



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S): SUP2025-00117

APPLICANT(S): SAMIA CRAIG – STUDIO 1865

PROPERTY OWNER(S): DAHAR PROPERTIES LLC

LOCATION(S): 1154 LAWRENCEVILLE HIGHWAY

PARCEL IDENTIFICATION NUMBER(S): R5110 376

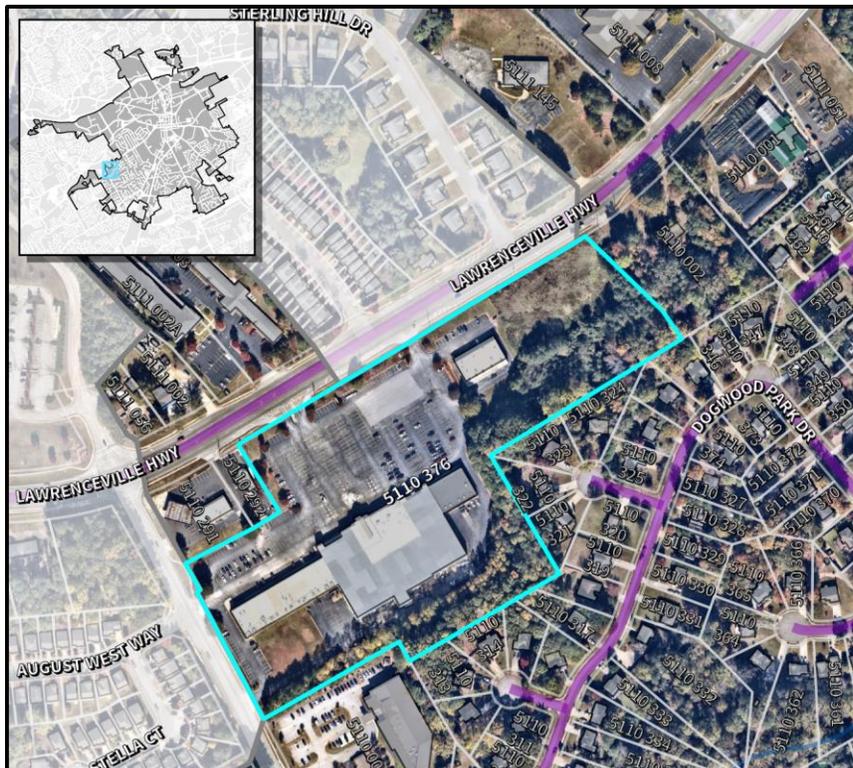
APPROXIMATE ACREAGE: 15.81 ACRES

CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: SPECIAL EVENT FACILITY/BANQUET HALL

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP




LAWRENCEVILLE
Planning & Development
Location Map & Surrounding Areas

SUP2025-00117

Applicant:
Samia Craig - Studio 1865

-  Subject Property (~15.80 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

ZONING HISTORY

The subject property was annexed by the City and rezoned to BG (General Business District) between 1987 and 2002, the same zoning classification as present.

PROJECT SUMMARY

The applicant requests a Special Use Permit for 1154 Lawrenceville Highway to allow for a Special Event Facility/Banquet Hall in Suite 206. The subject property is an approximately 15.81-acre parcel zoned BG (General Business District) located along the southern right-of-way of Lawrenceville Highway and the eastern right-of-way of Johnson Road, just south of Lawrenceville Highway’s intersection with Johnson Road.

ZONING AND DEVELOPMENT STANDARDS

The property consists of a 96,645 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	Special Use Permit	Special Use Permit	<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.*
- D. *Adequate off-street parking facilities shall be provided on-site.*
- E. *Such facilities shall meet the Lawrenceville Code of Ordinance: Special Events Facilities.*

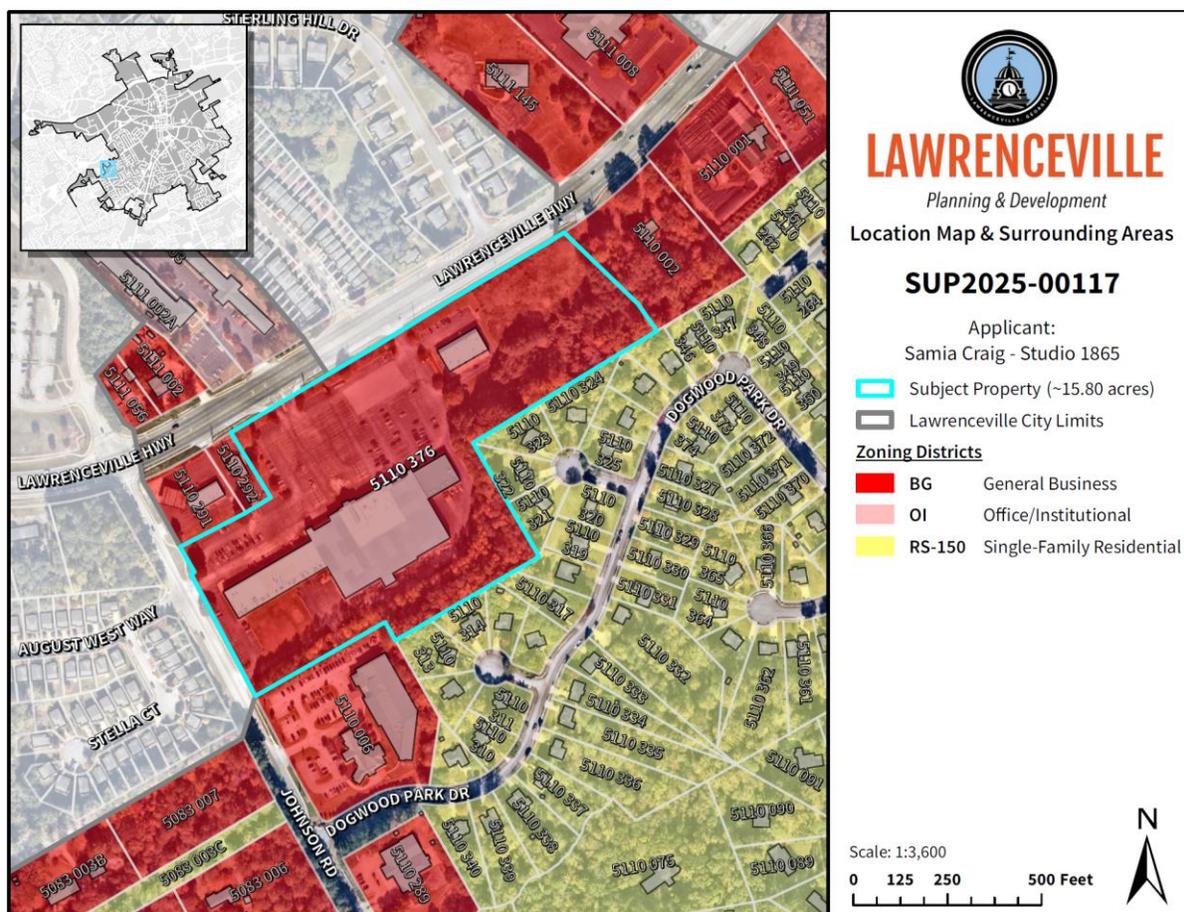
F. Alcohol sales and consumption on the premises of a special event facility outside the Downtown Entertainment District is prohibited in HSB and HM zoning district.

The applicant occupies Suite 206 of the Lawrenceville Station shopping center, a 1,562-square-foot retail space. They are proposing a Special Use Permit to allow a Special Event Facility/Banquet Hall (“Studio 1865”), hosting private or public gatherings such as weddings, receptions, corporate events, parties, and similar functions. Access to the property is provided via curbs extending from Lawrenceville Highway and Johnson Road.

As proposed, the parking regulations require sixteen (16) parking spaces for this type and size of facility. Parking provided in the Lawrenceville Station shopping center far exceeds this minimum requirement and adequately provides enough off-street parking. Additionally, all associated parking spaces are in front of the suite.

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.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



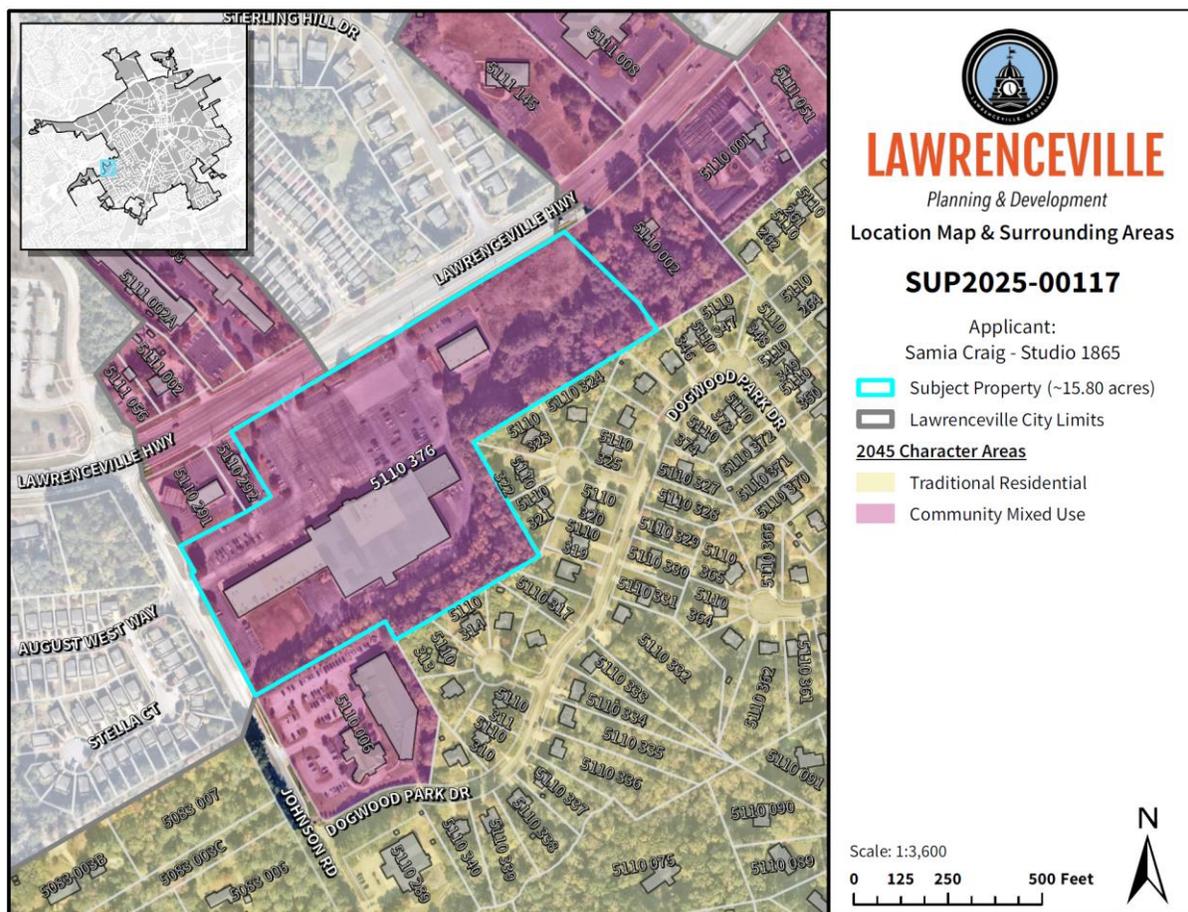
SURROUNDING ZONING AND USE

The area around the subject property is characterized by both commercial/retail uses and zoning as well as residential uses and zoning. The adjacent properties along Lawrenceville Highway and Johnson Road are zoned BG, the same district as the subject property. These properties have such uses as a gas station, a restaurant, and a nursing home. The Dogwood Park residential subdivision is adjacent to the subject property on the south, containing single-family homes zoned RS-150 (Single-Family Residential District). The properties across the right-of-way of Lawrenceville Highway from the subject property are zoned a mixture of BG and OI (Office Institutional District), which includes a prominent nursing home (Ashton Manor at Sugarloaf). Otherwise, the surrounding properties are in unincorporated Gwinnett County. This includes the Johnson Place residential subdivision across the right-of-way of Johnson Road, zoned R-ZT (Single Family

Residence Zero Lot Line/Townhouse District). Finally, Moore Middle School occupies the property on the northern end of the intersection of Lawrenceville Highway and Johnson Road and is zoned R-75 (Single-Family Residential District).

Overall, the surrounding area is characterized by neighborhood retail, single-family residential, and institutional uses such as nursing homes and a school. Additionally, the rear of the property is buffered from the Dogwood Park single-family subdivision with an approximately 100' undisturbed buffer. As such, the mixture of zoning and uses in the immediate area and the presence of an existing buffer may support the requested Special Use Permit.

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 Community Mixed-Use character area, defined as such:

The Community Mixed Use character area capitalizes on Lawrenceville's economic strengths and diverse population by fostering vibrant and walkable neighborhoods. This integration of residential, commercial, and recreational spaces caters to the needs and preferences of a dynamic and growing community.

The proposed use may be appropriate for the Community Mixed-Use character area.

STAFF RECOMMENDATION

As submitted, the Special Use Permit (SUP) proposal for a Special Event Facility/Banquet Hall at this location is appropriate, as it is in an existing commercial area along Lawrenceville Highway and Johnson Road. It is located within the Community Mixed-Use character area, which is appropriate for smaller-scale retail uses such as banquet halls. Furthermore, there is an established precedent for City Council approving (and renewing) such uses in similar zoning districts throughout the city.

Given the aforementioned 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 Georgia Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

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;**

In light of the mixture of uses and zoning in the immediate area and existing buffers, 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 and preservation of existing buffers, potential impacts on adjacent and nearby properties could be minimized.

- 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 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;

Policies of the Community Mixed-Use Character Area are intended to provide for a variety of residential, commercial, and recreational spaces - 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;

Within the last few years, several Special Use Permits (SUPs) have been approved for the same use in existing BG (General Business) zoning districts throughout the city. No code cases have been opened regarding this business since the initial Tenant Name Change (TNC) application was received on 8/29/2025, after which the applicant was informed of the need to acquire a Special Use Permit.

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