



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S): SUP2025-00116

APPLICANT(S): ATLANTIS INDUSTRIAL PROPERTIES

PROPERTY OWNER(S): ATLANTIS INDUSTRIAL PROPERTIES

LOCATION(S): 742 WINER INDUSTRIAL WAY

PARCEL IDENTIFICATION NUMBER(S): 5113 053

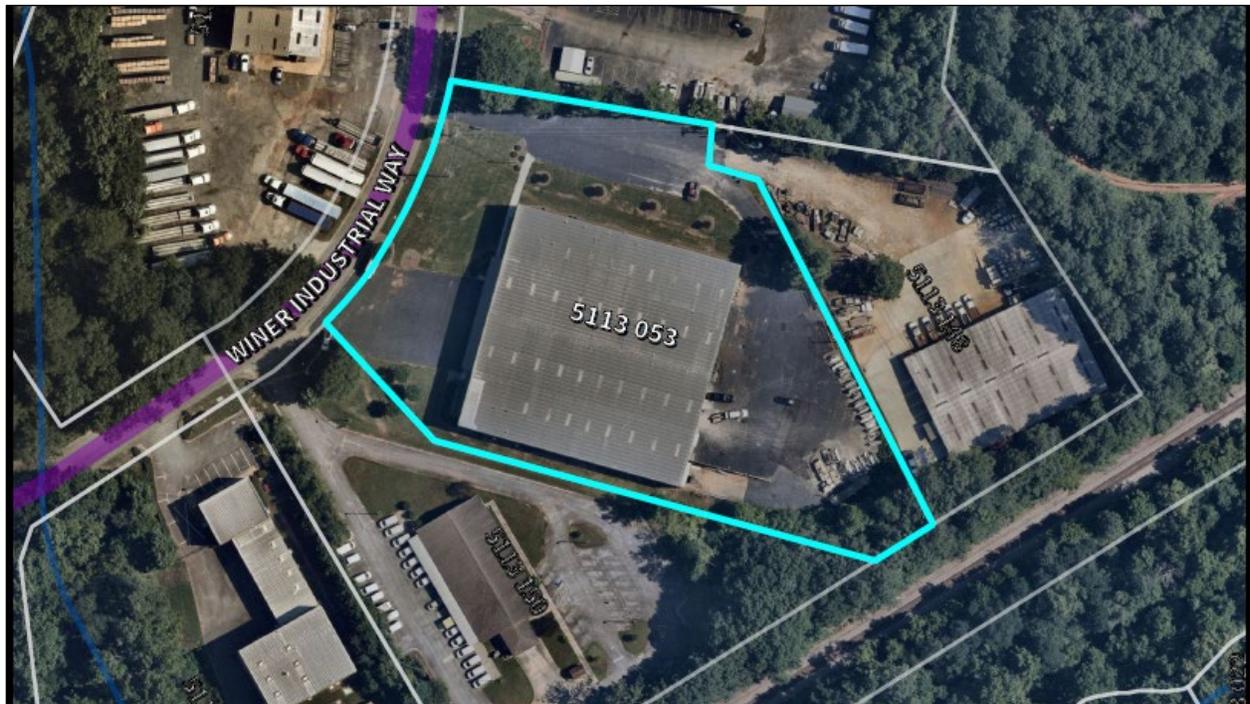
APPROXIMATE ACREAGE: 2.98 ACRES

CURRENT ZONING: LM (LIGHT MANUFACTURING DISTRICT)

PROPOSED DEVELOPMENT: PLACE OF WORSHIP

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



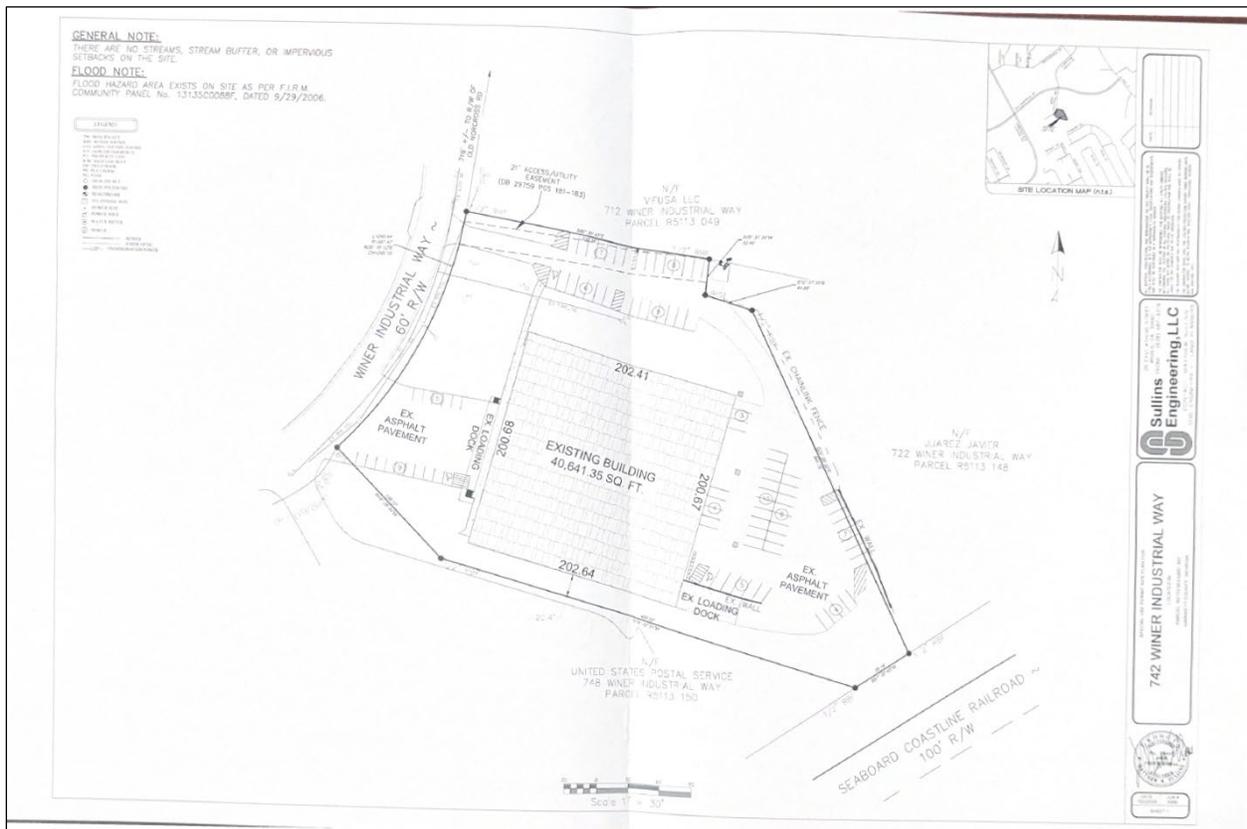
ZONING HISTORY

The subject property has been zoned LM (Light Manufacturing District) since 1970, the earliest zoning record on file for the parcel.

PROJECT SUMMARY

The applicant requests a Special Use Permit for 742 Winer Industrial Way to allow for an expansion of the Place of Worship at the location. The subject property is approximately 2.98-acre parcel zoned LM (Light Manufacturing District), located along the eastern right-of-way of Winer Industrial Way, south of its intersection with Old Norcross Road.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The property consists of an approximately 40,000 square-foot one-story office and storage warehouse building constructed circa 2003 with accessory landscaping, driveways, and parking.

Article 1 Districts, Section 103.2 Use Table

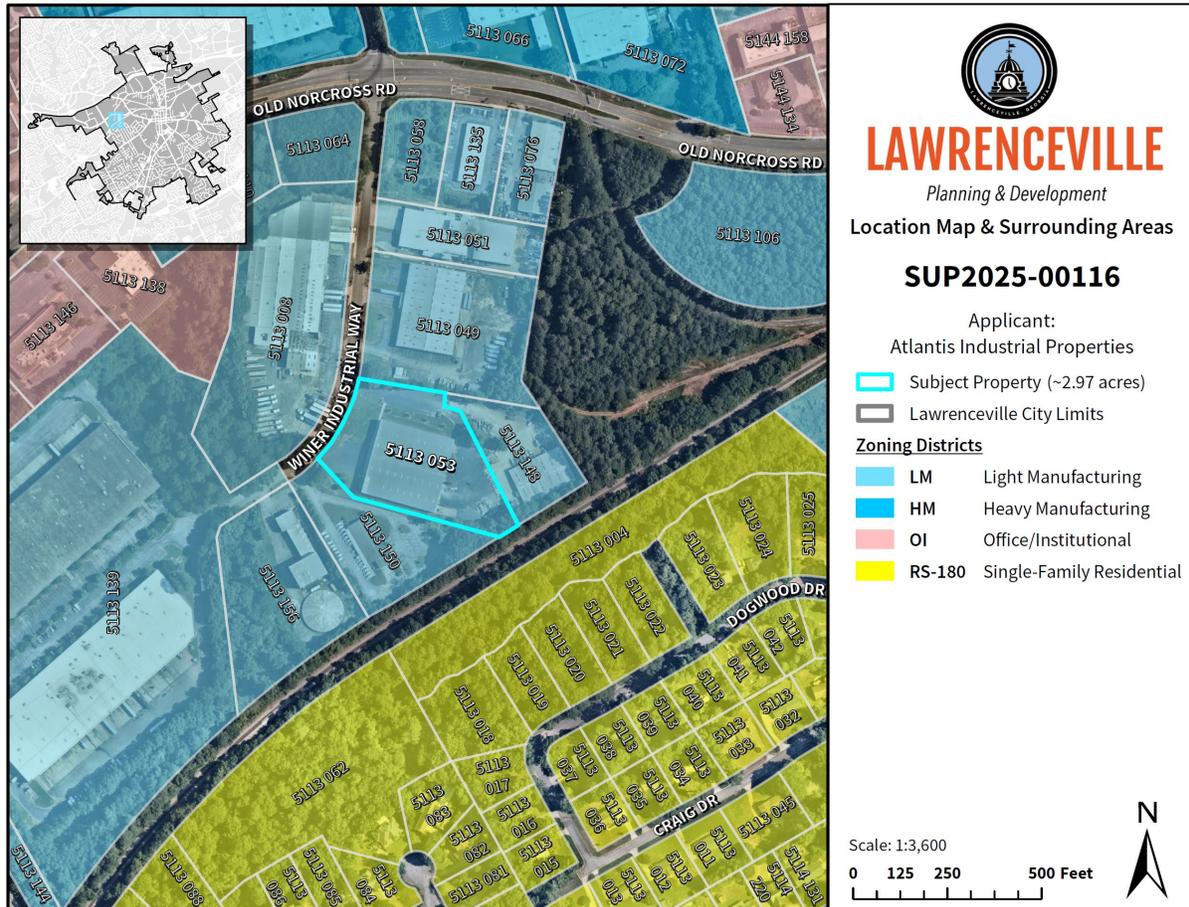
Standard	Requirement	Proposal	Recommendation
Place of Worship	<i>LM – Special Use Permit</i>	<i>LM – Special Use Permit</i>	<i>Approval w/ Conditions</i>

The Place of Worship has been located at 742 Winer Industrial Way since 2010, occupying approximately 5,191 square feet Suite G. According to interior finish plans submitted, the Place of Worship is proposing to expand the use by approximately 5,000 additional square feet into neighboring Suite C. Since a Place of Worship is an existing nonconforming use in LM (Light Manufacturing) zoning districts according to the 2020 Lawrenceville Zoning Ordinance, a Special Use Permit is required to expand the use at this location.

Access to the property is provided via two curb-cuts extending from Winer Industrial Way. The plans submitted for the suite(s) propose approximately 180 seats in the main assembly space. At one parking space per four seats required for Places of Worship, parking regulations require at least forty-five (45) parking spaces for this type and size of facility. The existing parking lot consists of approximately eighty-two (82) parking spaces, which exceeds the minimum requirements and adequately provides enough off-street parking. The hours of operation for Places of Worship typically do not overlap with normal business hours, so competition for parking spaces with adjacent businesses is not anticipated.

As conditions for approval, the Planning & Development department recommends that the existing parking lot and landscaping shall be brought up to current zoning and development standards.

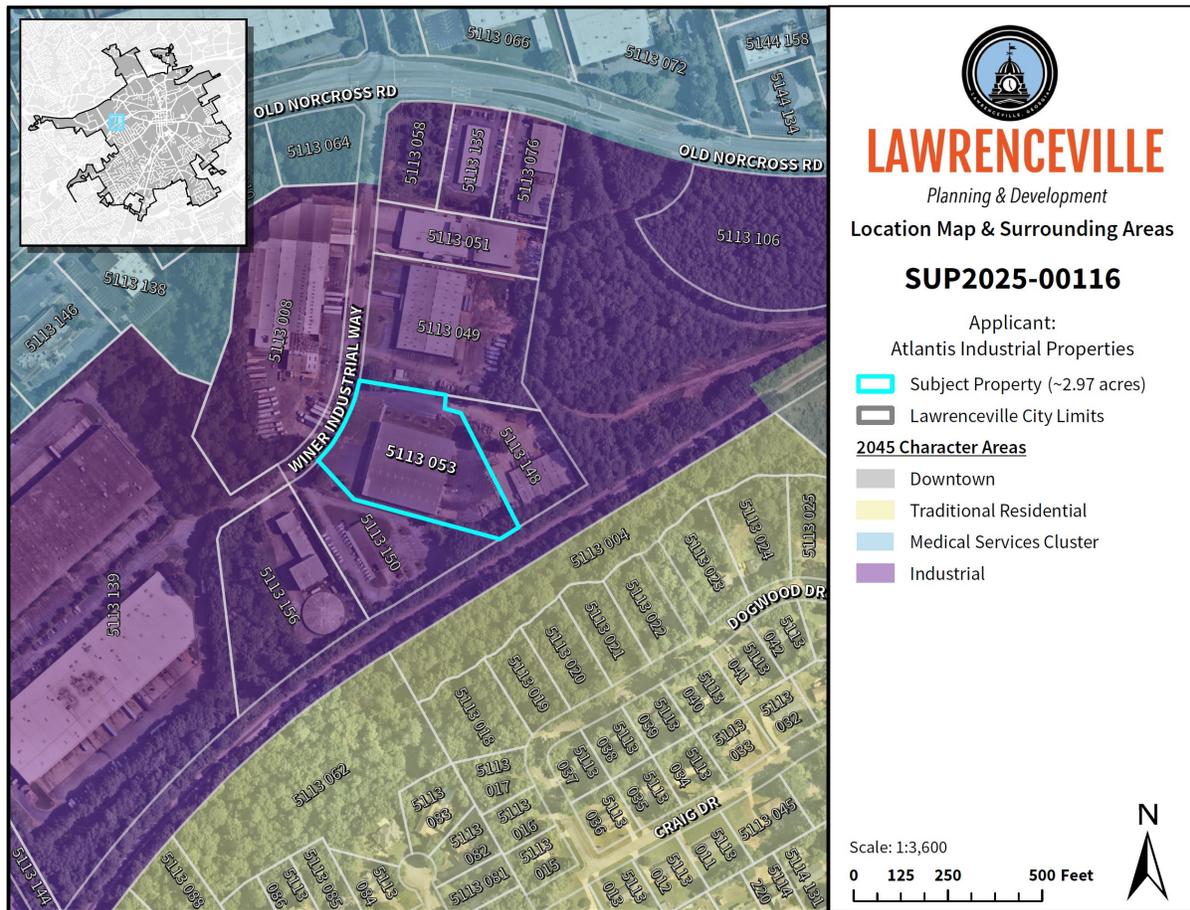
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of industrial uses on properties zoned LM (Light Manufacturing District) and HM (Heavy Manufacturing District) and institutional/medical uses on properties zoned OI (Office Institutional District). To the south of the subject property, across the railroad right-of-way, are the single-family residential subdivisions of Cragdale Estates and Cramac Plantation, both zoned RS-180 (Single Family Residential District). Overall, the proposed use is mostly compatible with surrounding land uses and zoning.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Industrial character area, defined as such:

The industrial character area leverages both its location along SR 316 and the growing distribution and technology industries. This area supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities.

While not strictly consistent with the intent of the Industrial character area, the proposed use may nonetheless still be appropriate.

STAFF RECOMMENDATION

As submitted, the proposal to acquire an SUP for a Place of Worship at this location may be appropriate, given the following:

1. History of Operation – A Place of Worship has been active at this location as an existing nonconforming use since ~2010 without any notable incidents. A Special Use Permit will finally bring the use in line with its zoning and allow expansion efforts to proceed.
2. City Council Precedent – A Place of Worship was approved as a Special Use in an LM zoning district at 860 Collins Hill Road in July 2024; see SUP2024-00091.
3. Compatible Use – While the zoning and character area of the subject property is not strictly consistent with the proposed use, it should not interfere with the functionality of existing uses in the area. The hours of operation for a Place of Worship do not typically overlap with the normal business hours for the neighboring industrial uses.

Given these factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Jackson EMC.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

See CEU2025-15864, an open code violation associated with illicit stormwater discharge at the subject property. Does not appear to be associated with the proposed church, but a neighboring industrial use.

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 proposal may be suitable given that the church has operated on the site for more than a decade without issue and the surrounding area is predominantly industrial and institutional, which presents limited land-use conflict.

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

The expansion is unlikely to adversely affect nearby properties because sufficient parking is provided and typical hours of worship do not overlap with surrounding industrial business operations.

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

The property currently has a reasonable economic use as an industrial facility and has been functioning with multiple suites.

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;

While not fully aligned with the Industrial character area's emphasis on business and technology uses, the proposal remains conditionally appropriate given past approvals and demonstrated compatibility.

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;

The long-standing presence of place of worship use, recent policy precedent for similar approvals in LM zoning, and limited operational interference with neighboring uses provide supportive grounds for approval, although an existing adjacent code-violation unrelated to the church should be monitored.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS - 12012025

SUP2025-00116

Approval of Special Use Permit for a Place of Worship at the subject property, subject to the following enumerated conditions:

To restrict the Special Use Permit as follows:

- A.** Light Industrial uses, which may include a Place of Worship as a special use.
 - 1.** 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.
 - 2.** 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.
 - 3.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
 - 4.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
 - 5.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours. The property's parking lot shall be brought into a state of good repair and maintenance. This includes cleaning out runoff that has built up, repairing cracks that have formed, and restriping the parking bays.
 - 6.** The property's landscaping shall be replanted and consistently maintained so that patches of bare dirt and soil are minimized.
 - 7.** Business must acquire a new Certificate of Occupancy within 90 days of approval from City Council, or this Special Use Permit is void. The name of

the business/tenant name shall be consistent across the Gwinnett Fire Marshall Certificate of Occupancy, City of Lawrenceville Certificate of Occupancy, and the City of Lawrenceville Occupational Tax Certificate.



LAWRENCEVILLE GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Atlantis Ind. Prop</u>	NAME: <u>Atlantis Ind. Prop</u>
ADDRESS: <u>742 Winer Ind Way</u>	ADDRESS: <u>742 Winer Ind. Way</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>678-859-3591</u>	PHONE: <u>678-859-3591</u>
CONTACT PERSON: <u>Tony Faulkner</u> PHONE: <u>678-859-3591</u>	
CONTACT'S E-MAIL: <u>tonyf2001@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>Lm</u> ACREAGE: <u>2.98</u>	
PARCEL NUMBER(S): <u>R5113053</u>	
ADDRESS OF PROPERTY: <u>742 Winer Ind. Way, Lawrenceville GA</u>	
PROPOSED SPECIAL USE: <u>Place of worship IN LM zoning</u>	

[Signature] 9-10-2025
SIGNATURE OF APPLICANT DATE

[Signature] _____
SIGNATURE OF OWNER DATE

Tony Faulkner
TYPED OR PRINTED NAME

Tony Faulkner
TYPED OR PRINTED NAME

[Signature] 9/10/2025
NOTARY PUBLIC DATE

[Signature] 9/10/2025
NOTARY PUBLIC DATE

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SUP2025-00116

RECEIVED OCTOBER 3, 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? 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.

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SUP2025-00116

RECEIVED OCTOBER 3, 2025

PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER:
(Map Reference Number)

742 Winer Industrial
R 5 - 113 - 053
District Land Lot Parcel

[Handwritten Signature]

Signature of Applicant

9-10-2025
Date

Tony Faulkner / owner
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)

Joe Perez
NAME

Asst. Finance Dir.
TITLE

9/11/2025
DATE

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RECEIVED OCTOBER 3, 2025

PLANNING & DEVELOPMENT DEPARTMENT

**ATLANTIS INDUSTRIAL PROPERTIES, LLC
742 WINER IND WAY
LAWRENCEVILLE, GA 30046
678-859-3591**

September 30, 2025

To: City of Lawrenceville

Subject: Letter of Intent for Interior Buildout of 5,000 sq ft Commercial Space for Church Sanctuary

We are writing to express our intent to lease and build out approximately 5,000 square feet of commercial space located at 742 Winer Industrial Way, Ste C, for the purpose of extending a church sanctuary from Suite G to Suite C, which would be a total of 10,000 sq ft. This letter outlines the preliminary terms and conditions under which Desarrollo Christiano (Church) proposes to proceed with the interior buildout and lease of the space.

1. Purpose of Use

The space will be used exclusively as a church sanctuary for worship services, community gatherings, and related religious activities. No exterior modifications or structural changes to the building are anticipated.

2. Scope of Buildout

The buildout will be limited to interior improvements including but not limited to:

- Installation of seating, stage/platform, audio/visual systems
- Interior partitioning for ancillary rooms (e.g., office, storage, restrooms)
- Flooring, lighting, and HVAC adjustments as needed

All work will comply with local building codes, zoning regulations, and ADA requirements.

**TONY FAULKNER
OWNER**



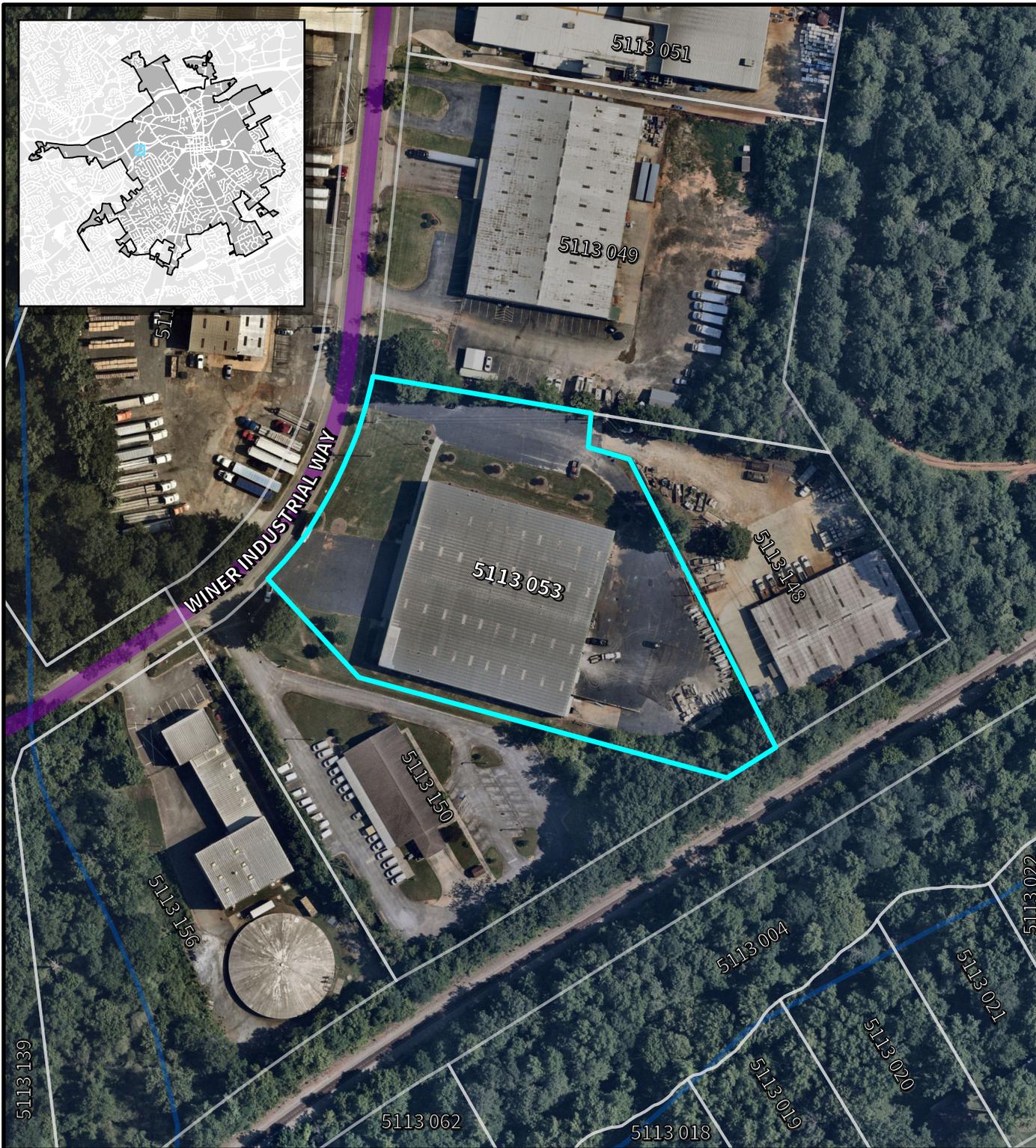
**SUP2025-00116
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 113, OF THE 5TH LAND DISTRICT., GWINNETT COUNTY, GEORGIA, CONTAINING **2.97 ACRES** AND BEING IN THE CITY OF LAWRENCEVILLE, AS SHOWN ON THAT PLAT OF SURVEY FOR ATLANTIS INDUSTRIAL PROPERTIES, DATED MARCH 20TH, 2025, PREPARED BY GARMON LAND SURVEYING LLC., CERTIFIED BY ANTHONY P. GARMON, GEORGIA REGISTERED LAND SURVEYOR NO. 3230, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WINER INDUSTRIAL WAY (HAVING A SIXTY FOOT RIGHT- OF-WAY), SAID POINT BEING LOCATED 716' FEET +/- FROM THE RIGHT OF WAY OF OLD NORCROSS ROAD.

LEAVING SAID RIGHT OF WAY OF WINER INDUSTRIAL WAY,
THENCE S 80°35'43" E A DISTANCE OF 230.14' TO A ½" REBAR FOUND;
THENCE S 05°31'30" W A DISTANCE OF 32.46' TO A ½" REBAR SET;
THENCE S 72°57'35" E A DISTANCE OF 44.88' TO A ½" REBAR FOUND;
THENCE S 25°59'32" E A DISTANCE OF 340.75' TO A ½" REBAR FOUND;
THENCE S 57°32'45" W A DISTANCE OF 59.14' TO A ½" REBAR FOUND;
THENCE N 74°32'51" W A DISTANCE OF 400.02' TO A ½" REBAR FOUND;
THENCE N 44°28'34" W A DISTANCE OF 138.17' TO A ½" REBAR SET;
THENCE WITH A CURVE TURNING TO THE NORTHEASTERLY DIRECTION ALONG THE RIGHT OF WAY OF WINER INDUSTRIAL WAY WITH AN ARC LENGTH OF 249.44', WITH A RADIUS OF 387.47', WITH A CHORD BEARING OF N 28°16'12" E, AND WITH A CHORD LENGTH OF 245.15' TO A ½" REBAR FOUND WHICH IS THE **TRUE POINT OF BEGINNING**.

SUP2025-00116
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

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Location Map & Surrounding Areas

SUP2025-00116

Applicant:

Atlantis Industrial Properties

 Subject Property (~2.97 acres)

 Lawrenceville City Limits

 Streams

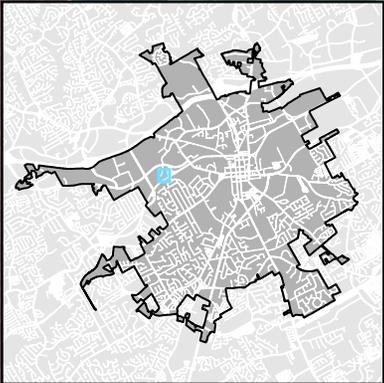
 City Maintained Streets

 County/State Maintained Streets

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00116

Applicant:

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 Subject Property (~2.97 acres)

 Lawrenceville City Limits

Zoning Districts

 LM Light Manufacturing

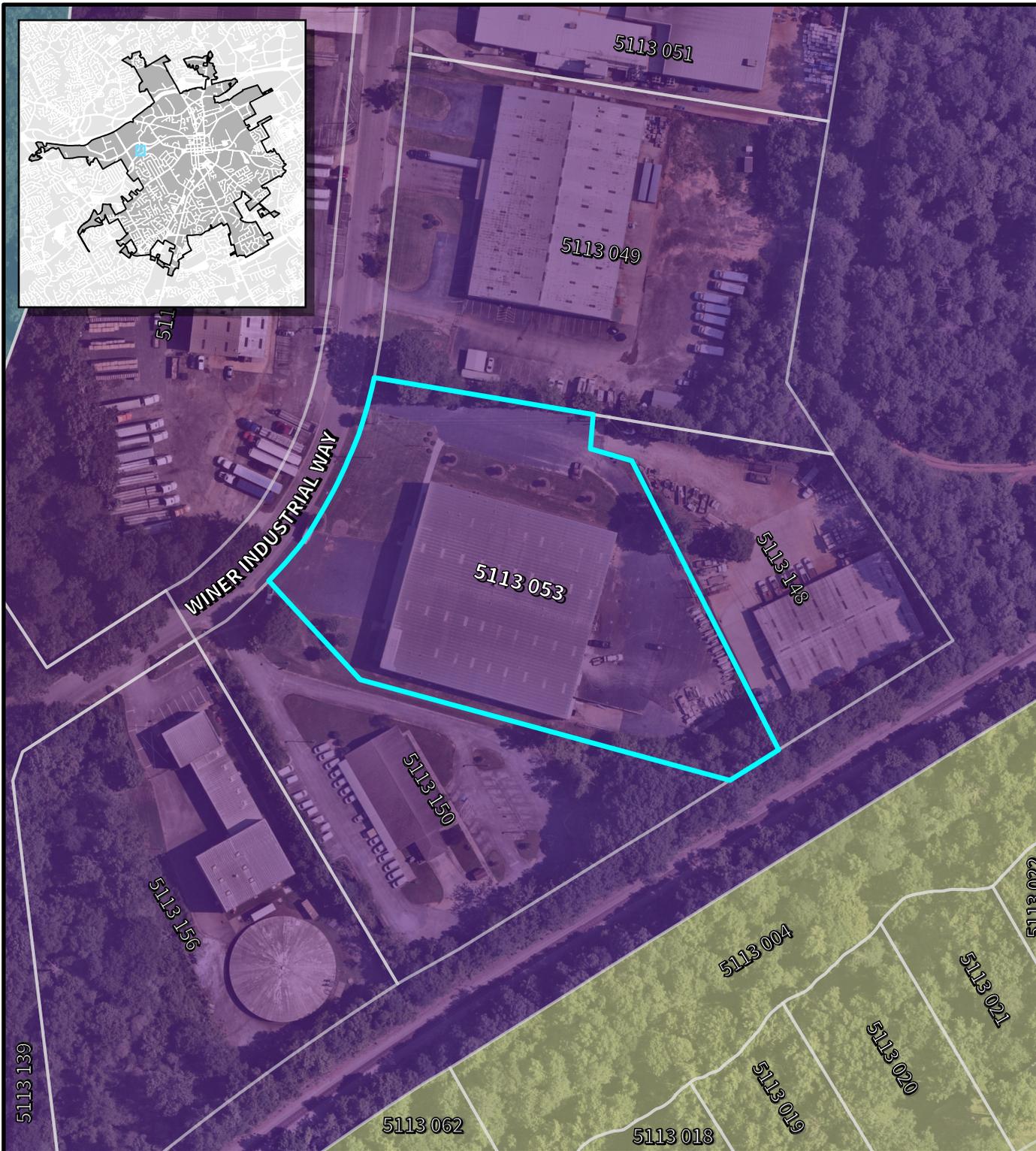
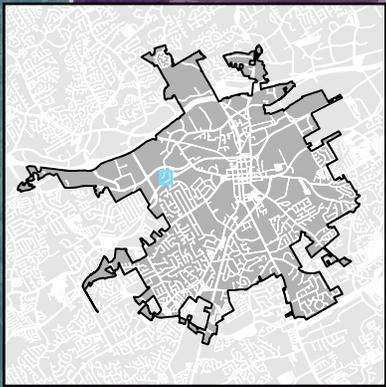
 OI Office/Institutional

 RS-180 Single-Family Residential

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

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Location Map & Surrounding Areas

SUP2025-00116

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 Subject Property (~2.97 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

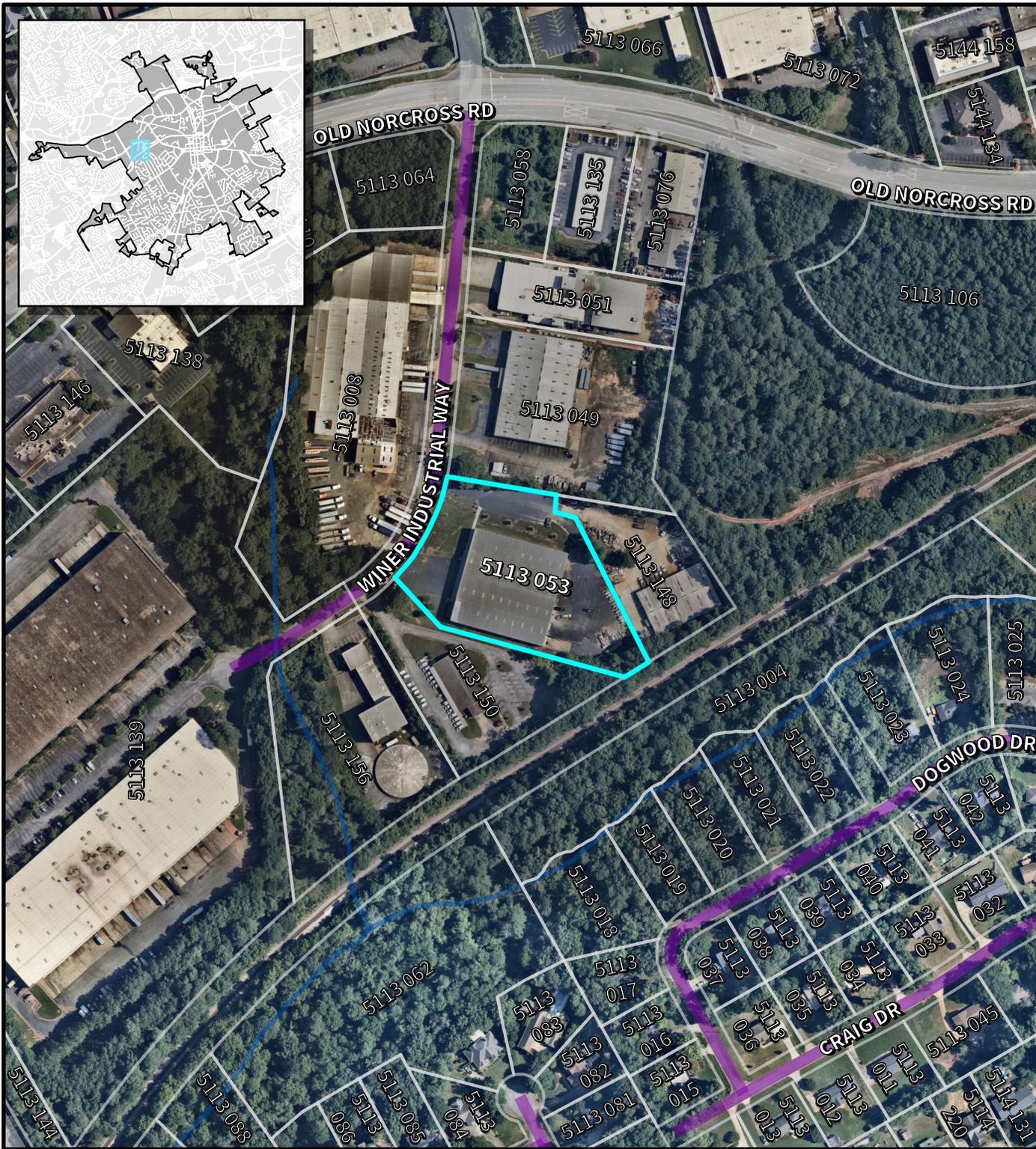
 Medical Services Cluster

 Industrial

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00116

Applicant:
Atlantis Industrial Properties

-  Subject Property (~2.97 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600

