



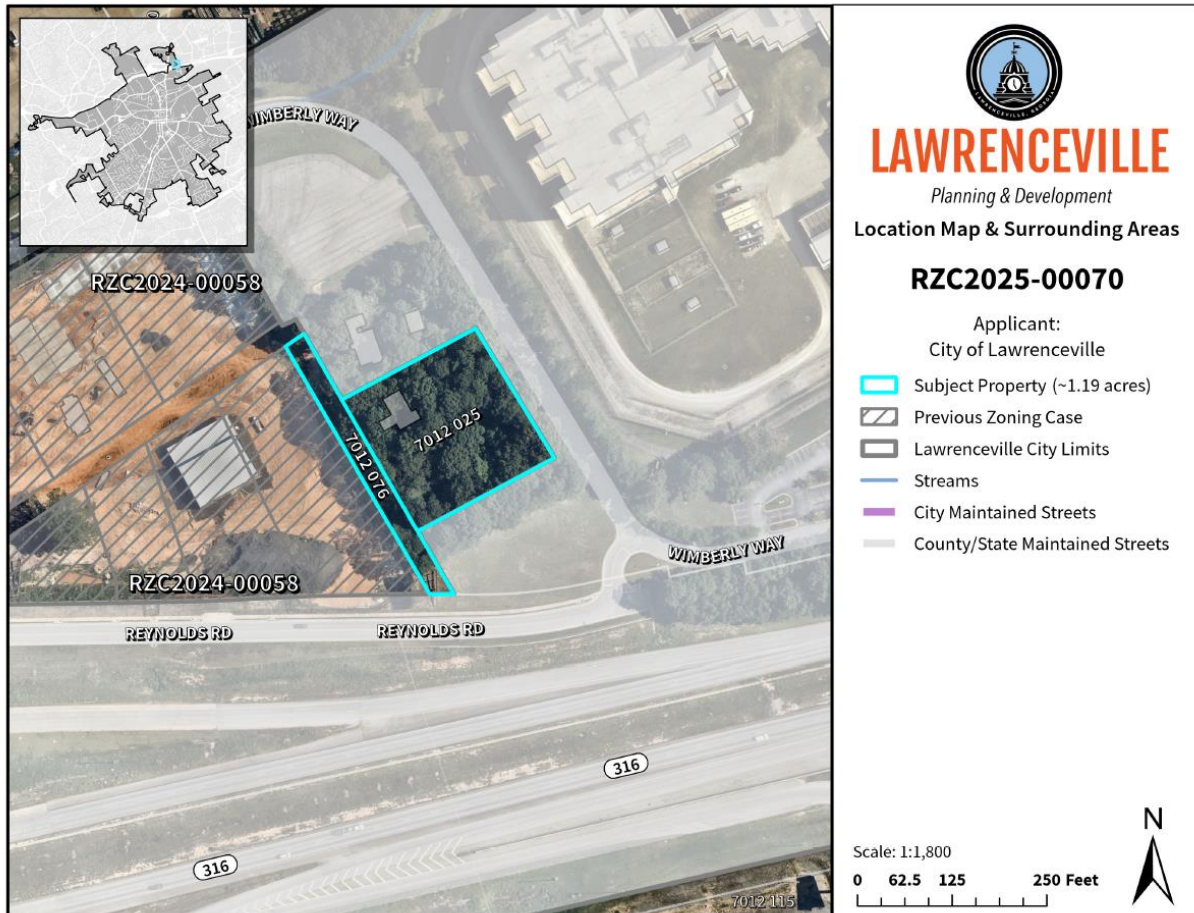
LAWRENCEVILLE

Planning & Development

REZONING

| | |
|---|-------------------------------------|
| CASE NUMBER(S): | RZC2025-00070 |
| APPLICANT(S): | CITY OF LAWRENCEVILLE |
| PROPERTY OWNER(S): | CITY OF LAWRENCEVILLE |
| LOCATION(S): | 427 REYNOLDS ROAD & 0 REYNOLDS ROAD |
| PARCEL IDENTIFICATION NUMBER(S): | R7012 025 & R7012 076 |
| APPROXIMATE ACREAGE: | 1.19 ACRES |
| CURRENT ZONING: | BG (GENERAL BUSINESS DISTRICT) |
| PROPOSED ZONING: | LM (LIGHT MANUFACTURING DISTRICT) |
| PROPOSED DEVELOPMENT: | LANDSCAPE SUPPLY COMPANY W/ RETAIL |
| DEPARTMENT RECOMMENDATION: | APPROVAL WITH CONDITIONS |

VICINITY MAP



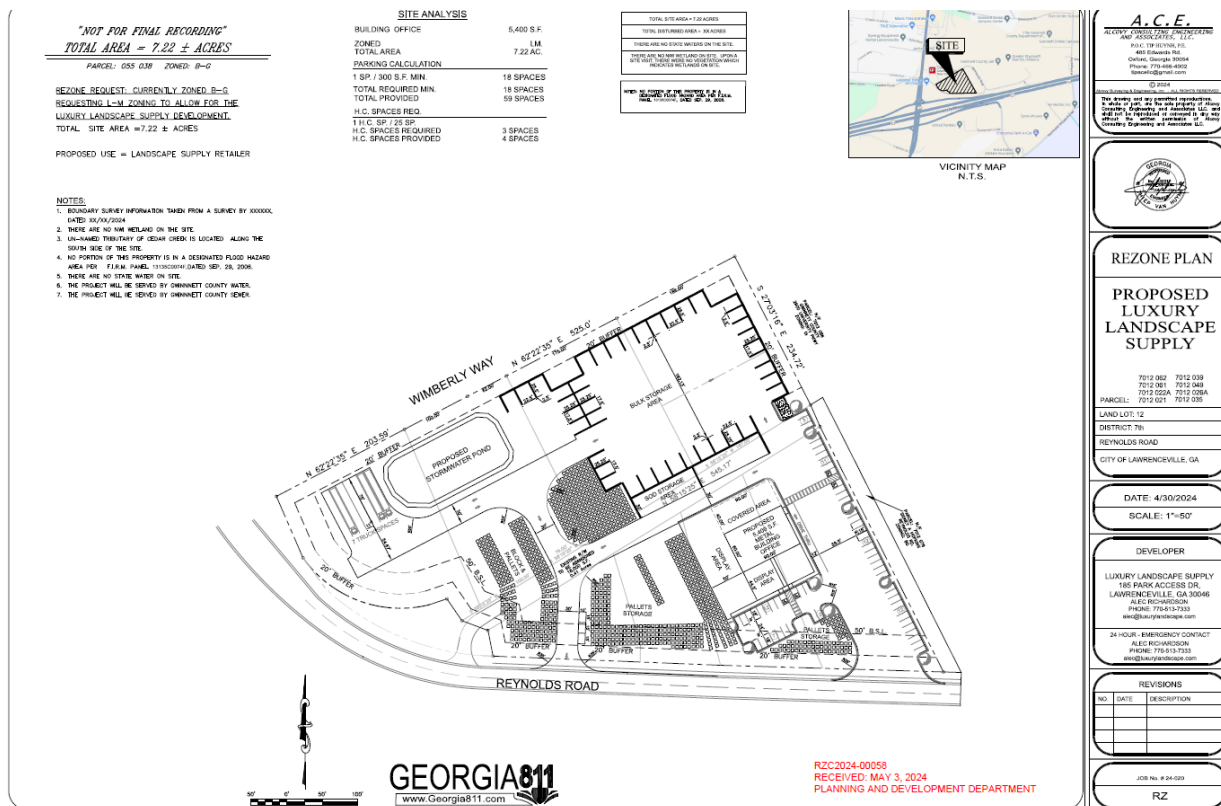
ZONING HISTORY

The subject property has been zoned BG (General Business District) since November 9, 1998, when it was annexed into the City of Lawrenceville (ANNX1998-00008) and rezoned to BG (RZ-99-02).

PROJECT SUMMARY

The applicant is requesting to rezone the subject property from BG (General Business District) to LM (Light Manufacturing District) to allow for the development of a landscape supply business with a retail component and outdoor storage. This is an addition to previously approved rezoning case RZR2024-00025, approved on July 22, 2024. The subject property consists of two parcels approximately 1.19 acres in area located near the intersection of Reynolds Road and Wimberly Way, just west of the Gwinnett County Jail.

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

The proposal is an addition to the development of a landscaping supply business with outdoor storage and a retail component at the subject property approved on July 22, 2024 (RZR2024-00025).

Approval of the requested LM (Light Manufacturing District) zoning district would require variances from the minimum standards as outlined below:

Article 1 Districts, Section 102.14 LM Light Manufacturing District, Table B. Lot Development Standards

| <i>Standard</i> | <i>Requirement</i> | <i>Proposal</i> | <i>Recommendation</i> |
|------------------------------------|--------------------|-----------------|-----------------------|
| Minimum Lot Area | 25,000 sq. ft. | 367,000 sq. ft. | N/A |
| Minimum Lot Width | 50 feet | 1,050 feet | N/A |
| Minimum Front Yard Setback | 50 feet | 50 feet | N/A |
| Minimum Side Yard Setback | 0 feet | 0 feet | N/A |
| Minimum Rear Yard Setback | 0 feet | 0 feet | N/A |
| Impervious Surface Coverage | 85% | 85% | N/A |
| Maximum Building Height | 50 feet | 50 feet | N/A |

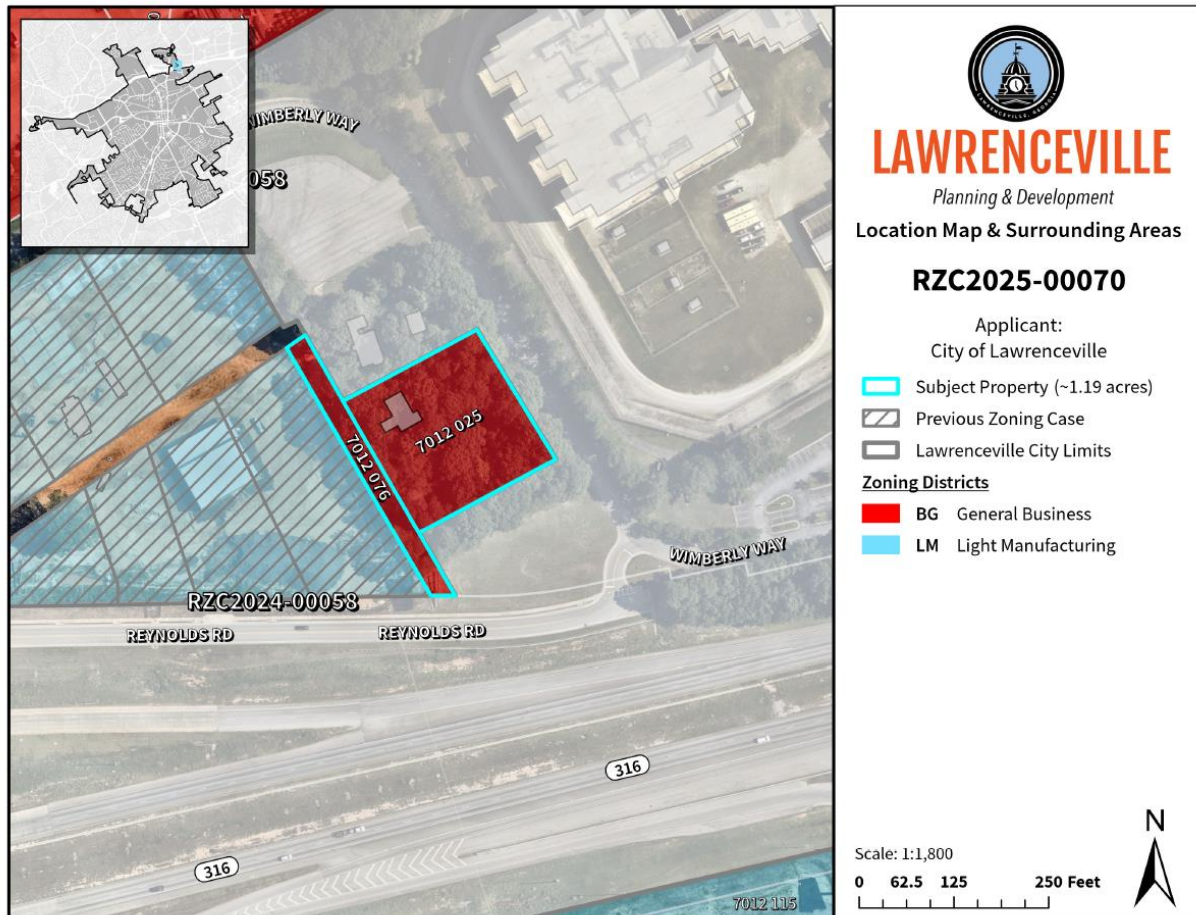
Article 4 Buffers, 403 Buffers Table (LM)

| <i>Adjacent Development</i> | <i>Requirement</i> | <i>Proposal</i> | <i>Recommendation</i> |
|-----------------------------|--------------------|-----------------|-------------------------|
| LM / OI | 50 feet | 0 feet | <u>REDUCTION</u> |

Due to the property's proximity to the Gwinnett County Jail, which is zoned Gwinnett County OI (Office/Institutional District), a buffer reduction is required to develop the property. The specific variance required is as follows:

- A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table. Allows a one hundred percent (100%) reduction of the minimum buffer requirements between dissimilar zoning classifications (OI and LM).

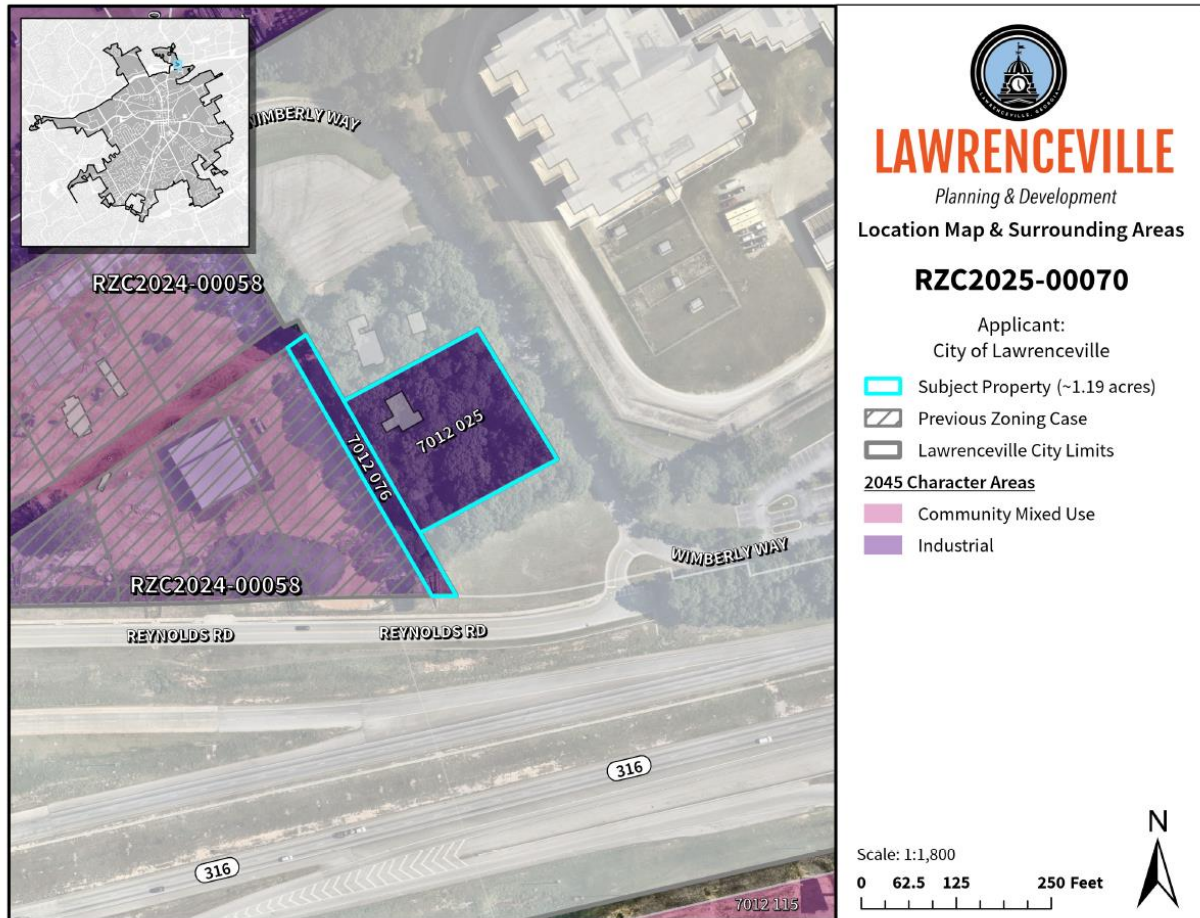
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The area around the subject property consists of commercial, industrial, and institutional uses and zoning districts. The subject property is directly east of several parcels that were rezoned to LM in 2024 to develop a landscape supply business (RZR2024-00025); these properties are under active development efforts. Otherwise, the other adjacent use includes the Gwinnett County Jail to the direct east, south, and north of the subject property, which is zoned Gwinnett County OI (Office-Institutional District). The requested rezoning may be consistent with existing and proposed uses and zoning classifications for the general area.

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 Industrial character area. The industrial character area leverages both its location along SR 316 and the growing distribution and technology industries. This area supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities. As proposed, this development may meet the standards for the Industrial character area as established in the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

The request to rezone the subject property is consistent with the Industrial Character Area of the 2045 Comprehensive Plan and compatible with nearby light industrial, commercial, and institutional uses, including adjacent LM-zoned property already approved for a landscape supply operation. The proposal would expand an existing development in an area with limited potential for conflicts with other uses. However, the request includes a 100% buffer reduction between LM and OI zoning, which could increase visual, noise, and operational impacts on the adjoining property if not offset by adequate screening. Additionally, outdoor storage and light manufacturing uses may create heightened traffic, noise, and aesthetic impacts along the roadway without careful site design and operational controls.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will not serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

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;**

The proposed LM zoning would permit a landscape supply company with retail, which is compatible with the surrounding mix of light industrial, commercial, and institutional uses, including the adjacent LM-zoned parcels approved in 2024 for the same use.

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

The proposed use is unlikely to adversely affect nearby properties, as the surrounding area consists primarily of non-residential uses such as the Gwinnett County Jail and other industrial operations, which are generally compatible with the proposed activities.

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

The property has a reasonable economic use under its current BG zoning; however, the LM zoning better aligns with the intended expansion of the adjacent landscape supply operation and allows for more compatible industrial activities.

- 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;**

The proposed use is not anticipated to overburden existing public infrastructure, as the area is already served by adequate roadways, utilities, and services, and the use will not generate significant school impacts.

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

The proposal is consistent with the Industrial Character Area designation in the 2045 Comprehensive Plan, which supports light industrial uses and related commercial activities.

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;

The property's proximity to other LM-zoned parcels under development for the same use and its location adjacent to large institutional facilities create conditions that support approval, though the requested 100% buffer reduction will require careful site design to mitigate potential visual and noise impacts.