

**Rezoning – BG (General Business District)
and LM (Light Manufacturing District) to
BG (General Business District)**

RZC2026-00003

2555 University Parkway



LAWRENCEVILLE
GEORGIA



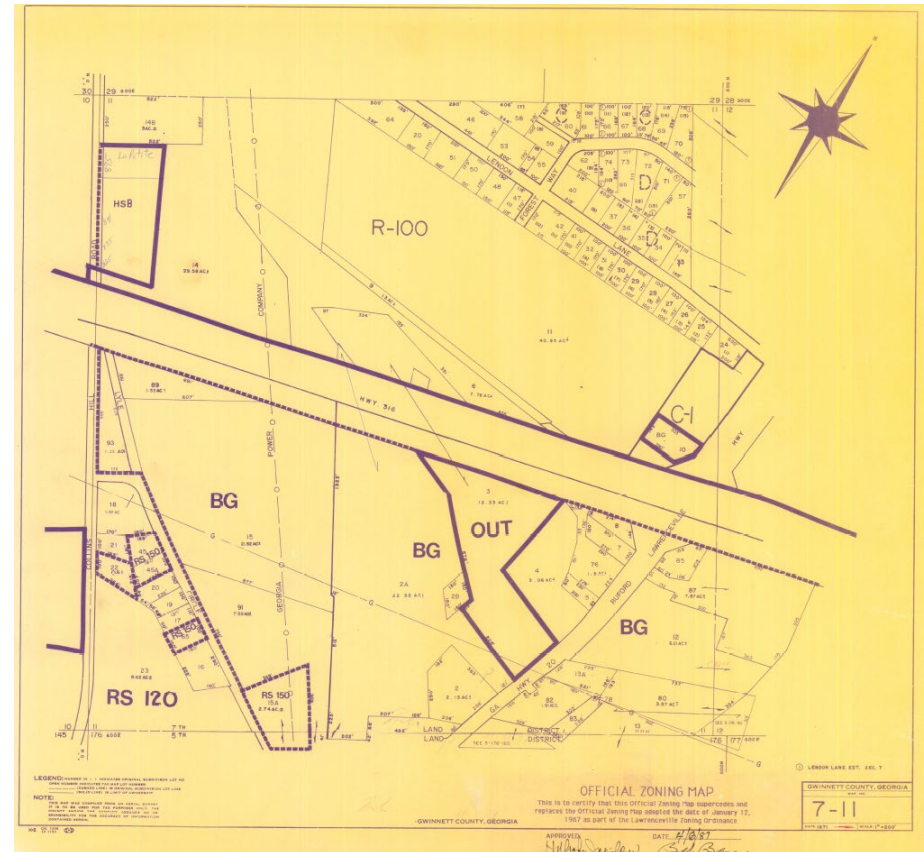
Overview

- Rezoning Application – RZC2026-00003
- Applicant: Costco Wholesale Corporation
- Property Owner: City of Lawrenceville
- Location: 2555 University Parkway
- Acreage: 19.90 Acres
- Current Zoning: BG (General Business District) & LM (Light Manufacturing District)
- Proposed Zoning: BG (General Business District)
- Proposed Development: Wholesale Membership Club
- Department Recommendation: Approval with Conditions



Zoning History

- Zoning 1971 BG.
- Historically used for warehouse and outdoor storage.
- Area now transitioning to commercial and service uses.
- Rezoning consolidates site under BG.
- No zoning barriers to redevelopment.

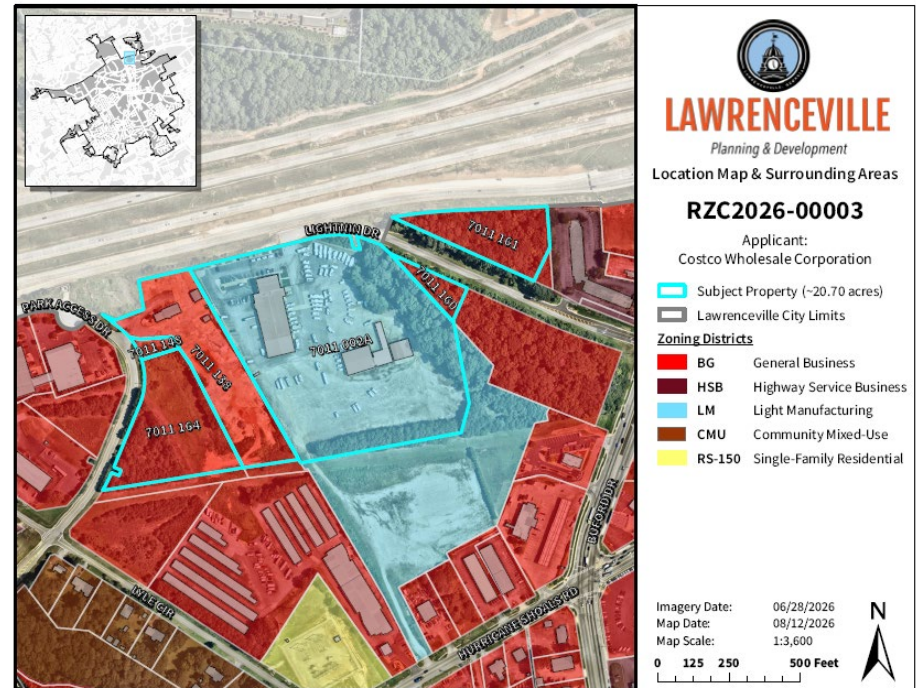






Surrounding Zoning and Use

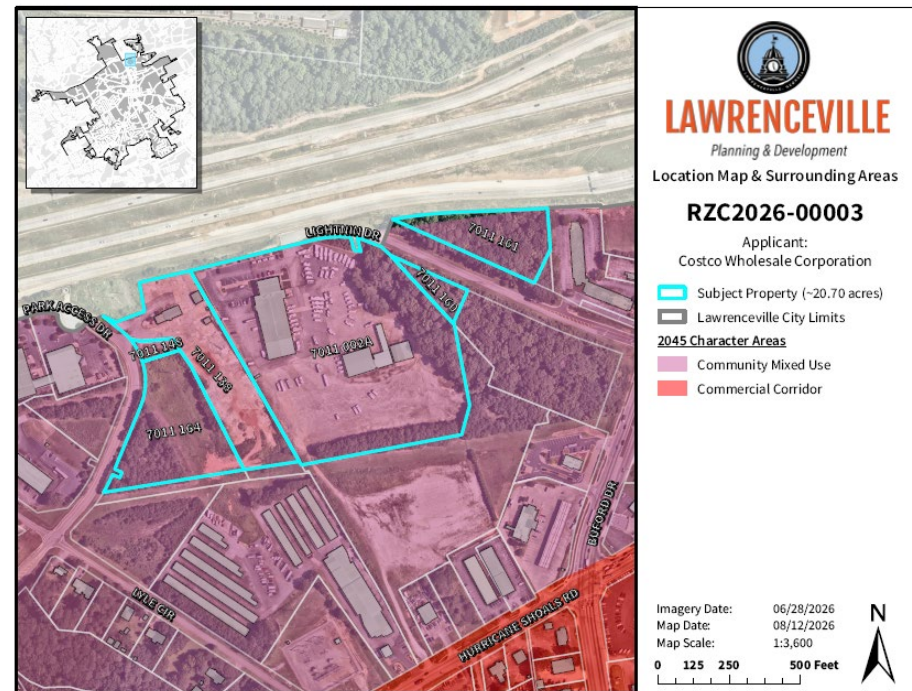
- Area zoned BG, LM, and other commercial districts.
- Surrounding uses include retail, office, warehouse, and services.
- Located along the SR 316 commercial corridor.
- Proposed use fits nearby commercial development.
- No significant land-use conflicts expected.





2045 Comprehensive Plan

- Located in the Community Mixed Use area.
- Plan supports corridor-focused economic growth.
- Redevelopment strengthens commercial services and jobs.
- Reuses and improves an underutilized site.
- Advances a resilient, economically vibrant community vision.





Staff Recommendation

- Rezoning to BG fits established zoning development patterns.
- Variances acceptable with conditions to ensure compliance.
- Redevelopment supports economic growth and better site use.
- Staff recommends approval with conditions.



LAWRENCEVILLE
Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS_08172026
RZC2026-00003

Approval of the rezoning from split LM (Light Manufacturing District) and BG (General Business District) to BG (General Business District), subject to the following enumerated conditions:

1. To restrict the Rezoning as follows:

- A. The development shall be limited to a Wholesale Membership Club with associated accessory uses, including an accessory fuel facility, and shall remain substantially consistent with the site plan submitted with the rezoning application, subject to the final approval by the Director of the Planning and Development Department.
- B. 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. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- D. Outdoor storage shall be prohibited, except for activities specifically associated with the approved accessory uses and otherwise permitted by the Zoning Ordinance.
- E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.

2. To satisfy the following site development considerations:

- A. The development of the site shall be designed and constructed in general accordance with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, except that the plan may be modified as necessary to address conditions of zoning. Final site design shall be subject to review and approval by the Director of the Planning and Development Department.
- B. The development shall provide parking in accordance with the Parking Plan associated with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, including a maximum of 954 parking spaces, except that the plan may be modified as necessary to address conditions of zoning or through a future site plan amendment or rezoning approved by the City. All parking spaces shall be located on an approved, paved, and striped surface. Final parking layout and compliance

RZC2026-00003 – Recommended Conditions

Page 1 of 3

with applicable City parking requirements shall be subject to review and approval by the Director of the Planning and Development Department.

C. The principal and accessory buildings and structures shall be designed and constructed in accordance with the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5), prepared by MG2 Corporation and dated July 2026, except that the elevations may be modified as necessary to address conditions of zoning. Final architectural elevations, exterior materials, and façade treatments shall be subject to review and approval by the Director of the Planning and Development Department.

D. All wall signage shall be installed in accordance with the approved wall-sign variance and shall be substantially consistent with the signage depicted in the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5). Final signage design, including total sign area and placement, shall be subject to review and approval by the Director of the Planning and Development Department.

E. The development shall provide landscaping in accordance with the Landscape Plan associated with the Tree Canopy Plan, Sheet Number L1.0; Overall Tree Replacement Plan, Sheet L2.0; Overall Landscape Plan, Sheet L3.0; and Landscape Details, Sheet Number L4.0 (AEC Job# 25-5192), prepared by AEC, Inc., and dated January 26, 2026, except that the plan may be modified as necessary to address conditions of zoning. Final landscape design, including species selection, installation locations, and overall compliance with applicable City landscaping requirements, shall be subject to review and approval by the Director of the Planning and Development Department.

F. Lighting shall be contained in cut-off type luminaires and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.

G. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

H. Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.

3. The following variances are approved:

A. A variance from the Zoning Ordinance, Article 6 – Architectural and Design Standards, Section 602 – Non-Residential Minimum Architectural and Design Standards, Part A-1. Exterior Wall Design. Allows the use of architectural metal panels as a primary siding material for the proposed Wholesale Membership Club.

B. A variance from the Zoning Ordinance, Article – Signs, Section 702.7 – Wall Sign. Allows up to four hundred nine (409) square feet of wall signage per elevation and eight hundred fifty-three (853) square feet of total wall signage per building, substantially consistent with the submitted sign plan.

RZC2026-00003 – Recommended Conditions

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LAWRENCEVILLE
GEORGIA



Questions?



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08172026

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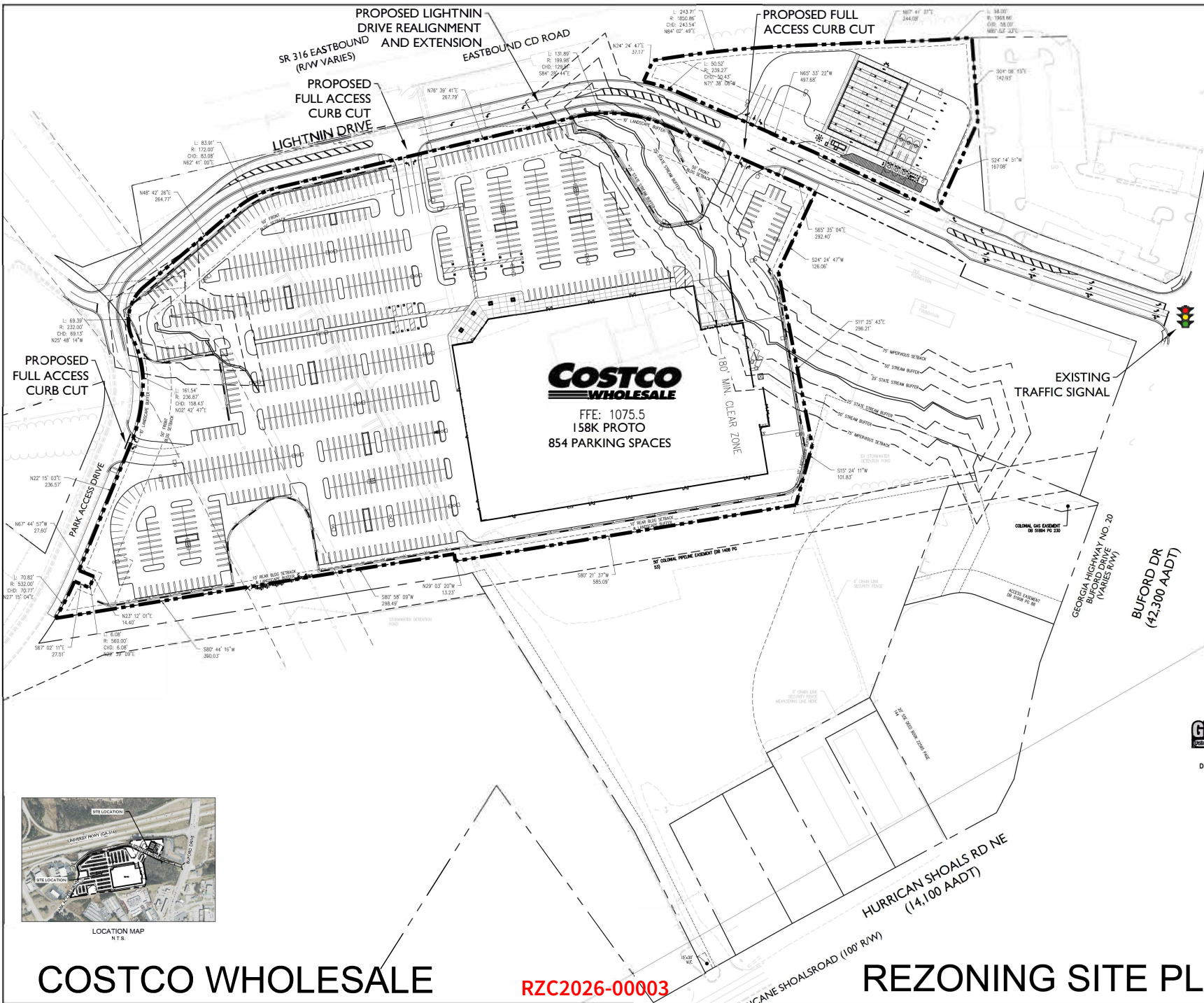
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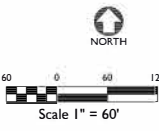
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- C. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 1. Allows disturbance within the required fifty (50) foot undisturbed natural stream buffer, subject to all required State approvals
- D. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 2. Allows disturbance within the additional twenty-five (25) foot impervious-surface stream setback, subject to all required State approvals.



PROJECT DATA	
CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	LIGHTNIN DRIVE AND PARK ACCESS DRIVE, LAWRENCEVILLE, GA
SITE DATA:	
WAREHOUSE PARCEL:	17.72 ACRES
FUEL PARCEL:	218 ACRES
TOTAL SITE AREA:	19.90 ACRES
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	LM (LIGHT MANUFACTURING) *TO BE REZONED TO BG (GENERAL BUSINESS)
SETBACKS:	REQUIRED
FRONT:	50'
SIDE:	10'
REAR:	10'
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY KEYSTONE LAND SURVEYING, INC.
BUILDING DATA:	
TOTAL BUILDING FOOTPRINT AREA:	158K PROTO
PROPOSED PARKING DATA:	
TOTAL PARKING:	854 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
○ 10' WIDE STALLS	636 STALLS
○ ACCESSIBLE STALLS	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.30 STALLS
JURISDICTIONAL PARKING REQUIRED: (1 SPACE PER 500 GFA)	MINIMUM: 330 STALLS
NOTES: EXISTING CONDITIONS TO BE FIELD VERIFIED.	



50 Warm Springs Circle
Roswell - Georgia - 30075
(770)411-1942 • www.aecatl.com

PROJECT NO. - 25-5192
DRAWN - JWM
JOB NUMBER -
DATE: 07-02-2026

COSTCO WHOLESALE

LAWRENCEVILLE, GEORGIA

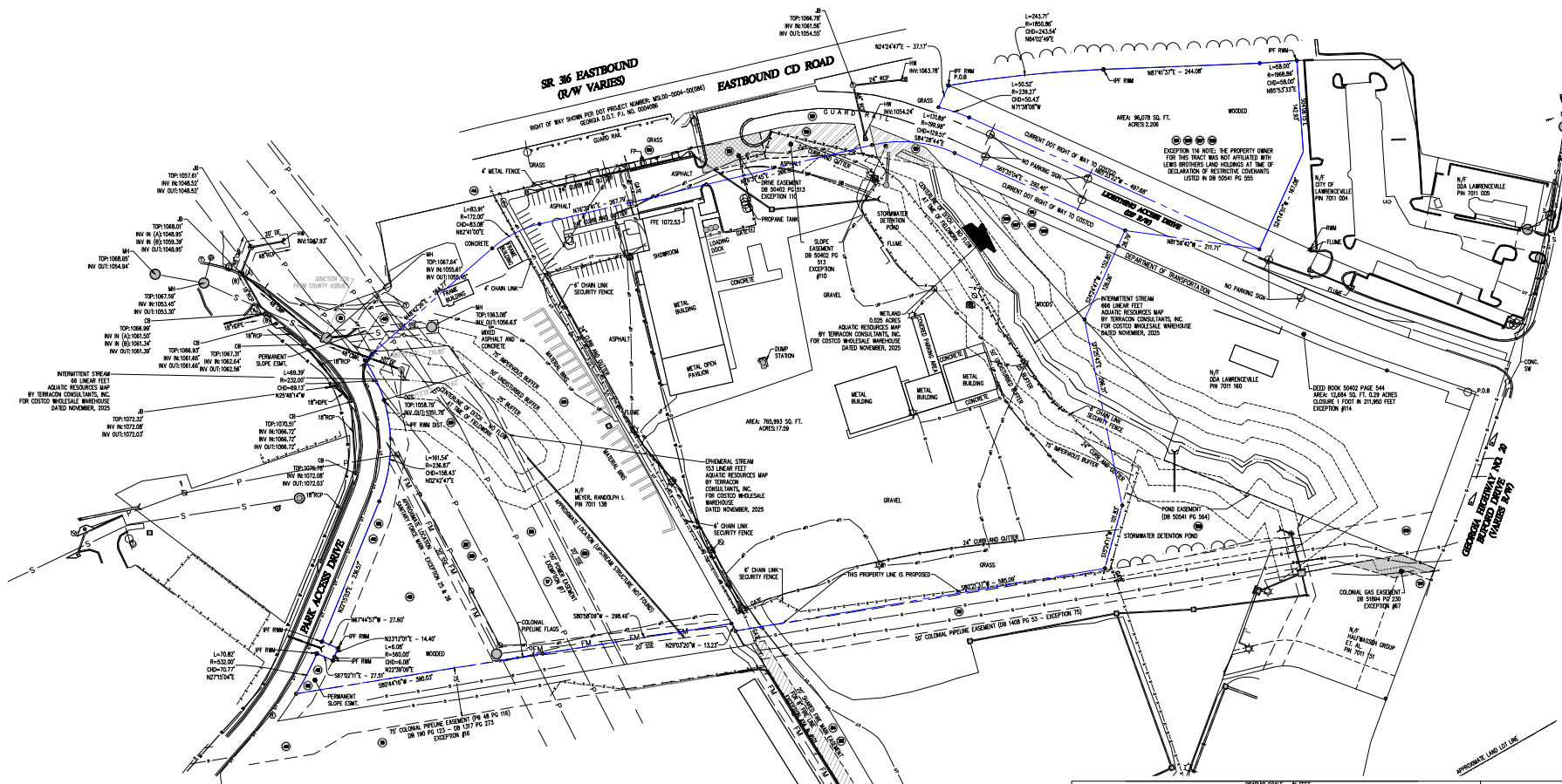
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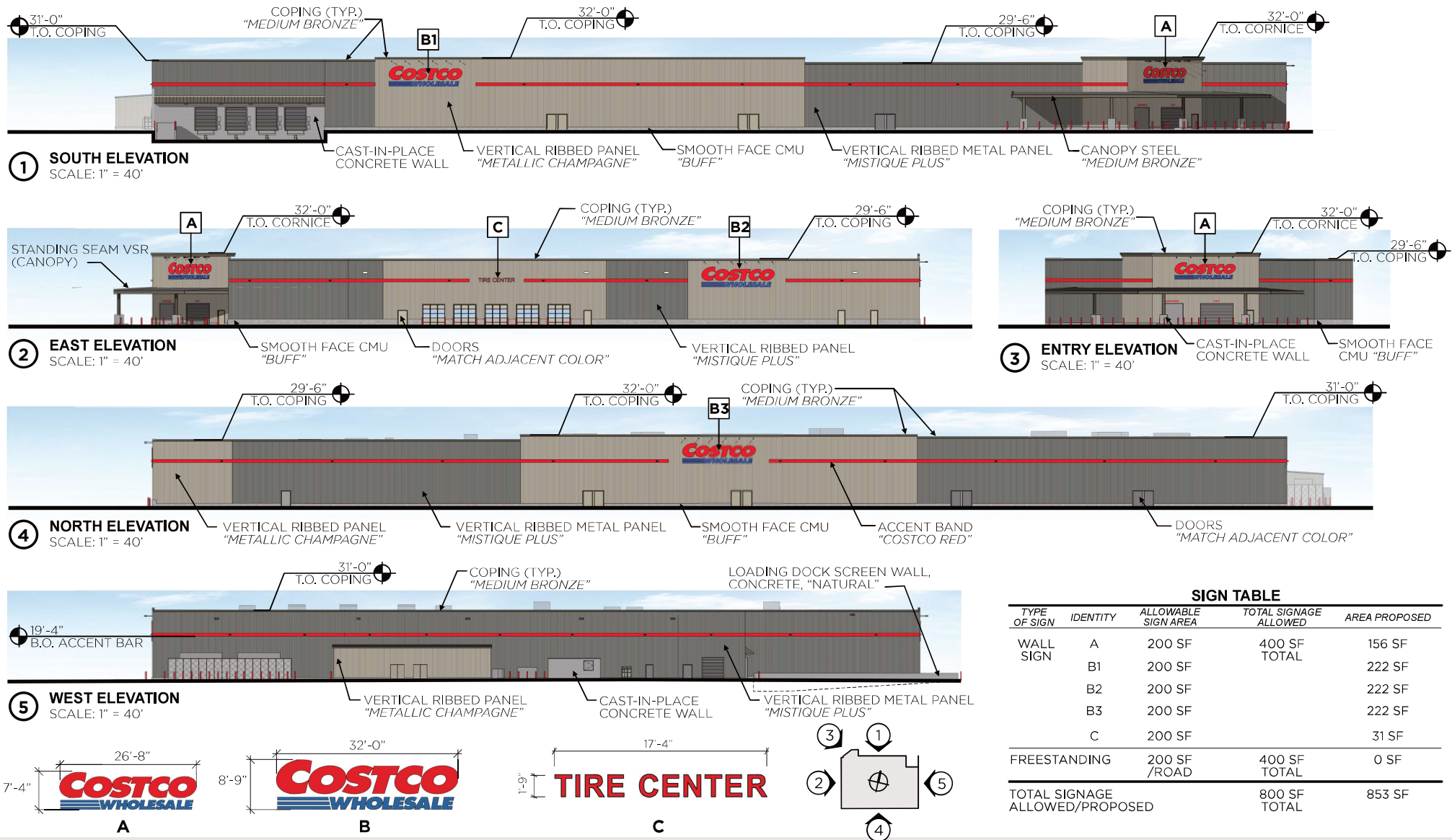
REZONING SITE PLAN

REZONE



SCALE: 1"=40'		GRAPHIC SCALE - IN FEET		CLIENT: COSTCO WHOLESALE CORPORATION	
DESIGNED BY: JTF	SHEET NUMBER: 2 of 4	FILE NAME: LIGHTNING DRIVE ALTA V12_COSTCO ALTA ONLY		DATE: 6-17-26	JOB NUMBER: SURV 2000 GEN 527
ALTA/NSP LAND TITLE SURVEY FOR					
COSTCO WHOLESALE CORPORATION					
FIRST AMERICAN TITLE INSURANCE COMPANY					
CITY OF LAWRENCEVILLE, GWINNETT COUNTY					
7TH DISTRICT - LL11					
S.E. 1/4 S. 10 N. E. 1 S.					
1					
2					
3					
4					
5					

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PLANNING & DEVELOPMENT DEPARTMENT



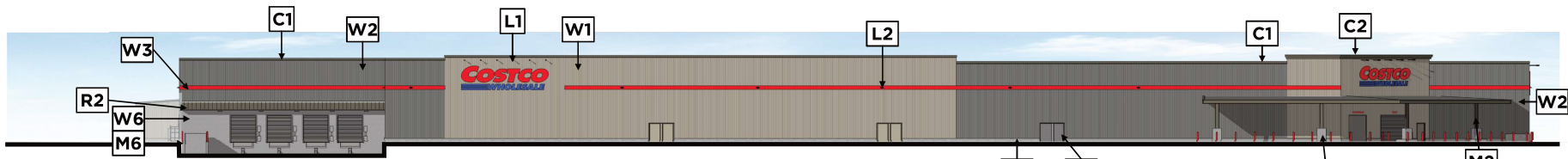
JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG. 2

CONCEPT WAREHOUSE ELEVATIONS

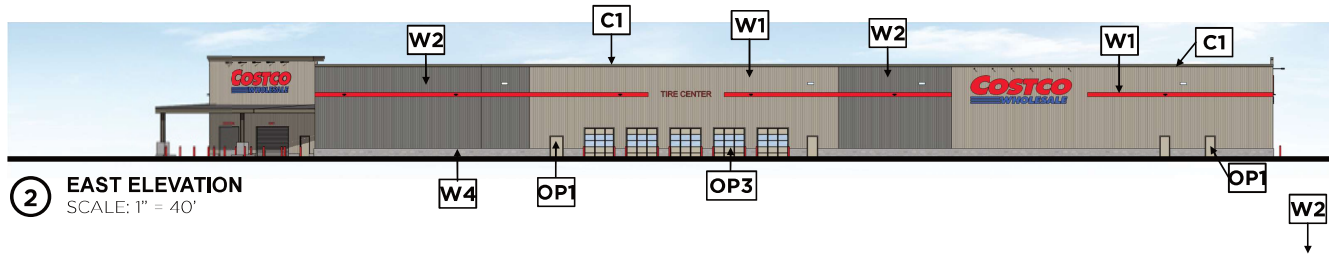
(WAREHOUSE WALL SIGN VARIANCE)



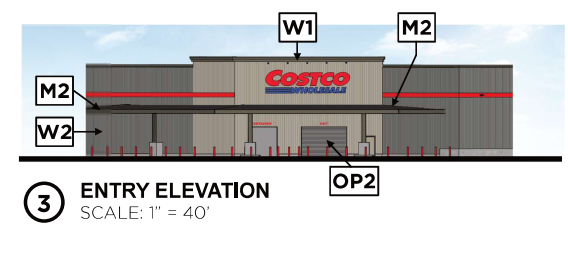
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① SOUTH ELEVATION
SCALE: 1" = 40'



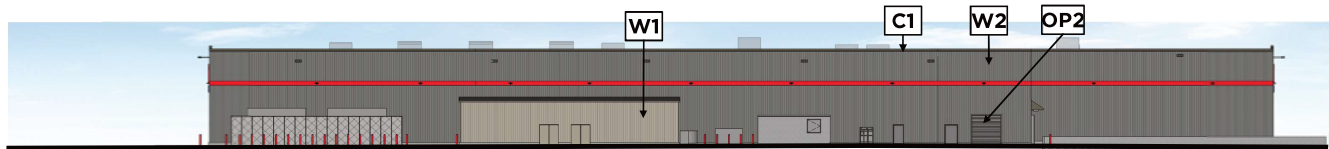
② EAST ELEVATION
SCALE: 1" = 40'



③ ENTRY ELEVATION
SCALE: 1" = 40'



④ NORTH ELEVATION
SCALE: 1" = 40'



⑤ WEST ELEVATION
SCALE: 1" = 40'

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
W1	METAL PANELS - IC72	METAL	PRE-FINISHED	METALLIC CHAMPAGNE	1
W2	METAL PANELS - IC72	METAL	PRE-FINISHED	METALLIC PLUS	1
W3	ACCENT BAND	METAL	PRE-FINISHED	SAFETY RED SW4081	1
W4	MASONRY SMOOTH FACE	CMU - SIZE PER PLANS	WATER REPELLENT	BUFF	
W5	MASONRY VENEER	VENEER	WATER REPELLENT	BUFF	
W6	CAST-IN-PLACE CONCRETE CURB	CONCRETE	WATER REPELLENT	NATURAL	ARCHITECTURAL FINISH
W7	LOADING DOCK CURB	CONCRETE	WATER REPELLENT	NATURAL	SEE A703.1
W8	PROTECTION CURB	CONCRETE	WATER REPELLENT	NATURAL	SEE A703.1
W9	COLUMN PLINTH / BENCH	CONCRETE	WATER REPELLENT	NATURAL	ARCHITECTURAL FINISH
W10	WALL REVEALS / CONTROL JOINT / SHRINKAGE JOINT	ARCHITECTURAL	WATER REPELLENT	NATURAL	SEE 1A701 AND STRUCT DWGS

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
C1	CORNER	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
C2	CORNER	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
R1	STANDING SEAM VSR (CANOPY)	METAL	PRE-FINISHED	COOL IVORY WHITE	1; CANOPY ROOF
R2	STANDING SEAM VSR	METAL	PRE-FINISHED	MEDIUM BRONZE	1; RECEIVING AWNING AND FIRE DEPT ROOM
R3	STANDING SEAM MR24	METAL	PRE-FINISHED	GALVALUME	1; WAREHOUSE ROOF
ASM1	ACCENT TRIM	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
ASM2	SCUPPER	SHEET METAL	PAINT AND SEALANT BY GC		1, 3

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
L1	SIGN LIGHTING FIXTURE	METAL	PRE-FINISHED	TECHLIGHT BRONZE	
L2	WALL PACK FIXTURE	METAL	PRE-FINISHED		
L3	EMERGENCY LIGHT FIXTURE	METAL	PRE-FINISHED		
OP1	DOOR, FRAME AND HSS MULLION BTWN DOORS (WHERE OCCURS)	STEEL	PAINT BY GC	MATCH WALL COLOR	2
OP2	ROLLING SERVICE DOOR	STEEL	PRE-FINISHED	GRAY	1, 4
OP3	GLAZED SECTIONAL DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	1, 4
OP4	AUTO-SLIDING DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP5	TRANSOM FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP6	GLAZING	INSULATED GLASS		CLEAR	
OP7	STOREFRONT FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP8	Louver	STEEL	PRE-FINISHED	MEDIUM BRONZE	
M1	ACCENT CHANNEL	STEEL	PAINT BY GC	MEDIUM BRONZE	1
M2	STRUCTURAL FRAMING - COLUMNS & CANOPY TASDA BEAM	STEEL	PAINT BY GC	MEDIUM BRONZE	1
M3	STAIRS				
M4	HANDRAIL/GUARDRAIL	GALVANIZED STEEL	PAINT BY GC		2
M5	BOLLARD (4' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED	2
M6	BOLLARD (9' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED	2



JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG. 2

CONCEPT WAREHOUSE ELEVATIONS

(WAREHOUSE WALL MATERIAL VARIANCE)



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MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 3

ENTRY PERSPECTIVE

COSTCO
WHOLESALE

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MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 4

WEST PERSPECTIVE



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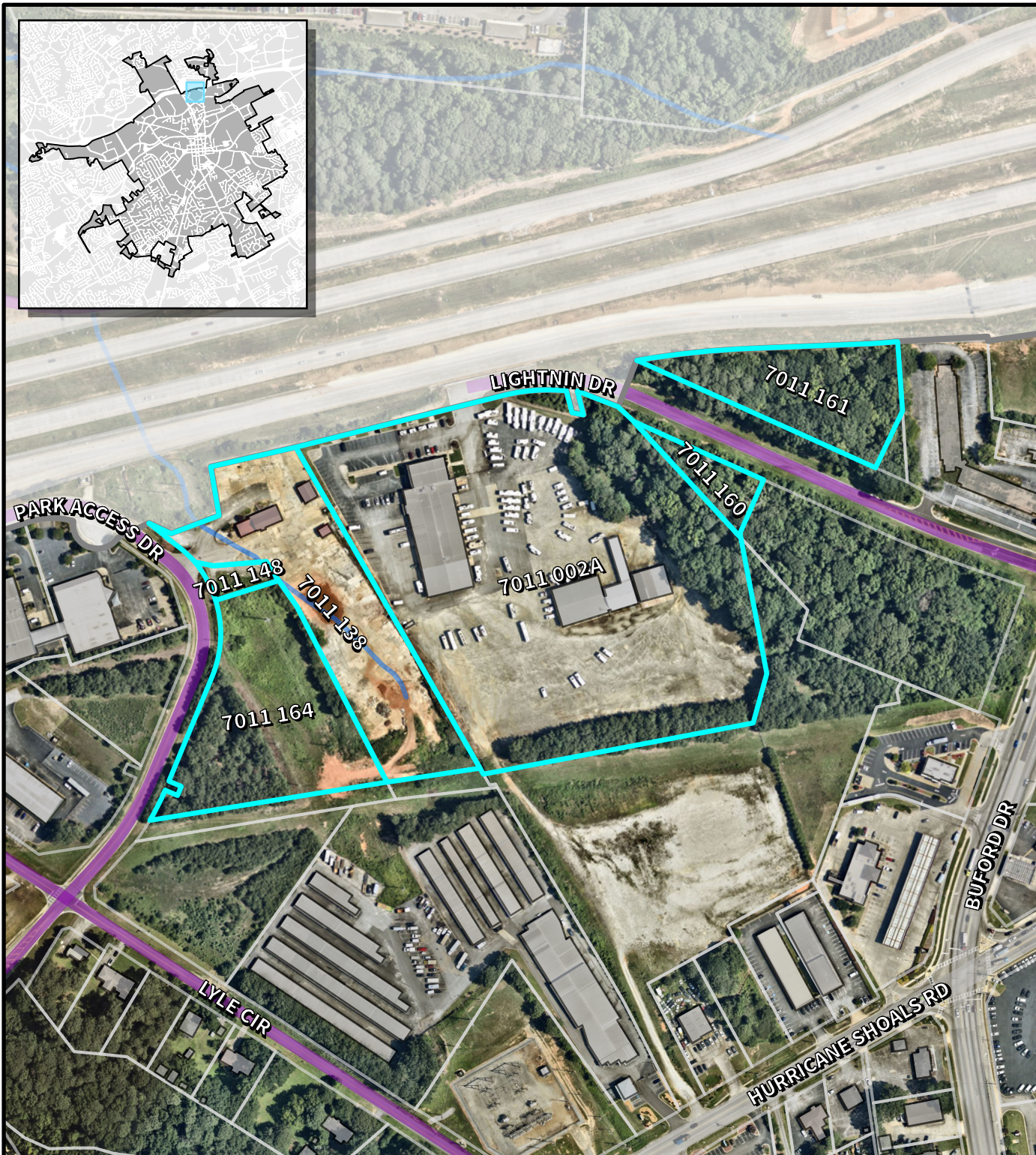
MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 5

SOUTH PERSPECTIVE

COSTCO
WHOLESALE

RZC2026-00003
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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

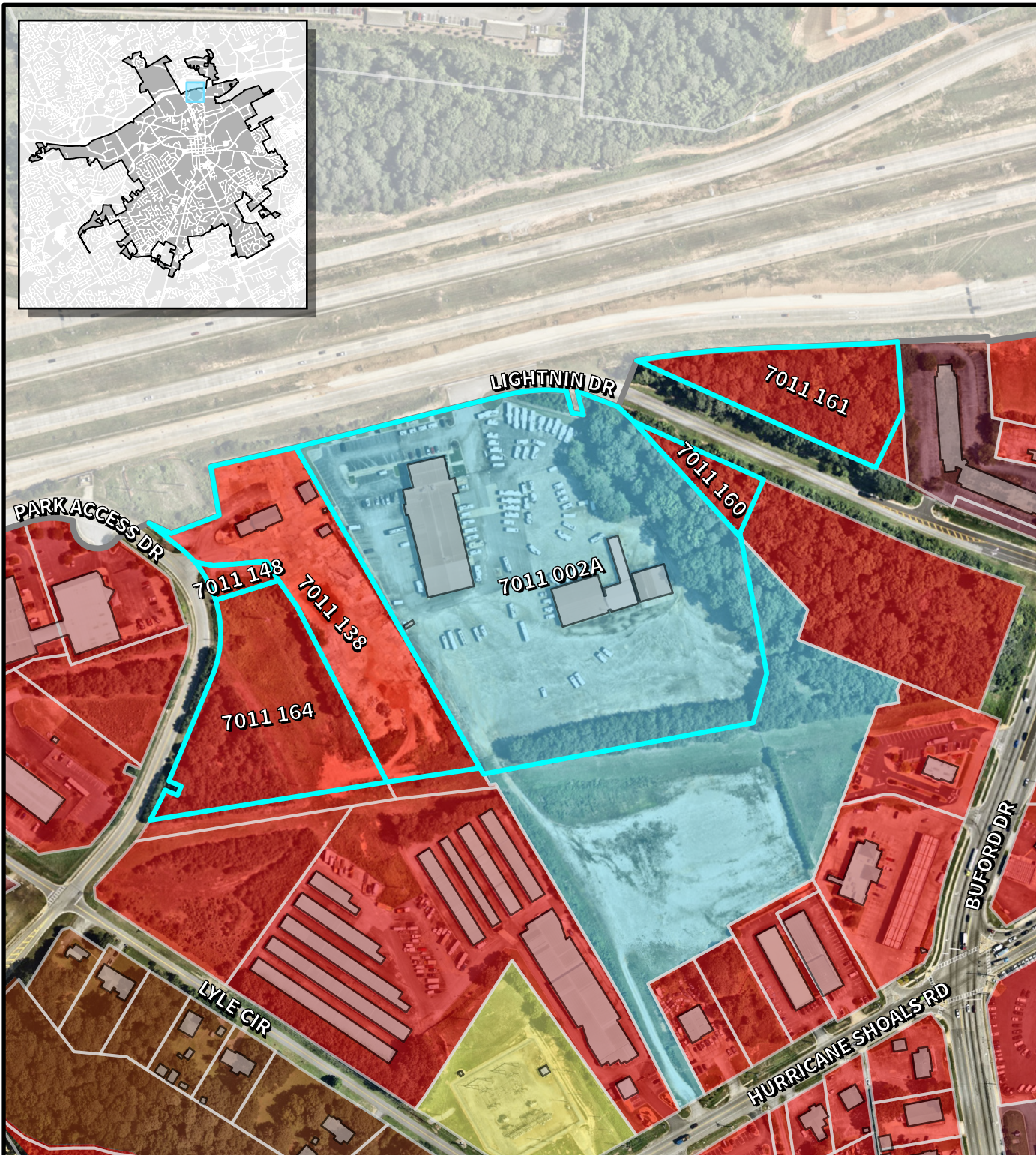
Applicant:
Costco Wholesale Corporation

-  Subject Property (~20.70 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 06/28/2026
Map Date: 08/12/2026
Map Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
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 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	HSB	Highway Service Business
	LM	Light Manufacturing
	CMU	Community Mixed-Use
	RS-150	Single-Family Residential

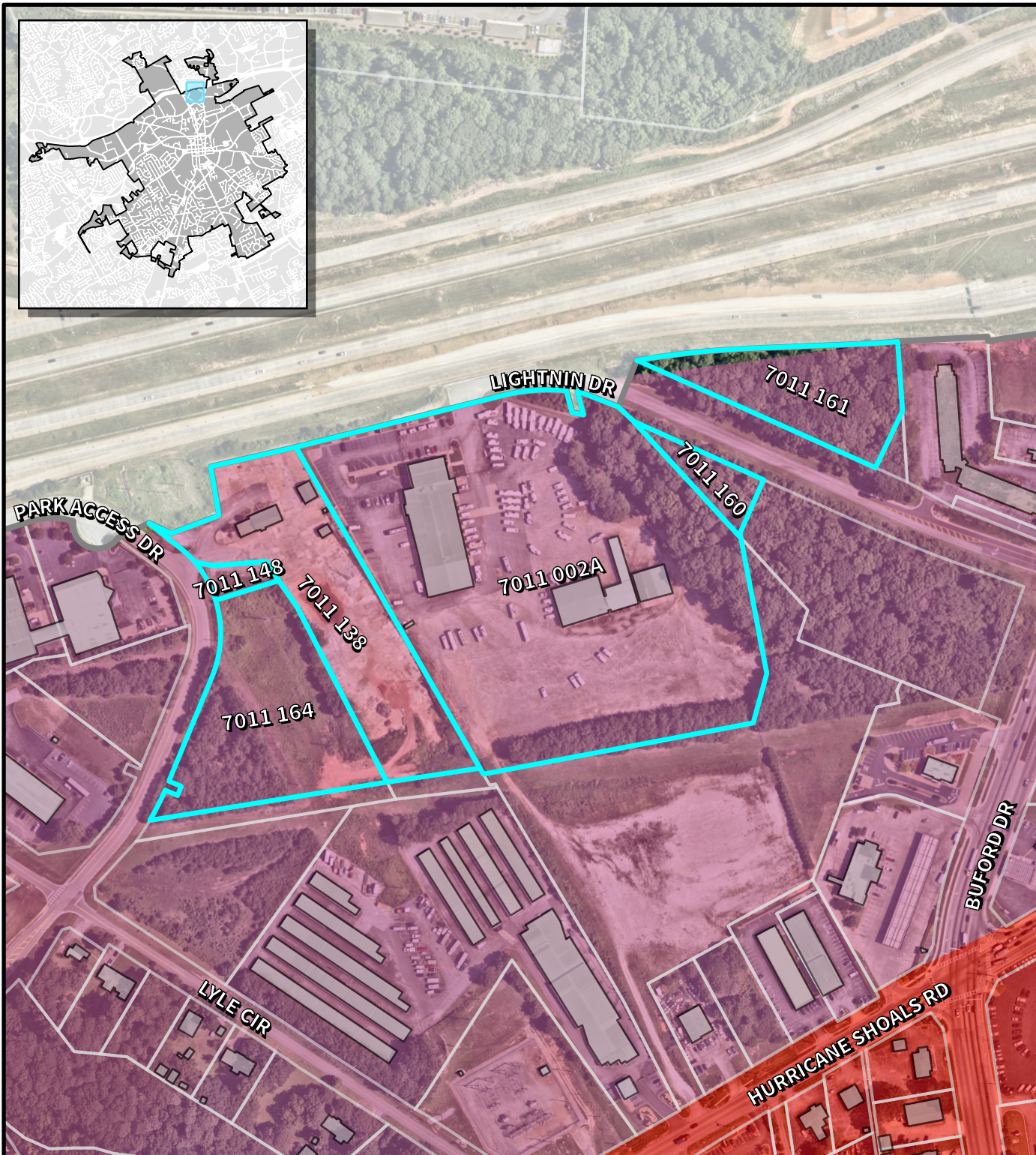
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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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 Subject Property (~20.70 acres)

 Lawrenceville City Limits

2045 Character Areas

 Community Mixed Use

 Commercial Corridor

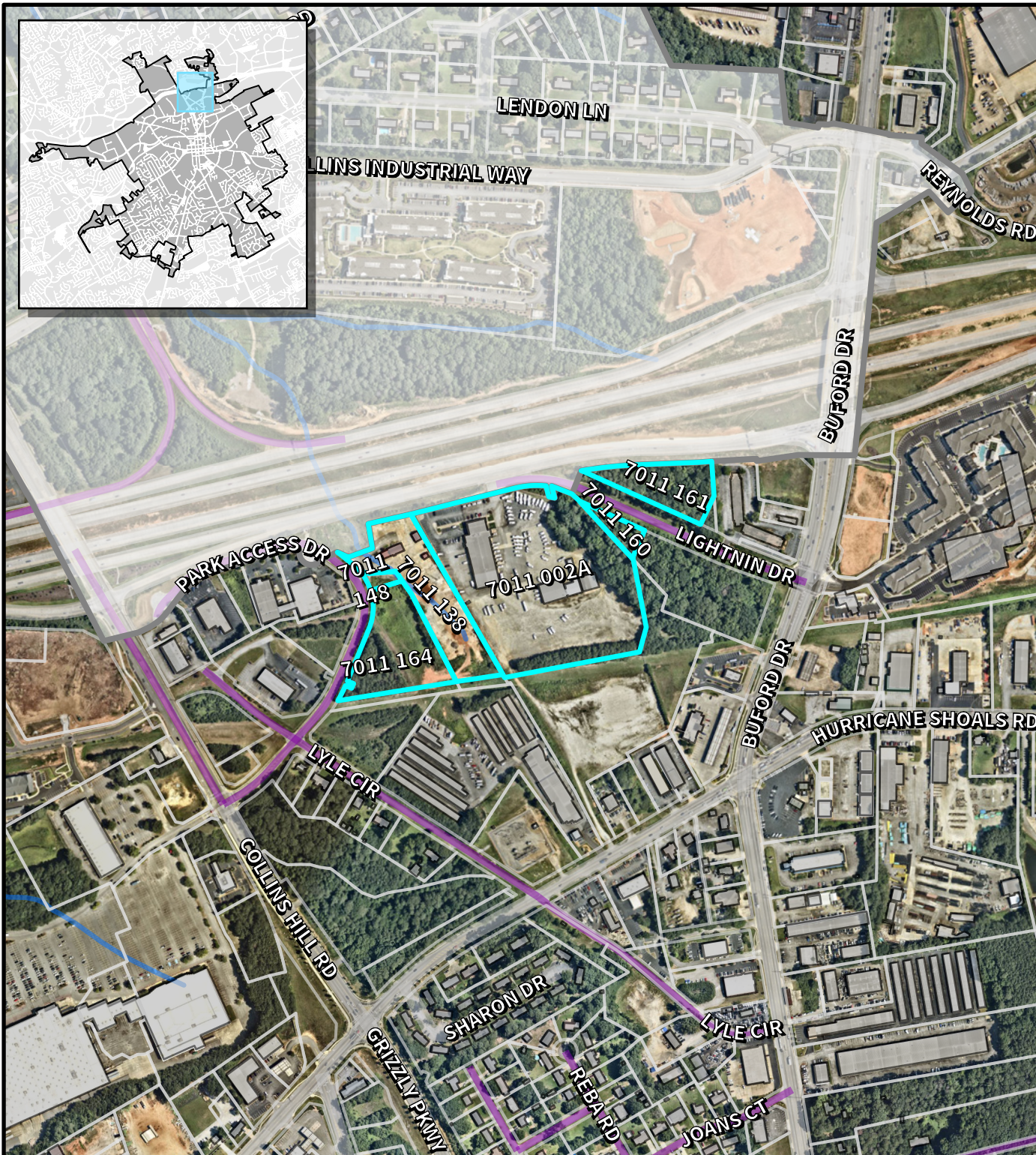
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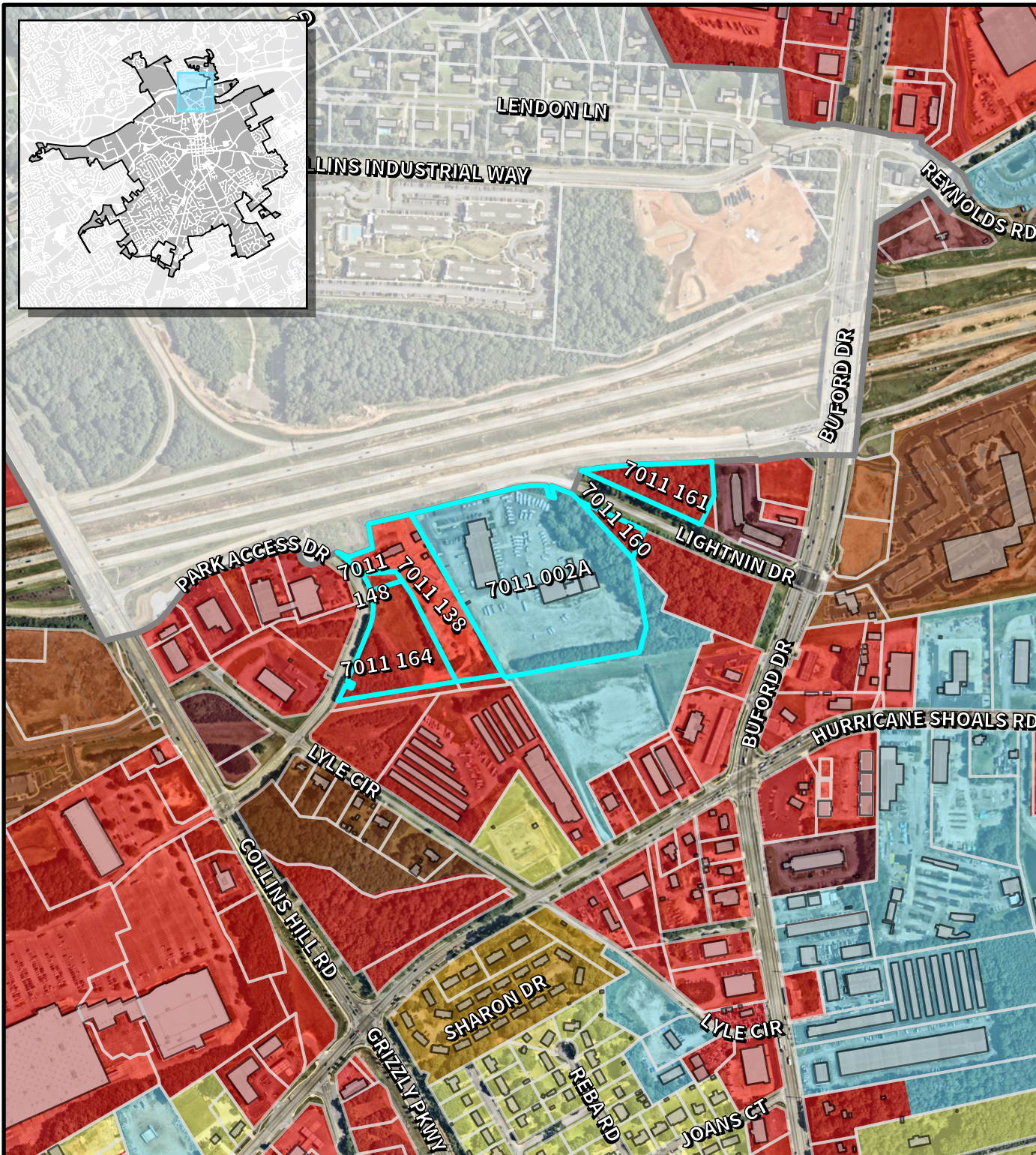
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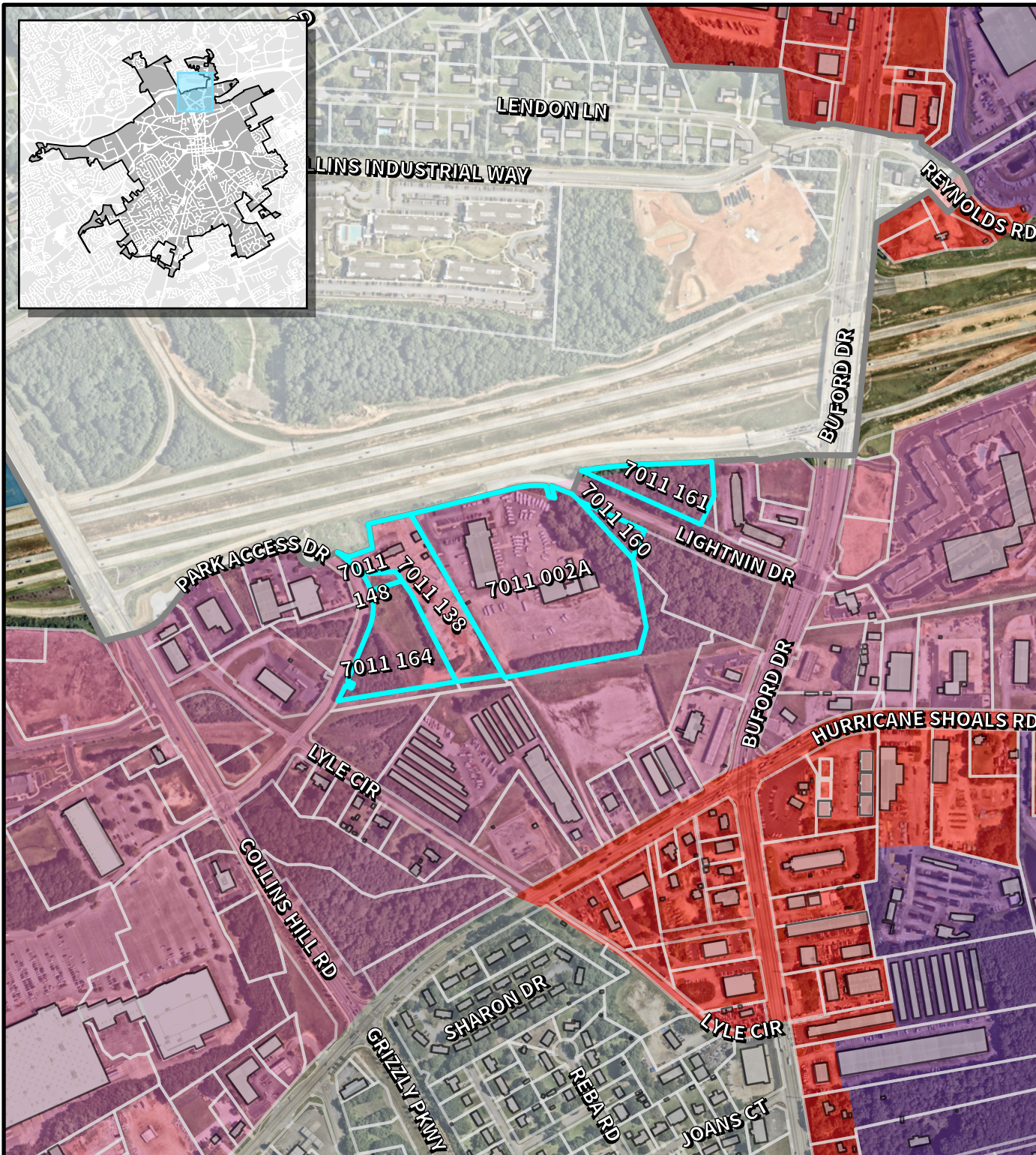
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 Lawrenceville City Limits

2045 Character Areas

-  Downtown
-  Community Mixed Use
-  Commercial Corridor
-  Education Center
-  Industrial

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Map Date: 08/12/2026

Map Scale: 1:7,200

0 250 500 1,000 Feet

