



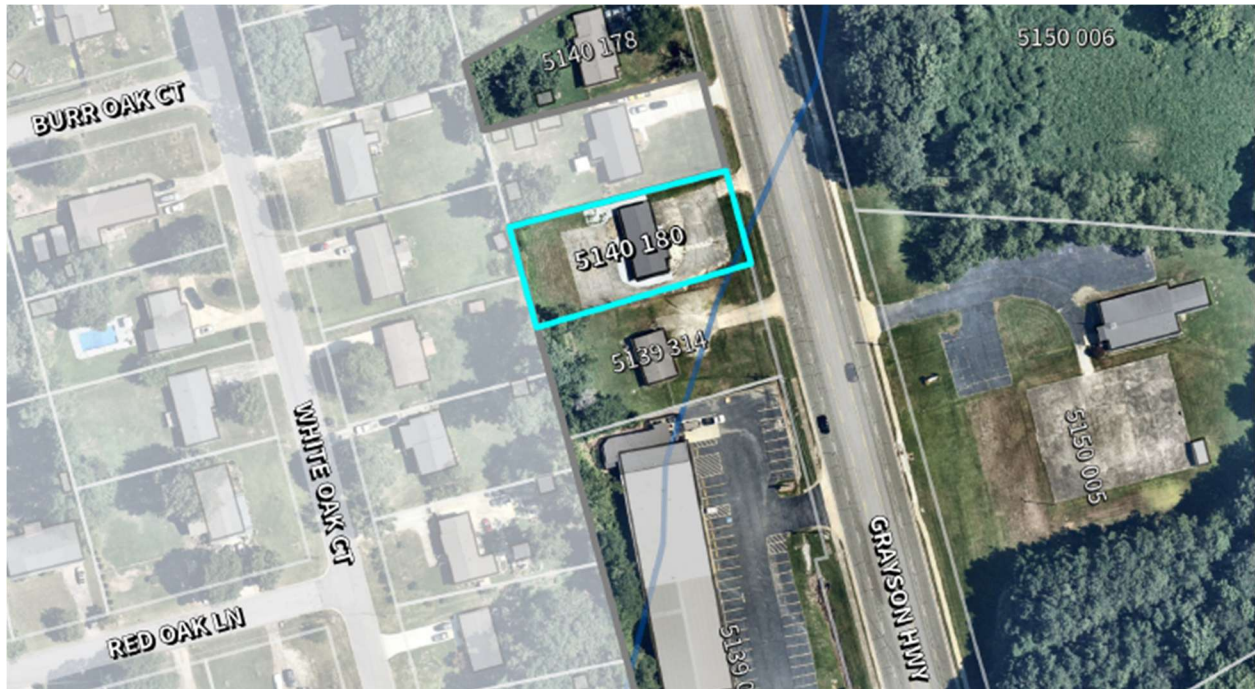
# LAWRENCEVILLE

## Planning & Development

### SPECIAL USE PERMIT

**CASE NUMBER(S):** SUP2025-00113  
**APPLICANT(S):** DOUGLAS GARCIA  
**PROPERTY OWNER(S):** VIZUETH REALTY HOLDINGS 1 LLC  
**LOCATION(S):** 899 GRAYSON HIGHWAY  
**PARCEL IDENTIFICATION NUMBER(S):** R5140 180  
**APPROXIMATE ACREAGE:** 0.39 ACRES  
**CURRENT ZONING:** BG (GENERAL BUSINESS DISTRICT)  
**PROPOSED DEVELOPMENT:** AUTO BROKER OFFICE  
**DEPARTMENT RECOMMENDATION:** DENIAL

#### VICINITY MAP



**ZONING HISTORY**

The subject property has been zoned BG (General Business District) since 1987, the earliest zoning record on file for the parcel. In 2018, a Special Use Permit to allow expanded use of the property for auto inventory (Outdoor Storage) was denied, pursuant to **SU-18-17**.

**PROJECT SUMMARY**

The applicant requests a Special Use Permit for 899 Grayson Highway to allow for an Auto Broker’s Office with no stored inventory at the subject property. The subject property is an approximately 0.39-acre parcel zoned BG (General Business District), located along the western right-of-way of Grayson Highway, north of its intersection with Plantation Boulevard/Park Place Drive.

**ZONING AND DEVELOPMENT STANDARDS**

The property consists of a 1,581 square-foot one-story office building, accessory driveways, and parking. The applicant requests a Special Use Permit for the subject property to allow its use as the administrative offices of Skylion Co, LLC, a licensed vehicle broker.

**Article 1 Districts, Section 103.2 Use Table**

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
<b>Automobile Sales or Auction and Related Service (outdoor sales) Including Autobroker</b>	BG- Special Use Permit	BG- Special Use Permit	<i>Denial</i>
<b>Automobile Sales or Auction and Related Service (indoor only) Including Autobroker</b>	LM & HM Zoning Districts Only	N/A	N/A

**Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.8 Automobile Sales or Auction and Related Service (Used or New Outdoor Car Outdoor Sales Lot) reads as follows:**

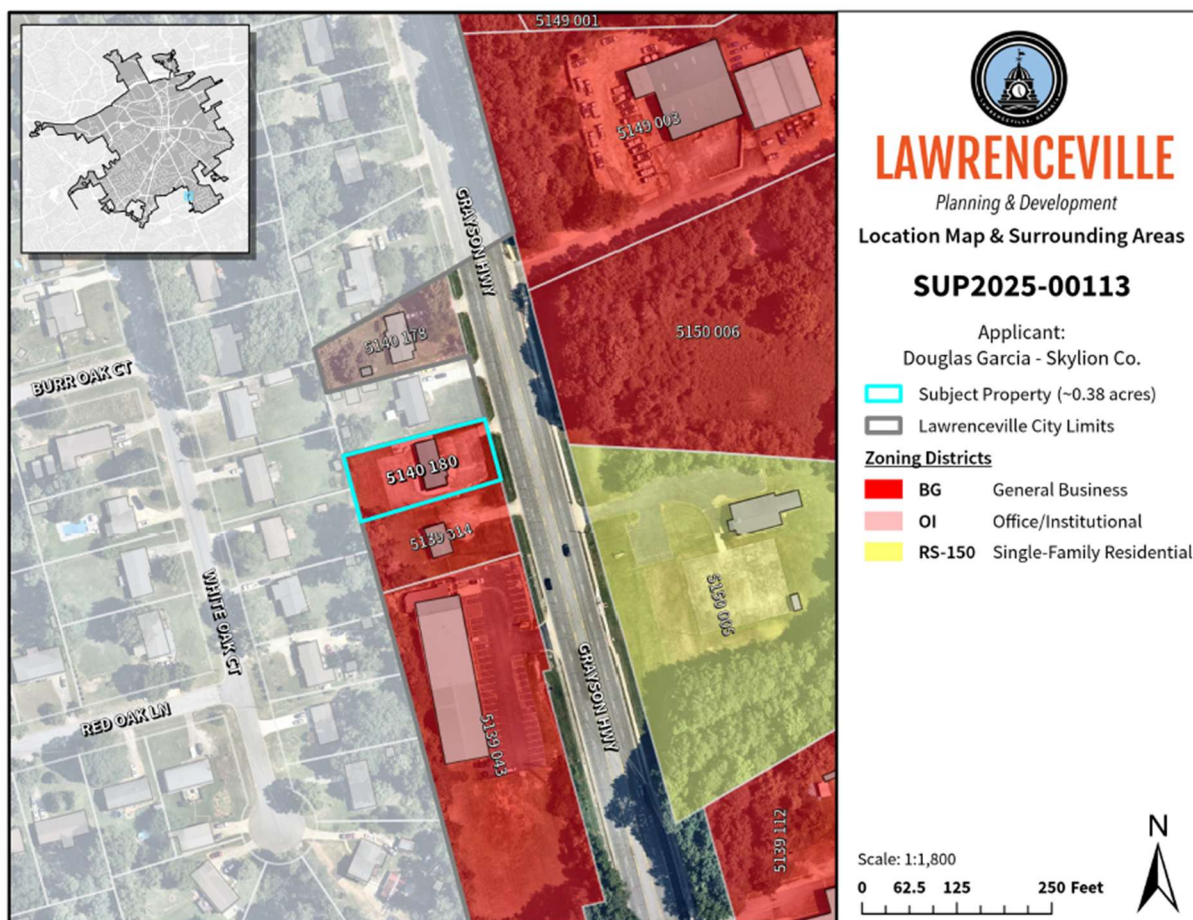
- A. *No used car lots are permitted within 100 feet of any residential property.*
- B. *No lots smaller than 25,000 square feet.*
- C. *All buildings must have a permanent foundation. Architectural exterior treatments must consist of brick, or stone.*
- D. *The building must be at least 1000 square feet.*
- E. *No metal building facades; and*
- F. *A 15-foot landscape buffer shall be provided fronting the street.*

**Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.9 Automobile Sales (Indoor) or Auction and Related Service reads as follows:**

- A. *No used car lots are permitted within 100 feet of any residential property.*
- B. *No lots smaller than 25,000 square feet.*
- C. *All buildings must have a permanent foundation. Architectural exterior treatments must consist of brick, or stone.*
- D. *The building must be at least 1000 square feet.*
- E. *No metal building facades; and*
- F. *A 15-foot landscape buffer shall be provided fronting the street.*
- G. *Auto repair shall be prohibited.*
- H. *Display and outdoor storage shall be prohibited.*

The subject property is both directly adjacent to residential properties (the unincorporated Oakland Woods residential subdivision, to the rear) and, at 16,988 square feet / 0.39 acres in size, does not meet the 25,000 square foot / 0.57 acre minimum lot size. Given the current supplementary standards governing auto brokers and related uses, approval of the proposal will require rezoning the property to LM or HM and/or amendments to both Article 1 and Article 2.

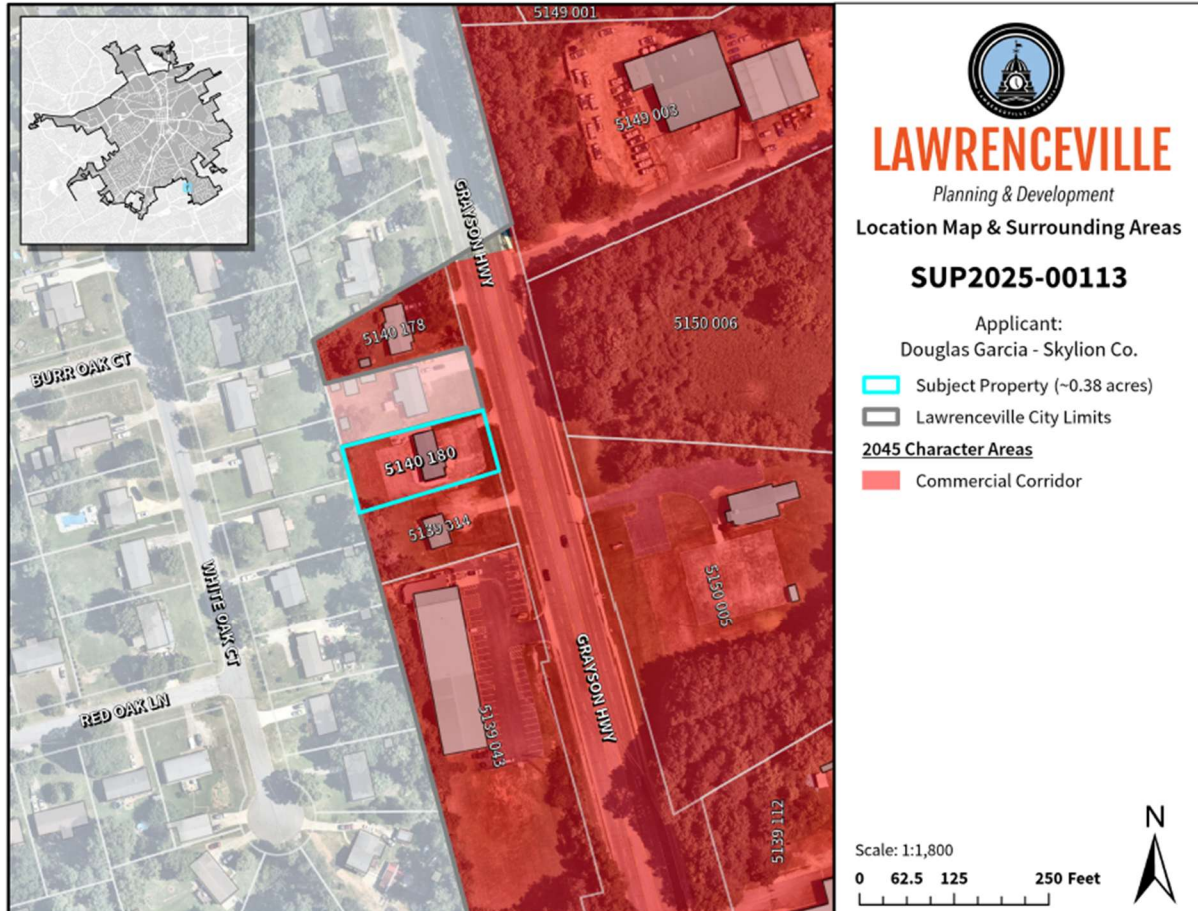
## CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail uses zoned BG (General Business District) along Grayson Highway, with single-family residential uses and zoning districts further away from the main throughfare. The aforementioned Oakland Woods residential subdivision to the rear of the property is zoned Gwinnett County R-75 (Single-Family Residential) district, analogous to the City of Lawrenceville R-150 zoning district. Further, Meadowbrook Baptist Church occupies the lot directly across the street from the subject property, located within a RS-150 residential zoning district. Given the proximity of residential land uses and zoning districts, the proposal may be incompatible for the area.

## LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



### 2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Commercial Corridor character area, defined as such:

*The commercial corridor character area corresponds to a major road corridor into the city. It is intended to accommodate large-scale commercial uses that serve the traveling public via automobiles. These uses include, but are not limited to, big box' retail stores, car dealerships, car washes, and large corporate offices. All such uses require careful site planning to ensure interconnectivity and compliance with applicable parking, lighting, landscaping, and signage standards. Commercial corridors are typically less pedestrian-oriented than neighborhood and community centers.*

Uses related to automobiles may be appropriate for the Commercial Corridor character area.

**STAFF RECOMMENDATION**

The requested Special Use Permit to allow an Auto Broker's Office at 899 Grayson Highway is inconsistent with current zoning and supplemental standards, as the property is undersized, directly abuts residential uses, and would require rezoning or ordinance amendments to operate legally. Therefore, the Planning and Development Department recommends **DENIAL** of this request.

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

No comment

**GAS DEPARTMENT**

No comment

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

**STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:**

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

*The proposed Auto Broker's Office is not suitable in view of the adjacent and nearby properties, as it directly abuts residential uses, which may be negatively impacted by increased traffic and commercial activity associated with the use.*

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

*The proposed use may adversely affect the existing residential and institutional properties nearby due to its proximity to homes, introducing potential noise, traffic, and aesthetic impacts inconsistent with surrounding land uses.*

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

*The property has reasonable economic use as currently zoned.*

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

*Impacts on public facilities would be anticipated in the form of traffic and utility demand; however, these impacts may be mitigated with appropriate conditions, site development requirements, and planning.*

**5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

*Policies of the Commercial Corridor Character Area are intended to provide a center for a variety of retail activities. As such, the proposed Special Use Permit allowing an Auto Broker's Office at this location could be consistent with the 2045 Comprehensive Plan.*

**6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

*Given the current state of supplementary regulations governing auto sales, including auto brokers, the subject property is not eligible for such a use. Further, City Council has continuously reinforced a precedent for denial of such uses – including at the subject property.*



# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING COMMISSION**

### **RECOMMENDED CONDITIONS\_10122025**

[NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.](#)

### **SUP2025-00113**

Approval of Special Use Permit for an Auto Broker's Office at the subject property, subject to the following enumerated conditions:

**1. To restrict the Special Use Permit as follows:**

- A.** The Special Use Permit shall be specific to operation of Skylion Co. (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.
- B.** 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.
- C.** The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.
- D.** Outdoor storage (including vehicle inventory) shall be prohibited.
- E.** 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.
- F.** 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.
- G.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be

prohibited.

- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.



September 03, 2025

City of Lawrenceville  
Planning and Zoning Department  
70 S Clayton St  
Lawrenceville, GA 30046

**Letter of Intent  
Request for Special Use Permit**

To Whom It May Concern:

On behalf of **Skylion Co, LLC**, we respectfully submit this Letter of Intent in support of our application for a **Special Use Permit** for the property located at **899 Grayson Highway, Lawrenceville, GA 30045**.

Our company is a **licensed vehicle broker**, and our operations are strictly limited to providing **administrative and legal services** related to vehicle transactions. These activities include assisting clients with documentation, title processing, registration, licensing, and other required paperwork.

We would like to emphasize the following:

1. No vehicle sales, storage, or display will take place on the premises. The property will not be used for showcasing inventory or operating as a car lot.
2. The property will be used exclusively as office space. All activities will be administrative in nature, including client consultations and paperwork processing.

**SUP2025-00113**  
**RECEIVED SEPTEMBER 5, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

3. No structural modifications or redesigns are planned. The property is already configured for office use, and we intend to maintain it as such without any physical alterations.

4. Minimal impact on surrounding properties. Since our business does not involve the movement of vehicles in or out of the property, it will not generate significant traffic, noise, or disturbances.

We believe that this proposed use is consistent with the intent of the zoning regulations and will ensure that the property contributes positively to the local business environment.

For these reasons, we respectfully request approval of our **Special Use Permit** application. Please feel free to contact us should you require any additional information or supporting documentation.

Thank you for your time and consideration.

Respectfully submitted,

Douglas Garcia  
Owner  
Skylion Co, LLC  
skylioncollc@gmail.com  
678-704-1605



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Signature

DEED B: 61505 P: 00650  
10/31/2024 03:42 PM Pgs: 4 Fees: \$230.00  
TTax: \$205.00  
Tiana P Garner, Clerk of Superior Court  
Gwinnett County, GA  
PT-61 #: 0672024026008  
ERECORDED  
eFile Participant IDs: 0175575547,

**After Recording, Return to:**

Jules Law Group  
3985 Steve Reynolds Blvd  
Building D  
Norcross, GA 30093  
Attn: Jules Junker, Esquire

R 5140 180

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF GWINNETT

2410-26

**THIS INDENTURE**, made this 24<sup>th</sup> day of **October, 2024**, between **RUBI AND FERNANDA REALTY LLC**, a **Florida limited liability company**, having an address of 1393 Sutters Walk, Lawrenceville, GA 30045 ("**Grantor**") and **VIZUETH REALTY HOLDINGS I, LLC**, a **Georgia limited liability company**, having an address of 5181 Parks Rd, Cumming, GA 30041 ("**Grantee**").

**WITNESSETH:** That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof, and all improvements situated thereon ("**Property**").

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, members, improvements, and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

This Limited Warranty Deed and the warranty of title contained herein are made subject to the matters set forth on Exhibit B attached hereto.

Except with respect to matters set forth on Exhibit B, hereto, Grantor will warrant and forever defend the right and title to the Property, unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.

**SUP2025-00113**

**RECEIVED SEPTEMBER 5, 2025**

**PLANNING & DEVELOPMENT DEPARTMENT**

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**RUBI AND FERNANDA REALTY LLC**  
a Florida limited liability company

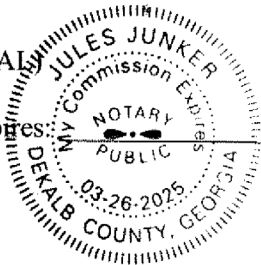
Michael Granger  
Unofficial Witness

[Signature] Managing Member  
**BY: DESHREC B. TORRES CHAVIANO**  
**ITS: MANAGING MEMBER**

[Signature]  
Notary Public

[Signature] Managing Member  
**BY: REINALDO PEREZ**  
**ITS: MANAGING MEMBER**

(NOTARY SEAL)



My Commission Expires:

**SUP2025-00113**

**RECEIVED SEPTEMBER 5, 2025**

**PLANNING & DEVELOPMENT DEPARTMENT**

EXHIBIT "A"

LEGAL DESCRIPTION

899 GRAYSON HIGHWAY, LAWRENCEVILLE, GA 30046

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 140 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 51, BLOCK "G", OAKDALE WOODS SUBDIVISION, UNIT TWO AS PER PLAT RECORDED IN PLAT BOOK V, PAGE 5, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

LESS AND EXCEPT THAT PORTION OF THE ABOVE LAND CONVEYED TO THE DEPARTMENT OF TRANSPORTATION IN DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DEED DATED MAY 11, 1987, RECORDED MAY 19, 1987 IN BOOK 4313, PAGE 83, GWINNETT COUNTY, GEORGIA RECORDS, WHICH DEED IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

TAX ID # R5140 180

SUP2025-00113

RECEIVED SEPTEMBER 5, 2025

PLANNING & DEVELOPMENT DEPARTMENT

Recorded May 6, 1971

o Millard Perry C.S.C.

SUP2025-00113  
RECEIVED SEPTEMBER 9, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

**PROTECTIVE COVENANTS**

LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE COVENANTS RUNNING WITH THE LAND AND MAY BE ENFORCED BY THE OWNER OF ANY LOT IN THE SUBDIVISION AND SHALL REMAIN IN FORCE AND EFFECT UNTIL THE 30th DAY OF APRIL 1996.

1. LOTS SHOWN SHALL BE FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY.
2. NO LOT SHALL BE SUBDIVIDED, NOR SHALL MORE THAN ONE HOUSE BE ERECTED ON ANY ONE LOT.
3. NO HOUSE SHALL BE NEARER A FRONTING STREET THAN BUILDING LINE SHOWN ON PLAT, NOR NEARER TO ANY SIDE STREET THAN BUILDING LINE SHOWN ON PLAT, NOR NEARER THAN 10' TO ANY SIDE LOT LINE.
4. NO BUILDING SHALL BE ERECTED ON ANY LOT TO BE USED AS A SCHOOL, CHURCH, OR KINDERGARTEN.
5. NO TEMPORARY HOUSE, SHACK, TENT, OR TRAILER SHALL BE ERECTED OR OCCUPIED ON ANY LOT AS A RESIDENCE, SCHOOL, CHURCH, OR KINDERGARTEN.
6. NO RESIDENCE SHALL BE ERECTED ON ANY LOT TO HAVE LESS THAN 1000 SQ. FT.
7. STREETS TO BE PAVED BY DEVELOPER.

**OWNER'S ACKNOWLEDGMENT**

STATE OF GEORGIA  
GWINNETT COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Charles W. Moore OWNER

**LOT CHART**

BLOCK	LOTS
B	2
G	10
<b>TOTAL</b>	<b>12</b>

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE GWINNETT COUNTY SUBDIVISION REGULATIONS, THE COUNTY ENGINEER, AND THE COUNTY COMMISSION.

BY: Allen L. Hannon

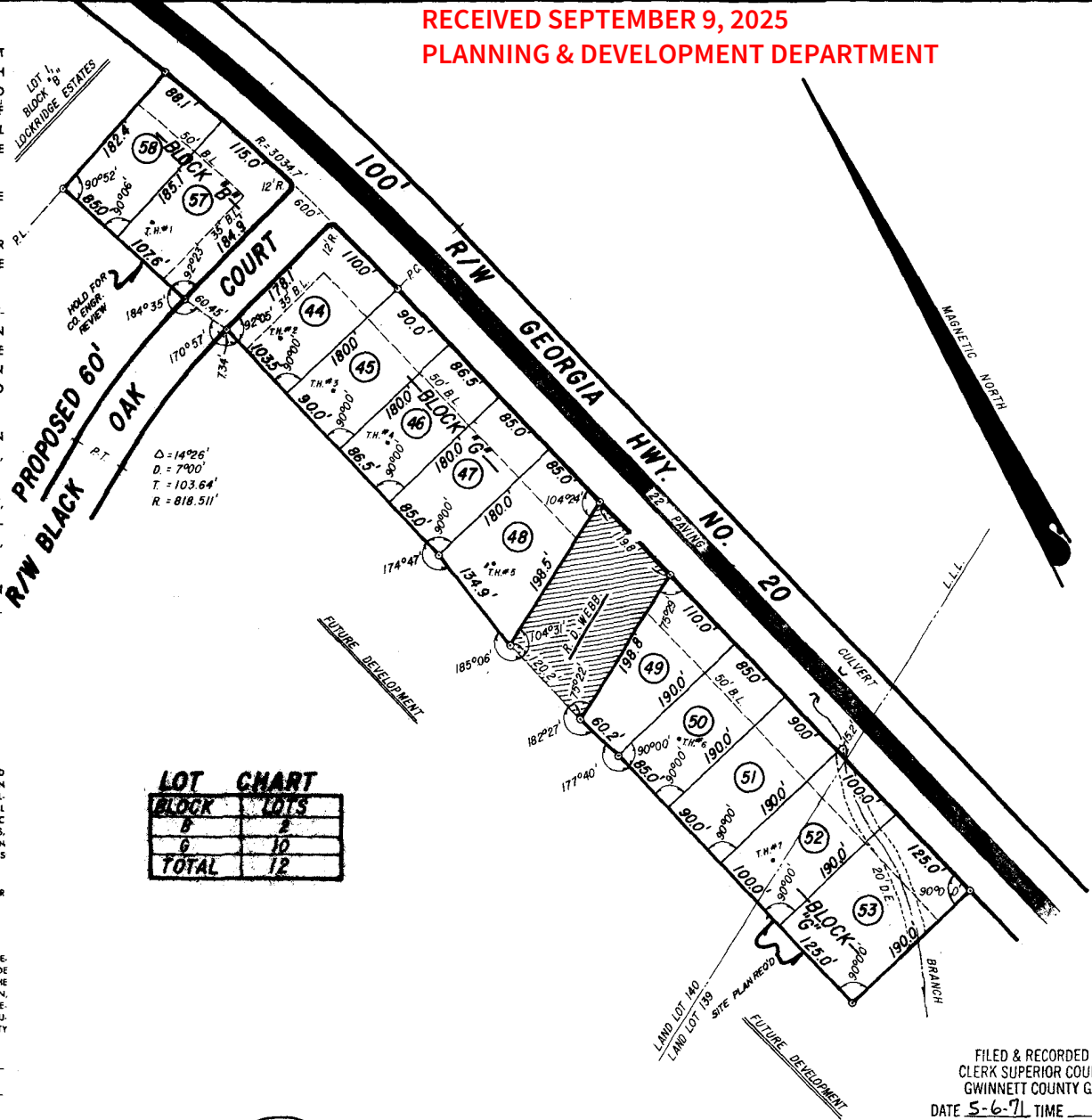
REG. GEORGIA LAND SURVEYOR NO. 1528



**HANNON & MEEKS, SURVEYORS**

220 PIKE STREET, N.W. STARK BUILDING  
LAWRENCEVILLE, GEORGIA  
TELEPHONE: 464-988-7161

LAND PLANNING  
LAND SURVEYING  
FEASIBILITY STUDIES & ENGINEERING



**LEGEND:**

I.P.F. = IRON PIN FOUND  
I.P.S. = IRON PIN SET  
P.L. = PROPERTY LINE  
C.L. = CENTER LINE  
B.L. = BUILDING LINE  
R/W = RIGHT-OF-WAY  
-P- = POWER LINE  
-T- = TELEPHONE  
-W- = WATER LINE  
-S- = SEWER LINE  
T.H. = TEST HOLE  
M.H. = MANHOLE

D.E. = DRAINAGE EASEMENT  
S.E. = SEWER EASEMENT  
D.A. = DRAINAGE AREA  
H.W. = HEAD WALL  
C.B. = CATCH BASIN  
C.D. = CROSS DRAIN  
P.T. = POINT OF TANGENCY  
P.C. = POINT OF CURVATURE  
R. = RADIUS

**CERTIFICATION OF COUNTY ENGINEER -**

THIS PLAT HAS BEEN SUBMITTED TO AND REVIEWED BY THE COUNTY ENGINEER AND IS APPROVED, SUBJECT TO THE INSTALLATION OF ALL STREETS, UTILITIES, AND OTHER IMPROVEMENTS IN AN ACCEPTABLE MANNER AND ACCORDING TO GWINNETT COUNTY SPECIFICATIONS. THE OWNER HAS POSTED A TWELVE MONTH MAINTENANCE BOND WITH THE OFFICE OF THE COUNTY ENGINEER.

DATED THIS 3<sup>RD</sup> DAY OF MAY 1971

Nolan Wallace  
GWINNETT COUNTY ENGINEER

**CERTIFICATION BY COUNTY HEALTH DEPARTMENT**

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE GWINNETT COUNTY HEALTH DEPARTMENT AND WITH THE EXCEPTION OF LOTS 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 ARE APPROVED FOR DEVELOPMENT WITH sewer tank system

EACH LOT IS TO BE REVIEWED BY THE GWINNETT COUNTY HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DATED THIS 3 DAY OF May 1971

By: George M. Smith, Jr.  
TITLE: Asst. Director of Environmental Health

**CERTIFICATION BY WATER ENGINEER -**

THIS PLAT AND DESIGN OF THE WATER DISTRIBUTION SYSTEM HAVE BEEN SUBMITTED TO AND REVIEWED BY THE WATER ENGINEER AND ARE APPROVED, SUBJECT TO THE INSTALLATION OF THE WATER SYSTEM IN AN ACCEPTABLE MANNER.

DATED THIS 3 DAY OF May 1971

By: O.P. Robinson  
TITLE: General Manager

**APPROVAL OF MUNICIPAL-GWINNETT COUNTY PLANNING COMMISSION -**

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MUNICIPAL-GWINNETT COUNTY PLANNING COMMISSION, AND IS APPROVED BY SUCH COMMISSION.

DATED THIS 4 DAY OF May 1971

By: M.C. Pettin CHAIRMAN  
By: M.C. Pettin SECRETARY

**APPROVAL OF THE COMMISSIONERS OF ROADS AND REVENUES OF GWINNETT COUNTY, GEORGIA**

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS OF GWINNETT COUNTY, GEORGIA AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS SHOWN HEREON.

DATED THIS 4 DAY OF May 1971

M.C. Pettin  
CHAIRMAN, BOARD OF COMMISSIONERS  
GWINNETT COUNTY, GEORGIA

**NOTES:**

1. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
2. IRON PINS SET ON ALL LOT CORNERS.

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA  
DATE 5-6-71 TIME \_\_\_\_\_  
PLAT BOOK V PAGE 5  
TOM LAWLER, CLERK  
(S) 11-1-01

UNIT TWO  
**OAKDALE WOODS**

LAND LOT(S) 139 B 140 of the 5th DISTRICT  
GWINNETT COUNTY, GEORGIA  
RECORDED PLAT BOOK "V",  
PAGE 5, GWINNETT COUNTY RECORDS

DATE: APRIL 30, 1971  
SCALE: 1" = 100'  
REVISIONS:

SUP2025-00113  
RECEIVED SEPTEMBER 5, 2025  
PLANNING & DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

## GEORGIA

### SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Douglas Garcia</u>	NAME: <u>VIZUETH REALTY HOLDINGS 1 LLC</u>
ADDRESS: <u>258 Knightsbridge Ln</u>	ADDRESS: <u>899 GRAYSON HWY</u>
CITY: <u>Winder</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30680</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>678-704-1605</u>	PHONE: <u>678-223-6792</u>
CONTACT PERSON: <u>Javier Rosillo</u> PHONE: <u>470-546-5118</u>	
CONTACT'S E-MAIL: <u>javier.rosillo@kw.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>BG0003</u> ACREAGE: <u>0.39 AC</u>	
PARCEL NUMBER(S): <u>R5140 180</u>	
ADDRESS OF PROPERTY: <u>899 Grayson Hwy, Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Office for used motor vehicle brokerage (no vehicle display or storage on-site)</u>	

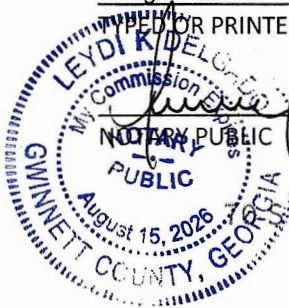
[Signature] 09/03/2025  
SIGNATURE OF APPLICANT DATE

Douglas Garcia  
TYPED OR PRINTED NAME

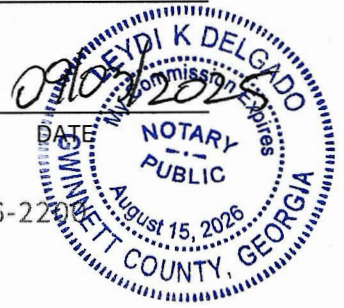
EDGAR VIZUETH - OWNER VIZUETH REALTY HOLDINGS 1 LLC 09-03-2025  
[Signature] SIGNATURE OF OWNER DATE

EDGAR VIZUETH  
TYPED OR PRINTED NAME

[Signature]  
NOTARY PUBLIC



[Signature] 09/03/2025  
DATE





# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

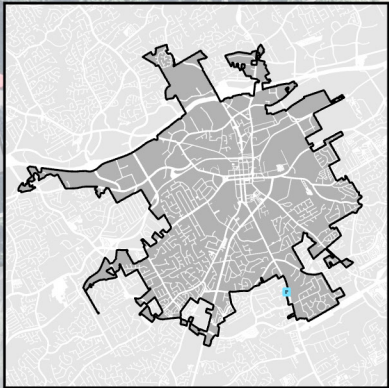
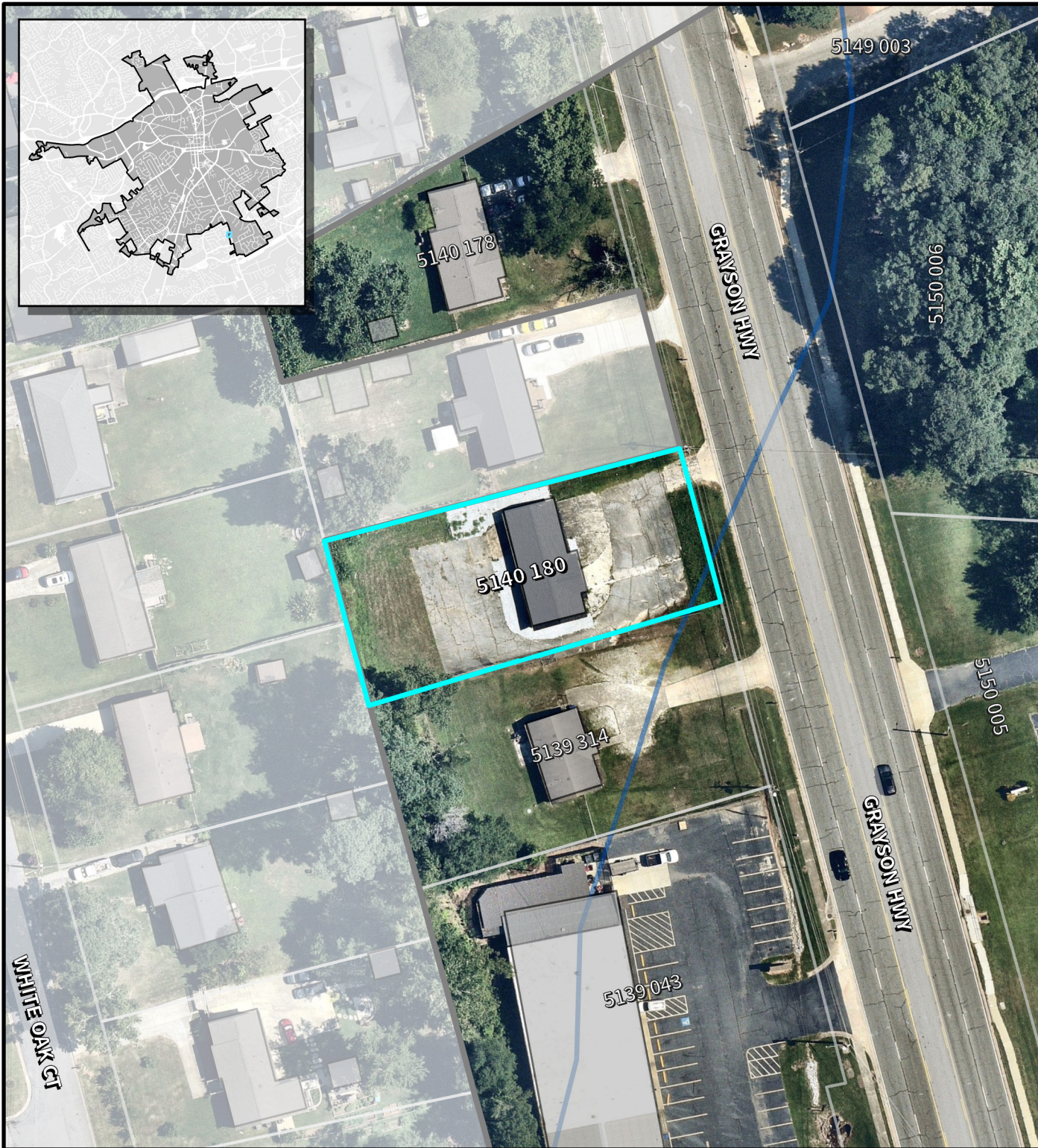
NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

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

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

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



# LAWRENCEVILLE






*Planning & Development*

**Location Map & Surrounding Areas**

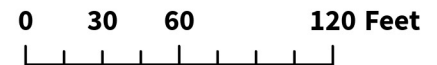
**SUP2025-00113**

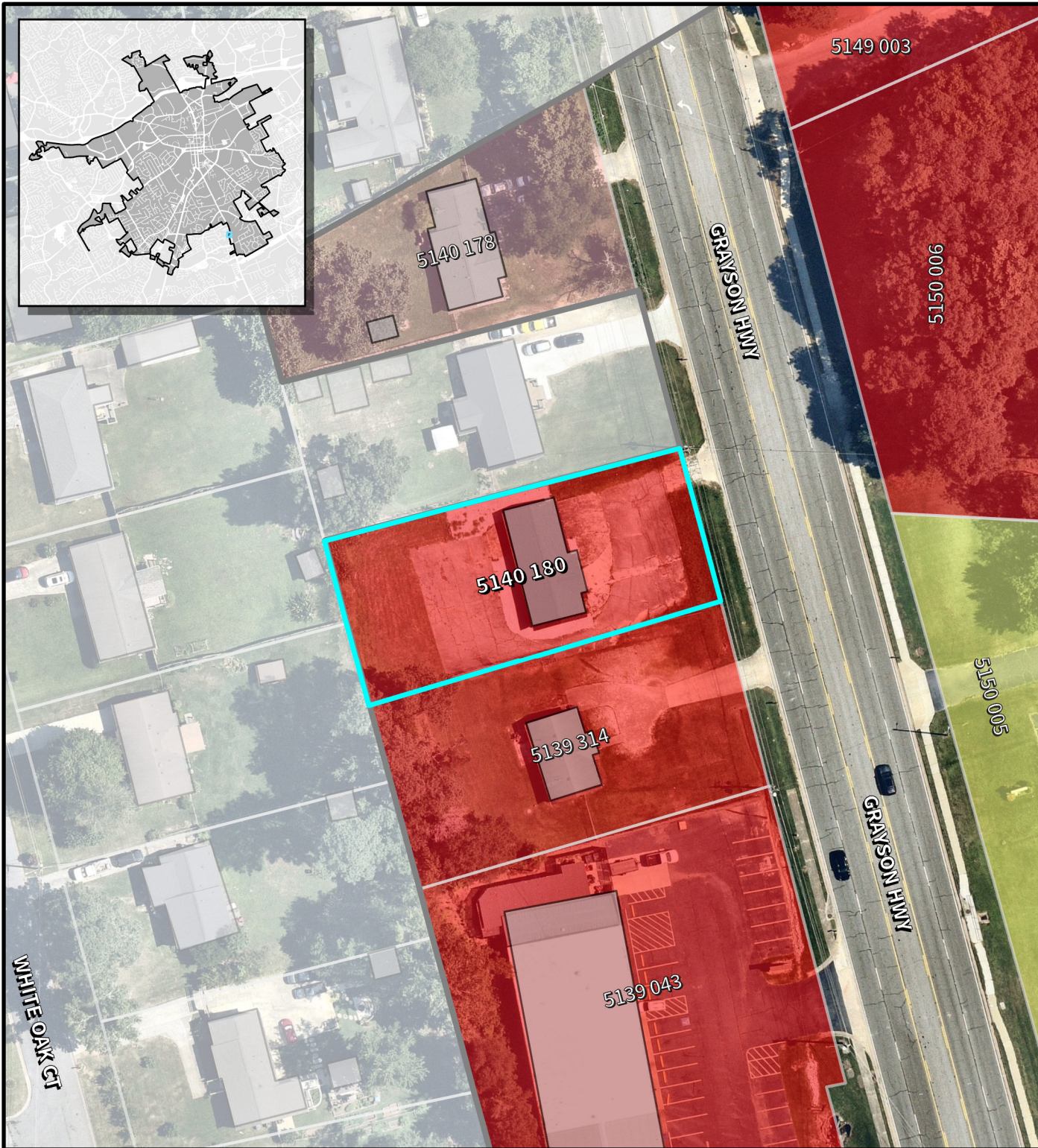
Applicant:

Douglas Garcia - Skylon Co.

-  Subject Property (~0.38 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:900





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2025-00113**

Applicant:

Douglas Garcia - Skyllion Co.

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

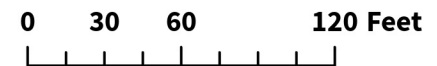
**Zoning Districts**

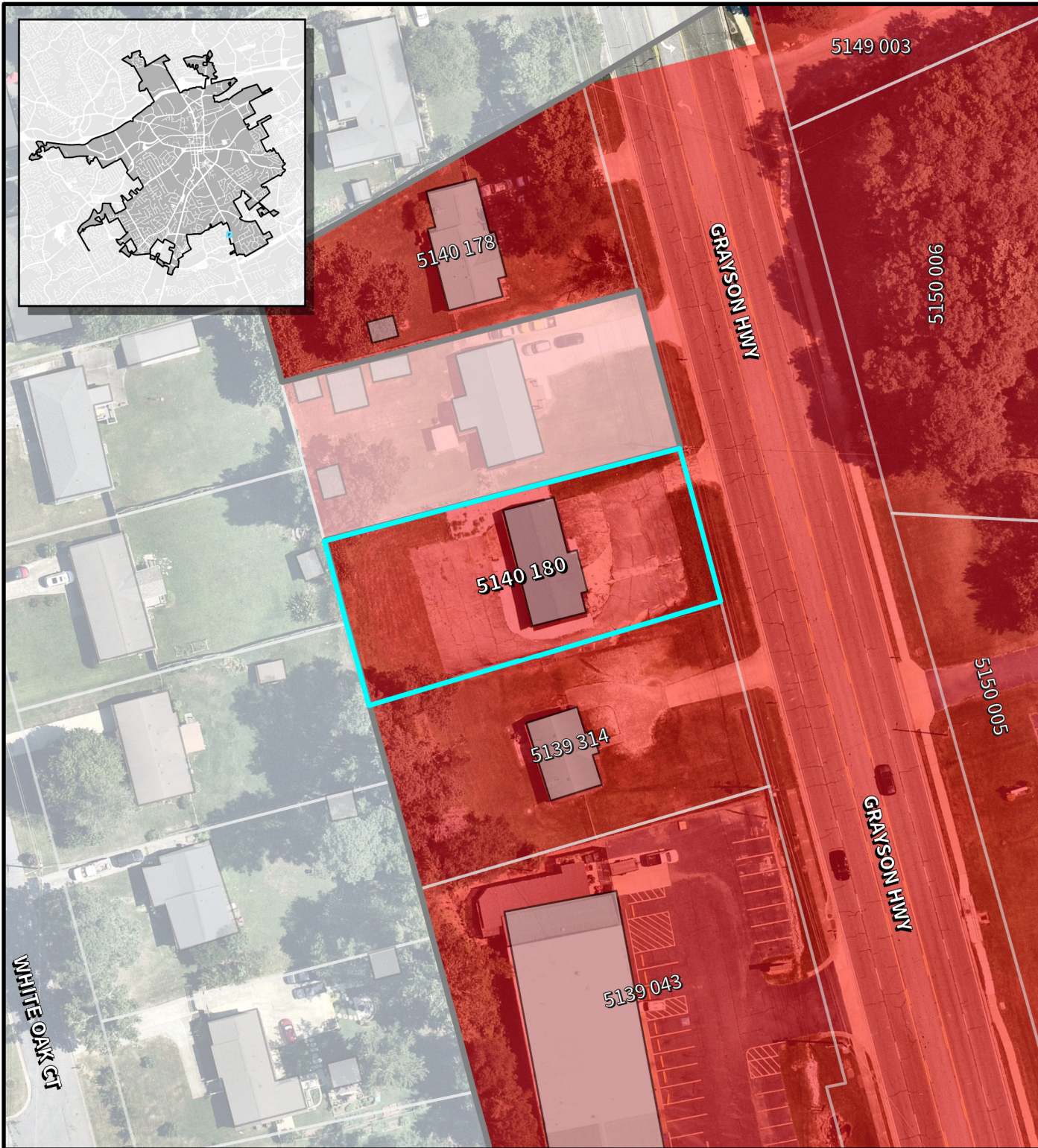
 **BG** General Business

 **OI** Office/Institutional

 **RS-150** Single-Family Residential

Scale: 1:900





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**SUP2025-00113**

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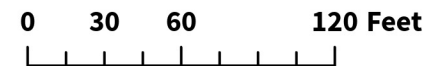
 Subject Property (~0.38 acres)

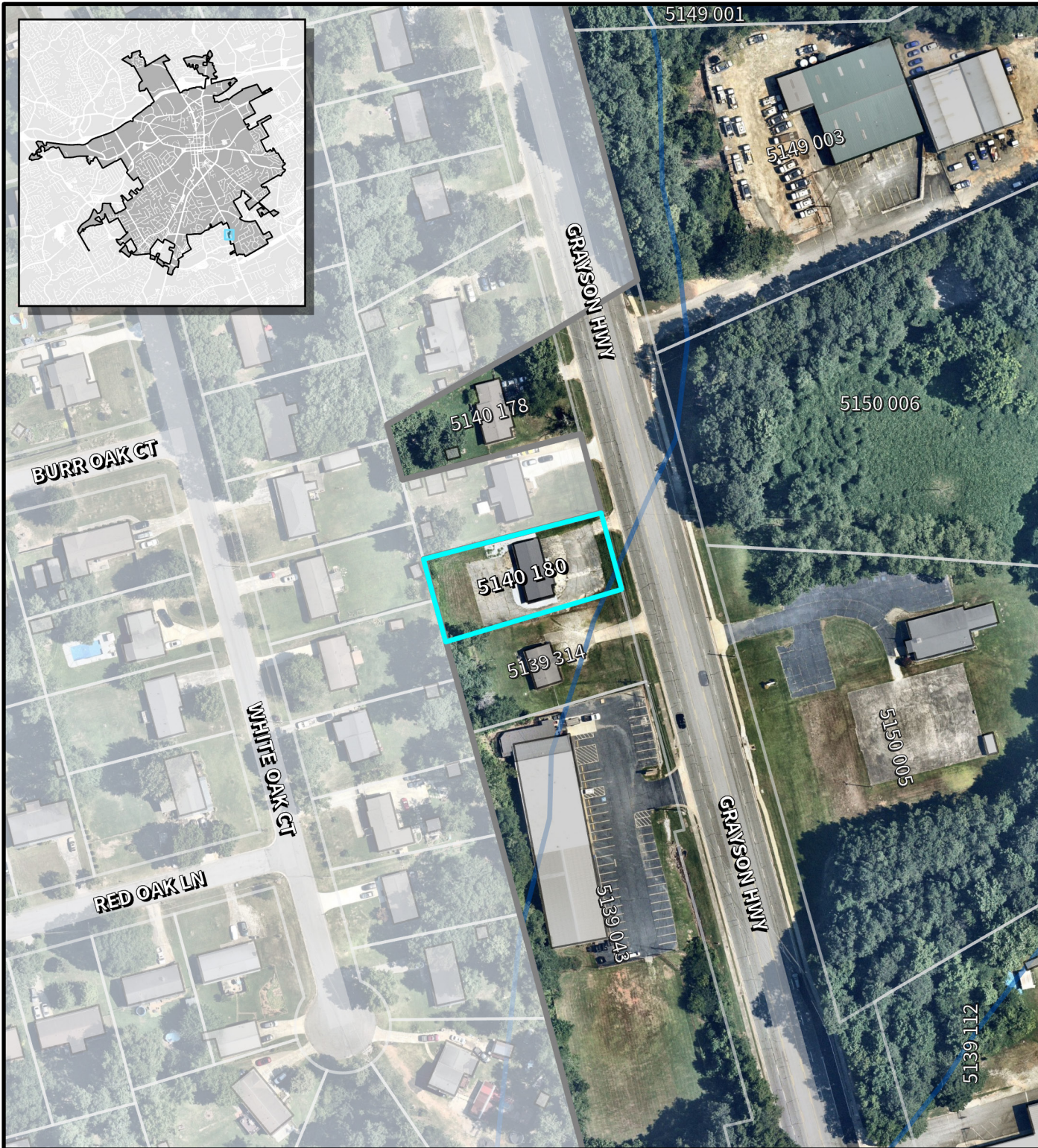
 Lawrenceville City Limits

**2045 Character Areas**

 Commercial Corridor

Scale: 1:900










# LAWRENCEVILLE

Planning & Development

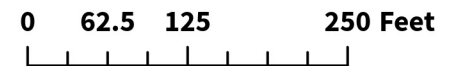
Location Map & Surrounding Areas

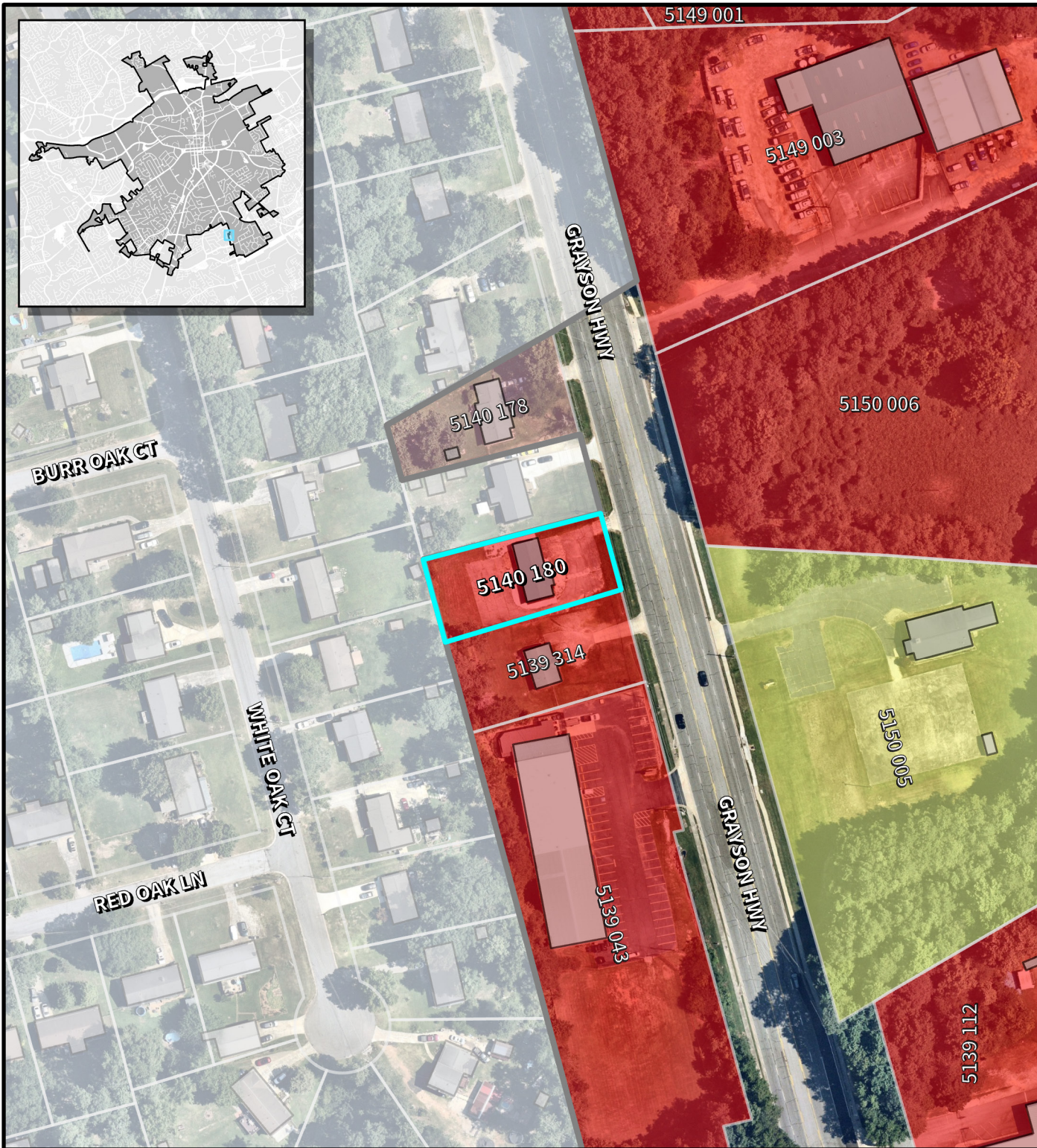
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-  County/State Maintained Streets

Scale: 1:1,800





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**Zoning Districts**

 **BG** General Business

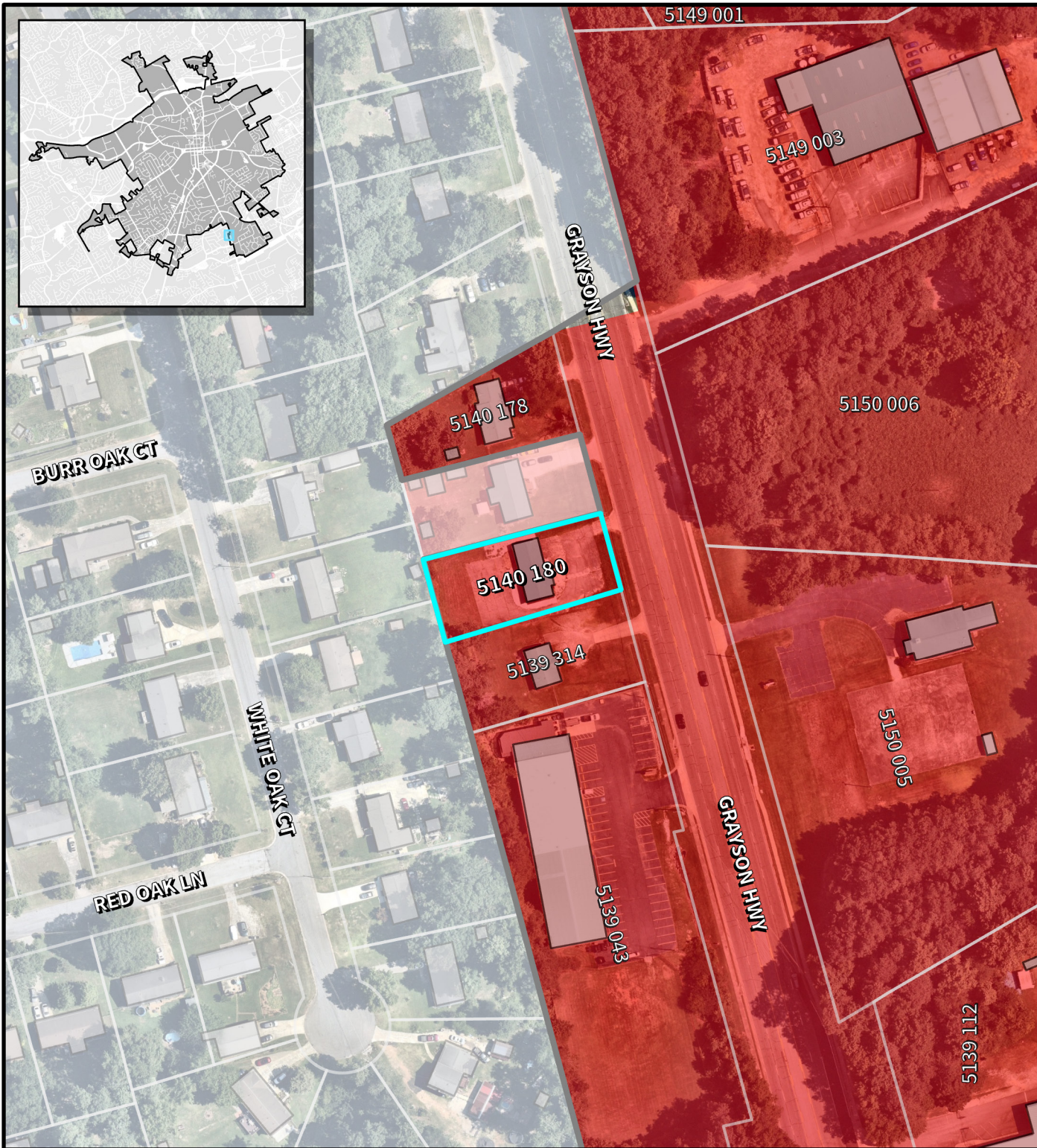
 **OI** Office/Institutional

 **RS-150** Single-Family Residential

Scale: 1:1,800

0 62.5 125 250 Feet





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Location Map & Surrounding Areas

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Scale: 1:1,800

