



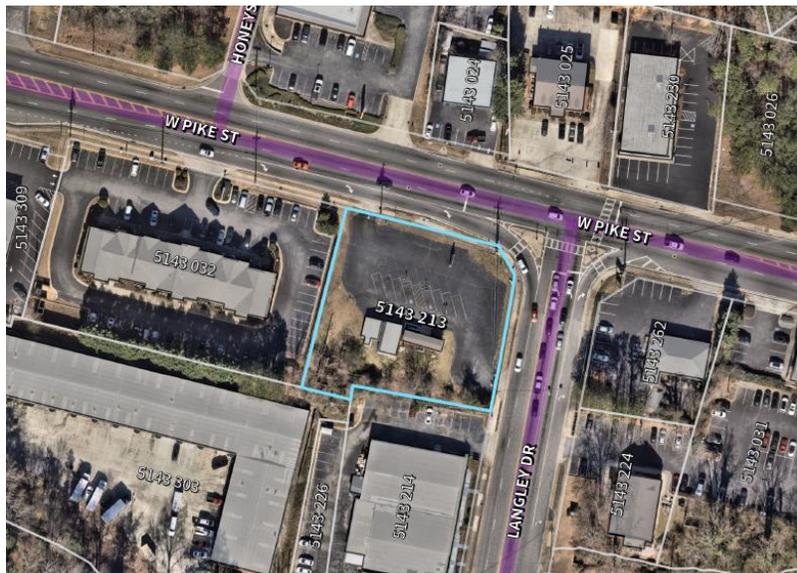
# LAWRENCEVILLE

## Planning & Development

### SPECIAL USE PERMIT

**CASE NUMBER:** SUP2025-00101  
**OWNER:** SPE 366 W PIKE, LLC  
**APPLICANT:** JONATHAN LOPEZ  
**LOCATION(S):** 366 W PIKE STREET  
**PARCEL ID(S):** R5143 213  
**APPROXIMATE ACREAGE:** 0.70 ACRES  
**CURRENT ZONING:** BG (GENERAL BUSINESS DISTRICT)  
**ZONING PROPOSAL:** NO CHANGE IN ZONING  
**PROPOSED DEVELOPMENT:** AUTOMOBILE SALES  
**DEPARTMENT RECOMMENDATION:** DENIAL

#### VICINITY MAP



#### ZONING HISTORY

The earliest zoning records on file for the subject property are from 1960, which shows it as being included within the BG (General Business District) zoning district;





# LAWRENCEVILLE

## Planning & Development

### ZONING AND DEVELOPMENT STANDARDS

The subject property currently has a 470-square foot trailer office, one 470-square foot metal garage, a shed, and a carport. The applicant is not proposing any changes to the site. Their proposal is to continue to use the 17 marked parking spaces for automobile inventory and the existing structures as office and parking.

The proposal is subject to the following lot development standards and parking/buffer requirements:

#### **Article 1 Districts, Section 102.13, B. Lot Development Standards**

| <i>Standard</i>                    | <i>Requirement</i> | <i>Proposal</i>                                    | <i>Recommendation</i> |
|------------------------------------|--------------------|--|-----------------------|
| <b>Minimum Lot Area</b>            | <i>None</i>        | <i>30,492 sq. ft.</i>                              | <i>NA</i>             |
| <b>Minimum Lot Width</b>           | <i>None</i>        | <i>183 feet</i>                                    | <i>NA</i>             |
| <b>Minimum Front Yard Setback</b>  | <i>50 feet</i>     | <i>50 feet</i>                                     | <i>NA</i>             |
| <b>Minimum Rear Yard Setback</b>   | <i>10 feet</i>     | <i>10 feet</i>                                     | <i>NA</i>             |
| <b>Minimum Side Yard Setback</b>   | <i>10 feet</i>     | <i>10 feet</i>                                     | <i>NA</i>             |
| <b>Impervious Surface Coverage</b> | <i>95%</i>         | <i>Not listed</i>                                  | <i>NA</i>             |
| <b>Maximum Building Height</b>     | <i>35 feet</i>     | <i>Trailer office 13.2 feet<br/>Garage 14 feet</i> | <i>NA</i>             |

#### **Article 1 Districts, Section 103.2 Use Table**

| <i>Standard</i>   | <i>Requirement</i>        | <i>Proposal</i>           | <i>Recommendation</i> |
|---|---------------------------|---------------------------|-----------------------|
| <b>Automobile Sales or Auction and Related Service (Outdoor sales) Including Autobroker</b> | <i>Special Use Permit</i> | <i>Special Use Permit</i> | <i>Denial</i>         |



# LAWRENCEVILLE

## Planning & Development

**Article 2 Supplemental and Accessory Use Standards, Section 200.3.8, Automobile Sales or Auction and Related Service (Used or New Car Outdoor Sales Lot reads as follows:**

- A. No used car lots are permitted within 100 feet of any residential property.*
- B. No lots smaller than 25,000 square feet.*
- C. All buildings must have a permanent foundation. Architectural exterior treatments must consist of brick or stone.*
- D. The building must be at least 1000 square feet.*
- E. No metal building facades; and*
- F. A 15-foot landscape buffer shall be provided fronting the street.*

**Article 4 Buffers, Section 403 Buffers Table**

| <i>Standard</i> | <i>Requirement</i> | <i>Proposal</i> | <i>Recommendation</i> |
|-----------------|--------------------|-----------------|-----------------------|
| <b>BG/BG</b>    | <i>0 ft</i>        | <i>0 ft</i>     | <i>N/A</i>            |
| <b>BG/LM</b>    | <i>0 ft</i>        | <i>0 ft</i>     | <i>N/A</i>            |

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

| <i>Standard</i>   | <i>Gross Square Footage<sup>1</sup></i> | <i>Requirement</i>   | <i>Proposal</i>  | <i>Recommendation</i> |
|---|---|--|------------------|-----------------------|
| <b>Automobile Sales or Auction and Related Service (Outdoor sales) Including Autobroker</b> | <i>940 GSF</i>                          | <i>1 per 500 SF GFA of sales or service area (1 space)</i> | <i>17 spaces</i> | <i>N/A</i>            |

<sup>1</sup> GSF – Gross Square Footage

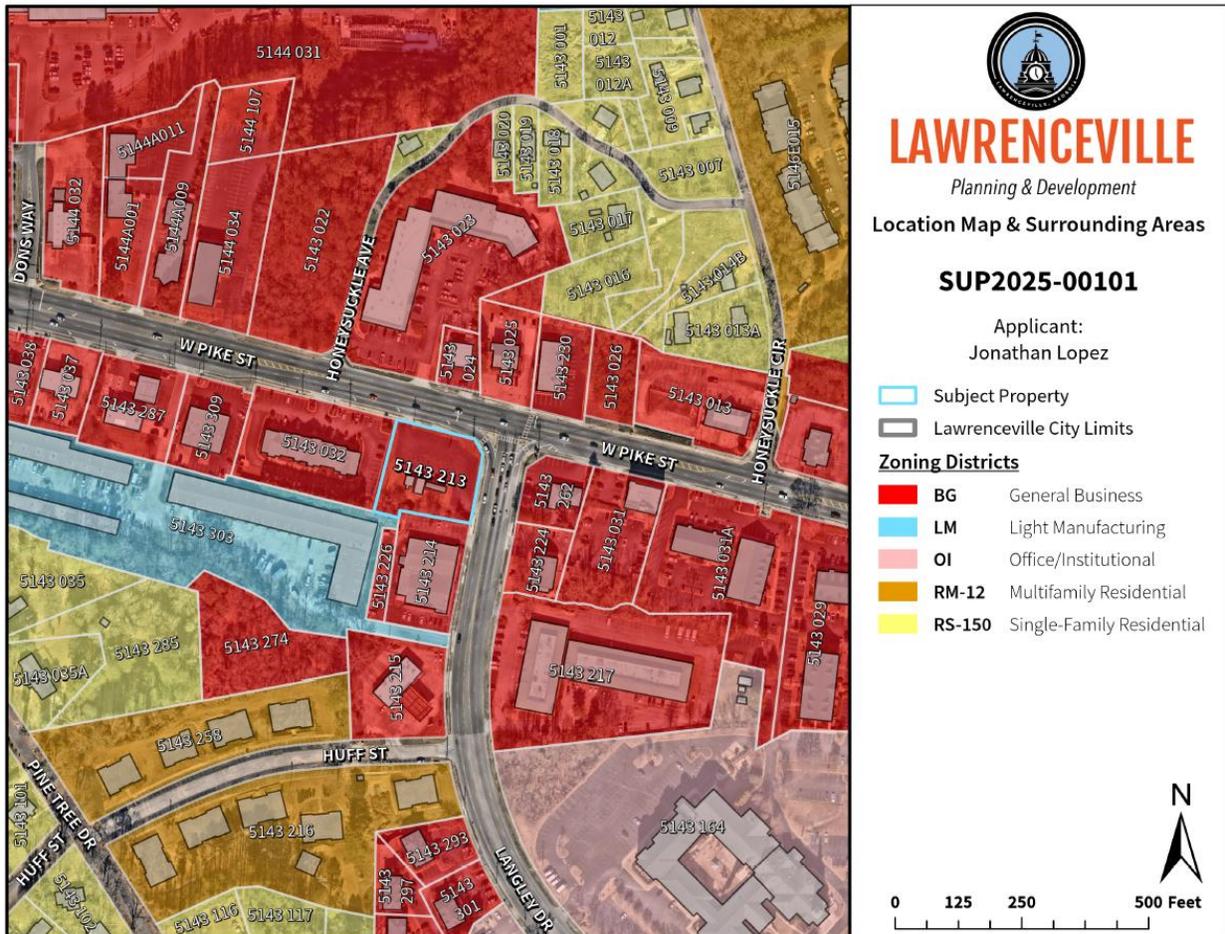


# LAWRENCEVILLE

## Planning & Development

The proposal may not meet the minimum requirements for the Supplementary Regulations, specifically that all buildings must have a permanent foundation. Architectural exterior treatments must consist of brick or stone and the building must be at least 1,000 square feet and cannot be metal.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### SURROUNDING ZONING AND USE

The immediate surrounding area is primarily composed of commercial and retail properties within commercial and industrial zoning districts. To the north, across the W Pike Street right-of-way, properties are zoned BG (General Business District) and host various commercial businesses, including hair salons, a bakery, and a

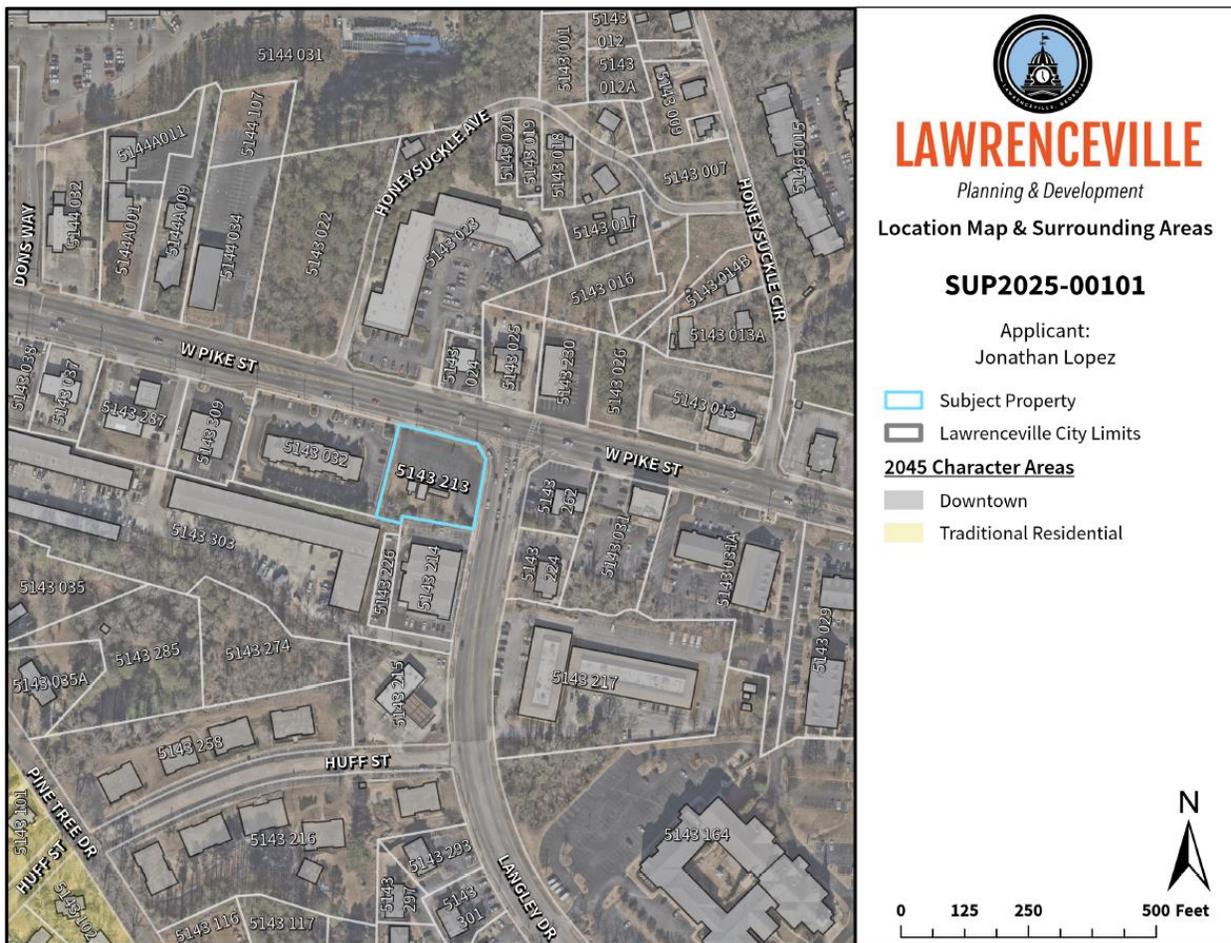


# LAWRENCEVILLE

## Planning & Development

driving school. A legacy tire shop with installation is also located across W Pike Street. To the east, across Langley Drive, there is an additional legacy automobile maintenance shop, also zoned BG. Directly south, an adjacent BG-zoned property includes businesses such as a print shop and a driving school. Southwest of the property is an industrial plaza, while directly to the west, a BG-zoned property houses professional office uses.

### LAWRENCEVILLE 2045 COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP





# LAWRENCEVILLE

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### **2045 COMPREHENSIVE PLAN**

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Downtown Character Area. The Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce. The proposed request for Automobile Sales may not be compatible with the intent of the 2045 Comprehensive Plan.

### **STAFF RECOMMENDATION**

In conclusion, the proposal may be inconsistent with the 2045 Comprehensive Plan and its vision to preserve Downtown as a vibrant center for community life; it does not introduce site improvements that would enhance compatibility with the Downtown Character Area. Unlike shops, restaurants, or other uses that may encourage pedestrian activity and social engagement, a car lot primarily serves as a large, vehicle-oriented space that lacks the interactive, walkable, and aesthetically cohesive elements that define a city's cultural and economic hub. Additionally, the request fails to meet the minimum requirements for Supplemental Use Standards, as the existing structures do not comply with size, foundation, or architectural material requirements for automobile sales. The lack of proposed site improvements further contributes to its incompatibility with surrounding commercial and pedestrian-friendly businesses. Furthermore, the approval of this request would necessitate significant text amendments to the City of Lawrenceville Zoning Ordinance to accommodate a use that does not align with current regulations or the long-term vision for Downtown. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of this request.



# LAWRENCEVILLE

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### **CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

#### **ENGINEERING DEPARTMENT**

No comment

#### **PUBLIC WORKS**

No comment

#### **ELECTRIC DEPARTMENT**

Lawrenceville Power serves this property.

#### **GAS DEPARTMENT**

No comment

#### **DAMAGE PREVENTION DEPARTMENT**

No comment

#### **CODE ENFORCEMENT**

The property has a history of Code Enforcement cases since 2019:

CEU2019-00889: Parking on unpaved surface

CEU2021-02643: Illegal sign- Permitted per SLP20219-00031

CEU2022-06579: Nonconforming business

CEU2022-06581: Outdoor storage

CEU2023-07628: Property maintenance

CEU2023-09496: Illegal sign- bandit sign

CEU2024-09745: Illegal sign- bandit sign

CEU2024-11777: Property maintenance

CEU2024-11807: Property maintenance (duplicate)

CEU2024-11945: Illegal sing- bandit sign

CEU2025-14615: Outdoor storage



# LAWRENCEVILLE

*Planning & Development*

**STREET AND SANITATION DEPARTMENT**

No comment



# LAWRENCEVILLE

## Planning & Development

### 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 not be suitable given that the structures do not meet the intent of the Zoning Ordinance, specifically ARTICLE 2, Supplemental and Accessory Use Standards, Section 200.3.8, Automobile Sales or Auction and Related Service.*

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

*The proposed Special Use Permit for automobile sales at 366 W Pike Street may adversely affect the usability of adjacent and nearby properties by introducing a vehicle-oriented use that does not align with the pedestrian-friendly, mixed-use character of the area. Surrounding properties consist of commercial businesses, professional offices, and retail establishments that contribute to an active, walkable environment. A car lot, by nature, prioritizes vehicle storage and display over pedestrian engagement, which could disrupt the cohesive commercial atmosphere intended for the Downtown Character Area. Additionally, the lack of site improvements, including insufficient architectural enhancements, landscaping, and pedestrian-friendly design—may create visual and functional incompatibilities with neighboring properties. Furthermore, automobile sales lots can generate increased vehicular traffic, leading to potential congestion and parking concerns along W Pike Street. This could negatively impact the accessibility and attractiveness of adjacent businesses, particularly those that rely on foot traffic.*

- 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;**



# LAWRENCEVILLE

## Planning & Development

*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;**

*No; this area is within the Downtown Character Area, and it may not contribute to the community-focused aspects of a vibrant downtown which the City is working on building upon. The 2045 Comprehensive Plan emphasizes architectural cohesion and site design improvements to enhance Downtown's character. The applicant does not propose any site improvements, and the existing structures do not meet the required building standards for automobile sales, further misaligning with the plan's objectives.*

**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;**

*The property previously operated as a nonconforming automobile sales lot but lost its legal status in 2022, a decision upheld by the Gwinnett County Superior Court in 2024. This ruling reinforces the intent to transition away from incompatible, nonconforming uses within the Downtown Character Area and supports the denial of reinstating automobile sales. Additionally, the applicant proposes no upgrades to the property, which currently contains nonconforming structures, including a trailer office, metal garage, and a shed. The Supplementary Regulations for automobile sales require permanent buildings with brick or stone exteriors, which the site does not meet. Without substantial improvements, the property fails to align with modern zoning and design standards.*



# LAWRENCEVILLE

## *Planning & Development*

### PLANNING AND DEVELOPMENT

### RECOMMENDED CONDITIONS

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

#### **SUP2025-00101**

Approval of Special Use Permit to allow Automobile Sales, subject to the following enumerated conditions:

**1. To restrict the Special Use Permit as follows:**

- A.** Automobile Sales as a Special Use Permit in BG (General Business District) zoning.
- B.** The existing structures shall be removed, and a new building shall be constructed and be consistent with the Zoning Ordinance ARTICLE 2 Supplemental Regulations for Automobile Sales and ARTICLE 6 Architectural and Design Standards.
- C.** No storage of disassembled cars, car parts/car body parts, tires, or other similar materials shall be permitted.
- D.** Any repair or service of vehicles shall be prohibited.
- E.** All display vehicles shall be parked on paved surfaces and within lined spaces.
- F.** The design of the façades shall be clad in brick. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
- G.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site (except for the “Grand Opening” period). Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- H.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.



# LAWRENCEVILLE

## *Planning & Development*

- I.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
  - J.** The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for the renewal of a Special Use Permit.
- 2.** To satisfy the following site development considerations:
- A.** A 10-foot-wide landscape strip shall be installed and maintained along W Pike Street and Langley Drive, incorporating a mix of trees, shrubs, and ground cover to enhance the streetscape and screen the lot.
  - B.** All grassed areas shall be sodded.
  - C.** Underground utilities shall be provided throughout the development.
  - D.** Exit/entrance shall be right-in, right-out only.
  - E.** Ground signage shall be limited to monument-type sign and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick base, complementing the building's architectural treatment. The brick base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed 6 feet in height.
  - F.** 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 public right-of-way.
  - G.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
  - H.** Prior to the issuance of a Certificate of Completion the new structures shall be in compliance with the rules and regulations of applicable International Building Code (IBC).