



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER:	RZC2025-00062
APPLICANT:	TIM HALLMARK
OWNER:	REJI SAMUEL
LOCATION(S):	219 HURRICANE SHOALS ROAD
PARCEL IDENTIFICATION NUMBER(S):	5176 188, 5176 265, 7011 083
APPROXIMATE ACREAGE:	1.89 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
ZONING PROPOSAL:	LM (LIGHT MANUFACTURING DISTRICT)
PROPOSED DEVELOPMENT:	MANUFACTURING FACILITY
DEPARTMENT RECOMMENDATION:	DENIAL

VICINITY MAP





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ZONING HISTORY

According to the earliest available zoning records on file with the city, the subject property has been zoned BG (General Business District) since 1987, when it was annexed into the city.

PROJECT SUMMARY

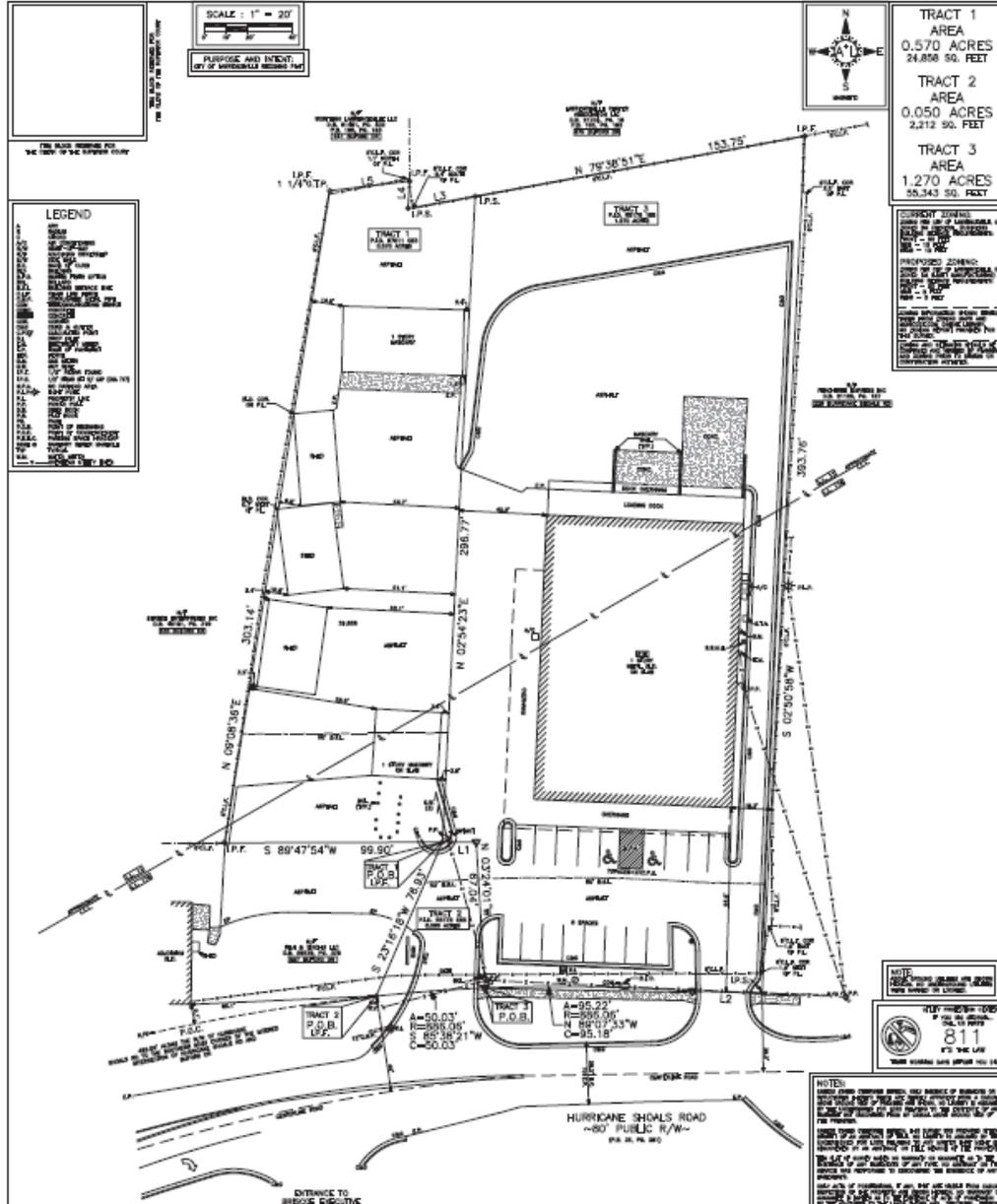
The applicant requests a rezoning of approximately 1.27-acre parcel assemblage from BG (General Business District) to LM (Light Manufacturing District) to allow for a manufacturing facility for plastic fabrication, this facility would serve as an extension of Consolidated Pipe and Supply Company, Inc. The subject property is situated along the northern right-of-way of Hurricane Shoals Road, located between its intersections with Buford Drive and John Connor Court. There are no proposed changes to the site.



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LAND SURVEY



RZC2025-00062
 RECEIVED FEBRUARY 10, 2025
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ZONING AND DEVELOPMENT STANDARDS

The subject properties contain a metal building approximately 13,500 square feet, and five (5) accessory structures totaling approximately 4,904 square feet. The oldest structure dates to 1955. The age and condition of these buildings will be significant factors in determining the feasibility of repurposing or renovating to current International Code Council requirements applying to commercial building codes.

If the rezoning request is approved as LM (Light Manufacturing District), the proposal will require variances and/or reductions from the minimum standards in the following area:

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	None	1.89 acres	N/A
Minimum Lot Width	None	175 feet	N/A
Minimum Front Setback	50 feet	84.6 feet	N/A
Minimum Side Setback	10 feet	See analysis of Article 2 Subsection 200.3.1 Accessory Building and Structures	Denial
Minimum Rear Setback	10 feet	10 feet	N/A
Impervious Surface Coverage	95%	Not listed	N/A
Maximum Building Height	35 feet	35 feet	N/A



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Article 2 Supplemental And Accessory Use Standards, Section 200.3. Subsection 200.3.1 Accessory Buildings And Structures

A. Limited to one Accessory Building or Structure per zoning lot, if each of the following conditions is met:

2. It has a maximum height of 18 feet.
3. No Accessory Building or Structure can cover more than 400 square feet and shall be limited to one Accessory Building/Structure on the same zoning lot. Accessory buildings/structures over 400 square feet shall require the approval of a Special Use Permit.
4. It is located in the Rear Yard; and
5. The Accessory Building or Structure shall be constructed from a wood frame with wood siding, including hardy plank-style siding, masonry, stucco, or some combination thereof and shall be constructed to match the primary structure in percentage and type of materials.
6. A permit for the Accessory Building or Structure is required.

According to the submitted site plan, three of the existing accessory structures encroach into the required five-foot (5 ft.) accessory structure setback. This setback is designed to establish a safe distance between the structure and the property line or right-of-way to provide adequate space for emergency access and prevent hazards related to vehicle traffic and public utilities. Additionally, the minimum standards applying to accessory buildings and structures regulate the height, square footage, location, architectural treatments and permitting. Therefore, the applicant would be responsible for bringing the accessory buildings and structures into compliance with the minimum requirement prior to the issuance of a Certificate of Occupancy or Certificate of Completion.



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Article 2 Supplemental And Accessory Use Standards, Section 200.3. Subsection 200.3.55 Outdoor Storage - Industrial

A. Outdoor storage of items, equipment, materials, and supplies which are not offered for sale, but which are normally appurtenant to a permitted use, provided that such storage meets the following requirements:

2. Such property is not located within the boundary of the geographical area of the Lawrenceville Downtown Development Authority.

Although the requested rezoning did not propose or indicate the need for outdoor storage, the applicant is reminded that the property is located within the boundaries of the Lawrenceville Downtown Development Authority, which prohibits outdoor storage.

Article 4 Buffers, Section 403 Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
LM-CMU	50 ft	0 ft	Denial
LM_BG	50 ft	0 ft.	N/A

Buffer zones shall be established and maintained by the owner of any commercial, industrial, or otherwise incompatible use. These buffers are specifically designed to mitigate potential conflicts between incompatible land uses, whether it involves industrial areas encroaching on residential areas or residential areas encroaching on industrial zones.



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In 2022, a property located immediately to the north was rezoned from BG (General Business District) to CMU (Community Mixed Use District), under case RZM2022-00012. The City Council's approval of the rezoning aligned with the surrounding land uses and zoning designations. This approval is consistent with the Comprehensive Plan and presented a unique opportunity to redevelop an underutilized parcel, further advancing the long-range objectives for the Buford Drive corridor. Therefore, the implementation of buffer zones and the rezoning decision contribute positively to fostering a balanced and thoughtful urban environment.

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

Standard	Gross Square Footage ¹	Requirement	Proposed or Existing	Recommendation
Manufacturing, General	13,500 gsf	1 per 2,000 SF GFA (6.75 spaces)	17	N/A

¹ GSF – Gross Square Footage

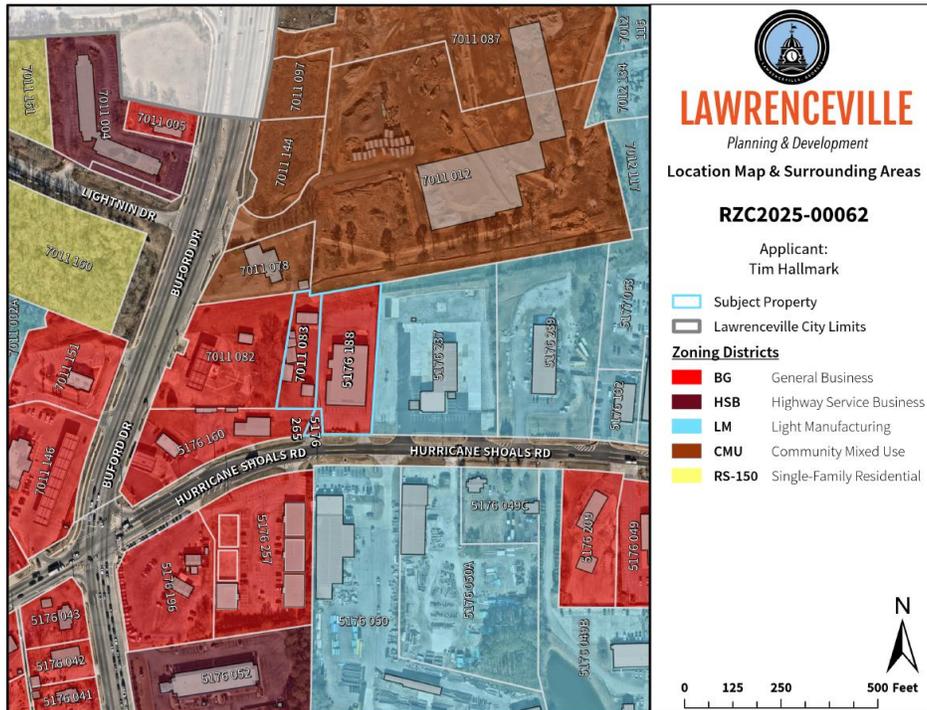
The property has seventeen (17) parking spaces in total, two (2) of which are designated for handicapped parking. As proposed, the request meets the minimum required parking spaces.



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CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The area surrounding the subject property consists of a mix of future residential, commercial and industrial land uses, with various zoning districts. To the immediate north of the property, the zoning is CMU (Community Mix Use District), under development for apartments and commercial uses. To the east, the property is zoned LM (Light Manufacturing District) and is occupied by an automobile rental facility. To the south, across Hurricane Shoals Road is the parent company Consolidated Pipe and Supply zoned LM. West of the subject property are commercial uses such as a gas station and an existing nonconforming bail bond facility zoned BG.

Although the requested zoning and proposed use appear generally compatible with the surrounding area, there may be inconsistencies with the 2045 Comprehensive Plan that should be carefully considered. The 2022 rezoning decision (RZM2022-00012), which shifted a nearby property from BG (General

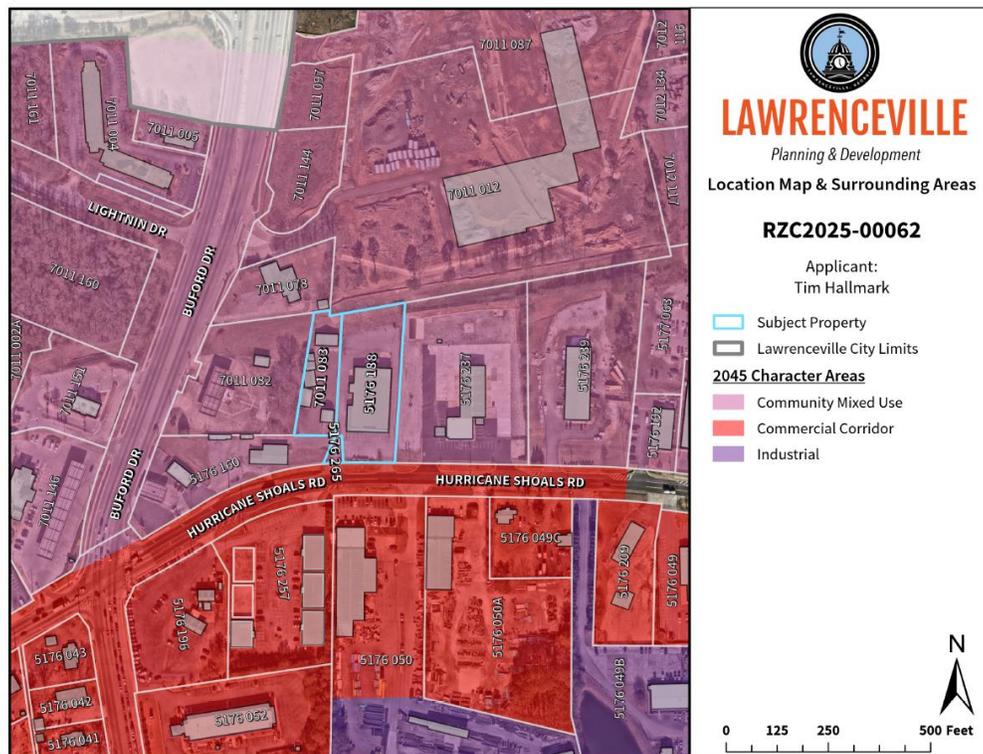


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Business District) to CMU (Community Mixed Use District), was a strategic move aligned with the Plan's broader objectives. This change aimed to revitalize underutilized areas, integrate diverse land uses, and create a more dynamic, pedestrian-friendly corridor along Buford Drive. Zoning decisions must align not only with immediate development goals but also with long-term planning objectives to ensure sustainable growth and community cohesion. While the rezoning proposal presents opportunities for future development, it must be carefully evaluated to ensure consistency with the City's overarching policy framework, balancing short-term benefits with long-term planning priorities.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





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2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicates the subject property is located within the Community Mixed Use Character Area. It capitalizes on Lawrenceville's economic strengths and diverse population by fostering vibrant and walkable neighborhoods. This integration of residential, commercial, and recreational spaces caters to the needs and preferences of a dynamic and growing community. The area should seamlessly integrate 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. It is imperative to note that the subject property is within the Downtown Development Authority boundary where outdoor storage is prohibited.

STAFF RECOMMENDATION

From a land use and zoning perspective, the proposal may align with existing zoning and land use patterns in the immediate area. However, the request may have multiple regulatory and planning conflicts and may be inconsistent with the long-term vision for the Community Mixed-Use character area as outlined in the City's 2045 Comprehensive Plan. Additionally, the absence of the required 50-foot buffer along the northern property line fails to mitigate land use conflicts with adjacent mixed-use zoning. While outdoor storage is not currently proposed, future expansion or operational needs could conflict with the outdoor storage regulations, creating enforcement challenges. Given these concerns, the Planning and Development Department recommends **DENIAL** of the 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

The location has an existing nonconforming sign per CEU2021-02699.

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;**

The proposed zoning appears generally compatible with surrounding properties. However, there may be inconsistencies with the 2045 Comprehensive Plan that need careful consideration. Zoning decisions should not only meet immediate development needs but also align with long-term goals to promote sustainable growth and community cohesion. While the rezoning proposal offers potential for future development, it's crucial to ensure it aligns with the broader policy framework to achieve both short-term success and long-term planning objectives.

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

The impact of zoning changes on nearby properties should be carefully assessed. The 2022 rezoning of a property from BG (General Business District) to CMU (Community Mixed Use District) aligns with surrounding land uses and supports the Comprehensive Plan's vision. This rezoning provides an opportunity to revitalize an underutilized parcel along the Buford Drive corridor, promoting mixed-use development that can boost economic growth and enhance the area's livability.

- 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 may be anticipated in the form of traffic, parking, and stormwater runoff. The developer would have to take the necessary precautions to ensure that these do not overwhelm local systems.



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

While the requested zoning aligns with the surrounding area, there may be some inconsistencies with the 2045 Comprehensive Plan. The 2022 rezoning (RZM2022-00012) strategically supports the plan's broader goals, shifting from BG to CMU to revitalize underused areas and create new development opportunities. This change supports the Buford Drive corridor's long-term vision, integrating diverse land uses and fostering a dynamic community. It also highlights the need for zoning updates to address evolving needs and ensure future relevance.

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;

While the proposed zoning supports revitalization and economic development, careful consideration must be given to how it fits within the overall goals of the Comprehensive Plan and its impact on the surrounding area.



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RECOMMENDED CONDITIONS

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

RZC2025-00062

Approval of a rezoning to LM (Light Manufacturing District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Light manufacturing and accessory uses, which may include a manufacturing facility for plastic fabrication. The following uses shall be prohibited:
 - Adult Bookstores or Entertainment
 - Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
 - Equipment Rental
 - Recovered Materials Processing Facilities
 - B. Outdoor storage shall be prohibited;



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- C. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited;
 - D. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
 - E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;
 - F. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
2. To satisfy the following site development considerations:
- A. Provide a ten-foot-wide enhanced landscape strip adjacent to a public right-of-way. Landscape plantings shall be designed and installed for every ten-foot width (10 ft.) and one hundred linear feet (100 LF.) of property line adjacent to a public right-of-way.
 - B. Existing asphalt within the required 50-foot-wide enhanced buffer shall be removed and the area shall be restored to include a minimum 50-foot-wide enhanced buffer adjacent to CMU zoned property or the northernmost property line. Buffer plantings shall be designed for every twenty-five-foot width (25 ft.) and one hundred linear feet (100 LF.) of property line adjacent to a dissimilar use or zoning classification. Minimum Widths shall not be precluded by a variance.



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- C. The required 50-foot-wide enhanced buffer plantings shall consist of ten (5) Overstory trees, (5) Understory trees (deciduous trees shall be a minimum of eight inches (8 in.) caliper at the time of planting), and forty (40) evergreen shrubs (shrubs shall be a minimum size of a three-gallon (3 gal.) container at the time of planting and must be of a species with a minimum mature height of three (3 ft.) Approval of a landscape plan shall require the review and approval of the Director of the Planning and Development Department.
- D. Provide a minimum 50-foot wide natural or enhanced buffer adjacent to the easternmost property line.
- E. Natural vegetation shall remain on the property until the issuance of a development permit.
- F. All accessory structures must comply with ARTICLE 2, Section 200.3.1 of the Zoning Ordinance.
- G. Ground signage shall be limited to one monument type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high (2ft.) brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- H. The applicant must submit a stormwater management plan to the City's Planning and Development Department to ensure compliance with water runoff regulations and mitigate any potential impact on adjacent properties.
- I. New billboards or oversized signs shall be prohibited.



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- J. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights-of-way.
- K. Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.