



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER: SUP2024-00088
OWNER: JASON MUNDY
CONTACT: MYLES MONTGOMERY – 678.513.8836
LOCATION(S): 562 JOHN CONNOR COURT
PARCEL IDENTIFICATION NUMBER(s): 5177 063
APPROXIMATE ACREAGE: 1.74 ACRES
CURRENT ZONING: LM (LIGHT MANUFACTURING DISTRICT
ZONING PROPOSAL: TO ALLOW VEHICLE STORAGE AS A SPECIAL USE
PROPOSED DEVELOPMENT: OFFICE/WAREHOUSE BUILDING W/
PAVED VEHICLE STORAGE LOT
DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP





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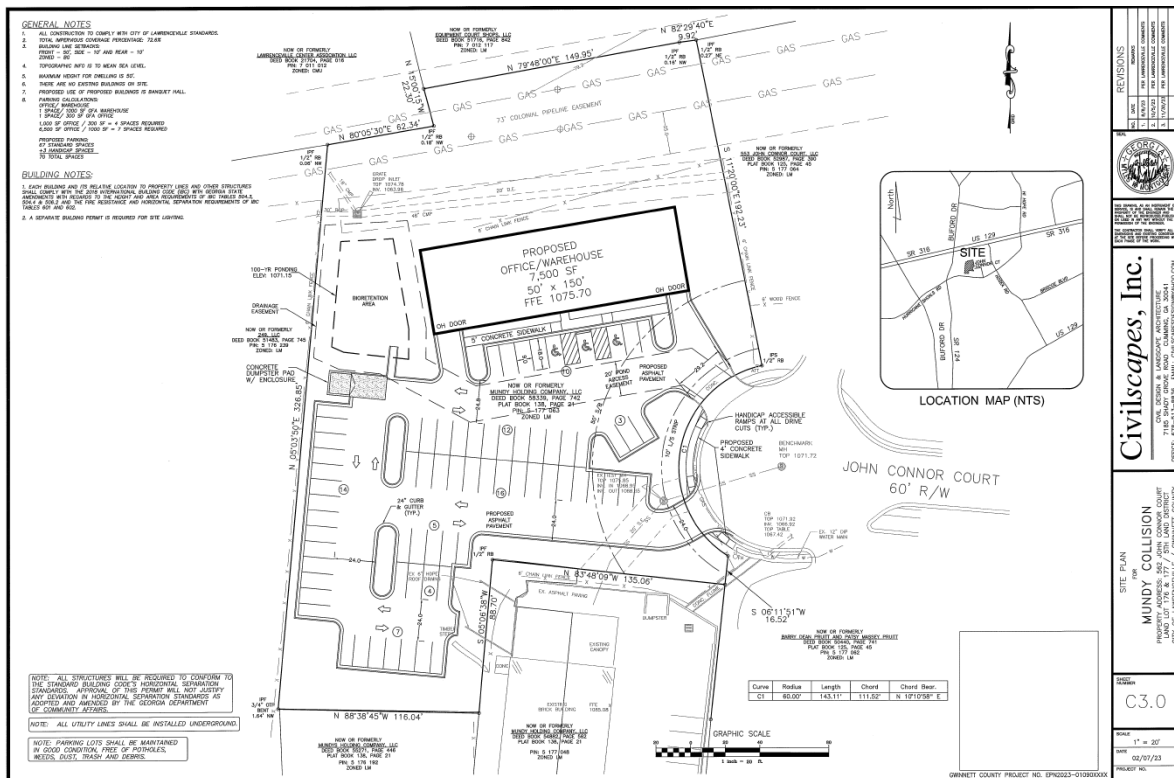
ZONING HISTORY

In 1972, the subject property was zoned BG (General Business District); this is the earliest record on file for the parcel. Prior to 2002, it and the surrounding properties were rezoned to LM (Light Manufacturing District). On October 7, 2013, a Special Use Permit was denied (**SU-13-07**), which was proposed for Tractor Trailer Parking and Parking on a Gravel Surface at the property.

PROJECT SUMMARY

The applicant requests a Special Use Permit for an approximately 1.74-acre parcel of land zoned LM (Light Manufacturing District) to allow for the development of a 7,500 square foot office/warehouse building with a paved storage lot for vehicles awaiting parts and repairs. The subject property is located at the end of John Connor Court, which is located just off Hurricane Shoals Road between its intersections with Buford Drive and Hosea Road.

PROPOSED SITE PLAN





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ZONING AND DEVELOPMENT STANDARDS

The proposed development is a 7,500 square foot office/warehouse building with a paved storage lot for vehicles awaiting parts and repairs, as shown on the submitted site plans. The property is currently a gravel parking lot that has been used for parking of cars awaiting parts and repairs.

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Automobile, Truck, or Vehicle Storage Lot (excluding junk/wrecked vehicles)	LM - Special Use Permit	LM - Special Use Permit	DENIAL

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

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	25,000 sq. ft.	75,794 sq. ft.	N/A
Minimum Lot Width	50 feet	143 feet	N/A
Minimum Front Yard Setback	50 feet	50 feet	N/A
Minimum Rear Yard Setback	0 feet	0 feet	N/A
Minimum Side Yard Setback	0 feet	0 feet	N/A
Impervious Surface Coverage	85%	72.6%	N/A
Maximum Building Height	50 feet	Not Provided	N/A



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Article 4 Buffers, 403 Buffers Table

Adjacent Development	Requirement	Proposal	Recommendation
CMU	50 feet	55 feet (existing easement)	N/A
LM	0 feet	0 feet	N/A

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

Standard	Requirement	Proposal	Recommendation
Office (Business, Government or Professional)	1 space per 300 sq. ft.	2.8 spaces per 300 sq. ft. (70 spaces)	N/A

The subject property contains a Colonial Gas Line with easements that will be located between the proposed building and the adjacent property zoned CMU (Community Mixed Use District), 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 facilities, which should allow the development to forgo any on-site detention.

The site plan indicates the proposed development would disturb approximately 1.35-acres and consist of 70 parking spaces. Two access points are shown on John Connor Court. For Outdoor Storage in industrial zoning districts, the Zoning Ordinance strictly prohibits outdoor storage in a front yard area, requires landscaping within all setback areas, and prohibits outdoor storage from being visible from the various arterial and connectors traversing throughout the city limits; including Hurricane Shoals Road.

Additionally, the site plan does not specifically address the requirements of the Development Regulations; which could include improvements to the right-of-way, landscaping, sidewalks, and stormwater management facilities. As presented, the proposed outdoor storage facility may be too visible and unsightly for this



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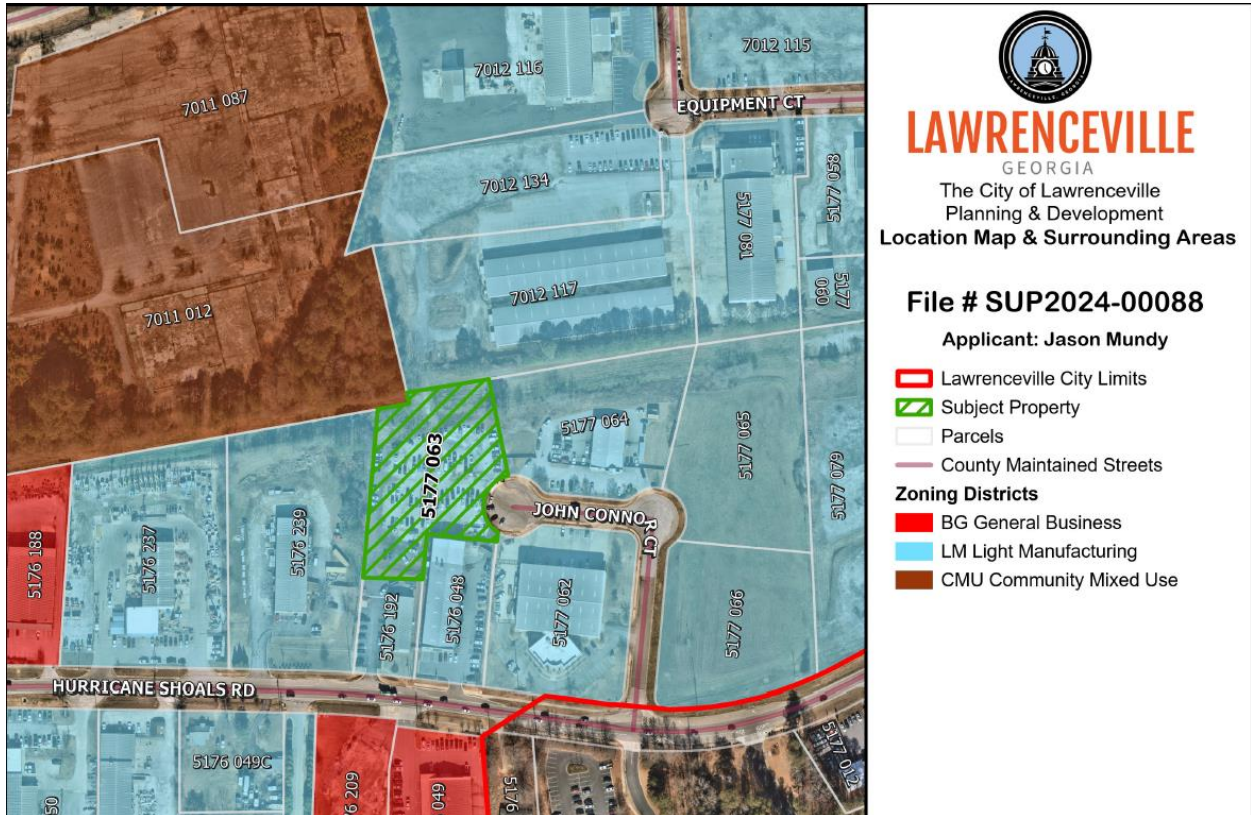
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location; and may not be consistent with the policies of the Zoning Ordinance and Development Regulations.

SURROUNDING ZONING AND USE

The immediate surrounding area consists predominantly of light industrial and commercial uses and zoning. The parcels immediately surrounding the subject property are all zoned LM save for one to the northwest – 3675 Buford Drive (PIN: R7011 012), which is zoned CMU and is actively being developed as a mixed-use site. Otherwise, the surrounding uses are composed of auto service garages and warehouses. Furthermore, there is a funeral home zoned BG (General Business District) across the right-of-way of Hurricane Shoals Road. In terms of the existing uses and zoning surrounding the subject property, the requested SUP is accepta

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





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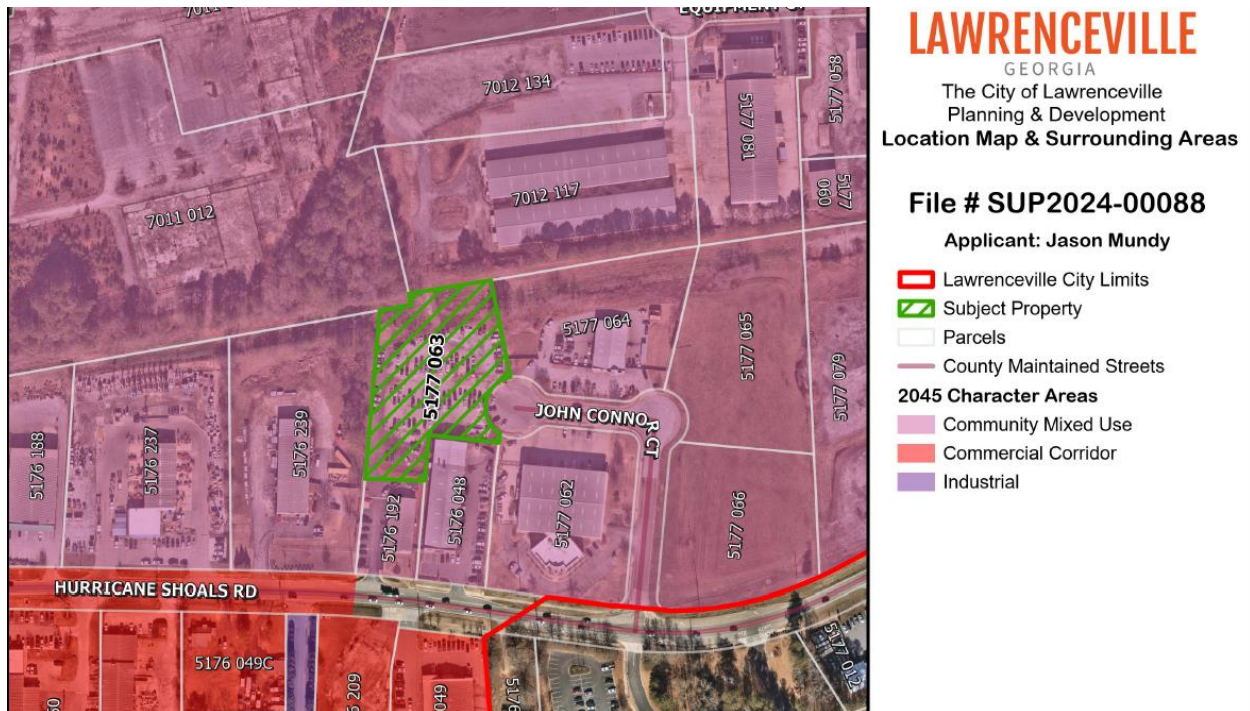
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2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Community Mixed Use character area. The Community Mixed-Use character area seamlessly integrates a diverse array of residential options with a dynamic blend of commercial spaces, promoting walkability and enhancing the overall accessibility and convenience of the neighborhood. Pedestrian-centric streets, green parks, and inviting public spaces foster social interaction and serve as venues for cultural events. Rooted in sustainable principles and carefully curated urban design, this character area promotes a walkable and interconnected neighborhood, enriching the lives of its residents and visitors by encouraging people to live, work, and play in the same area.

While the proposed use is congruent with the existing uses and zoning of the surrounding area, it does not necessarily fit into the City’s long-term vision for the Community Mixed Use character area.

LAWRENCEVILLE, GEORGIA 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





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STAFF RECOMMENDATION

The area located along this segment of Hurricane Shoals Road is developed with industrial zoning and uses, with a minor commercial component located to the south. Although the proposed development may be compatible with the antiquated policies that established the existing uses and zoning in the immediate area the proposal, if approved, would contradict the core policies created by the City Council which emphasizes land uses considered to be compatible with the vision of the City Council. The proposal as presented could be considered to be inconsistent with the vision of the future for this segment of Hurricane Shoals Road.

In conclusion, while the proposed development is consistent with the current character of the surrounding area, it does not necessarily meet the City's long-term vision as a Community Mixed Use character area. The Planning and Development Department recommends ***DENIAL*** for the proposed rezoning 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;**

Due to the site's high visibility along Hurricane Shoals Road, the requested Special Use Permit for an Outdoor Storage facility allowing the parking of tractor-trailers and recreational vehicles may not be suitable at the proposed location. However, there are currently other auto repair and warehouse facilities in the general area.

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

Adverse impacts on adjacent properties could be anticipated in the form of heavy traffic, noise/light intrusion, and a degraded visual appearance for the site. The proposed use may also compromise the City of Lawrenceville's vision for the future.

- 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. John Connor Court is classified as a local street according to GDOT; the induced demand from this development may strain its capacity. 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; the Community Mixed Use character area is intended for pedestrian-friendly, residentially-focused live/work/play development, such as that which is being developed nearby on Buford Drive; a car storage lot is the antithesis of this vision. As such, the final design must be carefully considered to ensure that it meets or exceeds local standards.



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- 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;**

SU-13-07 was denied in 2013, which was proposed for Truck Storage & Gravel Parking at the subject property. Furthermore, RZM2022-00012 was approved in 2022 for the property to the northwest of the subject property. The approved proposal was for a mixed-use development that meets the City's long-term vision for the area.