

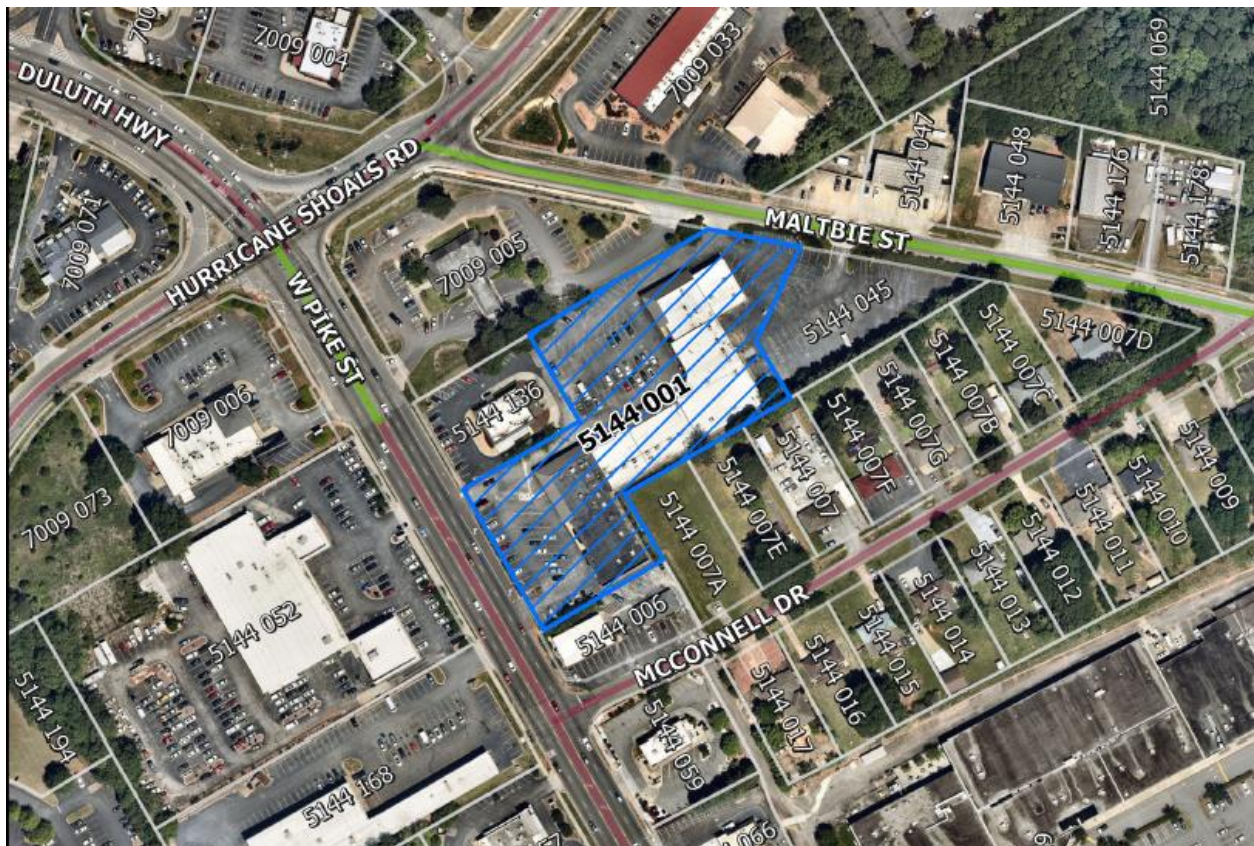


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CASE NUMBER: SUP2023-00084
OWNER: CENTRAL LANDMARK LLC
APPLICANT: YHANA ROUSE
CONTACT: YHANA ROUSE – 773.981.1671
LOCATION(S): 575 WEST PIKE STREET
PARCEL ID(S): R5144 001
APPROXIMATE ACREAGE: 2.70
ZONING PROPOSAL: TO ALLOW AN EVENT FACILITY AS A SPECIAL 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 1986, the earliest record on file for the parcel.

PROJECT SUMMARY

The applicant requests a Special Use Permit for 575 West Pike Street to allow a Special Event Facility/Banquet Hall. The subject property is an approximately 2.70-acre parcel zoned BG (General Business District), located along the northeastern right-of-way of West Pike Street, near its intersection with Hurricane Shoals Road.

ZONING AND DEVELOPMENT STANDARDS

The property consists of a 37,254 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.*
- D. *Adequate off-street parking facilities shall be provided on-site.*
- E. *Such facilities shall meet the Lawrenceville Code of Ordinance: Special Events Facilities.*



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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 21 of the Township Village shopping center, a 1,920 square foot retail space. They are proposing a Special Use Permit to allow a Special Event Facility/Banquet Hall (“The Nexxt Space”) 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 West Pike Street and Maltbie Street.

As proposed, the parking regulations require nineteen parking spaces for this type of facility, however, the existing parking lot consists of approximately 150 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.

SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail uses zoned BG (General Business District) and HSB (Highway Service Business District). There are limited residential uses in the general area, including properties zoned RS-150 (Single Family Residential District) and RM-12 (Multifamily Residential District) to the north, along Hurricane Shoals Road. Furthermore, there are also intensive industrial uses zoned HM (Heavy Manufacturing District) to the east and

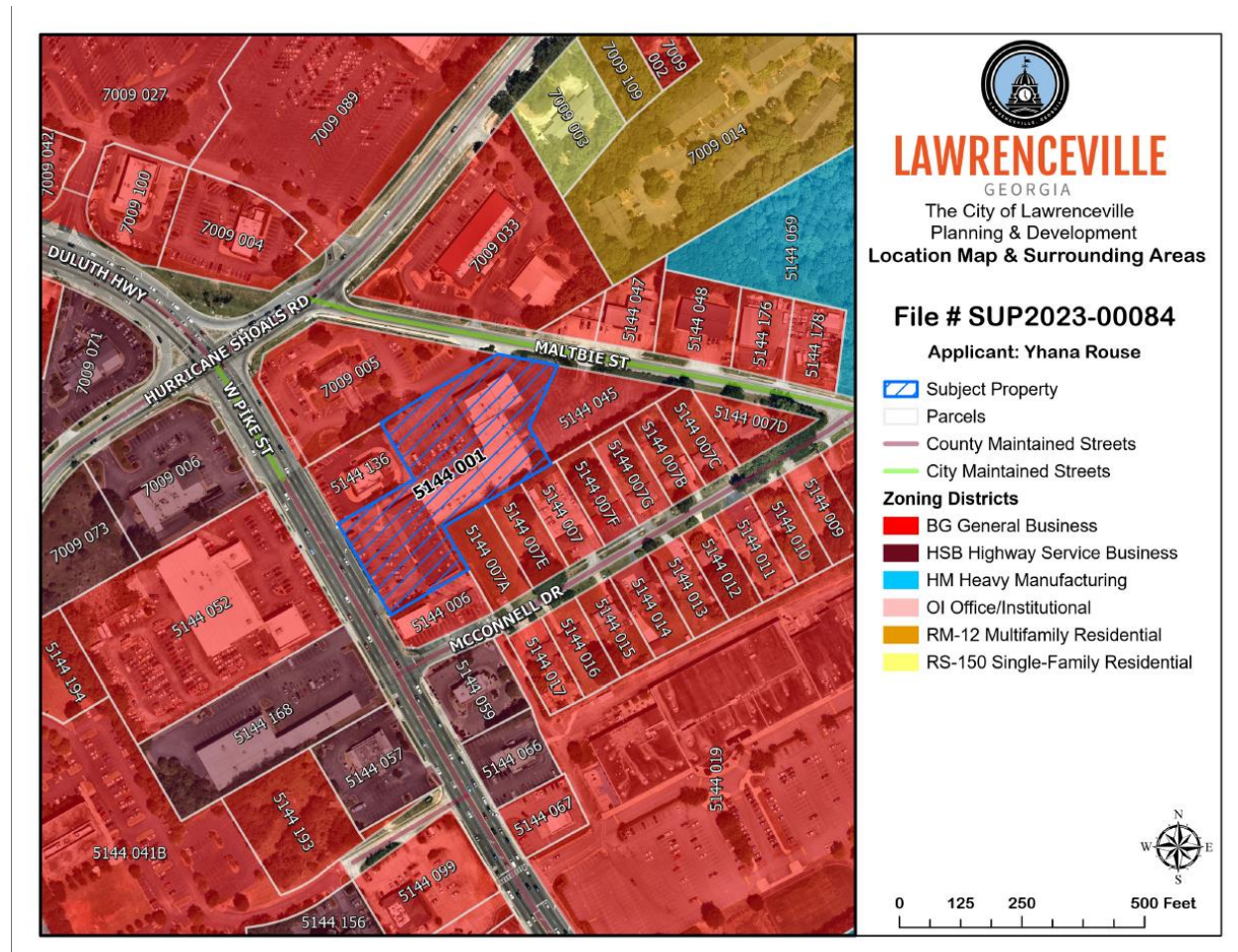


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southeast, along Maltbie Street. Further west, there are medical uses in the form of Northside Hospital Gwinnett and other medical facilities, which are typically zoned OI (Office Institutional District). Overall, the immediate area surrounding the subject property is predominantly commercial in nature.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



2040 COMPREHENSIVE PLAN

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the Community Mixed Use Character Area. The Community Mixed Use character area recognizes the large-scale redevelopment opportunities that are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that

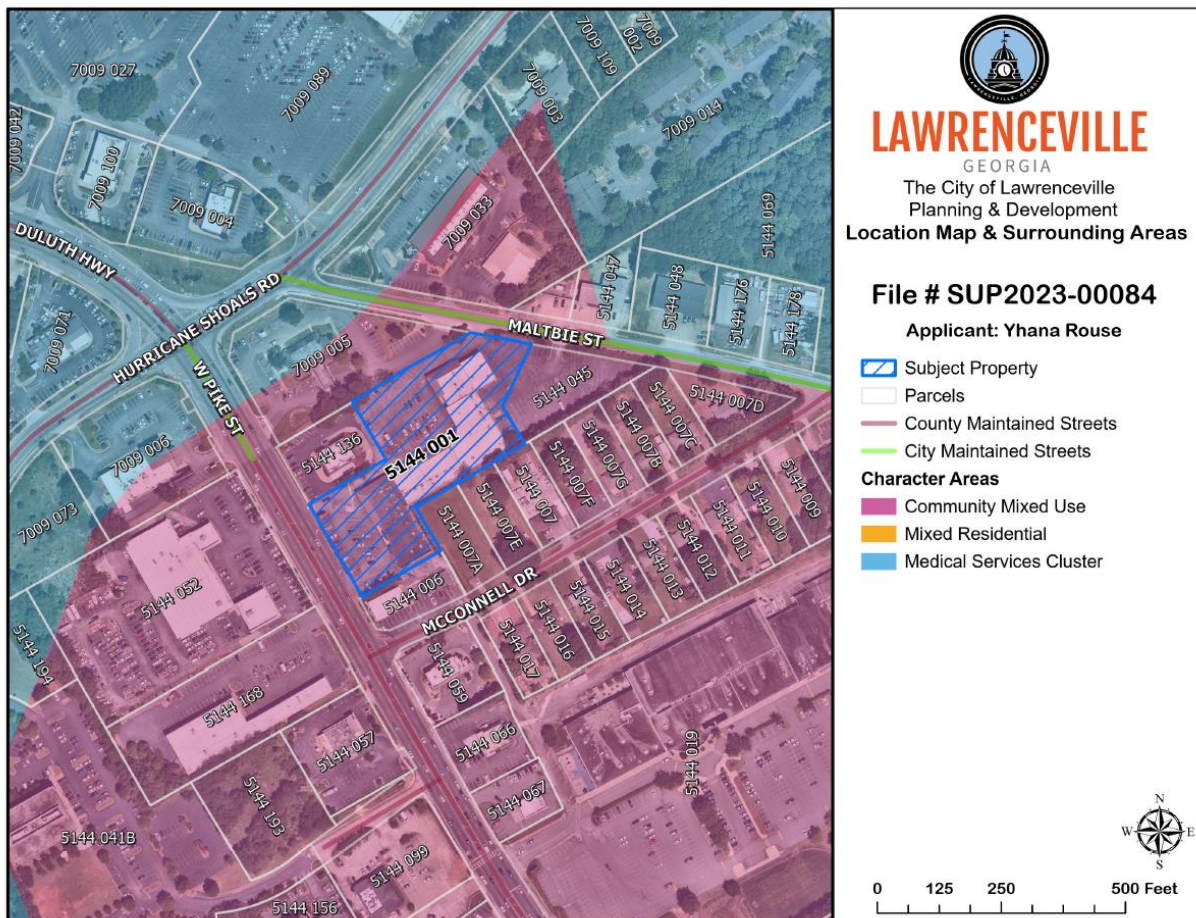


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build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown and could benefit from the “halo effect” of high-quality development already happening nearby. For this to happen, heavy industrial and noxious uses would need to relocate, and dumping and other poor environmental practices must be eliminated.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

As submitted, the proposal for a Special Event Facility/Banquet Hall at this location is appropriate, as it is in a commercial/retail corridor along West Pike Street. It is located within the Community Mixed Use character area, which



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encourages a variety of retail uses, including banquet halls. Furthermore, there is precedent for City Council approving such special uses in similar locations; in December 2021, **SUP2021-00051** was approved for a Special Event Facility/Banquet Hall at 3130 Sugarloaf Parkway, which is also zoned BG (General Business).

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 West Pike Street 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 Community Mixed Use Character Area are intended to provide a diversity of development types and uses. As such the proposed Special Use Permit allowing a Special Event Facility/Banquet Hall at this location could be consistent with the 2040 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 3130 Sugarloaf Parkway, which is also zoned BG (General Business).*

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.