

**Special Use Permits – Contractor's Office,
Heavy/Civil; Outdoor Storage; Parking on
Gravel Surface**

**SUP2026-00010, SUP2026-00011, &
SUP2026-00012**

272 Hurricane Shoals Road



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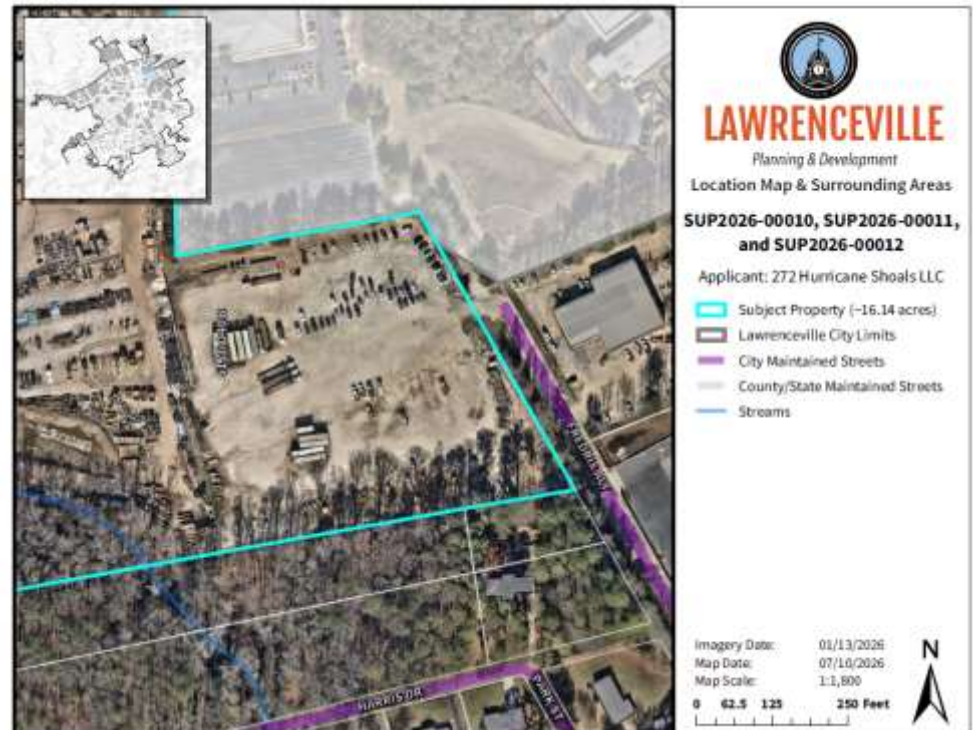
Overview

- Special Use Permit – Contractor's Office, Outdoor Storage, Gravel Parking
- Applicant/Property Owner: 272 Hurricane Shoals LLC
- Location: 272 Hurricane Shoals Road, Lawrenceville, GA
- Acreage: 16.23 acres
- Current Zoning: LM (Light Manufacturing District)
- Proposed Development: Contractor's Office (Heavy/Civil), Outdoor Storage, Parking on Gravel Surface
- Department Recommendation: Approval with Conditions



Vicinity Map

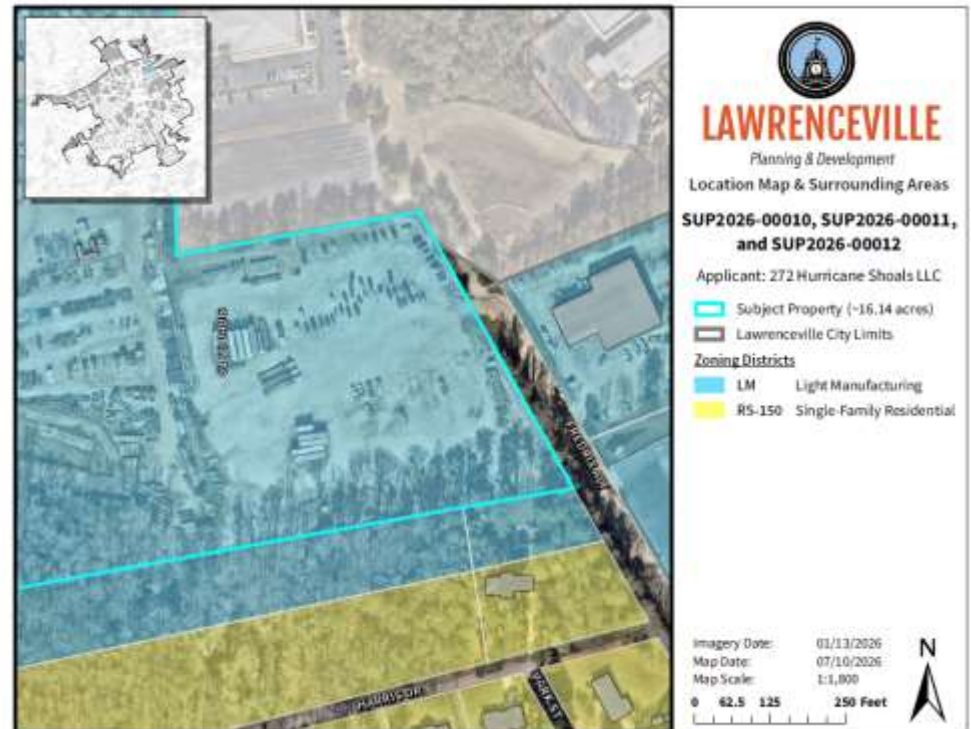
- Site located on the southern side of Hurricane Shoals Road, just east of Buford Drive (GA Hwy 124), and along the west side of Fredrix Alley.
- Surrounding area includes a mix of commercial, office, institutional, light industrial, and single-family residential uses.





Zoning Map

- LM since 1960; no prior SUPs, variances, or appeals
- Request Special Use Permits to allow contractor offices, outdoor storage, and gravel parking.
- Requested Special Use Permits fit established industrial pattern





Site Plan

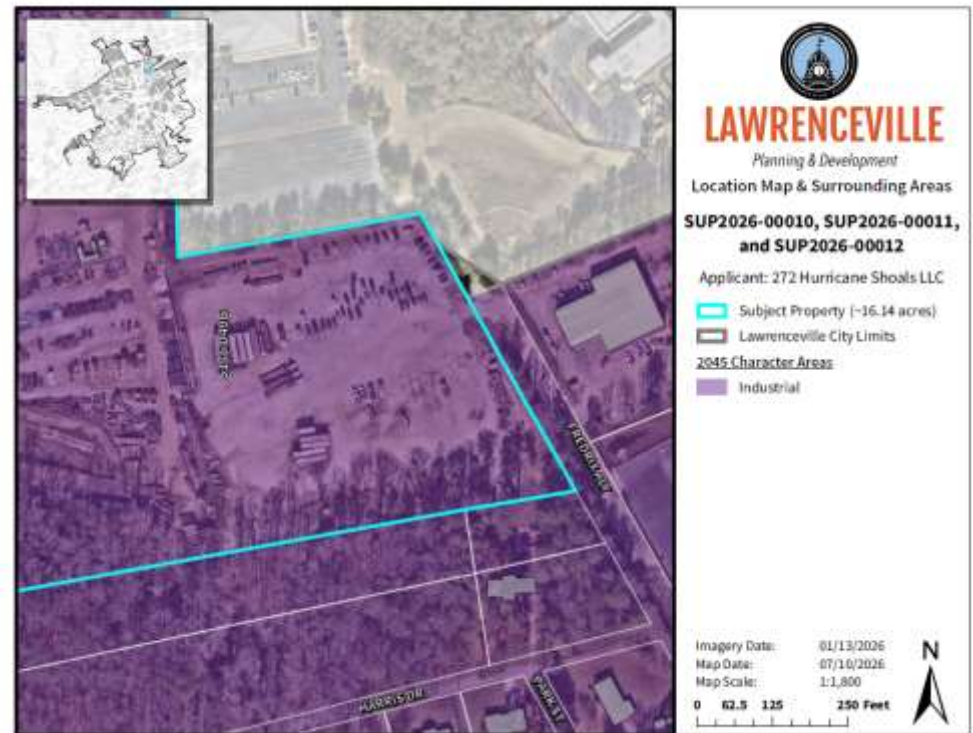
- Three existing industrial structures totaling 24,420 sq ft on the property
- Proposed new two-story, 19,200-sq-ft office building located on the southeast portion of the site along the west side of Fredrix Alley.





Comprehensive Plan

- Industrial Character Area – supports employment-generating industrial/office uses, reinvestment, modernization.





Nonconformities & Conclusion

- Long-established industrial setting makes contractor uses appropriate within the LM district
- Site modernization is necessary to meet current ordinance standards and reduce impacts on nearby properties
- SUPs are required to continue existing nonconforming uses, allow limited expansion, and authorize proposed site upgrades
- Existing conditions may remain only as temporary legal nonconforming uses
- Compliance is required



Conclusion

- Based on the property's established industrial use, its compatibility with surrounding development, and the conditions requiring a full transition to ordinance compliance.
- Approval with conditions; phased compliance plan, prohibition of outdoor storage, and gravel parking in redevelopment area



1. To restrict the Special Use Permit as follows:

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, existing outdoor storage of materials, equipment, and vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, may remain in their current form only as existing nonconforming conditions.

These conditions shall be brought into full compliance with current regulations through a phased compliance schedule not to exceed five (5) years from the date of Special Use Permit approval.

Outdoor storage of any kind shall be strictly prohibited within the portion of the property designated for redevelopment as illustrated on the site plan referenced June 5, 2026.

2. To satisfy the following site development considerations:

All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. Phased Compliance for Existing Nonconforming Site Conditions:

A. Phased Compliance for Existing Areas:

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

B. Phased Compliance Plan Required:

Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. Annual Progress Reporting:

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones:

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. Completion Certification:

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.



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Questions?



SITE OVERALL
1" = 100'



VICINITY MAP
NTS

DEVELOPMENT SUMMARY

1. TOTAL PROPERTY ACREAGE = 111.30 AC.
(PARCELS 12 & 13 IN 14-5896)
2. CURRENT ZONING: LM (LIGHT MANUFACTURING)
3. PROPOSED: STREETS/LM.
HEIGHT = 30'
SIDE = 0'
REAR = 0'
4. PROPOSED BUILDING SIZE: OFFICE = 12,000 SQ. FT.
5. PROPOSED BUILDING HEIGHT = 40 FEET
6. PROPOSED COVERED AREA = 10,400'
7. PROPOSED CAR = 9,400 SQ. FT. / 7,000 SQ. FT. = 13.3
8. PARKING SUMMARY:
MIN. SPACES REQUIRED: 1 SPACE PER 300 SQ. FT. OF BUILDING AREA (32 SPACES)
SPACES PROVIDED: 35 SPACES
9. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.

SITE EXHIBIT
HURRICANE SHOALS

272 HURRICANE SHOALS RD., NE

PREPARED FOR:

MITCH STEPHENS

PREPARED BY:

THOMAS HUTTON

1000 HURRICANE SHOALS RD., NE
SUITE 100, ATLANTA, GA 30328

www.thomashutton.com



272 HURRICANE SHOALS ROAD

PROPOSED BUILDING MATERIALS:
PRE-ENGINEERED METAL BUILDING WITH STEEL STRUCTURE
CORRUGATED STEEL PANEL CLADDING
CONCRETE SLAB FOUNDATION
BUILDING DIMENSIONS: 120' (L) X 80' (W) X 40' (H)



SUP2026-00010, SUP2026-00011, AND SUP2026-00012
RECEIVED JUNE 5, 2026
PLANNING & DEVELOPMENT DEPARTMENT

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RECOMMENDED CONDITIONS_08032026

SUP2026-00010

Approval of the Special Use Permit to allow a Contractor's Office, Heavy/Civil in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

The Special Use Permit shall authorize only a Contractor's Office, Heavy/Civil, together with customary accessory office and administrative functions.

2. To satisfy the following site development considerations:

All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. Phased Compliance for Existing Nonconforming Site Conditions:

A. **Phased Compliance for Existing Areas.**

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

B. **Phased Compliance Plan Required.**

Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. **Annual Progress Reporting.**

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. **Failure to Meet Milestones.**

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. **Completion Certification.**

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08032026

SUP2026-00011

Approval of the Special Use Permit to allow a Vehicle Storage Lot (Outdoor Storage) in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, existing outdoor storage of materials, equipment, and vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, may remain in their current form only as existing nonconforming conditions.

These conditions shall be brought into full compliance with current regulations through a phased compliance schedule not to exceed five (5) years from the date of Special Use Permit approval.

Outdoor storage of any kind shall be strictly prohibited within the portion of the property designated for redevelopment as illustrated on the site plan received June 5, 2026.

2. To satisfy the following site development considerations:

All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. Phased Compliance for Existing Nonconforming Site Conditions:

A. Phased Compliance for Existing Areas.

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

B. Phased Compliance Plan Required.

Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. Annual Progress Reporting.

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones.

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. Completion Certification.

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RECOMMENDED CONDITIONS_08032026

SUP2026-00012

Approval of the Special Use Permit to allow Parking on a Gravel Surface in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, existing outdoor storage of materials, equipment, and vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, may remain in their current form only as existing nonconforming conditions.

These conditions shall be brought into full compliance with current regulations through a phased compliance schedule not to exceed five (5) years from the date of Special Use Permit approval.

Parking on a Gravel Surface of any kind shall be strictly prohibited within the portion of the property designated for redevelopment as illustrated on the site plan received June 5, 2026.

2. To satisfy the following site development considerations:

All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. Phased Compliance for Existing Nonconforming Site Conditions:

A. Phased Compliance for Existing Areas.

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

B. Phased Compliance Plan Required.

Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. Annual Progress Reporting.

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones.

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. Completion Certification.

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