



# LAWRENCEVILLE

## GEORGIA

### **VARIANCE**

**CASE NUMBER: VAR2024-00116**

<b><i>Appeal Description:</i></b>	Allow to remove screening requirements by a combination of fencing and landscaping
<b><i>Applicant Name:</i></b>	United Rentals
<b><i>Development Type:</i></b>	LM (Light Manufacturing)
<b><i>Ordinance:</i></b>	Zoning Ordinance & Development Regulations
<b><i>Code Section:</i></b>	Zoning Ordinance, Article 2, Supplemental and Accessory Use Standards, Section 200.3.55 Outdoor Storage-Industrial, Subsection A.4.  Development Regulations, Article VIII, Buffer, Landscaper and Tree Ordinance, Section 8.4 Landscape Regulations
<b><i>Recommendation:</i></b>	<b>DENIAL</b>
<b><i>Subdivision:</i></b>	Stephens Park 316
<b><i>Property Address:</i></b>	255 Equipment Court
<b><i>Parcel #:</i></b>	R7012 116



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### ***Variance Request:***

The applicant requests a Variance to allow the elimination of the tree planting requirements of the Zoning Ordinance, Article 2, Supplemental and Accessory Use Standards, Section 200.3.55 Outdoor Storage-Industrial, Subsection A.4., and the Development Regulations, Article VIII, Buffer, Landscaper and Tree Ordinance, Section 8.4 Landscape Regulations which reads as follows:

### ***Zoning Ordinance:***

Article 2 Supplemental and Accessory Use Standards, Section 200.3. Supplemental Use Standards (As Per Section 103.2, Use Table), Section 200.3.55 Outdoor Storage - Industrial, Subsection A.4.

**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:

1. Such property is not directly adjacent to a residential property.
2. Such property is not located within the boundary of the geographical area of the Lawrenceville Downtown Development Authority.
3. Storage shall be in the rear or side yard, except where any part of the property is adjacent to, or the storage is visible within a distance of two hundred and fifty (250) feet from, Pike Street, Five Forks-Trickum Road, Scenic Highway, Lawrenceville Highway, Buford Drive (Hwy. 20), Hurricane Shoals Road, Lawrenceville Suwanee Road, Sugarloaf Parkway, Grayson Highway, or Gwinnett Drive, in which case all items shall be stored in a rear yard only.
4. Stored items shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials; and.



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5. Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any part thereof, outdoors.

### ***Development Regulations:***

Development Regulations, Article VIII, Buffer, Landscaper and Tree Ordinance, Section 8.4 Landscape Regulations, Subsection 8.4.2 Landscape Strip:

Required Landscape Strips shall contain landscaping and plantings within the Landscape Strip and shall meet the following minimum requirements:

- A. Shall be a minimum ten (10) feet in width located on private property adjacent to the right-of-way.
- B. Shall contain no encroachments of impervious surfaces except for perpendicular ingress and egress access and signs.
- C. One (1) tree for each twenty-five (25) linear feet of Landscape Strip length shall be provided. Deciduous trees shall be at least three (3) inches in diameter and evergreen trees shall be at least six (6) feet in height at time of planting. Genus and species of required Landscape Strip trees are encouraged to be found in Appendix "A"; however, alteration from Appendix "A" shall be permitted as authorized by the Director.
- D. Three (3) evergreen shrubs for each twenty-five (25) linear feet of Landscape Strip length shall be provided. Evergreen shrubs shall be a minimum size of three (3) gallon container at time of planting and must be of a species with a minimum mature height of three (3) feet.



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- E. Trees and shrubs required herein may be planted and spaced singularly or in groups as authorized by the Director so long as the total number of plantings is achieved. The spacing of trees along the Landscape Strip is encouraged to be uniform to create consistency. Shrubs are encouraged to be grouped together in an intentional design.
- F. The remaining ground area shall be sodded, seeded or hydroseeded with grass, and / or planted with groundcover species and / or provided with other landscaping material, seasonal flower beds or any combination thereof.

The purpose of the various rules and regulations administered and enforced by the Planning and Development Department relating specifically to the landscape requirements is to cultivate and encourage a higher level of tree preservation and to enhance the city's natural environment through replacement of tree and landscape material without denying the reasonable, highest, and best use and enjoyment of real property. The intent is to provide standards for the preservation, removal, and replacement of trees as part of the land development and building construction processes.

The requested Variances may not be appropriate and could negatively affect the intent of the City's efforts to effectively communicate an appropriate greeting to residents or visitors that "you are home" or "welcome to our town." The proposed request to eliminate the required tree plantings could diminish this standard which is intended to improve the quality of redevelopment projects throughout the City of Lawrenceville.

Therefore, the requested Variances allowing the elimination of the required landscaping may be counter to the emphasis of the City's efforts to improve the overall image of the City of Lawrenceville. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** for the requested Variances.



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### ***P&D RECOMMENDED CONDITIONS***

***VAR2024-00116\_03182024***

**Note: The following conditions are provided as a guide should the Board of Appeals choose to approve the request.**

The required ten-foot (10 ft.) landscape strip shall be planted as follows:

1. Trees - Install ten (10) Quercus Virginia/Southern Live Oak measuring eight inches (8 in.) in diameter at breast height (DBH) at time of planting. Tree spacing shall be fifty linear feet (50 LFT) between trees.
2. Shrubs - Install one hundred ninety-six (196) Ilex Cornuta "Burford II" Burford Holly measuring six feet (6 ft.) in height at time of planting.
3. Ground Cover - The remaining balance of the ten-foot (10 ft.) landscape strip shall consist of Paspalum Notatum/Bahia Sod.
4. The applicant shall submit a landscape plan for review and approval of the Director of Planning and Development.



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### *Reading and Adoption*

<i>Name</i>	<i>Title</i>	<i>Attendance</i>	<i>Vote</i>
<i>Cory Acuff</i>	<i>Chairman</i>		
<i>Joseph Wise</i>	<i>Vice Chairman</i>		
<i>Caitlin Herndon</i>	<i>Board Member</i>		
<i>Leafus Thomas III</i>	<i>Board Member</i>		
<i>Steven Twombly</i>	<i>Board Member</i>		

<i>Date of Action:</i>	
<i>Motion:</i>	
<i>Mover:</i>	
<i>Secunder:</i>	
<i>Vote Carried:</i>	
<i>Action Taken:</i>	
<i>Action Certified By:</i>	
<i>Title:</i>	
<i>Date:</i>	