



LAWRENCEVILLE

Planning & Development

CASE NUMBER: SUP2024-00086

OWNER: 4SEAS INVESTMENT GROUP LLC

APPLICANT: JUANITA WADE

CONTACT: JUANITA WADE – 313.515.6506

LOCATION(S): 3130 SUGARLOAF PARKWAY

PARCEL ID(S): R5085 695

APPROXIMATE ACREAGE: 3.39

ZONING PROPOSAL: TO ALLOW AN EVENT FACILITY AS A SPECIAL USE

PROPOSED DEVELOPMENT: SPECIAL EVENT FACILITY/BANQUET HALL

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP





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ZONING HISTORY

The subject property has been zoned BG (General Business District) since 2002, the earliest record on file for the parcel. **SUP2021-00051** was approved on 12/13/2021, allowing a special events facility at the address. The Special Use Permit was conditioned with a two-year sunset, which expired January 2024, necessitating this SUP renewal (submitted 1/4/2024).

PROJECT SUMMARY

The applicant requests a renewal for a Special Use Permit at 3130 Sugarloaf Parkway to allow a Special Event Facility/Banquet Hall in suite 1200. The subject property is an approximately 3.39-acre parcel zoned BG (General Business District), located along the southern right-of-way of Sugarloaf Parkway, between its intersections with Old Snellville Highway and Johnson Road.

ZONING AND DEVELOPMENT STANDARDS

The property consists of an 18,531 square-foot one-story retail building, accessory driveways, and parking.

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Special Event Facility	<i>Special Use Permit</i>	<i>Special Use Permit</i>	<i>Approval w/ Conditions</i>

Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.73 Special Event Facility reads as follows:

- A. *Such facilities shall be located on a principle arterial, major arterial, minor arterial, major collector street, or a state highway.*
- B. *During inclement weather, there shall be sufficient space to safely shelter guests.*
- C. *Adequate permanent restroom facilities shall be provided, which shall meet the minimum requirements of the Gwinnett County Environmental Health section and building code requirements.*



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- D. Adequate off-street parking facilities shall be provided on-site.*
- E. Such facilities shall meet the Lawrenceville Code of Ordinance: Special Events Facilities.*
- F. Alcohol sales and consumption on the premises of a special event facility outside the Downtown Entertainment District is prohibited in HSB and HM zoning district.*

The applicant occupies Suite 1200 of the Sugarloaf Pointe shopping center, a 2,800 square foot retail space. They are requesting a renewal for the Special Use Permit approved in December 2021 that allowed a Special Event Facility/Banquet Hall at this location (**SUP2021-00051**). Access to the property is provided via curb-cuts extending from Sugarloaf Parkway, Johnson Road, and Old Snellville Highway.

Regarding the existing business at this location, a certificate of occupancy was issued on 7/23/2021 for “Milestones Event Center” in suite 1200 (BLD2021-01465) and a business license was issued on 9/1/2021 for “Life Events Décor, Rental, and Design” (OTC-19128109).

As proposed, the parking regulations require 28 parking spaces for this type of facility, however, the existing parking lot consists of 90 parking spaces, which exceeds the minimum requirements and adequately provides enough off-street parking. Additionally, all associated parking spaces are in front of the building.

The proposal satisfies the minimum requirement of the Supplemental and Accessory Use Standards (the Standards) requiring Special Event Facilities/Banquet Halls be located along a properly classified road, as well as providing adequate restroom facilities. Additionally, the Standards require compliance with the intent of the Code of Ordinance as it relates to Special Event Facilities/Banquet Halls. The adoption of the 2020 Zoning Ordinance allows Special Events Facilities/Banquet Halls to operate throughout the city limits in specific zoning classifications, which includes the BG zoning classification. However, if the applicant chooses to serve alcohol during events an Alcoholic Beverages License allowing the retail sales of alcoholic beverages for consumption shall be required.



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SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail uses. The parcels immediately adjacent to the property are zoned BG (General Business District), outparcels for the Sugarloaf Pointe shopping center. There are businesses zoned BN (Neighborhood Business District) to the northwest of the subject property, across the rights-of-way of Johnson Road and Sugarloaf Parkway. Otherwise, the subject property is an island of Lawrenceville within a sea of unincorporated Gwinnett County.

Most of the surrounding unincorporated land is residential in nature, including the Tanner's Pointe subdivision immediately to the south and to the west of the subject property, across the right-of-way of Johnson Road; these residential uses are zoned R-75 (Gwinnett Single Family Residential District). The Gwinnett subdivision of Sugarloaf Manor is to the immediate north of the property, across the right-of-way of Sugarloaf Parkway, and is zoned RZT (Gwinnett Single Family Residential District). Finally, there is a veterinary clinic and a medical office zoned OI (Gwinnett Office-Institutional District) to the east of the subject property, across the right-of-way of Old Snellville Highway. The mixture of zoning and uses in the immediate area further support the requested Special Use Permit renewal.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # SUP2024-00086

Applicant: Juanita Wade

- ▬ Lawrenceville City Limits
- ▬ Subject Property
- ▬ Parcels
- ▬ County Maintained Streets
- ▬ City Maintained Streets
- Zoning Districts**
 - ▬ BN Neighborhood Business
 - ▬ BG General Business
 - ▬ RS-60 Single-Family Residential
 - ▬ RS-150 Single-Family Residential



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2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Commercial Corridor Character Area. 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.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



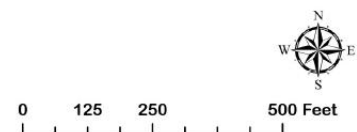
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Applicant: Juanita Wade

- Lawrenceville City Limits
- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets

2045 Character Areas

- Traditional Residential
- Commercial Corridor





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STAFF RECOMMENDATION

As submitted, the proposal to renew the SUP for a Special Event Facility/Banquet Hall at this location is appropriate, as it is in a mixed use area along Sugarloaf Parkway. It is located within the Commercial Corridor character area, which is appropriate for smaller-scale retail uses such as banquet halls. Furthermore, there is precedent for City Council approving such special uses in the general vicinity and for parcels currently zoned BG; in December 2021, **SUP2021-00051** was approved for a Special Event Facility/Banquet Hall at this location, **SUP2023-00083** was approved in December 2023 for the same use at a nearby location on Sugarloaf Parkway, and **SUP2023-00084** was approved in the same December 2023 City Council session for the same use at 575 West Pike Street.

In conclusion, the requested Special Use Permit for a Special Event Facility/Banquet Hall at an existing commercial development, may provide a center for local services, providing walkable connectivity, for nearby residential uses along this segment of the Sugarloaf Parkway corridor. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.



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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



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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;**

In light of the mixture of uses and zoning in the immediate area the requested Special Events Facility could be suitable for the area.

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

With the recommended conditions, potential impacts on adjacent and nearby properties could be reduced.

- 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 that will or could cause 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 a Special Event Facility/Banquet Hall 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;**



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*In December 2021, **SUP2021-00051** was approved for a Special Event Facility/Banquet Hall at this location. This SUP expired in January of 2024 due to a two-year sunset clause.*

To ensure the compatibility with rules and regulations of the City of Lawrenceville, it is suggested that conditions limit the Special Use Permit to a period of two years.