



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S): SUP2025-00108

APPLICANT(S): HFA – KELSEY KREHER

PROPERTY OWNER(S): LAWRENCEVILLE OUTPARCEL, LLC

LOCATION(S): 650 GWINNETT DRIVE

PARCEL IDENTIFICATION NUMBER(S): PORTION OF R5141 333

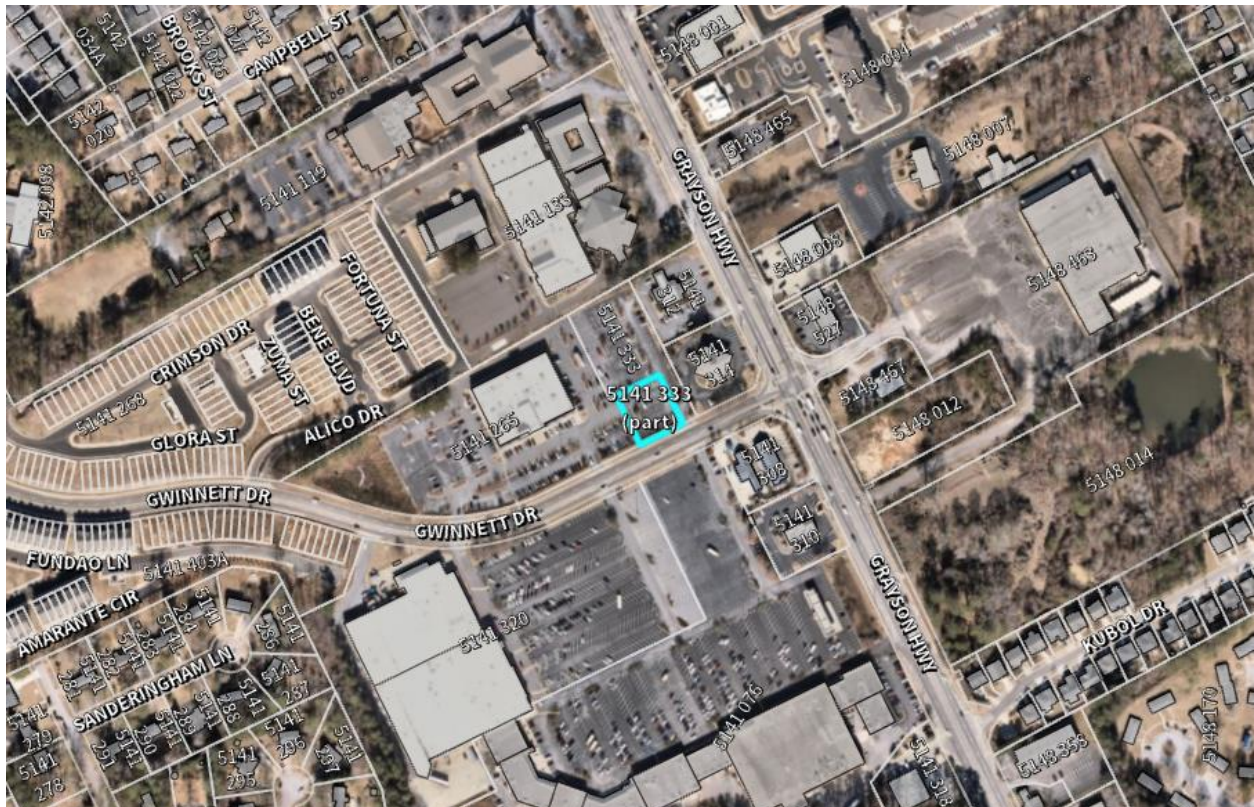
APPROXIMATE ACREAGE: 0.38 ACRES

CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: AUTOMOBILE REPAIR AND MAINTENANCE

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



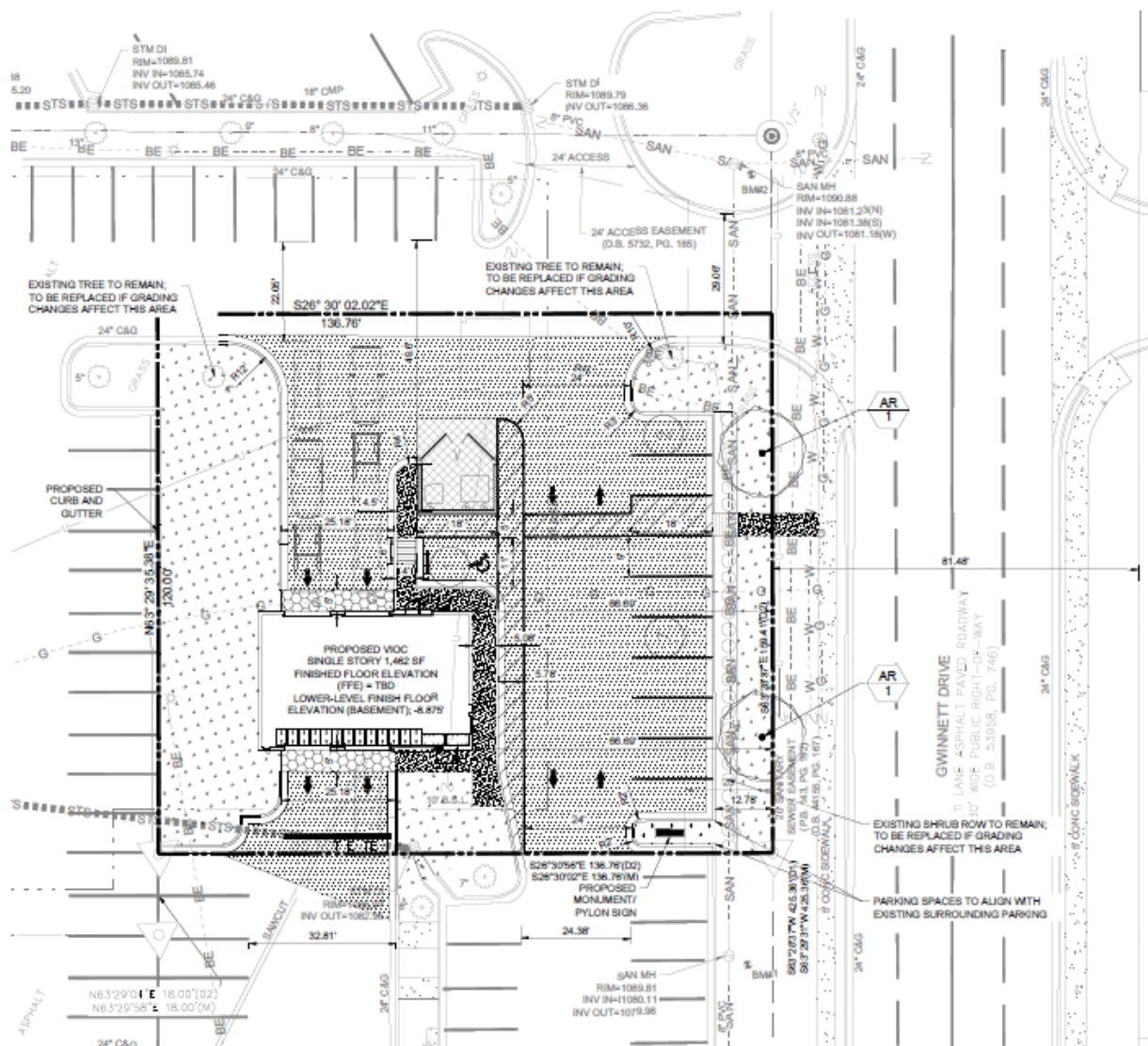
ZONING HISTORY

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 Automobile Repair and Maintenance (Oil Change) facility for an approximately 0.38-acre portion of the property located at 650 Gwinnett Drive. The subject property is located on the northwestern right-of-way of Gwinnett Drive, just southwest of its intersection with Grayson Highway.

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

The applicant proposes the development of a two-bay, 1,462 square foot oil change facility at the subject property with associated parking, driveways, stacking lanes, and landscaping. The proposed use specializes in oil changes; no other automotive services will be offered.

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>20,000 sq. ft.</i>	<i>16,411 sq. ft.</i>	Variance
Minimum Lot Width	<i>100 ft.</i>	<i>159.41 ft.</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>63%</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>
Automobile Repair and Maintenance	BG- Special Use Permit	BG- Special Use Permit	<i>Approval w/ Conditions</i>

Article 2 Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities reads as follows:

Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities shall comply with the following:

A. Permitted Use

Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the LM and HM zoning classifications.

B. Special Use Permit

Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the BG and HSB zoning classifications with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing

C. Outdoor Storage

Outdoor Storage, as defined by this Zoning Ordinance, Article 10 Definitions, shall conform to this Article, Sub Section(s) 200.3.53 Outdoor Storage – Retail, and 200.3.55 Outdoor Storage – Industrial, as applicable.

- D.** *Automobile service bays shall not be adjacent to or visible from a public right-of-way.*
- E.** *A 15-foot landscaped buffer shall be required adjacent to a public right-of-way.*
- F.** *Overnight parking is permitted in a side and rear yard area, but the parking must be screened from view with minimum six-foot opaque fencing.*
- G.** *No work shall be conducted on the outside grounds of the establishment; and*
- H.** *No metal building facades.*

If City Council intends to prohibit Outdoor Storage for this Special Use Permit, an amendment to the **Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities** shall be required.

Article 4 Buffers, Section 403 – Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
BG / BG	0 ft	0 ft	N/A
BG / RS-150	75 ft	75 ft	N/A

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>
Retail Sales and Service	1 parking space per 300 SF GFA (5 spaces)	1 parking space per 162 SF GFA (9 spaces)	N/A

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

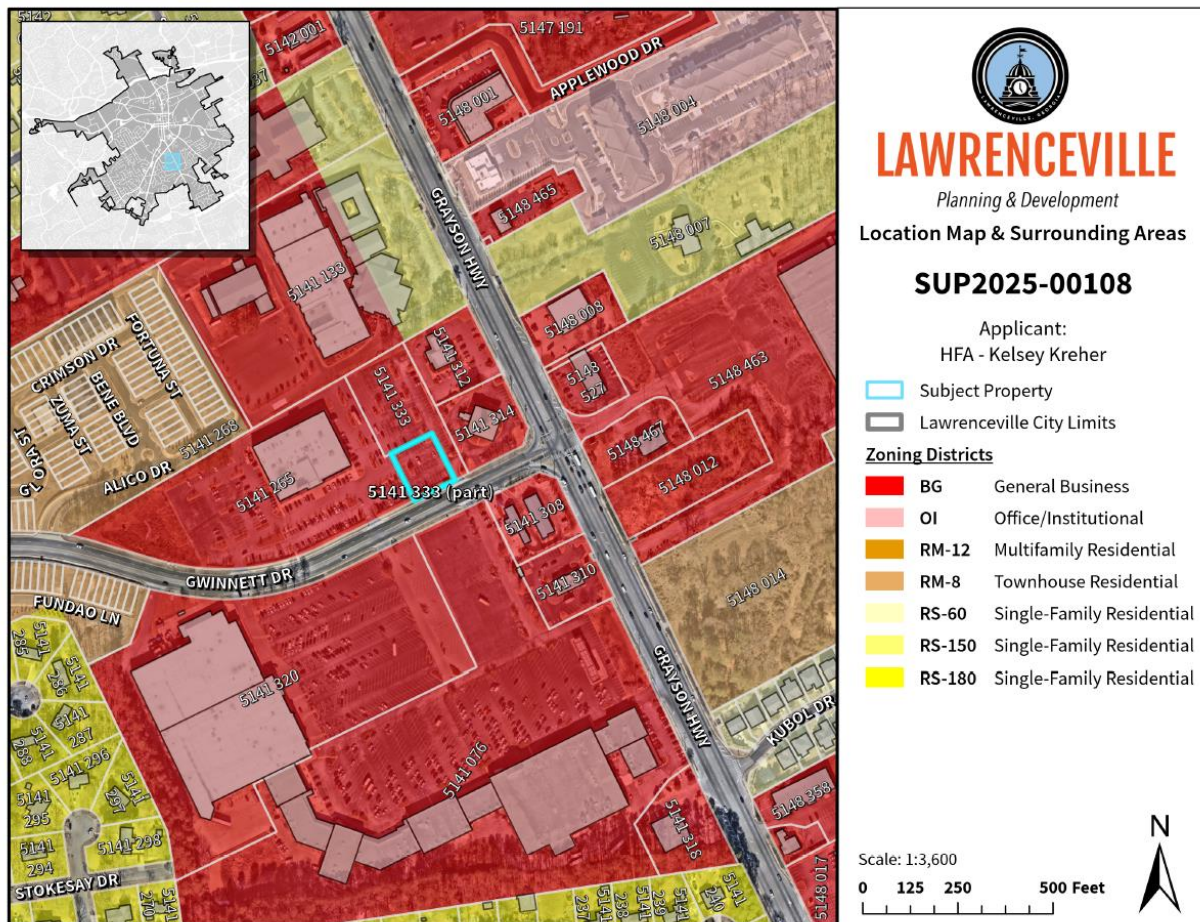
The proposed structure consists of a flat-roofed building with a tower element next to the main entry and glazed bay doors. The submitted elevations show all four sides of the structure with a façade consisting of a dark brown brick wainscot base, a red/orange brick main finish, and EIFS stucco accents.

As proposed, the development requires the following variances from the standards established in the zoning ordinance:

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.13 BG – General Business District, B. Lot Development Standards, Minimum Lot Area. Allows for the reduction of the Minimum Lot Area from twenty thousand (20,000) to sixteen thousand four hundred eleven (16,411) square feet.
- A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part D. Automobile service bays shall not be adjacent to or visible from a public right-of-way. The approval of a variance would allow for the two (2) automobile service bays to be visible from the public right-of-way (Marathon Boulevard).

The proposal otherwise meets the standards established in the zoning ordinance.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



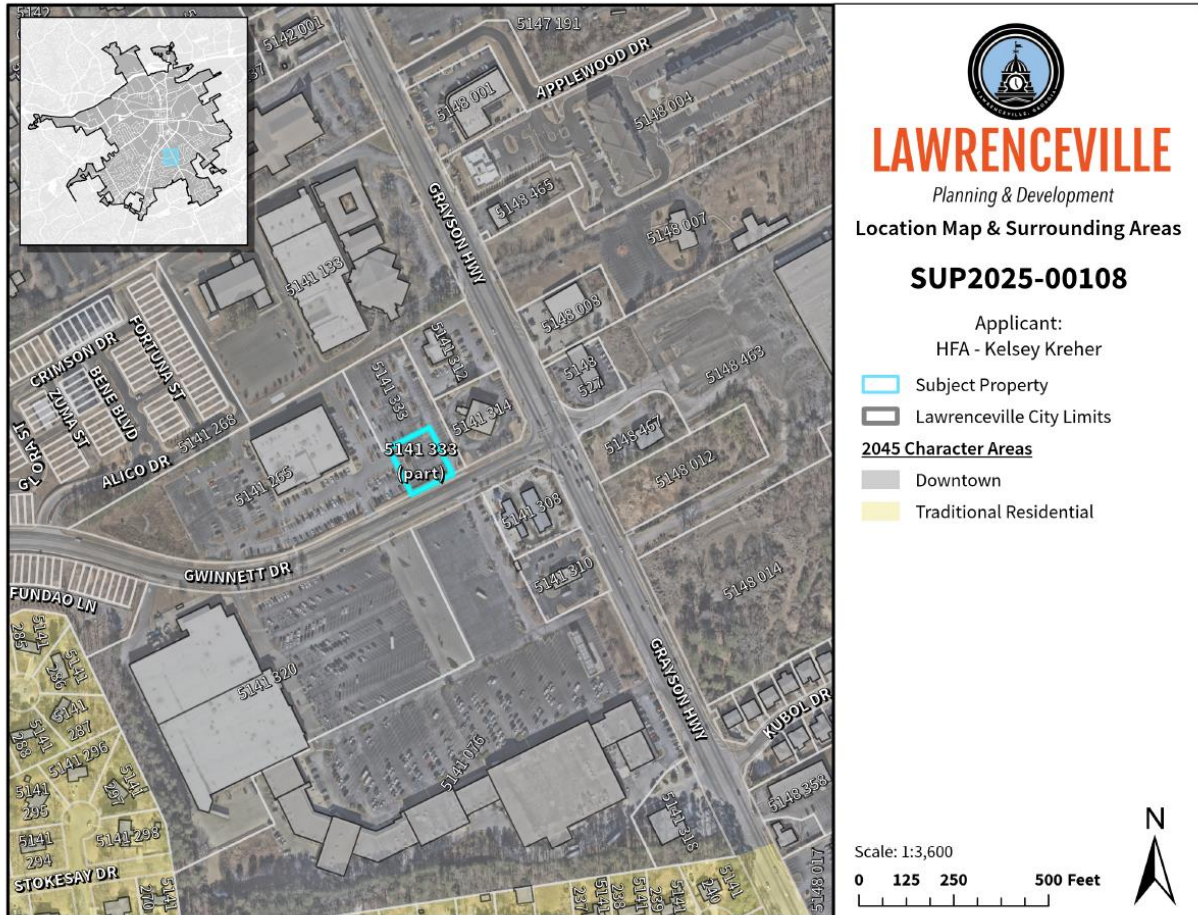
SURROUNDING ZONING AND USE

The subject property is surrounded primarily by commercial/retail uses and zoning districts. Directly to the subject property's east, west, and south (across the right-of-way of Gwinnett Drive) are properties also zoned BG, which host retail uses such as banks, automated car wash, a fitness center, and a multitenant retail center. To the north of the subject property, there is a place of worship (Lawrenceville Church of God) on land split zoned BG and RS-150 (Single-Family Residential District). The larger area is primarily characterized by commercial uses and zoning districts along the major thoroughfares (i.e., Grayson Highway), with single-family attached and detached uses and zoning districts on the periphery.

An Auto Repair & Maintenance (Oil Change) facility would be generally appropriate for the subject property given its location within a predominantly commercial area

surrounded by BG-zoned properties with similar auto-oriented and retail uses; however, its proximity to a place of worship and nearby residential zoning to the north may warrant additional consideration regarding site design, buffering, and potential impacts.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown character area, defined as such:

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 Downtown character area] emphasizes urbanist principles such as mixed-use zoning to encourage a diverse range of activities, pedestrian-friendly streetscapes for accessibility and leisure, a diverse array of cultural events and festivals to create a sense of place and community. Where appropriate, emphasize historic preservation to maintain architectural heritage.

Given that the subject property is located at the periphery of the Downtown character area — near its transition with the Traditional Residential and Commercial Corridor character areas — the proposed use of an Auto Repair & Maintenance (Oil Change) facility may be considered conditionally appropriate. While not typically encouraged in the urban core due to its auto-oriented nature, this transitional location may allow for greater flexibility, especially if the development incorporates enhanced design elements (e.g., screening, pedestrian-friendly site layout, and architectural compatibility) to mitigate potential conflicts with the area's urbanist goals.

STAFF RECOMMENDATION

While the proposal requires variances for minimum lot area and visibility of service bays from the right-of-way, the subject property is located within a predominantly commercial corridor and surrounded by compatible BG-zoned retail and service uses. Its transitional location at the edge of the Downtown character area allows for more flexibility, provided the design includes buffering, architectural consistency, and mitigates potential visual impacts.

As such, the Planning and Development Department recommends the **APPROVAL WITH CONDITIONS** of the request. However, this recommendation is contingent upon the decision made for SUP2025-00106 (to be heard in May 2025) to ensure consistency in policy and zoning treatment for similar land use requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Power for the proposed development will be served by the City of Lawrenceville.

GAS DEPARTMENT

Natural gas for the proposed development will be served by the City of Lawrenceville.

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;**

Yes, the proposed use is generally suitable given the surrounding commercial zoning and auto-oriented uses; however, care should be taken to mitigate potential impacts on nearby residential and institutional properties.

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

The proposed use is not expected to adversely affect the existing use or usability of adjacent or nearby properties, which are already developed with compatible commercial uses.

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

Yes; the property has a reasonable economic use as currently zoned BG (General Business), which allows a variety of commercial uses without the need for a Special Use Permit.

- 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 project will induce demand on public facilities in the form of traffic, utilities, and stormwater runoff. However, the effects of this demand can be mitigated through zoning conditions, consistent monitoring of outcomes, and active planning efforts moving forward.

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

The proposal is somewhat consistent with the Comprehensive Plan, as the property lies at the edge of the Downtown character area where transitional, auto-oriented uses may be conditionally appropriate with enhanced design considerations.

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 location at the periphery of the Downtown character area, near established commercial corridors, and the pending decision on a nearly identical nearby case (SUP2025-00106) are relevant conditions that support deferring a final determination until consistency can be ensured.