



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER: SUP2024-00097

OWNER: JON STEWART

APPLICANT: SOSEBEE AUTO SUPPLY C/O DANIEL SOSEBEE III

LOCATION(S): 905 GRAYSON HIGHWAY

PARCEL ID(S): R5139 043

APPROXIMATE ACREAGE: 2.03 ACRES

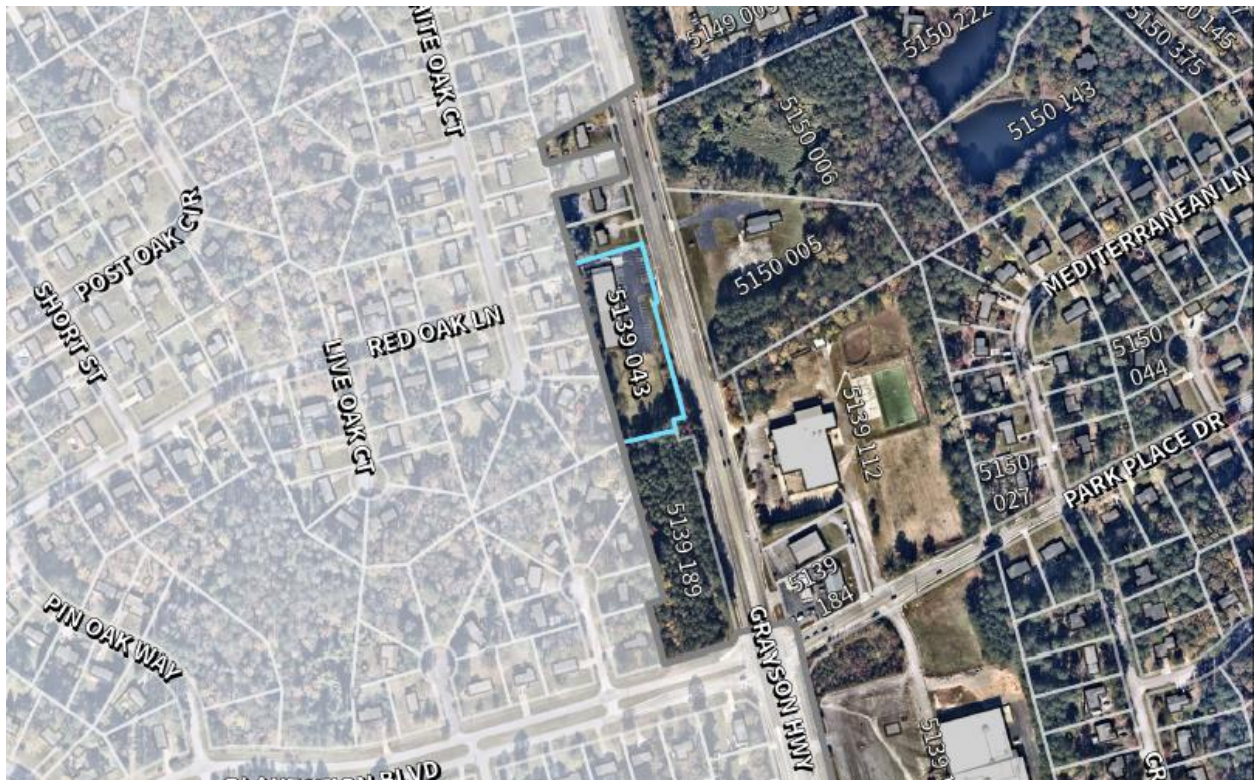
CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

ZONING PROPOSAL: OUTDOOR STORAGE - RETAIL

PROPOSED DEVELOPMENT: OUTDOOR STORAGE AND REPAIR

DEPARTMENT RECOMMENDATION: **DENIAL**

VICINITY MAP





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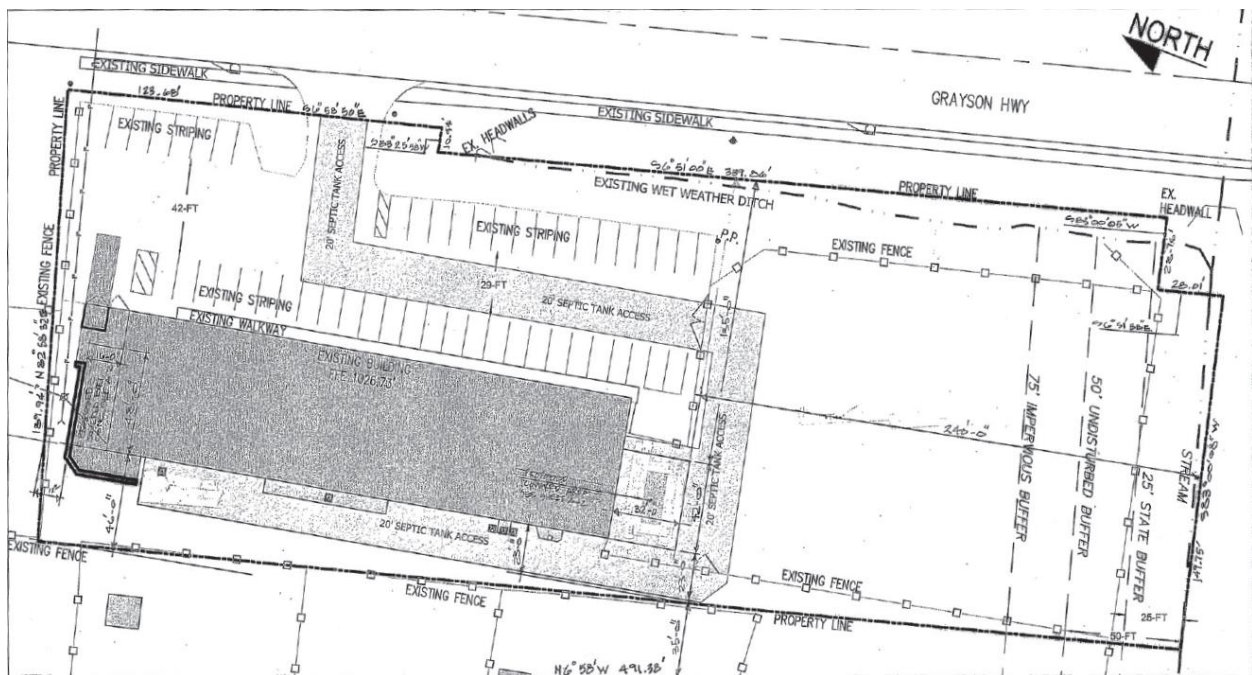
ZONING HISTORY

The subject property has been zoned BG (General Business District) since October 6, 1986, when it was annexed into the City of Lawrenceville. On June 22, 2020, a Special Use Permit was approved, allowing an Outdoor Recreation field on the subject property pursuant to SUP2019-00018.

PROJECT SUMMARY

The applicant requests a Special Use Permit for 905 Grayson Highway to allow outdoor storage for the existing part supply and repair store on the subject property. The subject property is a 2.03-acre parcel zoned BG (General Business District), located along the western right-of-way of Grayson Highway, north of its intersection with Park Place Drive and Plantation Boulevard.

PROPOSED SITE PLAN





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ZONING AND DEVELOPMENT STANDARDS

The property consists of an approximately 12,096 square-foot one-story office/warehouse building with accessory driveways and parking.

Article 1 Districts, Section 102.13, B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	No Minimum	88,427 sq. ft.	NA
Minimum Lot Width	No Minimum	490.75 feet	NA
Minimum Front Yard Setback	50 feet	50 feet	NA
Minimum Rear Yard Setback	10 feet	10 feet	NA
Minimum Side Yard Setback	10 feet	10 feet	NA
Impervious Surface Coverage	95%	45%	NA
Maximum Building Height	35 feet	NA	NA

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Outdoor Storage	Special Use Permit	Special Use Permit	Denial

Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.52 Outdoor Storage (Retail) reads as follows:

In non-residential zoning districts (other than industrial), outdoor storage of equipment, materials and/or merchandise shall be subject to approval of a Special Use Permit.



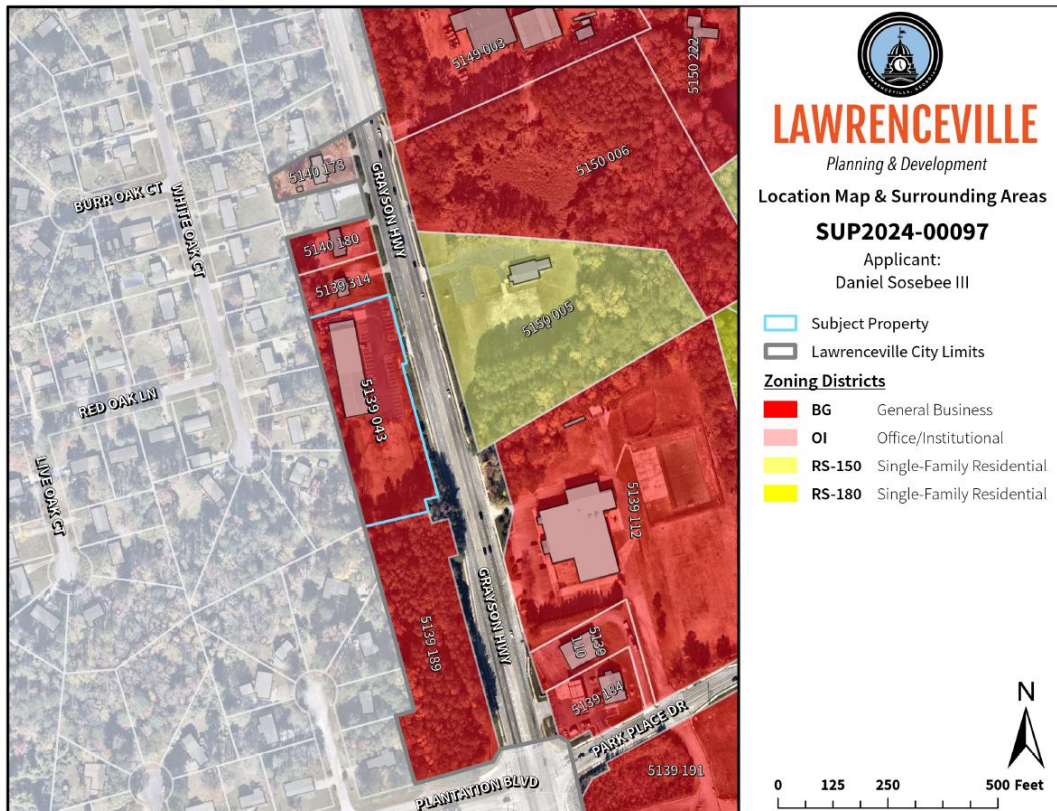
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SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail uses and zoning districts along Grayson Highway and single-family residential uses and zoning districts elsewhere. The properties immediately surrounding the subject property along Grayson Highway are zoned BG (General Business District) and have uses such as small commercial offices and vacant land. The parcel directly across the right-of-way of Grayson Highway from the subject property is zoned RS-150 (Single-Family Residential District) and is the location of a place of worship. The properties to the rear (west) of the subject property are unincorporated single-family homes part of the Oakdale Woods residential subdivision zoned Gwinnett County zoning district R-75 (Single Family Residence). The proposed Special Use Permit may not be appropriate for the subject property considering its proximity to existing single-family residential.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





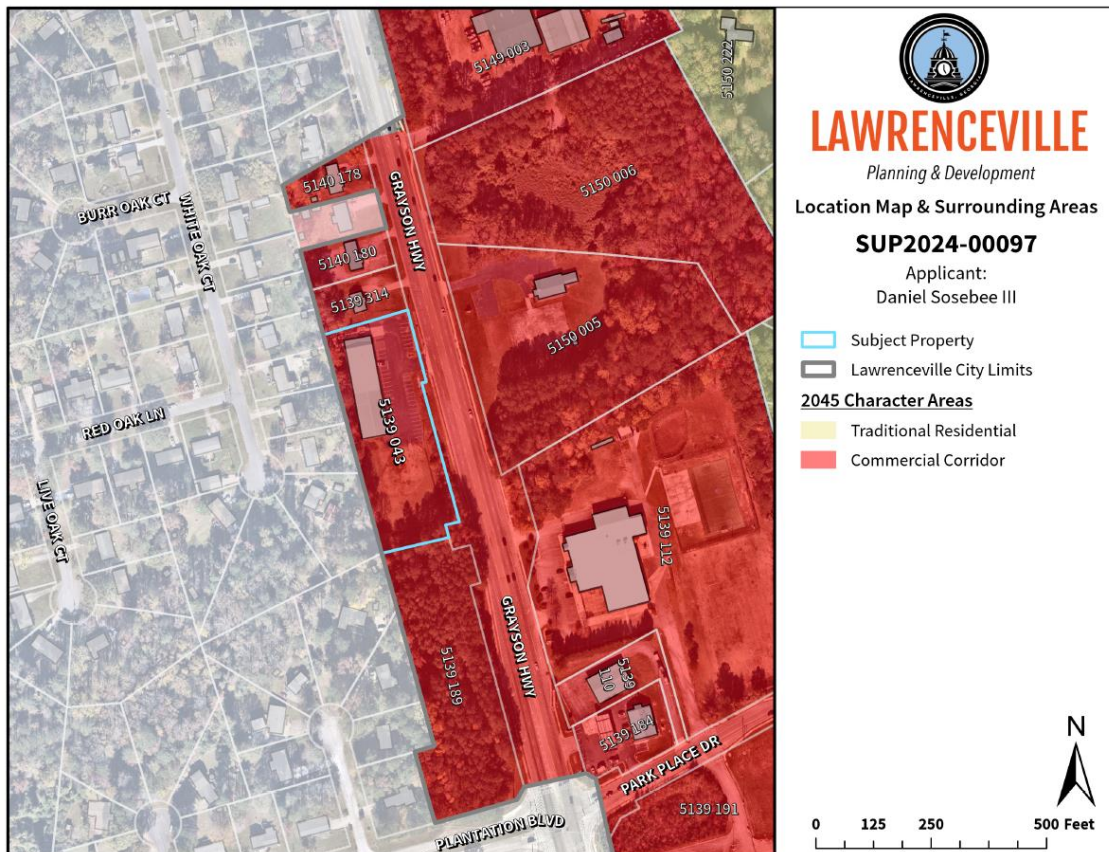
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2045 COMPREHENSIVE PLAN

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. The proposed request for outdoor storage may not be compatible with the intent of the 2045 Comprehensive Plan.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





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STAFF RECOMMENDATION

In conclusion, the proposal is inconsistent with the established zoning and land use patterns in the immediate area and the long-term vision established in the City's 2045 Comprehensive Plan. Approval of this request would necessitate significant text amendments to the City of Lawrenceville Zoning Ordinance. Additionally, the City Council has demonstrated its stance through the denial of similar requests, as indicated below. Examples include:

1. **SUP2023-00082** – A request to allow outdoor storage as a Special Use for a plumbing materials distribution facility at 125 Park Access Drive, zoned BG. Denied by City Council on October 23, 2023.
2. **SUP2022-00076** – A request to allow outdoor storage as a Special Use for outdoor automobile sales at 108 McConnell Drive, zoned BG. Denied by City Council on December 14, 2022.
3. **SUP2022-00074** – A request to allow outdoor storage as a Special Use for outdoor automobile sales at 125 Park Access Drive, zoned BG. Denied by City Council on November 16, 2022.
4. **SUP2021-00044** – A request to allow outdoor storage as a Special Use for the storage of tractor-trailers and recreational vehicles at 533 & 543 John Connor Court, zoned LM. Denied by City Council on May 24, 2021.
5. **CIC2020-00006** – A request to change the zoning conditions to allow outdoor storage at 420 Grayson Highway, zoned BG. Denied by City Council on December 16, 2020.
6. **SUP2024-00096** - A request to allow outdoor storage as a Special Use for outdoor storage and repair at 1154 Lawrenceville Highway, zoned BG. Denied by City Council on January 29, 2025.

Given the aforementioned factors as well as the precedent for denial of such requests (especially in non-industrial areas), the Planning and Development Department recommends the **DENIAL** 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;**

As proposed, the plan would not be suitable given the precedent established by the City Council relating to outdoor storage in the general vicinity.

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

Antiquated policies have adversely affected the economic stability of the City of Lawrenceville. Therefore, the City Council has taken the initiative to make decisions that are consistent with the policies relating to the long-range plans for the immediate area for the City to flourish.

- 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, utility demand, and stormwater runoff; 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;**

No; industrial uses were not identified as a priority for the Commercial Corridor character area.

- 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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There is a precedent for denial of such Special Use Permits in commercially zoned properties; see SUP2022-00074 and SUP2023-00082



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RECOMMENDED CONDITIONS

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

SUP2024-00097

Approval of a Special Use Permit to allow Outdoor Storage of equipment, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. General Business uses, which may include the Outdoor Storage of equipment. Repairing of equipment shall be limited to the interior of the existing structure.
 - B. Outdoor storage shall be limited to the areas shown on the submitted architectural plans titled “Sosebee’s” prepared by “HEP Architecture”, dated October 14, 2024. Outdoor repair of equipment shall be prohibited.
 - C. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
 - D. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
 - E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
 - F. The Special Use Permit shall be specific to operation of Sosebee Auto Supply Inc. (Applicant) on the subject property, and in the event of a transfer, this Special Use Permit shall expire. The Applicant shall notify the City’s Planning and Development Department within thirty (30) days of transfer of property ownership and operation.



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- G. In the event that the property is issued three (3) citations by the City's Code Enforcement Department within one (1) year, 365-day period, this Special Use Permit shall be revoked.
 - H. The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.
2. To satisfy the following site development considerations:
- A. The design and location of the proposed structures shall be in general accordance with the architectural plans titled "Sosebee's" prepared by "HEP Architecture", dated October 14, 2024, and the images shown with the Letter of Intent (LOI) dated December 6, 2024, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments subject to final approval by the Director of Planning and Development.
 - B. Provide a chain link fence with slats at a minimum height of six feet (6 ft.). The slats and chain link fence shall be coated in durable black or dark green vinyl.
 - C. The fence shall provide effective screening to neighboring properties, especially where the fence faces a public right-of-way (e.g., roads, sidewalks) or neighboring properties that might otherwise have direct sightlines into the property.
 - D. The required fencing shall not contain any signage and shall be always maintained and in good repair. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.
 - E. Prior to the issuance of a Certificate of Completion the new structures shall be in compliance with the rules and regulations of applicable International Building Code (IBC).