



LAWRENCEVILLE

Planning & Development

CASE NUMBER: SUP2023-00085
OWNER: DAVID ENGLAND
APPLICANT: RJJ DEVELOPMENT, LLC
CONTACT: WAYLON HOGE – 770.601.6879
LOCATION(S): 0 WEST PIKE STREET
PARCEL ID(S): R5144 037
APPROXIMATE ACREAGE: 5.22
ZONING PROPOSAL: TO ALLOW SELF-STORAGE AS A SPECIAL USE
PROPOSED DEVELOPMENT: SELF-STORAGE OR MINI WAREHOUSE FACILITY
DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP





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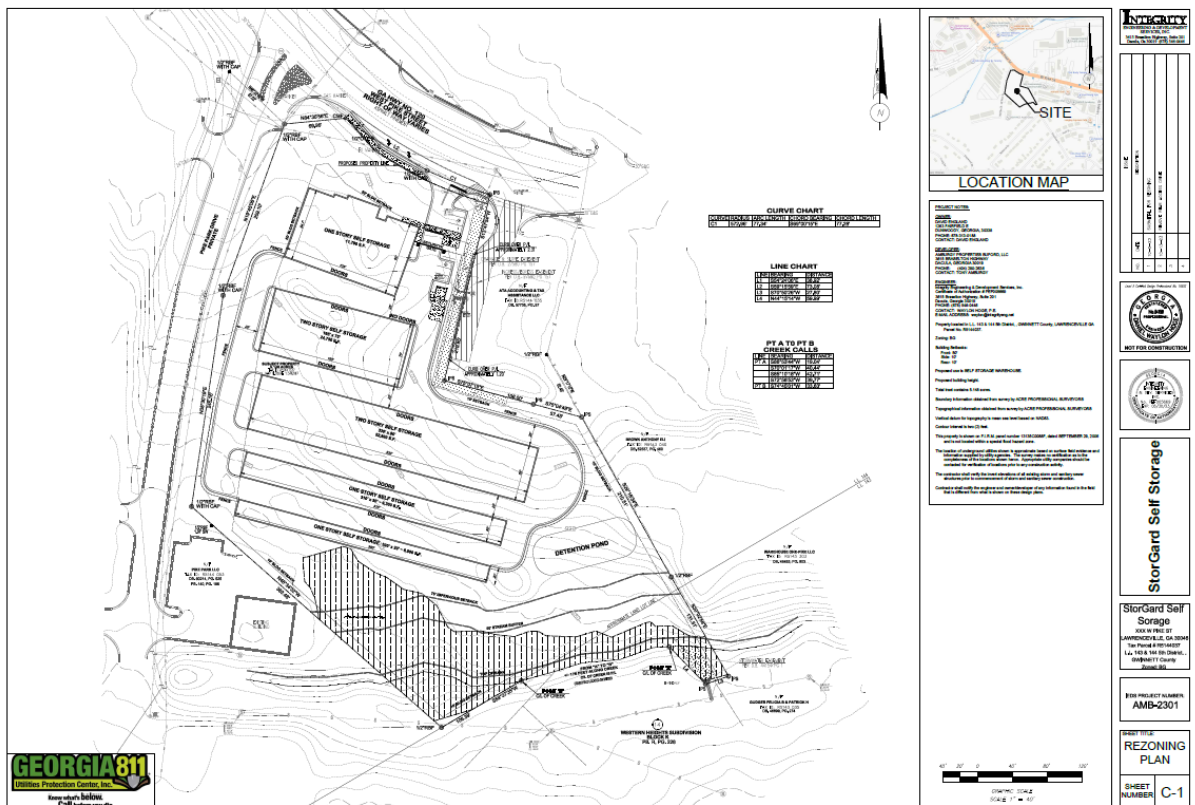
ZONING HISTORY

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

PROJECT SUMMARY

The applicant requests a Special Use Permit for 0 West Pike Street (PIN: R5144 037) to allow a Self-Storage or Mini-Warehouse Facility. The subject property is a 5.22-acre parcel zoned BG (General Business District), located along the southern right-of-way of West Pike Street at the intersection of Pike Park Drive, just south of where West Pike Street crosses the CSX rail corridor.

PROPOSED SITE PLAN





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ZONING AND DEVELOPMENT STANDARDS

The property is currently undeveloped.

Article 1 Districts, Section 102.11, B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	No Minimum	227,383 sq. ft.	NA
Minimum Lot Width	No Minimum	~205 feet	NA
Minimum Front Yard Setback	50 feet	50 feet	NA
Minimum Rear Yard Setback	10 feet	10 feet	NA
Minimum Side Yard Setback	10 feet	10 feet	NA
Impervious Surface Coverage	95%	NA	NA
Maximum Building Height	35 feet	NA	NA

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Self-Storage or Mini-Warehouse Facility	Special Use Permit	Special Use Permit	Approval with Conditions

Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.71 Self-Storage and Mini-Warehouse Facilities reads as follows:

- A. Self-Storage and Mini-Warehouse Facilities shall meet the following restrictions and design standards:
1. Storage units shall not be used for manufacturing, retail, or wholesale selling, office, other business or service use, or human habitation.
 2. Site access shall not be onto roadways classified as local residential streets.



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3. *Outdoor speakers or sound amplification systems shall be prohibited.*
4. *Such a facility may include one accessory manager's office/apartment which is clearly subordinate to the primary use of the facility for warehousing purposes.*
5. *Provide adequate loading and unloading areas outside of fire lanes, required parking lanes, and travel lanes.*
6. *Access to all storage units shall be from the interior of the main building. No access to a storage unit shall lead directly to the exterior of the building.*
7. *No outdoor storage of any type shall be allowed at the facility.*

The proposed development is an approximately 104,640 square foot self-storage facility split among two (2) two-story buildings totaling 77,750 square feet and three (3) one-story buildings totaling 27,090 square feet. Some units will be climate-controlled, others will not. The number of units was not provided in the proposal, but assuming 150 square feet per unit, the development will contain approximately 700 storage units.

The development will be accessed by a new driveway located on West Pike Street and the buildings are arranged to restrict the view of overhead doors from the right-of-way. The leasing office will be served with seven (7) parking spaces along West Pike Street. Seven parking spaces is too few according to Article 5 of the Zoning Ordinance; the parking requirement for self-storage facilities is one (1) space per ten (10) units. With approximately 700 proposed units, such a development would require seventy (70) parking spaces. As such, a variance will be required to reduce the parking requirement.

SURROUNDING ZONING AND USE

The immediate surrounding area consists of a mix of commercial, residential, and light industrial uses and zoning. The adjacent parcels along both sides of West Pike Street are used for commercial/retail and are similarly zoned BG (General Business District). The parcels alongside Pike Park Drive directly to the west and southwest of the property are zoned LM (Light Manufacturing) and contain uses such as distribution facilities and self-storage warehouses; there is also an LM property

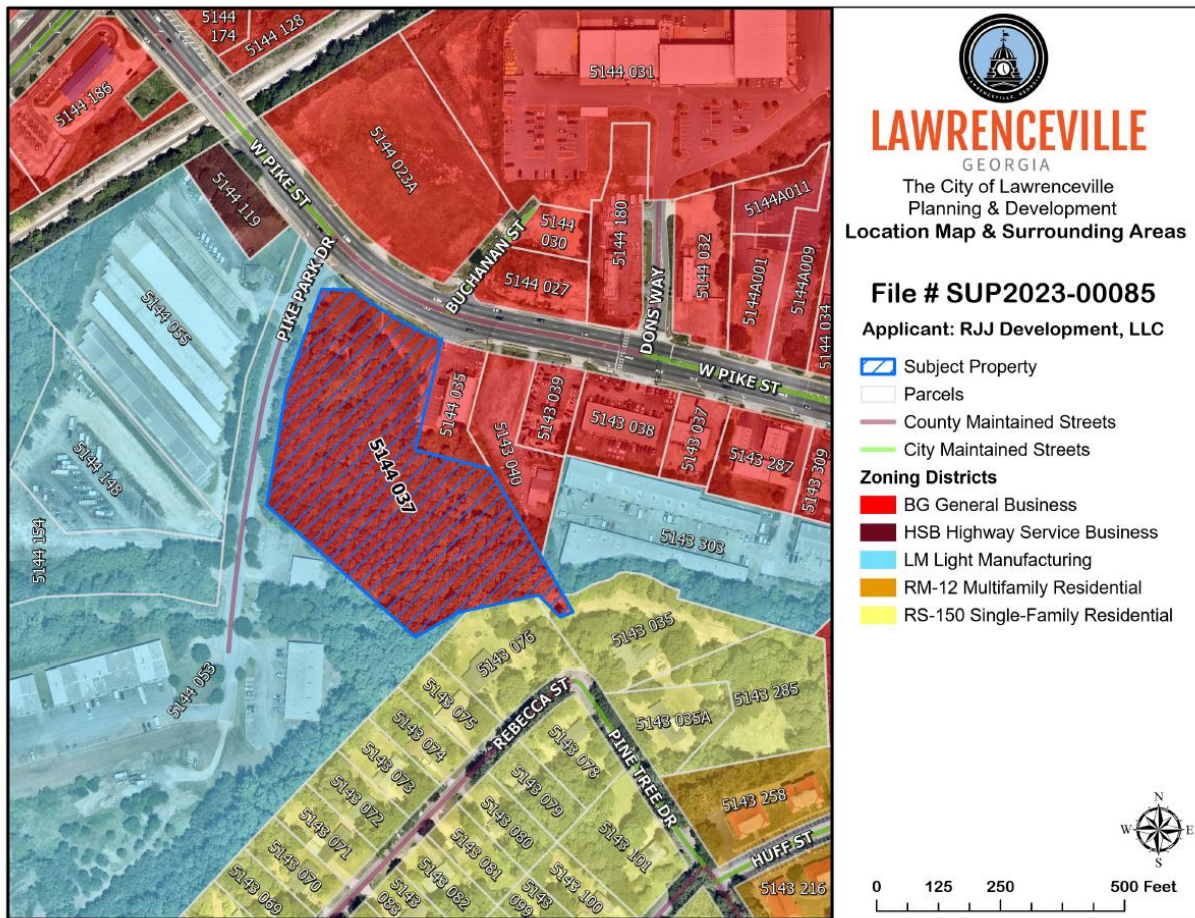


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directly to the east. Finally, the Western Heights residential subdivision abuts the property to the south and is zoned RS-150 (Single-Family Residential).

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



2040 COMPREHENSIVE PLAN

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the Community Mixed Use Character Area. The Community Mixed Use character area recognizes the large-scale redevelopment opportunities that are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown and could benefit from the “halo effect” of

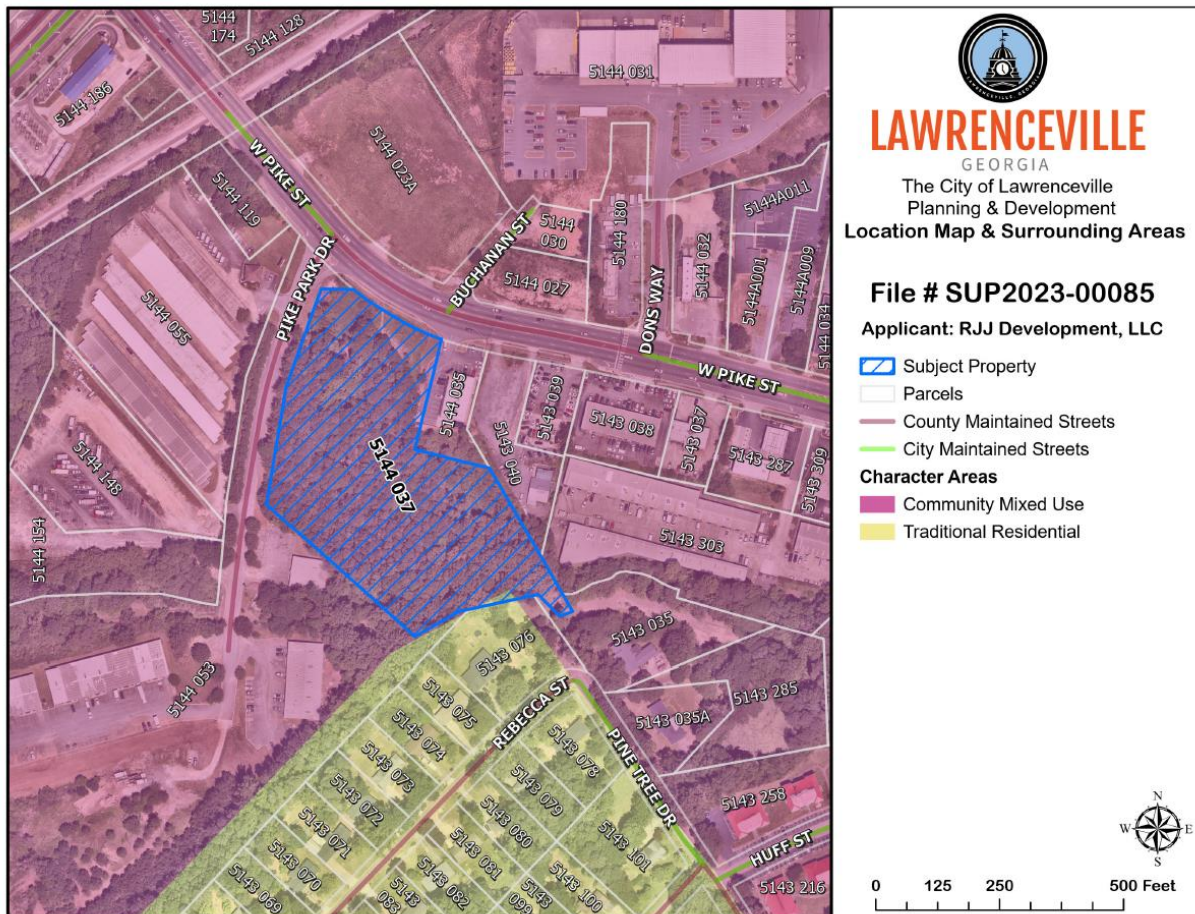


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high-quality development already happening nearby. For this to happen, heavy industrial and noxious uses would need to relocate, and dumping and other poor environmental practices must be eliminated.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

If properly conditioned, the proposed development could meet the Department’s minimum standards; given the development’s proximity to the Downtown area, special care needs to be taken to ensure that the development meets or exceeds minimum architectural and parking standards. In terms of location, a self-storage facility would be congruent with existing uses of the general area and such a use



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would not be out of place in the Community Mixed Use character area, as outlined in the 2040 Comprehensive Plan. Furthermore, in 2016, the City Council approved a Special Use Permit for a self-storage facility in BG zoning district at 840 Scenic Highway, see SU-16-16. For all these reasons, the Department recommends **APPROVAL WITH CONDITIONS** of the proposal.



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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;**

As proposed, the plan would be suitable given the presence of other self-storage 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;**

No.

- 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; 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;**

Yes; the Community Mixed Use character area includes a wide diversity and intensity of uses adjacent to Lawrenceville's Downtown core.

- 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;**

There is precedent for City Council's approval of such special uses in BG zoning districts; see SU-16-16. Additionally, there are already self-storage warehouses in the immediate area.