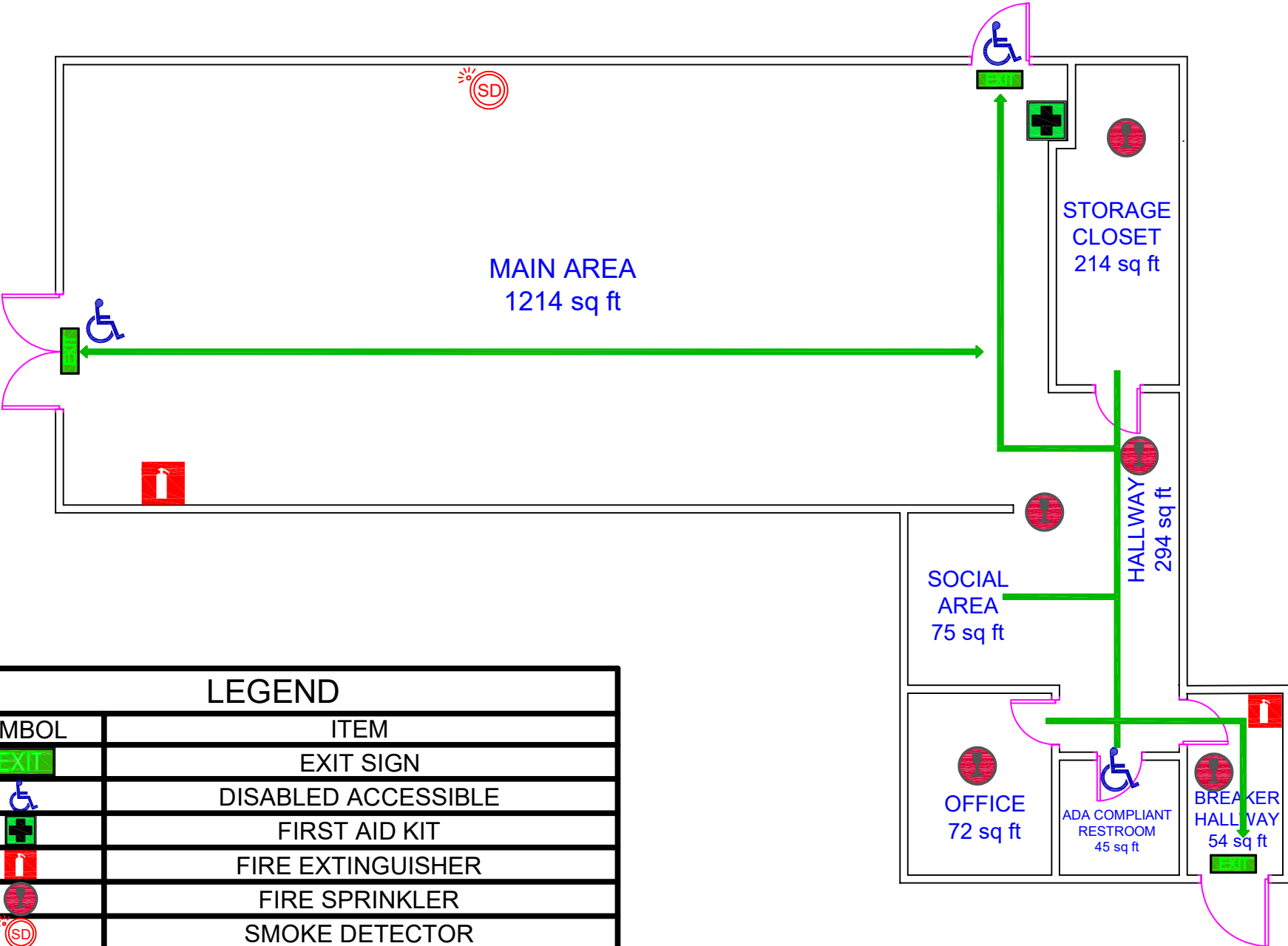
PLANNING & DEVELOPMENT DEPARTMENT

Customer Name: The Nexxt Space	Customer Address: 575 W. Pike St. Ste. 21; Lawrenceville, GA 30046		Occupancy Type: Assembly
Description: Detailed Floor Plan	NFPA Max (Standing) Occupancy: 85	Scale: 1 : 1	Emergency Contacts:
Total Area: 1919.50 SQ. FT.	NFPA Seated Occupancy: 65	Page: 1 OF 1	Yhana Rouse - (773) 981-1671 Tiffany Shaver - (334) 233-0121

SUP2025-00115

RECEIVED SEPTEMBER 10, 2025

PLANNING & DEVELOPMENT DEPARTMENT





LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>The Nexxt Space</u>	NAME: <u>Central Landmark LLC</u>
ADDRESS: <u>575 W Pike Street, Suite 21</u>	ADDRESS: <u>3940 Buford Hwy, Suite A101</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>770-415-8360 / 773-981-1671</u>	PHONE: <u>678-887-1297</u>
CONTACT PERSON: <u>Yhana Rouse</u> PHONE: <u>773-981-1671</u>	
CONTACT'S E-MAIL: <u>YhanaR@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>2.70</u>	
PARCEL NUMBER(S): <u>R5144 001</u>	
ADDRESS OF PROPERTY: <u>575 W Pike Street, Suite 21, Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Special Events Facility / Banquet Hall / Multi-Purpose Venue</u>	

Yhana Rouse 9/10/25
SIGNATURE OF APPLICANT DATE
Yhana Rouse
TYPED OR PRINTED NAME

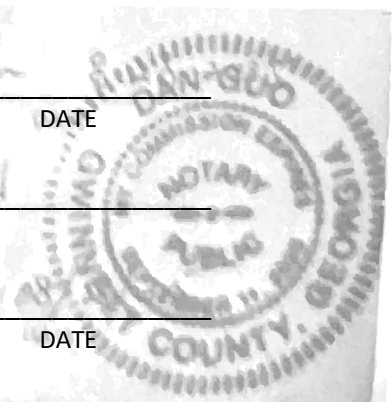


09/10/2025
DATE

Simon Chan
SIGNATURE OF OWNER DATE
SIMON CHAN
TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE





LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO Y/N

If the answer is yes, please complete the following section:

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

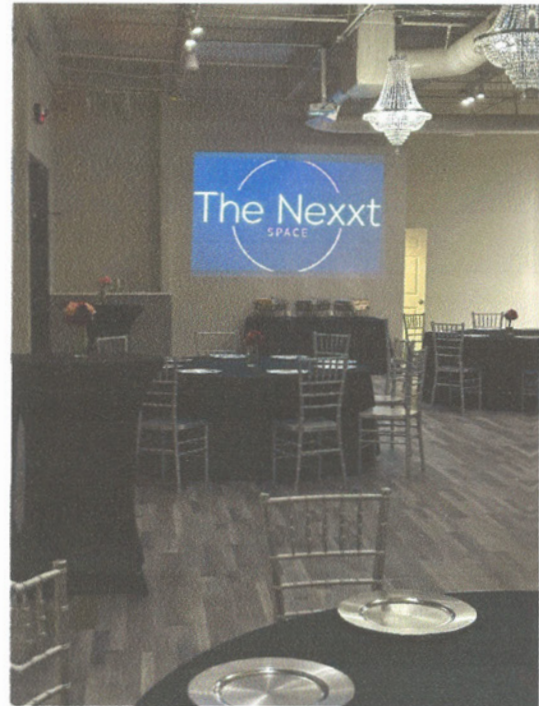
Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO Y/N

If the answer is yes, please complete the following section:

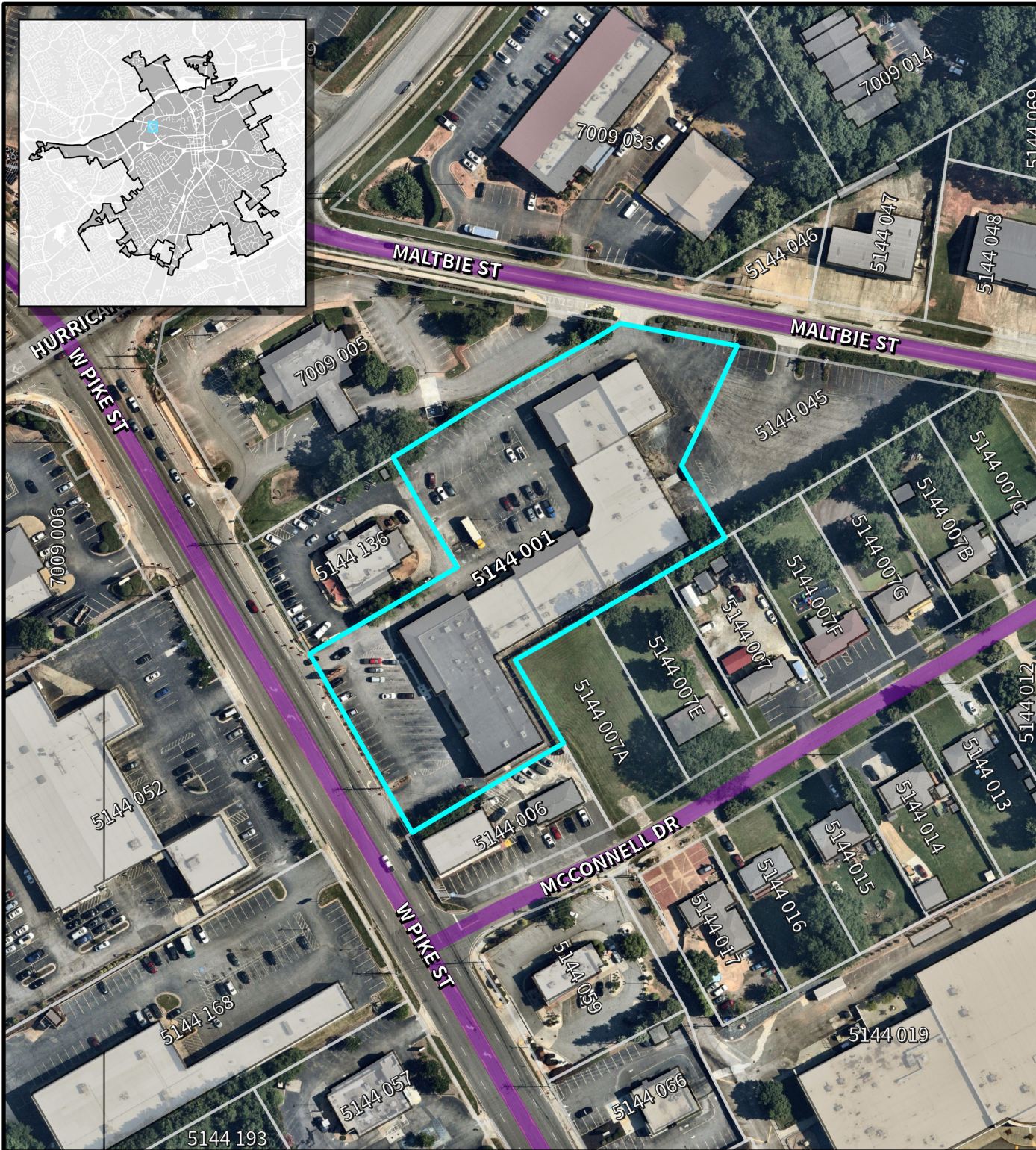
NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

THE NEXXT SPACE – INTERIOR PICTURE



SUP2025-00115
RECEIVED SEPTEMBER 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00115

Applicant:

Yhana Rouse - The Nexxt Space

 Subject Property (~2.60 acres)

 Lawrenceville City Limits

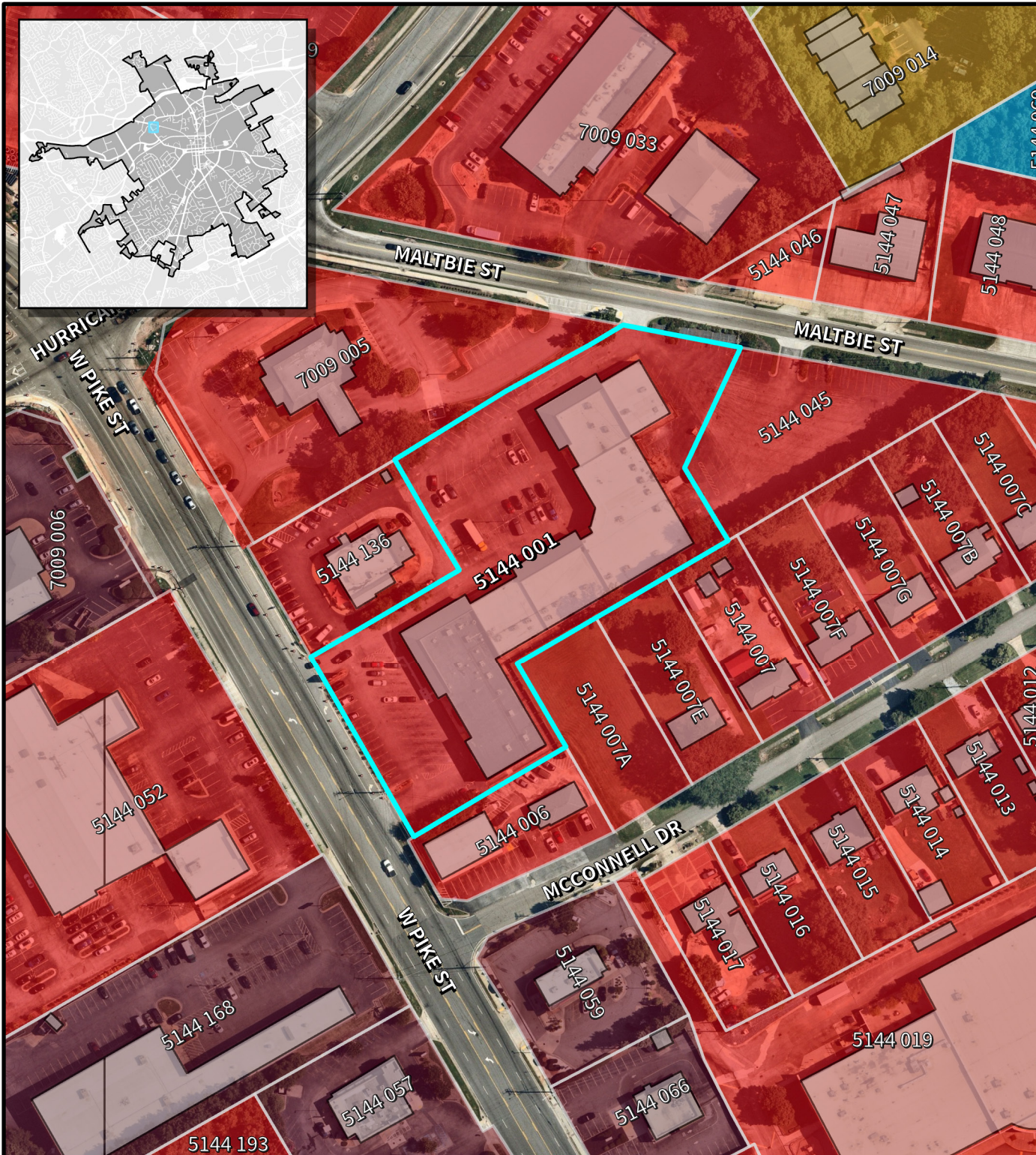
 City Maintained Streets

 County/State Maintained Streets

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

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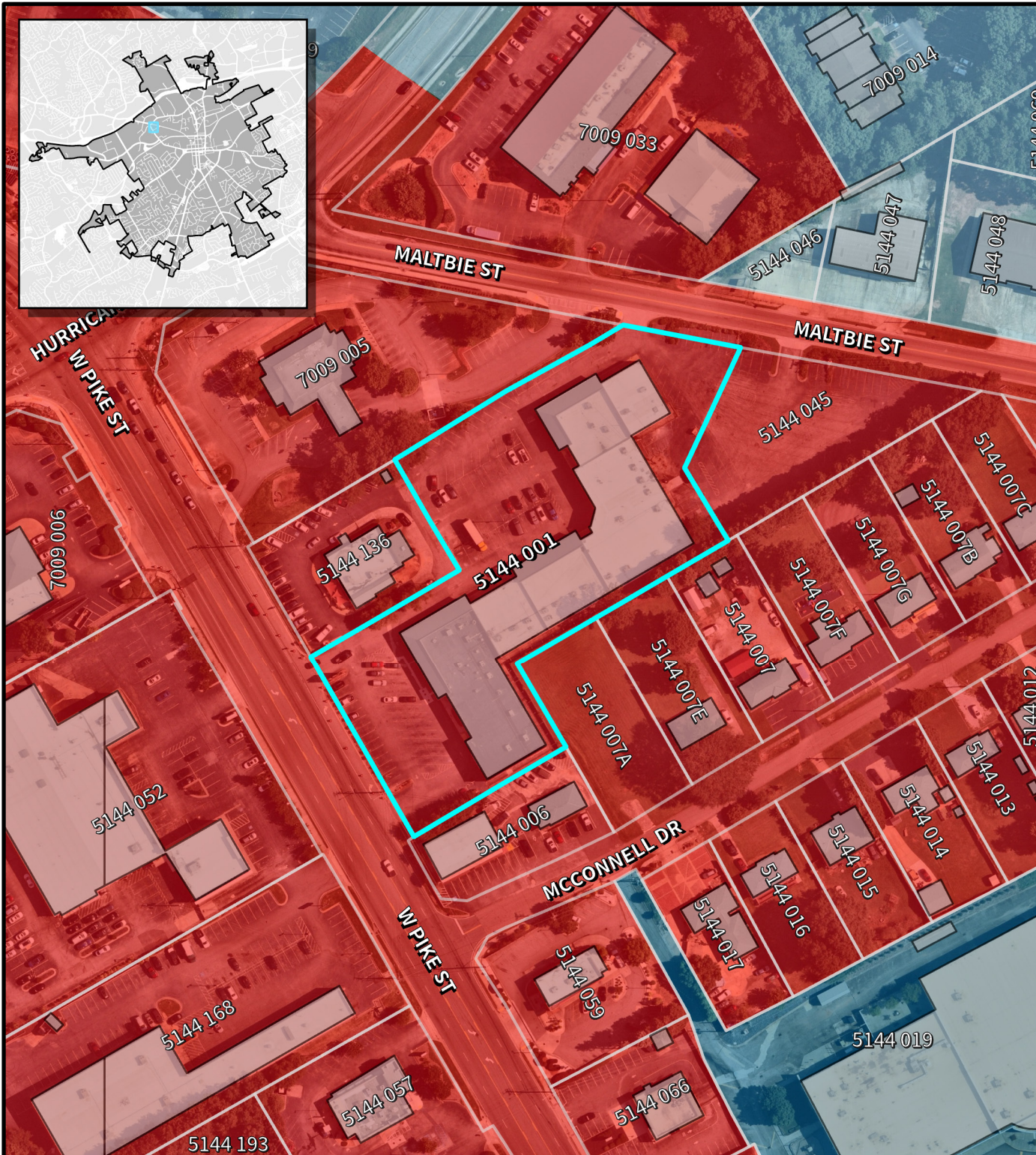
Zoning Districts

	BG	General Business
	HSB	Highway Service Business
	HM	Heavy Manufacturing
	RM-12	Multifamily Residential
	RS-150	Single-Family Residential

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

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2045 Character Areas

 Commercial Corridor

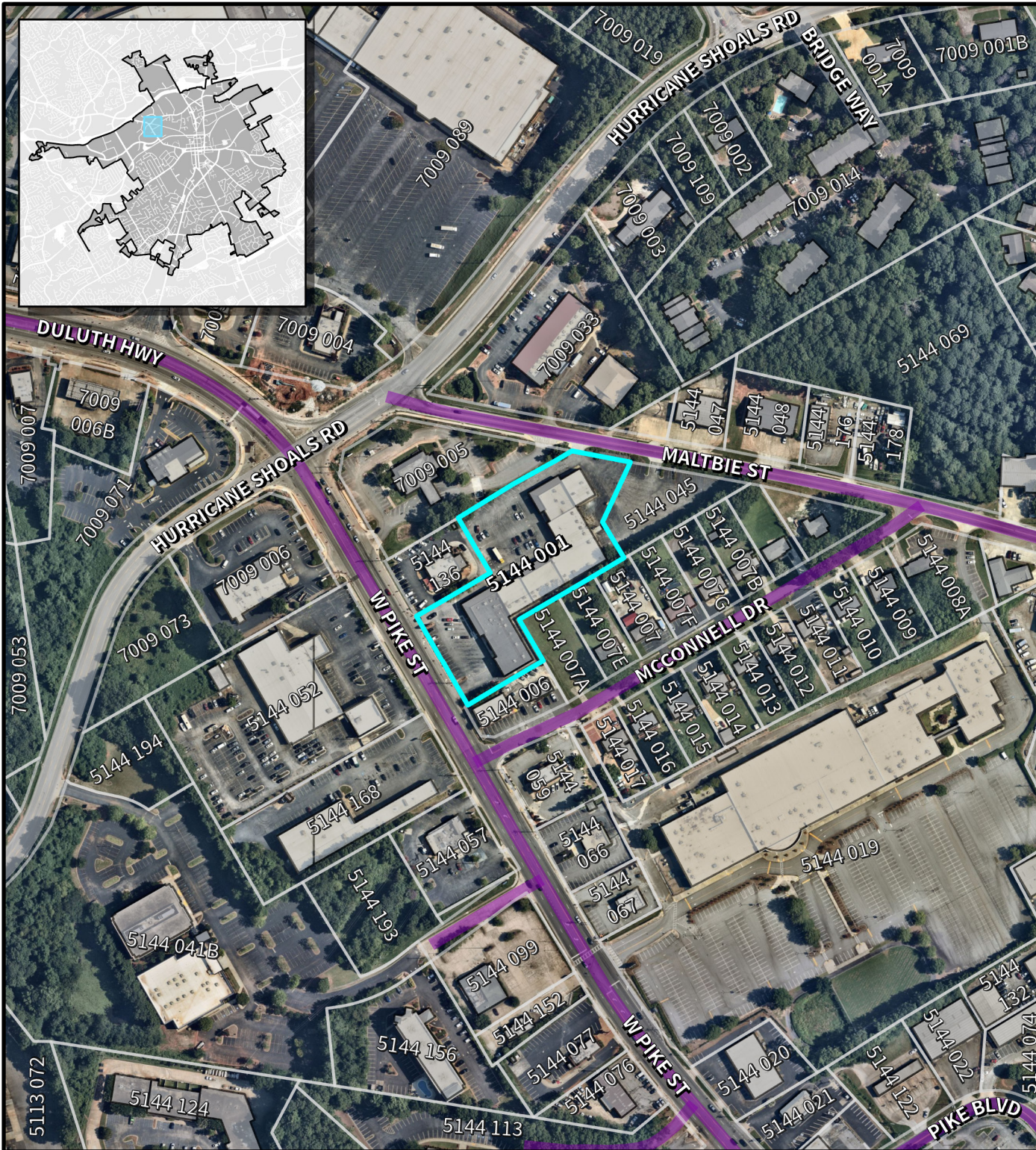
 Medical Services Cluster

 Education Center

Scale: 1:1,800

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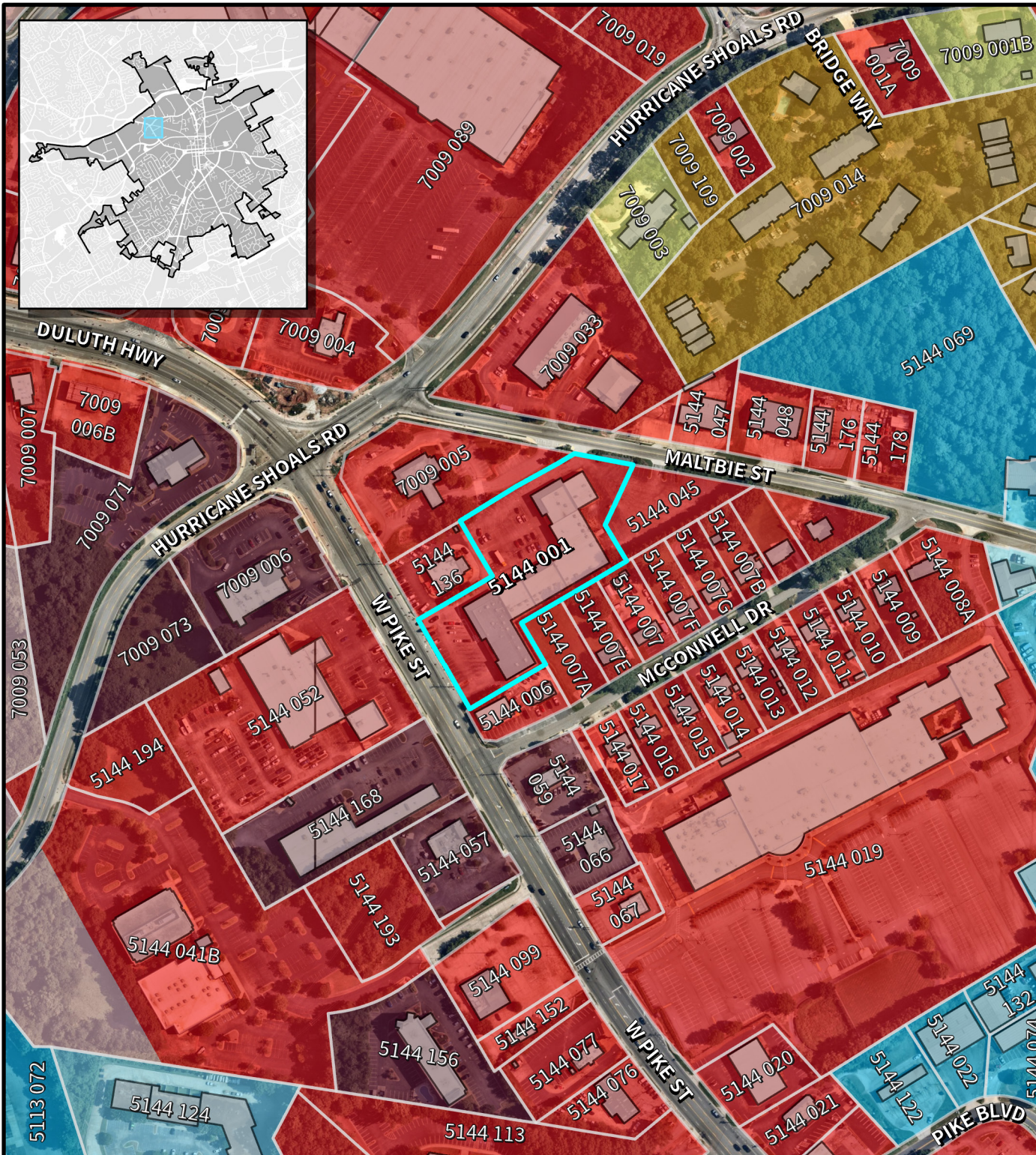
 City Maintained Streets

 County/State Maintained Streets

Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

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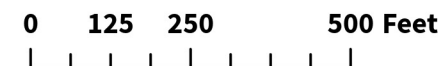
 Subject Property (~2.60 acres)

 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	HSB	Highway Service Business
	LM	Light Manufacturing
	HM	Heavy Manufacturing
	OI	Office/Institutional
	RM-12	Multifamily Residential
	RS-150	Single-Family Residential

Scale: 1:3,600





Location Map & Surrounding Areas

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Yhana Rouse - The Nexxt Space

 Lawrenceville City Limits

2045 Character Areas

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