



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER:	SUP2024-00091
APPLICANT / CONTACT:	MUSHTAQ PASHA
OWNER:	GKA PROPERTIES LLC
LOCATION(S):	860 COLLINS HILL ROAD
PARCEL ID(S):	R7010 063
APPROXIMATE ACREAGE:	0.63 ACRES
CURRENT ZONING:	LM (LIGHT MANUFACTURING DISTRICT)
ZONING PROPOSAL:	TO ALLOW A PLACE OF WORSHIP
PROPOSED DEVELOPMENT:	PLACE OF WORSHIP
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS
VICINITY MAP	





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ZONING AND DEVELOPMENT STANDARDS

The existing structure on the site was built in 1990, consisting of 6,000 square feet of office space with its associated landscaping, parking, and driveways.

Article 1 Districts, Section 103.2 Use Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Place of Worship	<i>Special Use Permit</i>	<i>Special Use Permit</i>	<i>Approval w/ Conditions</i>

The landscaping is existing nonconforming and should therefore be brought into compliance with the 2020 Zoning Ordinance. Additionally, the parking lot is in need of repaving to bring it up to the city's property maintenance standards, as described in Chapter 10 of the Code of Ordinances and well as Article 5 of the Zoning Ordinance. The property's forty-six (46) existing parking spaces is sufficient to accommodate up to 184 seats, according to the minimum parking and loading requirements of Article 5 – Parking, which one parking space per four seats in a Place of Religious Worship.

As a condition for approval, the Planning & Development department recommends that the existing parking lot shall be repaired and properly maintained, and the landscaping shall be brought up to the standards of the 2020 Zoning Ordinance.

SURROUNDING ZONING AND USE

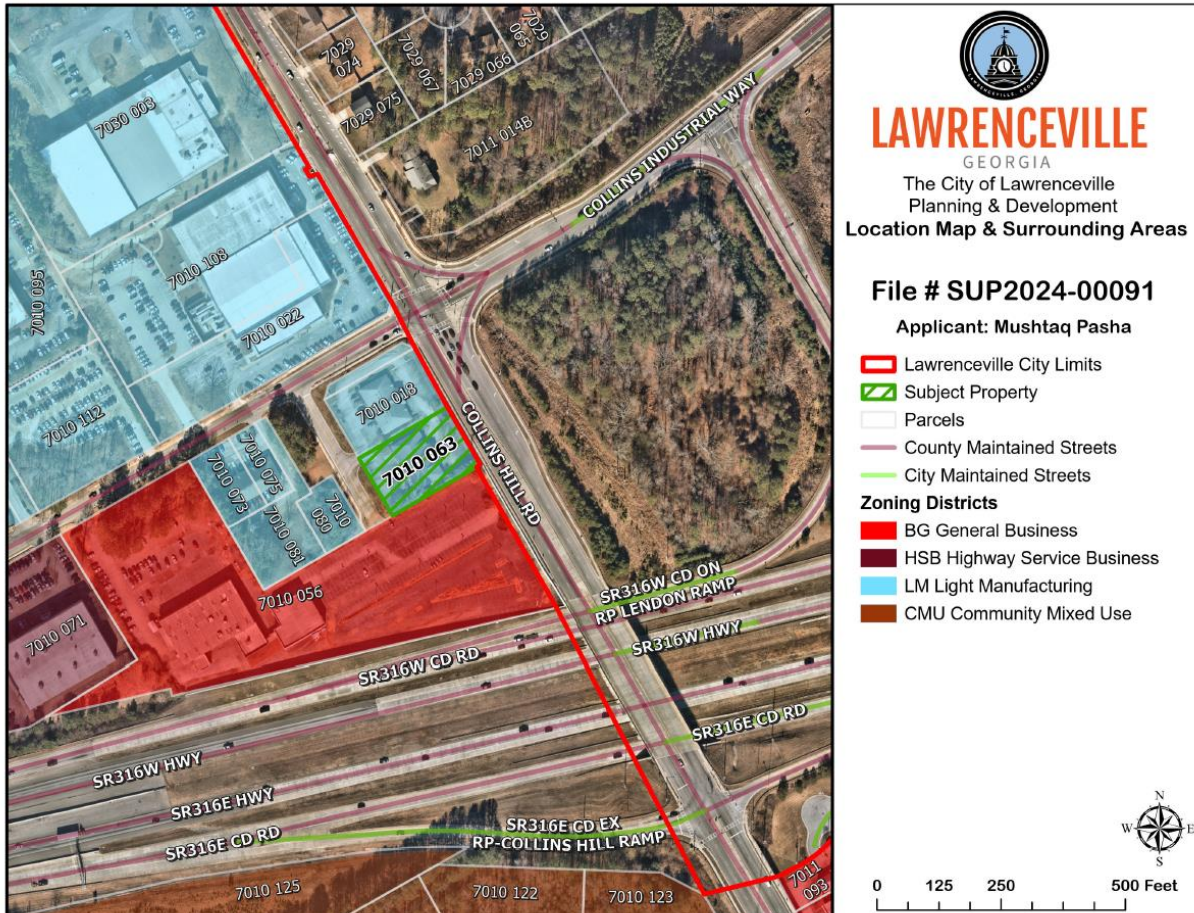
The surrounding area consists primarily of office and commercial uses and zoning districts. The parcels immediately surrounding the subject property to the north and west are all used as offices and are zoned LM, the same zoning district as the subject property. The property located immediately to the south of the subject property is zoned BG (General Business District) and is used as an auto dealer. The properties across the right-of-way of Collins Industrial Way are also zoned LM and are used for classroom/office space for Georgia Gwinnett College. Overall, the proposed request to use the property for a Place of Worship is consistent with the uses surrounding the subject property, which are primarily institutional in nature.



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CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



2045 COMPREHENSIVE PLAN

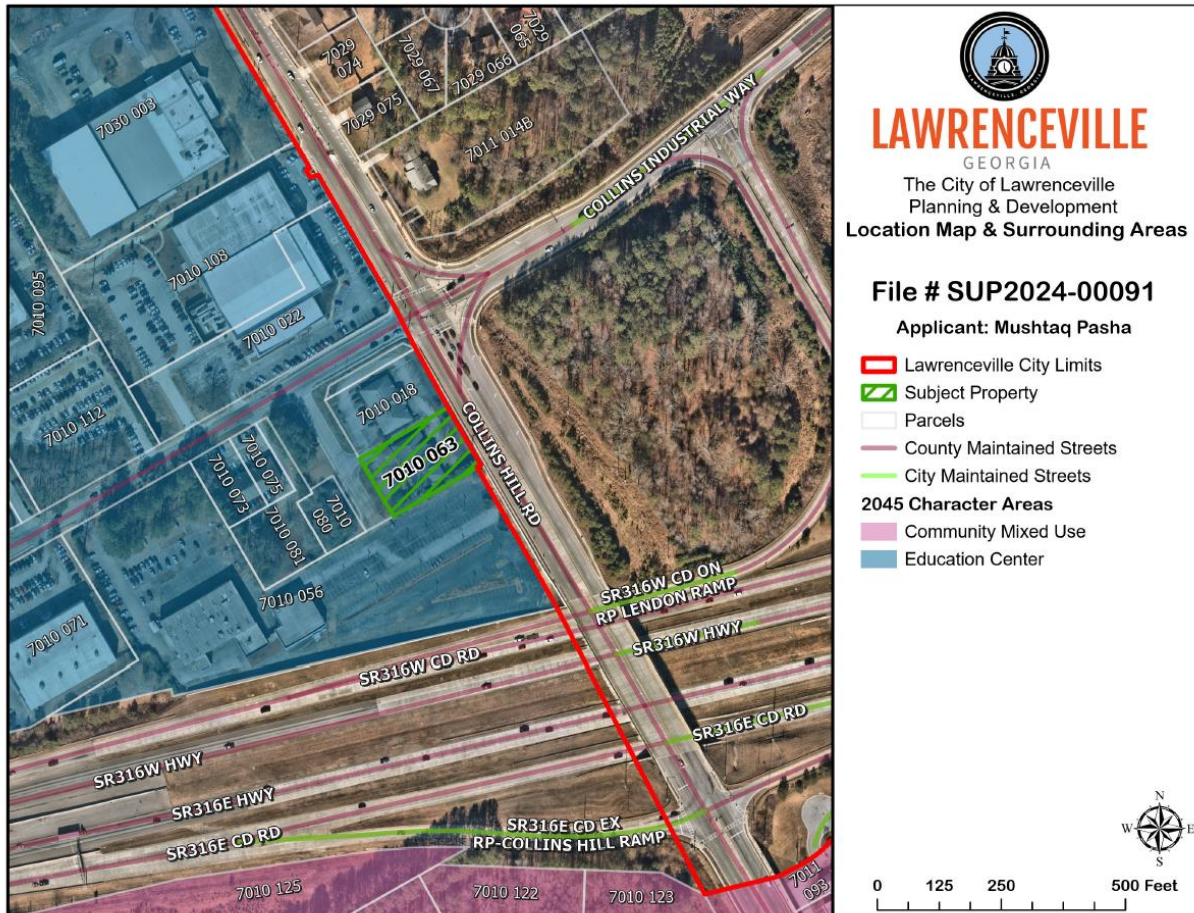
The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Education Center character area. The Education Corridor character area leverages Lawrenceville's educational assets to create a vibrant, knowledge-driven district. With a strong educational and medical infrastructure, this area integrates housing, retail, office spaces, and green areas to support academic and community growth. The proposed use for the property as a Place of Worship would not be inconsistent with the goals of the 2045 Comprehensive Plan.



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LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

In conclusion, the proposed use for the site as a Place of Worship is consistent with the existing uses and zoning districts in the immediate area. Furthermore, the proposal aligns with the city's long term vision for the area as described in its 2045 Comprehensive Plan. As such, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.



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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. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;**

Yes; the existing structure was built to commercial standards, with sufficient parking and access provided.

- 2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;**

Yes; on-site facilities are generally sufficient. However, additional maintenance may be necessary for the parking lot and the landscaping.

- 3. Ensuring that the special use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;**

No; Places of Worship are not a noxious use and they do not produce any more of a nuisance to the surrounding area than other office-based uses.

- 4. Ensuring that the special use will not impede the normal and orderly development of surrounding property for uses predominant in the area;**

No; the proposed use for the property as a Place of Worship is consistent with the uses surrounding the property, which are predominantly commercial and institutional in nature.

- 5. Ensuring that the location and character of the special use is considered to be consistent with a desirable pattern of development for the city, in general;**

Based on the City's 2045 Comprehensive Plan, the subject property is within the Education Center character area. The Education Center character area consists of many institutional uses, of which a Place of Worship falls within.



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- 6. Ensuring that the special use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches, or schools;**

As established, a Place of Worship is not a noxious use and does not require separation from existing uses such as residences, government buildings, parks, churches, or schools.