

REQUEST FOR  
SPECIAL USE PERMIT  
FROM CITY OF LAWRENCEVILLE ZONING BOARD

FOR

**MUNDY COLLISION TRACT  
562 JOHN CONNOR COURT**

NATURE OF REQUEST

To obtain a “Special Use” permit.

PURPOSE OF REQUEST

To allow for development of proposed building with outdoor storage.

NARRATIVE

The scope of this project is to provide an 7,500 sf office-warehouse building with paved outdoor storage of parked cars waiting for parts and repair work. The property is currently a gravel parking lot that has been used for parking of cars waiting for parts and repairs. The proposed site has been submitted, reviewed and waiting approval for proposed use.

This property is a 1.74 ac. tract of land located at 562 John Connor Court. The property is zoned LM, as are all adjoining tracts except for the CMU zoned Lawrenceville Center Associates, LLC property located northeast of the subject tract. Subject property also contains a Colonial Gas Line with easements that will be located between the proposed building and the adjacent CMU zoned property, so no buffer can be supplemented in that area.

Both potable water and sanitary sewer are available to this tract. The industrial park has regional stormwater detention, which should allow us to forgo any on-site detention.

We feel that the requested special use permit to allow for outdoor storage would be an appropriate type of facility for this area, given its proximity adjacent commercial/industrial uses. We do not believe that allowing this outdoor storage use of this property would in any way devalue or pose hardships on any of the surrounding properties.