

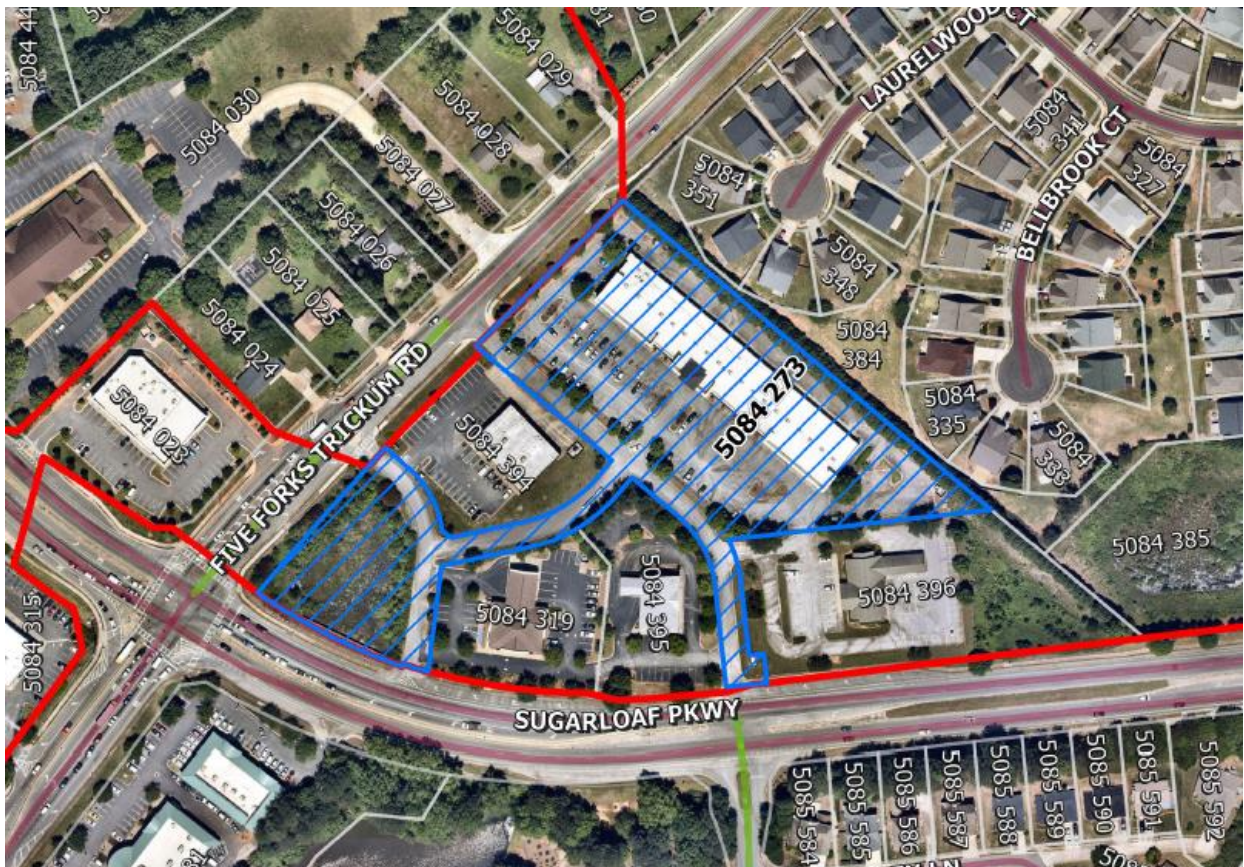


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CASE NUMBER: SUP2023-00083
OWNER: JESSICA KOUCH
APPLICANT: PRECIOUS ASORO
CONTACT: PRECIOUS ASORO – 678.779.3630
LOCATION(S): 3315 SUGARLOAF PARKWAY
PARCEL ID(S): R5084 273
APPROXIMATE ACREAGE: 4.63
ZONING PROPOSAL: TO ALLOW AN EVENT FACILITY AS A SPECIAL USE
PROPOSED DEVELOPMENT: SPECIAL EVENT FACILITY/BANQUET HALL
DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP





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ZONING HISTORY

The subject property has been zoned BG (General Business District) since 2002, the earliest record on file for the parcel.

PROJECT SUMMARY

The applicant requests a Special Use Permit for 3315 Sugarloaf Parkway to allow a Special Event Facility/Banquet Hall. The subject property is an approximately 4.63-acre parcel zoned BG (General Business District), located along the eastern right-of-way of Five Forks Trickum Road, near its intersection with Sugarloaf Parkway.

ZONING AND DEVELOPMENT STANDARDS

The property consists of a 29,099 square-foot one-story retail building, accessory driveways, and parking.

Article 1 Districts, Section 103.2 Use Table

| Standard | Requirement | Proposal | Recommendation |
|-------------------------------|---------------------------|---------------------------|-----------------------------------|
| Special Event Facility | <i>Special Use Permit</i> | <i>Special Use Permit</i> | <i>Approval w/ Conditions</i> |

Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.73 Special Event Facility reads as follows:

- A. *Such facilities shall be located on a principle arterial, major arterial, minor arterial, major collector street, or a state highway.*
- B. *During inclement weather, there shall be sufficient space to safely shelter guests.*
- C. *Adequate permanent restroom facilities shall be provided, which shall meet the minimum requirements of the Gwinnett County Environmental Health section and building code requirements.*
- D. *Adequate off-street parking facilities shall be provided on-site.*
- E. *Such facilities shall meet the Lawrenceville Code of Ordinance: Special Events Facilities.*



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F. Alcohol sales and consumption on the premises of a special event facility outside the Downtown Entertainment District is prohibited in HSB and HM zoning district.

The applicant occupies Suite 15 of the Markets of Sugarloaf shopping center, a 2,886 square foot retail space. They are proposing a Special Use Permit to allow a Special Event Facility/Banquet Hall (“Edged Events”) providing services relating to community events, meetings, pop-up shops, special occasions, and training. Access to the property is provided via curb-cuts extending from Sugarloaf Parkway and Five Forks-Trickum Road.

As proposed, the parking regulations require twenty nine parking spaces for this type of facility, however, the existing parking lot consists of 151 parking spaces, which exceeds the minimum requirements and adequately provides enough off-street parking. Additionally, all associated parking spaces are in front of the building.

The proposal satisfies the minimum requirement of the Supplemental and Accessory Use Standards (the Standards) requiring Special Event Facilities/Banquet Halls be located along a properly classified road, as well as providing adequate restroom facilities. Additionally, the Standards require compliance with the intent of the Code of Ordinance as it relates to Special Event Facilities/Banquet Halls. The adoption of the 2020 Zoning Ordinance allows Special Events Facilities/Banquet Halls to operate throughout the city limits in specific zoning classifications, which includes the BG zoning classification. However, if the applicant chooses to serve alcohol during events an Alcoholic Beverages License allowing the retail sales of alcoholic beverages for consumption shall be required.

SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail uses zoned BG (General Business District), with residential uses zoned RS-60 (Single Family Residential District) located to the north and northeast of the subject property (Courtyards at Sugarloaf subdivision). Furthermore, the property is adjacent to several properties in unincorporated Gwinnett County; there are single family houses zoned RS-75 (Single Family Residential District) on the western

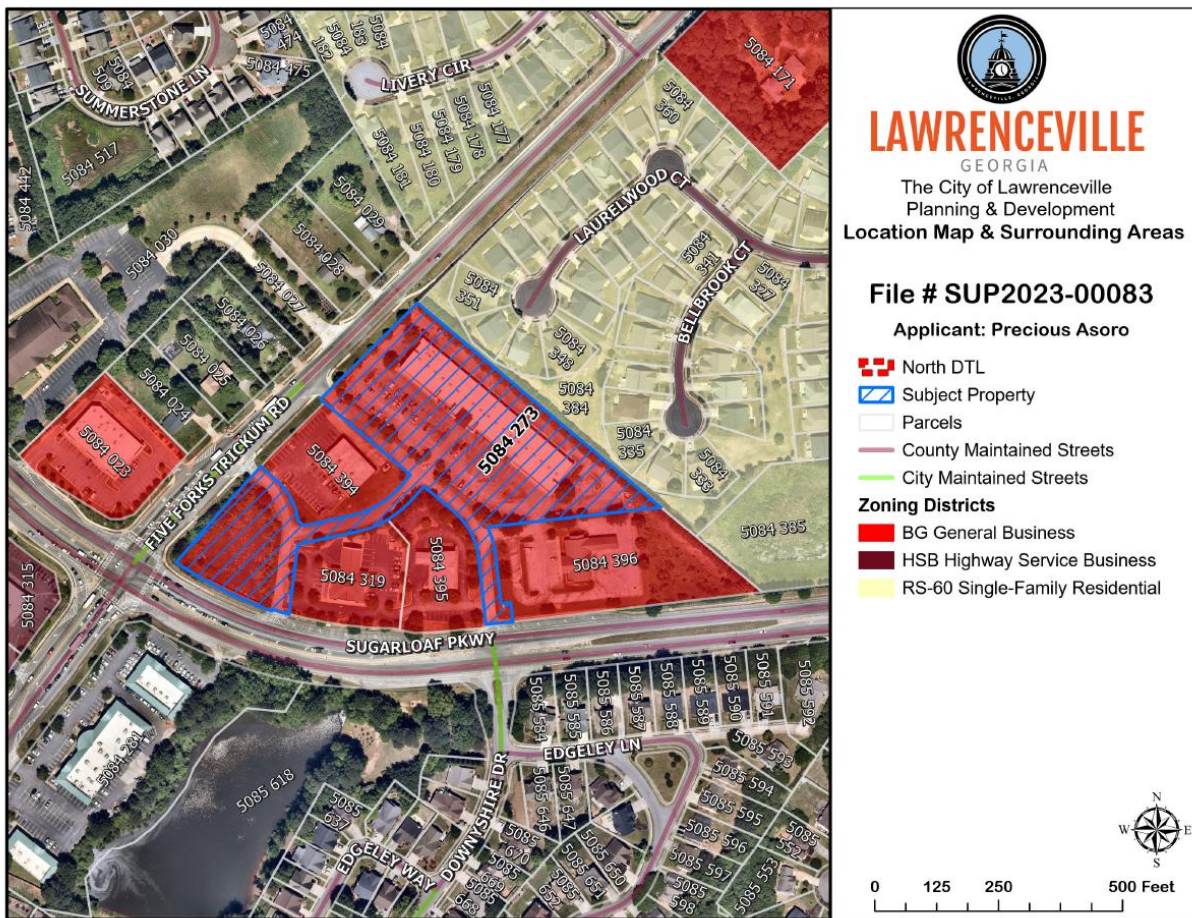


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right-of-way of Five Forks-Trickum Road, a retail center zoned C1 (Neighborhood Business District) at the southeastern corner of Sugarloaf and Five Forks-Trickum Road, and a residential subdivision (Villages of Flowers Crossing) zoned RZT (Single Family Residential District) on the southern right-of-way of Sugarloaf Parkway. The mixture of zoning and uses in the immediate area further support the requested Special Use Permit.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



2040 COMPREHENSIVE PLAN

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the Neighborhood Mixed Use Character Area. The intent of Neighborhood Mixed Use areas is to provide a center for local services that is

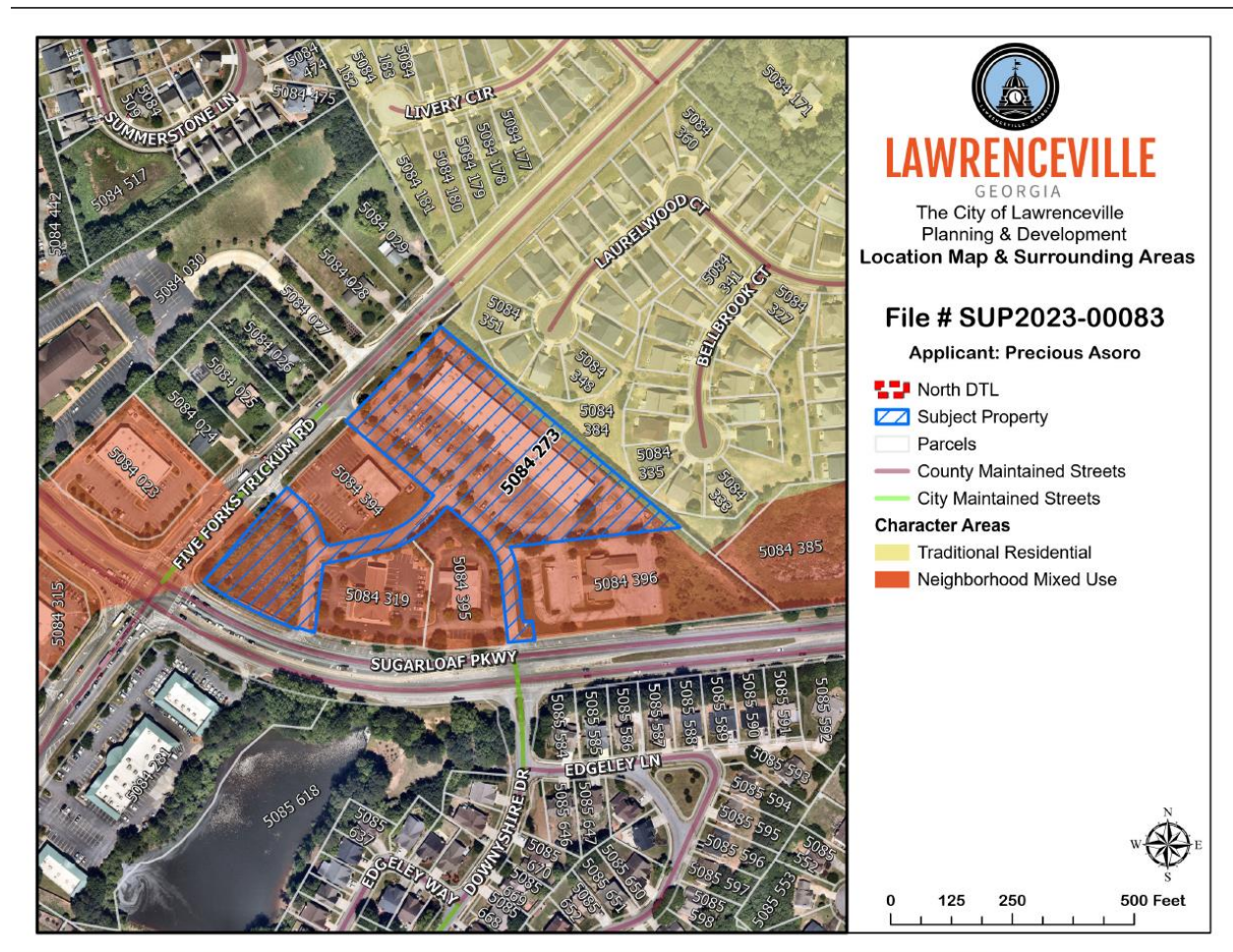


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walkable from nearby residential areas. Examples of local services include restaurants, corner stores, drug stores, dry cleaners, and small-scale retail. In some instances, these local services could be mixed with medium density housing such as townhouses or small scale apartment buildings. Neighborhood Mixed Use areas are primarily located in the southern half of the city to serve Traditional Residential neighborhoods.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

As submitted, the proposal for a Special Event Facility/Banquet Hall at this location is appropriate, as it is in a mixed use area along Sugarloaf Parkway. It is



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located within the Neighborhood Mixed Use character area, which encourages smaller scale retail uses such as banquet halls. Furthermore, there is precedent for City Council approving such special uses in the general vicinity; in December 2021, **SUP2021-00051** was approved for a Special Event Facility/Banquet Hall at 3130 Sugarloaf Parkway, which is also zoned BG (General Business).

In conclusion, the requested Special Use Permit for a Special Event Facility/Banquet Hall, at an existing commercial development, may provide a center for local services, providing walkable connectivity, for nearby residential uses along this segment of the Sugarloaf Parkway corridor. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.



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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

Code case **CEU2023-07591** was opened on 6/9/2023, when Code Enforcement received a complaint of a Special Event Facility serving alcohol at this location. On 7/25/2023, the tenant agreed to operate the business a Community Center, and a Certificate of Occupancy was provided for this use. On 9/13/2023, Code Enforcement received another complaint about further Special Events at this location and its Certificate of Occupancy was revoked. The applicant was encouraged to apply for a Special Use Permit in order to continue occupying the retail space as such.

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;**

In light of the mixture of uses and zoning in the immediate area the requested Special Events Facility could be suitable for the area.

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

With the recommended conditions, potential impacts on adjacent and nearby properties could be reduced.

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

The property has reasonable economic use as currently zoned.

- 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;**

Impacts on public facilities would be anticipated in the form of traffic and utility demand; however, these impacts may be mitigated with appropriate conditions, site development requirements, and planning.

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

Policies of the Neighborhood Mixed Use Character Area are intended to provide a center for local service. As such the proposed Special Use Permit allowing a Special Event Facility/Banquet Hall at this location could be consistent with the 2040 Comprehensive Plan.

- 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;**



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*In December 2021, **SUP2021-00051** was approved for a Special Event Facility/Banquet Hall at 3130 Sugarloaf Parkway, which is also zoned BG (General Business).*

To ensure the compatibility with rules and regulations of the City of Lawrenceville, it is suggested that conditions limit the Special Use Permit to a period of two years.