



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER:

RZC2024-00058

APPLICANT:

CITY OF LAWRENCEVILLE, C/O TODD HARGRAVE

OWNER(S):

LOUISE ILER, JOHN RUSSELL, DALONE
CHOUMMANIVONG, KIM CHA, AND YAKOV KIZNER

LOCATION(S):

REYNOLDS ROAD, VARIOUS PROPERTIES

PARCEL ID(S):

R7012 021, R7012 022A, R7012 026A, R7012 035,
R7012 039, R7012 049, R7012 061, & R7012 062

APPROXIMATE ACREAGE:

7.22 ACRES

ZONING PROPOSAL:

BG (GENERAL BUSINESS DISTRICT) TO LM (LIGHT
MANUFACTURING DISTRICT)

PROPOSED DEVELOPMENT:

LANDSCAPE SUPPLY COMPANY W/ RETAIL

DEPARTMENT RECOMMENDATION:

APPROVAL WITH CONDITIONS

VICINITY MAP





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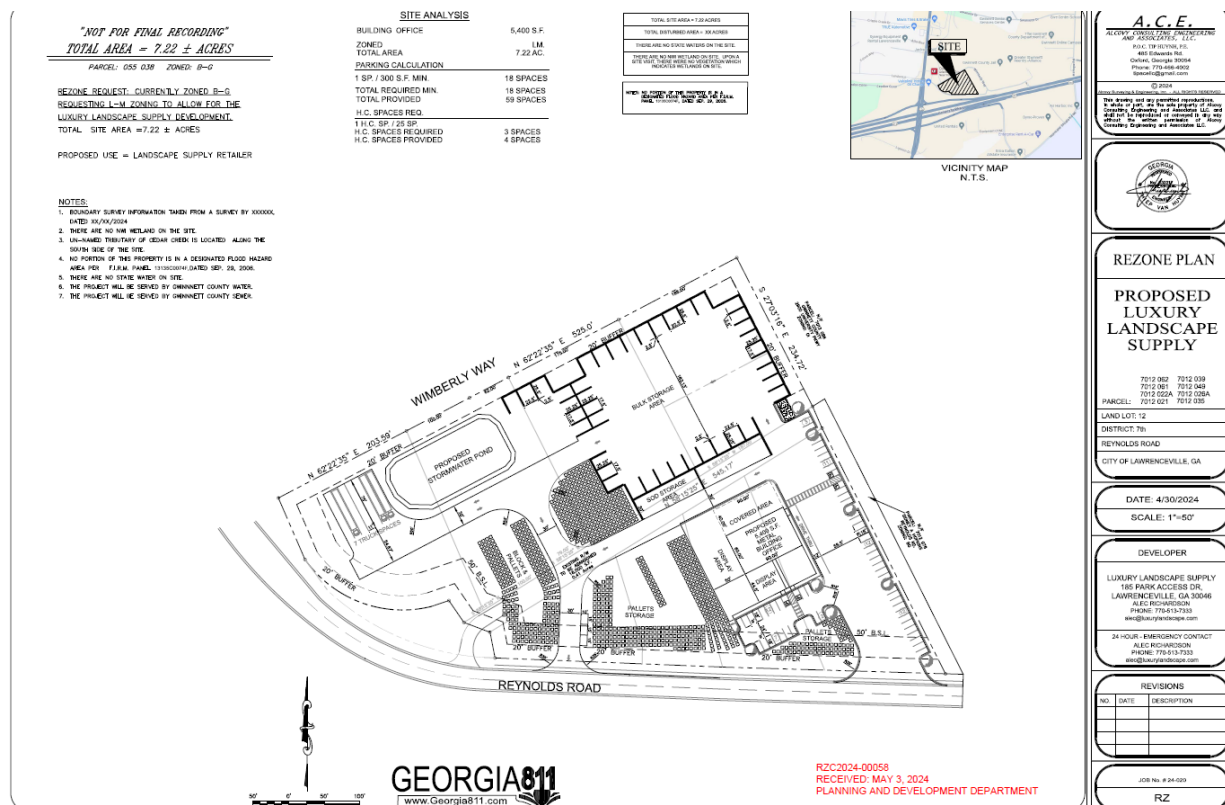
ZONING HISTORY

The subject property has been zoned BG (General Business District) since circa 2002, which is the earliest zoning record on file for the parcel. There are no rezoning cases on record for the subject property.

PROJECT SUMMARY

The applicant requests a rezoning for various properties along Reynolds Road (PINs: R7012 021, R7012 022A, R7012 026A, R7012 035, R7012 039, R7012 049, R7012 061, and R7012 062) from BG (General Business District) to LM (Light Manufacturing District) to allow for the development of a landscape supply business with a retail component and outdoor storage at the location. The subject property consists of eight parcels with an overall area of approximately 7.22 acres (including 0.41 acres of abandoned right-of-way) located at the northern right-of-way of Reynolds Road, directly north of GA 316. The subject property is currently vacant and undeveloped.

CONCEPT PLAN





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ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone the property to LM (Light Manufacturing District) in order to develop a landscaping supply business with outdoor storage and a retail component at the subject property. Based on the letter of intent and the conceptual site plan provided by the applicant, the development will include an approximately 13,000 square foot building consisting of 5,400 square feet of office and 7,600 square feet of covered retail display area space. The frontage along Reynolds Road will include a twenty (20) foot landscape buffer, beyond which will be stacked pallets storage and seven truck parking spaces. Further, a bulk storage area is located in the northeastern corner of the property. The proposed development consists of the following:

Article 1 Districts, Section 102.14 LM Light Manufacturing District, Table B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	25,000 sq. ft.	315,000 sq. ft.	N/A
Minimum Lot Width	50 feet	1,050 feet	N/A
Minimum Front Yard Setback	50 feet	50 feet	N/A
Minimum Side Yard Setback	0 feet	0 feet	N/A
Minimum Rear Yard Setback	0 feet	0 feet	N/A
Impervious Surface Coverage	85%	85%	N/A
Maximum Building Height	50 feet	50 feet	N/A

Article 4 Buffers, 403 Buffers Table (LM)

Adjacent Development	Requirement	Proposal	Recommendation
All Exterior Street Frontages	20 feet	20 feet	N/A
BG	50 feet	20 feet	<u>REDUCTION</u>



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Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required

Standard	Requirement	Proposal	Recommendation
Retail Sales and Service (less than 10,000 GSF) & Office	1 space per 300 GFA (43 spaces)	1.37 spaces per 300 GSF (59 spaces)	N/A

At a minimum, the development as proposed requires a buffer reduction from fifty (50) feet to twenty (20) feet in the rear of the property, where it borders a property that is zoned BG (General Business District).

SURROUNDING ZONING AND USE

The area around the subject property consists almost entirely of commercial and institutional uses and zoning districts. The lone exception to this is a property zoned BG (General Business District) located at 427 Reynolds Road, which is used as a residential dwelling. This parcel borders the subject property almost directly to the east, separated from it by a thirty-five (35) foot-wide parcel used as an access easement for a billboard along Reynolds Road. Otherwise, the other surrounding uses include the Gwinnett County Jail further to the east, zoned OI (Office-Institutional District). To the north is an office and warehouse space for Jackson EMC, which is also zoned BG. To the west, across the right-of-way of Reynolds Road, are a trio of parcels zoned HSB (Highway Service Business District), which are otherwise vacant apart from a single billboard. Finally, across GA 316 to the south are industrial properties zoned LM (Light Manufacturing District), including the office and warehouse space for United Rentals.

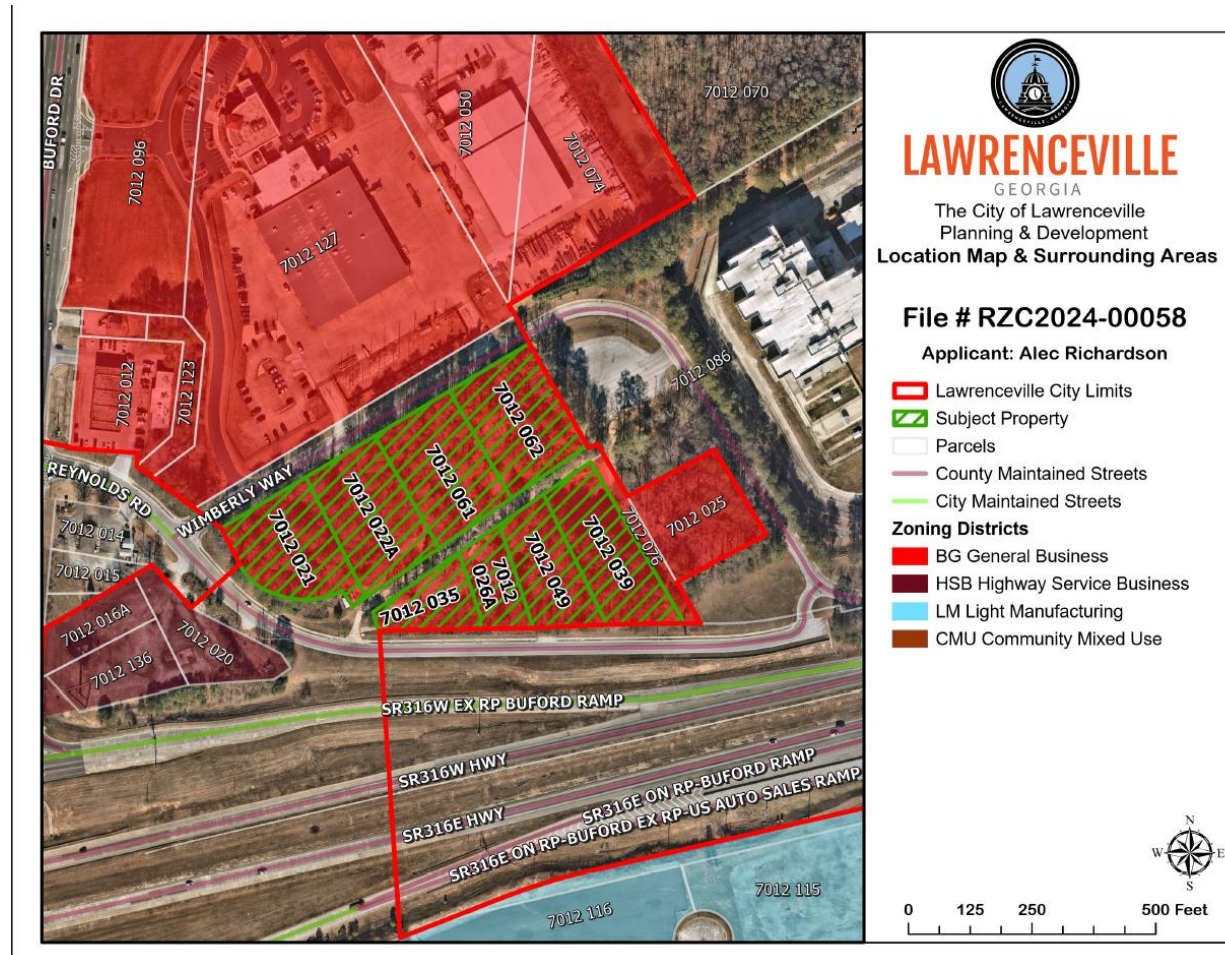
While the proposed request to rezone the property to LM is not necessarily consistent with the existing zoning patterns in the area immediately surrounding the subject property (i.e., it would be a spot zoning), the proposed development would not be out of place when considering the type and intensity of established uses. However, special considerations need to be made to accommodate the existing residential use that borders the subject property to the east.



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CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



2045 COMPREHENSIVE PLAN

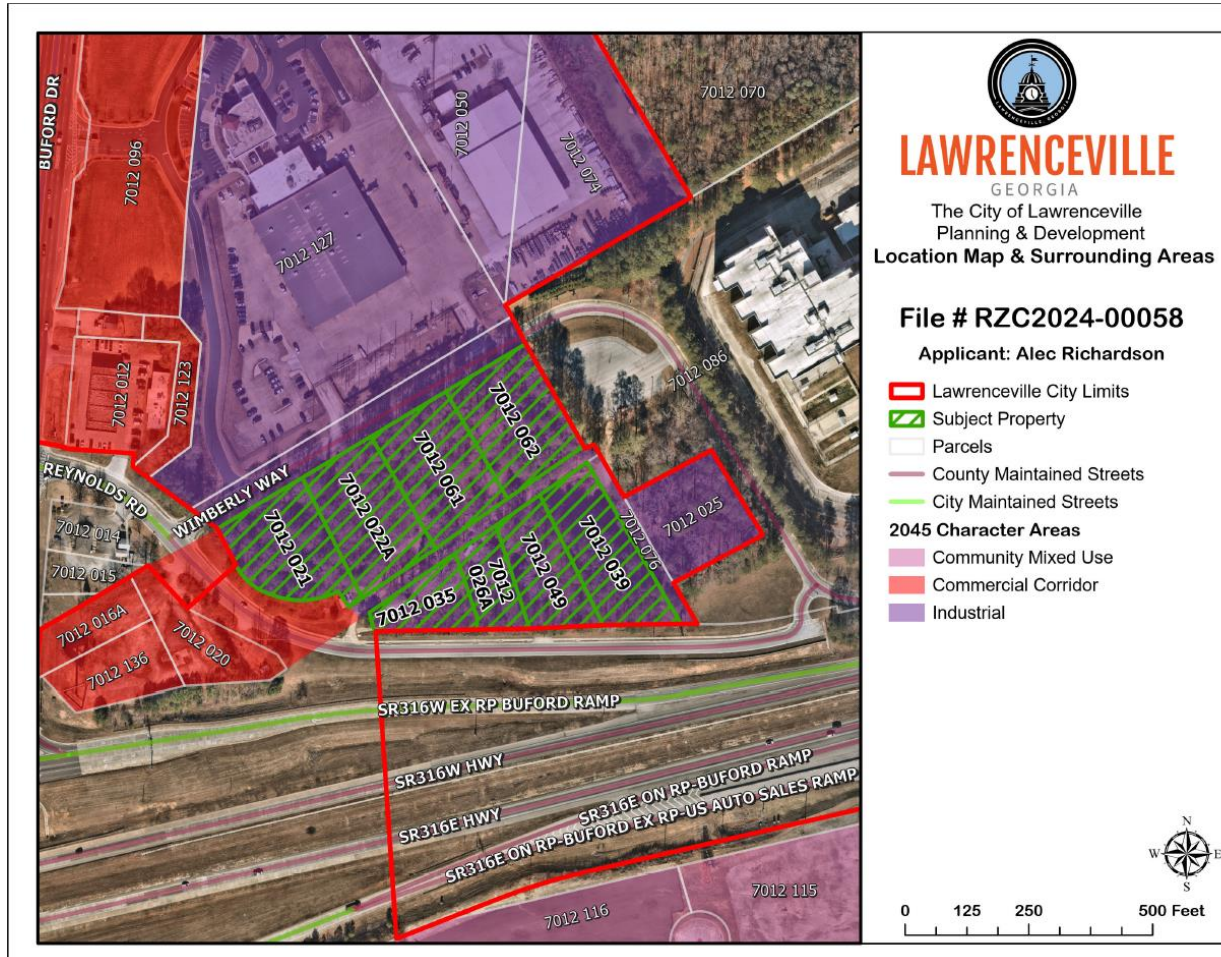
The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Industrial character area. The industrial character area leverages both its location along SR 316 and the growing distribution and technology industries. This area supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities. As proposed, this development would meet the standards for the Industrial character area as established in the 2045 Comprehensive Plan.



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LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

In conclusion, while the proposal is consistent with the existing uses of the area as well with the long-term vision for the city as established by the 2045 Comprehensive Plan, such a rezoning action would be a spot-zoning in the sense that there are no properties zoned LM (Light Manufacturing) in the general vicinity of the subject property. In this case however, a greater weight should be provided to both the existing and future uses in the area, which would favor such a rezoning. Given the aforementioned factors, 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. 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 surrounding area contains a wide range of commercial, institutional, and light industrial uses. However, special considerations may need to be afforded to a residential property to the east of the subject property.

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

As previously discussed, some type of access agreement may need to be established with the residential property to the east of the subject property.

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

Yes; the current General Business zoning district affords a wide range of commercial uses.

- 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 condition and active planning efforts moving forward.

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

Yes; the proposed development is consistent with the policy and intent for the Industrial character area in the 2045 Comprehensive Plan.



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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;**

N/A