



LAWRENCEVILLE

Planning & Development

CASE NUMBER: SUP2023-00082
OWNER: NR GROUP INVESTMENTS LLC
APPLICANT: KARLOS MCGHEE
CONTACT: RYAN RIVCHUN – 404.544.1133
LOCATION(S): 125 PARK ACCESS DRIVE
PARCEL ID(S): R7011 089
APPROXIMATE ACREAGE: 1.40
ZONING PROPOSAL: TO ALLOW OUTDOOR STORAGE AS A SPECIAL USE
PROPOSED DEVELOPMENT: PLUMBING MATERIALS DISTRIBUTION FACILITY
DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP





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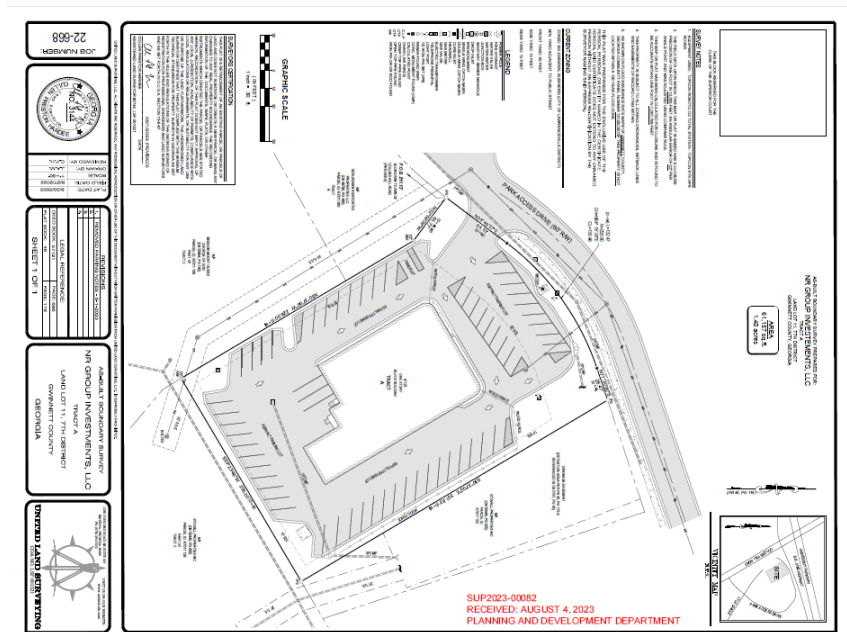
ZONING HISTORY

The subject property has been zoned BG (General Business District) since 1987; in 2019, a request to allow automobile repair and associated outdoor storage was approved with a condition limiting the use for a two-year period at which time the use of the property shall cease or an application shall be made for the renewal of the Special Use Permit, pursuant to SUP2019-00021. To date, the Planning and Development Department has not received an official application requesting the renewal of the Special Use Permit. In 2020, a request allowing an automobile and truck sales facility was denied, pursuant to CIC2020-00004. In November 2022, a Special Use Permit to allow automobile sales (outdoor sales) was denied, pursuant to SUP2022-00074.

PROJECT SUMMARY

The applicant requests a Special Use Permit for 125 Park Access Drive to allow outdoor storage for a plumbing materials distribution facility. The subject property is a 1.40-acre parcel zoned BG (General Business District), located along the southern right-of-way of Park Access Drive paralleling Georgia Highway 316/University Parkway.

LAND SURVEY





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ZONING AND DEVELOPMENT STANDARDS

The property consists of a 11,660 square-foot one-story commercial building, accessory driveways, and parking.

Article 1 Districts, Section 102.11, B. Lot Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	No Minimum	61,157 sq. ft.	NA
Minimum Lot Width	No Minimum	223.48 feet	NA
Minimum Front Yard Setback	50 feet	50 feet	NA
Minimum Rear Yard Setback	10 feet	10 feet	NA
Minimum Side Yard Setback	10 feet	10 feet	NA
Impervious Surface Coverage	95%	NA	NA
Maximum Building Height	35 feet	NA	NA

Article 1 Districts, Section 103.2 Use Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Outdoor Storage	Special Use Permit	Special Use Permit	Denial
Distribution Facility	Rezoning to LM/HM	N/A	Denial

Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.52 Outdoor Storage (Retail) reads as follows:

In non-residential zoning districts (other than industrial), outdoor storage of equipment, materials and/or merchandise shall be subject to approval of a Special Use Permit.

Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.52 Outdoor Storage (Industrial) reads as follows:



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- A. *In industrial zoning districts, outdoor storage of items, equipment, materials and supplies which are not offered for sale, but which are considered to be an accessory to the principal permitted use, shall be allowed, subject to the following restrictions and requirements:*
- 1. Outdoor Storage shall not be located within a required front yard;*
 - 2. Outdoor storage shall not be located in the area between the front of the principal structure and the public right-of-way;*
 - 3. Outdoor Storage shall be located within a side or rear yard area only;*
 - 4. Outdoor storage shall be screened from the Right-of-Way by a solid wood fence, masonry wall or slatted chain-link fence at least 6 feet in height;*
 - 5. Outdoor Storage shall be setback a distance of at least 15 feet from any side or rear property lines; stream buffer and zoning buffer;*
 - 6. Setback area shall landscaped to provide an affective year-round visual screening;*
 - 7. Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence;*
 - 8. Outdoor Storage shall not be adjacent to, or visible from a residentially zoned property;*
 - 9. Outdoor Storage of junk, scrap materials or metal, rags, paper, abandoned, junk or wrecked vehicles, material shall be prohibited.*
- B. *Outdoor Storage shall be prohibited within the boundary of the geographical area of the Lawrenceville Downtown Development Authority;*
- C. *Outdoor Storage shall be prohibited on industrial zoned property adjacent to, or visible within a distance of 250 feet from, Pike Street, Five Forks-Trickum Road, Scenic Highway, Lawrenceville Highway, Buford Drive (Hwy. 20), Hurricane Shoals Road, Lawrenceville Suwanee Road, Sugarloaf Parkway, Grayson Highway, or Gwinnett Drive, in which case all items shall be stored in the rear yard only.*



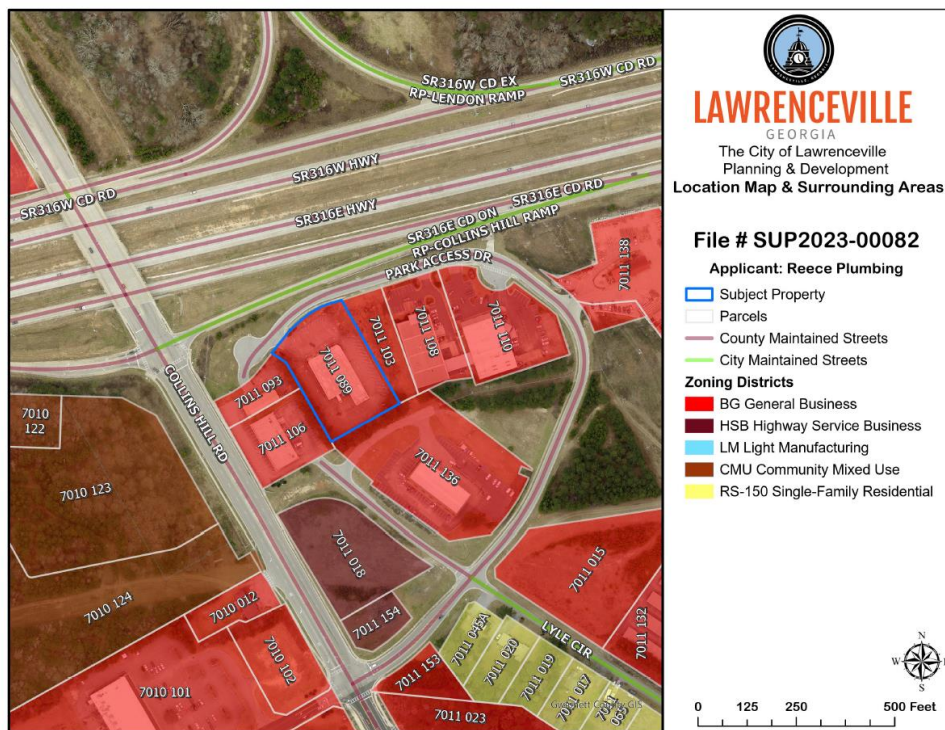
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SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail and multifamily residential uses and zoning. There are no LM (Light Manufacturing District) or HM (Heavy Manufacturing District) parcels within the general vicinity.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



2040 COMPREHENSIVE PLAN

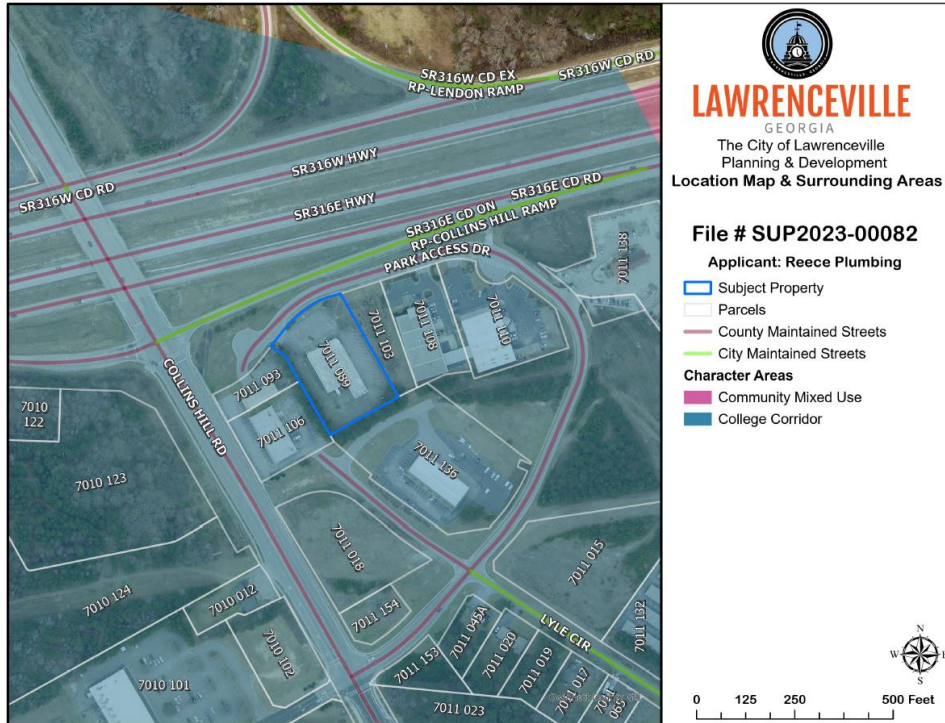
The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the College Corridor Character Area. The vision for the College Corridor character area is a multi-modal, vibrant, mixed-use corridor. Over time, this area will transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown. The proposed request for a plumbing materials distribution facility may be incompatible with the intent of the 2040 Comp Plan, as industrial uses may not be appropriate use for the College Corridor.



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LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

As submitted, this proposal is not appropriate for the BG zoning district, as warehousing and distribution facilities may only be located within LM or HM zoning districts. The Department believes that the subject property would need to be rezoned to LM to allow for such a use at this location. However, per **Article 2, Section 200.3, Subsection 200.3.52 Outdoor Storage (Industrial), B.**, Outdoor Storage is prohibited for industrial parcels within the geographic boundaries of the Lawrenceville DDA. As such, the proposal taken as a whole (i.e., Distribution Facility w/ Outdoor Storage) is incompatible with the text of the Zoning Ordinance.

The proposed development is incongruent with the extant land use and zoning patterns of the surrounding area; furthermore, it does not align with vision of the College Corridor character area outlined in the 2040 Comprehensive Plan. For all of these reasons, the Department recommends **DENIAL** of the proposal.



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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;**

As proposed, the plan would not be suitable given the precedent established by the City Council relating to outdoor storage in the general vicinity.

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

Antiquated policies have adversely affected the economic stability of the City of Lawrenceville. Therefore, the City Council has taken the initiative to make decisions that are consistent with the policies relating to the long-range plans for the immediate area for the City to flourish.

- 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;**

No; industrial uses were not identified as a priority for the College Corridor 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;**

A Special Use Permit for outdoor storage on its own would not be sufficient for the proposed development; as submitted, the proposal falls under the Distribution Facility use



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category, which is only allowed within LM and HM districts. As such, the subject property would need to be rezoned to LM or HM for the proposed use. However, supplementary use regulations prevent locating industrial outdoor storage within the bounds of the DDA.