



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>R. Duane Hawk</u>	NAME: <u>Gwen Hughes Harris</u>
ADDRESS: <u>966 Buford Dr.</u>	ADDRESS: <u>11 Lumpkin St., Ste 200</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>770-338-8687</u>	PHONE: <u>678-878-9101</u>
CONTACT PERSON: <u>R. Duane Hawk</u> PHONE: <u>770-338-8687</u>	
CONTACT'S E-MAIL: <u>jtpenf@bellsouth.net</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>HSB</u> ACREAGE: <u>3.81</u>	
PARCEL NUMBER(S): <u>5108 005, 5108 005A, 5108 006</u>	
ADDRESS OF PROPERTY: <u>750 Scenic Hwy. Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Powersports dealer with outside storage.</u>	

R. Duane Hawk 1/2/25
SIGNATURE OF APPLICANT DATE

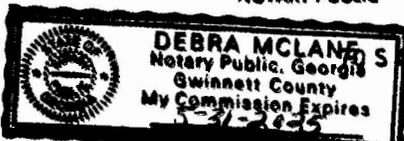
R. Duane Hawk
TYPED OR PRINTED NAME

Debra McLane 1/2/2025
NOTARY PUBLIC DATE

Gwen Hughes Harris 1-2-25
SIGNATURE OF OWNER DATE

Gwen Hughes Harris
TYPED OR PRINTED NAME

J. D. [Signature] 1/2/25
NOTARY PUBLIC DATE



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



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>R. Duane Hawk</u>	NAME: <u>Foundation Technologies, Inc.</u>
ADDRESS: <u>966 Buford Dr.</u>	ADDRESS: <u>11 Lumpkin St., Ste 200</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>770-338-8687</u>	PHONE: <u>7703613395</u>
CONTACT PERSON: <u>R. Duane Hawk</u> PHONE: <u>770-338-8687</u>	
CONTACT'S E-MAIL: <u>jtperf@bellsouth.net</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>HSB</u> ACREAGE: <u>3.81</u>	
PARCEL NUMBER(S): <u>5108 005, 5108 005A, 5108 006</u>	
ADDRESS OF PROPERTY: <u>750 Scenic Hwy. Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Powersports dealer with outside storage.</u>	

R. Duane Hawk 1/2/25
SIGNATURE OF APPLICANT DATE

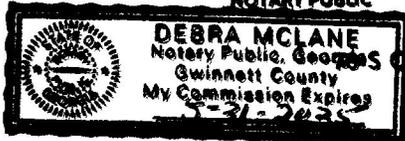
R. Duane Hawk
TYPED OR PRINTED NAME

Kenneth Queen 1/2/25
SIGNATURE OF OWNER DATE

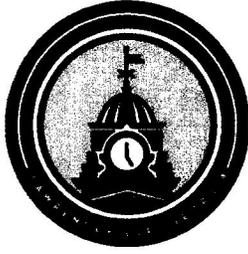
Kenneth Queen, President
TYPED OR PRINTED NAME

Debra McLane 1/2/2025
NOTARY PUBLIC DATE

[Signature] 1/2/25
NOTARY PUBLIC DATE



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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? N
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? N
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

Hawk Powersports, Inc.
dba Jet Thrust Performance
966 Buford Dr.
Lawrenceville, GA 30043

January 3, 2025

City of Lawrenceville
Planning and Development Department
70 S. Clayton St.
Lawrenceville, GA 3046-2200

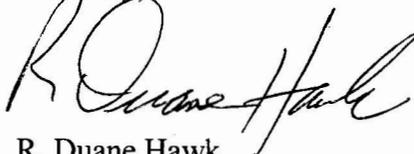
SUBJECT: SPECIAL USE PERMIT APPLICATION LETTER OF INTENT

Dear Planning and Development Department:

Jet Thrust Performance was started back in 1997 here in Lawrenceville, Georgia. We are a powersports/marine sales and service company. The company has grown over the years and has relocated here in the city twice due to that growth. Last year it became apparent yet again that we are outgrowing our current location and would require a larger building and property. We started a project to find our next location as the business continues to grow. We found the perfect property that is currently undeveloped at 750 Scenic Hwy. Lawrenceville, GA 30046. We are planning to purchase three parcels of property that comprises $3.80 \pm$ acres currently zoned "HSB". The project will include the construction of one (1) building totaling $20,000 \pm$ square feet, along with the associated utilities, drainage, parking and landscaping. We will require an outside storage area for new products and for the products at our location for service.

It is our intent to request Special Use Permit approval for the above referenced project. All electronic documents detailing the proposed site are included in this submittal along with the other paper documents required and as noted on the application. Please call or email us if you have any questions.

Sincerely,



R. Duane Hawk
President

Site Description

All that tract or parcel of land lying and being in Land Lot 108 of the 5th District, City of Lawrenceville, Gwinnet County, Georgia and being more particularly described as follows:

Commence at the intersection of south Right of Way line of Moon Road (80' Right of Way) and the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) thence in a southerly direction along the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) 1697 feet to an iron pin set and the Point of Beginning; thence leaving the Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)South 76 Degrees 37 Minutes 05 Seconds East, 349.97 feet to a ½" open top pipe found; thence South 13 Degrees 45 Minutes 12 Seconds West, 472.86 feet to an angle iron found; thence North 76 Degrees 58 Minutes 17 Seconds West, 348.50 feet to an iron pin set on the eastern Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way); thence along the easterly Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)North 13 Degrees 34 Minutes 25 Seconds East, 475.00 feet to the Point of Beginning, containing 3.80 acres.

Tax Parcel 5108 006

All that tract or parcel of land lying and being in Land Lot 108 of the 5th District, City of Lawrenceville, Gwinnet County, Georgia and being more particularly described as follows:

Commence at the intersection of south Right of Way line of Moon Road (80' Right of Way) and the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) thence in a southerly direction along the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) 1697 feet to an iron pin set and the Point of Beginning; thence leaving the Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)South 76 Degrees 37 Minutes 05 Seconds East, 349.97 feet to a ½" open top pipe found; thence South 13 Degrees 45 Minutes 12 Seconds West, 122.86 feet to a point; thence North 76 Degrees 58 Minutes 10 Seconds West, 349.60 feet to a point on the eastern Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way); thence along the easterly Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)North 13 Degrees 34 Minutes 25 Seconds East, 125.00 feet to the Point of Beginning, containing 1.00 acres.

Tax Parcel 5108 005

All that tract or parcel of land lying and being in Land Lot 108 of the 5th District, City of Lawrenceville, Gwinnet County, Georgia and being more particularly described as follows:

Commence at the intersection of south Right of Way line of Moon Road (80' Right of Way) and the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) thence in a southerly direction along the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) 1822 feet to a point and the Point of Beginning; thence leaving the Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)South 76 Degrees 58 Minutes 10 Seconds East, 349.60 feet to a point; thence South 13 Degrees 45 Minutes 12 Seconds West, 250.00 feet to a point; thence North 76 Degrees 58 Minutes 15 Seconds West, 348.81 feet to a point on the eastern Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way); thence along the easterly Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)North 13 Degrees 34 Minutes 25 Seconds East, 250.00 feet to the Point of Beginning, containing 2.00 acres.

Tax Parcel 5108 005A

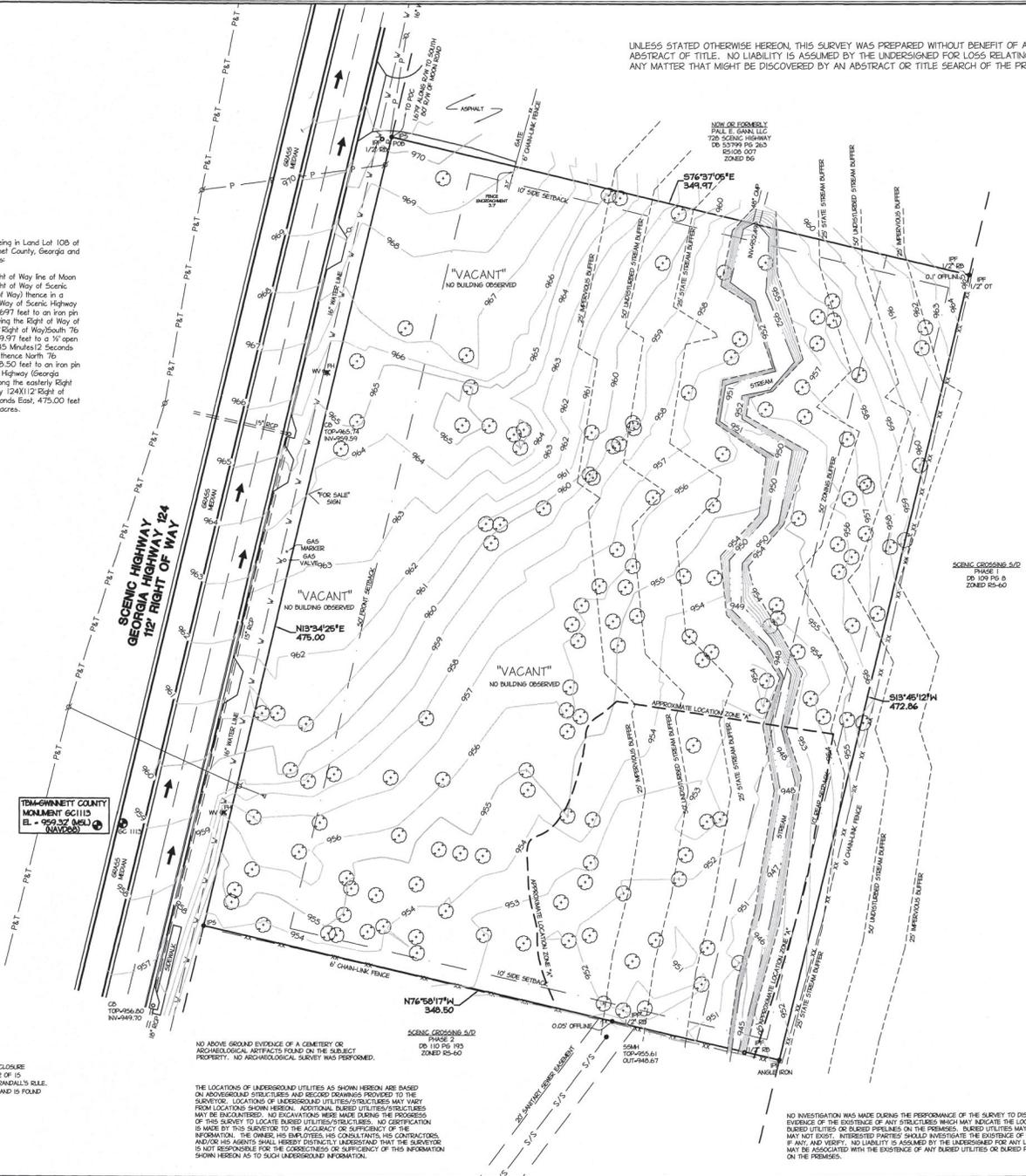
All that tract or parcel of land lying and being in Land Lot 108 of the 5th District, City of Lawrenceville, Gwinnet County, Georgia and being more particularly described as follows:

Commence at the intersection of south Right of Way line of Moon Road (80' Right of Way) and the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) thence in a southerly direction along the east Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way) 2072 feet to a point and the Point of Beginning; thence leaving the Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)South 76 Degrees 58 Minutes 15 Seconds East, 348.81 feet to a point; thence South 13 Degrees 45 Minutes 12 Seconds West, 100.00 feet to an angle iron found; thence North 76 Degrees 58 Minutes 17 Seconds West, 348.50 feet to an iron pin set on the eastern Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way); thence along the easterly Right of Way of Scenic Highway (Georgia Highway 124)(112' Right of Way)North 13 Degrees 34 Minutes 25 Seconds East, 100.00 feet to the Point of Beginning, containing 0.80 acres.

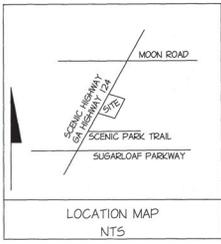
REQUIRED FOR THE SURVEYOR COURT CLERK

Site Description

All that tract or parcel of land lying and being in Land Lot 108 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:
 Commence at the intersection of south Right of Way line of Moon Road (80' Right of Way) and the east Right of Way of Scenic Highway (Georgia Highway 124)(12' Right of Way) thence in a southerly direction along the east Right of Way of Scenic Highway (Georgia Highway 124)(12' Right of Way) 1697' feet to an iron pin set and the Point of Beginning; thence leaving the Right of Way of Scenic Highway (Georgia Highway 124)(12' Right of Way) South 76 Degrees 37 Minutes 05 Seconds East, 349.977 feet to a 1/2" open top pipe found; thence South 13 Degrees 45 Minutes 12 Seconds West, 472.06 feet to an angle iron found; thence North 76 Degrees 58 Minutes 17 Seconds West, 348.50 feet to an iron pin set on the eastern Right of Way of Scenic Highway (Georgia Highway 124)(12' Right of Way) thence along the easterly Right of Way of Scenic Highway (Georgia Highway 124)(12' Right of Way) North 13 Degrees 34 Minutes 25 Seconds East, 475.00 feet to the Point of Beginning, containing 3.60 acres.



UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.



- LEGEND:
- ICV : IRRIGATION CONTROL VALVE
 - RF : RIBON PIPE FOUND
 - OT : OPEN TOP PIPE
 - CT : CONCRETE TOP PIPE
 - CM : CONCRETE MONUMENT FOUND
 - NC : NAIL AND CAP
 - RS : REBAR
 - PP : POWER POLE
 - TF : TELEPHONE POLE
 - LL : LAND LIFT
 - LL : LAND LIFT LINE
 - PL : POINT OF BEGINNING
 - PL : PROPOSED LINE
 - CL : CENTER LINE
 - PL : PROPOSED LINE
 - PH : FIRE HYDRANT
 - CH : CATCH BASIN
 - DI : DRAIN INLET
 - HE : HEAD WALL
 - JD : JUNCTION BOX
 - SE : SEWER EMBLEMMENT
 - WM : WATER METER
 - WV : WATER VALVE
 - GV : GAS VALVE
 - MA : MANHOLE
 - TL : TELEPHONE LINE
 - BL : BURIED TELEPHONE CABLE
 - UL : UTILITY
 - W : WATER LINE (APPROXIMATE LOCATION)
 - SA : SANITARY SEWER LINE
 - SD : STORM DRAIN LINE
 - SW : SLOPE OF WAY MONUMENT FOUND
 - P : ANCHOR
 - P : POWER LINE (OVERHEAD)
 - F : FENCE
 - PH : FIRE HYDRANT
 - T : TREE



This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 160-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Statute and Code Annotated, Official Code of Georgia Annotated, §§ 43-2-1, 43-2-4, 43-1-4, 43-1-5, 43-1-6, 43-2-2.

SCENIC CROSSING S/D
 PHASE 1
 DB 109 PG 8
 ZONED RS-60

SCENIC CROSSING S/D
 PHASE 2
 DB 110 PG 103

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM + FLOOD INSURANCE RATE MAP FROM THE FLOOD HAZARD INVENTORY MAP + COMMUNITY PANEL NUMBER 13009400D OF THE CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA DATED SEPTEMBER 25, 2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS PARTIALLY UNDER A FLOOD HAZARD AREA, ZONE X1.

NO STUDY WAS DONE TO DETERMINE FLOOD ELEVATIONS IN ZONE A.

NO EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY WAS CONDUCTED. NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

REFERENCE PLATS:
 PB 109 PG 8
 DB 110 PG 103
 SURVEY FOR FOUNDATION TECHNOLOGIES, INC.
 BY PRECISION PLANNING, INC. AND SEALED BY
 RAMZALI W. DIKOV, G.A. PLS. No. 1678
 DATED JANUARY 7, 1997

TOTAL SITE AREA
 165,507.1 SF.
 3.80 ACRES
 CURRENTLY ZONED "B6"



SCALE IN FEET
 USE DIMENSIONS DO NOT SCALE DRAWING

DATE	NO.	REVISION	BY

BOUNDARY & TOPOGRAPHIC SURVEY FOR
JET THRUST PERFORMANCE

LOCATED
 SCENIC HIGHWAY
 LL 108 5TH DISTRICT
 CITY OF LAWRENCEVILLE
 GWINNETT COUNTY, GEORGIA

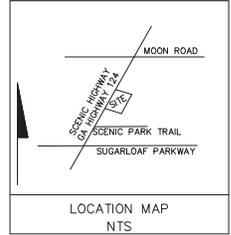
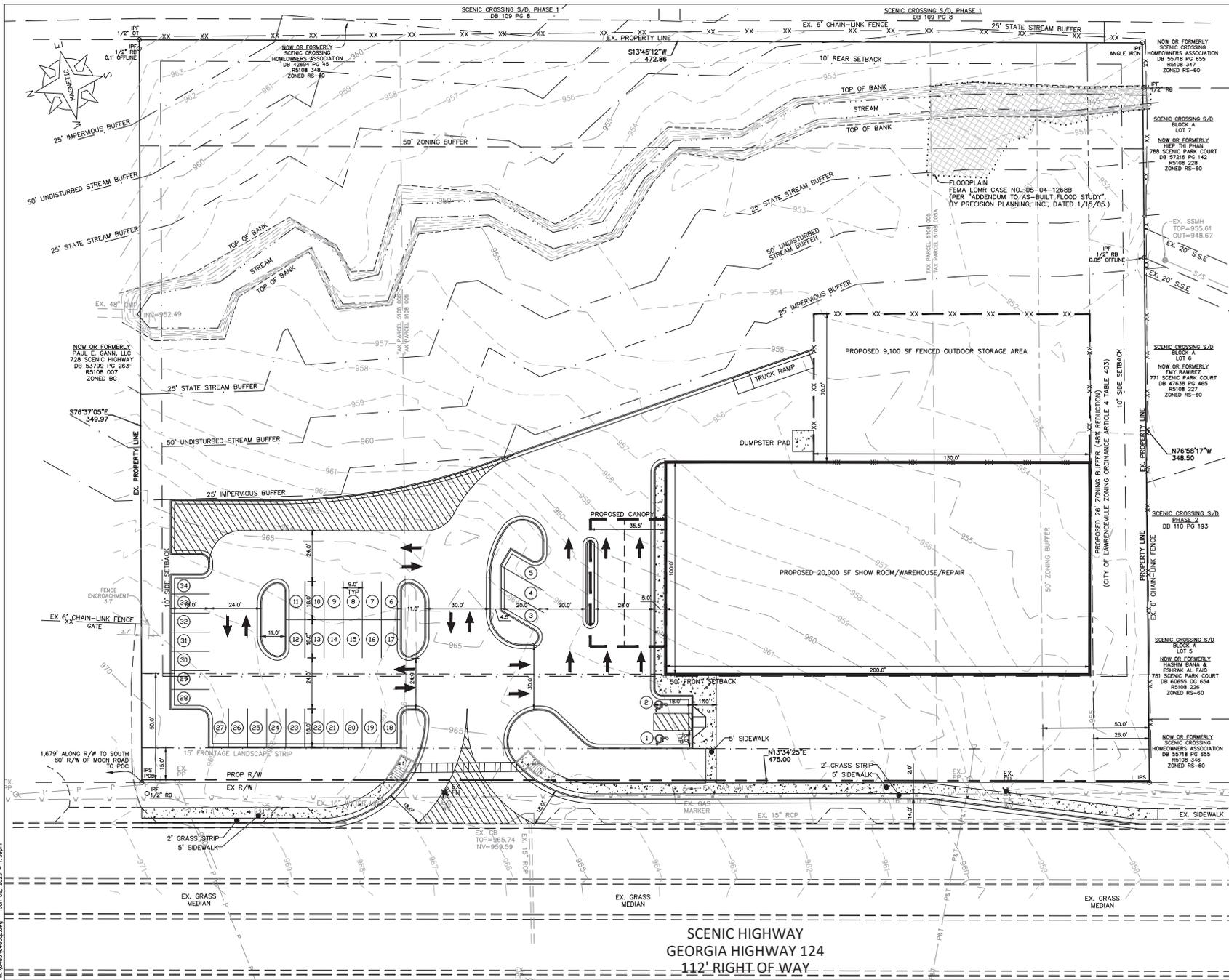
PLAY PREPARED ON
 DATE 11/20/24

SCALE 1" = 30'
 JOB NO. 64856MY
 FIELD DATE 10/25/24

Carter & Harklerod Group

94 E. CROGAN STREET, SUITE 100, LAWRENCEVILLE, GA 30046
 (770) 962-1098
 DONALD W. HARKLEROD & ASSOCIATES, INC.
 No. PE0000295, LS0000280 EXPIRATION 06/30/2026

SUP2025-00100
 RECEIVED JANUARY 7, 2025
 PLANNING & DEVELOPMENT DEPARTMENT



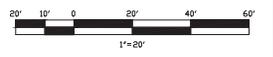
OWNER
FOUNDATION TECHNOLOGIES INC
11 LUMPKIN ST, SUITE 200
LAWRENCEVILLE, GA 30046

DEVELOPER
JET THRUST PERFORMANCE
946 BURNS DR
LAWRENCEVILLE, GA 30043
770-338-8687

ENGINEER
CARTER HARKLEROD GROUP
94 E. CROGAN ST, SUITE 100
LAWRENCEVILLE, GA 30046
770-962-1996

SITE DATA

TOTAL AREA: 3.80 AC
ZONED B5
MAX IMPERVIOUS COVERAGE: 35%
PROP IMPERVIOUS COVERAGE: 37.4% (61,846 SF)
TOTAL BUILDING: 20,000 SF
SHOW ROOM: 6,667 SF
SERVICE: 6,667 SF
TOTAL PARKING REQUIRED: 24 SPACES
PERSONAL WATERCRAFT SALES AND SERVICE: 17
1 PARKING SPACE / 400 SF SHOWROOM AREA
WAREHOUSE: 7
1 PARKING SPACE / 1,000 SF WAREHOUSE AREA
TOTAL PARKING PROVIDED: 34



DATE	NO.	REVISION	BY

SITE PLAN
FOR
JET THRUST PERFORMANCE
LOCATED
SCENIC HIGHWAY
LL 108 6TH DISTRICT
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

SCALE: 1"=20' PRL NO. 6485 | DATE: 01-02-25 | BY: JPB



94 E. CROGAN STREET, SUITE 100 LAWRENCEVILLE, GA 30046
(770)982-1996

COA DONALD W. HARKLEROD & ASSOCIATES, INC.
No. PEF00295, LSF000280 | EXPIRATION: 6-30-2028

SHEET C2.0

SCENIC HIGHWAY
GEORGIA HIGHWAY 124
112' RIGHT OF WAY

SUP2025-00100
RECEIVED JANUARY 7, 2025
PLANNING & DEVELOPMENT DEPARTMENT

JET THRUST - HWY 124 GWINNETT COUNTY, GA



LAWRENCEVILLE

Planning & Development

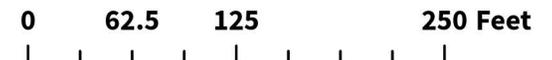
Location Map & Surrounding Areas

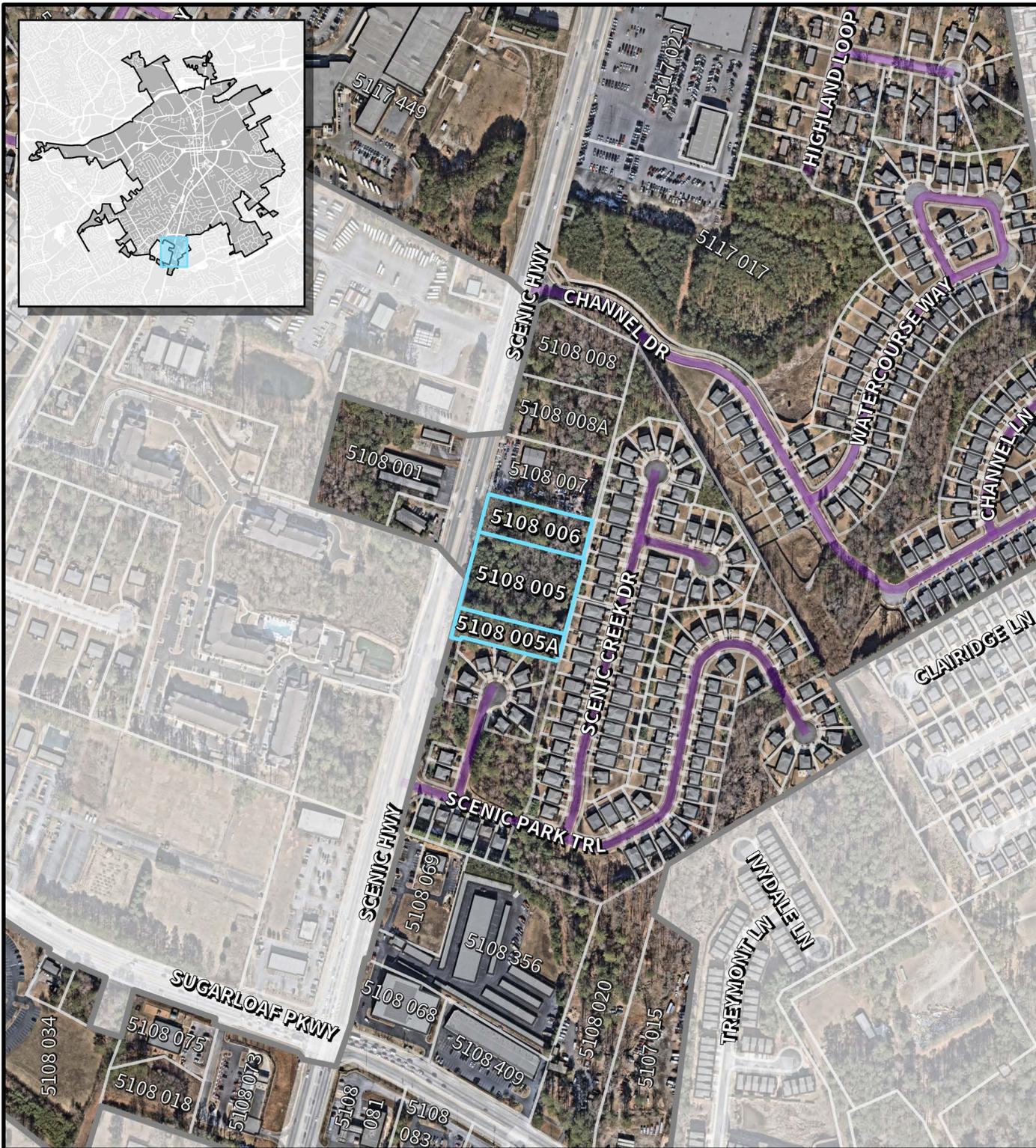
RZC2025-00067

SUP2025-00100

Applicant: R. Duane Hawk

-  Subject Property
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

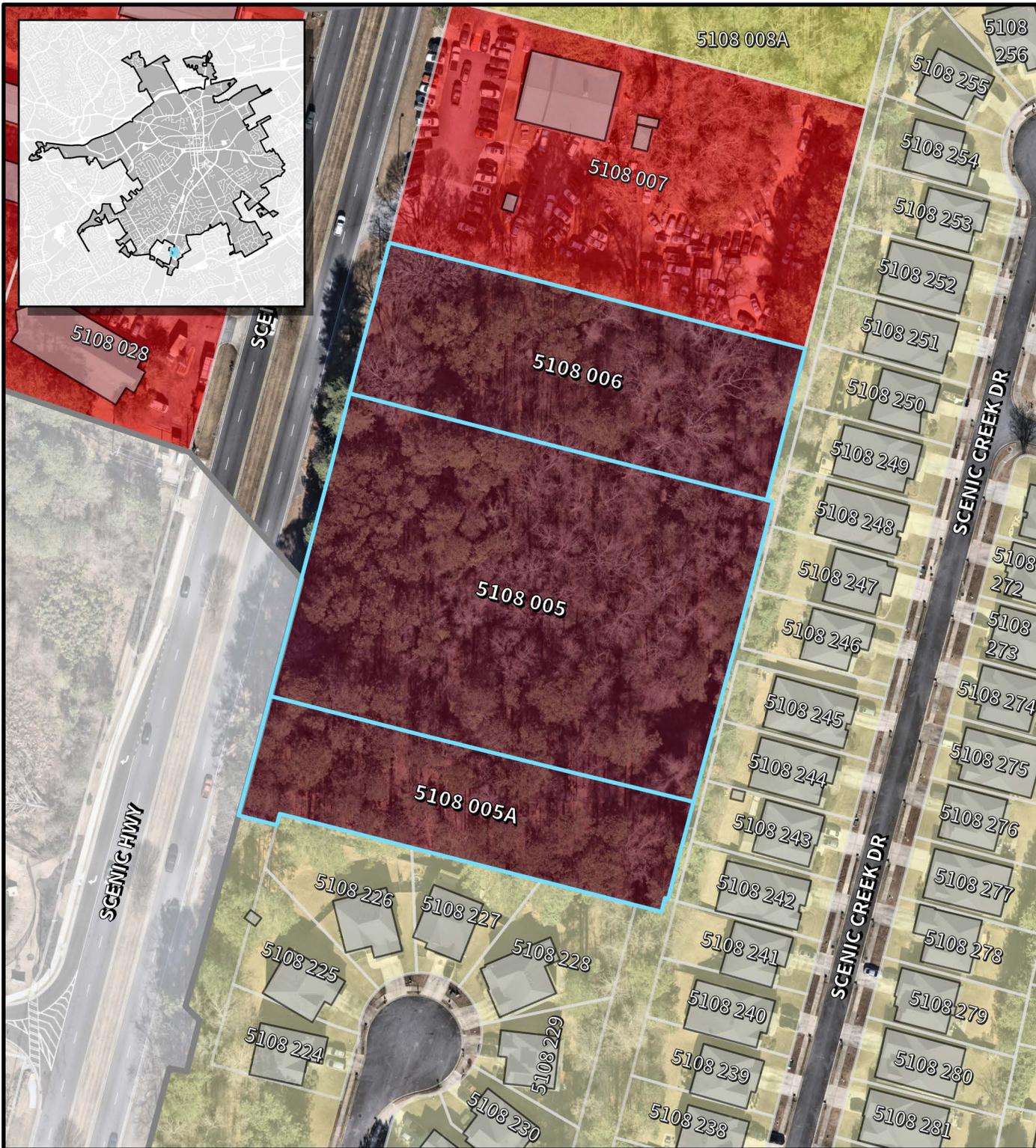
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Applicant: R. Duane Hawk

-  Subject Property
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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00067

SUP2025-00100

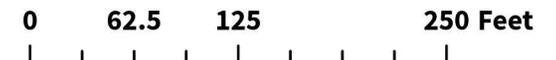
Applicant: R. Duane Hawk

 Subject Property

 Lawrenceville City Limits

Zoning Districts

-  **BG** General Business
-  **HSB** Highway Service Business
-  **RS-60** Single-Family Residential
-  **RS-150** Single-Family Residential





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00067

SUP2025-00100

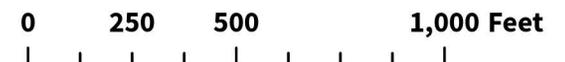
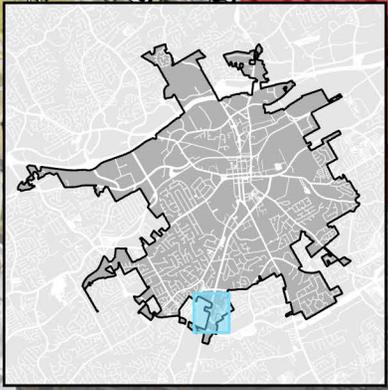
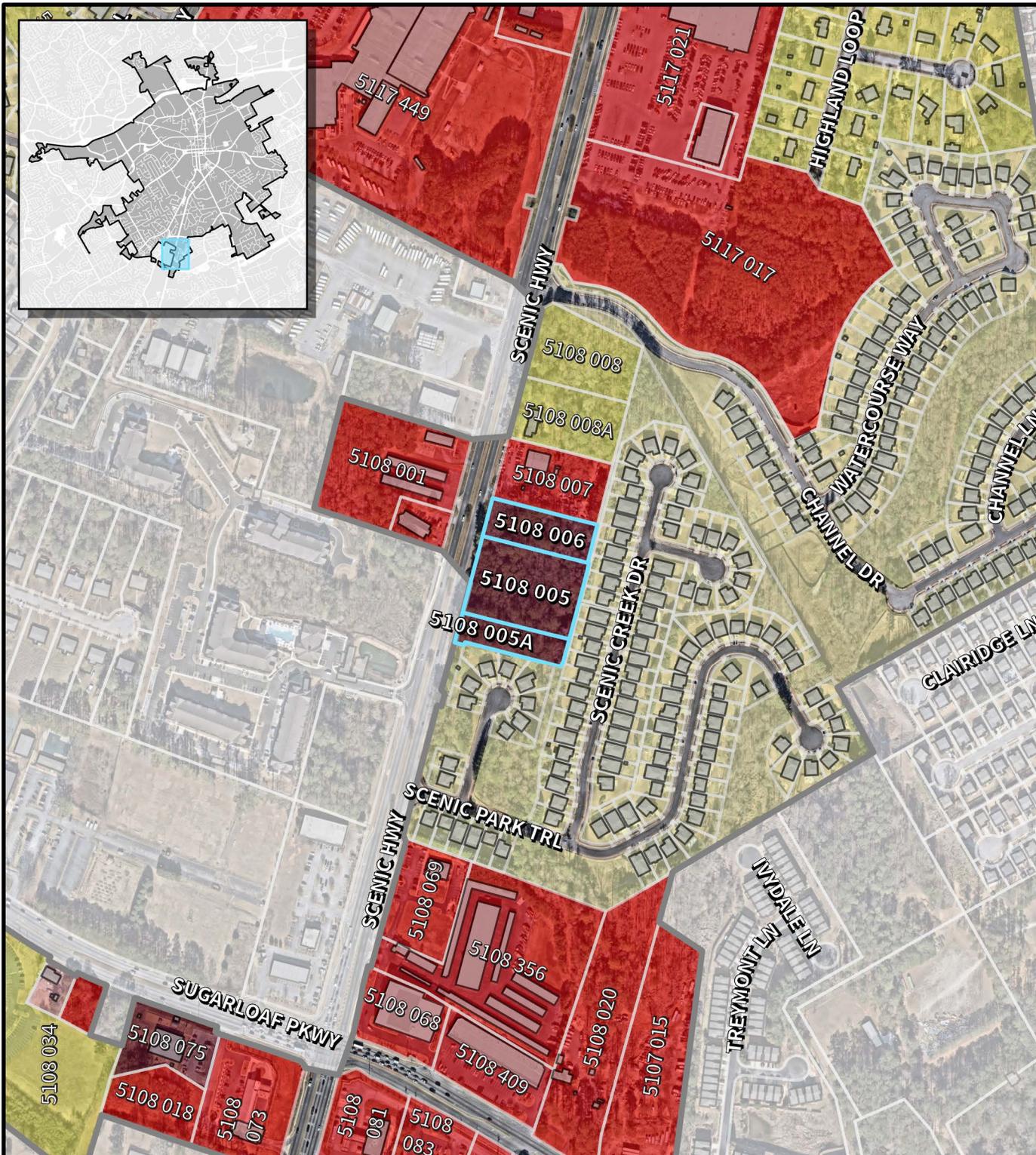
Applicant: R. Duane Hawk

 Subject Property

 Lawrenceville City Limits

Zoning Districts

-  **BG** General Business
-  **HSB** Highway Service Business
-  **OI** Office/Institutional
-  **RS-60** Single-Family Residential
-  **RS-150** Single-Family Residential





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00067

SUP2025-00100

Applicant: R. Duane Hawk

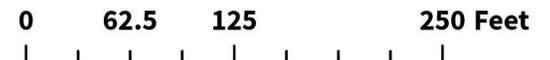
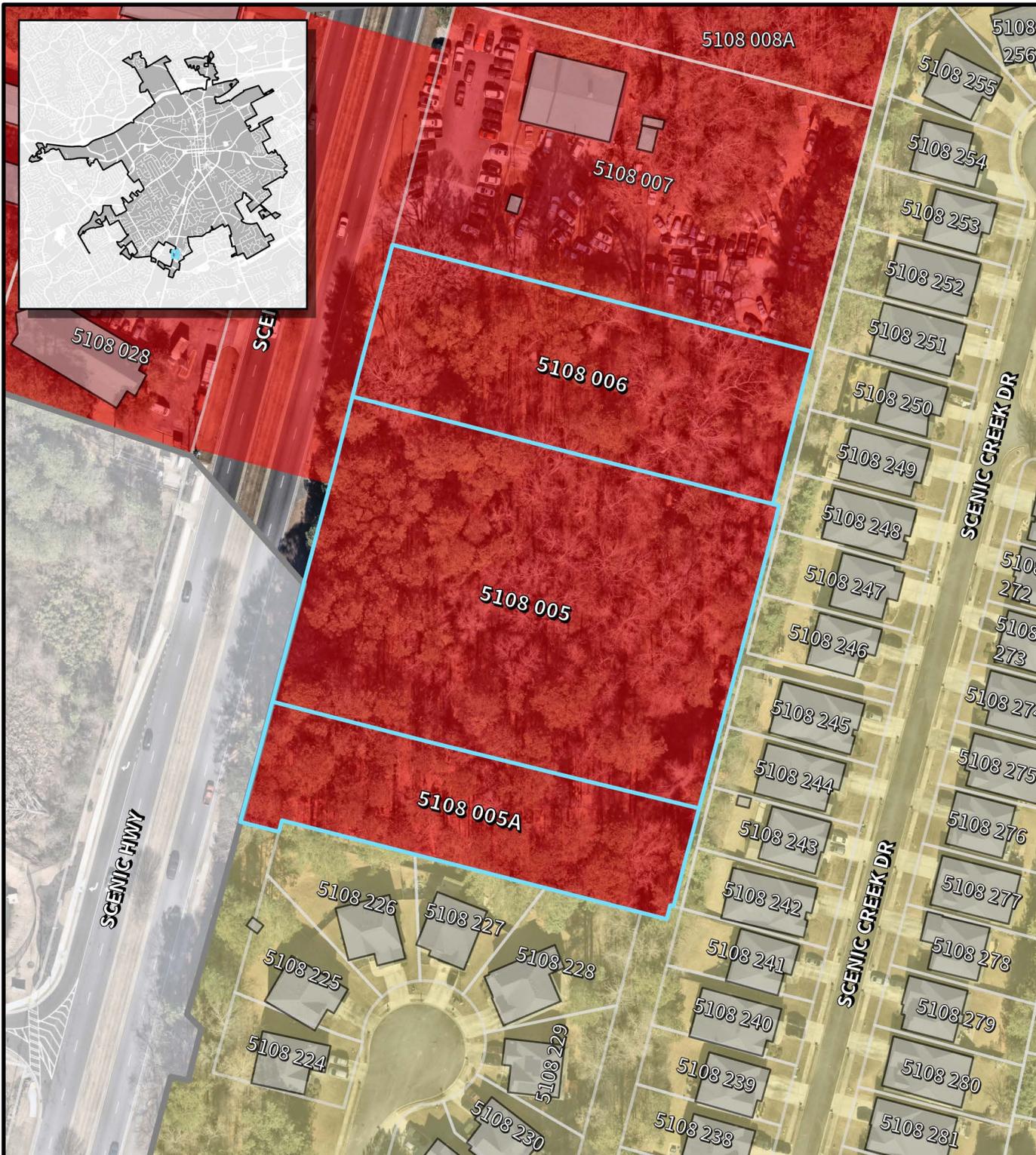
 Subject Property

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Commercial Corridor





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00067

SUP2025-00100

Applicant: R. Duane Hawk

 Subject Property

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Commercial Corridor

 Education Center

