

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE REPORT**

CASE NUMBER: SUP2020-00029
APPLICANT: ENTERPRISE LEASING
CONTACT: JOSH STRICKLAND
PHONE NUMBER: 706.248.7421
LOCATION: 600 GRAYSON HIGHWAY
PARCEL ID: R5149 017
ACREAGE: 2.35
PROPOSED DEVELOPMENT: TRUCK AND CAR RENTAL WITH ACCESSORY
CARWASH

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The property has been zoned BG (General Business District) since 1971.

PROJECT DATA:

The applicant requests a Special Use Permit of approximately 2.35-acre property, zoned BG (General Business District), to allow for car rental with accessory carwash for inventory only for Enterprise Rent-A-Car. The subject property is located in the eastern right-of-way of Grayson Highway at its intersection with the northern right-of-way of Simonton Road. The applicant, Enterprise Leasing, proposes to utilize the site as a car wash accessory business.

The property is currently developed with a brick, one-story building, paved parking lot, and associated driveway. The site plan shows a canopy would be added to the front elevation. Access to the site is proposed via two existing driveways, one the east side of Grayson Highway, and the other on the north side of Simonton Road. The letter of intent states that 12 parking spaces will be dedicated to employee parking along the north side of the property, 31 parking spaces for inventory purposes along the south side of the property, and 51 parking spaces for customer parking. The letter of intent states that the ratios may change from day to day depending on their fleet. The applicant states that no maintenance will take place on-site and damaged vehicles will not be housed on the property; arrangements have been made for a vendor to pick up vehicles that may need repairs. The rental vehicles that are kept in service are models that are no older than three years old. The applicant stated that it is policy to clean all vehicles as

soon as they are returned. The applicant proposes to install a car wash bay on the northside of Simonton Road that will only be utilized to wash their inventory. The site plan shows the bay would be installed on the southeast of the building to help conceal it from the right-of-way.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the Neighborhood Mixed Character Area. The vision for this character area is to provide local services that could be mixed with medium density housing. Buildings should be oriented towards the street, with limited parking front. There is an existing one-story building that is vacant and the proposal may regain the intent of the character area to boost connectivity for commercial and mixed use projects along major corridors.

The surrounding area is characterized by a mix of single-family residences, commercial, and office institutional uses.. To the north, is a BG (General Business District) zoned property consisting of small scale offices and retail spaces. To the east, is a RS-180 (Single-Family Residence) zoned property with a Single-family dwelling on the property that is currently vacant. To the south across from Simonton Road, is a BG zoned property that provides funeral services. To the west across from Grayson Highway, is a BG zoned property consisting of retail space.

In conclusion, the proposal may be consistent with the policies of the 2040 City of Lawrenceville Comprehensive Plan. The proposed development, if properly conditioned could contribute land use patterns and design elements that support walkability and an enhanced sense of place. Given the aforementioned factors, the Planning and Development Department recommends **Approval with Conditions** of the Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2020-00028

Approval of Special Use Permit for a truck and car rental with accessory carwash, subject to the following enumerated conditions:

1. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
2. The car wash may only be used to serve business inventory as an accessory use.
3. The car wash shall be developed in general accordance with the submitted site plan and color renderings, presented to the City Council at the April 27, 2020 Work Session, with changes necessary to meet conditions of zoning, requirements of the zoning ordinance and/or development regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
4. The car wash shall be limited to a maximum of 1,500 square feet.
5. The Special Use Permit will end should the existing primary use cease or change to another use.
6. Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with all applicable County regulations.
7. The building must meet the minimum architectural requirement of the City of Lawrenceville. Final elevations shall be subject to the review and approval of the Director of Planning and Development Department.
8. Ground Signage shall be limited to a maximum height of 12 feet and shall be setback from the right-of-way a minimum of 12 feet. The maximum sign display area shall be limited to 75 square feet. Wall signage shall be limited 36 square feet per elevation, with a total wall sign area limited to 72 square feet.
9. 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.

10. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways.
11. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
12. Outdoor storage shall be prohibited.
13. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
14. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

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

1. **Will the Special Use Permit allow a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the Special Use proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Special Use proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the Special Use proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 SPECIAL USE PERMIT PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 2
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *The proposed use is compatible with the recommendations of the 2040 Comprehensive Plan and Future Development Map.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *The property is at a location that makes the development viable.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *NA*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *The property meets the intent of the character area.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other commercially-zoned sites are available in the city.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *Suitable.*