



LAWRENCEVILLE

Planning & Development

REZONING & SPECIAL USE

CASE NUMBER:	RZC2024-00060 & SUP2024-00094
APPLICANT:	PHUNG MY TRAN
OWNER(S):	PHUNG MY TRAN & DAVID PHAM
LOCATION(S):	179 E CROGAN STREET
PARCEL IDENTIFICATION NUMBER:	A PORTION OF R5174 021
APPROXIMATE ACREAGE:	1.2 ACRES
CURRENT ZONING:	OI (OFFICE INSTITUTIONAL DISTRICT)
ZONING PROPOSAL:	REZONE TO BG (GENERAL BUSINESS DISTRICT) AND ALLOW AN EVENT FACILITY AS A SPECIAL USE
PROPOSED DEVELOPMENT:	SPECIAL EVENTS FACILITY AND BEAUTY/NAIL SALON
DEPARTMENT RECOMMENDATION:	APPROVAL W/ CONDITIONS

VICINITY MAP





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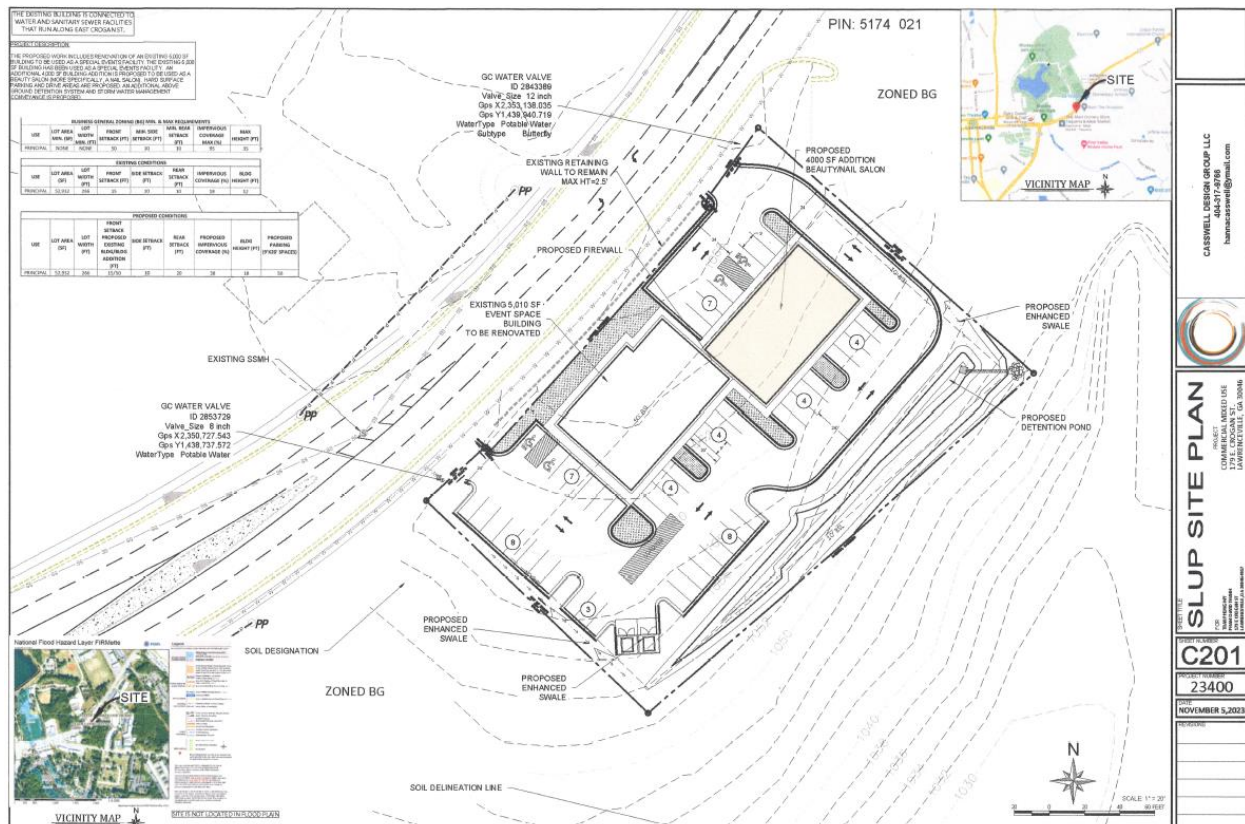
ZONING HISTORY

The subject property has been zoned OI (Office Institutional District) since 1960, the earliest zoning record on file for the parcel.

PROJECT SUMMARY

The applicant requests a rezoning of a portion of parcel consisting of approximately 1.2-acre of land from OI (Office Institutional District) to BG (General Business District) with a Special Use Permit to allow a Special Events Facility at the location. The subject property is located along the eastern right-of-way of E Crogan Street, between its intersections with Paper Mill Road and Stanley Court.

CONCEPT PLAN





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ZONING AND DEVELOPMENT STANDARDS

The existing 5,010 square foot structure on the site was built in 1938 and was last used as a Social/Fraternal Hall. A variance was approved in February 2021 to allow the existing structure to encroach 35 feet into the required 50-foot front setback (**VAR2021-00049**).

The applicant's proposal includes a rehabilitation of the existing structure to bring it up to current building code for use as a Special Events Facility. In addition, the applicant proposes the construction of an approximately 4,000 square foot addition on the northeast side of the existing structure for use as a beauty/nail salon.

If approved as BG (General Business District), the proposal will require a variance from the minimum standards as follows:

Article 1 Districts, Section 102.11 BG General Business District, Subsection B.
Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	None	1.2 acres	N/A
Minimum Lot Width	None	285 feet	N/A
Minimum Front Setback	50 feet 15 feet	50 feet 15 feet	N/A; VAR2021-00049
Minimum Side Setback	10 feet	10 feet	N/A
Minimum Rear Setback	10 feet	10 feet	N/A
Impervious Surface Coverage	95% (1.14 acres)	85% (1.02 acres)	N/A
Maximum Building Height	35 feet	35 feet	N/A



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Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Special Event Facility	BG- Special Use Permit	BG- Special Use Permit	Approval w/ Conditions

Article 2 Supplemental and Accessory Use Standards, Section 200.3 Supplemental Use Standards, 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.*

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
BG-BG	0 ft	0 ft	N/A
BG-OI	0 ft	0 ft	N/A



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Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required, **Table 5-3**

Standard	Gross Square Footage ¹	Requirement	Proposal	Recommendation
Studio, Gallery, Meeting Facility, or Place of Worship	5,010 gsf	1 space per 100 gsf (50 spaces)	1 space per 150 gsf (34 spaces)	Variance
Retail Sales and Services	4,000 gsf	1 space per 300 gsf (13 spaces)	1 space per 81 gsf (15 spaces)	N/A
Total	9,010 gsf	63 spaces	49 spaces	Variance

¹ GSF – Gross Square Footage

The specific variance required is as follows:

- A variance from the Zoning Ordinance, Article 5 – Parking, Section 508 – Number of Off-Street Parking Spaces Required, Table 5-3. A decrease in the required number of off-street parking spaces for a Studio, Gallery, Meeting Facility or Place of Worship from the required sixty-three (63) spaces to forty-nine (49) spaces results in a decrease of fourteen (14) parking spaces or twenty-two percent (22%). The results exceed the limitations of administrative approval.

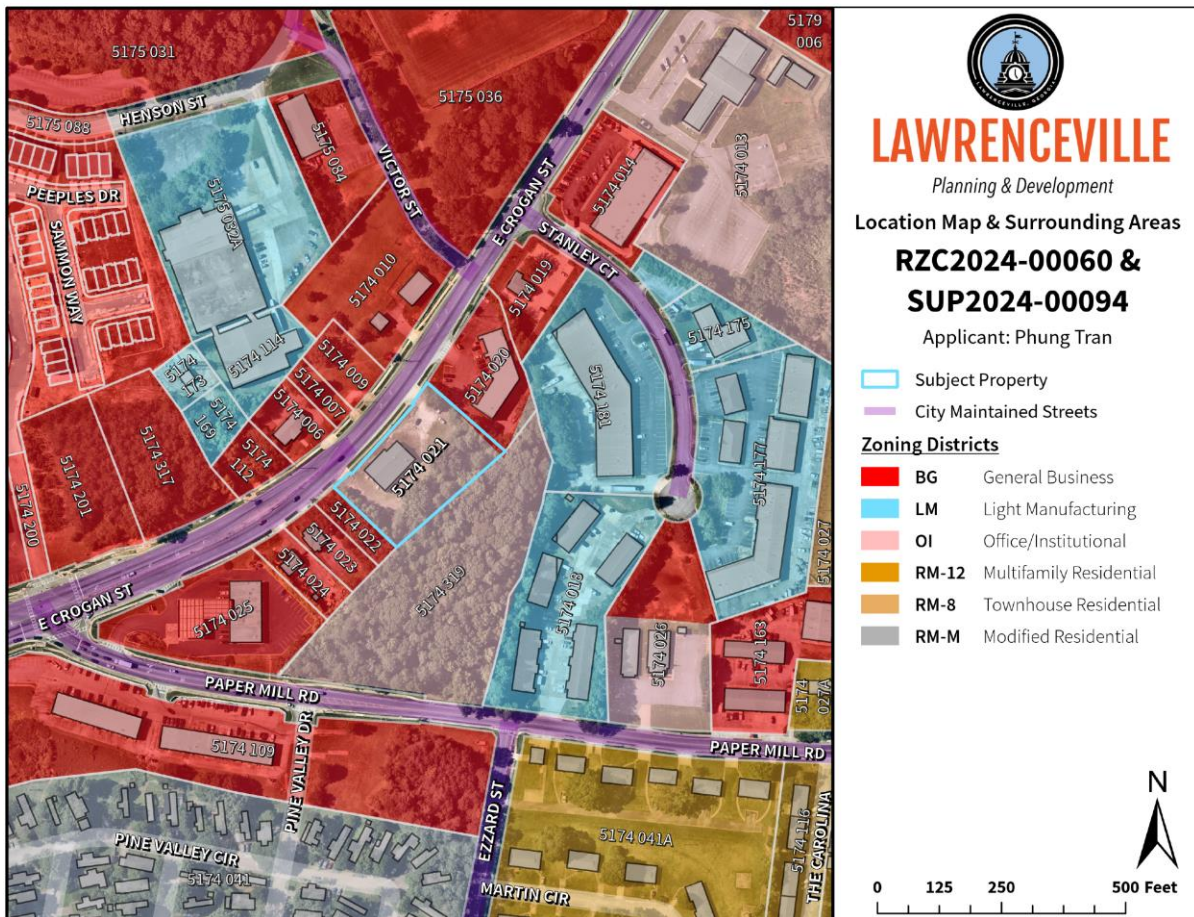
The proposal otherwise satisfies the minimum requirement of the Supplemental and Accessory Use Standards for Special Event Facilities/Banquet Halls, including location along a properly classified road and adequate restroom facilities. Additionally, the proposal complies with the intent of the Code of Ordinance as it relates to Special Event Facilities/Banquet Halls. The 2020 Zoning Ordinance allows these facilities specific zoning classifications, including BG zoning classification. However, if the applicant chooses to serve alcohol during events an Alcoholic Beverages License will be required.



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CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

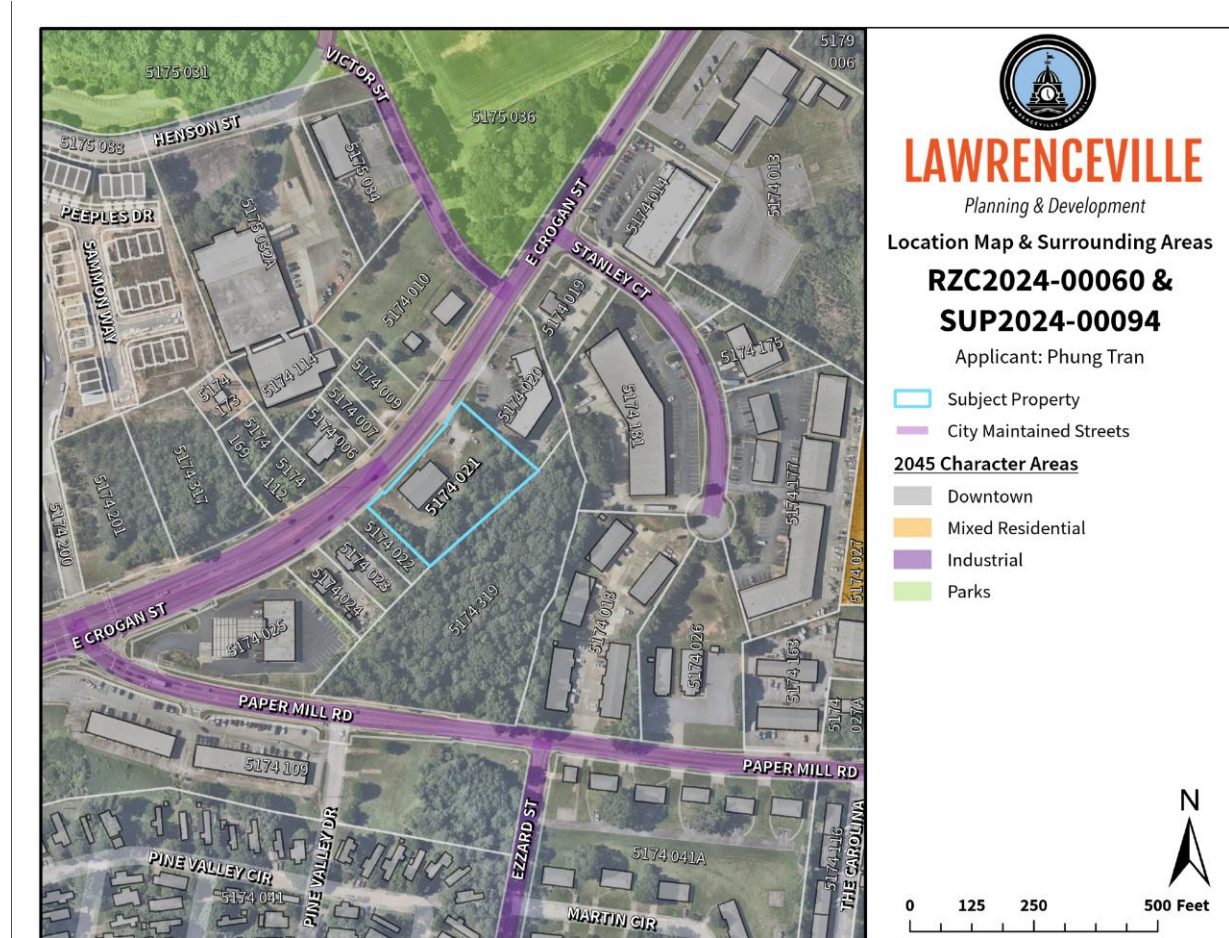
The East Crogan Street corridor between its intersections with Paper Mill Road and Stanley Court is primarily characterized by office and retail uses. The properties adjacent to the subject property on East Crogan Street, as well as those across the street, are all zoned BG, which is the same zoning district as requested. The property immediately adjacent to the south is an undeveloped tract of land zoned OI (Office Institutional District), while nearby office/warehouse uses zoned LM (Light Manufacturing District), and multifamily apartments zoned RM-12 (Multifamily Residential District) located further out from the subject property.



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LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown character area. Lawrenceville's Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce. The requested zoning change is compatible with the goals of the 2045 Comprehensive Plan for the Downtown character area, which supports a variety of uses at a wide range of density levels.



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STAFF RECOMMENDATION

In conclusion, the proposal is consistent with the established zoning and land use patterns in the immediate area as well as the long-term vision established by the City in its 2045 Comprehensive Plan. The intent of the Comprehensive Plan is to encourage positive redevelopment by benefiting from the “halo effect” of high-quality development already happening nearby. This proposal may not meet these lofty goals, but it does propose the rehabilitation of a vacant structure in a manner that is not inconsistent with the current character of the surrounding area.

Given the aforementioned factors, the Planning and Development Department recommends the **APPROVAL WITH CONDITIONS** of the request.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

DEVELOPMENT

Recommend conditioning a minimum 10-foot-wide landscape strip along the frontage of East Crogan Street.

BUILDING

Any future permits involved with proposed work on the existing structure and new structure will need to be designed to and strictly adhere to the 2018 International Building Code, 2018 International Plumbing Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2020 National Electric Code, 2018 International Existing Building Code, 2015 International Energy Code, Gwinnett County Fire and Life Safety Code, City of Lawrenceville Code of Ordinances, etc. For the International Building Codes and the National Electric Code the State of Georgia has amended this codes and each amendment year changes to the code should be included in the design of the building plans and cited on the building plans with the corresponding codes.

STREET AND SANITATION DEPARTMENT

Rotate dumpster enclosure counterclockwise 45 degrees and move it a few feet northeast to directly face the drive aisles. Install a minimum 30' by 10' dumpster pad at its entrance.

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



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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;**

Nearby properties along the eastern right-of-way of E Crogan Street are zoned BG, the same zoning classification proposed with this rezoning. The greater area is commercial in nature, so the proposed development may be suitable here considering the uses and zoning of adjacent and nearby properties.

- 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 stormwater runoff. The developer would have to take the necessary precautions to ensure that these do not overwhelm local systems.

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

The proposed uses may be consistent with the types of uses envisioned for the Downtown character area in Lawrenceville's 2045 Comprehensive Plan.



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- 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;**

There is recent precedent for approval of Special Events Facilities/Banquet Halls in BG zoning districts as a special use. Such cases include SUP2023-00083 and SUP2023-00084, approved December 13, 2023, and SUP2024-00086, approved June 26, 2024.

To ensure 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.