



LAWRENCEVILLE

Planning & Development

SPECIAL USE

CASE NUMBER:	SUP2024-00096
APPLICANT:	HENRY LEE LONZO
OWNER(S):	DAHAR PROPERTIES LLC
LOCATION(S):	1154 LAWRENCEVILLE HIGHWAY
PARCEL IDENTIFICATION NUMBER(s):	R5110 376
APPROXIMATE ACREAGE:	15.81 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
ZONING PROPOSAL:	ALLOW A VEHICLE STORAGE LOT AS A SPECIAL USE
PROPOSED DEVELOPMENT:	MOVING TRUCK STORAGE
DEPARTMENT RECOMMENDATION:	DENIAL

VICINITY MAP





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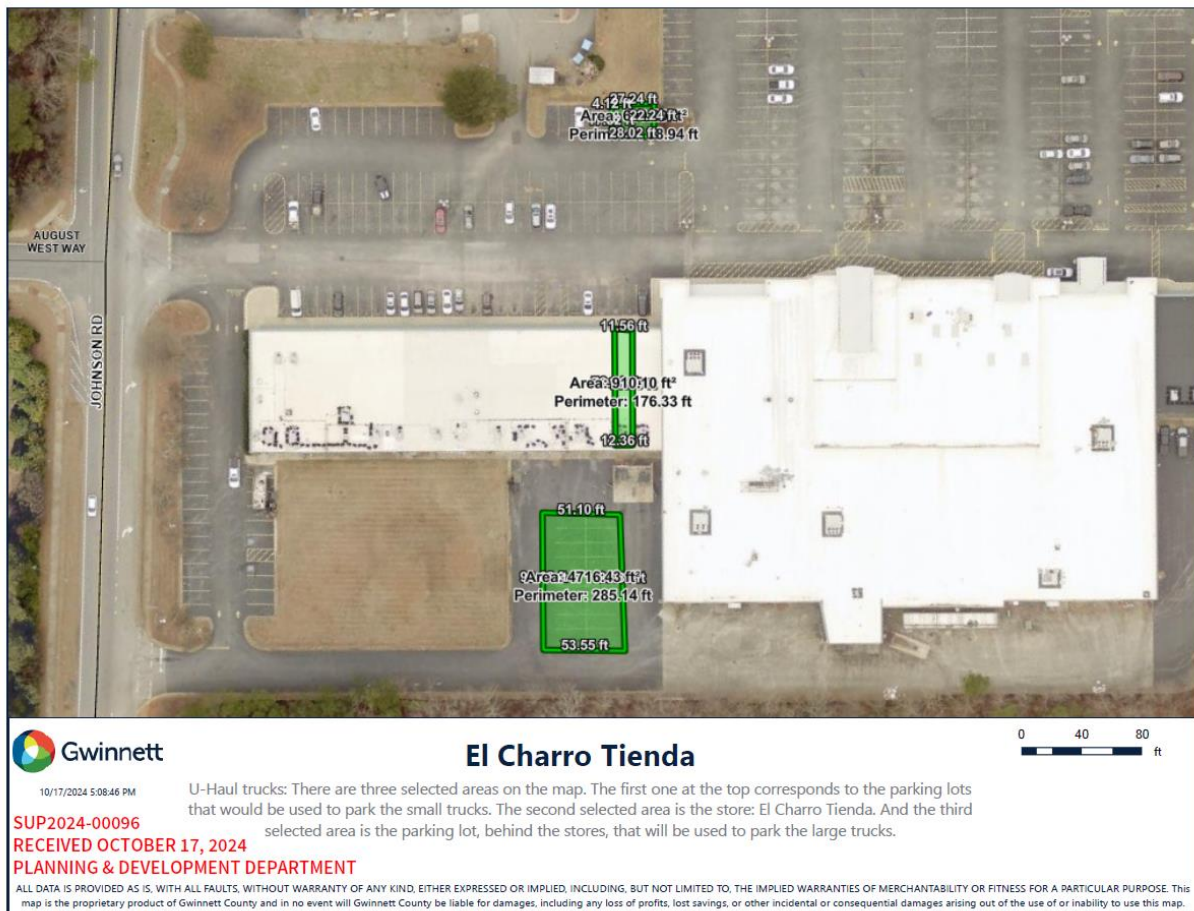
ZONING HISTORY

The subject property was annexed by the City and rezoned to BG (General Business District) between 1987 and 2002, the same zoning classification as present.

PROJECT SUMMARY

The applicant requests a Special Use Permit to park moving trucks at an approximately 15.81-acre parcel of land located at 1154 Lawrenceville Highway. The subject property is located along the southern right-of-way of Lawrenceville Highway and the eastern right-of-way of Johnson Road, just south of Lawrenceville Highway's intersection with Johnson Road.

CONCEPT PLAN





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ZONING AND DEVELOPMENT STANDARDS

The existing 96,645 square foot structure on the site was built in 2002 and is used as a neighborhood shopping center for general retail uses, including a beauty supply store, restaurants, and a barbershop. The applicant represents El Charro Tienda, a 1,600 square foot convenience store located in suite 201 of the subject property. The business received its Certificate of Occupancy from the Planning & Development Department on August 14, 2024 (BLD2024-04013), permitting the suite's use for a convenience store only.

The applicant is requesting a Special Use Permit for an Automobile, Truck, or Vehicle Storage Lot in order to store moving trucks at their business for rental to customers. As indicated on the submitted site plan, they are proposing to store smaller trucks in a section of the parking lot to the front of the store and while they would store large trucks in a parking lot behind the store. Altogether, the stored trucks would occupy twenty-two (22) spaces, including four (4) parking spaces in the front and eighteen (18) spaces in the rear parking lot.

An Automobile, Truck, or Vehicle Storage Lot is considered to be a subset of Industrial Outdoor Storage, and as such, is subject to the following supplemental regulations:

Article 1 Districts, Section 103.2 Use Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Vehicle Storage Lot	BG- Special Use Permit	BG- Special Use Permit	Denial

Article 2 Supplemental and Accessory Use Standards, Section 200.3

Supplemental Use Standards, Subsection 200.3.55 Outdoor Storage - Industrial reads as follows:

- A.** *Outdoor storage of items, equipment, materials, and supplies which are not offered for sale, but which are normally appurtenant to a permitted use, provided that such storage meets the following requirements:*



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- 1. Such property is not directly adjacent to a residential property.*
- 2. Such property is not located within the boundary of the geographical area of the Lawrenceville Downtown Development Authority.*
- 3. Storage shall be in the rear or side yard, except where any part of the property is adjacent to, or the storage is visible within a distance of two hundred and fifty (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 a rear yard only.*
- 4. Stored items shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials.*
- 5. Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any part thereof, outdoors.*

As proposed, the request does not meet the minimum standards for Outdoor Storage, as the subject property is directly adjacent to a residential neighborhood to the south. Furthermore, the proposal includes storage within the front yard area, which is within 220 feet of Lawrenceville Highway.

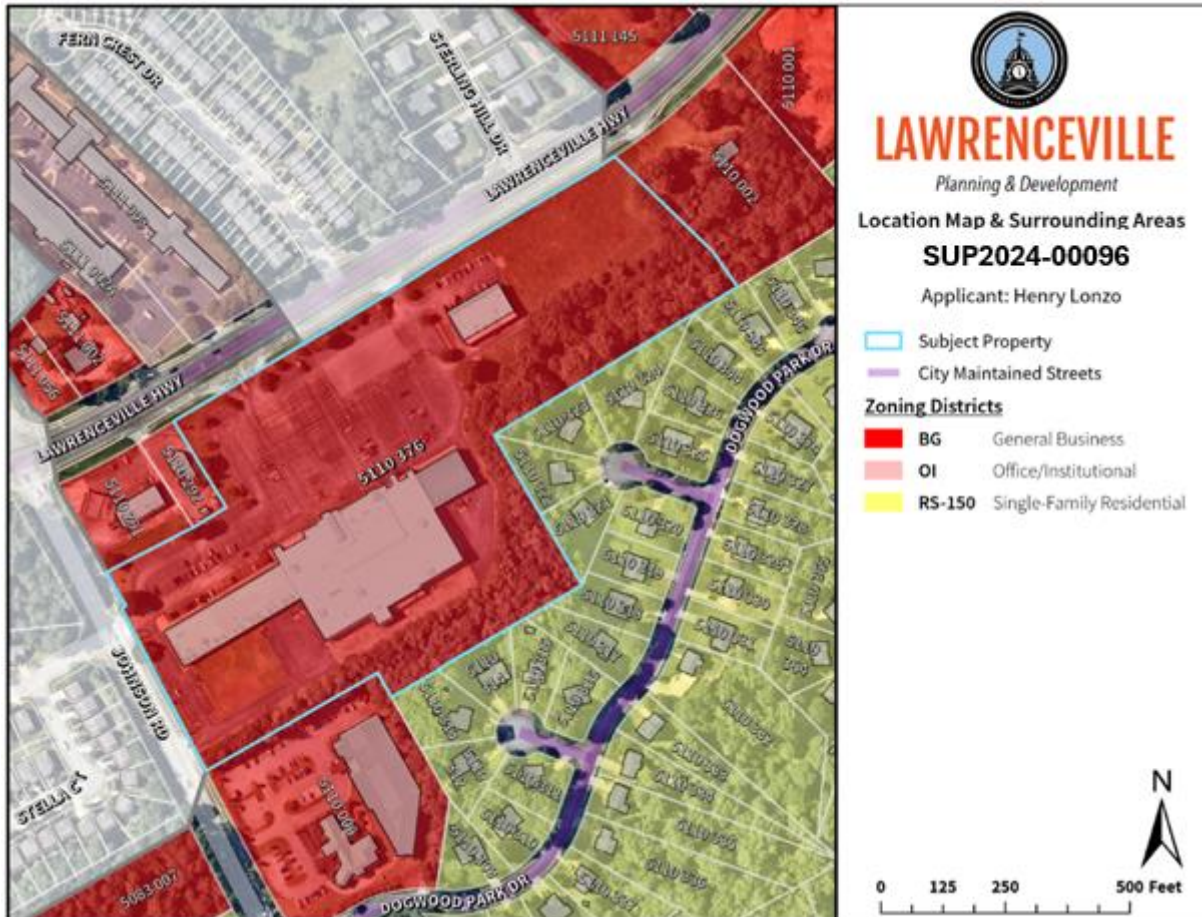
the Special Use Permit request must be conditioned with appropriate screening measures to reduce visibility from both the rights-of-way of Lawrenceville Highway and Johnson Road as well as from adjacent residential properties.



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CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The area around the subject property is characterized by both commercial/retail uses and zoning as well as residential uses and zoning. The adjacent properties along Lawrenceville Highway and Johnson Road are zoned BG, the same district as the subject property. These properties have such uses as a gas station, a restaurant, and a nursing home. The Dogwood Park residential subdivision is adjacent to the subject property on the south, containing single-family homes zoned RS-150 (Single-Family Residential District). The properties across the right-of-way of Lawrenceville Highway from the subject property are zoned a mixture of BG and OI (Office Institutional District), which includes a prominent nursing home



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(Ashton Manor at Sugarloaf). Otherwise, the surrounding properties are in unincorporated Gwinnett County. This includes the Johnson Place residential subdivision across the right-of-way of Johnson Road, zoned R-ZT (Single Family Residence Zero Lot Line/Townhouse District). Finally, Moore Middle School occupies the property on the northern end of the intersection of Lawrenceville Highway and Johnson Road and is zoned R-75 (Single-Family Residential District).

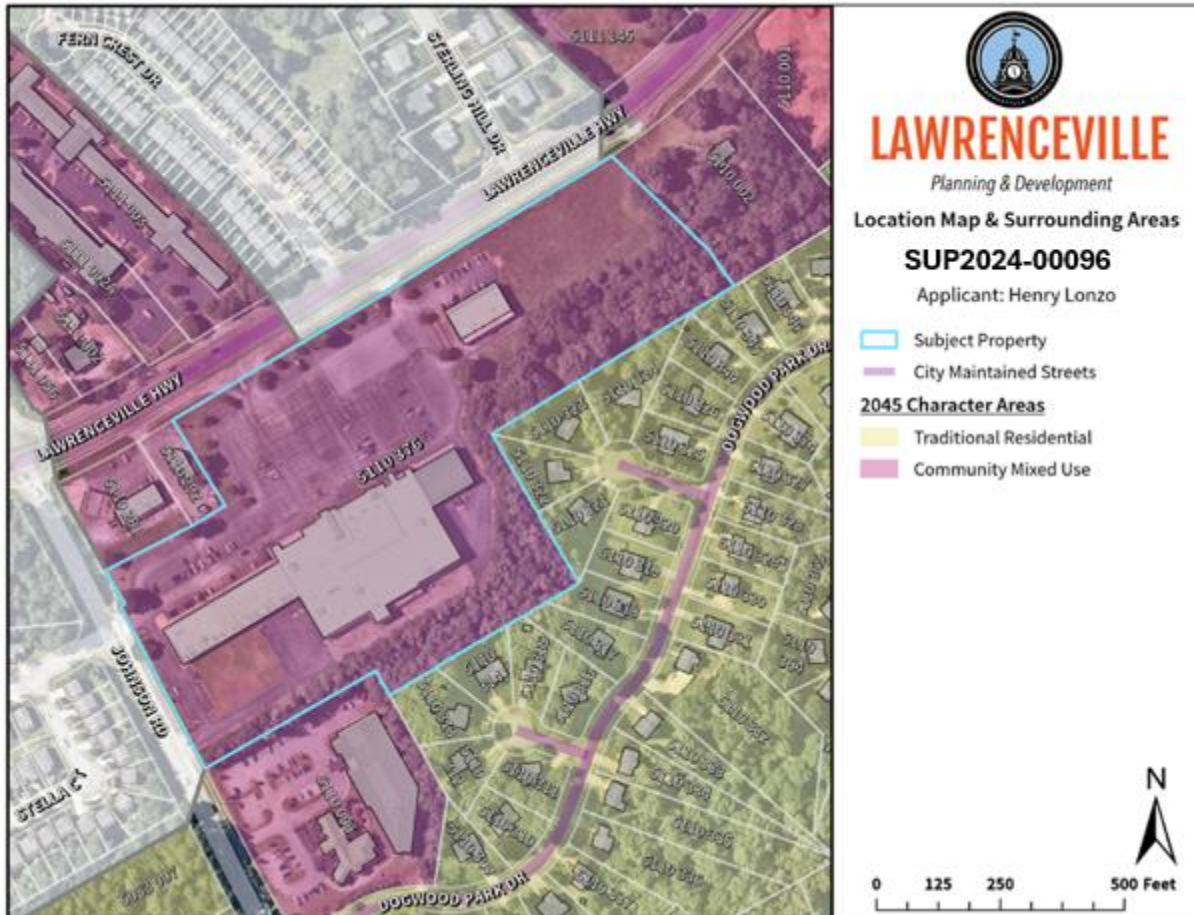
Overall, the surrounding area is characterized by neighborhood retail, single-family residential, and institutional uses such as nursing homes and a school. As such, the proposed Special Use Permit may not be consistent with the established zoning and land use patterns of the area and may present a nuisance to surrounding properties.



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LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Community Mixed Use character area. The Community Mixed Use character area capitalizes on Lawrenceville's economic strengths and diverse population by fostering vibrant and walkable neighborhoods. This integration of residential, commercial, and recreational spaces caters to the needs and preferences of a dynamic and growing community. Vehicle Storage Lots are typically reserved for areas that are more industrial in nature; as such, the requested Special Use may not be compatible with the goals of the 2045 Comprehensive Plan for the Community Mixed Use character area.



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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. **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.
2. **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.
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. **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.
5. **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.

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

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT



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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 request would not be suitable given the precedent established by the City Council relating to outdoor storage of moving trucks.

- 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 minimal, as the proposal does not require land development activity or an increase in density.

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

The proposal is misaligned with the existing zoning and land use patterns in the area, as well as with the long-term objectives articulated in the City's 2045 Comprehensive Plan. Approving this request would contravene the policies established by the City Council regarding this particular accessory use. Consequently, this factor underscores the inconsistencies with both the policy framework and the intent of the Comprehensive Plan.