



# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>HFA - Kelsey Kreher</u>	NAME: <u>Sugarloaf Marathon, LLC</u>
ADDRESS: <u>1705 S. Walton Blvd. #3</u>	ADDRESS: <u>1505 Lakes Parkway Suite 190</u>
CITY: <u>Bentonville AR</u>	CITY: <u>Lawrenceville, GA</u>
STATE: _____ ZIP: <u>72712</u>	STATE: _____ ZIP: <u>30043</u>
PHONE: <u>816-872-7190</u>	PHONE: <u>770-645-0090</u>
CONTACT PERSON: <u>Kelsey Kreher</u> PHONE: <u>816-872-7190</u>	
CONTACT'S E-MAIL: <u>kelsey.kreher@hfa-ae.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>BG2, PUD</u> ACREAGE: <u>.81</u>	
PARCEL NUMBER(S): <u>R7035-037</u>	
ADDRESS OF PROPERTY: <u>4855 Sugarloaf Pkwy.</u>	
PROPOSED SPECIAL USE: <u>Oil Change Facility</u>	

Kelsey Kreher 3/31/25  
SIGNATURE OF APPLICANT DATE

Kelsey Kreher  
TYPED OR PRINTED NAME

Rhett Turner 3/31/25  
DATE

NOTARY PUBLIC  
RHETT TURNER  
Notary Public - Arkansas  
Benton County  
Commission # 12721071  
My Commission Expires Sep 12, 2032

[Signature] 3-26-25  
SIGNATURE OF OWNER DATE

Sugarloaf Marathon, LLC, by  
Richard O. Swager, manager  
TYPED OR PRINTED NAME

[Signature] March 26, 2025  
NOTARY PUBLIC DATE

BETH R. INGLEDEW  
Commission Expires  
NOTARY PUBLIC  
May 13, 2028  
BARTOW COUNTY, GEORGIA

SUP2025-00106  
RECEIVED APRIL 7, 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? 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? \_\_\_\_\_  
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.

SUP2025-00106  
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March 24, 2025

City of Lawrenceville, GA

RE: Special Use Permit Request  
Valvoline Instant Oil Change  
4855 Sugarloaf Pkwy.  
Lawrenceville, GA 30044

Dear City of Lawrenceville,

On behalf of Valvoline Instant Oil Change, interested in developing the .81-acre site at 4855 Sugarloaf Pkwy. with a two-bay oil change facility, we are requesting a Special Use Permit to allow for a quick-lube business in the BG2 (General Business District) zone.

Valvoline Instant Oil Change has a business model where customers remain in their vehicles while minor automotive preventative maintenance services are performed, usually taking 15-20 minutes per vehicle. Vehicles enter the bay for their services, which are completed through the basement component of the building. Additional vehicles await service in the stacking spaces behind the bays. Because of this model, the parking on our site is used for the employees of the store only.

As part of this submittal, we have included a site plan detailing how the business would operate on the site and how we anticipate the site to flow. We have also included our building elevations which show we're proposing a flat roofed building with a tower element next to the front entry. The tripartite façades are composed of a dark brown brick wainscot base, a red/orange brick main finish, and EIFS top level. The colors embrace a warm earth tone palette. The fully glazed overhead doors elevate the façade and provide a storefront like appearance which fits the contemporary aesthetic of the building design.

We believe Valvoline fits into the area by providing a service to Sugarloaf Pkwy. and the residents of Lawrenceville. We believe the aesthetics of our building will suit the area well. Additionally, we also believe our business model to be above the standard auto shop in that we have no vehicles remaining on site for extended periods of time, there is no overnight storage of vehicles onsite and Valvoline is a low traffic producer due to our services.

If our request is approved, Valvoline and HFA will work together to create a formal plan submittal adhering to the City of Lawrenceville code.

If additional information is needed, or if questions arise associated with this request or business operations, please contact me.

Sincerely,

Kelsey Kreher  
Team Lead  
HFA  
479.273.7780 ext. 355  
kelsey.kreher@hfa-ae.com

As-Surveyed Property Description  
(Date: 2-27-25)

All that tract or parcel of land lying or being in Land Lot 35, 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a nail found located at the intersection of the Southeasterly right-of-way of Marathon Boulevard (100' right-of-way) and the Northeasterly right-of-way line of Sugarloaf Parkway (variable right-of-way) if the right-of-way lines were extended to form an intersection rather than a miter; said nail found having State Plane Coordinate Values Northing: 1,439,140.80; Easting: 2,330,492.38, Georgia West Zone; thence along said Southeasterly right-of-way of Marathon Boulevard North 63 degrees 05 minutes 41 seconds East for a distance of 183.25 feet to a point; thence along a curve to the left, said curve having an arc length of 29.86 feet with a radius of 1001.99 feet, being subtended by a chord bearing of North 62 degrees 03 minutes 05 seconds East a distance of 29.86 feet to a 1/2-inch rebar found; thence along a curve to the left, said curve having an arc length of 108.93 feet with a radius of 1001.99 feet, being subtended by a chord bearing of North 58 degrees 04 minutes 59 seconds East a distance of 108.88 feet to a nail set and being the Point of BEGINNING; thence along a curve to the left, said curve having an arc length of 87.76 feet with a radius of 1001.99 feet, being subtended by a chord bearing of North 52 degrees 27 minutes 34 seconds East a distance of 87.73 feet to a 5/8-inch rebar set; thence North 50 degrees 12 minutes 22 seconds East for a distance of 59.74 feet to a nail set in a private asphalt drive; thence departing said Southeasterly right-of-way of Marathon Boulevard South 33 degrees 35 minutes 40 seconds East for a distance of 311.22 feet to a 1/2-inch rebar found; thence North 79 degrees 19 minutes 59 seconds West for a distance of 187.45 feet to a 1/2-inch rebar found; thence North 79 degrees 14 minutes 20 seconds West for a distance of 28.66 feet to a 1/2-inch rebar found; thence North 33 degrees 31 minutes 00 seconds West for a distance of 110.20 feet to a nail set; thence North 09 degrees 17 minutes 49 seconds West for a distance of 18.66 feet to a nail set; thence North 33 degrees 35 minutes 34 seconds West for a distance of 20.65 feet to a nail set and being the Point of BEGINNING.

Said tract of land contains 0.805 Acres.

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(CLERK OF COURT RECORDS INFORMATION)

GRID NORTH - GA. WEST ZONE



THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY 160 UTILITY SERVICES, LLC (LAWRENCEVILLE, GA 30043)

IF YOU DIG Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

UTILITY NOTE

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE ACCURATE OR COMPLETELY SHOWN

Table with 2 columns: STANDARD ABBREVIATIONS and STANDARD SYMBOLS. Lists various utility symbols like power pole, water valve, fire hydrant, etc.



CLOSURE STATEMENT THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED WAS A CLOSURE PROCEEDING OF ONE FOOT IN 128.862... WAS ADAPTED USING THE LEAST SQUARES METHOD...



SITE PHOTOGRAPHS



TITLE EXCEPTIONS

- List of title exceptions including easements, encroachments, and other legal matters. Example: 'Easement from M. C. Denton to Georgia Power Company, dated June 20, 1946, recorded July 15, 1946, in Deed Book 77, Page 504, otherwise records.'

PROPERTY DESCRIPTION

All that tract or parcel of land (ly) or being in Land Lot 35, 7th District, Gwinnett County, Georgia, and being more particularly described as follows: Commencing at a nail found located at the intersection of the Southeastern right-of-way of Marathon Boulevard (100' right-of-way) and the Northeastern right-of-way of Superior Parkway (various right-of-way) if the right-of-way lines were extended to form an intersection...

SURVEYOR CERTIFICATION (ALTA)

To Valvoline LLC, a Delaware limited liability company. I hereby certify that this map is a true and correct survey of the land shown on which it is based...

Logo for N.Y. PROPERTY OF SUGARLOAF MARATHON, LLC. DEED BOOK 55587 / PAGE 235. DEED BOOK 55470 / PAGE 343 (CORRECTIVE DEED). DEED BOOK 56473 / PAGE 707. DEED BOOK 56669 / PAGE 439.

GeoSurvey logo and contact information: Professional Land Surveying Services, 1680 Barnes Mill Road, Marietta, Georgia 30062. Phone: (770) 795-9300. Fax: (770) 795-8860. Website: www.geosurvey.com. Email: info@geosurvey.com. Certificate of Authorization #38-000621

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

SURVEYOR CERTIFICATION (SA)

This plat is a reproduction of an existing parcel or parcels of land and does not include or create a new parcel or parcels of land. It is based on the information of the documents, maps, plats, or other instruments which created the parcel or parcels so shown...

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ALTA/NPS/LAND TITLE SURVEY OF 4855 Sugarloaf Parkway FOR Valvoline LLC Fidelity National Title Insurance Company. Includes drawing scale, survey date, and other project details.







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Planning & Development

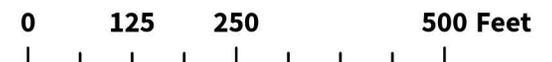
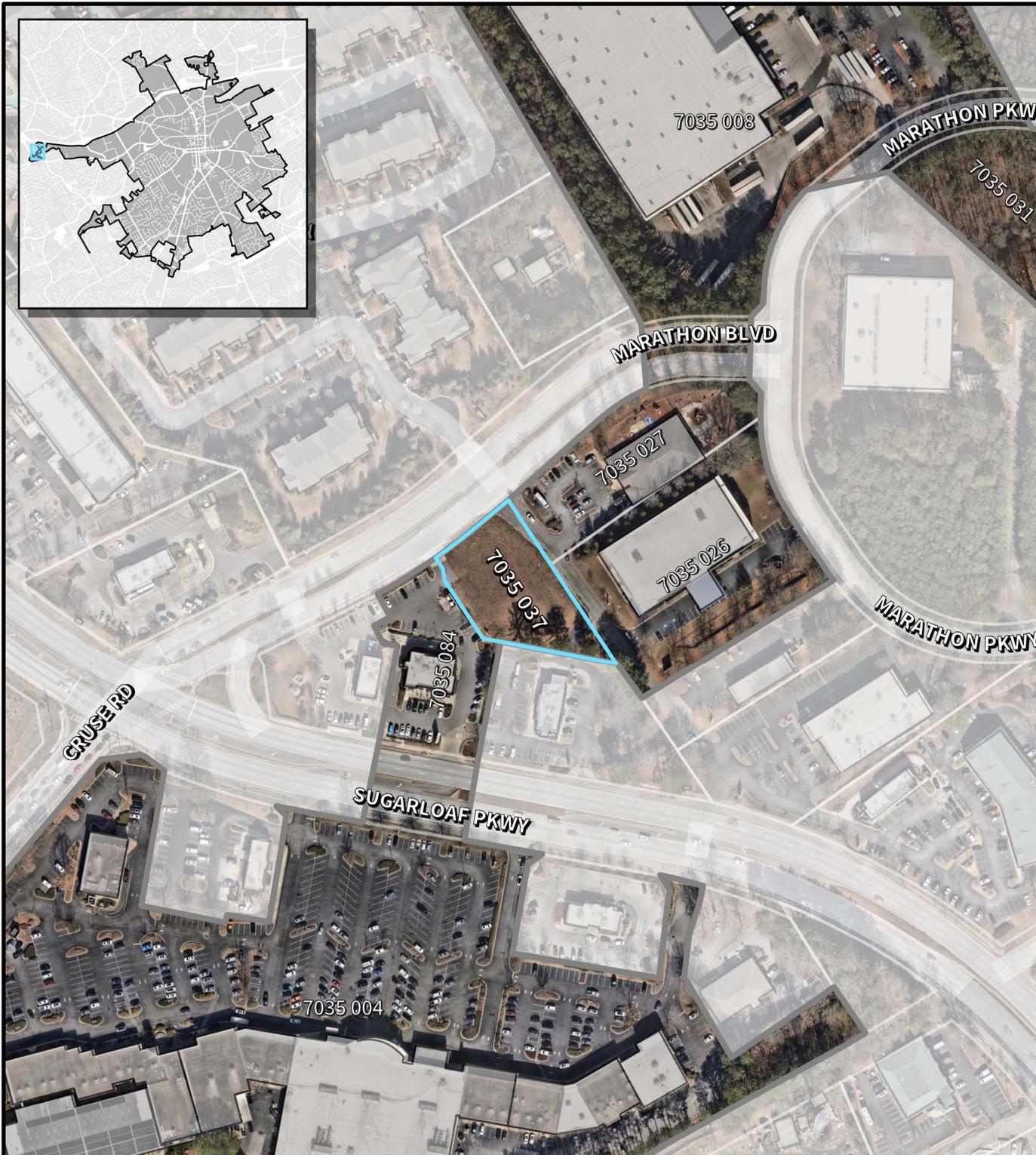
Location Map & Surrounding Areas

**SUP2025-00106**

Applicant:

Kelsey Kreher C/O HFA

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





# LAWRENCEVILLE

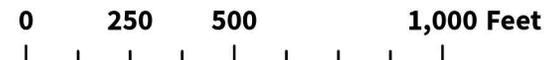
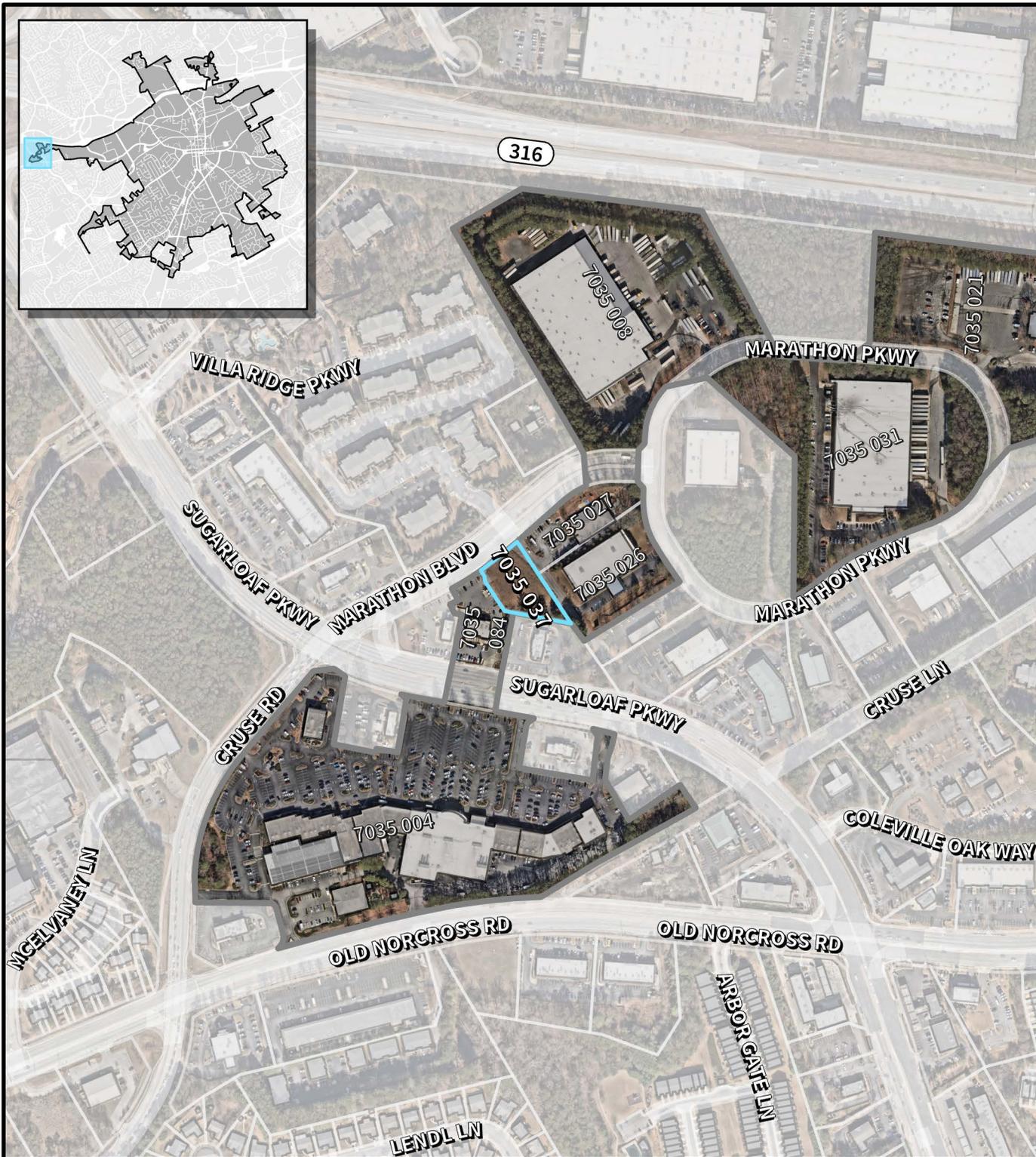
Planning & Development

Location Map & Surrounding Areas

**SUP2025-00106**

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Kelsey Kreher C/O HFA

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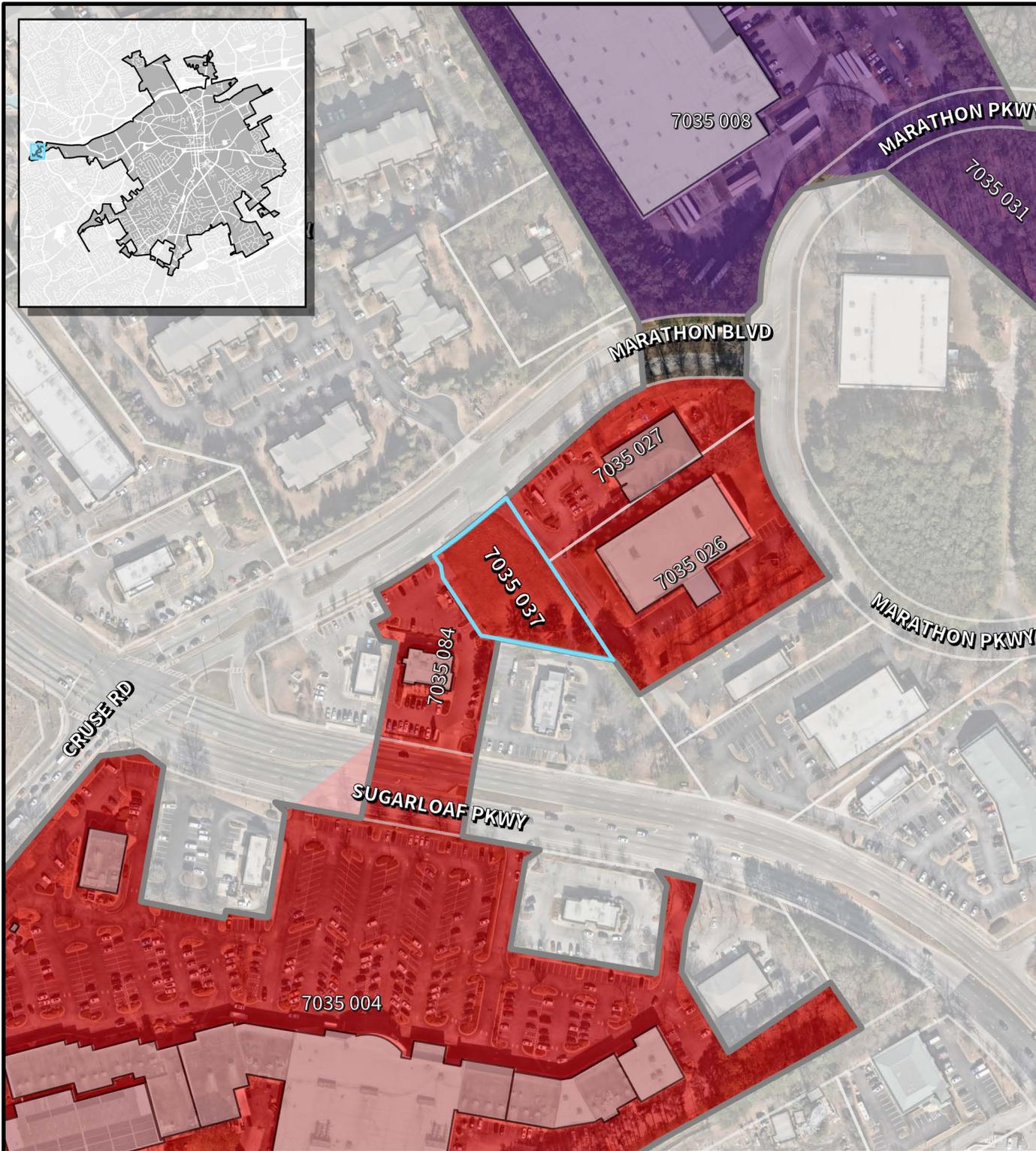
Planning & Development

Location Map & Surrounding Areas

**SUP2025-00106**

Applicant:  
Kelsey Kreher C/O HFA

-  Subject Property
-  Lawrenceville City Limits
- 2045 Character Areas**
  -  Commercial Corridor
  -  Industrial





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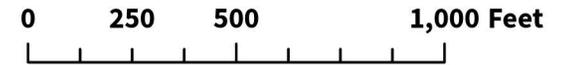
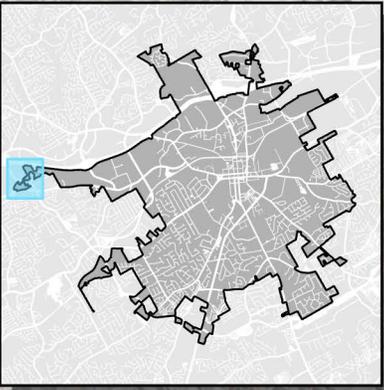
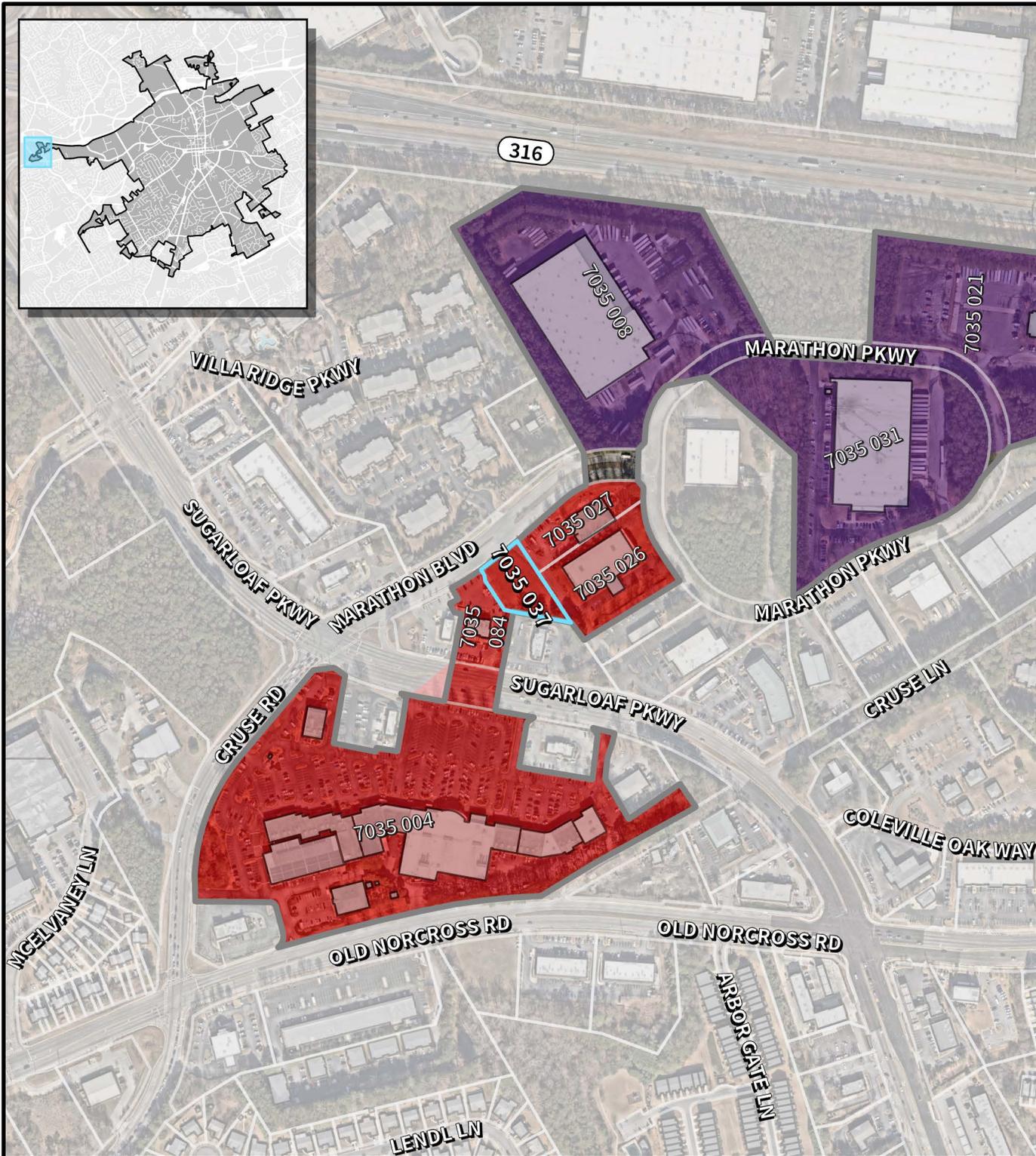
Planning & Development

Location Map & Surrounding Areas

**SUP2025-00106**

Applicant:  
Kelsey Kreher C/O HFA

-  Subject Property
-  Lawrenceville City Limits
- 2045 Character Areas**
  -  Commercial Corridor
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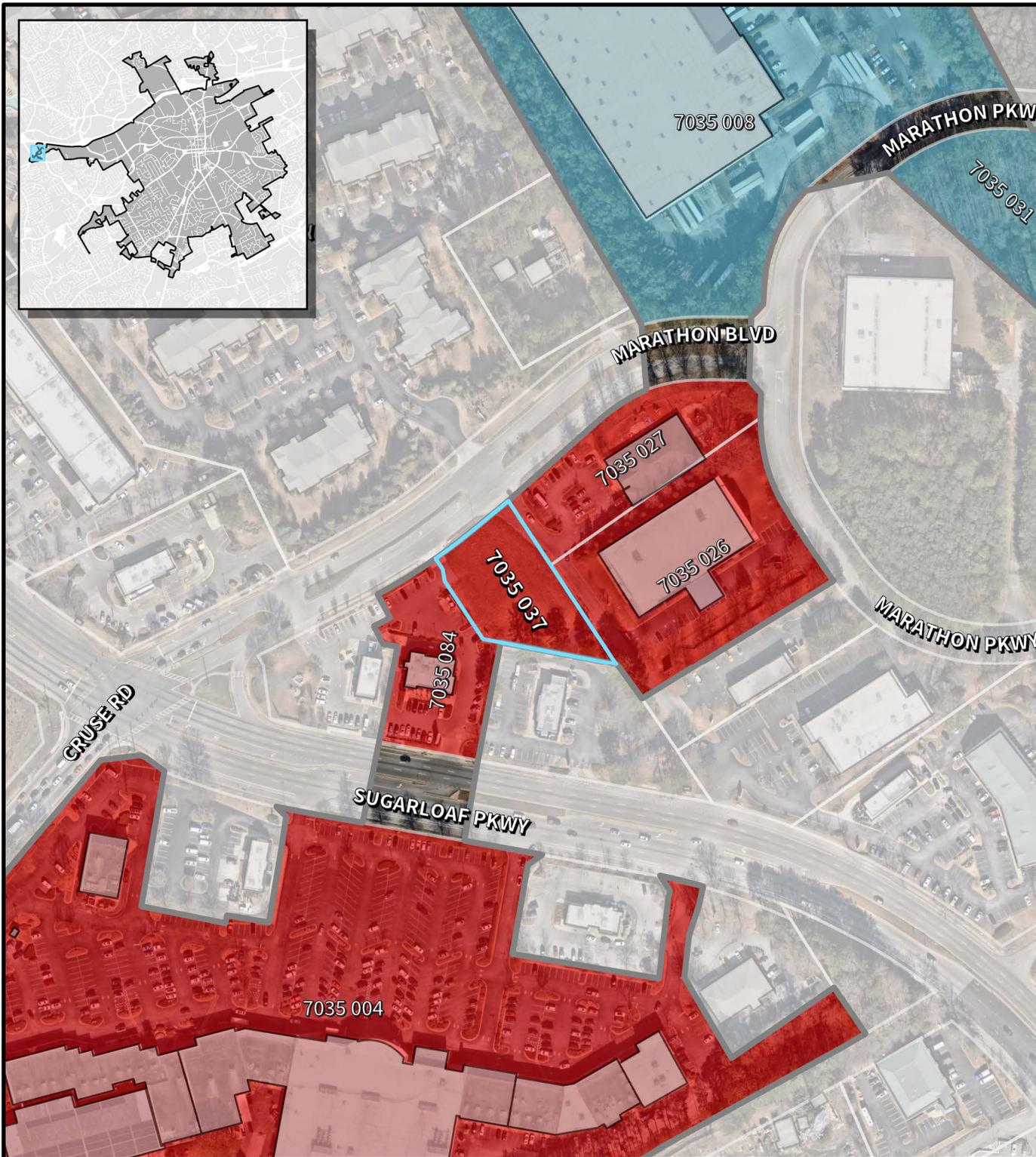
Planning & Development

Location Map & Surrounding Areas

**SUP2025-00106**

Applicant:  
Kelsey Kreher C/O HFA

-  Subject Property
-  Lawrenceville City Limits
- Zoning Districts**
-  **BG** General Business
-  **LM** Light Manufacturing





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2025-00106**

Applicant:  
Kelsey Kreher C/O HFA

-  Subject Property
-  Lawrenceville City Limits

### Zoning Districts

-  BG General Business
-  LM Light Manufacturing

