



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S):

SUP2025-00111 & SUP2025-00112

APPLICANT(S):

MECHANICAL TRADES INSTITUTE

PROPERTY OWNER(S):

LAWRENCEVILLE HAND PROPERTIES, LLC

LOCATION(S):

420 GRAYSON HIGHWAY

PARCEL IDENTIFICATION NUMBER(S):

R5148 463

APPROXIMATE ACREAGE:

11.94 ACRES

CURRENT ZONING:

BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT:

TRADE OR VOCATIONAL SCHOOL & OUTDOOR
STORAGE

DEPARTMENT RECOMMENDATION:

APPROVAL WITH CONDITIONS

VICINITY MAP



The subject property has been zoned BG (General Business District) since circa 1994, when the parcel was annexed into the city limits. Following the closure of a grocery store at the location circa 2014, the property has been the subject for several zoning and Special Use hearings. These include:

- ## PROJECT SUMMARY

PROPOSED SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The property consists of an approximately 60,752 square-foot one-story retail building with accessory driveways and parking. The property is currently being used as a Self-Storage Facility and access is provided via curb-cuts extending from Grayson Highway at two separate locations.

The applicant intends to transition the use of the site to a Trade or Vocational School, specifically an apprenticeship training school for plumbers, pipefitters, and HVAC technicians. As a separate request, the applicant proposes utilizing the existing storage units to the north and south of the facility to support the daily operations of the school, including materials, tools, and equipment. The two requests are related and may be approved or denied independently; for example, City Council may choose to approve the use of property for a Trade School while denying the Outdoor Storage component.

Article 1 Districts, Section 103.2 Use Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
School, Trade or Vocational	Special Use Permit	Special Use Permit	<i>Approval w/ Conditions</i>
Outdoor Storage	Special Use Permit	Special Use Permit	<i>Approval w/ Conditions</i>

Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.55 Outdoor Storage (Retail) reads as follows:

In non-residential zoning districts (other than industrial), outdoor storage of equipment, materials and/or merchandise shall be subject to approval of a Special Use Permit.

Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required, Table 5-3

<i>Standard</i>	<i>GSF ¹</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Retail Sales and Services	60,752 GSF	1 space per 500 GSF (122 spaces)	1 space per 202 GSF (301 spaces)	N/A

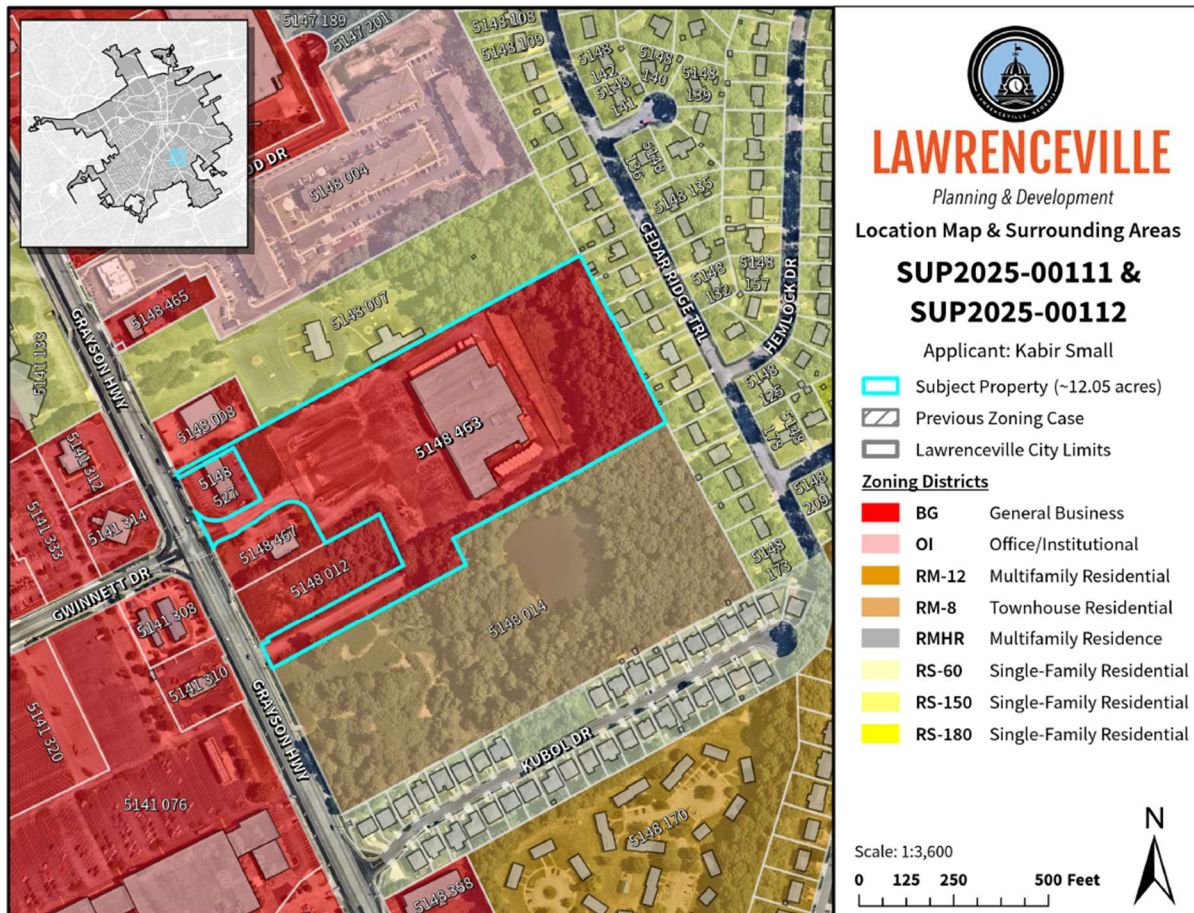
¹ GSF – Gross Square Footage

The parking requirements for a Trade/Vocational School are determined by the number of classroom and auditorium seats, which have not yet been finalized. As such, the number of parking spaces required can be estimated based on the Gross Square Footage (GSF) of the existing building. With a total of three hundred one (301) parking spaces currently on the site, there is approximately one parking space available per 202 Gross Square Feet of building area. This generally exceeds the minimum requirements and adequately provides enough off-street parking.

The applicant intends to renovate and repurpose the existing structure to include offices, classrooms, shops, and other training areas. All structural changes must comply with current Building and Fire Codes and must be reviewed and permitted by the proper authorities (Lawrenceville and Gwinnett County). As indicated in the conceptual site plan, the site will be improved with additional tree and shrub plantings, where feasible.

Given that the subject property was initially developed without buffers with the residential properties directly to the north and south and the subsequent zoning hearings upheld this design, its current lack of these buffers may be considered legally nonconforming. The undeveloped buffer to the rear (eastern end) of the property shall be maintained in its entirety.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

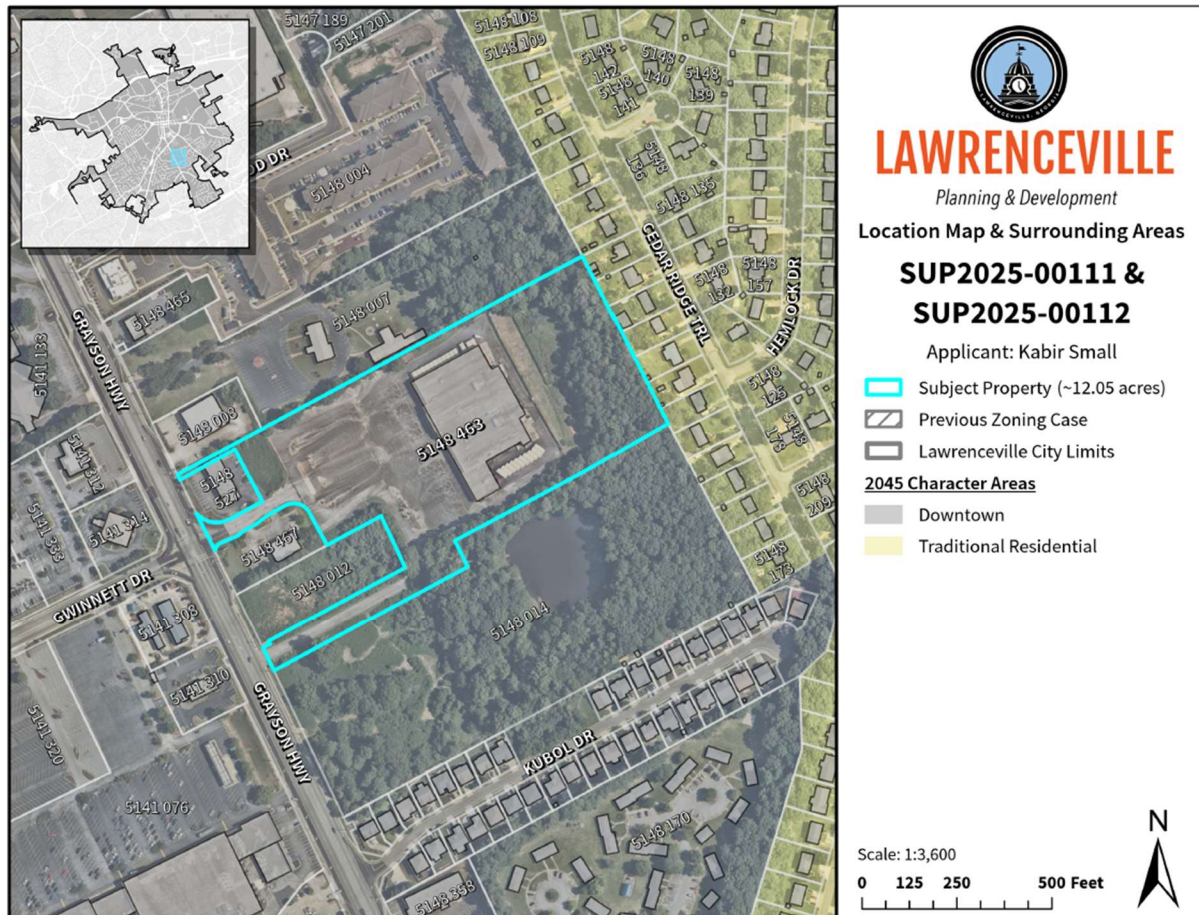


SURROUNDING ZONING AND USE

The area surrounding the subject property consists of both commercial and residential uses and zoning categories. The western side of Grayson Highway is predominantly composed of retail/commercial uses in a BG zoning district, including the Lawrenceville Town Center shopping center. The eastern side is decidedly more mixed-use, including the Southtown Square apartment community (zoned OI – Office/Institutional District) and Central Gwinnett VFW 119 (zoned RS-150 – Single-Family Residential District) to the north of the subject property. To the south is an undeveloped 14-acre parcel zoned RM-8 (see **RZR2024-00022**) as well as the Wynfield Park residential subdivision, zoned RS-60 (Single-Family Residential District). Finally, the Acadia Woods residential subdivision abuts the property to its rear and is composed of single-family dwelling units zoned RS-150.

Overall, the proposed use may represent a suitable transition between the highway's commercial corridor and the nearby residential areas if developed with appropriate design considerations.

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 Downtown character area, defined as such:

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

[The Downtown character area] emphasizes urbanist principles such as mixed-use zoning to encourage a diverse range of activities, pedestrian-friendly streetscapes for accessibility and leisure, a diverse array of cultural events and festivals to create a sense of place and community. Where appropriate, emphasize historic preservation to maintain architectural heritage.

Given that the subject property is located at the periphery of the Downtown character area — near its transition with the Traditional Residential and Commercial Corridor character areas — the proposed use of a Trade/Vocational School with Outdoor Storage may be considered conditionally appropriate.

STAFF RECOMMENDATION

The request to allow a Trade/Vocational School with associated Outdoor Storage at 420 Grayson Highway is consistent with the intent of the BG (General Business District) and generally aligns with the transitional nature of the area between the commercial corridor and nearby residential neighborhoods. The proposed use would repurpose an existing commercial structure for educational and workforce training purposes, supporting economic development and providing a productive reuse of a long-underutilized structure and long-overdue improvements to the site.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for both requests.

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;**

The proposed Trade/Vocational School would be suitable in view of surrounding uses, as it provides an appropriate transition between the commercial corridor along Grayson Highway and nearby residential neighborhoods while repurposing an existing commercial structure for educational use.

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

The proposed use is not expected to adversely affect adjacent or nearby properties, as operations will occur primarily indoors within the existing structure, and appropriate buffering and screening can mitigate any potential impacts from limited outdoor storage.

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

The property has a reasonable economic use as currently zoned for general business; however, approval of these Special Use Permits would allow for a more productive reuse of an underutilized commercial building.

- 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;

The proposal is generally consistent with the policy and intent of the Comprehensive Plan, as it supports employment and educational opportunities within the Downtown character area while providing an appropriate transitional use near commercial and residential zones.

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;

Existing conditions, including the property's prior commercial use, ample parking, and proximity to both commercial and residential areas, support approval of the proposal as an adaptive reuse that aligns with the area's evolving mixed-use character.

Unlike other rezoning proposals at the location, the intent is not to expand the scope or visibility of the Outdoor Storage on the site.



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS_11032025

SUP2025-00111

Approval of Special Use Permit for a Trade/Vocational School 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 Trade/Vocational School as a special use.
- B.** Site/landscape improvements shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated September 5, 2025. Any changes shall be subject to review and approval by the Director of Planning and Development.
- C.** 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.
- D.** 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.
- E.** Peddlers and/or any parking lot sales unrelated to the Special Use 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.



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS_11032025

SUP2025-00112

Approval of Special Use Permit for Outdoor Storage for a Trade/Vocational School at the subject property, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A.** Outdoor storage shall be limited to the existing storage units in the rear/side yards only, shown on the submitted site plan titled “420 Grayson Highway” prepared by “W&A Engineering”, dated September 2, 2025. Outdoor storage outside this area is prohibited. Outdoor repair of equipment shall be prohibited.
- B.** The Special Use Permit shall be specific to operation of the Mechanical Trades Institute (Applicant) on the subject property, and in the event of a transfer, this Special Use Permit shall expire. The Applicant shall notify the City’s Planning and Development Department within thirty (30) days of transfer of property ownership and operation.
- C.** In the event that the property is issued three (3) citations by the City’s Code Enforcement Department within one (1) year, 365-day period, this Special Use Permit shall be revoked following appropriate advertisement and public hearing procedures.
- D.** Hours of operation of equipment in the enclosed outdoor storage area shall be from 8:30am to 6:30pm Monday – Saturday.



Letter of Intent

Project Name: Mechanical Trades Institute
Joint Apprenticeship & Training Trust
6120 Purdue Drive, SW
Atlanta, GA 30336

September 5, 2025

Planning and Development Department
City of Lawrenceville
70 S Clayton Street, PO Box 2200
Lawrenceville, GA 30046-2200

RE: Letter of Intent — Special Use Permit Application for 420 Grayson Hwy

To Whom It May Concern,

On behalf of the Mechanical Trades Institute, Joint Apprenticeship & Training Trust (MTI-JATT), this letter is submitted in support of our Special Use Permit (SUP) application for the property located at 420 Grayson Highway, Lawrenceville, GA.

This request is connected to the previously submitted case (SUP2025-00111), which seeks approval to establish an apprenticeship training school within the existing building. The present application is focused specifically on the existing storage units located on the north and south sides of the building, which are already in place on the property.

The property is currently classified and used as a storage facility. MTI-JATT proposes to change the use of the site to establish an apprenticeship training school that will serve as a state-of-the-art educational facility for training plumbers, pipefitters, and HVAC technicians.

Purpose of This Request

The intent of this SUP is to ensure that the existing storage units are formally recognized as part of the site program associated with the training facility. These units will continue to be used for storage to support the daily operations of the school, including materials, tools, and equipment required for hands-on training in plumbing, pipefitting, and HVAC systems.

SUP2025-00111 & SUP2025-00112
RECEIVED SEPTEMBER 5, 2025
PLANNING & DEVELOPMENT DEPARTMENT



Relationship to SUP2025-00111

This request is not a separate use but a companion to SUP2025-00111. Together, the two cases reflect a comprehensive plan for repurposing the property:

- SUP2025-00111 covers the renovation of the main building into classrooms, offices, and shop areas for training.
- This SUP addresses the existing storage units, ensuring their continued use is properly aligned with zoning requirements and incorporated into the approved educational program.

Site Utilization

- The existing structures will be renovated and repurposed to include offices, classrooms, shops, and training areas. Including the existing storage units, ensuring their continued use. Proposed upgrades will focus on enhancing safety and security, while ensuring the existing storage units are fully utilized to support training operations and equipment needs.
- All proposed site modifications will comply with zoning, life safety, accessibility, and building code requirements.

Commitment

MTI-JATT is committed to working collaboratively with the City of Lawrenceville to ensure that both applications are coordinated, consistent with city ordinances, and beneficial to the surrounding community. These approvals will allow the property to be transformed into a unified, state-of-the-art training facility while maintaining necessary support infrastructure.

We respectfully request your favorable consideration of this application, in connection with SUP2025-00111, to allow the existing storage units to remain in use as an integral part of the training center.

Thank you for your time and consideration.

Sincerely,

Curt A. Jackson
Director of Landscape Architecture – Atlanta

Kabir Small
Mechanical Trades Institute

SUP2025-00111 & SUP2025-00112
RECEIVED SEPTEMBER 5, 2025
PLANNING & DEVELOPMENT DEPARTMENT

cjackson@waengineering.com

Business Administrator

Kabir Small
Mechanical Trades Institute
Business Administrator

SUP2025-00111 & SUP2025-00112
RECEIVED SEPTEMBER 5, 2025
PLANNING & DEVELOPMENT DEPARTMENT

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 148 OF THE 5th DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A POINT LOCATED AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 (A 90-FOOT RIGHT-OF-WAY AT SUCH POINT) WITH THE CENTER LINE OF APPLEWOOD DRIVE; THENCE RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 THE FOLLOWING COURSES AND DISTANCES: SOUTH 25° 28' 24" EAST 324.47 FEET TO A POINT; NORTH 64° 15' 58" EAST 5.00 FEET TO A POINT; AND SOUTH 25° 30' 29" EAST 515.02 FEET TO AN IRON PIN SET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 AND RUNNING NORTH 61° 10' 32" EAST 252.74 FEET TO A 4" CONCRETE MONUMENT FOUND; THENCE RUNNING NORTH 62° 20' 30" EAST 3.34 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE RUNNING NORTH 62° 20' 30" EAST 955.71 FEET TO A 4" CONCRETE MONUMENT FOUND; THENCE RUNNING SOUTH 26° 36' 49" EAST 494.34 FEET TO AN IRON PIN FOUND (1/2" PIPE); THENCE RUNNING SOUTH 61° 42' 15" WEST 640.07 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 24° 48' 00" EAST 74.39 FEET TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 61° 46' 30" WEST 330.59 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 62° 02' 02" WEST 250.01 FEET TO AN IRON PIN SET LOCATED ON SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20; THENCE RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 NORTH 25° 30' 29" WEST 69.29 FEET TO AN IRON PIN SET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 AND RUNNING NORTH 67° 54' 16" EAST 21.35 FEET TO AN IRON PIN SET; THENCE RUNNING NORTH 25° 30' 29" WEST 7.90 FEET TO AN IRON PIN SET; THENCE RUNNING NORTH 62° 02' 02" EAST 413.51 FEET TO AN IRON PIN FOUND; THENCE RUNNING NORTH 25° 24' 38" WEST 150.01 FEET TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 62° 06' 28" WEST 161.48 FEET TO AN IRON PIN SET; THENCE RUNNING NORTH 28° 17' 45" WEST 101.35 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 47.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF 66.47 FEET BEARING NORTH 73° 17' 45" WEST, A DISTANCE OF 73.83 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 61° 42' 15" WEST 25.16 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 297.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF 60.58 FEET BEARING SOUTH 55° 51' 37" WEST, A DISTANCE OF 60.68 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 50° 00' 59" WEST 3.77 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 252.77 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF 63.62 FEET BEARING SOUTH 57° 15' 15" WEST, A DISTANCE OF 63.79 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 64° 28' 35" WEST 43.61 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 27.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF 25.04 FEET BEARING SOUTH 37° 24' 31" WEST, A DISTANCE OF 25.99 FEET TO AN IRON PIN SET;

SUP2025-00111 & SUP2025-00112

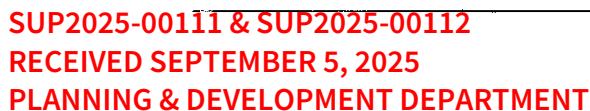
RECEIVED SEPTEMBER 5, 2025

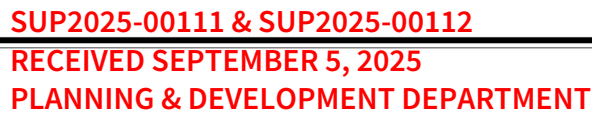
PLANNING & DEVELOPMENT DEPARTMENT

THENCE RUNNING SOUTH 25°30' 29" EAST 126.52 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 62° 06' 28" WEST 1.50 FEET TO AN IRON PIN SET LOCATED ON SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20; THENCE RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 NORTH 25° 30' 29" WEST 265.23 FEET TO AN IRON PIN SET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 AND RUNNING SOUTH 38° 50' 11" EAST 6.51 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 25° 30' 29" EAST 26.23 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 72.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF 85.19 FEET BEARING SOUTH 82° 01' 28" EAST, A DISTANCE OF 91.15 FEET TO A POINT; THENCE RUNNING NORTH 61°41' 48" EAST 144.59 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 47.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF 66.47 FEET BEARING NORTH 16° 42' 15" EAST, A DISTANCE OF 73.82 FEET TO AN IRON PIN SET; THENCE RUNNING NORTH 28°17' 45" WEST 122.94 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND IS SHOWN AS "PUBLIX TRACT" (10.33 ACRES), "DRIVE 1" (12,878 SQUARE FEET), "DRIVE 2" (43,203 SQUARE FEET), AND "TRACT 3" (393 SQUARE FEET) ON THAT CERTAIN SURVEY ENTITLED "DEVELOPMENT SURVEY OF GWINNETT SQUARE FOR GWINNETT SQUARE PARTNERS, BARNETT BANK OF SOUTHWEST GEORGIA, JEFFERSON-PILOT LIFE INSURANCE COMPANY, BANK SOUTH, N.A., PUBLIX SUPER MARKETS, INC., AND TICOR TITLE INSURANCE COMPANY" DATED JULY 28, 1993, BEARING THE CERTIFICATION AND SEAL OF LARRY W. GROGAN, GEORGIA REGISTERED LAND SURVEYOR NO. 1649, JOB NO. 92227-05, AND RECORDED IN PLAT BOOK 59, PAGE 204, GWINNETT COUNTY, GEORGIA RECORDS.

TOGETHER WITH EASEMENTS CONTAINED IN THE CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS BY GWINNETT SQUARE PARTNERS, DATED AUGUST 12, 1993, FILED FOR RECORD AUGUST 17, 1993 AND RECORDED IN DEED BOOK 9197, PAGE 100, GWINNETT COUNTY, GEORGIA RECORDS.







LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

SUP2025-00111 & SUP2025-00112
RECEIVED SEPTEMBER 5, 2025
PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Mechanical Trades Institute</u>	NAME: <u>LAWRENCEVILLE HAND PROPERTIES LLC</u> <u>FRED B. HAND III - MANAGER</u>
ADDRESS: <u>6120 Purdue Dr. SW</u>	ADDRESS: <u>3350 RIVERWOOD PARKWAY</u> <u>SUITE 1900</u>
CITY: <u>Atlanta</u>	CITY: <u>ATLANTA</u>
STATE: <u>GA</u> ZIP: <u>30336</u>	STATE: <u>GA</u> ZIP: <u>30339</u>
PHONE: <u>404-696-7121</u>	PHONE: <u>770 984 5475</u>
CONTACT PERSON: <u>Kabir Small</u> PHONE: <u>404-984-0391</u>	
CONTACT'S E-MAIL: <u>Kabir.small@72jatt.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>5</u> ACREAGE: <u>11.94</u>	
PARCEL NUMBER(S): <u>R5148 463</u>	
ADDRESS OF PROPERTY: <u>420 GRAYSON HIGHWAY, LAWRENCEVILLE</u>	
PROPOSED SPECIAL USE: <u>Apprenticeship School</u>	

Kabir Small 8/25/25
SIGNATURE OF APPLICANT DATE

FRED B. HAND III 08.13.2025
SIGNATURE OF OWNER DATE

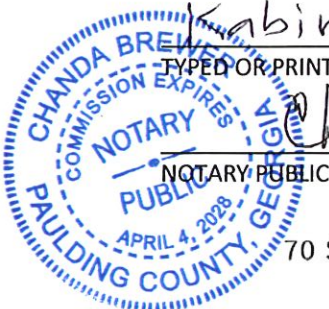
Kabir Small
TYPED OR PRINTED NAME

FRED B. HAND III
TYPED OR PRINTED NAME

Chanda Brewer 4/4/28
NOTARY PUBLIC DATE

Jared Moore 08/13/2025
NOTARY PUBLIC DATE

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





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? _____
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.

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

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RECEIVED SEPTEMBER 5, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE CITY OF LAWRENCEVILLE, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER: 5 - 148 - R5148 463
(Map Reference Number) District Land Lot Parcel

F.B. Hand III - MANAGER 08.14.2025
Signature of Applicant Date

LAWRENCEVILLE HAND PROPERTIES, LLC
FRED B. HAND III - MANAGER
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

REVENUE TECHNICIAN'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

[Signature]
NAME
8/14/2025
DATE

[Signature]
TITLE



Kabir Small
Business Administrator

Andrew Wilson
Training Director

Mechanical Trades Institute
Joint Apprenticeship & Training Trust
6120 Purdue Drive, SW
Atlanta, GA 30336

August 18, 2025

Planning and Development Department
City of Lawrenceville
70 S Clayton Street, PO Box 2200
Lawrenceville, GA 30046-2200

RE: Letter of Intent – Special Use Permit Application for 420 Grayson Highway

To Whom It May Concern,

On behalf of the Mechanical Trades Institute, Joint Apprenticeship & Training Trust (MTI-JATT), this letter is submitted in support of our Special Use Permit (SUP) application for the property located at **420 Grayson Highway, Lawrenceville, GA.**

The property is currently classified and used as a **storage facility**. MTI-JATT proposes to change the use of the site to establish an **apprenticeship training school** that will serve as a state-of-the-art educational facility for training **plumbers, pipefitters, and HVAC technicians**.

Purpose and Community Benefit

The mission of MTI-JATT is to provide high-quality, hands-on education that equips apprentices with the technical skills and certifications necessary to succeed in the mechanical trades. This training center will:

- Create a direct pipeline of skilled labor to meet the growing workforce demand in Gwinnett County and the surrounding region.
- Offer career opportunities for local residents through earn-while-you-learn apprenticeship programs.
- Strengthen partnerships with contractors, businesses, and the community by supplying qualified, safety-trained professionals.
- Positively contribute to the local economy by increasing workforce readiness and supporting infrastructure development.

6120 Purdue Drive SW • Atlanta, GA 30336
(404) 696-7121 • EMAIL: info@72jatt.com
www.mti-jatt.org

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RECEIVED SEPTEMBER 5, 2025
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Kabir Small
Business Administrator

Andrew Wilson
Training Director

Site Utilization

- The existing structure will be renovated and repurposed to include offices, classrooms, shops, and training areas.
- Dedicated shop spaces will provide hands-on training in plumbing, HVAC, and pipefitting.
- Adequate parking and site circulation will be maintained to accommodate students, faculty, and staff.
- All proposed site modifications will comply with zoning, life safety, accessibility, and building code requirements.

Commitment

We understand the importance of thoughtful planning in the City of Lawrenceville. MTI-JATT is committed to ensuring the facility operates in full compliance with applicable ordinances, enhances the surrounding community, and fulfills the requirements set forth by the City for Special Use Permits.

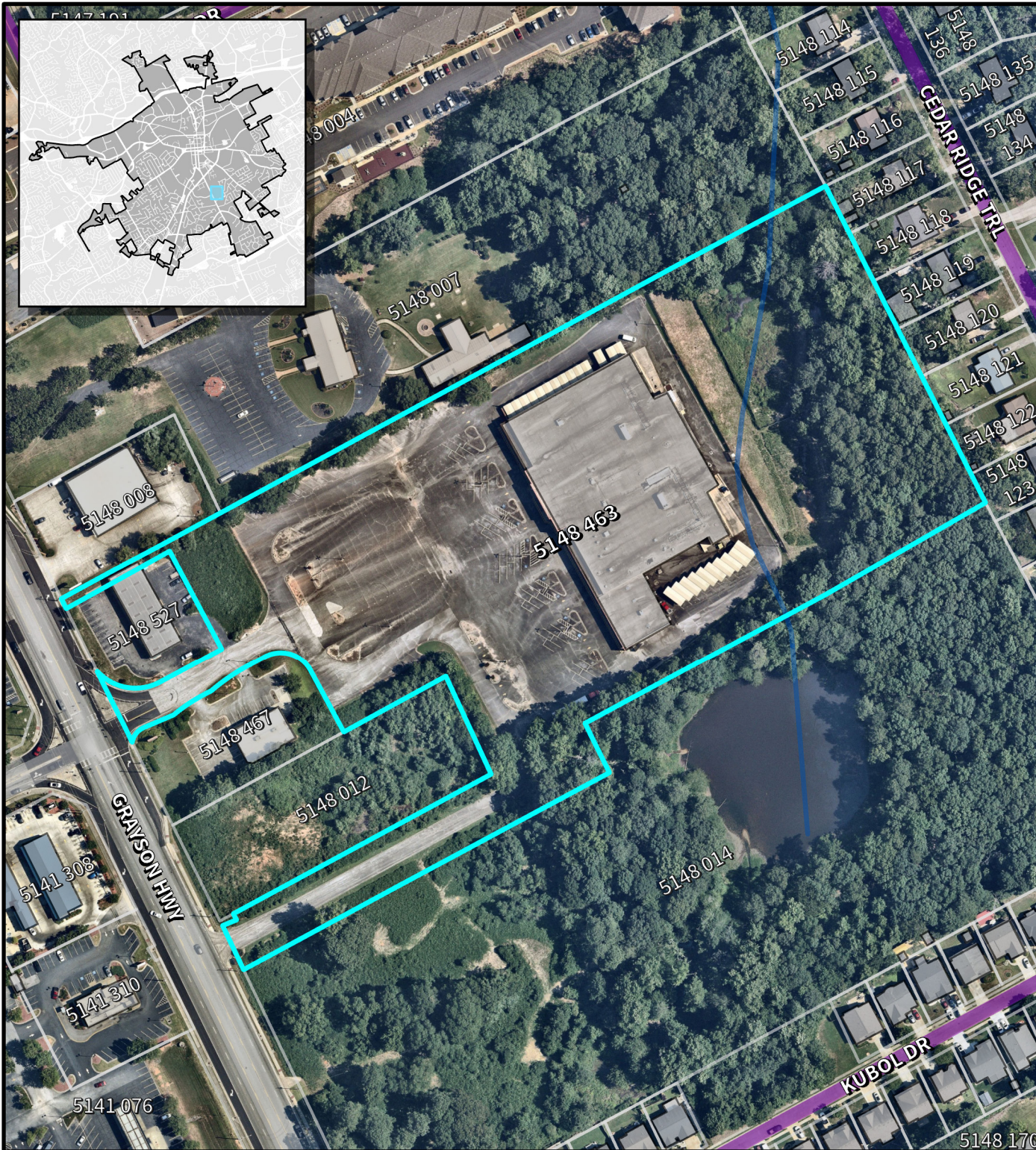
We respectfully request your favorable consideration of this application so that we may move forward with transforming this facility into a vibrant educational institution that benefits both students and the community.

Thank you for your time and consideration.

Sincerely,

Kabir Small
Business Administrator

SUP2025-00111 & SUP2025-00112
RECEIVED SEPTEMBER 5, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

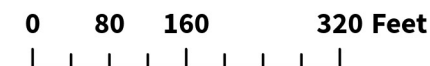
Location Map & Surrounding Areas

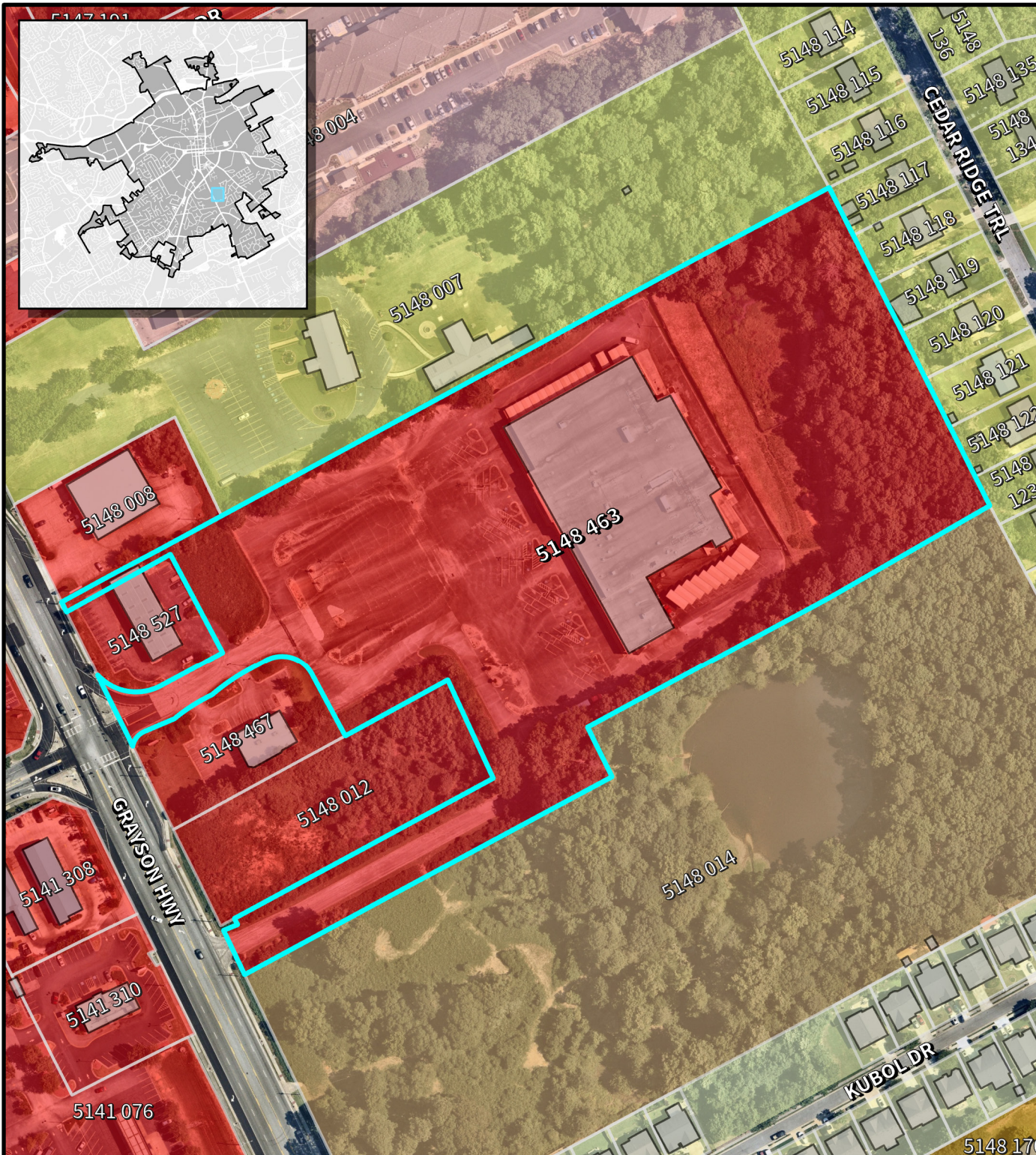
SUP2025-00111 & SUP2025-00112

Applicant: Kabir Small

-  Subject Property (~12.05 acres)
-  Previous Zoning Case
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:2,400





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00111 & SUP2025-00112

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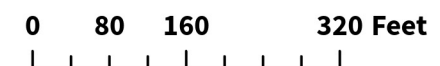
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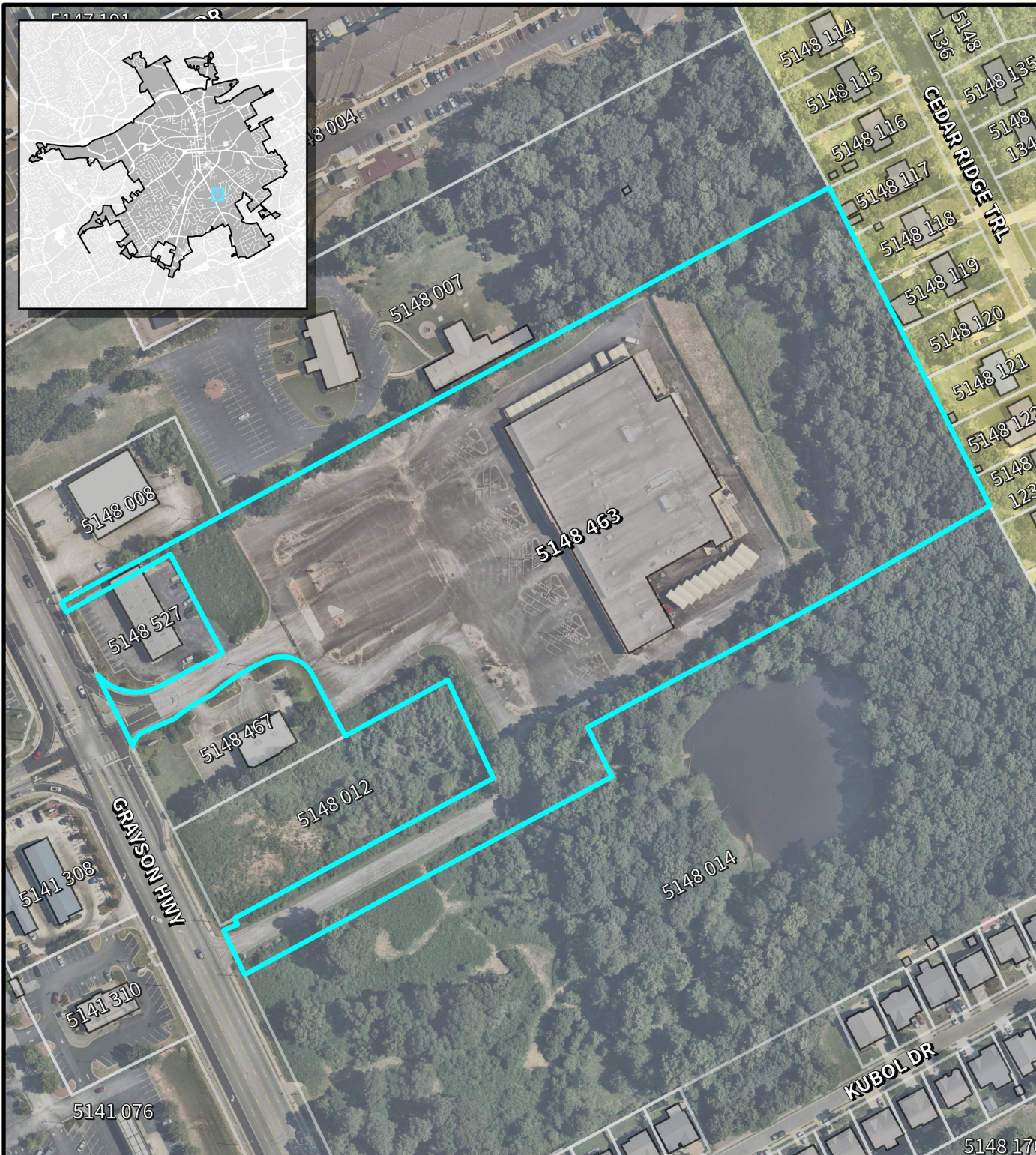
 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	OI	Office/Institutional
	RM-12	Multifamily Residential
	RM-8	Townhouse Residential
	RS-60	Single-Family Residential
	RS-150	Single-Family Residential

Scale: 1:2,400





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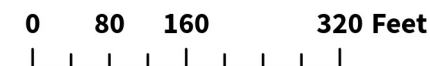
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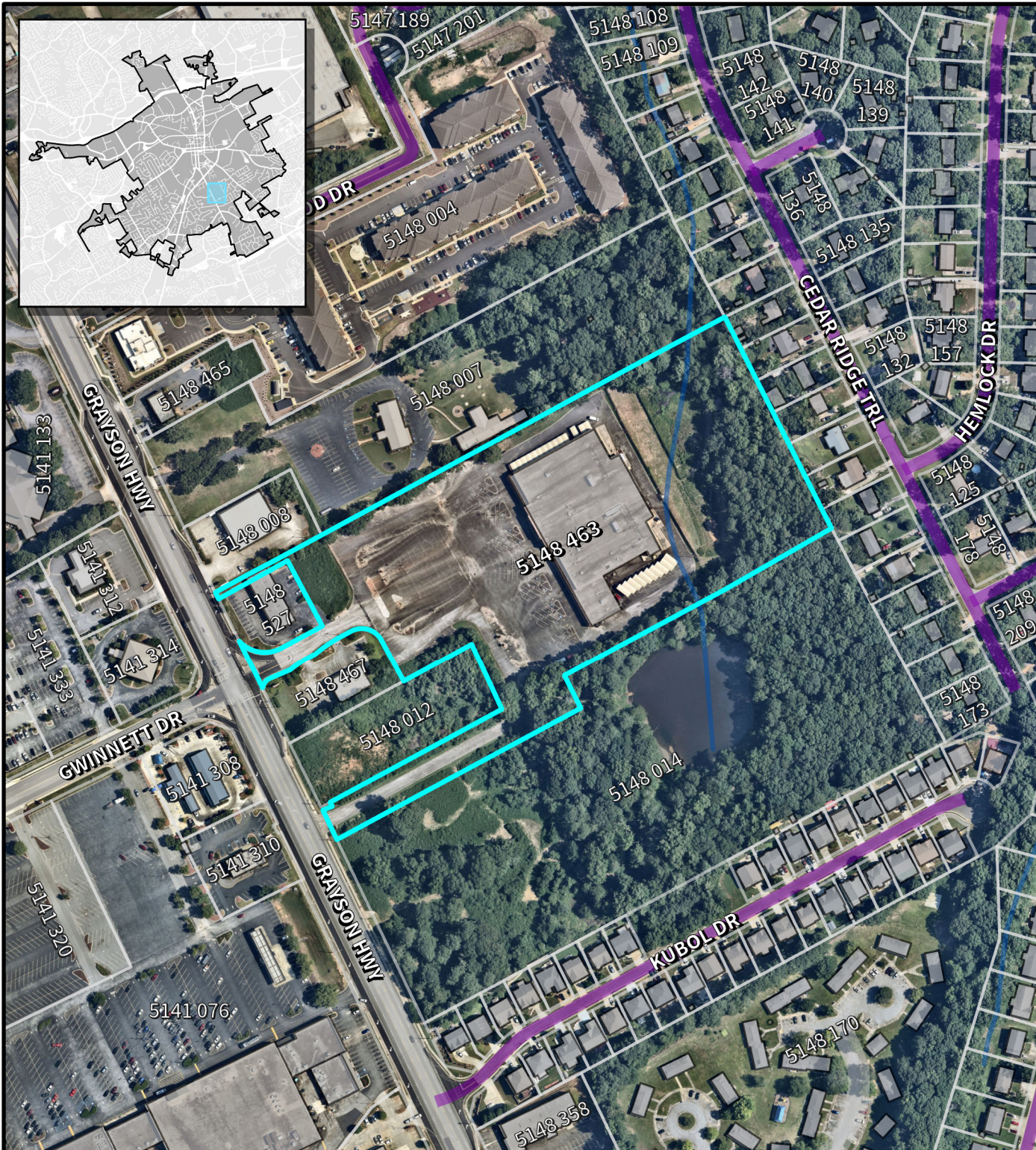
2045 Character Areas

 Downtown

 Traditional Residential

Scale: 1:2,400





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00111 & SUP2025-00112

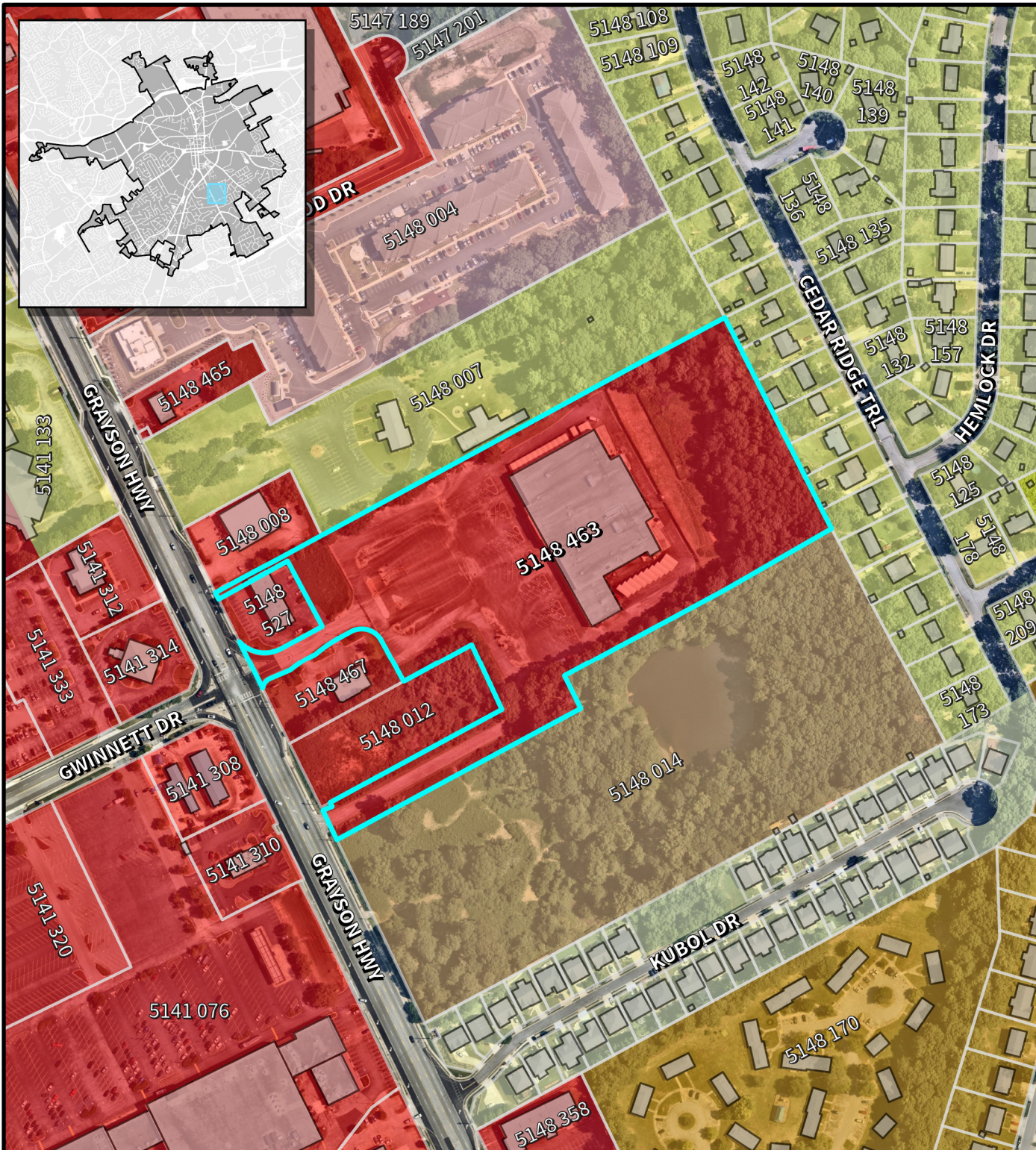
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Scale: 1:3,600

0 125 250 500 Feet





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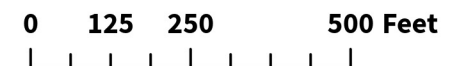
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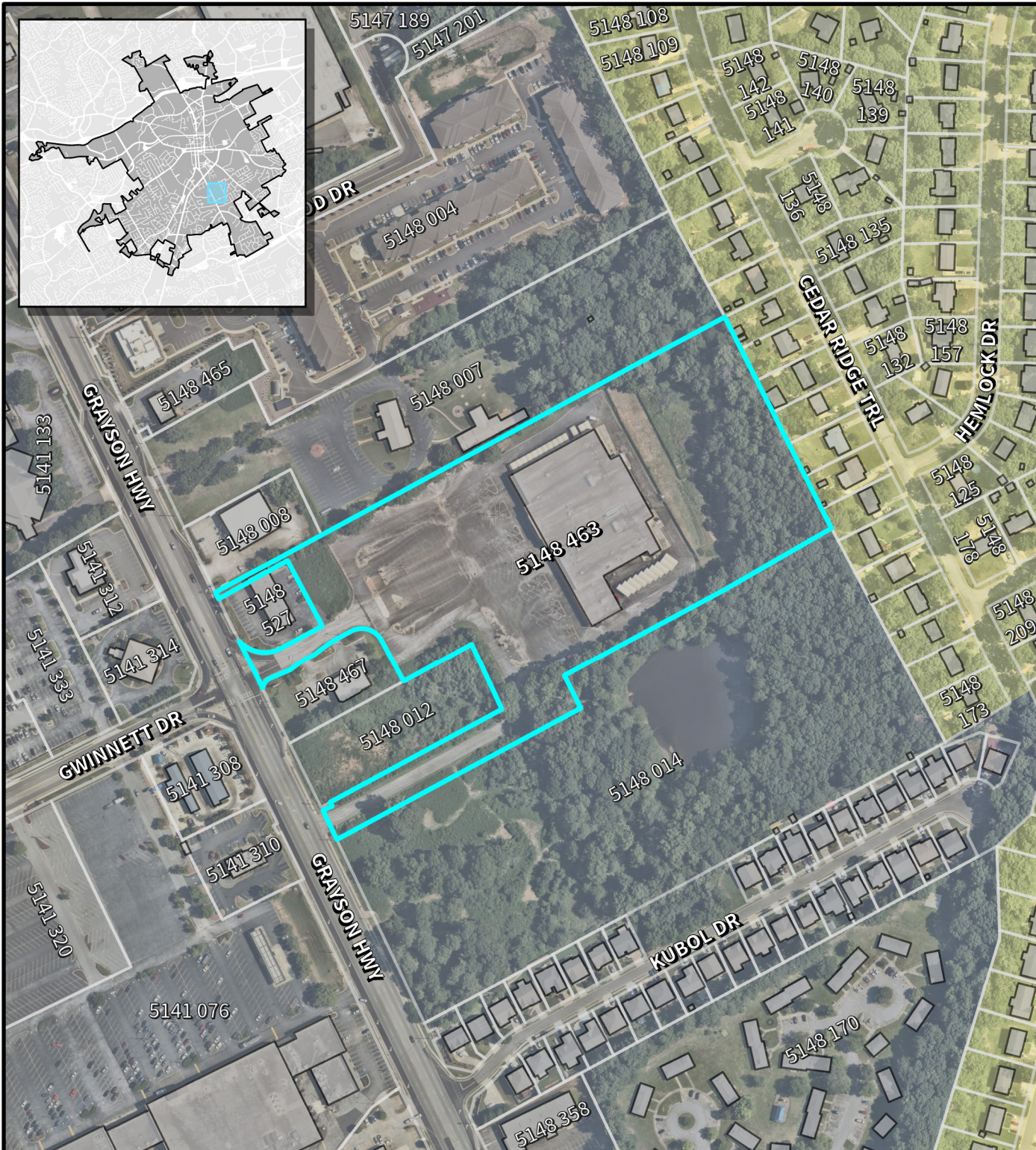
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	RM-8	Townhouse Residential
	RMHR	Multifamily Residence
	RS-60	Single-Family Residential
	RS-150	Single-Family Residential
	RS-180	Single-Family Residential

Scale: 1:3,600





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