



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S): SUP2025-00109

APPLICANT(S): SOCCER 5 ATLANTA c/o MELODY A. GLOUTON,
ANDERSON|TATE|CARR

PROPERTY OWNER(S): DULUTH CHURCH OF CHRIST, INC.

LOCATION(S): 0 CURTIS ROAD

PARCEL IDENTIFICATION NUMBER(S): R5145 299

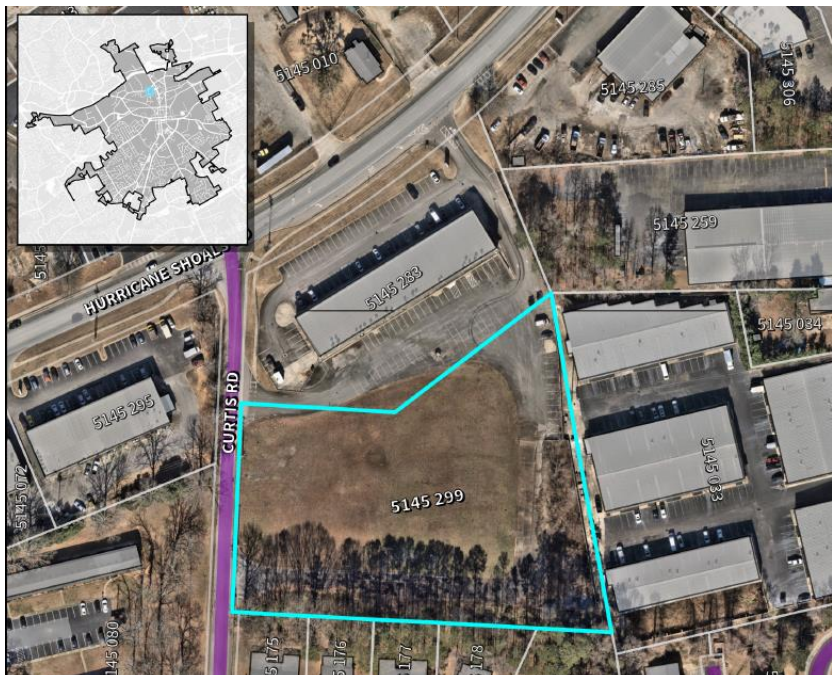
APPROXIMATE ACREAGE: 3.38 ACRES

CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: RECREATION AND ENTERTAINMENT FACILITY
(OUTDOOR-SOCCER FIELDS)

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00109

Applicant: Soccer 5 Atlanta
c/o Anderson Tate & Carr

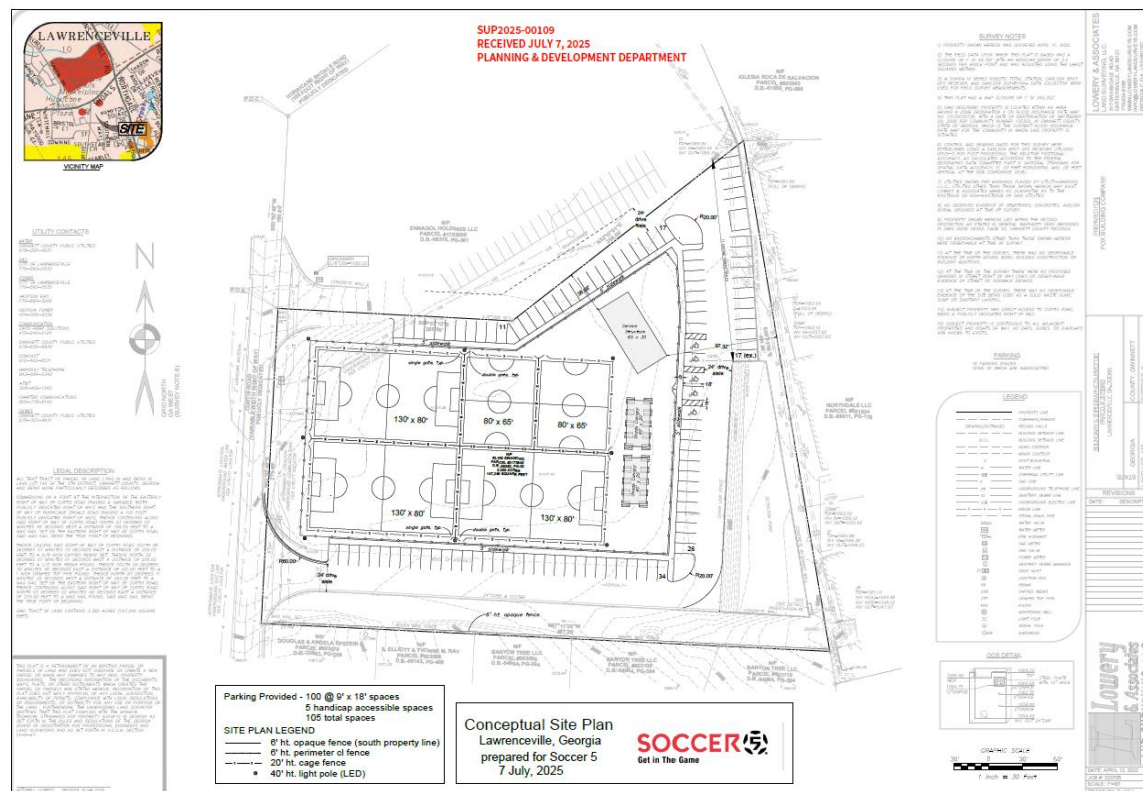
- Subject Property (~3.35 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets

The subject property has been zoned BG (General Business District) since 1960, which is the earliest zoning record on file.

PROJECT SUMMARY

The applicant requests a Special Use Permit for an outdoor recreation facility featuring five small-sided soccer fields; to serve as a community hub for youth, families, and adult leagues, operated by Soccer 5®, a company dedicated to providing high-quality, small-sided soccer environments. Programming will include field rentals, youth clinics, adult leagues, and tournaments, with an emphasis on skill development, community engagement, and accessibility for players of all ages and abilities. The subject property is located along the eastern right-of-way of Curtis Road, between its intersections with Hurricane Shoals Road and Southern Way.

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

The applicant proposes the development of three (3) soccer fields measuring 130 ft. by 80 ft. and two (2) measuring 80 ft. by 65 ft. The site plan includes two shade canopies, a 65 ft. by 30 ft. service building, and three (3) access points; two (2) along Curtis Road (one shared with adjacent commercial property) and one (1) existing drive on the southern edge. While a 50-foot buffer is required adjacent to nearby residential property, the applicant notes that a portion of this area contains an existing paved access drive, which they intend to retain without further disturbance. A 6-foot fence is also proposed along the southern property line to buffer residential uses.

The proposal meets the following standards established in the zoning ordinance:

Article 1 Districts, Section 102.13 BG – General Business District, B. Lot Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>None</i>	<i>16,411 sq. ft.</i>	<i>N/A</i>
Minimum Lot Width	<i>None</i>	<i>275 feet</i>	<i>N/A</i>
Maximum Building Height	<i>35 feet</i>	<i>35 feet</i>	<i>N/A</i>
Minimum Front Yard Setback	<i>50 feet</i>	<i>50 feet</i>	<i>N/A</i>
Minimum Side Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Minimum Rear Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Impervious Surface Coverage	<i>95%</i>	<i>N/A</i>	<i>N/A</i>

Article 1 Districts, Section 103.2 Use Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Outdoor Recreational Facility (Outdoor)	BG- Special Use Permit	BG- Special Use Permit	<i>Approval w/ Conditions</i>

Article 4 Buffers, Section 403 – Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
BG/RM-12	<i>50ft</i>	<i>0 ft</i>	<i>Reduction</i>

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Outdoor Recreational Facility (outdoor)	<i>1 parking space per 1,000 SF GFA or 1 per 5 seats</i>	<i>105</i>	<i>N/A</i>

Article 6 Architectural and Design Standards, Section 602 – Non-Residential Minimum Architectural and Design Standards

The proposed principal structure consists of a flat-roofed building, however, the renderings do not specify the materials to be used.

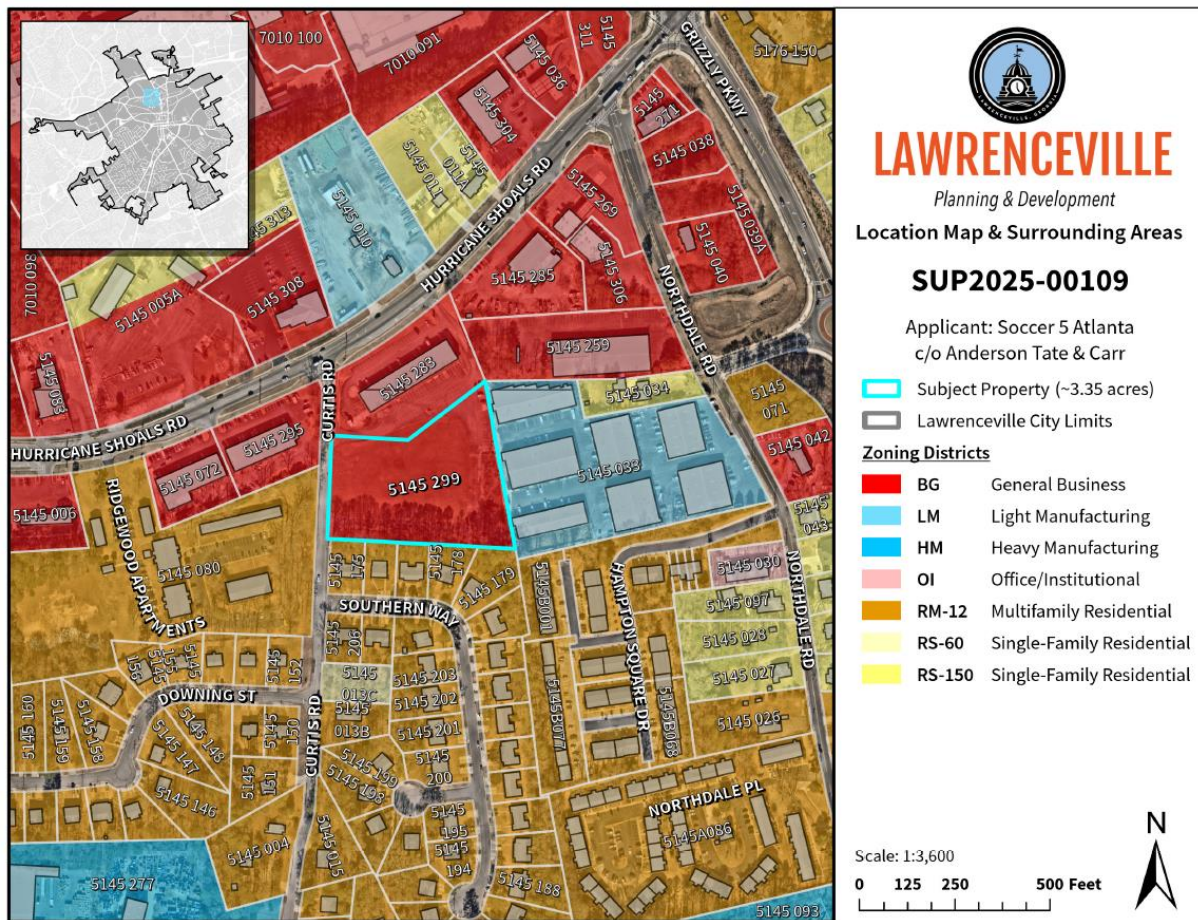
RIGHT-OF-WAY IMPROVEMENTS

Curtis Road is a City of Lawrenceville owned and maintained right-of-way, classified as a Local Residential Street (roadway). The proposed use and requested zoning could require the reclassification of Curtis Road into a Local Industrial Street classification. Additionally, the current right-of-way width of Curtis Road is inconsistent or varying with minimum standards, and local regulations would require a Local Industrial Street to consist of minimum right-of-way of sixty feet (60 ft.) in width. In addition, the current width of the pavement on the roadway is approximately nineteen feet (19 ft.), and local regulations would require a Local Industrial Street to consist of a minimum pavement width of thirty-two feet (32

ft.). Furthermore, the required improvements to Curtis Road could include the installation of a deceleration lane along the road frontage, and additional improvements to the Curtis Road right-of-way extending to the north with its intersection with Hurricane Shoals Road.

The site will be accessed via one (1) existing driveway along the right-of-way, and a shared private internal driveway traversing along or near the southern and eastern property lines and exiting the property at or near the northeastern portion of the property. The shared private internal driveway continues in a southwestern direction and traverses onto the subject property at or near the northwestern portion of the property. The City does not have verification of the existence of an internal access easement, and to satisfy the intent of the Development Regulations this type of agreement would be required prior to the commencement of land disturbing activity. In addition, the existing driveway along Curtis Road may require improvements consistent with the minimum standards regulating Industrial Driveways. Therefore, the development of the property will require the dedication of right-of-way, improvements to, and reclassification of the existing roadway.

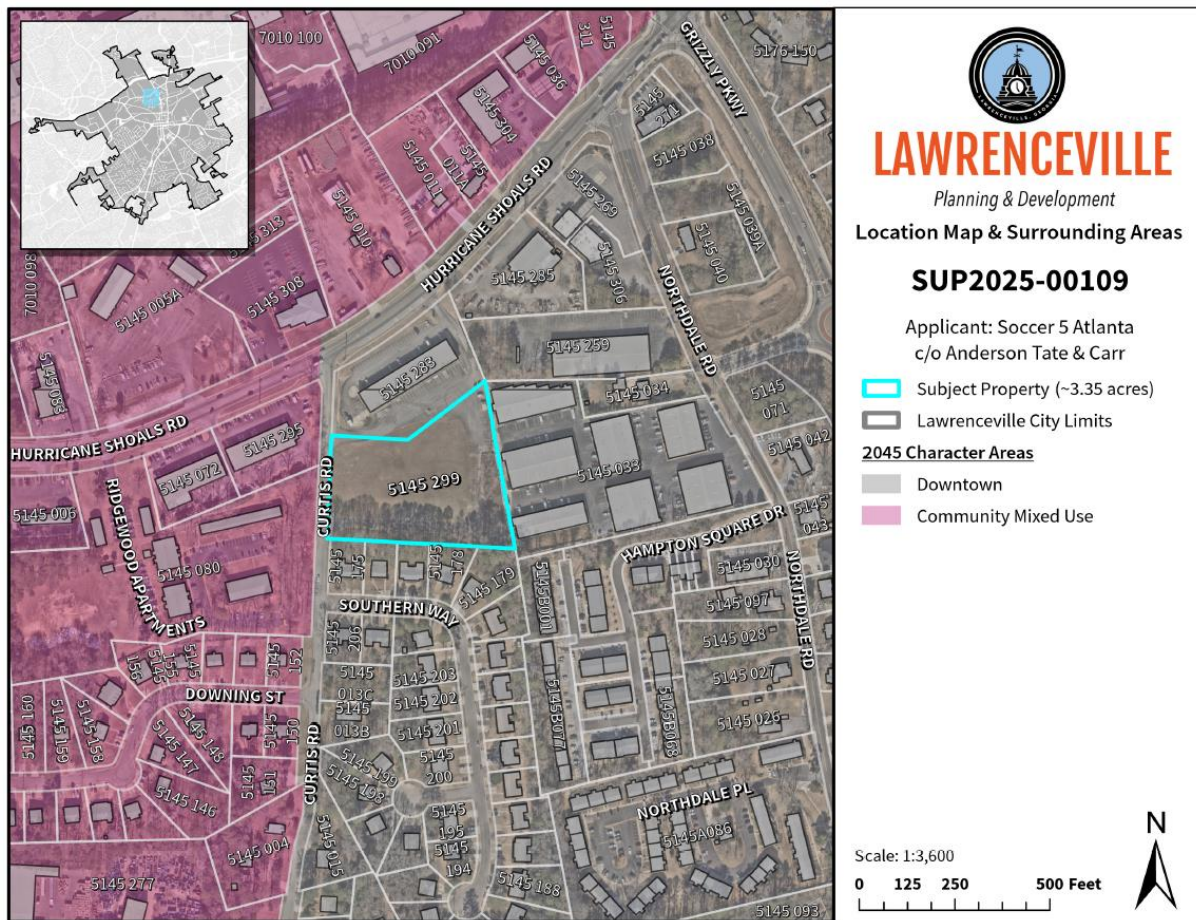
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate surrounding area consists of a mix of commercial, residential multi-family, and light industrial uses and zoning. The parcel located immediately to the east of the subject property is zoned LM and is similarly used for flex office/warehouse spaces. The properties to the north along Hurricane Shoals Road are zoned predominantly BG and are used as retail spaces. The Southgate Unit 1 Subdivision is located directly south of the subject property, consisting of residential duplexes zoned RM-12. The Ridgewood Apartments are located directly across from Curtis Road and are also zoned RM-12.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies 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. By introducing an active, community-oriented use, focused on youth sports and public engagement; the proposed development may support the area's emphasis on enhancing quality of life, promoting health and wellness, and creating spaces for social interaction. While the Downtown Character Area is traditionally associated with cultural, commercial, and pedestrian-oriented uses, the soccer facility contributes to the vibrancy and community life envisioned for the area. Additionally, the inclusion of amenities such as shade structures and buffered

fencing demonstrates sensitivity to surrounding uses and helps integrate the facility into the broader urban fabric.

STAFF RECOMMENDATION

The subject property is currently undeveloped and has been previously cleared. It is surrounded by a mix of commercial, industrial, and residential uses. The introduction of a low-intensity outdoor recreation use such as soccer fields may be compatible with this diverse context. The proposed use can serve as a transition between higher-intensity commercial/industrial uses and nearby residential properties, particularly with proper buffering and fencing in place.

As such, the Planning and Development Department recommends the **APPROVAL WITH CONDITIONS** of the request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will 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 subject property is surrounded by a mix of commercial, industrial, and residential uses, making it a suitable location for a recreational use that can serve as a transitional buffer between more intense and less intense land uses. An outdoor recreation facility complements the area's diversity and introduces a community-serving amenity that aligns well with nearby development patterns.

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

The proposed facility is designed with sensitivity to surrounding properties. A 6-foot fence and preserved buffer would help minimize potential impacts to adjacent residential areas, and the site's orientation and limited building footprint reduce the likelihood of adverse effects on nearby commercial and industrial uses. The recreational nature of the use is not anticipated to create nuisances that would impair the usability of neighboring parcels.

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

Yes, the property has reasonable economic use as currently zoned; however, it remains undeveloped and cleared. Allowing the special use for an outdoor recreation facility would unlock a viable and productive community use that may not otherwise be achievable under strict interpretation of the base zoning district. The proposal enables appropriate and beneficial use of an underutilized parcel.

- 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 expected to cause an excessive burden on public infrastructure. The site includes adequate vehicular access from Curtis Road and existing drives. As a private outdoor facility, it will not place demands on

school capacity, and its operating hours and event scheduling can be managed to mitigate peak-hour traffic impacts.

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

The 2045 Comprehensive Plan designates the site within the Downtown Character Area, which supports a variety of active, community-oriented uses that enhance quality of life. The plan encourages recreation, green space, and public gathering areas, especially in proximity to civic and educational institutions. The proposed soccer facility supports these goals by promoting health, engagement, and placemaking in the downtown 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;

The property's cleared condition, surrounding mix of land uses, and increasing demand for youth and adult recreational space support approval of the proposal. The shift toward mixed-use, community-oriented development in the downtown area reinforces the value of adding active recreational amenities that serve a broad demographic and contribute to the vibrancy of the community.