

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING AND SPECIAL USE PERMIT**

CASE NUMBER: RZC2022-00037
APPLICANT: DAVID WATERS
CONTACT: DAVID WATERS
PHONE NUMBER: 678-595-3199
LOCATION: PROPERTIES LOCATED AT 1026 LAWRENCEVILLE HIGHWAY AND 1004 LAWRENCEVILLE HIGHWAY
PARCEL ID: R5110 001 AND R5111 051
ACREAGE: 3.70 ACRES
ZONING PROPOSAL: REZONE THE SUBJECT PROPERTIES FROM OI (OFFICE INSTITUTIONAL DISTRICT) TO BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT: GENERAL BUSINESS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

CASE NUMBER: SUP2022-00068
APPLICANT: DAVID WATERS
CONTACT: DAVID WATERS
PHONE NUMBER: 678-595-3199
LOCATION: PROPERTIES LOCATED AT 1026 LAWRENCEVILLE HIGHWAY AND 1004 LAWRENCEVILLE HIGHWAY
PARCEL ID: R5110 001 AND R5111 051
ACREAGE: 3.70 ACRES
ZONING PROPOSAL: SPECIAL USE PERMIT TO ALLOW OUTDOOR STORAGE AND SALES
PROPOSED DEVELOPMENT: GENERAL BUSINESS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

In 1971, the subject property was zoned BG (General Business District). The subject property has been zoned OI (Office Institutional District) since 2019, pursuant to RZC2019-00008.

PROJECT DATA

The applicant request rezoning of a 3.70-acre parcel from OI (Office Institutional District) to BG (General Business District), with a Special Use Permit allowing outdoor storage and sales. The applicant intends to the development the site with a garden center with outdoor storage and sales. The subject property is located along the southerly right-of-way of Lawrenceville Highway/U.S. Highway No. 29., just west of its intersection with Camden Hill Road. The property is vacant and would be accessed via a single curbcut located along Lawrenceville Highway/U.S. Highway No. 29.

As proposed the applicant intends to the develop the site as a retail/commercial garden center (Randy's Garden Center) which would include a 12,480 sqare foot structure proposed to be used as office space and a greenhouse commercial/retail sales facility, a 40,000 square foot area intended specifically for the outdoor storage and commercial/retail sales. The outdoor storage and sales area would be constructed with compacted gravel and covered with fabric. In addition, a stormwater management facility would be located near the area dedicated for outdoor storage and sales, or along the western (side) property line. The development would consist of seventy (73) parking spaces, and one (1) off-street loading space satisfying the minimum parking and loading requirements of the Zoning Ordinance, Article 5 Parking. The plan proposes a reduction in the required zoning buffer from seventy-five (75) feet to thirty (30) feet or a sixty (60) percent reduction. The reduction in buffers would include utilization of a thirty (30) foot strip of land extending from the southern (rear) property line to an existing eight-foot high fence line located internally to the to the site. As proposed the reduction in buffers would require the approval of a variance as part of this request. Furthermore, the proposal includes plans for future expansion which would include an additional structure located near the southwest portion of site, additional off-street loading spaces along outer perimeter of the proposed thirty (30) foot zoning buffer, and an additional fifty (50) parking spaces along the eastern (side) property line.

The area surrounding the property could be characterized by commercial, light industrial and mixed-use uses and zoning. Bounded to the south, is the RS-150

(Single-Family Residence District) zoned Camden Square, Unit 3 single-family residential subdivision. To the west is a single-family residence on a BG zoned property. To the south, across Lawrenceville Highway/U.S. Highway No. 29, are the Sterling Ridge single-family subdivision located in unincorporated Gwinnett County, a BG zoned property developed as a place of worship (Islamic Center NUR of Greater Atlanta-Lawrenceville), a BG zoned property developed as a funeral home and crematory (Wages and Sons), and an institutional use (Gwinnett County Public Library) located in unincorporated Gwinnett County. The requested use, zoning and Special Use Permit would be compatible with the surrounding residential and commercial/retail uses in the immediate area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Neighborhood Mixed Use Character Area. The intent of Neighborhood Mixed Use areas is to provide a center for local services that is walkable from nearby residential areas. Examples of local services include restaurants, corner stores, drug stores, dry cleaners, and small-scale retail. In some instances, these local services could be mixed with medium density housing such as townhouses or small scale apartment buildings. Neighborhood Mixed Use areas are primarily located in the southern half of the city to serve Traditional Residential neighborhoods. As requested, the development of a property proposed for commercial/retail sales of garden supplies could be considered consistent with the intent of the 2040 Comprehensive Plan.

The proposal, if properly conditioned, with an emphasis on design, landscaping, re-use and revitalization, the proposed request could become an example of the city's efforts to expand the "halo effect" throughout the city limits. Therefore, the Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

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

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 immediate surrounding area includes a mix of commercial/retail, institutional and single-family uses and zoning. A commercial/retail development utilized for as a garden center could be suitable in view of the uses and zoning of adjacent and nearby property

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

The existing use and zoning of adjacent or nearby properties would not be adversely impacted by the zoning proposal. As proposed, the plan is consistent with the policies of the City of Lawrenceville.

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

The property has a reasonable economic use as currently zoned.

- 4. Whether the zoning proposal will result in a use which will or could cause an 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, stormwater runoff and schools; however, these impacts would 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;**

Policies of the City are intended to recognize redevelopment opportunities present throughout the city limits. Neighborhood Mixed Use Character Areas could benefit from the “halo effect” of high-quality development already happening nearby.

- 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;**

The request represents an opportunity to redevelop a tract of underutilized land in support of the goals of the 2040 Comprehensive Plan.