



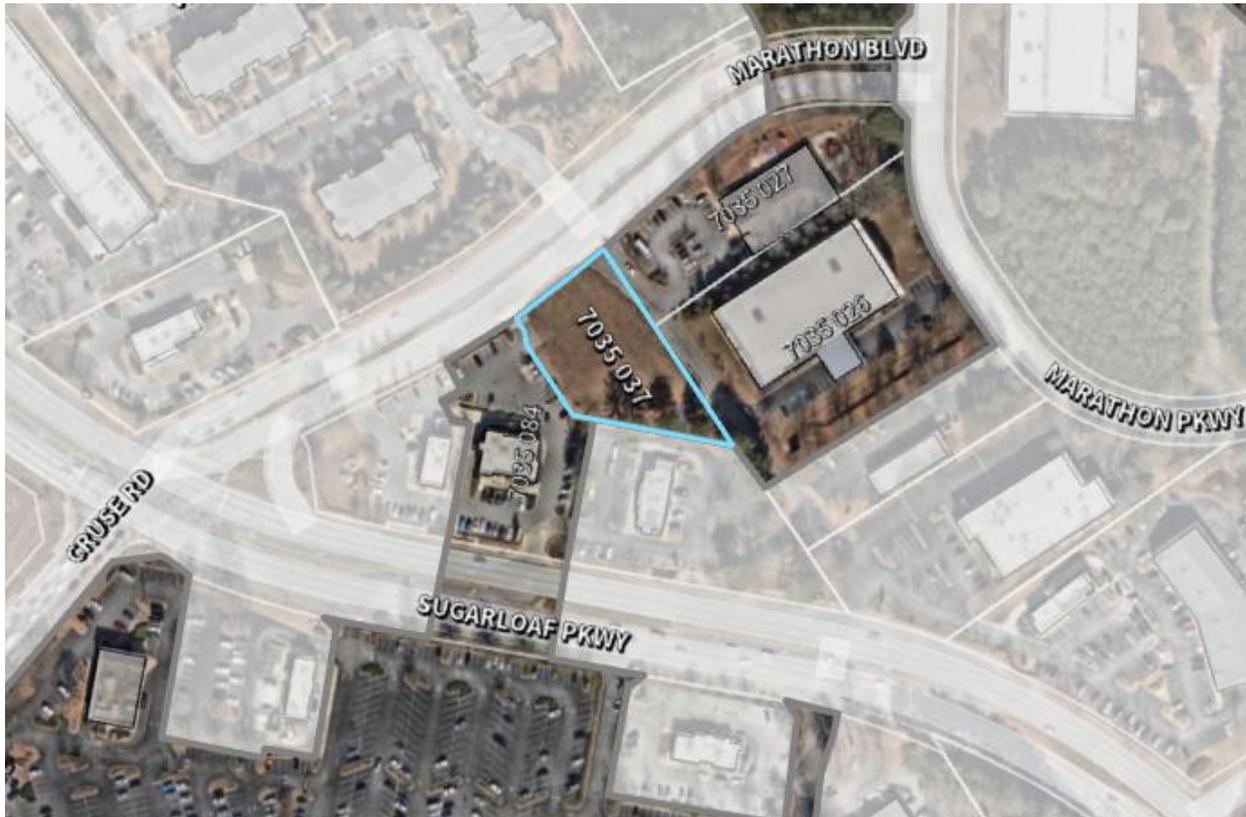
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SPECIAL USE PERMIT

CASE NUMBER: SUP2025-00106
APPLICANT: HFA – KELSEY KREHER
PROPERTY OWNER(S): SUGARLOAF MARATHON, LLC
LOCATION(S): 4855 SUGARLOAF PARKWAY
PARCEL IDENTIFICATION NUMBER(S): R7035 037
APPROXIMATE ACREAGE: 0.81 ACRES
CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT: AUTOMOBILE REPAIR AND MAINTENANCE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

VICINITY MAP





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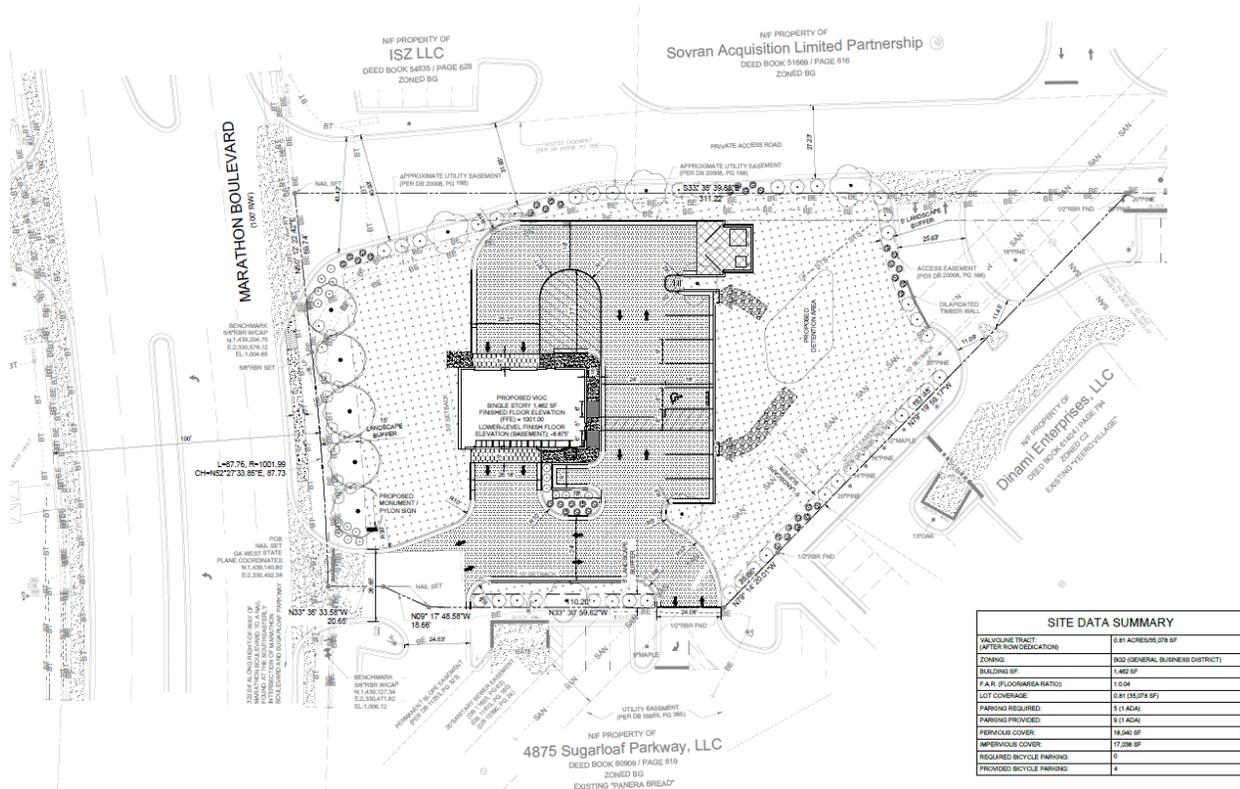
ZONING HISTORY

The subject property was annexed into the City of Lawrenceville and rezoned to BG (General Business District) on June 21, 2021, per cases ANNX2021-00004 and RZC2021-00024.

PROJECT SUMMARY

The applicant requests a Special Use Permit for an Automobile Repair and Maintenance (Oil Change) facility at an approximately 0.81-acre property located at 4855 Sugarloaf Parkway. The subject property is located on the southeastern right-of-way of Marathon Boulevard, just northeast of its intersection with Sugarloaf Parkway on the far western extent of the current city limits.

CONCEPT PLAN





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ZONING AND DEVELOPMENT STANDARDS

The applicant proposes the development of a two-bay, 1,462 square foot oil change facility at the subject property with associated parking, driveways, stacking lanes, and landscaping. The proposed use specializes in oil changes; no other automotive services will be offered.

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>
Minimum Lot Area	20,000 sq. ft.	35,078 sq. ft.	N/A
Minimum Lot Width	100 ft.	147.47 ft.	N/A
Maximum Building Height	35 feet	35 feet	N/A
Minimum Front Yard Setback	50 feet	50 feet	N/A
Minimum Side Yard Setback	10 feet	10 feet	N/A
Minimum Rear Yard Setback	10 feet	10 feet	N/A
Impervious Surface Coverage	95%	47%	N/A

Article 1 Districts, Section 103.2 Use Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Automobile Repair and Maintenance	BG- Special Use Permit	BG- Special Use Permit	Approval w/ Conditions



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Article 2 Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities reads as follows:

Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities shall comply with the following:

A. Permitted Use

Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the LM and HM zoning classifications.

B. Special Use Permit

Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the BG and HSB zoning classifications with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing

C. Outdoor Storage

Outdoor Storage, as defined by this Zoning Ordinance, Article 10 Definitions, shall conform to this Article, Sub Section(s) 200.3.53 Outdoor Storage – Retail, and 200.3.55 Outdoor Storage – Industrial, as applicable.

D. *Automobile service bays shall not be adjacent to or visible from a public right-of-way.*

E. *A 15-foot landscaped buffer shall be required adjacent to a public right-of-way.*

F. *Overnight parking is permitted in a side and rear yard area, but the parking must be screened from view with minimum six-foot opaque fencing.*

G. *No work shall be conducted on the outside grounds of the establishment; and*

H. *No metal building facades.*

If City Council intends to prohibit Outdoor Storage for this Special Use Permit, an amendment to the **Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities** shall be required.



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Article 4 Buffers, Section 403 – Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
BG / BG (C-2)	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>
Retail Sales and Service	1 parking space per 300 SF GFA (5 spaces)	1 parking space per 162 SF GFA (9 spaces)	N/A

Article 6 Architectural and Design Standards, Section 602 – Non-Residential Minimum Architectural and Design Standards

The proposed structure consists of a flat-roofed building with a tower element next to the main entry and glazed bay doors. The submitted elevations show all four sides of the structure with a façade consisting of a dark brown brick wainscot base, a red/orange brick main finish, and EIFS stucco accents.

As proposed, the development requires the following variance from the standards established in the zoning ordinance:

- A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part D. Automobile service bays shall not be adjacent to or visible from a public right-of-way. The approval of a variance would allow for the two (2) automobile service bays to be visible from the public right-of-way (Marathon Boulevard).

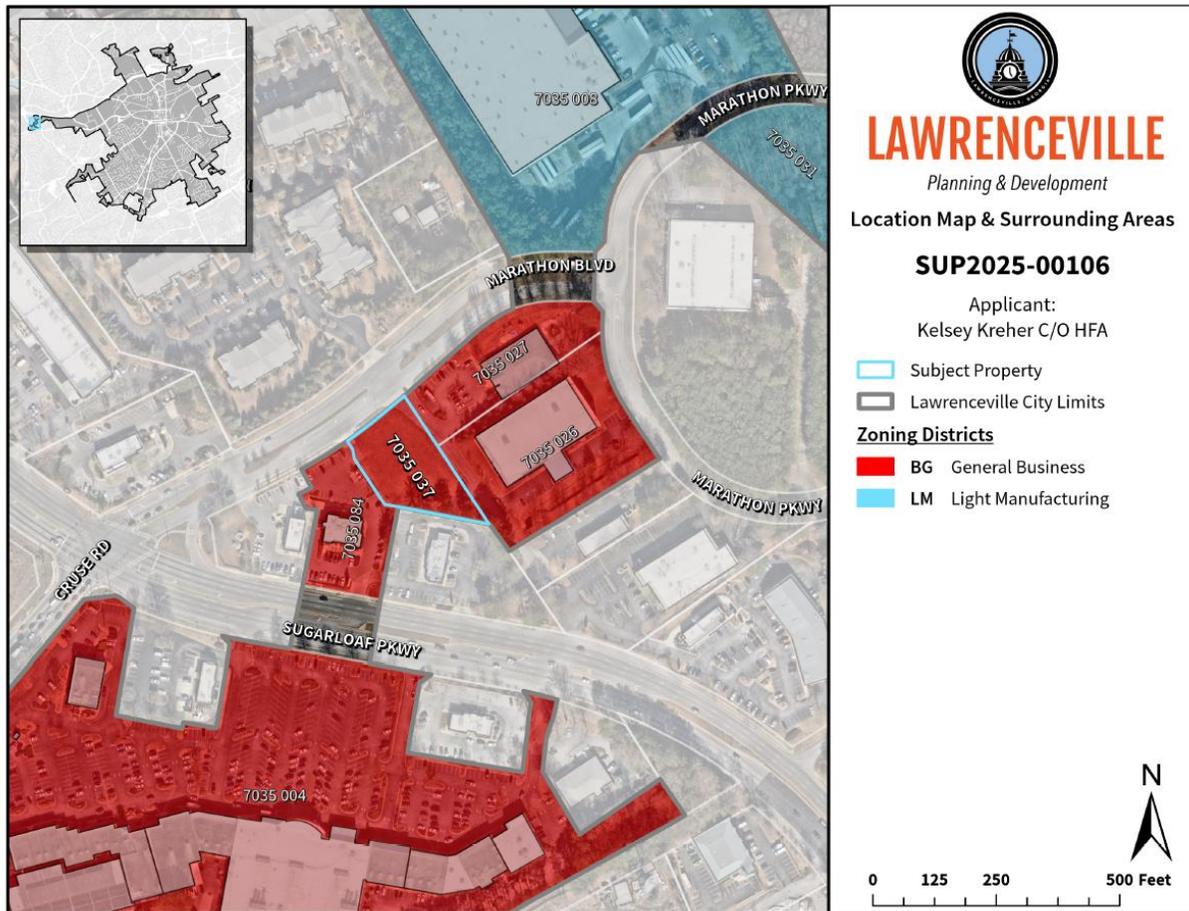
The proposal otherwise meets the standards established in the zoning ordinance.



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CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The subject property is surrounded by commercial and light industrial uses and zoning districts, both within the City of Lawrenceville and in unincorporated Gwinnett County. The properties directly adjacent to the subject property are all zoned BG or Gwinnett County C-2, Gwinnett County's equivalent to the BG (General Business) zoning district. Surrounding commercial uses include an auto service garage, fast food restaurants, a mini-warehouse facility, a full-service restaurant, and a multi-tenant commercial strip mall. Further to the east are several properties zoned LM (Light Manufacturing District) and M-1 (Gwinnett County's



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equivalent to the LM zoning district) that are used for office/warehouse spaces, light manufacturing/processing facilities, and a truck terminal. Immediately to the north of the subject property, across the right-of-way of Marathon Boulevard, is The Asher at Sugarloaf Apartments, zoned Gwinnett County RM-13 (Multifamily Residence District).

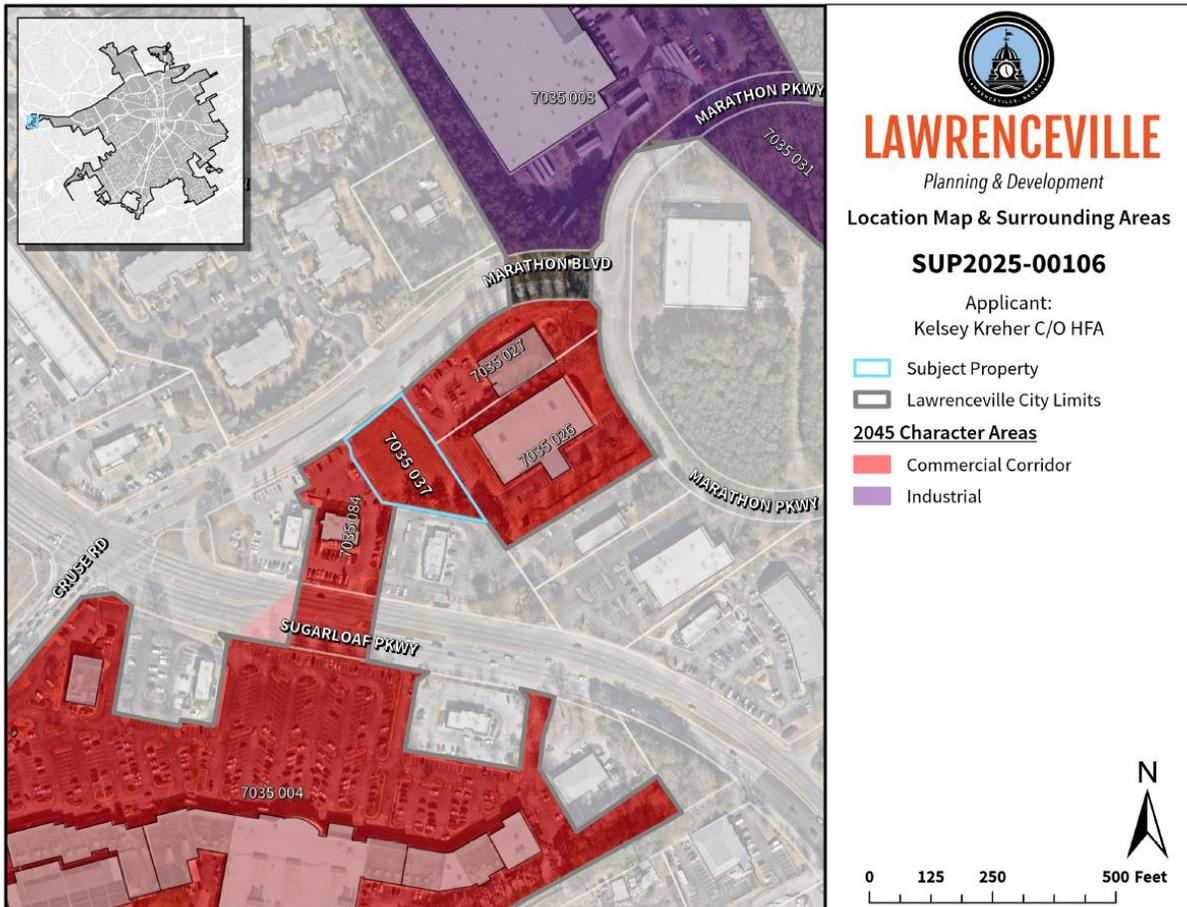
Given the surrounding mix of commercial and light industrial uses, the proposed Auto Repair & Maintenance (Oil Change) facility may be appropriate for the area. The site is bordered by properties zoned BG or C-2, intended to accommodate general business activities including limited automotive services. While multifamily residential exists to the north, the overall character of the area remains predominantly commercial and industrial, making the proposed use consistent with the surrounding development pattern.



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LAWRENCEVILLE 2045 COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Commercial Corridor character area, 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,



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landscaping, and signage standards. Commercial corridors are typically less pedestrian-oriented than neighborhood and community centers.

This character area is intended to accommodate auto-oriented uses such as car washes, dealerships, and other vehicle-related services. If the proposed facility adheres to site planning standards for access, interconnectivity, landscaping, and signage, it would align with the intended development pattern as described in the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

The proposal may meet or exceed all zoning and development standards, including parking, landscaping, buffers, and architectural design, with the exception of a variance request to allow service bays visible from the public right-of-way on Marathon Boulevard. However, enhanced landscaping or architectural screening could mitigate the visibility of service bays from the public right-of-way.

Given the property's location within the Commercial Corridor character area and its proximity to other auto-related, commercial, and light industrial uses, the proposed development is consistent with both the surrounding context and the City's long-term vision for the area. As such, the Planning and Development Department recommends the **APPROVAL WITH CONDITIONS** of the request.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Power for the proposed development will be served by Jackson EMC.

GAS DEPARTMENT

Lawrenceville Gas does not 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;**

The proposed use is suitable given the surrounding commercial and light industrial development, which includes similar auto-oriented businesses.

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

The proposed use is not expected to adversely affect the existing use or usability of adjacent or nearby properties, which are already developed with compatible commercial and industrial uses.

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

Yes; the property could be developed according to the current standards of the BG zoning district.

- 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;**

The proposed use aligns with the policy and intent of the 2045 Comprehensive Plan, which designates the area for auto-oriented commercial uses within the Commercial Corridor character area.



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- 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 proposed use is suitable given the surrounding commercial and light industrial development, which includes similar auto-oriented businesses.