

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

CASE NUMBER: SUP2020-00030

APPLICANT: MAXSOUTH STEEL ERECTORS, LLC

CONTACT: GLORIA CASTILLO

PHONE NUMBER: 706.968.1450

LOCATION: 192 INDUSTRIAL PARK DRIVE

PARCEL ID: R5176 172, R5176 243, R5176 177, R5176 074,
R5176 075

ACREAGE: 2.32

PROPOSED DEVELOPMENT: OUTDOOR STORAGE, COMMERCIAL VEHICLE
PARKING (TRACTOR AND/OR TRAILER) AND
GRAVEL PARKING

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The property was zoned from RS-150 (Single-Family Residence 15,000 Square Foot District) to LM (Light Manufacturing District) in 2002 (RZ-02-14) for the proposed use of an office-warehouse facility.

PROJECT DATA:

The applicant requests a Special Use Permit of an approximately 2.32-acre parcel assemblage, zoned LM (Light Manufacturing District), to allow for gravel parking, outdoor storage, and commercial vehicle parking (tractor and/or trailer). The subject property is located along the northern right-of-way of Industrial Park Drive at its intersection with Industrial Park Circle. The property is currently vacant and undeveloped with an existing driveway.

The applicant, MaxSouth Steel Erectors, LLC, proposes to utilize the site as a construction contractor office and storage facility for their work trucks and equipment as well as provide parking for commercial vehicles such as tractor-trailers. The site plan shows a proposed 100' x 60' office/storage facility and gravel parking. Access to the site is proposed via an existing driveway from Industrial Park Drive. The letter of intent states that the property will be enclosed with a chain-link fence and an entry/exit gate. Outdoor storage will not include any material

stocking, and the site will not be used as a junkyard. According to the site plan, 1.6 acres would be disturbed, and 25 parking spaces are proposed. The plan does not show any landscape buffer from the rear of the property where it directly abuts a single-family residential zoning district.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the Industrial Character Area. The vision for this character area is to provide a central location for industrial uses that would be easily buffered from other less-intense uses and have easy access to transportation networks. Of all Character Areas, the Industrial areas are designed to be useful or practical rather than attractive. However, the Plan further suggests that industrial related uses that include outdoor storage be sustainably designed to minimize negative impacts on the environment.

The surrounding area is characterized by a mix of single-family residences and industrial uses. To the north, are RS-150 (Single-Family Residence 15,000 Square Foot District) zoned properties consisting of single-family residences. To the east, is an LM (Light Manufacturing District) zoned property that is currently vacant. To the south across from Industrial Park Drive and at the corners of Industrial Park Drive and Industrial Park Circle, are LM zoned properties, developed with a warehouse and a residential septic/commercial grease service [HA2] office that was granted a Special Use Permit in 2018 (SU-18-06) for commercial vehicle parking (tractor and/or trailer) on a gravel surface. To the west, is an LM zoned property developed with a single-family residence that was rezoned in 2016 from RS-150 for the proposed use of an office-warehouse (RZ-16-06).

In conclusion, the proposed development may be consistent with the policies of the 2040 Comprehensive Plan and the established development pattern found in the immediate area. If properly conditioned and enforced, adverse impacts may be mitigated. 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

The applicant will have to revise the concept plan to meet all the requirements for a development permit. The Survey and Site Plan data appears to have significant & important data missing.

- City GIS shows an existing sanitary sewer line crossing the property.
- City GIS shows a stream along the north property line.
- Site Plan has a note "Topography is based on field run survey by Land Engineering & Surveying, Inc. dated April 18, 2020". I see no such topography on the Plan.
- Site Plan shows three parcels as having been combined. Suspect that has not happened.

All buffers and Flood Hazard Zones will have to be addressed prior to issuance of any permit.

ELECTRIC DEPARTMENT

According to the GIS map the City of Lawrenceville has single phase and three phase overhead electric service available at this location approximately 400 feet from the proposed office/storage building. The customer will need to pay all applicable fees for installation and service.

GAS DEPARTMENT

The owner must call 811 before excavating or construction to ensure that the gas lines are marked for safety.

WATER DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2020-00030

Approval of Special Use Permit for Gravel Parking, Outdoor Storage and Commercial Vehicle Parking (Tractor and/or Trailer), subject to the following enumerated conditions:

1. The property shall be developed with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments and shall be subject to the review and approval of the Director of Planning and Development.
 - a. To abide by the following requirements, dedications, and improvements:
 - i. Access to the property must align with Industrial Park Circle; be at least 30' wide and be paved. Pavement in R/W must be heavy duty asphalt or concrete.
 - ii. Parcels must be combined before the issuance of any development permits.
 - iii. The building shall be of brick, stacked stone, and/or glass finish on all sides. Architectural plans shall be submitted to the Planning and Development Department for review and approval.
 - iv. Construct the building closer to the front setback and provide the client and employee parking in the rear.
 - v. The property shall be fenced.
2. Provide four parking spaces and two loading spaces designated for clients and employees. Parking and driveway surfaces shall be paved and striped to City standards.
3. Gravel parking shall be limited to the side yard or rear yard areas, and outside of any required stream or zoning buffer located at the subject property. Expansion of the gravel limits is prohibited. Graveled areas shall be kept in a neat and orderly appearance at all times.
4. The parking of vehicles used for commercial or industrial related service, sales or delivery shall be limited to the side yard or rear yard areas, and outside of any required stream or zoning buffer.
5. Outdoor storage of any items and/or materials shall be subject to the rules and regulations of Article 2, Supplementary Regulations, Section 200.3.52 Outdoor Storage (Industrial).

6. Provide a 10 foot Landscape Strip adjacent to the right-of-way Industrial Park Drive, excluding encroachments of impervious surfaces except for perpendicular ingress and egress access.
7. The site shall be required to meet the standards of Article VIII of the Development Regulations for parking lot trees
8. Provide a 50 foot undisturbed/natural vegetative buffer and impervious surface setback along the rear and side property lines. Where existing vegetation and site topography are insufficient to accomplish the purpose of the required buffer area, existing vegetation shall be supplemented. The buffer shall be reestablished to provide adequate screening from adjacent residentially-zoned properties. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.
9. Ground Signage shall be limited to a monument-type sign with a maximum height of 8 feet and shall be setback from the right-of-way a minimum of 12 feet. The maximum sign display area shall be limited to 32 square feet. Ground Signage shall be prohibited within the required 10 foot landscape strip.
10. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways.
11. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
12. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5 feet. The dumpster shall be screened on all sides by a minimum 6-foot high brick or masonry wall with access via an opaque gate. Dumpster enclosure shall be constructed of materials consistent with materials and colors of the primary structure.
13. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.

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?** *If properly conditioned, yes.*
2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?** *If properly conditioned, 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 industrial-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, if properly conditioned.*