



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Maya Radovic Radovic Permits</u> <u>Inc</u>	NAME: <u>Gorben Awmy</u>
ADDRESS: <u>3021 Farmstead Court</u>	ADDRESS: <u>3913 Roxberry Hill Ln</u>
CITY: <u>Grayson</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
CONTACT PERSON: <u>Maya Radovic</u> PHONE: <u>404 717 4795</u>	
<p>* 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.</p>	
PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: <u>BG</u>	
PARCEL NUMBER(S): <u>5176 062</u> ACREAGE: <u>2.29</u>	
ADDRESS OF PROPERTY: <u>417 Buford Dr Lawrenceville GA 30046</u>	

Maya Radovic 3/10/25  
SIGNATURE OF APPLICANT DATE

MAYA RADOVIC  
TYPED OR PRINTED NAME

Gorben Awmy 03/07/25  
SIGNATURE OF OWNER DATE

AWMY GOBRAN  
TYPED OR PRINTED NAME



RZC2025-00066 / SUP2025-00105 / BFR2025-00001

RECEIVED MARCH 10, 2025

PLANNING & DEVELOPMENT DEPARTMENT

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770.965.2414 • www.lawrencevillega.org





# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Maya Radovic Radovic Permits1, Inc</u>	NAME: <u>Gorban Awny</u>
ADDRESS: <u>3021 Farmstead Court</u>	ADDRESS: <u>3923 Roxberry Hill Ln</u>
CITY: <u>Grayson</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
PHONE: <u>404 717 4795</u>	PHONE: <u>678 755 2425</u>
CONTACT PERSON: <u>Maya Radovic</u> PHONE: <u>404 717 4795</u>	
CONTACT'S E-MAIL: <u>radovicpermits@gmail.com</u>	
<small>* 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.</small>	
ZONING DISTRICT(S): <u>Proposed BG</u> ACREAGE: <u>2.29</u>	
PARCEL NUMBER(S): <u>5176 062</u>	
ADDRESS OF PROPERTY: <u>417 Buford Dr Lawrenceville GA 30046</u>	
PROPOSED SPECIAL USE: <u>Proposed inventory parking</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

MAJA RADOVIC  
TYPED OR PRINTED NAME

AWNY GOBRAN  
TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

NOTARY PUBLIC

DATE

RZC2025-00066 / SUP2025-00105 / BFR2025-00001

RECEIVED MARCH 10, 2025

PLANNING & DEVELOPMENT DEPARTMENT







# LAWRENCEVILLE

## GEORGIA

### BUFFER REDUCTION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Maya Radovic Radovic Permits 1, Inc.</u>	NAME: <u>Gorban Awny</u>
ADDRESS: <u>3021 Farmstead Court</u>	ADDRESS: <u>3913 Roxberry Hill Ln</u>
CITY: <u>Grayson</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
PHONE: <u>404 717 4795</u>	PHONE: <u>678 755 2452</u>
CONTACT PERSON: <u>Maya Radovic</u> PHONE: <u>404 717 4795</u>	
CONTACT'S E-MAIL: <u>radovicpermits@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>Proposed BG</u> ACREAGE: <u>2.29</u>	
PARCEL NUMBER(S): <u>5176 062</u>	
ADDRESS OF PROPERTY: <u>417 Buford Dr Lawrenceville GA 30046</u>	
PROPOSED BUFFER: <u>30 food buffer along the properties zoned RS-150</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

NOTARY PUBLIC

DATE

RZC2025-00066 / SUP2025-00105 / BFR2025-00001

RECEIVED MARCH 10, 2025

PLANNING & DEVELOPMENT DEPARTMENT







# 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

## 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:

(Map Reference Number)

5

District

176

Land Lot

062

Parcel

Signature of Applicant

Date

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)

NAME

TITLE

DATE

RZC2025-00066 / SUP2025-00105 / BFR2025-00001  
70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
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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:

(Map Reference Number)

5 - 176 - 062  
District Land Lot Parcel

Signature of Applicant

Date

MAYA (MAYA) RADOVIC

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)

Binh Tran

NAME

TSA

TITLE

3-7-2025

DATE

016BNT

Gwinnett County Tax Commissioner

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
770.963.2414 • www.lawrencevillega.org  
RZC2025-00066 / SUP2025-00105 / BFR2025-00001  
RECEIVED MARCH 10, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



March 6<sup>th</sup>, 2025

City of Lawrenceville, Planning & Development  
70 S Clayton Street  
Lawrenceville, GA 30046  
Re: 417 Buford Dr Lawrenceville, GA 30046

To Whom it May Concern...

Please accept this Letter of Intent to request a Special Use Permit for the proposed inventory parking that will provide 114 parking spaces combined with the proposed 40' x 40' new storage shed.

The property is currently zoned residential (RS -150), and the owner is applying for the commercial (BG) zone approval.

According to the City of Lawrenceville Zoning Ordinance 103.2 Use Table, a Special Use Permit is required for "Automobile Sales or Auction and Related Service (outdoor sales) Including Autobroker" therefore, we respectfully submit a Special Use Permit request to allow for the expansion of the property owner/tenant's used car sales business to include inventory parking with shed for vehicles in relation to the current business on a proposed asphalt parking lot on the property.

As the applicant, I am representing the property owner Mr. Awny Gorban with a commercial lease agreement with the current tenant.

The proposed business expansion and activities will not adversely affect the existing or usability of adjacent or nearby properties.

The proposed special use for the business expansion will not cause excessive or burdensome use of the existing streets, transportation facilities, utilities, or schools.

Also, the public safety, health and welfare will not be affected in any way or level with the proposed business expansion as presented in this application package

Mr. Awny Gorban honestly believes that approval of the Special Use Permit will be economically beneficial in general and appreciate your consideration of this Special Use Permit request. He is willing to work with the City of Lawrenceville and meet all applicable regulation requirements.

Please feel free to contact me with questions or concerns regarding this request.

Respectfully,

**RZC2025-00066 / SUP2025-00105 / BFR2025-00001**  
**RECEIVED MARCH 10, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



Maya Radovic

Radovic Permits 1, Inc.

404-717-4795

Email: radovicpermits@gmail.com

RZC2025-00066 / SUP2025-00105 / BFR2025-00001  
RECEIVED MARCH 10, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



## **LEGAL DESCRIPTION DEDICATED RIGHT OF WAY**

All that tract of land lying within 17 feet of the existing Buford Drive (State Route 20) Right of Way and being in Land Lot 176 of the 5<sup>th</sup> District, Gwinnett County, Georgia, containing 2.305 acres taken from survey prepared by Conroy and Associates, P.C., dated July 11<sup>th</sup> 2008 and being more particularly described according to said survey as follows:

BEGINNING at a point 170.05 feet along the Buford Drive right of way to the southwest of the intersection of Harris Drive (variable right of way) and Buford Drive (variable right of way);

Thence N77°27'56"E a distance of 9.88 feet to a point;  
Thence N77°27'56"E a distance of 187.24 feet to a point;  
Thence N07°07'29"W a distance of 13.62 feet to a point;  
Thence N73°54'40"E a distance of 468.12 feet to a point;  
Thence S21°46'53"E a distance of 135.73 feet to a point;  
Thence S72°24'02"W a distance of 509.83 feet to a point;  
Thence S09°26'56"W a distance of 35.09 feet to a point;  
Thence S80°14'25"W a distance of 194.17 feet to a point;  
Thence N78°13'23"W a distance of 83.97 feet to a point;  
Thence N83°16'29"W a distance of 56.11 feet to a point;  
Thence S35°31'00"W a distance of 7.06 feet to a point;  
Thence S87°35'00"W a distance of 21.12 feet to a point;  
Thence N77°27'56"E a distance of 9.88 to the POINT OF BEGINNING.

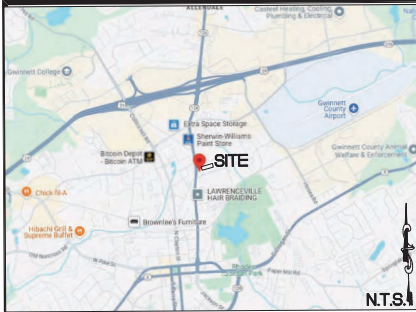
**RZC2025-00066, SUP2025-00105, & BFR2025-00001**  
**RECEIVED APRIL 22, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



LINE CHART

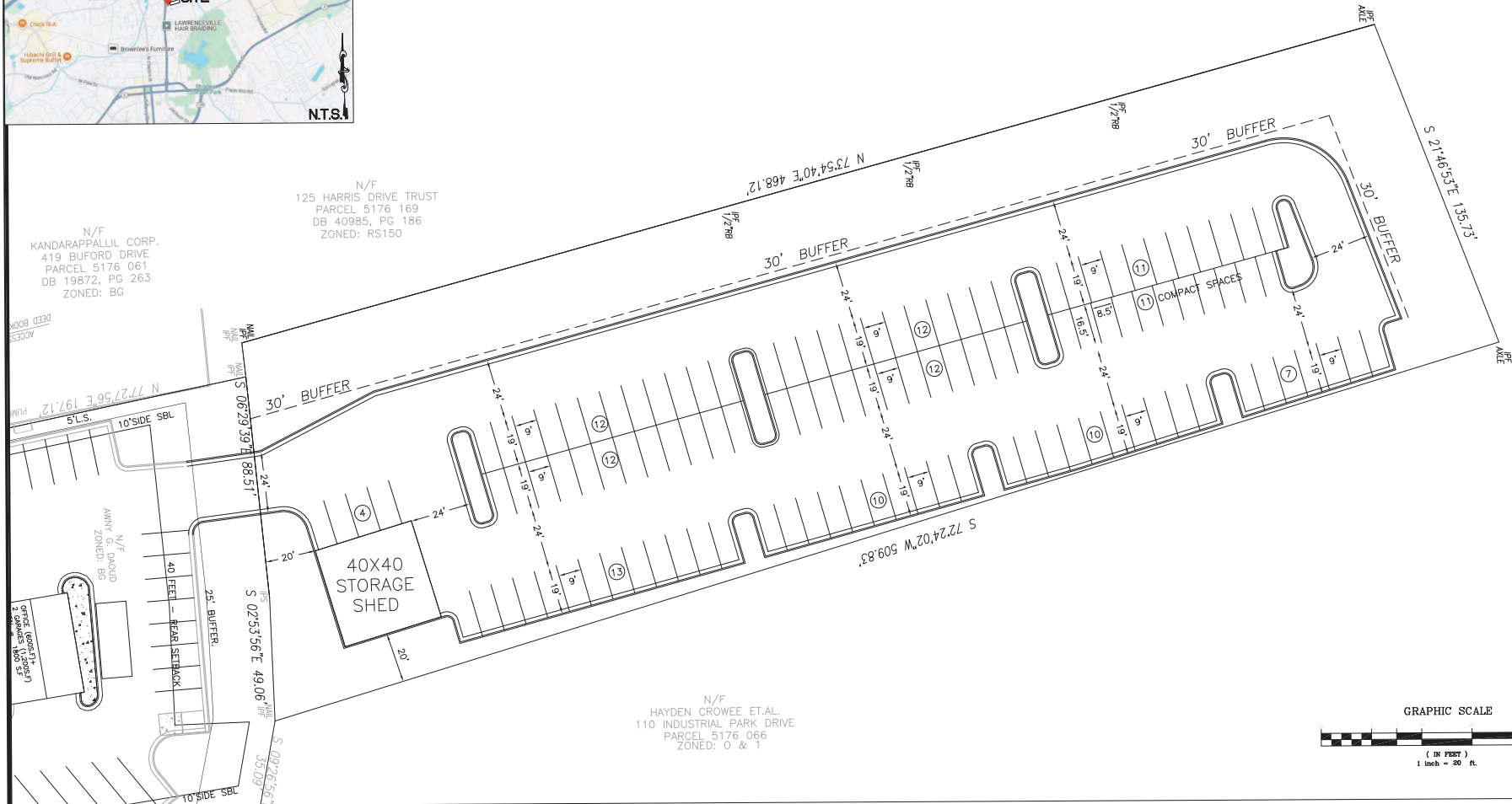






SITE LIGHTING IS NOT INCLUDED IN THE SCOPE OF WORK FOR THIS PROJECT.

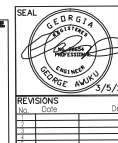
**RZC2025-00066 / SUP2025-00105 / BFR2025-00001**  
**RECEIVED MARCH 10, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



PROPOSED: 114 SPACE INVENTORY PARKING LOT AND 1,600 S.F. SHED.  
STORMWATER MANAGEMENT PROVIDED BY UNDERGROUND DETENTION FACILITY.  
30' BUFFERS TO BE MAINTAINED ALONG THE NORTH AND EASTERN PROPERTY LINES.

TOTAL PROJECT ACREAGE: 1.586 AC  
DISTURBANCE LIMITS: 1.05 AC  
TOTAL IMPERVIOUS AREA: 1.01 AC (64%)

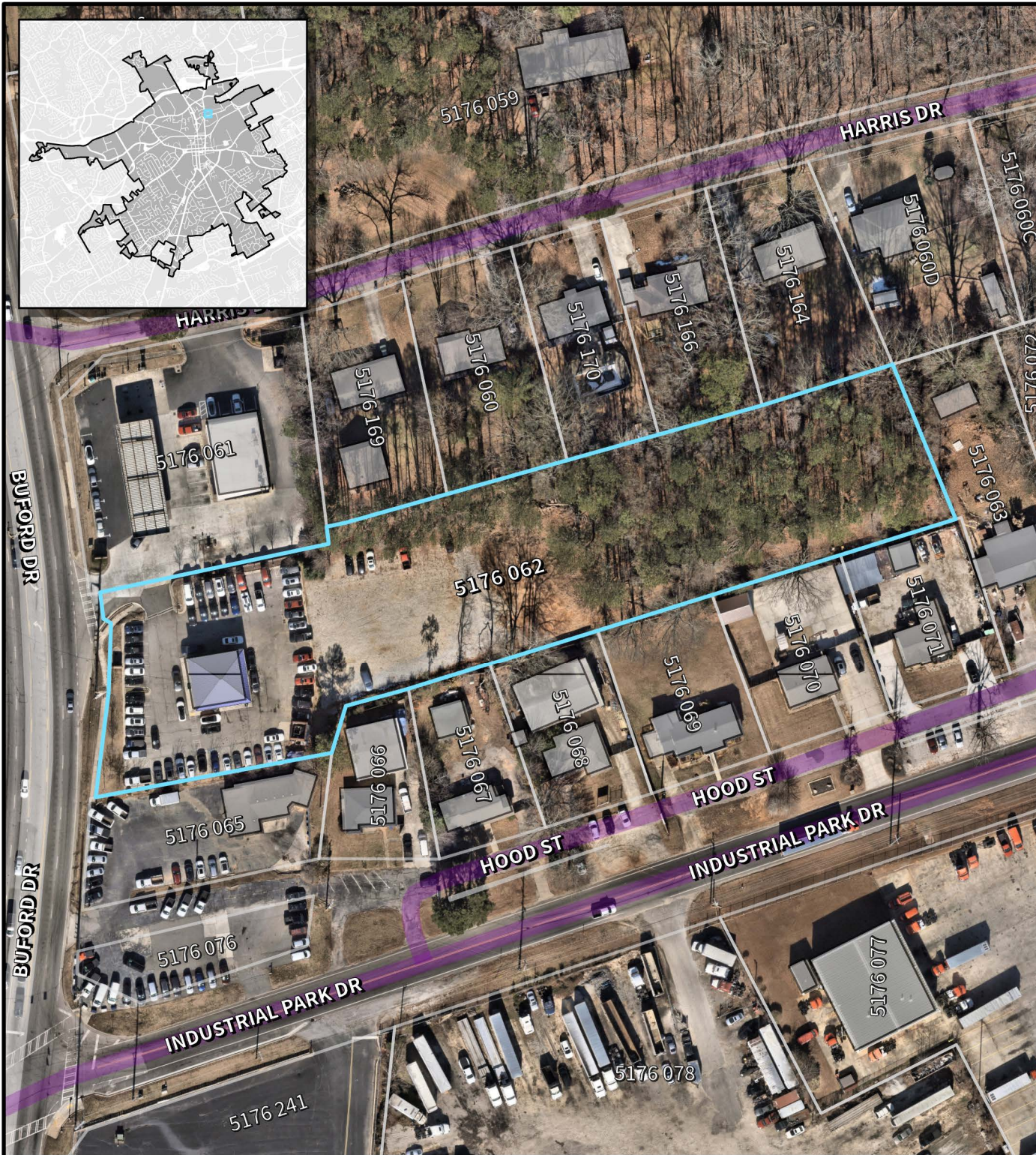
CONSTRUCTION/RECONSTRUCTION PERMITTING  
JANET COOPER  
417 BUFORD DRIVE  
LAWRENCEVILLE, GA  
770-962-1111  
24-HR CONTACT  
SHELLY@ELMNA.COM  
FOR THE SHELLEY GROUP



**417 BUFORD DRIVE**  
**LAWRENCEVILLE, GA**

TITLE  
**CONCEPT PLAN**  
DATE: 03/05/25  
DRAWN: TS  
CHECKED: GA  
SHEET NUMBER  
**C0**





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**RZC2025-00066**

**SUP2025-00105**

**BFR2025-00001**

Applicant:

Maja Radovic Permits 1, Inc.

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



0 62.5 125 250 Feet








## Location Map & Surrounding Areas

**SUP2025-00105**

**BFR2025-00001**

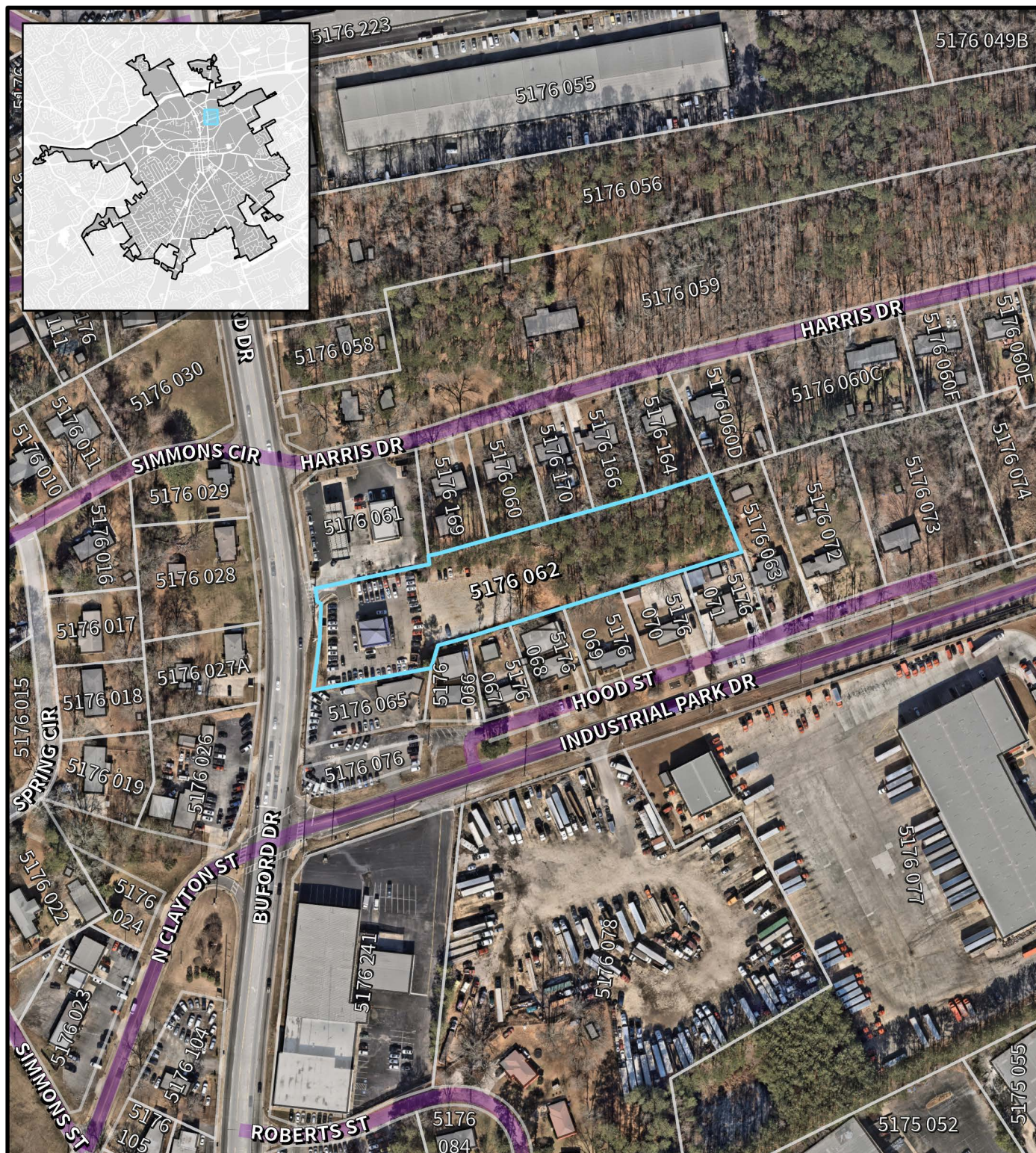
Applicant:

Maja Radovic Permits 1, Inc.

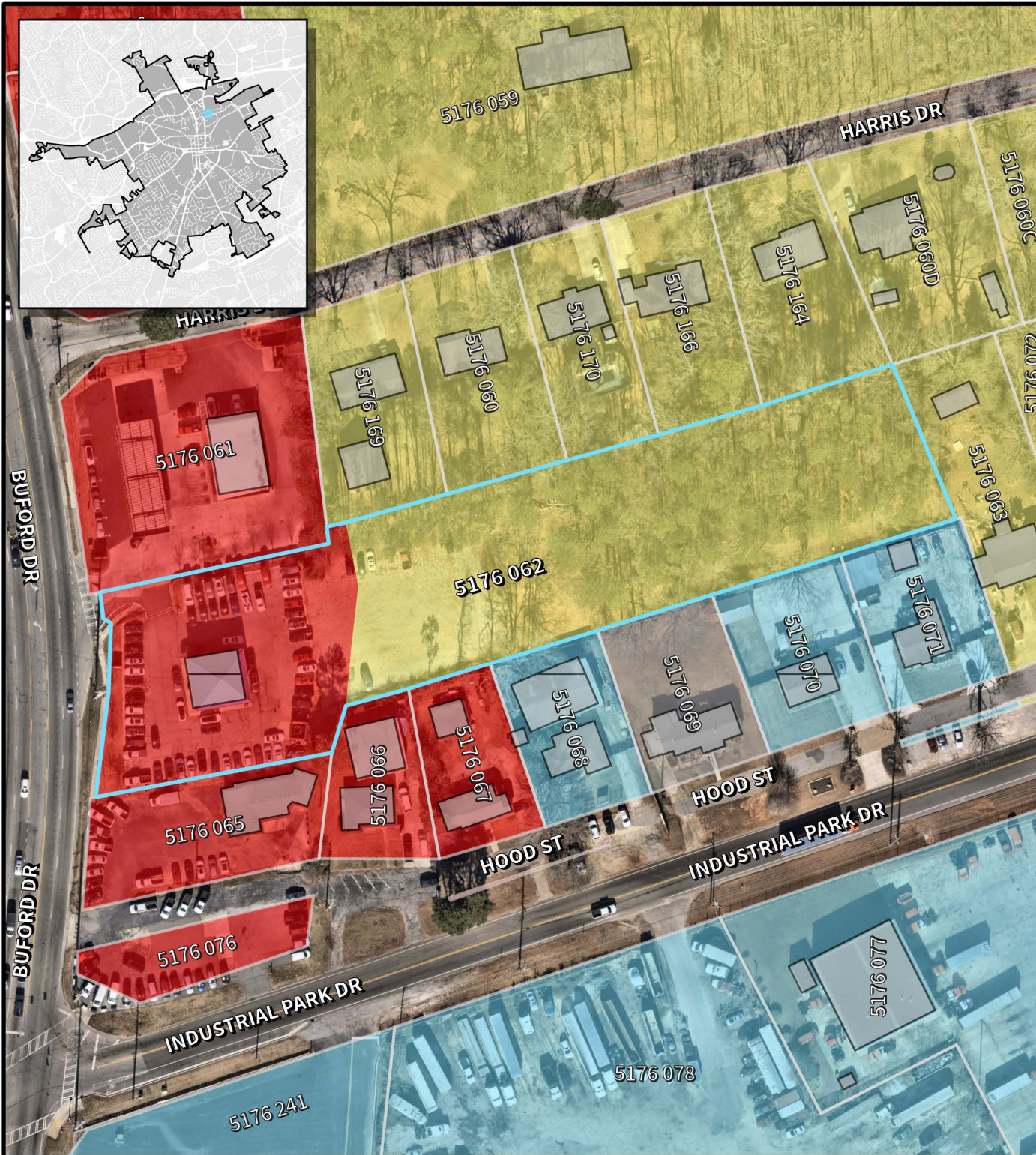
-  Subject Property  
 Lawrenceville City Limits  
 City Maintained Streets  
 County/State Maintained Streets



0 125 250 500 Feet







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**RZC2025-00066**

**SUP2025-00105**

**BFR2025-00001**





Applicant:

Maja Radovic Permits 1, Inc.

 Subject Property

 Lawrenceville City Limits

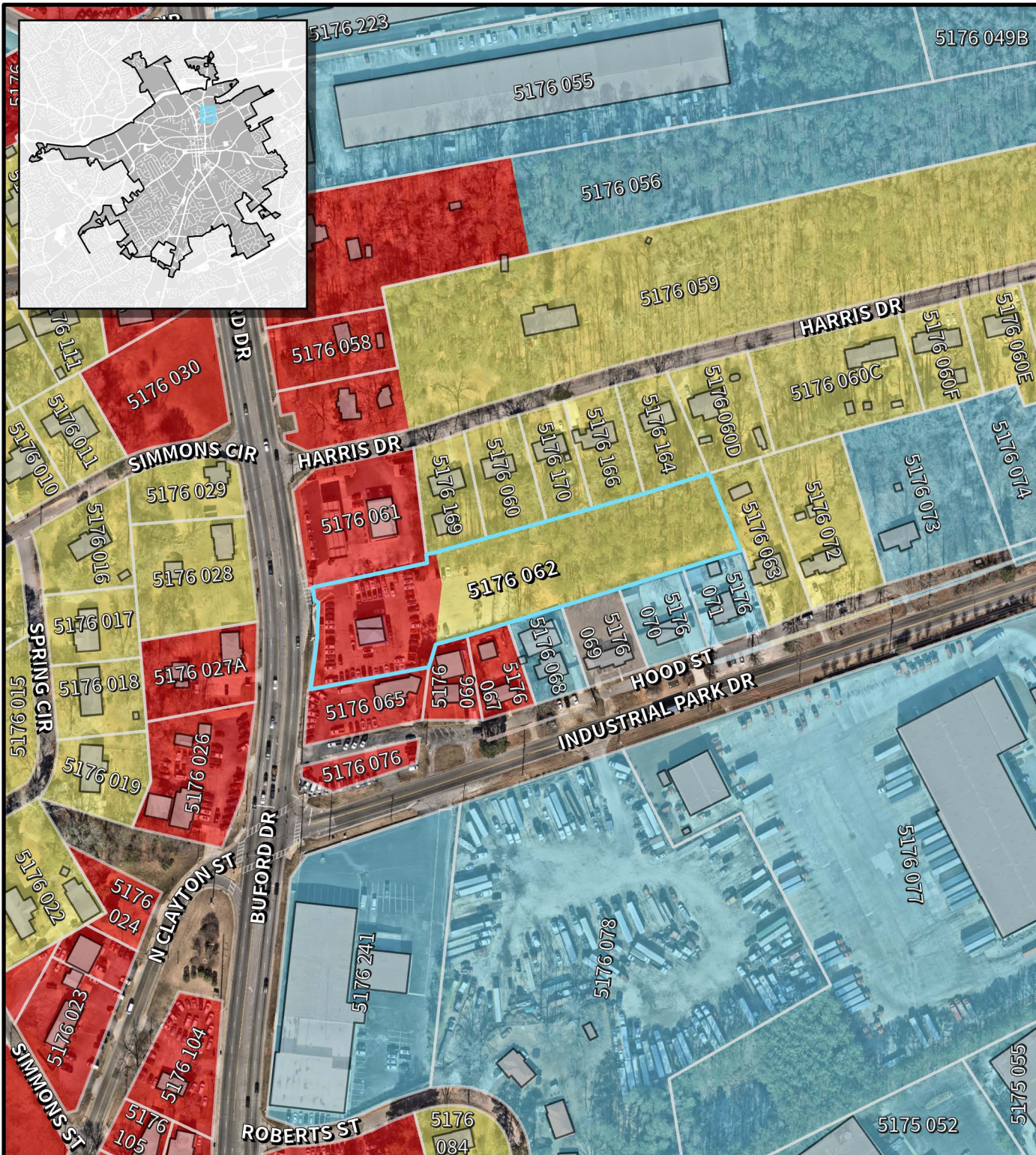
## Zoning Districts

	BG	General Business
	LM	Light Manufacturing
	ON	Office/Neighborhood
	RS-150	Single-Family Residential



0 62.5 125 250 Feet





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**RZC2025-00066**

**SUP2025-00105**

**BFR2025-00001**





Applicant:

Maja Radovic Permits 1, Inc.

 Subject Property

 Lawrenceville City Limits

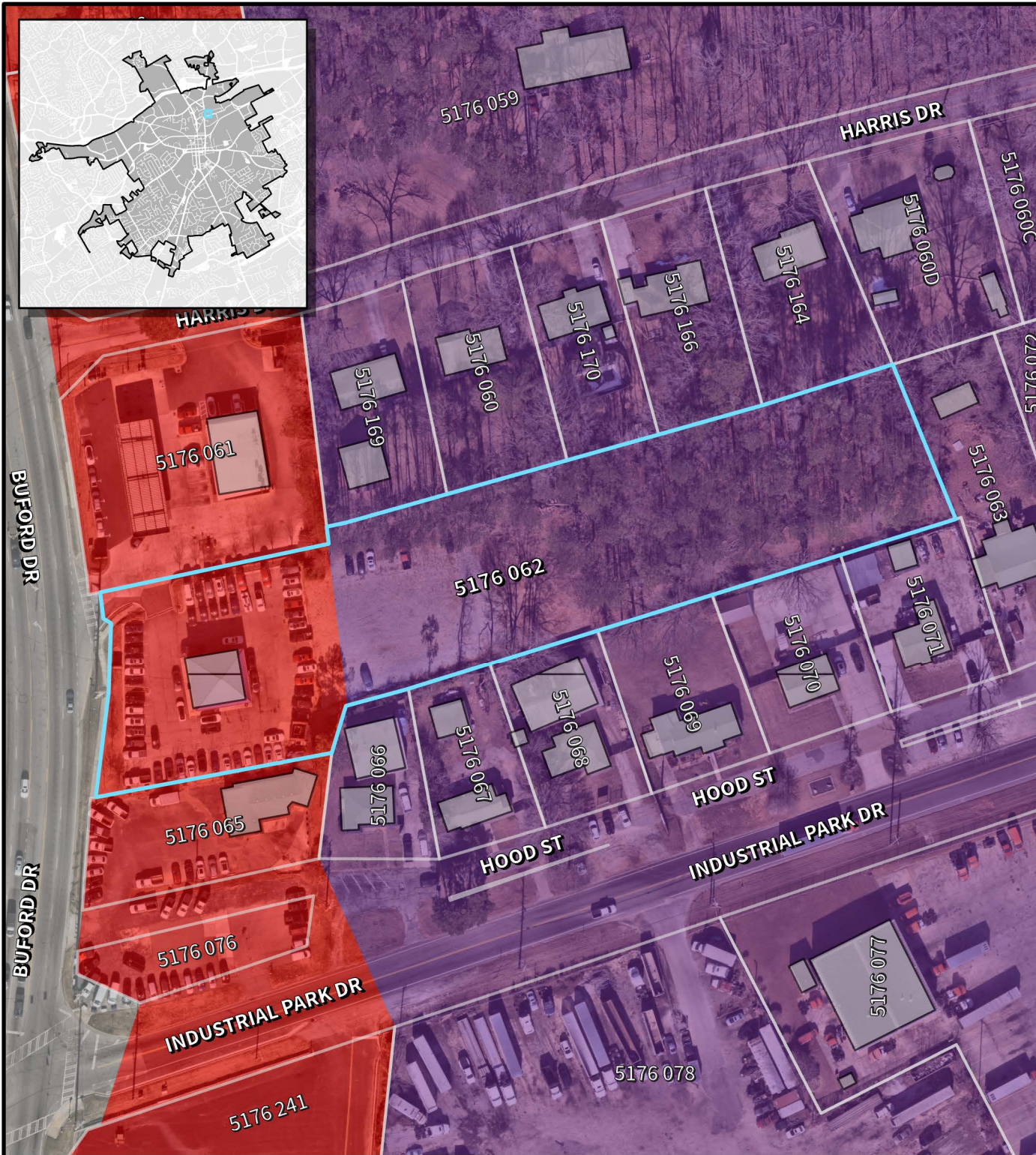
## Zoning Districts

	BG	General Business
	LM	Light Manufacturing
	ON	Office/Neighborhood
	RS-150	Single-Family Residential



0 125 250 500 Feet





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**RZC2025-00066**

**SUP2025-00105**

**BFR2025-00001**

Applicant:

Maja Radovic Permits 1, Inc.

 Subject Property

 Lawrenceville City Limits

## 2045 Character Areas

 Downtown

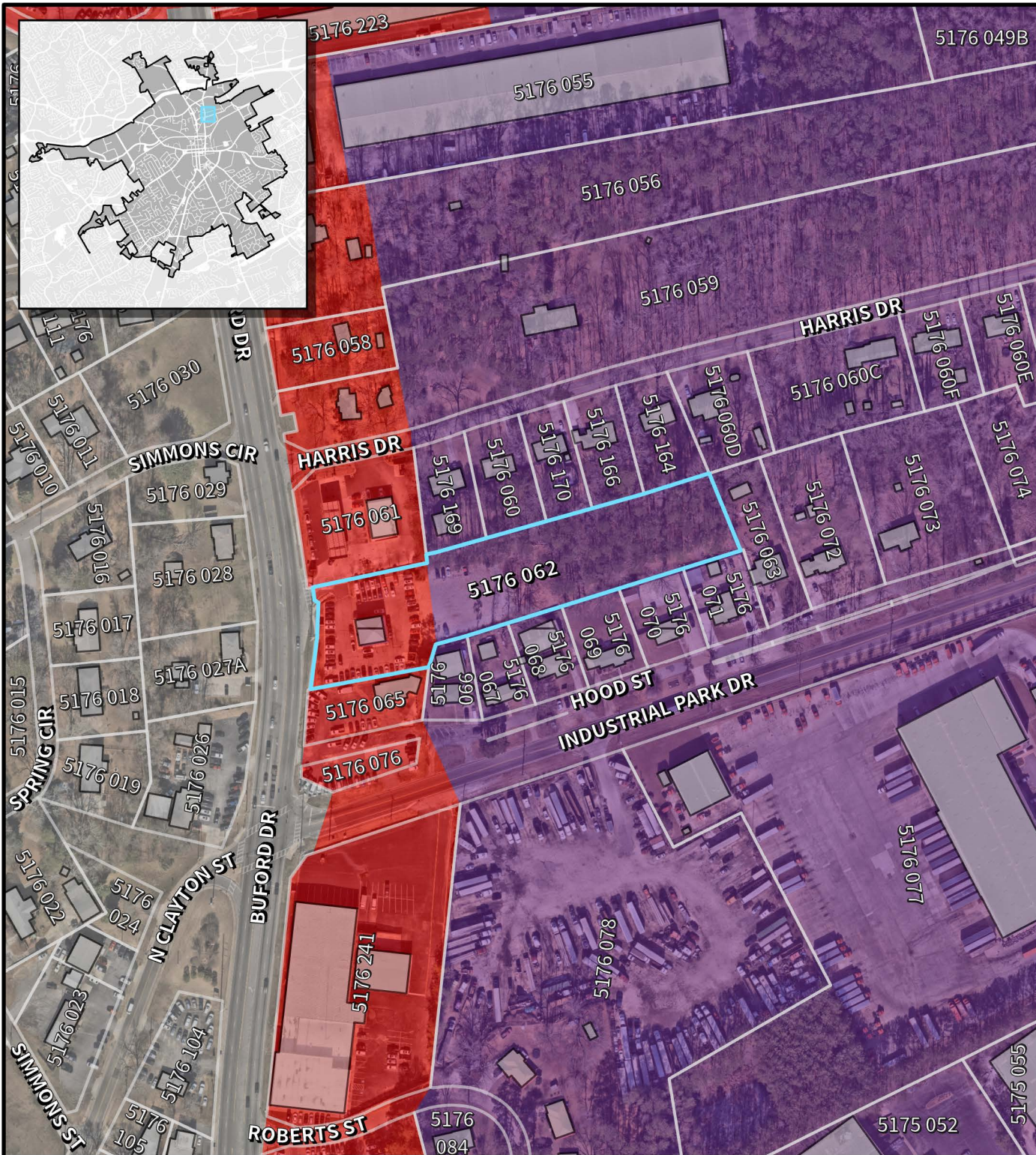
 Commercial Corridor

 Industrial



0 62.5 125 250 Feet





# LAWRENCEVILLE

*Planning & Development*

## Location Map & Surrounding Areas

**RZC2025-00066**

**SUP2025-00105**

**BFR2025-00001**

Applicant:

Maja Radovic Permits 1, Inc.

 Subject Property

 Lawrenceville City Limits

### 2045 Character Areas

 Downtown

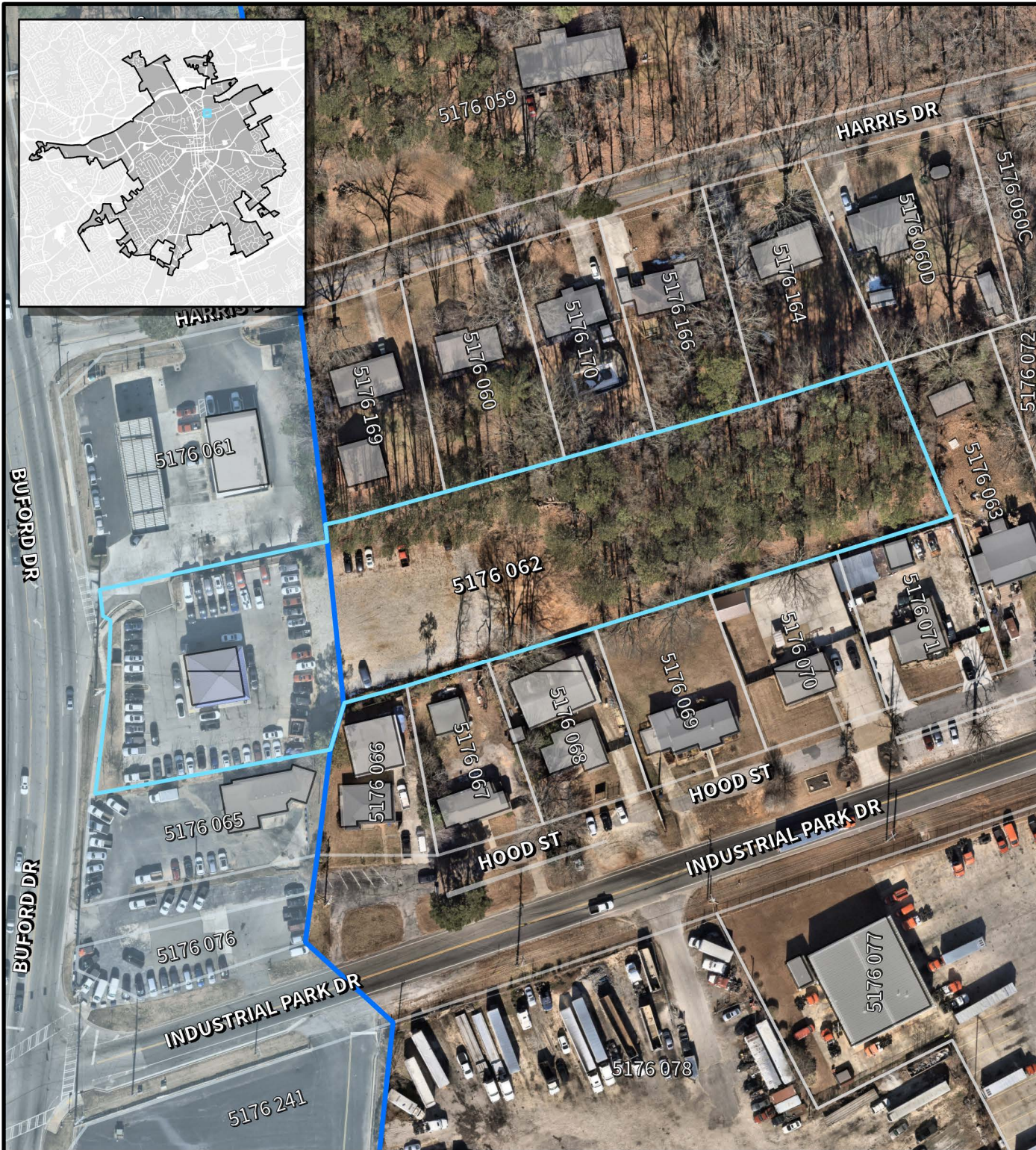
 Commercial Corridor

 Industrial



0 125 250 500 Feet





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas




**RZC2025-00066**

**SUP2025-00105**

**BFR2025-00001**

Applicant:

Maja Radovic Permits 1, Inc.

-  Subject Property
-  Lawrenceville City Limits
-  DDA Boundary



0 62.5 125 250 Feet








## Location Map & Surrounding Areas

**SUP2025-00105**

**BFR2025-00001**

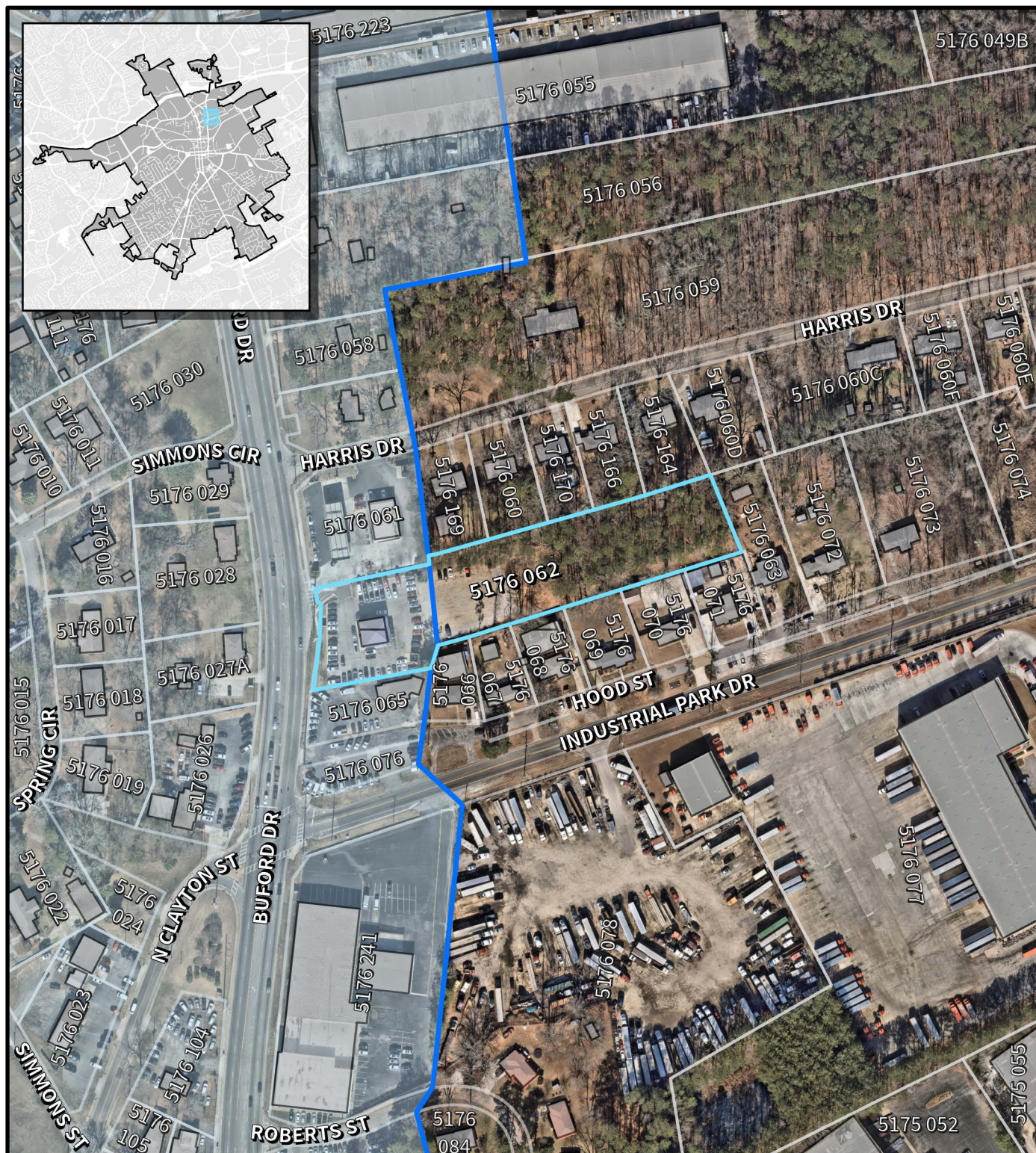
Applicant:

Maja Radovic Permits 1, Inc.

-  Subject Property  
 Lawrenceville City Limits  
 DDA Boundary



0 125 250 500 Feet







## City of Lawrenceville

70 S. Clayton Street P.O. Box 2200  
Lawrenceville, GA 30046-2200  
(770) 963-2414 \*  
www.lawrencevillega.org

Case Number: **CEU2025-15082**

# Violation Notice

Case Type: **Zoning Ordinance**

Date Case Established: **04/21/2025**

Compliance Deadline: **05/09/2025**

**Owner:** AWNY GOBRAN

### Mailing Address

AWNY GOBRAN  
174 BUFORD DR  
LAWRENCEVILLE, 30046

### Notice of Violation for the following location:

#### Address

#### Parcel

417 BUFORD DR  
LAWRENCEVILLE, GA 30046

**5176 062**

**Violation:** 6-102 - BMP Violations - 6-102 - Development Regulations for BMP violations of Soil Erosion and Sedimentation Violations. See attachment 1 for exact sections

**Corrective Action:** Must acquire a Land Development Permit (LDP) to grade/clear land greater than 5,000 SF.

**Compliance Date:** 05/09/2025

**Violation:** D. DEVELOPMENT REGULATIONS - The adopted regulations providing for the subdivision and development of real property within the City of Lawrenceville, as amended from time-to-time by the City Council of the City of Lawrenceville.

**Corrective Action:** Must acquire a Land Development Permit (LDP) to grade/clear land greater than 5,000 SF.

**Compliance Date:** 05/09/2025

The Lawrenceville Department of Planning and Development has determined that your property is in violation of the City's Planning and Zoning Code of Ordinances. Please bring your property into compliance by the date shown above. Failure to comply could result in the issuance of a citation with required appearance before the Municipal Court of Lawrenceville, Georgia to answer the charges.

Our Code Enforcement team works with the community through communication and education with a goal of voluntary compliance - while encouraging responsible property maintenance.





## City of Lawrenceville

70 S. Clayton Street P.O. Box 2200  
Lawrenceville, GA 30046-2200  
(770) 963-2414 \*  
www.lawrencevillega.org

Case Number: **CEU2025-15091**

# Violation Notice

Case Type: **Zoning Ordinance**

Date Case Established: **04/21/2025**

Compliance Deadline: **05/09/2025**

**Owner:** AWNY GOBRAN

### Mailing Address

AWNY GOBRAN  
174 BUFORD DR  
LAWRENCEVILLE, 30046

### Notice of Violation for the following location:

#### Address

#### Parcel

417 BUFORD DR  
LAWRENCEVILLE, GA 30046

**5176 062**

**Violation:** 503 Paving of Surfaces - A. In any non-residential district, the parking of any vehicle on other than an approved hard surface (or other system approved by the Director of Planning and Development) is prohibited.

B. All off-street parking and loading spaces, access, and aisles shall be provided with an approved hard surface in all nonresidential zoning classifications.

C. Porous asphalt or pervious concrete is encouraged to reduce surface water run-off. The use of such materials shall be approved by the Director of Planning and Development prior to installation.

D. Parking on a graveled surface may be allowed in the LM and HM zoning classifications if authorized by a Special Use Permit approved by the City Council.

**Corrective Action:** Gravel must be removed unless a Special Use Permit (SUP) is acquired for this use.

**Compliance Date:** 05/09/2025

The Lawrenceville Department of Planning and Development has determined that your property is in violation of the City's Planning and Zoning Code of Ordinances. Please bring your property into compliance by the date shown above. Failure to comply could result in the issuance of a citation with required appearance before the Municipal Court of Lawrenceville, Georgia to answer the charges.

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## City of Lawrenceville

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Lawrenceville, GA 30046-2200  
(770) 963-2414 \*  
www.lawrencevillega.org

Case Number: **CEU2025-15092**

# Violation Notice

Case Type: **Zoning Ordinance**

Date Case Established: **04/21/2025**

Compliance Deadline: **05/09/2025**

**Owner:** AWNY GOBRAN

### Mailing Address

AWNY GOBRAN  
174 BUFORD DR  
LAWRENCEVILLE, 30046

### Notice of Violation for the following location:

#### Address

#### Parcel

417 BUFORD DR  
LAWRENCEVILLE, GA 30046

**5176 062**

#### **Violation:** 401 Standards for Permanent Buffers - The buffer area must:

1. Be shown on each plat prior to final approval and be designated as a permanent easement.
2. Not be temporarily or permanently disturbed by grading, property improvements, or construction activities.
3. Utilize existing vegetation, or where required be supplemented with additional plantings.
4. Retain its natural topography except when a portion must be cleared and graded as required by the City or County to prevent soil erosion.
5. Shall be completely installed in accordance with the approved plan prior to issuance of a certificate of occupancy.
6. Not be used for temporary or permanent parking, or for a structure

**Corrective Action:** Buffer area must not be disturbed. All gravel/outdoor storage must be removed from the 75'-foot undisturbed buffer along the northern property line.

**Compliance Date:** 05/09/2025

The Lawrenceville Department of Planning and Development has determined that your property is in violation of the City's Planning and Zoning Code of Ordinances. Please bring your property into compliance by the date shown above. Failure to comply could result in the issuance of a citation with required appearance before the Municipal Court of Lawrenceville, Georgia to answer the charges.

Our Code Enforcement team works with the community through communication and education with a goal of voluntary compliance - while encouraging responsible property maintenance.



**City of Lawrenceville**

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Lawrenceville, GA 30046-2200  
(770) 963-2414 \*  
www.lawrencevillega.org

Case Number: **CEU2025-15093****Violation  
Notice**Case Type: **Zoning Ordinance**Date Case Established: **04/21/2025**Compliance Deadline: **05/09/2025****Owner:** AWNY GOBRAN**Mailing Address**

AWNY GOBRAN  
174 BUFORD DR  
LAWRENCEVILLE, 30046

**Notice of Violation for the following location:****Address****Parcel**

417 BUFORD DR  
LAWRENCEVILLE, GA 30046

**5176 062****Violation:** 200.3.55 Outdoor Storage - Industrial - OUTDOOR STORAGE - INDUSTRIAL

A. Outdoor storage of items, equipment, materials, and supplies which are not offered for sale, but which are normally appurtenant to a permitted use, provided that such storage meets the following requirements:

1. Such property is not directly adjacent to a residential property.
2. Such property is not located within the boundary of the geographical area of the Lawrenceville Downtown Development Authority.
3. Storage shall be in the rear or side yard, except where any part of the property is adjacent to, or the storage is visible within a distance of two hundred and fifty (250) feet from, Pike Street, Five Forks-Trickum Road, Scenic Highway, Lawrenceville Highway, Buford Drive (Hwy. 20), Hurricane Shoals Road, Lawrenceville Suwanee Road, Sugarloaf Parkway, Grayson Highway, or Gwinnett Drive, in which case all items shall be stored in a rear yard only.
4. Stored items shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials; and.
5. Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any part thereof, outdoors.

**Corrective Action:** All vehicles / outdoor storage must be removed from the rear section of the property until a Special Use Permit (SUP) is acquired and the land is graded/paved in accordance with the Development Regulations / Land Development Permit (LDP) process.

**Compliance Date:** 05/09/2025

**Violation:** 200.3.6 AUTOMOBILE, TRUCK, VEHICLE STORAGE LOT\* - \*(OTHER THAN IMPOUND LOT)

See section 200.3.55 Outdoor Storage (Industrial)

**Corrective Action:** All vehicles / outdoor storage must be removed from the rear section of the property until a Special Use Permit (SUP) is acquired and the land is graded/paved in accordance with the Development Regulations / Land Development Permit (LDP) process.

**Compliance Date:** 05/09/2025





## City of Lawrenceville

70 S. Clayton Street P.O. Box 2200  
Lawrenceville, GA 30046-2200  
(770) 963-2414 \*  
[www.lawrencevillega.org](http://www.lawrencevillega.org)

Case Number: **CEU2025-15093**

# Violation Notice

Case Type: **Zoning Ordinance**

Date Case Established: **04/21/2025**

Compliance Deadline: **05/09/2025**

The Lawrenceville Department of Planning and Development has determined that your property is in violation of the City's Planning and Zoning Code of Ordinances. Please bring your property into compliance by the date shown above. Failure to comply could result in the issuance of a citation with required appearance before the Municipal Court of Lawrenceville, Georgia to answer the charges.

Our Code Enforcement team works with the community through communication and education with a goal of voluntary compliance - while encouraging responsible property maintenance.



## CASE AND INSPECTION(S) DETAILS FOR CASE CEU2025-15082

**Case Type:** Zoning Ordinance      **Open Date:** 04/21/2025      **Address:** 417 BUFORD DR  
**Status:** Open      **Close Date:**      LAWRENCEVILLE, GA 30046  
**Description:** OPENED: 04-21-2025 LDP BUFFER REG OUTDOOR STORAGE POG  
COMPLIANCE DATE: 05-09-2025

2ND VISIT -

3RD VISIT -

FINAL VISIT -

PENDING COURT ACTION -

DISPOSITION -

RE-INSPECTION

**Contacts:** Owner: AWNY GOBRAN

Note	Created By	Date and Time Created
1. GB 4-21-2025. REC'D COMPLAINT FROM P&D CONCERNING BUFFER VIOLATIONS(ART 4 SEC 401, 2-6) PARKING UNPAVED (ART 5 SEC 503A, D) OUT DOOR STORAGE OF CARS ( ART 2SEC 200.3.6- 200.3.55) AND NO LDP FOR GRADING (DEVELOPMENT REGULATIONS). REINSPECT DATE: 5-9-2025. SPOKE WITH THE TENANT AND HE STATED THAT ALL THE WORK WAS DONE BY THE PREVIOUS TENANT. THE CITY PLANNER WAS ALSO IN THE FIELD AND EXPLAINED TH3 LDP PROCESS TO THE TENANT.	George Bowles	4/21/2025 2:43 pm

<b>Violation Code:</b> 200.3.6 AUTOMOBILE, TRUCK, VEHICLE STORAGE LOT*	<b>Violation Status:</b> In Violation	<b>Citation Issue Date:</b> 04/21/2025
<b>Code Description:</b> *(OTHER THAN IMPOUND LOT)		<b>Compliance Date:</b> 05/09/2025
		<b>Resolved Date:</b>
See section 200.3.55 Outdoor Storage (Industrial)		

<b>Violation Code:</b> 200.3.55 Outdoor Storage - Industrial	<b>Violation Status:</b> In Violation	<b>Citation Issue Date:</b> 04/21/2025
<b>Code Description:</b> OUTDOOR STORAGE - INDUSTRIAL		<b>Compliance Date:</b> 05/09/2025
		<b>Resolved Date:</b>

A. Outdoor storage of items, equipment, materials, and supplies which are not offered for sale, but which are normally appurtenant to a permitted use, provided that such storage meets the following requirements:

1. Such property is not directly adjacent to a residential property.
2. Such property is not located within the boundary of the geographical area of the Lawrenceville Downtown Development Authority.
3. Storage shall be in the rear or side yard, except where any part of the property is adjacent to, or the storage is visible within a distance of two hundred and fifty (250) feet from, Pike Street, Five Forks-Trickum Road, Scenic Highway, Lawrenceville Highway, Buford Drive (Hwy. 20), Hurricane Shoals Road, Lawrenceville Suwanee Road, Sugarloaf Parkway, Grayson Highway, or Gwinnett Drive, in which case all items shall be stored in a rear yard only.
4. Stored items shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials; and.
5. Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any part thereof, outdoors.

**Attached Images:**

CASE AND INSPECTION(S) DETAILS FOR CASE CEU2025-15082



Added on: 04-21-2025 (Direct Link)



Added on: 04-21-2025 (Direct Link)



Added on: 04-21-2025 (Direct Link)



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Added on: 04-21-2025 (Direct Link)





CASE AND INSPECTION(S) DETAILS FOR CASE CEU2025-15082

Inspection(s)

ICODE2025-023855

Case Type: Investigation Inspection

Status: Scheduled

Scheduled: 05/09/2025

Actual Date:

Address: 417 BUFORD DR  
LAWRENCEVILLE, GA 30046

Attached Images: