



LAWRENCEVILLE

Planning & Development

REZONING & SPECIAL USE PERMIT

CASE NUMBER:	RZC2025-00067 & SUP2025-00100
OWNER:	FOUNDATION TECHNOLOGIES, INC.
APPLICANT:	R. DUANE HAWK
LOCATION(S):	738 AND 750 SCENIC HIGHWAY
PARCEL ID(S):	R5108 005, R5108 005A, AND R5108 006
APPROXIMATE ACREAGE:	3.81 ACRES
CURRENT ZONING:	HSB (HIGHWAY SERVICE BUSINESS DISTRICT)
PROPOSED ZONING:	BG (GENERAL BUSINESS DISTRICT)
ZONING PROPOSAL:	OUTDOOR STORAGE – RETAIL / BOAT AND MARINE EQUIPMENT SALES AND SERVICE
PROPOSED DEVELOPMENT:	POWERSPORTS/MARINE SALES AND SERVICE
DEPARTMENT RECOMMENDATION:	DENIAL
VICINITY MAP	







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ZONING AND DEVELOPMENT STANDARDS

The subject property is currently vacant and undeveloped. The applicant proposes development of an approximately 20,000 square-foot one-story retail/warehouse structure consisting of 6,667 square feet of show room space, 6,667 square feet of service area, and a 6,666 square foot warehouse space. The proposed use is a personal watercraft sales and service business with accessory outdoor storage in a fenced area in the rear of the property. The proposed development includes thirty-four (34) parking spaces, a deceleration lane/curb cut along northbound Scenic Highway, and a sidewalk and 15' landscape strip along the property's frontage.

The proposal is subject to the following lot development standards and parking/buffer requirements:

Article 1 Districts, Section 102.13 BG General Business District, B. Lot Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>None</i>	<i>165,528 sq. ft.</i>	<i>N/A</i>
Minimum Lot Width	<i>None</i>	<i>475 feet</i>	<i>N/A</i>
Minimum Front Yard Setback	<i>50 feet</i>	<i>50 feet</i>	<i>N/A</i>
Minimum Rear Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Minimum Side Yard Setback	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
Impervious Surface Coverage	<i>95%</i>	<i>37.4%</i>	<i>N/A</i>
Maximum Building Height	<i>35 feet</i>	<i>35 feet</i>	<i>N/A</i>

Article 1 Districts, Section 103.2 Use Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Outdoor Storage	<i>BG-Special Use Permit</i>	<i>BG-Special Use Permit</i>	<i>Denial</i>
Boat and Marine Equipment Sales and Service	<i>BG-Special Use Permit</i>	<i>BG-Special Use Permit</i>	<i>Denial</i>



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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 4 Buffers, Section 403 Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
BG/BG	0 ft	0 ft	N/A
BG/RS-60	50 ft	26 ft	Denial

Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required, Table 5-3

<i>Standard</i>	<i>Gross Square Footage¹</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Boat and Marine Equipment Sales and Service	13,334 GSF	1 space per 1,000 GSF (13 spaces)	1 space per 500 GSF (27 spaces)	N/A
Warehousing	6,666 GSF	1 space per 1,000 GSF (7 spaces)	1 space per 1,000 GSF (7 spaces)	N/A
Total	20,000 GSF	20 spaces	34 spaces	N/A

¹ GSF – Gross Square Footage

The specific variance required is as follows:

- A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table – to allow a forty-eight percent (48%) reduction of minimum buffer requirements between dissimilar zoning classifications (BG and RS-60) (Scenic Crossing subdivision) from fifty feet (50 ft.) to twenty-six feet (26 ft.).

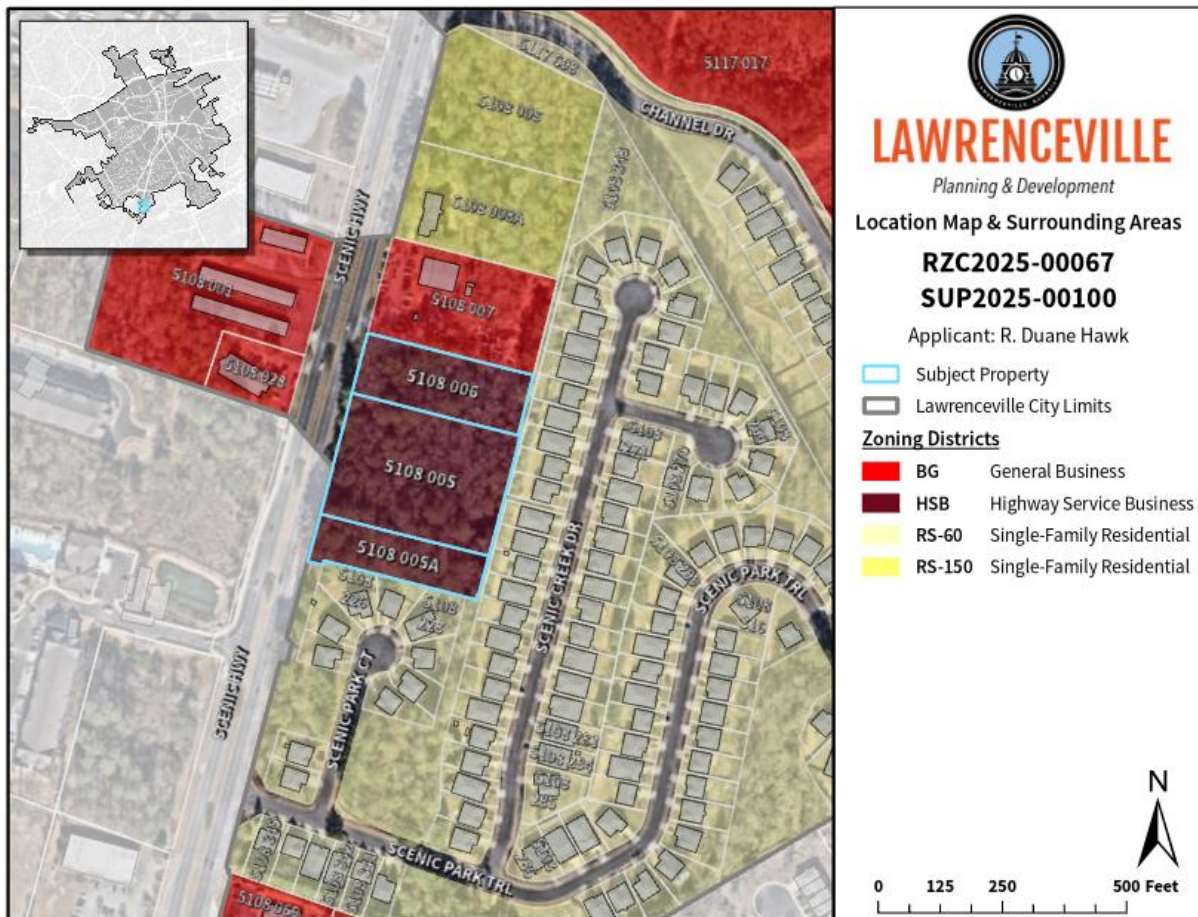


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The proposal otherwise satisfies the minimum requirements and lot development standards for BG (General Business) zoning district.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail uses and zoning districts directly on Scenic Highway, with single-family residential uses and zoning districts in the surrounding areas. The properties to the immediate north of the subject property and across the right-of-way of Scenic Highway are zoned BG (General Business District) and are used as an auto service garage, self-storage



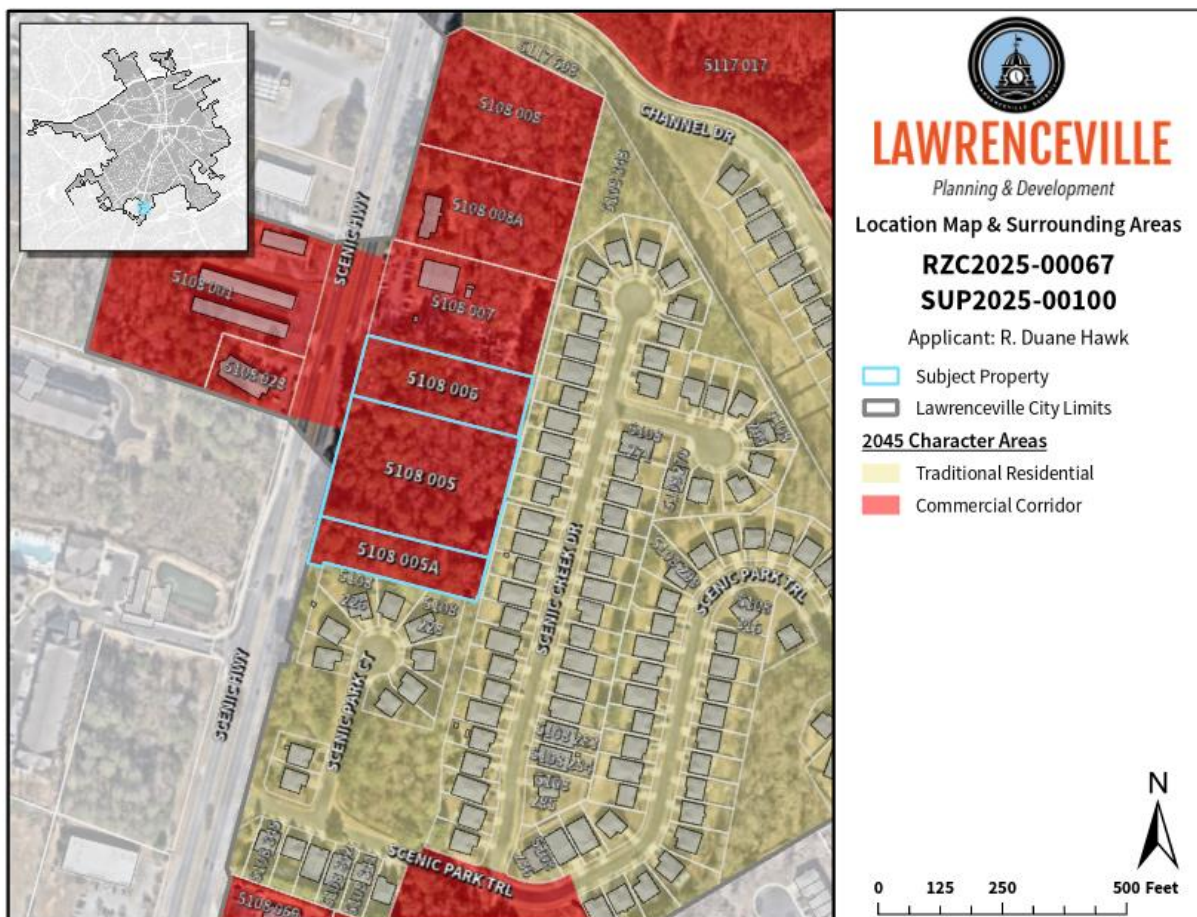
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warehouses, and commercial offices. The properties to the immediate east and south of the subject property are zoned RS-60 (Single-Family Residential District), single-family dwellings part of the Scenic Crossing residential subdivision. Otherwise, the unincorporated property to the west/southwest of the subject property is zoned Gwinnett zoning district RM-13 (Multi-Family Residence), location of the newly-developed Madison Trails apartment complex.

Considering the property's adjacency to existing single-family residential neighborhoods, the proposed use may not be appropriate for this location.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





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2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Commercial Corridor Character Area. The commercial corridor character area corresponds to a major road corridor into the city. It is intended to accommodate large-scale commercial uses that serve the traveling public via automobiles. These uses include, but are not limited to, ‘big box’ retail stores, car dealerships, car washes, and large corporate offices. All such uses require careful site planning to ensure interconnectivity and compliance with applicable parking, lighting, landscaping, and signage standards. Commercial corridors are typically less pedestrian-oriented than neighborhood and community centers. The proposed request for outdoor storage may not be compatible with the intent of the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

In conclusion, the proposal is inconsistent with the established zoning and land use patterns in the immediate area and the long-term vision established in the City’s 2045 Comprehensive Plan. Approval of this request would necessitate significant text amendments to the City of Lawrenceville Zoning Ordinance. Additionally, the City Council has demonstrated its stance through the denial of similar requests, as indicated below. Examples include:

1. **CIC2020-00006** – A request to change the zoning conditions to allow outdoor storage at 420 Grayson Highway, zoned BG. Denied by City Council on December 16, 2020.
2. **SUP2021-00044** – A request to allow outdoor storage as a Special Use for the storage of tractor-trailers and recreational vehicles at 533 & 543 John Connor Court, zoned LM. Denied by City Council on May 24, 2021.
3. **SUP2022-00074** – A request to allow outdoor storage as a Special Use for outdoor automobile sales at 125 Park Access Drive, zoned BG. Denied by City Council on November 16, 2022.
4. **SUP2022-00076** – A request to allow outdoor storage as a Special Use for outdoor automobile sales at 108 McConnell Drive, zoned BG. Denied by City Council on December 14, 2022.



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5. **SUP2023-00082** – A request to allow outdoor storage as a Special Use for a plumbing materials distribution facility at 125 Park Access Drive, zoned BG. Denied by City Council on October 23, 2023.
6. **SUP2024-00096** - A request to allow outdoor storage as a Special Use for outdoor storage and repair at 1154 Lawrenceville Highway, zoned BG. Denied by City Council on January 29, 2025.
7. **SUP2024-00097** - A request to allow outdoor storage as a Special Use for outdoor storage and repair at 905 Grayson Highway, zoned BG. Planning & Development recommended denial; approved by City Council on February 24, 2025.

Given the aforementioned factors as well as the general precedent for denial of such requests (especially in non-industrial areas), the Planning and Development Department recommends the **DENIAL** of this request.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power serves this property.

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 Commercial 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;**



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There is a precedent for denial of such Special Use Permits in commercially zoned properties; see CIC2020-00006, SUP2021-00044, SUP2022-00074, SUP2022-00076, SUP2023-00082, and SUP2024-00096.