



# LAWRENCEVILLE

*Planning & Development*

## **ANNEXATION / REZONING / SPECIAL USE PERMIT**

**CASE NUMBER(S):** ANN2025-00013 / RZC2025-00065 /  
SUP2025-00102

**APPLICANT:** MAKENNA JUNTTI

**OWNER(S):** SAMIRA & ABDELMAJID BELHARETH

**LOCATION(S):** 686 / 694 OLD SNELLVILLE HIGHWAY

**PARCEL IDENTIFICATION NUMBER(S):** R5108 011 & R5108 012

**APPROXIMATE ACREAGE:** 3.41 ACRES

**CURRENT ZONING:** GWINNETT C-1 (NEIGHBORHOOD BUSINESS DISTRICT), C-2 (GENERAL BUSINESS DISTRICT), AND R-75 (SINGLE-FAMILY RESIDENCE DISTRICT)

**PROPOSED ZONING:** BG (GENERAL BUSINESS DISTRICT)

**PROPOSED DEVELOPMENT:** CONVENIENCE STORE W/ FUEL PUMPS & AUTOMATED CARWASH

**DEPARTMENT RECOMMENDATION:** **APPROVAL W/ CONDITIONS**

### **VICINITY MAP**





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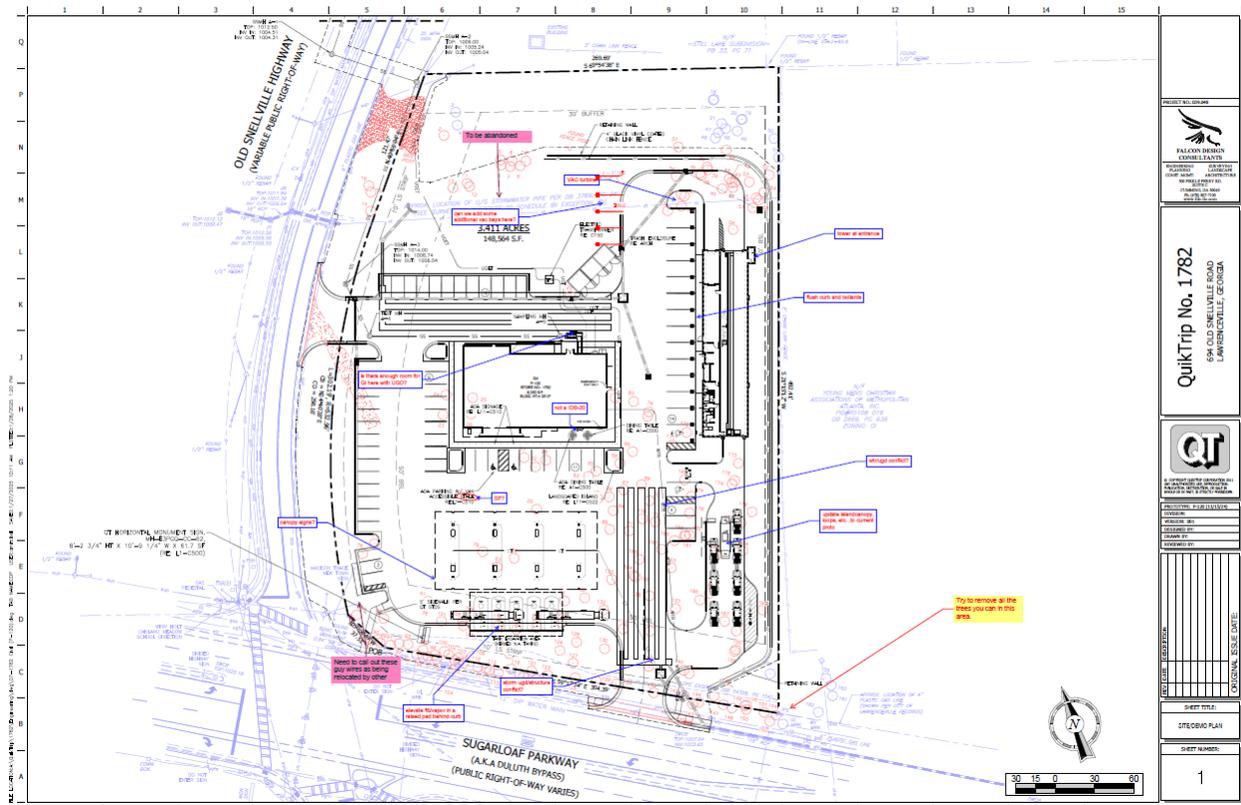
### ZONING HISTORY

The subject property is located within unincorporated Gwinnett County and is currently zoned C-1 (Neighborhood Business District), C-2 (General Business District), and R-75 (Single-Family Residence District).

### PROJECT SUMMARY

The applicant requests the annexation and rezoning of an approximately 3.41-acre property from C-1 (Neighborhood Business District), C-2 (General Business District) and R-75 (Single-Family Residential District) to BG (General Business District) to develop a convenience store with fuel pumps with a Special Use Permit to operate an automated carwash. The subject property is located at the northeastern right-of-way of Old Snellville Highway and Sugarloaf Parkway, on the southern extent of the Lawrenceville city limits.

### CONCEPT PLAN





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### ZONING AND DEVELOPMENT STANDARDS

The applicant proposes the development of a 6,262 square foot convenience store with fuel pumps and a 4,400 square foot automated carwash facility for a total of 10,662 square feet of retail sales and service space. The proposal meets the following standards established in the zoning ordinance:

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
<b>Minimum Lot Area</b>	<i>20,000 sq. ft.</i>	<i>148,539 sq. ft.</i>	<i>N/A</i>
<b>Minimum Lot Width</b>	<i>100 ft.</i>	<i>304.39 ft.</i>	<i>N/A</i>
<b>Maximum Building Height</b>	<i>35 feet</i>	<i>35 feet</i>	<i>N/A</i>
<b>Minimum Front Yard Setback</b>	<i>50 feet</i>	<i>50 feet</i>	<i>N/A</i>
<b>Minimum Side Yard Setback</b>	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
<b>Minimum Rear Yard Setback</b>	<i>15 feet</i>	<i>15 feet</i>	<i>N/A</i>
<b>Impervious Surface Coverage</b>	<i>70%</i>	<i>70%</i>	<i>N/A</i>

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
<b>Automobile Wash (Carwash)</b>	BG- Special Use Permit	BG- Special Use Permit	Approval w/ Conditions



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### Article 5 Buffers, Section 403 – Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
<b>BG / RM (RM-12)</b>	50 ft	50 ft	N/A
<b>BG / OI</b>	0 ft	0 ft	N/A

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
<b>Retail Sales and Service</b>	1 parking space per 300 SF GFA (36 spaces)	1 parking space per 159 SF GFA (67 spaces)	N/A

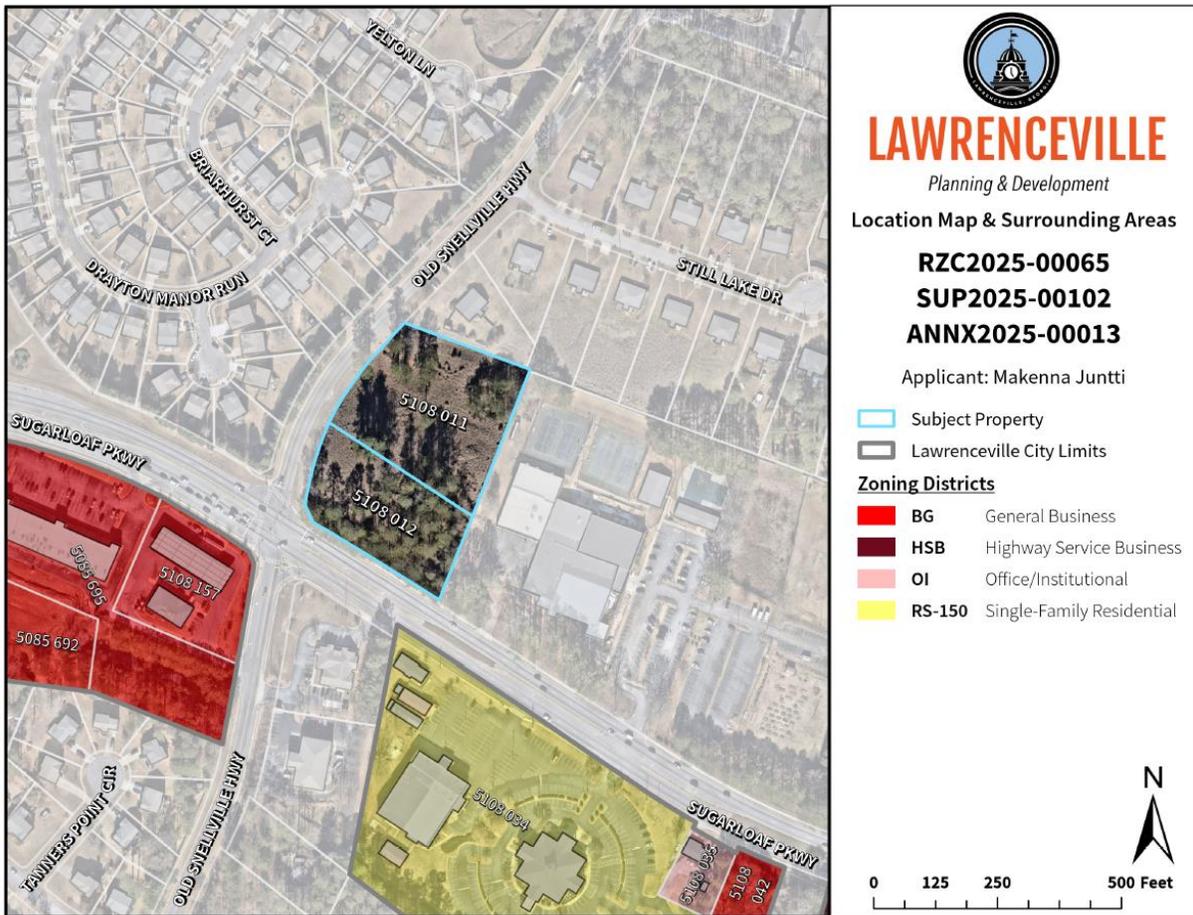
The proposed development does not require any variances from the standards established in the zoning ordinance.



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## CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### SURROUNDING ZONING AND USE

The area surrounding the subject property is predominantly commercial/institutional in nature, especially closer to Sugarloaf Parkway. The property shares its eastern border with an unincorporated parcel zoned OI (Office Institutional District) that hosts a YMCA location. Moving clockwise from here, due to the southeast, across the right-of-way of Sugarloaf Parkway, is a Lawrenceville parcel zoned RS-150 (Single-Family Residential District), the location of Sunrise Baptist Church. Directly south of the subject property is an unincorporated parcel zoned OI with a veterinary clinic, and to the southwest are Lawrenceville parcels

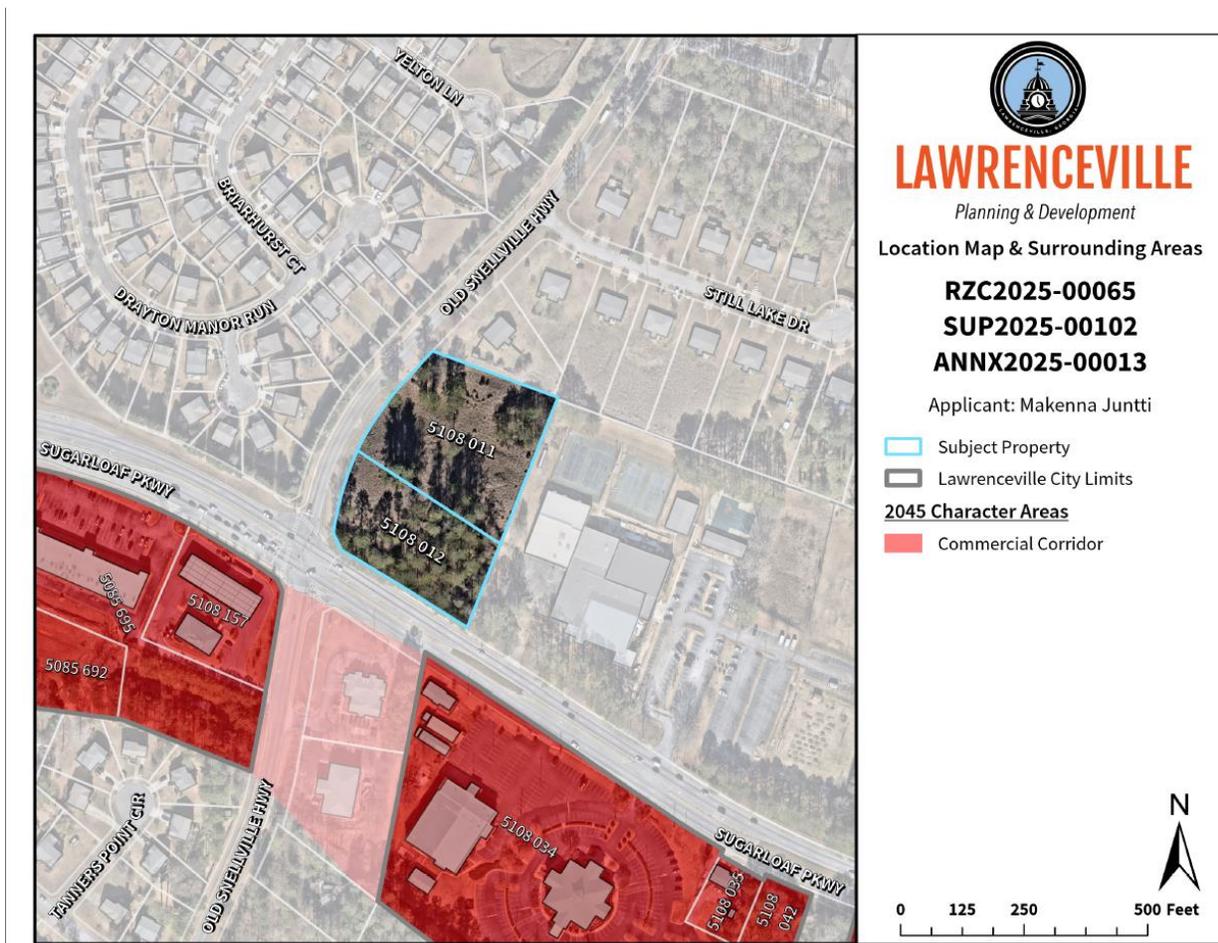


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zoned BG with various retail uses. To the west of the subject property, across the right-of-way of Old Snellville Highway, is the unincorporated residential subdivision of Sugarloaf Manor, zoned R-ZT (Single-Family Residence District). Finally, to the north of the subject property is the unincorporated Still Lake residential duplex subdivision, zoned RM (Multifamily Residence District). Given the proximity of similar uses along Sugarloaf Parkway and provided that a sufficient buffer is established between the subject property and neighboring residential land uses, the proposed use may be appropriate for this location.

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





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### **2045 COMPREHENSIVE PLAN**

As the subject property is outside of the current city limits of Lawrenceville, it is not within a character area as defined by the Lawrenceville 2045 Comprehensive Plan and Future Development Map. According to Gwinnett's 2045 Comprehensive Plan and Future Development map, it is within the Traditional daily community, an equivalent concept to Lawrenceville's character areas. The Traditional daily community is defined as such:

*Traditional neighborhood areas are similar to Traditional+ in that they are predominantly single family residential and within 1 mile of a Village Center or Urban Corridor. However, they differ in one significant way: they do not have sewer.*

*This lack of sewer curtails additional density from happening on many of these sites. It is also highly unlikely that these established neighborhoods will build sewer in the future due to high costs and disruption. But because they are near Village Centers, they are in priority pedestrian areas and should be encouraged to build out where lots may be very large and could be split.*

The proposed rezoning may not be appropriate in light of Gwinnett's 2045 Comprehensive Plan, especially in regard to a potential lack of sewer access.

Based on Lawrenceville's 2045 Comprehensive Plan and Future Development Map, the subject property is directly adjacent to the Commercial Corridor character, defined as such:

*The commercial corridor character area corresponds to a major road corridor into the city. It is intended to accommodate large-scale commercial uses that serve the traveling public via automobiles. These uses include, but are not limited to: 'big box' retail stores, car dealerships, car washes, and large corporate offices. All such uses require careful site planning to ensure interconnectivity and compliance with applicable parking, lighting, landscaping, and signage standards. Commercial corridors are typically less pedestrian-oriented than neighborhood and community centers.*

Based on this standard, the proposed development may be appropriate for this area.



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### **STAFF RECOMMENDATION**

Given the commercial and institutional uses along Sugarloaf Parkway and considering the establishment of adequate buffers between the proposed development and nearby residential areas, the requested rezoning and annexation could be appropriate for this location. The proposed development of a convenience store with fuel pumps and an automated carwash aligns with the surrounding commercial character of the area, which already includes retail and institutional establishments. However, careful attention must be paid to mitigate potential impacts on neighboring residential zones, particularly through appropriate site design and buffering measures.

Therefore, while the proposed use is generally compatible with the surrounding commercial nature of the area, the annexation and rezoning should be evaluated to ensure that the development adheres to established planning principles and minimizes adverse effects on adjacent residential properties. If these considerations are addressed, the proposed development may be a suitable fit for the location. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning and Special Use Permit.



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

#### **ENGINEERING DEPARTMENT**

No comment

#### **PUBLIC WORKS**

No comment

#### **ELECTRIC DEPARTMENT**

The property will be serviced by Georgia Power.

#### **GAS DEPARTMENT**

Lawrenceville Gas will serve this development.

#### **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;**

*Yes. The area surrounding the subject property is predominantly commercial/institutional in nature, especially adjacent to Sugarloaf Parkway.*

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

*Sufficient buffers will need to be enforced to ensure minimal distribution to adjacent residential uses.*

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

*Yes; the properties could be developed according to the current standards of the Gwinnett County C-1, C-2, and R-75 zoning districts. However, such a rezoning will help in the assemblage of a variety of parcels into a larger development with a cohesive design.*

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

*The project will induce demand on public facilities in the form of traffic, utilities, and stormwater runoff. However, the effects of this demand can be mitigated through zoning conditions, consistent monitoring of outcomes, and active planning efforts moving forward.*

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

- 6. Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. Being an unincorporated location, the subject property is not within the scope of the Lawrenceville 2045 Comprehensive Plan. However, it is*



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*adjacent to the Commercial Corridor character area; the proposed development aligns with the long-term plan for this area.*

- 7. 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;**

*Access to sanitary sewer services will need to be negotiated with nearby property owners and Gwinnett County prior to the start of any development activity.*



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### **PLANNING AND DEVELOPMENT**

### **RECOMMENDED CONDITIONS**

**ANNX2025-00013 / RZC2025-00065 / SUP2025-00102**

Approval of annexation of the subject property, rezoning to BG (General Business District), and approval of a Special Use Permit to allow an Automobile Wash (Carwash), subject to the following enumerated conditions:

- 1. To restrict the use of the property as follows:**
  - A. Retail, service-commercial, office and accessory uses. 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
    - Contractor's Offices
    - Emission Inspection Stations
    - Equipment Rental
    - Extended Stay Hotels or Motels
    - Recovered Materials Processing Facilities
    - Smoke Shops/Novelty Stores
    - Tattoo Parlors
    - Taxidermists
    - Yard Trimmings Composting Facilities



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- B.** The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated February 14, 2025, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The proportions of materials of the exterior facades shall be in general accordance with those detailed in the elevations received on February 20, 2025.
  - C.** 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.
  - D.** Metal building facades are prohibited.
  - E.** Prefabricated awning type structures are only permitted at automatic carwash facilities.
- 2.** To satisfy the following site development considerations:
- A.** Provide a fifty-foot-wide (50 ft.) building setback adjacent to all rights-of-way (Sugarloaf Parkway and Old Snellville Highway).
  - B.** Provide a minimum ten-foot (10 ft.) landscape strip along all rights-of-way (Sugarloaf Parkway and Old Snellville Highway). Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final approval of a landscape plan shall be subject to the review and approval of the Director of the Planning and Development Department.
  - C.** Provide a minimum 30-foot-wide enhanced landscape buffer adjacent to the northernmost property line. Landscape Plan shall require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a dissimilar use or zoning classification, four (4) overstory trees; eight (8) understory trees (up to 100% may be conifer or evergreen trees); twelve (12) shrubs. Final approval of a landscape plan



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shall be subject to the review and approval of the Director of the Planning and Development Department.

- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** The required parking ratio shall be a minimum of 1 space per 300 square feet of retail sales & services gross floor area.
- F.** Provide a 5-foot concrete sidewalk along the road frontages of Sugarloaf Parkway and Old Snellville Highway.
- 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 brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- H.** New billboards or oversized signs shall be prohibited.
- I.** Outdoor storage shall be prohibited.
- 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.
- L.** 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. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- M.** Peddlers and/or parking lot sales shall be prohibited.



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- N.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.