



**Land Use Application:** SUP2024-004  
**Planning Commission:** August 20, 2024  
**City Council 1<sup>st</sup> Read:** August 27, 2024  
**City Council 2<sup>nd</sup> Read:** September 24, 2024

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**CASE NAME:** SUP2024-004 - Tucker Pawn

**PROJECT LOCATION:** 3476 Holcomb Bridge Road, Suite B.

**DISTRICT/LANDLOT:** 6<sup>TH</sup> District, Land Lot 283

**ACREAGE:** Overall site: ±3.06 acres. Tenant Space:

**EXISTING ZONING:** C-2 (GENERAL BUSINESS DISTRICT)

**EXISTING LAND USE:** Commercial Strip Shopping Center

**FUTURE LAND USE DESIGNATION:** Holcomb Bridge Corridor Character Area

**OVERLAY(S):** Activity Center/Corridor Overlay District & Holcomb Bridge Corridor Overlay District

**APPLICANT:** Marvin Santos

**OWNER:** Gwinnett Walk, LLC  
3476 Holcomb Bridge Road  
Peachtree Corners, GA 30092

**PROPOSED REQUEST:** SUP to allow for a pawn shop within a commercially zoned strip shopping center

**CONTACT:** MARVIN SANTOS  
678-234-5845

**STAFF RECOMMENDATION:** APPROVAL with conditions of SUP2024-004

## PROJECT DATA:

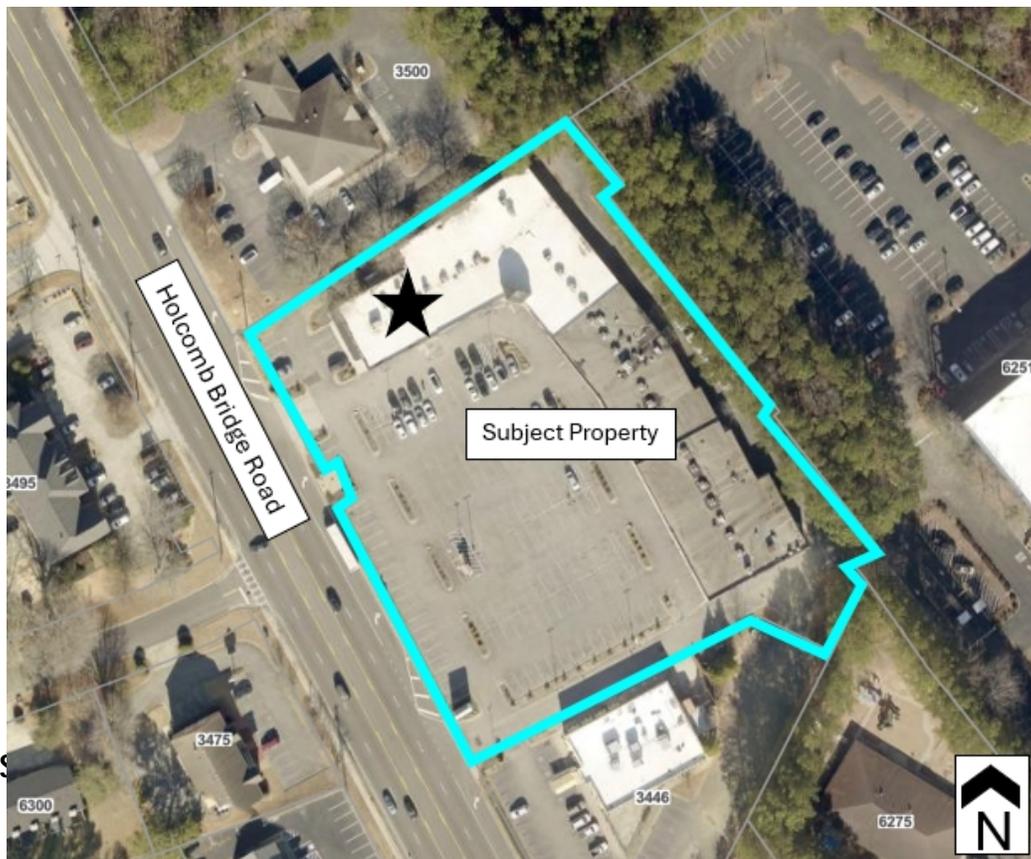
The applicant, Tucker Pawn, is requesting a Special Use Permit (SUP) for the property located at 3476 Holcomb Bridge Road to allow for a pawn shop, within the C-2 (General Business) zoning district. The  $\pm 3.06$  acre parcel is located on the eastern side of Holcomb Bridge Road, just north of its intersection with Crooked Creek Road and approximately 0.3 miles south of the Peachtree Corners Circle/Holcomb Bridge Road intersection.

The subject property is zoned C-2 and is located within the Activity Center/Corridor Overlay District and the Holcomb Bridge Corridor Overlay District. The site is currently developed with a commercial strip shopping center, known as Gwinnett Walk, and associated parking. Tucker Pawn intends to operate within approximately 950 square feet of the building, Suite B. The shopping center is accessed via two full-access drives along Holcomb Bridge Road.

Currently, the applicant owns a pawn shop (Tucker Pawn and Jewelry LLC) in Tucker, Georgia and has operated in their location along Tucker Norcross Road since 2014. Staff reached out to the City of Tucker Code Enforcement Department and the City of Tucker Code Enforcement Manager stated Tucker Pawn has had no code enforcement violations at its current location.

The City's Zoning Resolution requires that a pawn shop obtain a Special Use Permit to operate in the C-2 zoning district. The purpose of the Special Use Permit review is to ensure that any potentially detrimental aspects of the proposed land use are mitigated through site-specific conditions.

### Aerial Map



ZONING HIS

In 1981, the subject property was part of a request to rezone the property from R-100 to O-I. Subsequently, the Gwinnett County Board of Commissioners rezoned the property to C-2, pursuant to REZ1981-00078. Since the City's incorporation in 2012, the parcel's zoning classification has remained unchanged.



**SURROUNDING LAND ANALYSIS AND ZONING**

Surrounding Properties	Zoning (Case Number)	Existing Land Use
Adjacent: North	O-I (REZ1979-00111 and SUP1988-00024)	Ameris Bank
Adjacent: East	O-I (REZ1983-00117)	Office Building; Associated Credit Union
Adjacent: South	C-2 (REZ1988-00133)	Commercial; Grocery
Adjacent: West (across Holcomb Bridge Road)	O-I (REZ1980-00136)	Office Buildings consisting of professional offices
Nearby: Further West	RM-6 (REZ1979-00148)	Evergreen Corners neighborhood

**ZONING STANDARDS:**

The criteria for special use permit decisions are provided in Section 1702 of the City of Peachtree Corners Zoning Ordinance. The specific criteria should be evaluated when considering a land use decision. The applicant is required to address these criteria (see application); below are staff's finding which are independent of the applicant's responses to these criteria.

**A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?**

Yes, the subject property is commercially zoned and developed with a large, strip center shopping plaza with associated passenger vehicle parking in front of the building. A pawn shop, located within one of the suites of the existing building, is unlikely to have a detrimental impact on the use and development of adjacent and nearby properties.

**B. Will this proposed rezoning, special use permit, or change in conditions adversely affect the existing use or usability of adjacent or nearby property?**

No. The proposed Special Use Permit would allow Peachtree Corners to regulate conditions to ensure the business is operating in compliance with the City's regulations. Additionally, the proposed use would be located in an existing commercial shopping center and it is unlikely to have any impact on the usability of adjacent or nearby properties.

**C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?**

The property has a reasonable economic use as currently zoned.

**D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

The impacts of the proposed use on streets, transportation facilities, or utilities are unlikely to be excessive or burdensome. The proposed use will have no impact on schools and it will add a negligible amount of new traffic, likely during off-peak hours. Additionally, the granting of a Special Use Permit for a pawn shop within an existing large-scale shopping center is unlikely to result in impacts that would be considered excessive or burdensome.

**E. Is the proposed rezoning, special use permit, or change in conditions in conformity with the policy and intent of the land use plan?**

The proposed use could be considered consistent with the adopted Comprehensive Plan. The 2045 Peachtree Corners Character Area Map indicates that the property is located in the Holcomb Bridge Corridor Character Area. Primary land uses in the Holcomb Bridge Corridor Character Area include neighborhood-serving commercial and retail uses. The City envisions this area to be redeveloped into a neighborhood center with stable businesses and a revitalized gateway into the city.

**F. Are 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 proposed rezoning, special use permit, or change in conditions?**

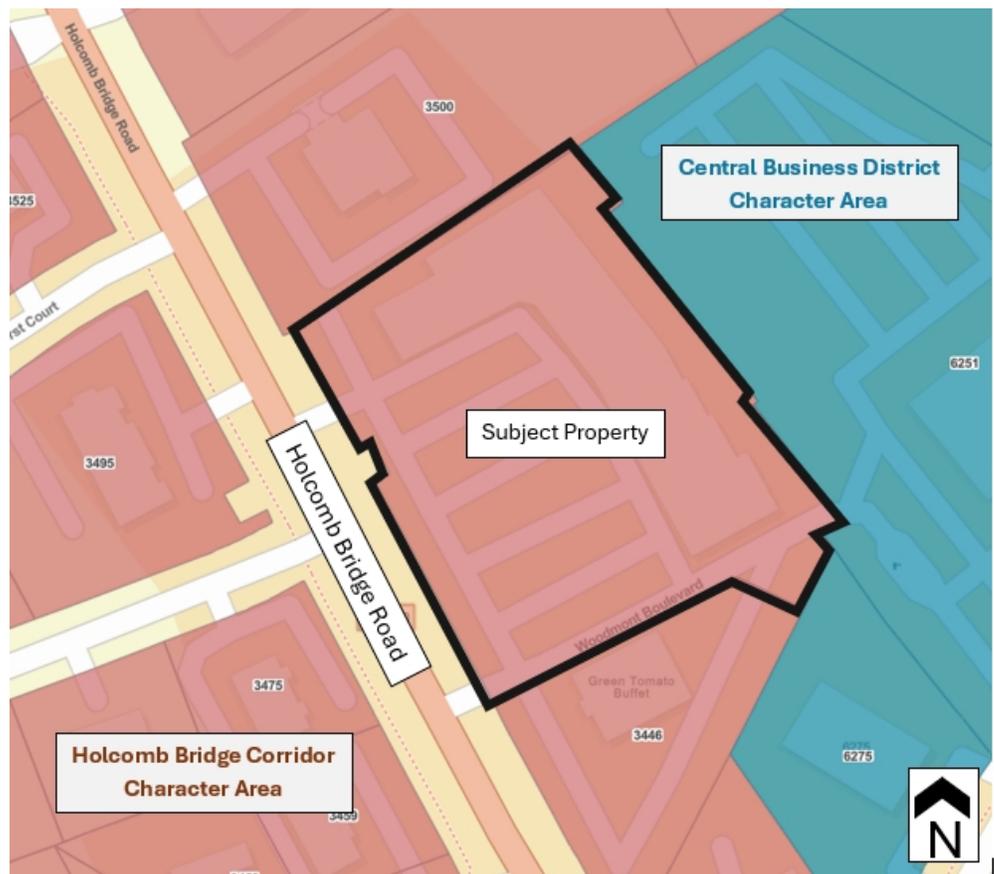
Yes. Tucker Pawn is proposing to operate within an existing suite in an existing commercial shopping center. There is adequate parking on site for the proposed use and it is not anticipated that the proposed use would have a detrimental impact on surrounding properties. Additionally, their existing location, in the City of Tucker, has operated without issue since 2014, giving grounds for approval of the Special Use Permit.

**COMPREHENSIVE PLAN:**

The 2045 Comprehensive Plan’s Character Area Map indicates that the subject property is located within the Holcomb Bridge Corridor Character Area. Policies for this area encourage a mixture of uses including neighborhood-serving commercial uses, destination retail, and creative adaptive re-use/redevelopment of existing commercial strip centers.

The Holcomb Bridge Corridor Character Area identifies this area as being ideally suited for destination neighborhood commercial uses with the intent that residents would be able to walk or bike to these locations.

**Character Area Map**



The applicant’s proposed neighborhood serving retail use of a pawn shop located within an existing shopping center with underutilized retail space could align with the intent of the Holcomb Bridge Corridor Character Area.

**DEPARTMENT ANALYSIS:**

The subject property is located along the eastern side of Holcomb Bridge Road, south of its intersection with Peachtree Corners Circle. The site is zoned C-2 and is developed with a large, one-story, “L” shaped, commercial

shopping center and associated parking. The applicant, Tucker Pawn, is requesting an SUP to allow for a pawn shop to be located within a suite (Suite B) approximately 950 sq.ft. in size, within this shopping center.

The Peachtree Corners Comprehensive Plan shows the property as located in the Holcomb Bridge Corridor Character Area, indicating that the location is desirable for destination retail and small neighborhood-serving uses. The Comprehensive Plan also identifies this area as having several nodes of vacant and underutilized retail space and envisions residents being able to walk or bike to these revitalized locations.

The proposed Special Use Permit for a pawn shop would be in keeping with the goals and policies of the Holcomb Bridge Corridor Character Area of the City's Comprehensive Plan. Tucker Pawn's plan to operate in an existing commercially zoned strip center, as a destination retail use, is in alignment with the city's vision to redevelop the corridor into a neighborhood center that can be easily accessed by surrounding neighbors.

**STAFF RECOMMENDATION:**

Based on the findings and conclusions herein, Staff recommends **APPROVAL** of Land Use Petition **SUP2024-004**, subject to the following conditions:

1. A pawn shop, as a special use, shall be permitted within the Gwinnett Walk Shopping Center and limited to the designated location, 3476 Holcomb Bridge Road, Suite B., as shown on the site plan provided with this application.
2. No outdoor sales, display, or storage shall be permitted.
3. Except for a 'grand opening' type banner issued in accordance with sign ordinance requirements, no other temporary advertising such as balloons, tents, or flags shall be permitted.
5. Except for the 'open' sign, no signage shall be placed in the windows and no signage shall be placed on the roof.
6. Hours of operation for the pawn shop shall be limited to between 8:00am and 7:00pm.
7. No bars shall be permitted on the windows.
8. Pawn shop owner shall repair or repaint any graffiti or vandalism that occurs on the outside of the store within 72 hours.
9. The Special Use Permit shall be subject to revocation by the City Council if any illegal activity pertaining to the use, (as determined by Peachtree Corners City Marshals or the Gwinnett County Police Department), occurs on the property or if two or more notices of violation are issued within a twelve-month time period.