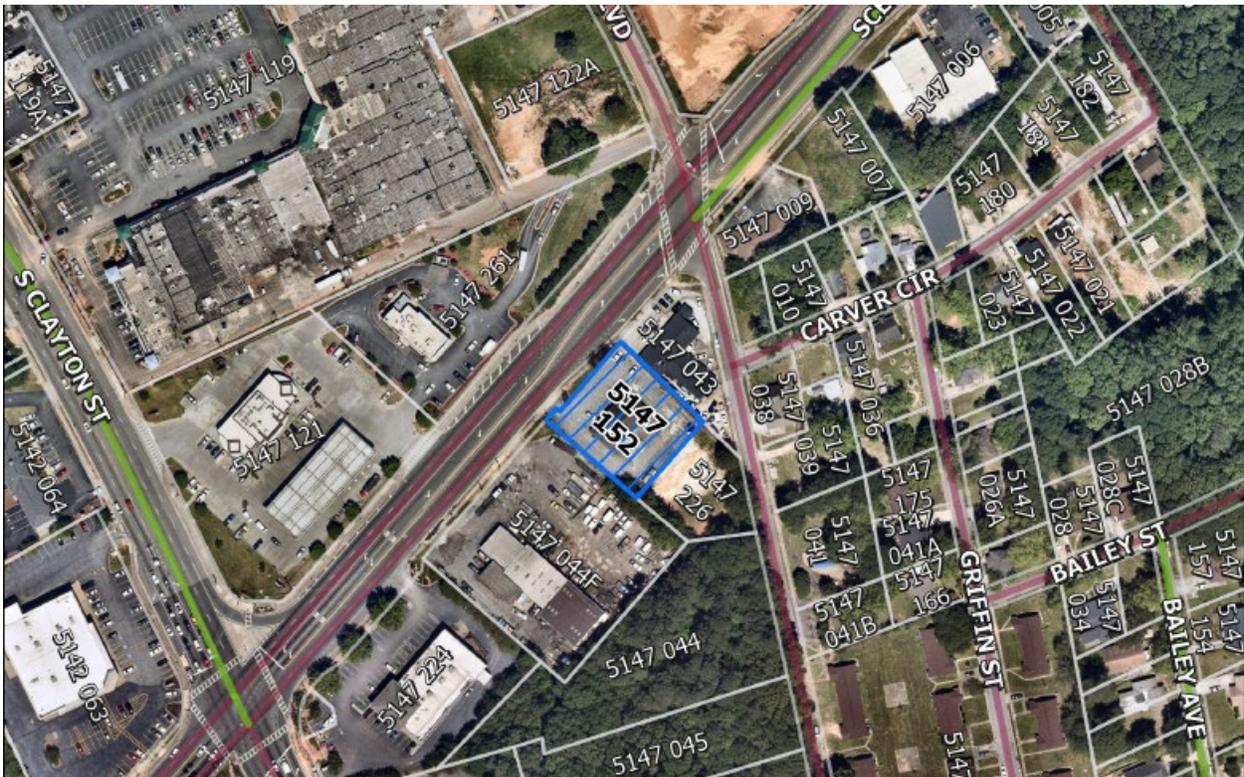




LAWRENCEVILLE

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CASE NUMBER: CIC2023-00011
OWNER: MEA FAMILY INVESTMENTS LP
APPLICANT: TIM TEAGUE
CONTACT: TIM TEAGUE – 706.968.8017
LOCATION(S): 176 SCENIC HIGHWAY
PARCEL ID(S): R5147 152
APPROXIMATE ACREAGE: 0.49
ZONING PROPOSAL: BG (GENERAL BUSINESS DISTRICT) – CHANGE IN CONDITIONS
PROPOSED DEVELOPMENT: RENTAL, AUTOMOBILE – CAR WASH CANOPY
DEPARTMENT RECOMMENDATION: DENIAL
VICINITY MAP





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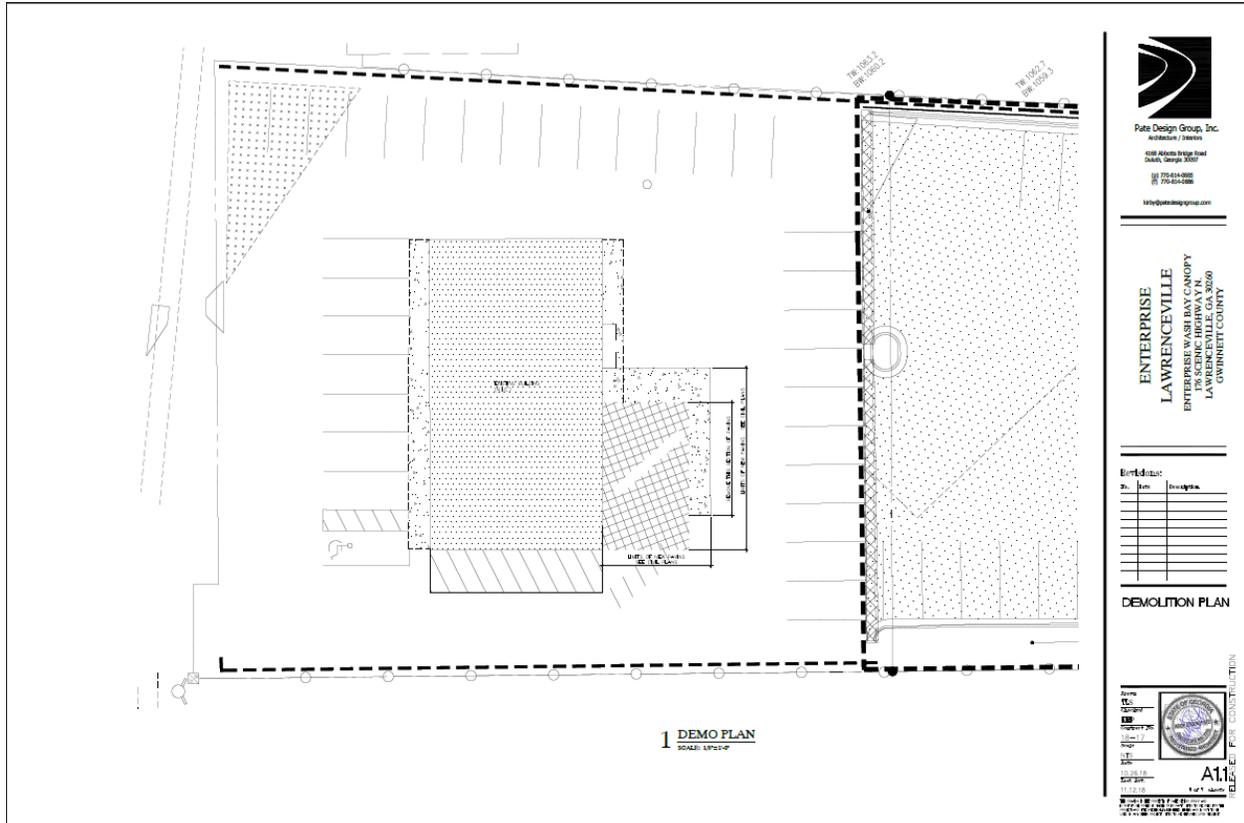
ZONING HISTORY

The subject property has been zoned BG (General Business District) since 1960, which is the earliest record on file. SUP2019-00011 was approved on October 7, 2019, which allowed for an accessory car wash in the rear yard of the property.

PROJECT SUMMARY

The applicant requests a change in conditions for an approximately 0.49-acre parcel at 176 Scenic Highway. In October 2019, City Council approved a plan to build an accessory car wash in the rear yard on the property to serve the business's inventory. The proposed change in conditions is to allow a canopy over the car wash with a significantly different design than that which was approved in 2019. In addition, the site plan differs from that approved in 2019; see updated site plan below. There are no other changes requested.

SURVEY





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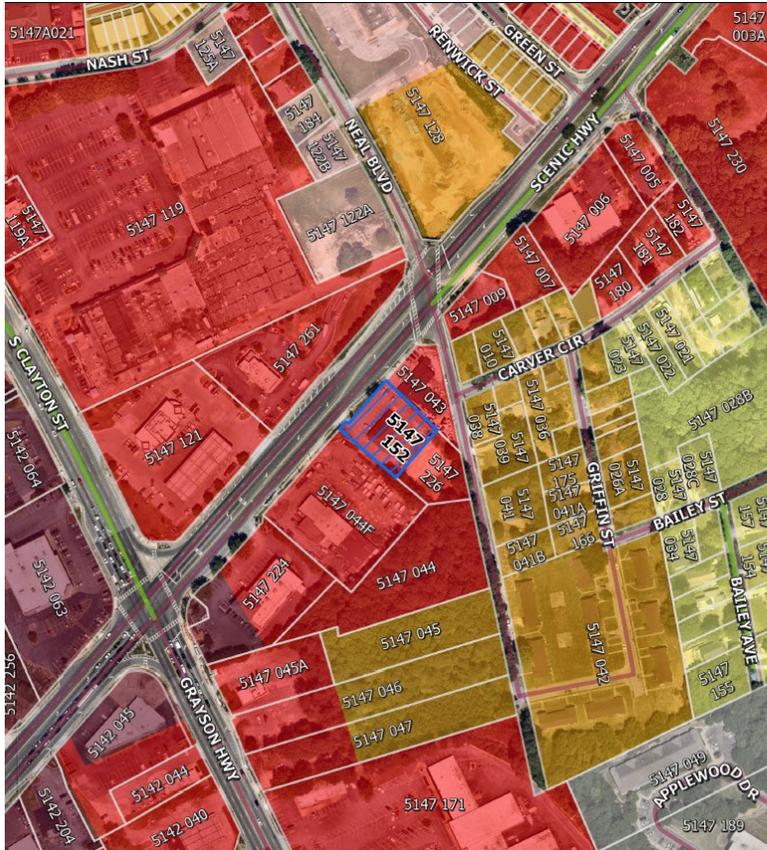
ZONING AND DEVELOPMENT STANDARDS

Zoning and other development considerations for the car wash canopy, such as its maximum size and exclusivity of use, were conditioned in the 2019 approval; these conditions shall remain, with the only proposed change being a change in the design for the proposed car wash canopy. The proposed change in conditions will not affect the overall development and zoning and development standards.

SURROUNDING ZONING AND USE

The surrounding area is characterized by commercial, institutional, and residential uses. The property is immediately surrounded by parcels zoned BG (General Business District), the same as the subject property. The greater area contains multifamily properties zoned RM-12 (Multifamily Residential District) and retail uses zoned HSB (Highway Service Business District).

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



LAWRENCEVILLE GEORGIA

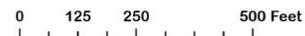
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # CIC2023-00011

Applicant: Tim Teague

- North DTL
- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets
- Zoning Districts**
- BG General Business
- HSB Highway Service Business
- OI Office/Institutional
- RM-12 Multifamily Residential
- RMHR Multifamily Residence District - High-Rise
- RS-150 Single-Family Residential





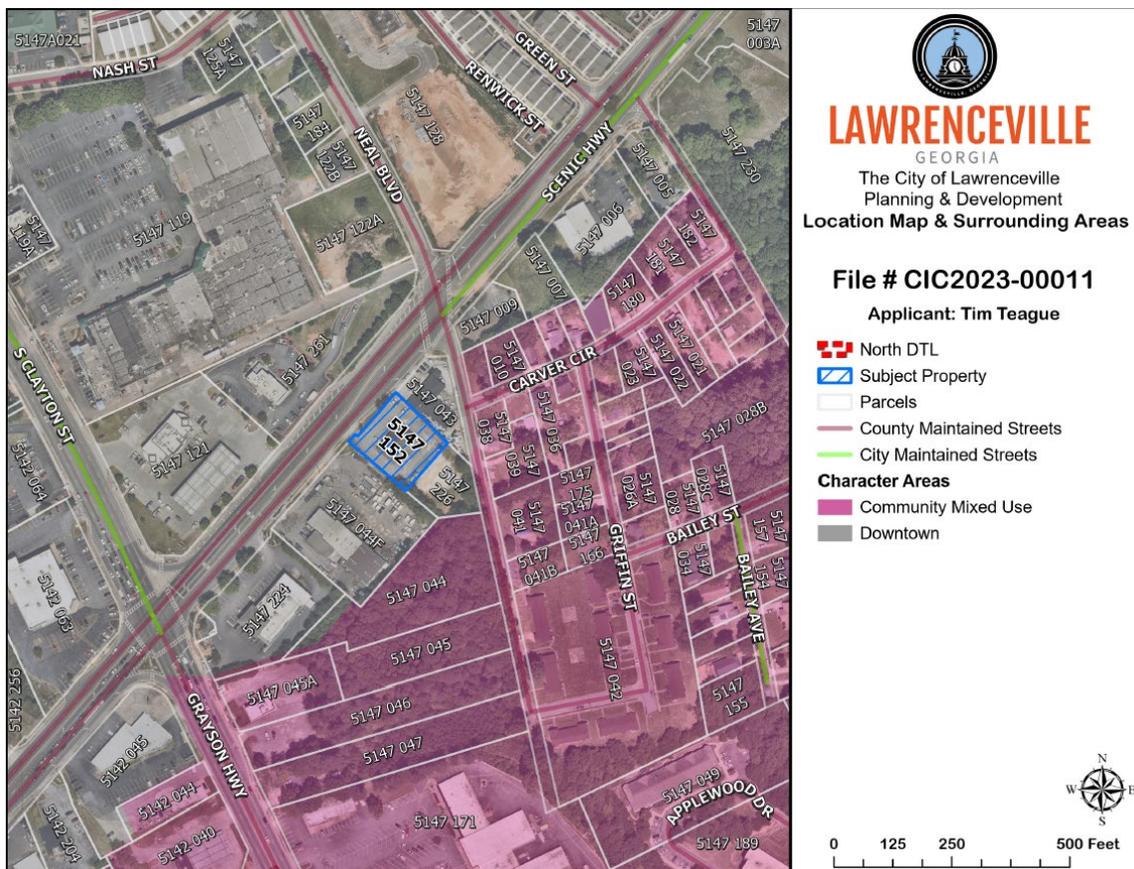
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2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Character Area. Downtown is the heart of Lawrenceville, both in terms of its location and level of activity. The proposal is not consistent with the intent of the 2040 Comprehensive Plan due to its diminished architectural standards compared to the plan approved in 2019.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





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STAFF RECOMMENDATION

Given that City Council approved car wash plans with a significantly different architectural character in 2019, a change of conditions to diminish the design standards would be inappropriate. The design of the proposed canopy is at odds with City Council's stated goal of improving the quality of the built environment in and around Downtown Lawrenceville. Settling for a lower quality of development here would undermine previous precedent that has been set for the area, both in terms of the 2019 decision and through various long-range plans. Therefore, the Planning and Development Department recommends **DENIAL** of the requested Change in Conditions.



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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;**

The change in conditions does not affect the approved proposal from 2019.

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

The change in conditions does not affect the approved proposal from 2019.

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

The change in conditions does not affect the approved proposal from 2019.

- 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;**

The change in conditions does not affect the approved proposal from 2019.

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

No, the proposal is not consistent with the intent of the 2040 Comprehensive Plan due to its diminished architectural standards compared to the plan approved in 2019.

- 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;**

Yes, the diminished architectural quality of the proposed car wash would undermine prior precedent set by City Council's 2019 approval and through various long-range plans for the area.