



# LAWRENCEVILLE

*Planning & Development*

## SPECIAL USE PERMIT

<b>CASE NUMBER:</b>	<b>SUP2024-00089</b>
<b>APPLICANT:</b>	INTERSTATE GROUP, LLC, C/O W. CHARLES ROSS, ESQ.
<b>OWNER:</b>	WHITLEY'S LLC
<b>CONTACT:</b>	W. CHARLES ROSS, ESQ.
<b>LOCATION(S):</b>	381 INDUSTRIAL PARK DRIVE
<b>PARCEL IDENTIFICATION NUMBER(s):</b>	5177 027F
<b>APPROXIMATE ACREAGE:</b>	2.22 ACRES
<b>CURRENT ZONING:</b>	LM (LIGHT MANUFACTURING DISTRICT)
<b>ZONING PROPOSAL:</b>	TO ALLOW TRAILER STORAGE & DISPLAY AS A SPECIAL USE
<b>PROPOSED DEVELOPMENT:</b>	TRAILER OUTDOOR DISPLAY/STORAGE
<b>DEPARTMENT RECOMMENDATION:</b>	<b>APPROVAL W/ CONDITIONS</b>

### VICINTY MAP





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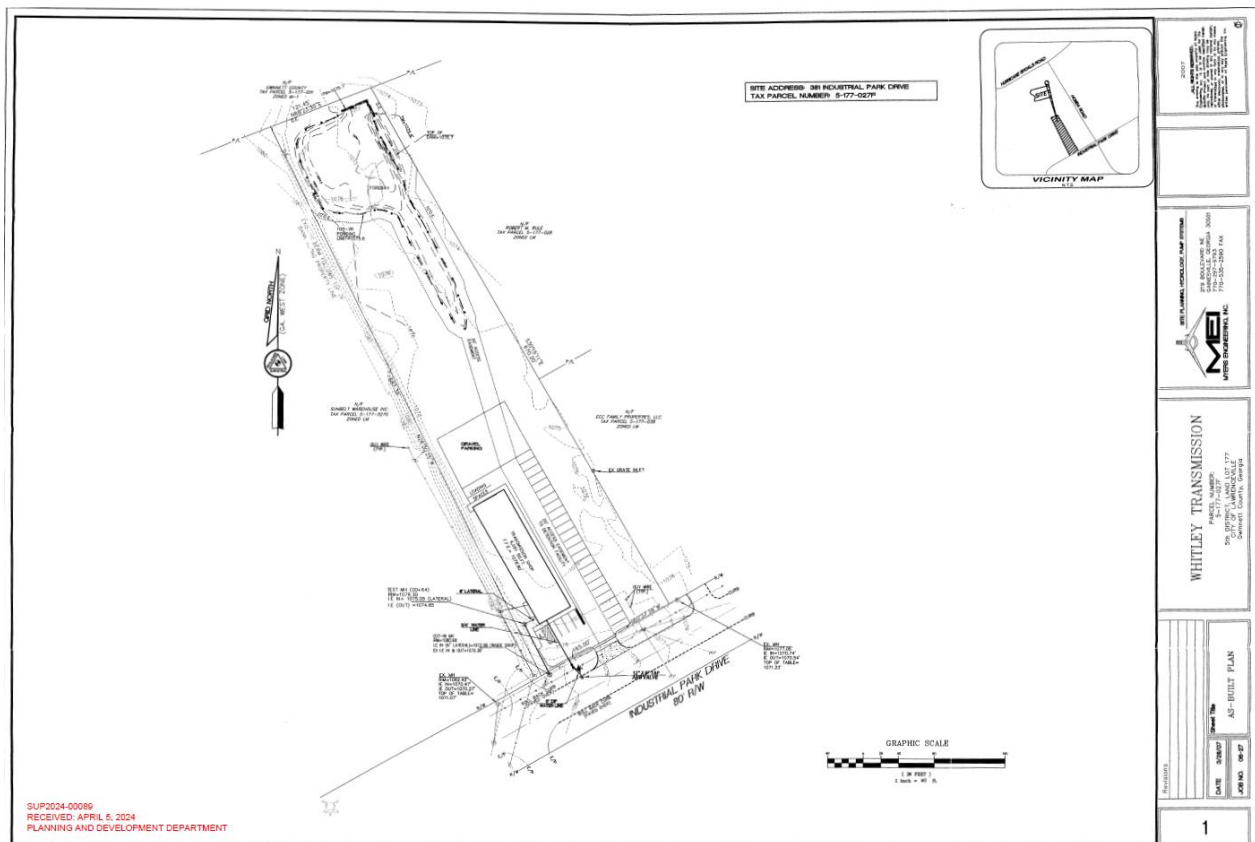
### ZONING HISTORY

The subject property has been zoned LM (Light Manufacturing District) since 1972, the earliest zoning record on file for the parcel.

### PROJECT SUMMARY

The applicant requests a Special Use Permit for 381 Industrial Park Drive to allow for Outdoor Display and Outdoor Storage for trailers at the subject property. The subject property is an approximately 2.22-acre parcel zoned LM (Light Manufacturing District), located on the northwestern right-of-way of Industrial Park Drive west of its intersection with Hosea Road.

### LAND SURVEY





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### ZONING AND DEVELOPMENT STANDARDS

The existing industrial structure was built in 2007, consisting of a mix of automotive and retail uses. The landscaping is existing nonconforming and should therefore be brought into compliance with the 2020 Zoning Ordinance. The property’s thirty-one (31) existing parking spaces satisfies the minimum parking and loading requirements of Article 5 – Parking, which requires twenty-nine (29) parking spaces, or one (1) parking space per 300 SF of retail sales and service space and one (1) space per 500 SF of automotive service area and two (2) spaces per service bay, of which there are eight (8).

According to the submitted letter of intent, the applicant intends to store a wide variety of trailers ranging from small open utility trailers to full covered trailers at the property. All inventory for sale will be displayed within the area already secured by a perimeter fence; nothing will be stored outside which is not inventory for sale.

As a condition for approval, the Planning & Development department recommends that the existing fenced area be covered with opaque screening material to reduce visual disturbance from the right-of-way (Industrial Park Drive).

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





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### **SURROUNDING ZONING AND USE**

The immediate surrounding area consists almost entirely of light industrial uses and zoning. Other than some residential parcels zoned RS-150 (Single-Family Residential District) some 850 feet to the west of the property along Harris Drive and Hood Street, all surrounding properties are zoned LM (Light Manufacturing District). This includes an unincorporated parcel to the north of the subject property used for the Gwinnett County Fire Marshall’s offices, which is zoned M1 – Gwinnett County’s LM equivalent zone. Furthermore, there exist some heavier industrial uses to the south of the subject property and the airport zoned HM (Heavy Manufacturing District). Overall, the zoning request is compatible with the existing industrial uses and zoning of the surrounding area.

### **2045 COMPREHENSIVE PLAN**

The 2045 Comprehensive Plan and Future Development Map indicate the property lies 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. The requested zoning change is compatible with the goals of the 2045 Comprehensive Plan for the Downtown character area.

### **LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP**





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### **STAFF RECOMMENDATION**

As detailed in this report, the requested Special Use Permit is compatible with both the existing conditions as well as the future vision for the surrounding area. If sufficiently conditioned, any nuisances associated with the proposed activity will be managed and mitigated. As such, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the 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**

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;**

*The majority of nearby properties are of industrial character and are appropriately zoned as such. The proposed use is suitable in light of this.*

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

*Adverse impacts on adjacent properties could be anticipated in the form of heavy traffic, noise/light intrusion, and a degraded visual appearance for the site.*

- 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, utility demand, and stormwater runoff. 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;**

*Yes; the proposed use aligns with the long-term vision for the area as a part of the Industrial character area.*

- 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*