

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

CASE NUMBER	SUP2021-00051
APPLICANT	WADE MARKETING & CONSULTING SERVICES
CONTACT	JUANITA WADE
PHONE NUMBER	313.515.6506
ZONING CHANGE	-
LOCATION	3130 SUGARLOAF PARKWAY
PARCEL ID	R5085 695
ACREAGE	3.38
PROPOSED DEVELOPMENT	SPECIAL EVENTS FACILITY
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The property has been zoned BG (General Business District) since 2005.

PROJECT DATA:

The applicant is requesting a Special Use Permit to allow a Special Events Facility as part of an existing commercial retail development. The property is a 3.38-acre parcel, zoned BG (General Business District), located at the southeast intersection of Sugarloaf Parkway and Johnson Road. The property is developed as a commercial/retail center, consisting of multiple suites, driveways and parking.

The applicant is proposing to occupy Suite 1200, of the Sugarloaf Pointe shopping center to allow a Special Events Facility providing services relating to community events, meetings, pop-up shops, special occasions and training. Access to the property is provided via curb-cuts extending from Sugarloaf Parkway, Johnson Road and Old Snellville Highway.

As proposed, the parking regulations require seven parking spaces for this type of facility, however, the existing parking lot consist of 91 parking spaces which exceeds the minimum requirements and adequately provides a sufficient amount

of off-street parking. Additionally, all associated parking is located in front of the building.

The proposal satisfies the minimum requirement of the Supplemental and Accessory Use Standards (the Standards) requiring Special Events Facilities be located along a properly classified road, as well as providing adequate restroom facilities. Additionally, the Standards require compliance with intent of the Code of Ordinance as it relates to Special Events Facilities. The adoption of the 2020 Zoning Ordinance allows Special Events Facilities 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.

The area surrounding the property consist primarily of single-family and commercial/retail developments. To the west and south is the Tanner's Pointe single-family subdivision located in unincorporated Gwinnett County zoned R-75 (Single-Family Residence District). To the east, across Old Snellville Highway, are properties located in unincorporated Gwinnett County utilized for office related activities zoned OI (Office Institutional District), and further to the east, in the city limits is a Place of Worship, zoned RS-150 (Single-Family Residence District). To the north, across Sugarloaf Parkway at its intersection with Old Snellville Highway, are properties located within unincorporated Gwinnett County consisting of a variety of uses and zoning, as well as the Sugarloaf Manor subdivision zoned R-ZT (Single-Family Residence Zero Lot Line/Townhouse District). To the north, at the northwest intersection of Sugarloaf Parkway and Johnson Road is a multi-tenant retail facility zoned BN (Neighborhood Business District). The mixture of zoning and uses in the immediate area further support the requested Special Use Permit.

The 2040 Comprehensive Plan and Future Development Map indicate the property is within the Neighborhood Mixed Use Character Area. Policies for this area are intended to provide walkability and services for nearby existing residential uses. Therefore, the proposed Special Use Permit may result in a use considered consistent with the intent of the 2040 Comprehensive Plan.

In conclusion, the requested Special Use Permit for a Special Events Facility, 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.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

CODE ENFORCEMENT

From 2018 to 2021, several Notice of Violations (NOVs) were issued for violations, which includes; commercial signage, outdoor storage and trash and debris.

DAMAGE PREVENTION DEPARTMENT

No comment

ELECTRIC DEPARTMENT

No comment

ENGINEERING DEPARTMENT

No comment.

GAS DEPARTMENT

No comment

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

1. Whether a proposed rezoning 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 to the area.

2. Whether a proposed rezoning 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 proposed rezoning has a reasonable economic use as currently zoned;

The property has a reasonable economic use as currently zoned.

4. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

Minimal impacts on public facilities would be anticipated from the addition of a Special Events Facility at this location.

5. Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan; and

Policies of the Neighborhood Mixed Use Character Area are intended to provide a center for local service. As such the proposed Special Use Permit allowing a Special Events Facility at this location could be consistent with the Unified 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 proposed rezoning.

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.