



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, May 06, 2024
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

- [1.](#) March 2024 Planning Commission Minutes
- [2.](#) April 2024 Planning Commission Minutes

New Business

- [3.](#) RZC2024-00053; Cam-Thuy Truong; 513 Scenic Highway
- [4.](#) SUP2024-00086; Juanita Wade; 3130 Sugarloaf Parkway
- [5.](#) SUP2024-00088; Jason Mundy; 562 John Connor Court
- [6.](#) An Ordinance to Amend the Zoning Ordinance, ARTICLE 1; Districts
- [7.](#) An Ordinance to Amend Article 8 General Regulations of the City of Lawrenceville Zoning Ordinance 2020
- [8.](#) An Ordinance to Amend the Zoning Ordinance, ARTICLE 10; Definitions

Public Comment

To participate in the Public Comment part of the Agenda, you must register prior to noon in the Planning and Zoning Office on Friday before the meeting. Presentations will be limited to two minutes.

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: March 2024 Planning Commission Minutes
Department: Planning and Development
Date of Meeting: Monday, May 6, 2024
Applicant Request: **Approval**
Presented By: Todd Hargrave, Director of Planning and Development
Department Recommendation: **Approval**

Summary: Minutes to be approved from the March 2024 Public Hearing

- Attachments/Exhibits:**
- March Public Hearing Minutes



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION
MEETING MINUTES

Monday, March 4, 2024

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

CALL TO ORDER: 6:07 p.m.

Called to Order

PRESENT

Chairperson Bruce Hardy

Commission Member Stephanie Henriksen

Commission Member Sheila Huff

Commission Member Darion Ward

ABSENT

Vice-Chairperson James Nash

APPROVAL OF AGENDA: 6:08 p.m.

Motion made to **APPROVE** the Agenda as presented by Commission Member Ward and Seconded by Commission Member Henriksen

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward.

APPROVAL OF PRIOR MEETING MINUTES: 6:09 p.m.

Motion made to **APPROVE** the Planning Commission Monday, February 5, 2024, Public Hearing Minutes as presented by Commission Member Henriksen and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

NEW BUSINESS: 6:10 p.m.

- 1. **RZC2023-00052** - Applicant: Ming Zhou; Property Owner: Riverside Church of Christ; An application to rezone the subject property from BG (General Business District) To LM (Light Manufacturing District); The property is located at 0 Curtis Road; Parcel Identification Number 5145 299; Approximately 3.38 Acres.

Motion made to recommend **DENIAL** of **RZC2023-00052** by Commission Member Henriksen and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward.

Proponent: None

Opposition: None

- 2. **CODE2024-00001** - An ordinance to amend the Code of the City of Lawrenceville, Georgia Chapter 10 – Building And Building Regulations, Article VII. – Construction Codes, Division 1. State Minimum Codes., Section 10-201. – Standard Codes. (b) (4) International Plumbing Code.

Motion made to recommend **APPROVAL** of **CODE2024-00001** as presented by Commission Member Henriksen and Seconded by Commission Member Ward

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward.

Proponent: None

Opposition: None

PUBLIC COMMENT

No Public Comment

FINAL ADJOURNMENT: 6:17 p.m.

Motion made **to ADJOURN** by Commission Member Huff and Seconded by Commission Member Ward.

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: April 2024 Planning Commission Minutes
Department: Planning and Development
Date of Meeting: Monday, May 6, 2024
Applicant Request: **Approval**
Presented By: Todd Hargrave, Director of Planning and Development
Department Recommendation: **Approval**

Summary: Minutes to be approved from the April 2024 Public Hearing

Attachments/Exhibits:

- April Public Hearing Minutes



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION

MEETING MINUTES

Monday, April 1, 2024

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

CALL TO ORDER: 6:10 p.m.

Called to Order

PRESENT

Chairperson Bruce Hardy

Vice-Chairperson James Nash

Commission Member Stephanie Henriksen

Commission Member Sheila Huff

Commission Member Darion Ward

APPROVAL OF AGENDA: 6:11 p.m.

Motion made to **APPROVE** the Agenda as presented by Vice-Chairperson Nash and Seconded by Commission Member Henriksen

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Henriksen, Commission Member Huff, Commission Member Ward.

APPROVAL OF PRIOR MEETING MINUTES: 6:12 p.m.

Motion made to **APPROVE** the Planning Commission Monday, March 4, 2024, Public Hearing Minutes as presented by Commission Member Ward and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Abstain: Vice-Chairperson Nash

NEW BUSINESS: 6:13 p.m.

- 1. **SUP2024-00086** - Applicant: Juanita Wade; Property Owner: 4Seas Investment Group LLC; An application to renew the Special Use Permit for a Banquet Hall in Suite 1200; The property is located at 3130 Sugarloaf Parkway; Parcel Identification Number 5085 695; Approximately 3.4 Acres.

Motion made to recommend **TABLING** of **SUP2024-00086** to the **Monday, May 6, 2024**, Planning Commission Public Hearing, by Vice-Chairperson Nash and Seconded by Commission Member Henriksen

Voting Yea: Chairperson Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward.

Proponent: None (Applicant was not present)

Opposition: Darryl McCorkle, Adrian Green, David Palmisano – Noise (Music could be heard at 1 a.m.), and concerns relating to an unrelated commercial development on an adjacent parcel (PIN 5085 692).

PUBLIC COMMENT

No Public Comment

FINAL ADJOURNMENT: 6:31 p.m.

Motion made **to ADJOURN** by Commission Member Henriksen and Seconded by Commission Member Huff.

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Henriksen, Commission Member Huff, Commission Member Ward



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2024-00053; Cam-Thuy Truong; 513 Scenic Highway
Department: Planning and Development
Date of Meeting: Monday, May 6, 2024
Applicant Request: Rezone property from RS-180 (Single-Family Residential District) to OI (Office Institutional District)
Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval with Conditions**
Planning Commission Recommendation:

Summary: The applicant requests a rezoning for 513 Scenic Highway from RS-180 (Single-Family District) to OI (Office Institutional District) to allow for an insurance office at the location. The subject property is an approximately 0.58-acre parcel located along the eastern right-of-way of Scenic Highway, just south of its intersection with Hickory Lane.

Attachments/Exhibits:

- RZC2024-00053_Report
- RZC2024-00053_P&D Recommended Conditions
- RZC2024-00053_Application
- RZC2024-00053_Letter of Intent
- RZC2024-00053_Legal Description
- RZC2024-00053_Existing Survey
- RZC2024-00053_Area Plat

- RZC2024-00053_Aerial Map – Zoomed In (1:2,750)
- RZC2024-00053_Aerial Map – Zoomed Out (1:5,500)
- RZC2024-00053_Zoning Map – Zoomed In (1:2,750)
- RZC2024-00053_Zoning Map – Zoomed Out (1:5,500)
- RZC2024-00053_Character Areas Map – Zoomed In (1:2,750)
- RZC2024-00053_Character Areas Map – Zoomed Out (1:5,500)



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER: RZC2024-00053

OWNER / CONTACT: CAM-THUY TRUONG – 404.964.0962

LOCATION(S): 513 SCENIC HIGHWAY

PARCEL IDENTIFICATION NUMBER(s): 5116 107

APPROXIMATE ACREAGE: 0.58 ACRES

CURRENT ZONING: RS-180 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

ZONING PROPOSAL: OI (OFFICE INSTITUTIONAL DISTRICT)

PROPOSED DEVELOPMENT: INSURANCE OFFICE

DEPARTMENT RECOMMENDATION: **APPROVAL W/ CONDITIONS**

VICINTY MAP





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ZONING HISTORY

The subject property has been zoned RS-180 (Single-Family Residential District) since 1962, the earliest record on file for the parcel.

PROJECT SUMMARY

The applicant requests a rezoning of an approximately 0.58-acre parcel of land from RS-180 (Single-Family Residential District) to OI (Office Institutional District) to allow for an insurance office. The subject property is known as Lot 4, Block B of the Scenic Forest, Unit 2 subdivision, located along the western right-of-way of Scenic Highway, just south of its intersection with Hickory Lane.

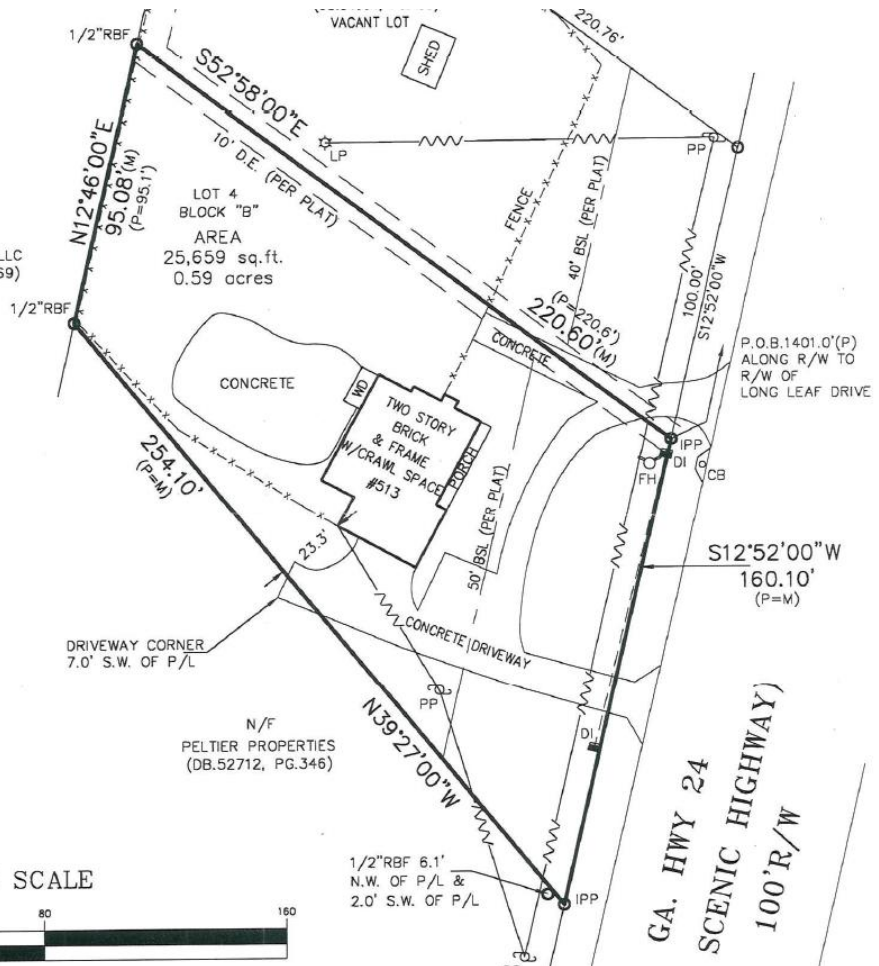
LAND SURVEY

- UMF CORRUGATED METAL FENCE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

CHARLESTON SQUARE UNIT ONE

N/F BANYON TREE II LLC (DB.54964, PG.469)

N/F PELTIER PROPERTIES (DB.52712, PG.346)





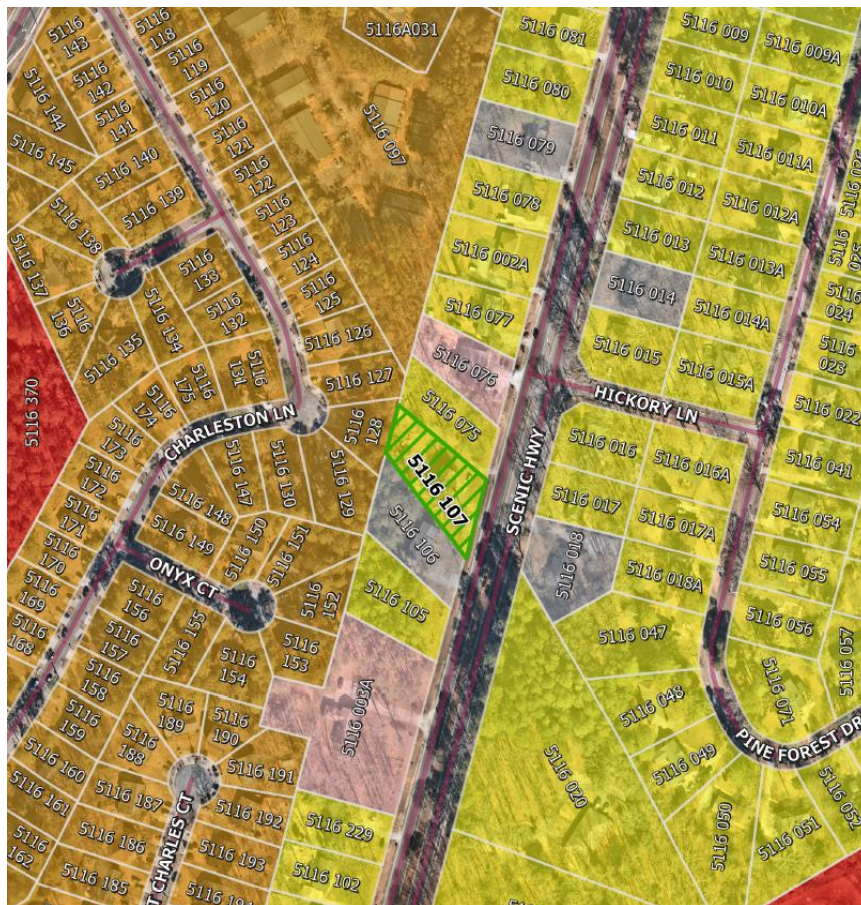
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ZONING AND DEVELOPMENT STANDARDS

The existing 1,600 square foot single-family dwelling was built in 1973. The entrance, driveway, parking, and landscaping is existing nonconforming and should therefore be brought into compliance with the 2020 Zoning Ordinance. Five (5) parking spaces, or one (1) parking space per 300 SF of office space would satisfy the minimum parking and loading requirements of Article 5 - Parking.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP




LAWRENCEVILLE
GEORGIA
The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # RZC2024-00053

Applicant: Cam-Thuy Truong

-  Subject Property
-  Parcels
-  County Maintained Streets
- Zoning Districts**
-  BG General Business
-  OI Office/Institutional
-  ON Office/Neighborhood
-  RM-12 Multifamily Residential
-  RS-150 Single-Family Residential
-  RS-180 Single-Family Residential



SURROUNDING ZONING AND USE

The Scenic Highway corridor at the intersection of Hickory Lane is an area predominately characterized by single-family dwellings, which are split between use as residential dwellings and commercial offices. While the properties on the



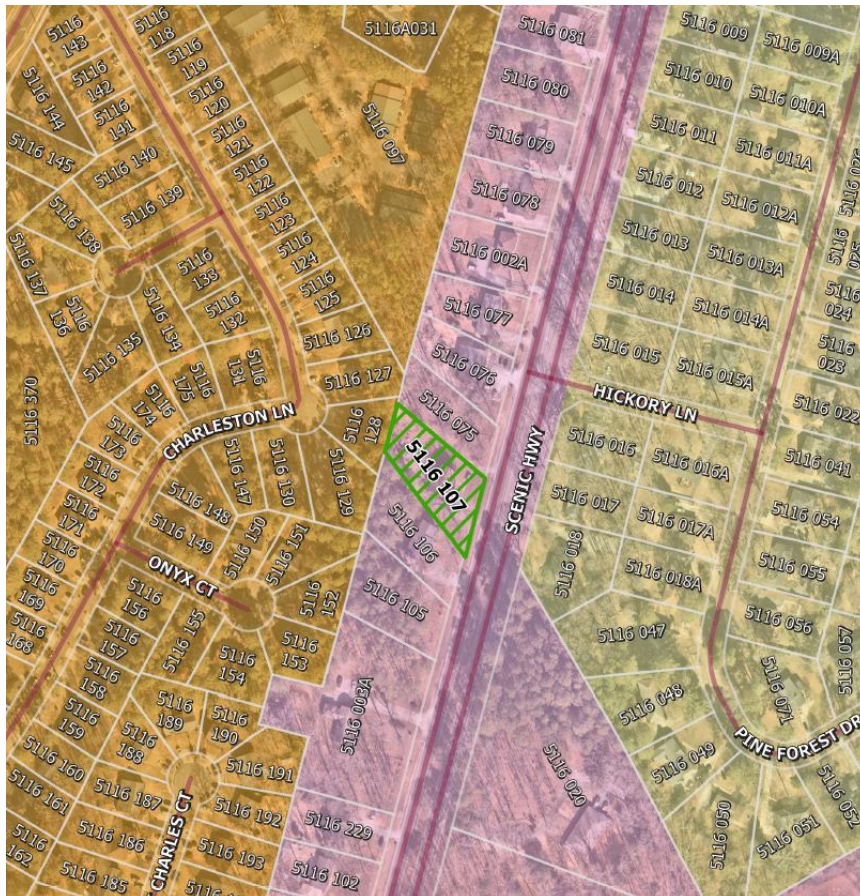
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opposite side of Scenic Highway are mostly zoned RS-180 (Single-Family Residential District), the parcels immediately to the north and south to the subject property are currently zoned ON (Office Neighborhood District) as well as RS-180. There are other parcels on the west side of Scenic Highway zoned OI (Office Institutional District), the same zoning classification as requested.

As such, the proposed rezoning of the property to OI would be consistent with the established zoning and land use patterns of the area along the western right-of-way of Scenic Highway near its intersection with Hickory Lane. Since the parcels behind the subject property are duplexes zoned RM-12 (Multifamily Residential District), approval of this request would necessitate the establishment of a 25-foot buffer in the rear of the property.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP




LAWRENCEVILLE
GEORGIA
The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # RZC2024-00053

Applicant: Cam-Thuy Truong

-  Subject Property
-  Parcels
-  County Maintained Streets
- 2045 Character Areas**
-  Traditional Residential
-  Mixed Residential
-  Office





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2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Office Character Area. The Office character area is a pivotal economic hub within Lawrenceville, catering to diverse business needs. It encompasses a range of functions such as professional office spaces, contributing to the city’s economic growth and technological innovation. Example of professions are lawyers and accounting. As proposed, the requested rezoning would be consistent with the policies of the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

In conclusion, the proposal is consistent with the established zoning and land use patterns in the immediate area as well as the long-term vision established by the City in its 2045 Comprehensive Plan. Policies relating to long-range planning suggest the city embrace the principles of new urbanism by creating a variety of high-quality mixed-use development as well as a housing stock that is well maintained and includes homes with a variety of forms and price points. The intent of the Comprehensive Plan is to encourage positive redevelopment by benefiting from the “halo effect” of high-quality development already happening nearby. This proposal may not meet these lofty goals, but it also does not propose any new development that is inconsistent with the current character of the surrounding area.

Given the fact that the proposal intends to update the subject property’s zoning from a residential zoning district to one that is already in common use by nearby properties, the Planning and Development Department recommends the **APPROVAL WITH CONDITIONS** of 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;**

Nearby properties along the western right-of-way of Scenic Highway are zoned OI, the same zoning classification proposed with this rezoning. While the greater area consists of some parcels designated as RS-180, most of these are relegated to the eastern side of the Scenic Highway. An office development may be suitable here considering the uses and zoning of adjacent and nearby properties.

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

The area along the right-of-way of Scenic Highway has long suffered due to antiquated policies and a lack of enforcement. New decisions must be consistent with the policies relating to the long-range plans for the immediate area in order 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 and stormwater runoff. The developer would have to take the necessary precautions to ensure that these do not overwhelm local systems.

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

The proposal would continue a long overdue zoning cleanup for this area.



LAWRENCEVILLE

Planning & Development

- 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;**

While the Scenic Highway corridor has long been subject to neglect on the part of piecemeal, shortsighted rezonings, this case represents an opportunity to maintain consistency with both the character of the surrounding area and the City's long-term vision in the form of the 2045 Comprehensive Plan.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_04032024

RZC2024-00053

Approval as OI (Office Institutional District) for a wide range of office and institutional establishments, subject to the following enumerated conditions:

- 1.** To restrict the use of the property as follows:
 - A.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited;
 - B.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
 - C.** Outdoor storage shall be prohibited;
 - D.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

- 2.** To satisfy the following site development considerations:
 - A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - B.** The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion to the existing footprint shall be prohibited.
 - C.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.
 - D.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of

Planning and Development.

- E.** Provide a minimum of one (1) parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.
- F.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- G.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
- H.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways;
- I.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CAM-THUY TRUONG</u>	NAME: <u>CAM THUY TRUONG</u>
ADDRESS: <u>406 DORSEY CHR. SW</u>	ADDRESS: <u>513 SCENIC HWY</u>
CITY: <u>LILBURN</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>CATHY TRUONG</u> PHONE: <u>404-964-0962</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>SFR</u> REQUESTED ZONING DISTRICT: <u>⁹⁻¹ ON office neighborhood</u>	
PARCEL NUMBER(S): <u>R5116-107</u> ACREAGE: <u>0.74</u>	
ADDRESS OF PROPERTY: <u>513 SCENIC HWY, LAWRENCEVILLE GA</u>	

CamThuyTruong 3-8-2024 CamThuyTruong 3-8-2024 ³⁰⁰⁴⁶
 SIGNATURE OF APPLICANT DATE SIGNATURE OF OWNER DATE

CAM THUY TRUONG CAM THUY TRUONG
 TYPED OR PRINTED NAME TYPED OR PRINTED NAME

Chaya G Showell 3-11-2024 Chaya G Showell
 NOTARY PUBLIC DATE NOTARY PUBLIC DATE





LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? _____ Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER: 5th - 116 - R5116107
(Map Reference Number) District Land Lot Parcel

Cam Thuy Truong
Signature of Applicant Date

CAM THUY TRUONG
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

TAX COMMISSIONER'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME TITLE

DATE

Cam Thuy Truong
406 Dorsey Circle SW
Lilburn, GA 30047
m: 404-964-0962

March 8, 2024

To: Planning & Development

70 S Clayton Street
City Hall Main Level
Lawrenceville, GA 30046
Phone: 678-407-6583

Re: rezoning my property

Dear Sir/Madam,

Please be advised that Cam Thuy Truong is requesting for a rezoning of property located at 513 Scenic Hwy, Lawrenceville, Georgia 30046 from residential zoning to commercial zoning.

I am writing this letter requesting to rezone my property to become commercial zoning to make it use as an office for my company, and partially lease these spaces. *real estate company.*

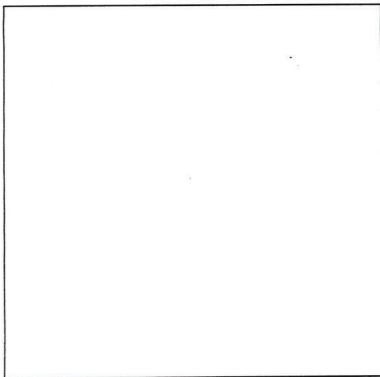
Both side neighbors of my property are currently commercial zoning status.

Thank you for your time and attention in this matter. It was a pleasure to get to speak with you.

Sincerely yours,



Cam Thuy Truong



- LEGEND**
- CMP CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - BSL BUILDING SETBACK LINE
 - RBF REBAR FOUND
 - IPP IRON PIN PLACED
 - IPF IRON PIN FOUND
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - RB REBAR
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - MH MAN HOLE
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - LL LAND LOT
 - M MEASURED
 - D DEED
 - P PLAT

CHARLESTON SQUARE
UNIT ONE

N/F
BANYON TREE II LLC
(DB.54964, PG.469)

LOT 4
BLOCK "B"
AREA
25,659 sq.ft.
0.59 acres

TWO STORY
BRICK
& FRAME
W/CRAWL SPACE
#513

N/F
PELTIER PROPERTIES
(DB.52712, PG.346)

N/F
ROSE RITA KWARM
(DB.48219, PG.222)

LOT 1
BLOCK "A"
N/F
JUDITH ELIZABETH RUSSELL
(DB.54964, PG.469)
VACANT LOT



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SHEET 1 OF 2

FIELD DATE 05/31/17

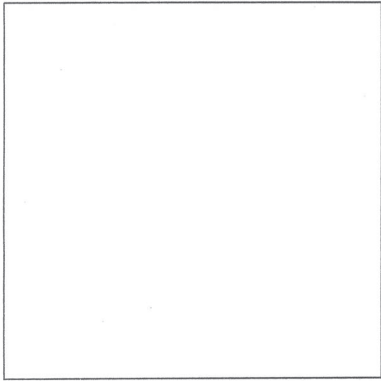
JOB NUMBER: 17-01999		ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: MIKE TONG	DATE 06/07/17	
	OWNER / PURCHASER THUY HANG NGUYEN		SCALE 1" = 40'	
	LAND LOT 116 5th DISTRICT SECTION GWINNETT COUNTY, GEORGIA		AREA OF LOT: 25,659 S.F.	
	LOT 4 BLOCK B UNIT 2		SUBDIVISION SCENIC FOREST	
	PLAT BOOK <u>3</u> , PAGE <u>123</u> DEED BOOK _____, PAGE _____		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	
	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.



SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN W. STANZILIS, JR.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

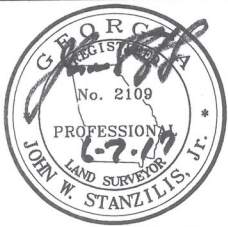
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.

CERTIFICATE OF AUTHORIZATION NO. LSF000374

SHEET 2 OF 2

FIELD DATE 05/31/17

JOB NUMBER: 17-01999



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE	06/07/17
OWNER / PURCHASER		SCALE	1" = 40'
THUY HANG NGUYEN		LAND LOT 116 5th DISTRICT SECTION GWINNETT COUNTY, GEORGIA	
LOT 4 BLOCK B UNIT 2		AREA OF LOT: 25,659 S.F.	
SUBDIVISION SCENIC FOREST			

PLAT BOOK 3, PAGE 123
DEED BOOK, PAGE

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770)794-9052

Recorded April 18, 1973

omitted Perry C. C.

PROTECTIVE COVENANTS

LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE COVENANTS RUNNING WITH THE LAND AND MAY BE ENFORCED BY THE OWNER OF ANY LOT IN THE SUBDIVISION AND SHALL REMAIN IN FORCE AND EFFECT UNTIL THE 3rd DAY OF April 1973.

- 1. LOTS SHOWN SHALL BE FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY.
2. NO LOT SHALL BE SUBDIVIDED, NOR SHALL MORE THAN ONE HOUSE BE ERECT ON ANY ONE LOT.
3. NO HOUSE SHALL BE NEARER A FRONTING STREET THAN BUILDING LINE SHOWN ON PLAT, NOR NEARER THAN 10' TO ANY SIDE LOT LINE.
4. NO BUILDING SHALL BE ERECTED ON ANY LOT TO BE USED AS A SCHOOL, CHURCH, OR KINDERGARTEN.
5. NO TEMPORARY HOUSE, SHACK, TENT, OR TRAILER SHALL BE ERECTED OR OCCUPIED ON ANY LOT AS A RESIDENCE, SCHOOL, CHURCH OR KINDERGARTEN.
6. NO RESIDENCE SHALL BE ERECTED ON ANY LOT TO HAVE LESS THAN 1000' SQUARE FEET.

OWNER'S ACKNOWLEDGEMENT

STATE OF GEORGIA

WINNETT COUNTY -

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A duly AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Signature of B. H. Sasnett, Jr.

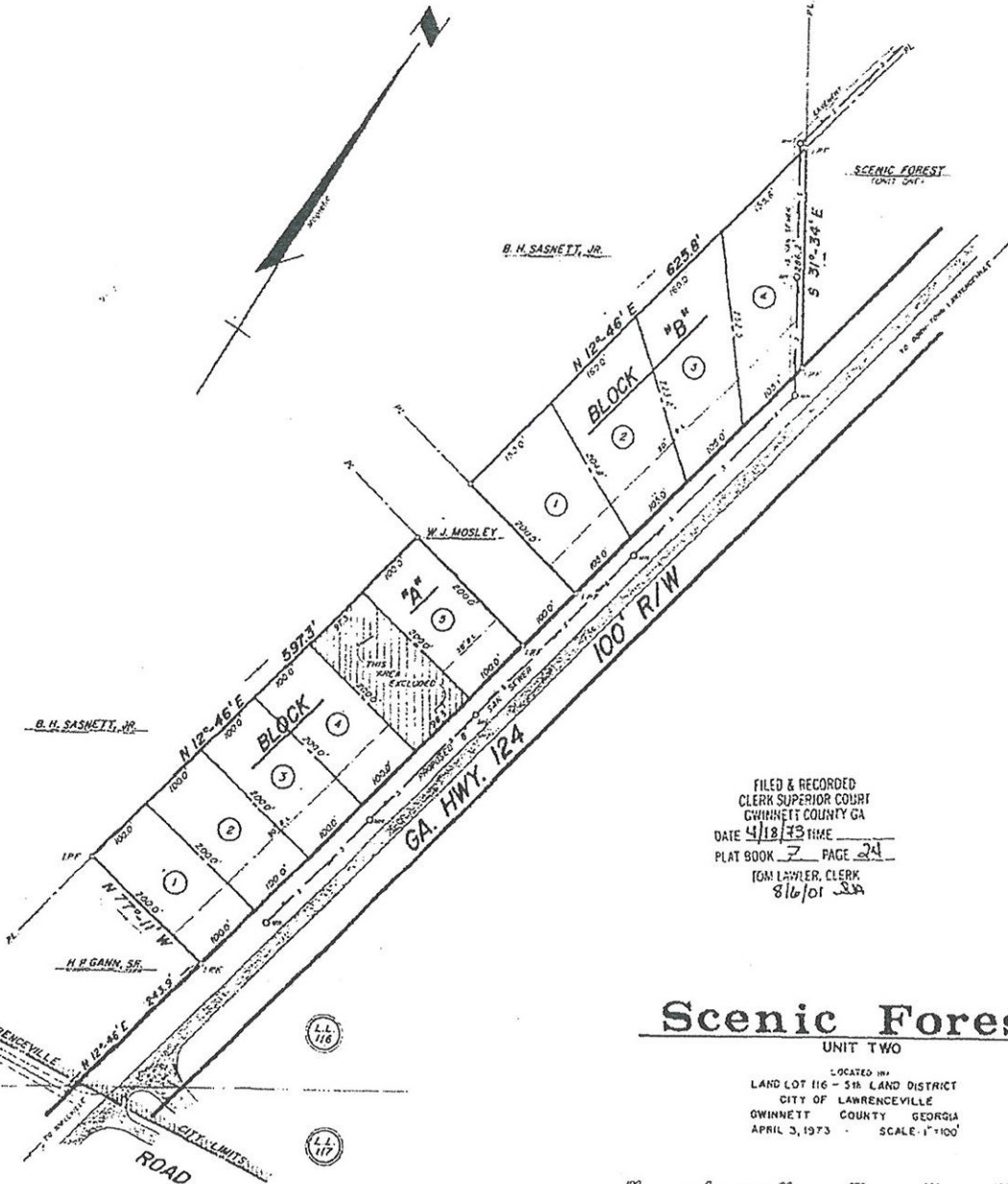
SURVEYOR'S CERTIFICATE -

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND AS TO THE ACCURACY AND SPECIFICATIONS AS REQUIRED BY THE CITY OF LAWRENCEVILLE MUNICIPAL PLANNING COMMISSION

BY: Michael A. Royston
GEORGIA REGISTERED LAND SURVEYOR NO. 1731



MICHAEL A. ROYSTON & ASSOCIATES
SURVEYING ENGINEERS & LAND-USE CONSULTANTS
SNELLVILLE, GEORGIA



CITY OF LAWRENCEVILLE -

THIS PLAT HAS BEEN REVIEWED BY THE CITY OF LAWRENCEVILLE AND IS APPROVED BY THE FOLLOWING DEPARTMENT ON THIS 3 DAY OF APRIL 1973

Signatures for Mayor and Council members: Mayor, Council members.

APPROVAL OF THE MAYOR AND COUNCIL OF THE CITY OF LAWRENCEVILLE

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MAYOR AND COUNCIL OF THE CITY OF LAWRENCEVILLE, GEORGIA AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS SHOWN HEREON.

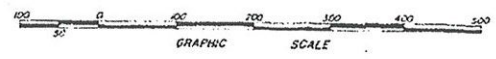
DATED THIS 3rd DAY OF APRIL 1973
Signature of Mayor W. J. Mosley

- NOTES:
1. THE CITY OF LAWRENCEVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE RIGHT-OF-WAY, OR FOR THE EXTENSION OF CURBS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
2. IRON PINS SET ON ALL LOT CORNERS
3. SANITARY SEWER TO BE INSTALLED BY DEVELOPER.

FILED & RECORDED
CLERK SUPERIOR COURT
WINNETT COUNTY GA
DATE 4/18/73 TIME
PLAT BOOK 7 PAGE 24
TOM LAWLER, CLERK
8/6/01

Scenic Forest UNIT TWO

LOCATED IN:
LAND LOT 116 - 5th LAND DISTRICT
CITY OF LAWRENCEVILLE
WINNETT COUNTY GEORGIA
APRIL 3, 1973 SCALE: 1"=100'



NU 112

Recorded May 19, 1975

formerly: O'Malley & Levy C.D.C.

LEGEND:

IR.P.	IRON PIN FOUND	D.E.	DRAINAGE EASEMENT
M.P.S.	MON. PIN SET	S.L.	SEWER EASEMENT
C.L.	CENTER LINE	D.A.	DRAINAGE AREA
L.L.	LANDING LINE	H.W.	HEAD WALL
R.W.	RIGHT OF WAY	C.B.	CATCH BASIN
P.L.	POWER LINE	C.D.	CROSS DRAIN
T.L.	TELEPHONE	P.I.	POINT OF INTERSECTION
W.	WATER LINE	F.	FACILITY
S.	SEWER LINE	P.C.	POINT OF CURVATURE
M.H.	MANHOLE	R.	RADIUS

NOTE:

THIS PLAT SUPERSEDES PLATS OF UNIT ONE & UNIT TWO, SCENIC FOREST, RECORDED IN PLAT BOOK 1, PAGE 33 AND PLAT BOOK 2, PAGE 24, GWINNETT COUNTY RECORDS, LAWRENCEVILLE, GA.

A SANITARY SEWER EASEMENT ON LOT 4, BLOCK 2, IS NO LONGER NEEDED AND HAS BEEN OMITTED FROM THIS PLAT.

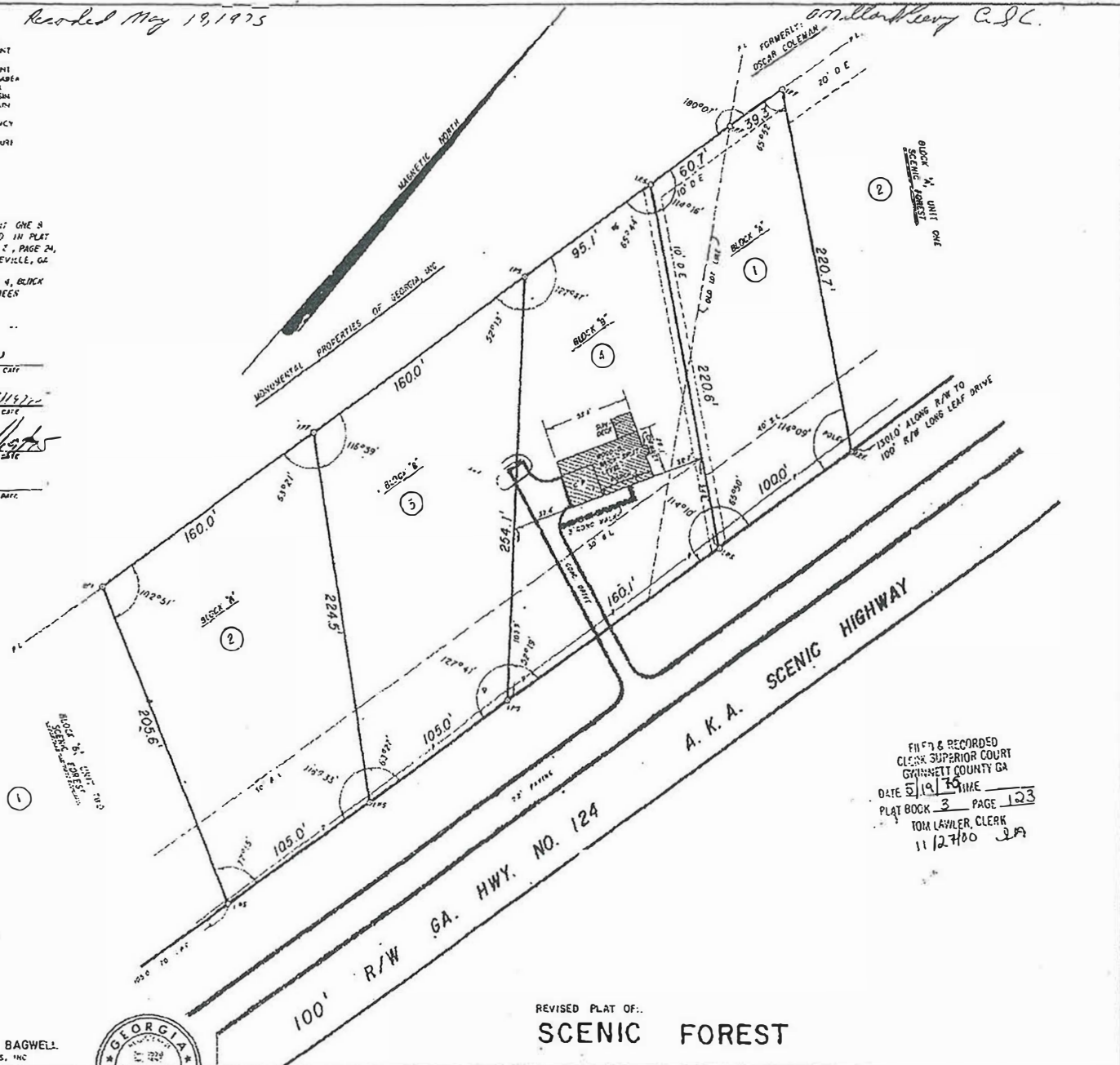
APPROVED FOR RECORDING BY:

Robert P. Brown
MAYOR OF LAWRENCEVILLE, GA.

Robert P. Brown
CITY CLERK OF LAWRENCEVILLE, GA.

Henry H. Hinkle
CITY CLERK OF LAWRENCEVILLE, GA.

Wm. J. ...
SUPERVISOR OF UTILITIES



FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 5/19/75
PLAT BOOK 3 PAGE 123
TOM LAWLER, CLERK
11 12 7800

HANNON, MEEKS & BAGWELL
SURVEYORS & ENGINEERS, INC.



228 AVOND AVE
LAWRENCEVILLE, GEORGIA
TELEPHONE 424-2371

LAND PLANNING
LINE SURVEYING
FEASIBILITY STUDIES & ENGINEERING

REVISED PLAT OF:
SCENIC FOREST

LAND LOT(S) 116 of the 5th DISTRICT
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

DATE: 4-29-75
SCALE: 1" = 40'

11/27/80

Job No. 3126-75

File No. _____

3/3







LAWRENCEVILLE

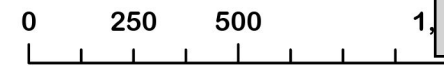
GEORGIA

The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # RZC2024-00053

Applicant: Cam-Thuy Truong

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets





LAWRENCEVILLE

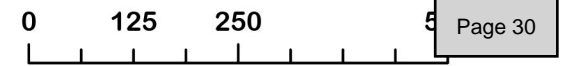
GEORGIA

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







LAWRENCEVILLE

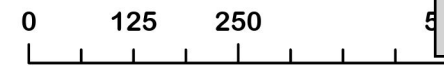
GEORGIA

The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # RZC2024-00053

Applicant: Cam-Thuy Truong

-  Subject Property
 -  Parcels
 -  County Maintained Streets
- Zoning Districts**
-  BG General Business
 -  OI Office/Institutional
 -  ON Office/Neighborhood
 -  RM-12 Multifamily Residential
 -  RS-150 Single-Family Residential
 -  RS-180 Single-Family Residential





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

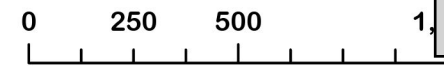
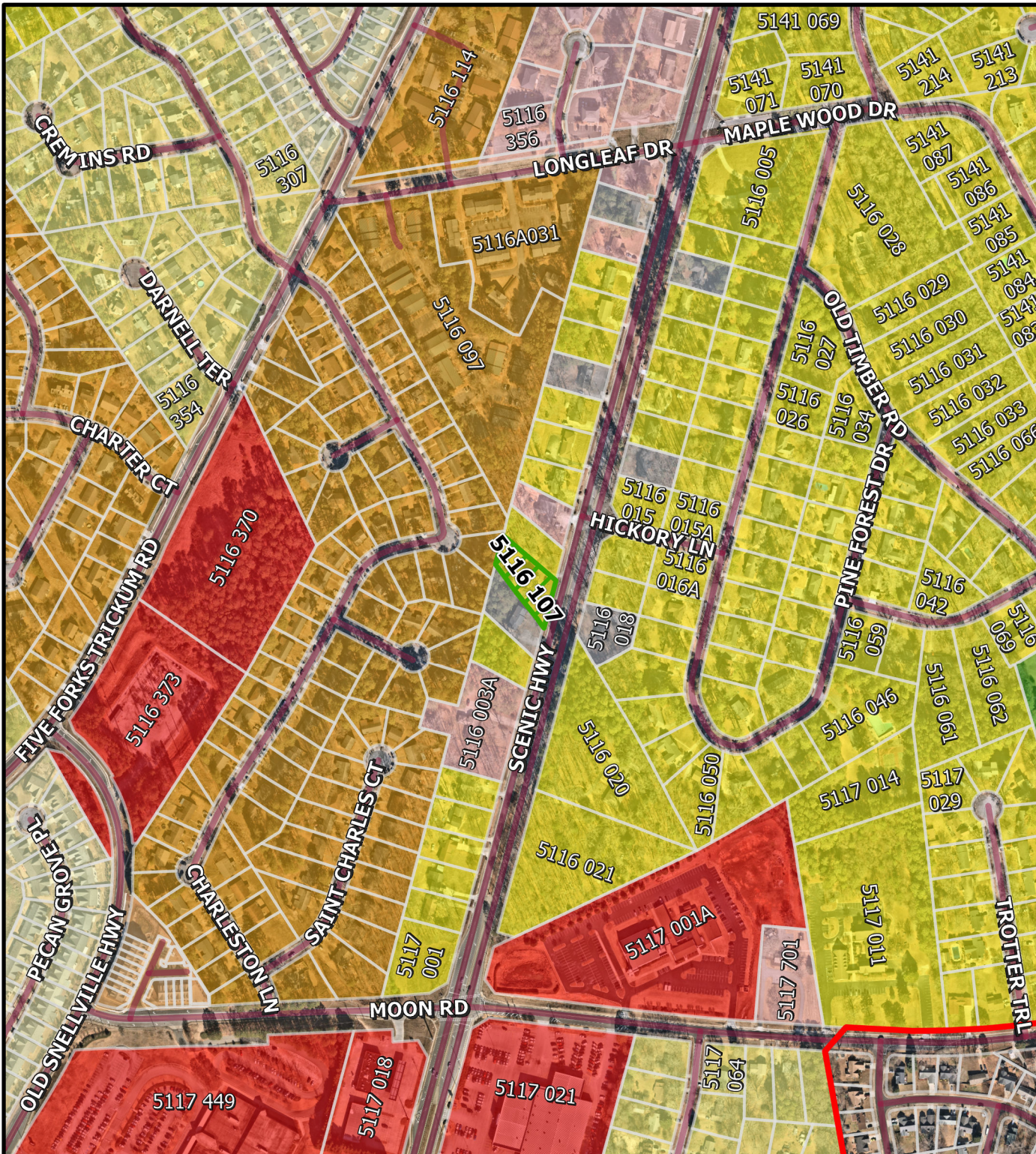
File # RZC2024-00053

Applicant: Cam-Thuy Truong

- Lawrenceville City Limits
- Subject Property
- Parcels
- County Maintained Streets

Zoning Districts

- AR Agricultural Residential
- BG General Business
- OI Office/Institutional
- ON Office/Neighborhood
- RM-12 Multifamily Residential
- RM-8 Townhouse Residential
- RS-60 Single-Family Residential
- RS-150 Single-Family Residential
- RS-180 Single-Family Residential





LAWRENCEVILLE

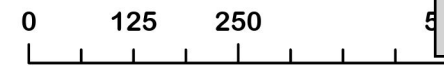
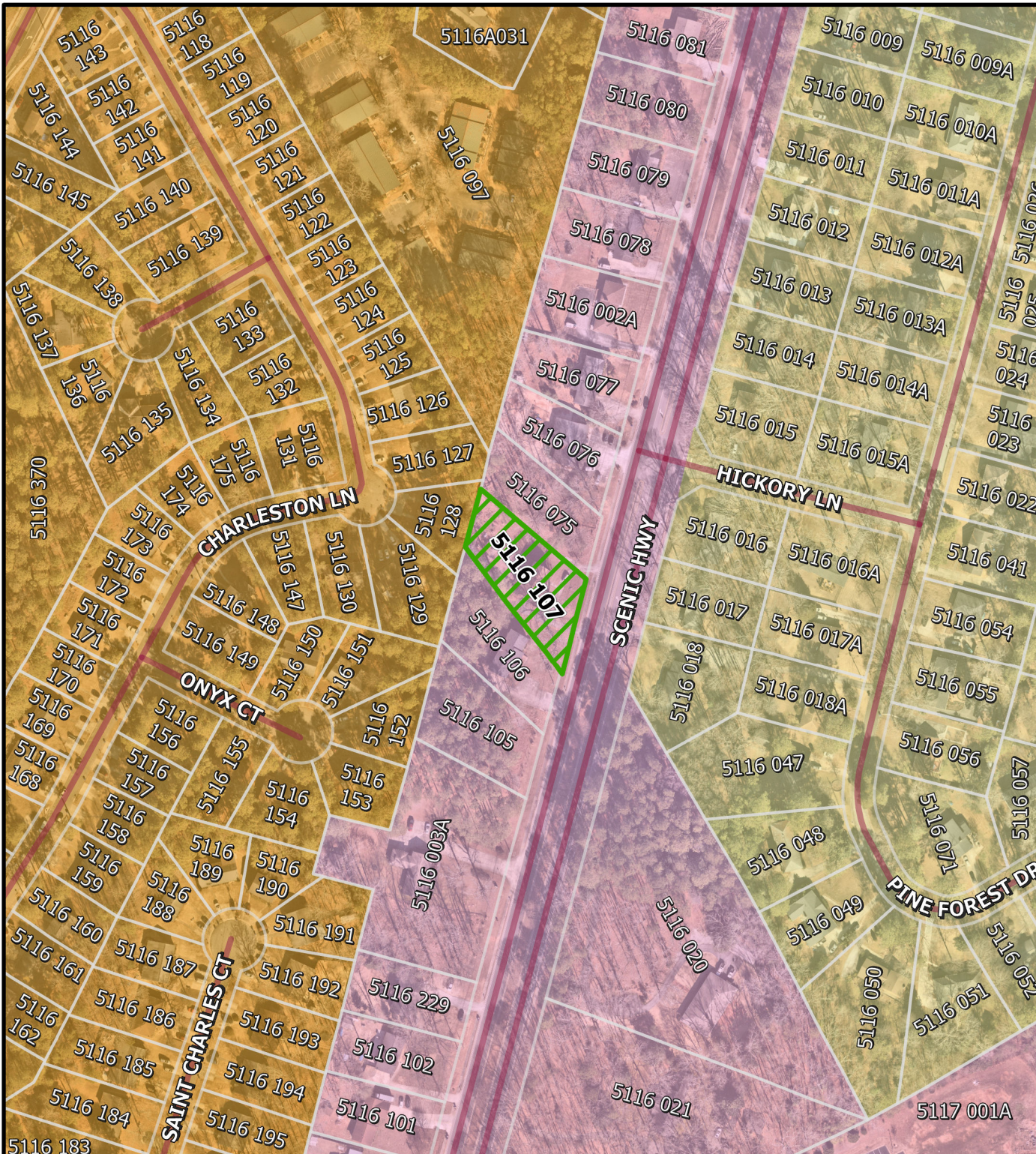
GEORGIA

The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # RZC2024-00053

Applicant: Cam-Thuy Truong

-  Subject Property
-  Parcels
-  County Maintained Streets
- 2045 Character Areas**
-  Traditional Residential
-  Mixed Residential
-  Office














LAWRENCEVILLE

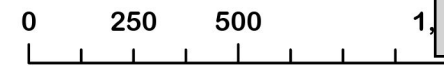
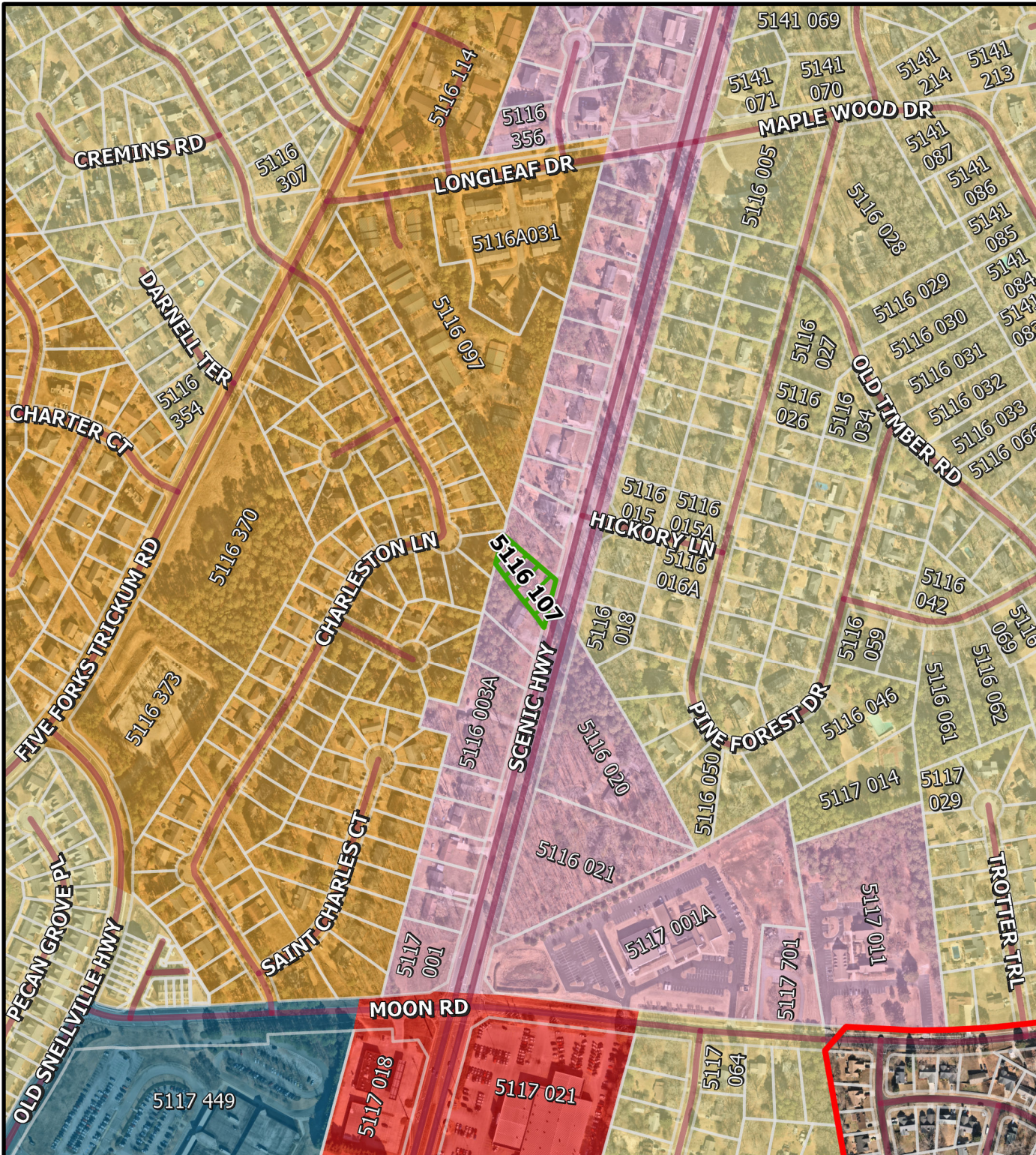
GEORGIA

The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # RZC2024-00053

Applicant: Cam-Thuy Truong

-  Lawrenceville City Limits
 -  Subject Property
 -  Parcels
 -  County Maintained Streets
- 2045 Character Areas**
-  Traditional Residential
 -  Mixed Residential
 -  Office
 -  Commercial Corridor
 -  Education Center





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2024-00086; Juanita Wade; 3130 Sugarloaf Parkway
Department: Planning and Development
Date of Meeting: Monday, May 6, 2024
Applicant Request: Table to June 2024
Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval with Conditions**

Planning Commission Recommendation:

Summary: The applicant requests a Special Use Permit renewal for 3130 Sugarloaf Parkway to allow a Special Event Facility/Banquet Hall in suite 1200. The subject property is an approximately 3.39-acre parcel zoned BG (General Business District), located along the southern right-of-way of Sugarloaf Parkway, between its intersections with Old Snellville Highway and Johnson Road.

Attachments/Exhibits:

- SUP2024-00086_RPRT_03122024
- SUP2024-00086_P&D RECO CNDS_03132024
- SUP2024-00086_APP_01052024
- SUP2024-00086_LOI_01052024
- SUP2024-00086_SITE PLAN_01052024
- SUP2024-00086_LEGAL DESC_01052024
- SUP2024-00086_AERIAL MAP – ZOOMED IN
- SUP2024-00086_AERIAL MAP – ZOOMED OUT

- SUP2024-00086_ZONING MAP - ZOOMED IN
- SUP2024-00086_ZONING MAP - ZOOMED OUT
- SUP2024-00086_CHARACTER AREAS - ZOOMED IN
- SUP2024-00086_CHARACTER AREAS - ZOOMED OUT



LAWRENCEVILLE

Planning & Development

CASE NUMBER: SUP2024-00086

OWNER: 4SEAS INVESTMENT GROUP LLC

APPLICANT: JUANITA WADE

CONTACT: JUANITA WADE – 313.515.6506

LOCATION(S): 3130 SUGARLOAF PARKWAY

PARCEL ID(S): R5085 695

APPROXIMATE ACREAGE: 3.39

ZONING PROPOSAL: TO ALLOW AN EVENT FACILITY AS A SPECIAL USE

PROPOSED DEVELOPMENT: SPECIAL EVENT FACILITY/BANQUET HALL

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP





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Planning & Development

ZONING HISTORY

The subject property has been zoned BG (General Business District) since 2002, the earliest record on file for the parcel. **SUP2021-00051** was approved on 12/13/2021, allowing a special events facility at the address. The Special Use Permit was conditioned with a two-year sunset, which expired January 2024, necessitating this SUP renewal (submitted 1/4/2024).

PROJECT SUMMARY

The applicant requests a renewal for a Special Use Permit at 3130 Sugarloaf Parkway to allow a Special Event Facility/Banquet Hall in suite 1200. The subject property is an approximately 3.39-acre parcel zoned BG (General Business District), located along the southern right-of-way of Sugarloaf Parkway, between its intersections with Old Snellville Highway and Johnson Road.

ZONING AND DEVELOPMENT STANDARDS

The property consists of an 18,531 square-foot one-story retail building, accessory driveways, and parking.

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Special Event Facility	<i>Special Use Permit</i>	<i>Special Use Permit</i>	<i>Approval w/ Conditions</i>

Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.73 Special Event Facility reads as follows:

- A. *Such facilities shall be located on a principle arterial, major arterial, minor arterial, major collector street, or a state highway.*
- B. *During inclement weather, there shall be sufficient space to safely shelter guests.*
- C. *Adequate permanent restroom facilities shall be provided, which shall meet the minimum requirements of the Gwinnett County Environmental Health section and building code requirements.*



LAWRENCEVILLE

Planning & Development

- D. Adequate off-street parking facilities shall be provided on-site.*
- E. Such facilities shall meet the Lawrenceville Code of Ordinance: Special Events Facilities.*
- F. Alcohol sales and consumption on the premises of a special event facility outside the Downtown Entertainment District is prohibited in HSB and HM zoning district.*

The applicant occupies Suite 1200 of the Sugarloaf Pointe shopping center, a 2,800 square foot retail space. They are requesting a renewal for the Special Use Permit approved in December 2021 that allowed a Special Event Facility/Banquet Hall at this location (**SUP2021-00051**). Access to the property is provided via curb-cuts extending from Sugarloaf Parkway, Johnson Road, and Old Snellville Highway.

Regarding the existing business at this location, a certificate of occupancy was issued on 7/23/2021 for “Milestones Event Center” in suite 1200 (BLD2021-01465) and a business license was issued on 9/1/2021 for “Life Events Décor, Rental, and Design” (OTC-19128109).

As proposed, the parking regulations require 28 parking spaces for this type of facility, however, the existing parking lot consists of 90 parking spaces, which exceeds the minimum requirements and adequately provides enough off-street parking. Additionally, all associated parking spaces are in front of the building.

The proposal satisfies the minimum requirement of the Supplemental and Accessory Use Standards (the Standards) requiring Special Event Facilities/Banquet Halls be located along a properly classified road, as well as providing adequate restroom facilities. Additionally, the Standards require compliance with the intent of the Code of Ordinance as it relates to Special Event Facilities/Banquet Halls. The adoption of the 2020 Zoning Ordinance allows Special Events Facilities/Banquet Halls to operate throughout the city limits in specific zoning classifications, which includes the BG zoning classification. However, if the applicant chooses to serve alcohol during events an Alcoholic Beverages License allowing the retail sales of alcoholic beverages for consumption shall be required.



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SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail uses. The parcels immediately adjacent to the property are zoned BG (General Business District), outparcels for the Sugarloaf Pointe shopping center. There are businesses zoned BN (Neighborhood Business District) to the northwest of the subject property, across the rights-of-way of Johnson Road and Sugarloaf Parkway. Otherwise, the subject property is an island of Lawrenceville within a sea of unincorporated Gwinnett County.

Most of the surrounding unincorporated land is residential in nature, including the Tanner’s Pointe subdivision immediately to the south and to the west of the subject property, across the right-of-way of Johnson Road; these residential uses are zoned R-75 (Gwinnett Single Family Residential District). The Gwinnett subdivision of Sugarloaf Manor is to the immediate north of the property, across the right-of-way of Sugarloaf Parkway, and is zoned RZT (Gwinnett Single Family Residential District). Finally, there is a veterinary clinic and a medical office zoned OI (Gwinnett Office-Institutional District) to the east of the subject property, across the right-of-way of Old Snellville Highway. The mixture of zoning and uses in the immediate area further support the requested Special Use Permit renewal.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # SUP2024-00086

Applicant: Juanita Wade

- Lawrenceville City Limits
 - Subject Property
 - Parcels
 - County Maintained Streets
 - City Maintained Streets
- Zoning Districts**
- BN Neighborhood Business
 - BG General Business
 - RS-60 Single-Family Residential
 - RS-150 Single-Family Residential



LAWRENCEVILLE

Planning & Development

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.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP




LAWRENCEVILLE
GEORGIA
The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # SUP2024-00086

Applicant: Juanita Wade

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- 2045 Character Areas**
-  Traditional Residential
-  Commercial Corridor





LAWRENCEVILLE

Planning & Development

STAFF RECOMMENDATION

As submitted, the proposal to renew the SUP for a Special Event Facility/Banquet Hall at this location is appropriate, as it is in a mixed use area along Sugarloaf Parkway. It is located within the Commercial Corridor character area, which is appropriate for smaller-scale retail uses such as banquet halls. Furthermore, there is precedent for City Council approving such special uses in the general vicinity and for parcels currently zoned BG; in December 2021, **SUP2021-00051** was approved for a Special Event Facility/Banquet Hall at this location, **SUP2023-00083** was approved in December 2023 for the same use at a nearby location on Sugarloaf Parkway, and **SUP2023-00084** was approved in the same December 2023 City Council session for the same use at 575 West Pike Street.

In conclusion, the requested Special Use Permit for a Special Event Facility/Banquet Hall at an existing commercial development, may provide a center for local services, providing walkable connectivity, for nearby residential uses along this segment of the Sugarloaf Parkway corridor. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.



LAWRENCEVILLE

Planning & Development

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



LAWRENCEVILLE

Planning & Development

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;**

In light of the mixture of uses and zoning in the immediate area the requested Special Events Facility could be suitable for the area.

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

With the recommended conditions, potential impacts on adjacent and nearby properties could be reduced.

- 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 and utility demand; 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;**

Policies of the Commercial Corridor Character Area are intended to provide a center for a variety of retail activities. As such the proposed Special Use Permit allowing a Special Event Facility/Banquet Hall at this location could be consistent with the 2045 Comprehensive Plan.

- 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;**



LAWRENCEVILLE

Planning & Development

*In December 2021, **SUP2021-00051** was approved for a Special Event Facility/Banquet Hall at this location. This SUP expired in January of 2024 due to a two-year sunset clause.*

To ensure the compatibility with rules and regulations of the City of Lawrenceville, it is suggested that conditions limit the Special Use Permit to a period of two years.

PLANNING COMMISSION
RECOMMENDED CONDITIONS
SUP2024-00086_03132024

Approval of Special Use Permit for a Special Event Facility/Banquet Hall, subject to the following conditions:

1. General Business uses, which may include a Special Event Facility/Banquet Hall as a special use allowing conferences, galas, weddings, and other similar events.
2. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
3. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
4. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
5. Outdoor storage shall be prohibited.
6. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
7. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
8. Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages or by the owner of the indoor special events facility in compliance with all applicable sections of the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages.
9. Requires proper licenses for food service; must comply with all local, county, and state laws and regulations.

- 10.** Business must acquire a new Certificate of Occupancy within 90 days of approval from City Council or this Special Use Permit is void. The name of the business/tenant name shall be consistent across the Gwinnett Fire Marshall Certificate of Occupancy, City of Lawrenceville Certificate of Occupancy, and the City of Lawrenceville Occupation Tax Certificate.
- 11.** The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.



LAWRENCEVILLE

GEORGIA

Life Events

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Juanita Wade</u>	NAME: <u>4SEAS INVESTMENT GROUP, LLC</u>
ADDRESS: <u>3130 Sugarloaf Parkway</u>	ADDRESS: <u>8445 ST. MARLOW DR</u>
CITY: <u>Lawrenceville</u>	CITY: <u>DULUTH</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>313-515-6506</u>	PHONE: <u>404.213.3476</u>
CONTACT PERSON: <u>Juanita Wade</u> PHONE: <u>313-515-6506</u>	
CONTACT'S E-MAIL: <u>jwade8707@yahoo.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>3.4 AC</u>	
PARCEL NUMBER(S): <u>5085 695</u>	
ADDRESS OF PROPERTY: <u>3130 SUGARLOAF PKWY SUITE 200</u>	
PROPOSED SPECIAL USE: <u>EVENT VENUE</u>	

CRYSTAL T JONES
 NOTARY PUBLIC
 Rockdale County
 State of Georgia
 My Comm. Expires March 21, 2027

Juanita Wade
 SIGNATURE OF APPLICANT DATE
Juanita Wade
 TYPED OR PRINTED NAME

 NOTARY PUBLIC DATE

Mitchell 12/01/2023
 SIGNATURE OF OWNER DATE
Mitch's Church
 TYPED OR PRINTED NAME
[Signature] 12/1/23
 NOTARY PUBLIC DATE



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? no

Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? _____

Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.



LAWRENCEVILLE GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER: 5 085 007
(Map Reference Number) District Land Lot Parcel

Quanita Wade 10/30/23
Signature of Applicant Date

Quanita Wade / owner / President
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

TAX COMMISSIONER'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

_____	_____
NAME	TITLE

DATE	



LAWRENCEVILLE

GEORGIA

4.

* SPECIAL USE PERMIT APPLICATION *

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Juanita Wade</u>	NAME: <u>4 SEAS INVESTMENT GROUP, LLC</u>
ADDRESS: <u>3130 Sugarloaf Parkway</u>	ADDRESS: <u>8445 S MARLOW DR.</u>
CITY: <u>Lawrenceville</u>	CITY: <u>DELUTH</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>313-515-6506</u>	PHONE: <u>404-213-3476</u>
CONTACT PERSON: <u>Juanita Wade</u>	PHONE: <u>313-515-6506</u>
CONTACT'S E-MAIL: <u>jwade8707@yahoo.com</u>	

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

ZONING DISTRICT(S): 5TH DISTRICT ACREAGE: 3.4 ACRES

PARCEL NUMBER(S): 5-085-007

ADDRESS OF PROPERTY: 3130 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA

PROPOSED SPECIAL USE: Event Venue / For Special Events 30045

CRYSTAL T JONES
 NOTARY PUBLIC
 Rockdale County
 State of Georgia
 My Comm. Expires March 21, 2027

Juanita Wade 11/13/23
 SIGNATURE OF APPLICANT DATE

Martin Chugh 12/01/2023
 SIGNATURE OF OWNER DATE

Juanita Wade
 TYPED OR PRINTED NAME

Martin Chugh
 TYPED OR PRINTED NAME

Kalshu 11/13/23
 NOTARY PUBLIC
 MY COMMISSION EXPIRES MARCH 26, 2027
 KARLA AMAYA NOTARY PUBLIC
 GWINNETT COUNTY, GEORGIA

[Signature] 12/1/2023
 NOTARY PUBLIC DATE

30046 Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046
 770.963.2414 • www.lawrencevillega.org

CRYSTAL T JONES
 NOTARY PUBLIC
 Rockdale County
 State of Georgia
 My Comm. Expires March 21, 2027

WADE MARKETING & CONSULTING SERVICES

August 6, 2021

City of Lawrenceville
Planning Department
70 S. Clayton St.
P.O.Box 2200
Lawrenceville, Ga 30046

Letter of Intent: 3130 Sugarloaf Parkway Ste 1200

To Whom It May Concern:

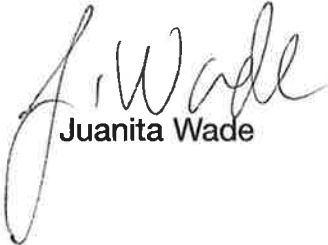
Wade Marketing & Consulting Services is submitting this Letter of Intent on behalf of Life Events Venue.

3130 Sugarloaf Parkway (otherwise Know as L3 BA Sugarloaf Pointe) Suite 1200 is a 2800 square foot commercial space located in a commercial strip mall in, Lawrenceville, GA.

Our intent is to utilize space as an event center, to host meetings, training sessions, pop up shops, special occasions and community events.

If you have any questions about our intended use, you can contact Juanita Wade at 313-515-6506.

Sincerely,



Juanita Wade

TITLE DESCRIPTION PER RECORD (LOT #3)

ALL TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 85 AND 108 OF THE 5TH DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF SUGARLOAF PARKWAY (SAID ROAD HAVING A RIGHT OF WAY THAT VARIES) IF BOTH ROADS WERE EXTENDED TO FORM AN ANGLE; THENCE SOUTHERLY FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF OLD SNELLVILLE ROAD (sic);THENCE SOUTH 09 DEGREES 03 MINUTES 02 SECONDS WEST ALONG THE RIGHT OF WAY OF OLD SNELLVILLE ROAD FOR A DISTANCE OF 86.89 FEET TO A POINT; THENCE SOUTHERLY ALONG THE RIGHT OF WAY OF OLD SNELLVILLE ROAD ALONG THE CURVE TO THE RIGHT HAVING A RADIUS OF 2824.79 FEET AND ARC LENGTH OF 72.14 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 09 DEGREES 46 MINUTES 56 SECONDS WEST AND A CHORD DISTANCE OF 72.14 TO A POINT; THENCE SOUTH 10 DEGREES 30 MINUTES 50 SECONDS WEST ALONG THE RIGHT OF WAY OF OLD SNELLVILLE ROAD FOR A DISTANCE OF 45.04 FEET TO A POINT ON SAID RIGHT OF WAY AND THE TRUE POINT OF BEGINNING;THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 10 DEGREES 30 MINUTES 50 SECONDS WEST 163.06 FEET TO A POINT ON SAID RIGHT OF WAY; THENCE LEAVING THE RIGHT OF WAY F OLD SNELLVILLE ROAD NORTH 68 DEGREES 03 MINUTES 09 SECONDS WEST 280.37 FEET TO A POINT;THENCE NORTH 07 DEGREES (sic) 43 MINUTES 09 SECONDS EAST (sic) 144.88 FEET TO A POINT; THENCE NORTH 66 DEGREES 45 MINUTES 30 SECONDS WEST 311.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JOHNSON ROAD (50 FOOT RIGHT OF WAY); THENCE PROCEEDING NORTH 43 DEGREES 43 MINUTES 09 SECONDS EAST 233.25 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH 32.17 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 53 DEGREES 47 MINUTES 59 SECONDS EAST AND A CHORD DISTANCE 28.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SUGARLOAF PARKWAY; THENCE SOUTHERLY ALONG THE RIGHT OF WAY OF SUGARLOAF PARKWAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1213.24 FEET AND ARC LENGTH OF 381.80 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 71 DEGREES 06 MINUTES 16 SECONDS EAST AND A CHORD DISTANCE OF 380.23 FEET TO A POINT ON SAID RIGHT OF WAY; THENCE LEAVING THE RIGHT OF WAY OF SUGARLOAF PARKWAY SOUTH 23 DEGREES 14 MINUTES 30 SECONDS WEST 249.36 FEET TO A POINT; THENCE SOUTH 66 DEGREES 45 MINUTES 30 SECONDS WEST 272.66 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD SNELLVILLE ROAD AND THE TRUE POINT OF BEGINNING.

TITLE DESCRIPTION PER AS-SURVEYED (LOT #3)

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LAWRENCEVILLE

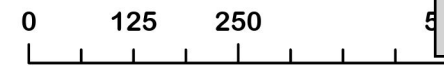
GEORGIA

The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # SUP2024-00086

Applicant: Juanita Wade

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets










LAWRENCEVILLE

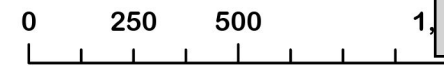
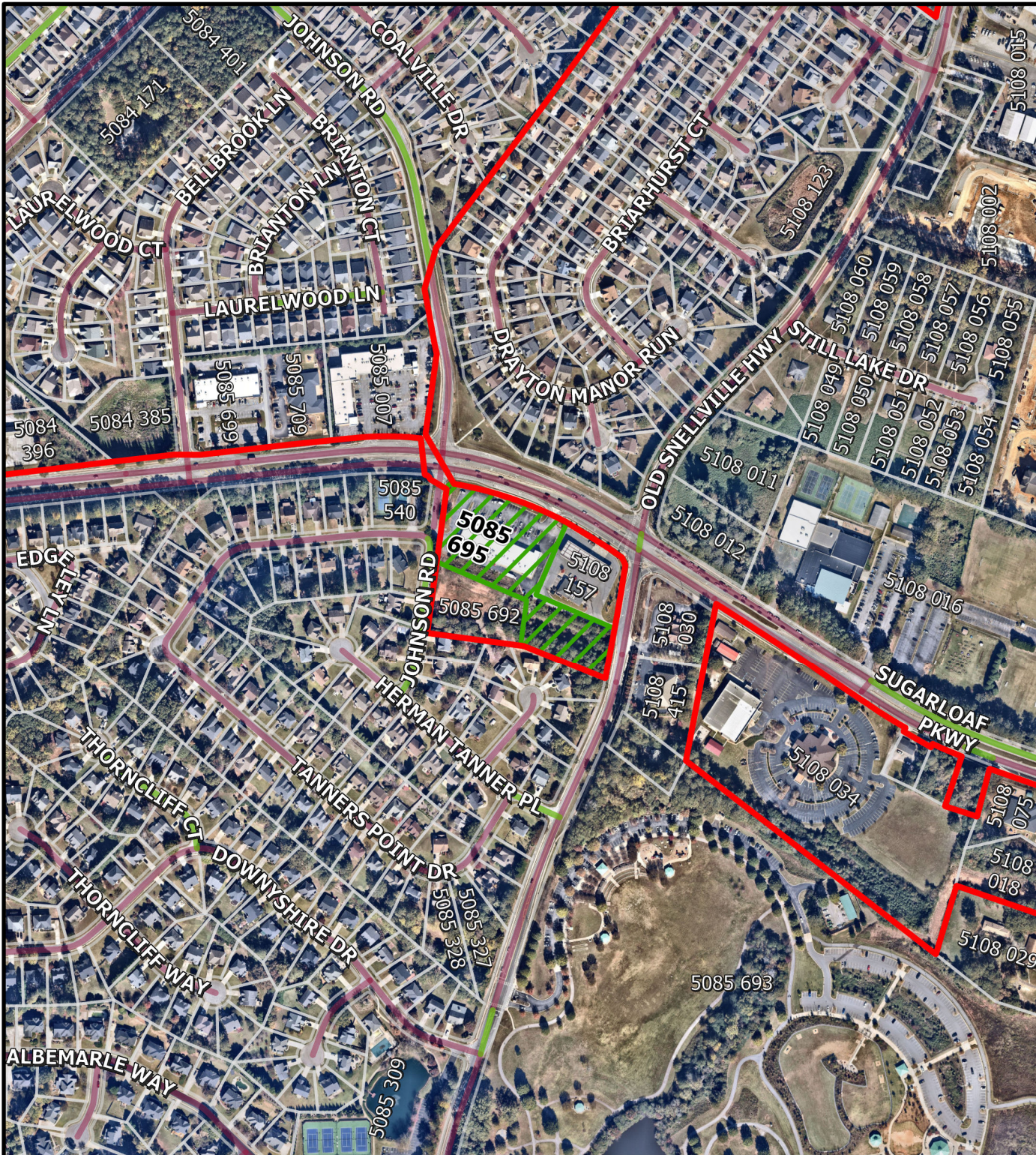
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LAWRENCEVILLE

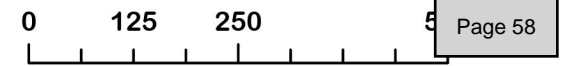
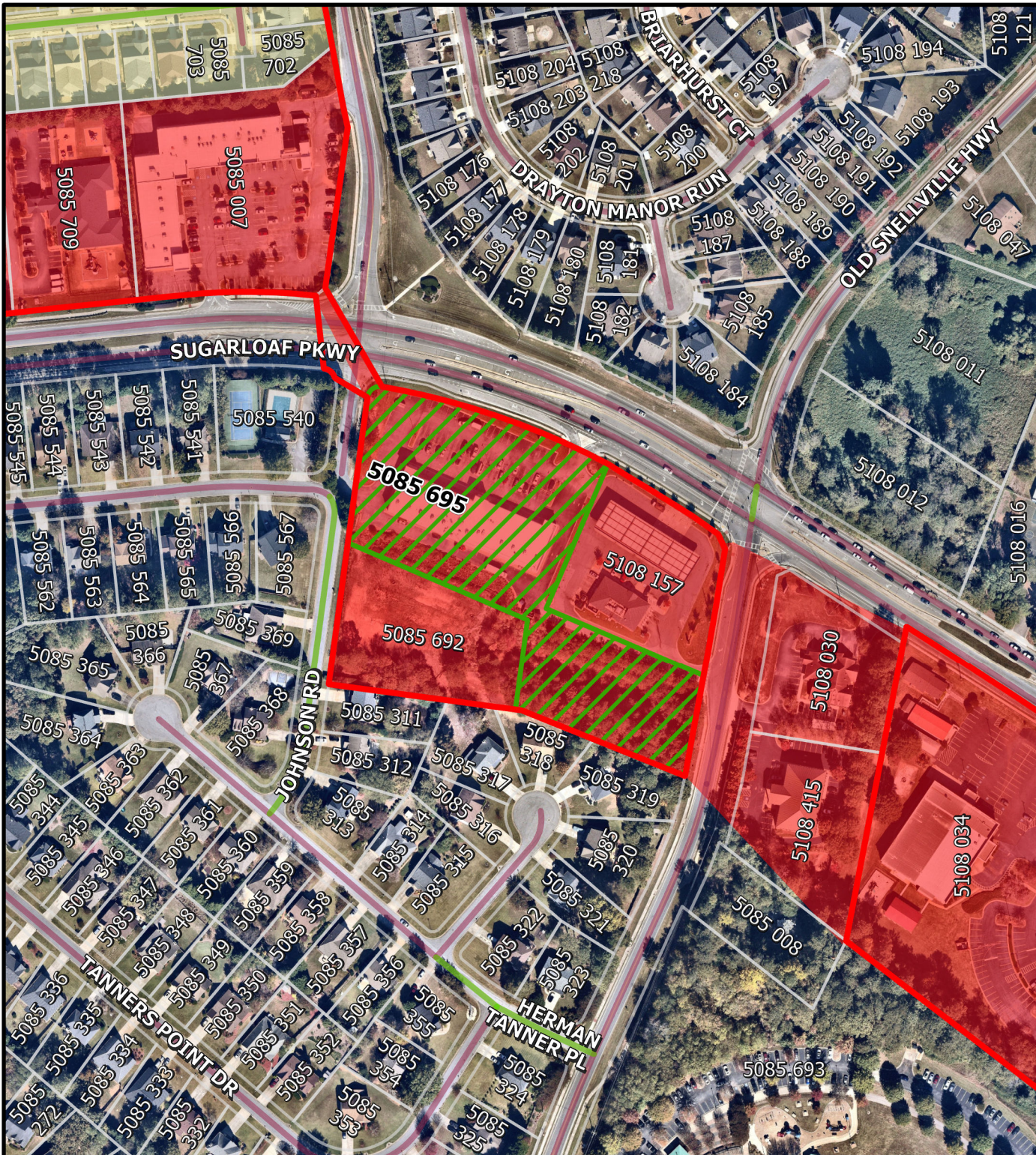
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- 2045 Character Areas**
-  Traditional Residential
 -  Commercial Corridor












LAWRENCEVILLE

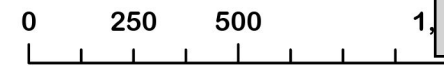
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LAWRENCEVILLE

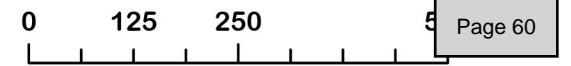
GEORGIA

The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # SUP2024-00086

Applicant: Juanita Wade

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- Zoning Districts**
-  BN Neighborhood Business
-  BG General Business
-  RS-60 Single-Family Residential
-  RS-150 Single-Family Residential
















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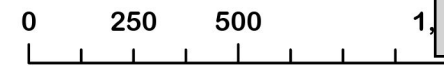
GEORGIA

The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # SUP2024-00086

Applicant: Juanita Wade

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- Zoning Districts**
-  BN Neighborhood Business
-  BG General Business
-  HSB Highway Service Business
-  OI Office/Institutional
-  RS-60 Single-Family Residential
-  RS-150 Single-Family Residential





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2024-00088; Jason Mundy; 562 John Connor Court

Department: Planning and Development

Date of Meeting: Monday, May 6, 2024

Applicant Request: Special Use Permit to allow an Automobile, Truck or Vehicle Storage Lot (excluding junk/wrecked vehicles)

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Denial**

Planning Commission Recommendation:

Summary: The applicant requests a Special Use Permit for 562 John Connor Court to allow for an Automobile, Truck or Vehicle Storage Lot (excluding junk/wrecked vehicles). The subject property is an approximately 1.74-acre parcel zoned LM (Light Manufacturing District), located at the end of John Connor Court, near its intersection with Hurricane Shoals Road.

Attachments/Exhibits:

- SUP2024-00088_Report
- SUP2024-00088_P&D Recommended Conditions
- SUP2024-00088_Application
- SUP2024-00088_Letter of Intent
- SUP2024-00088_Legal Description
- SUP2024-00088_Existing Survey
- SUP2024-00088_Proposed Site Plan

- SUP2024-00088_Aerial Map – Zoomed In (1:2,750)
- SUP2024-00088_Aerial Map – Zoomed Out (1:5,500)
- SUP2024-00088_Zoning Map – Zoomed In (1:2,750)
- SUP2024-00088_Zoning Map – Zoomed Out (1:5,500)
- SUP2024-00088_Character Areas Map – Zoomed In (1:2,750)
- SUP2024-00088_Character Areas Map – Zoomed Out (1:5,500)



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER: SUP2024-00088

OWNER: JASON MUNDY

CONTACT: MYLES MONTGOMERY – 678.513.8836

LOCATION(S): 562 JOHN CONNOR COURT

PARCEL IDENTIFICATION NUMBER(s): 5177 063

APPROXIMATE ACREAGE: 1.74 ACRES

CURRENT ZONING: LM (LIGHT MANUFACTURING DISTRICT)

ZONING PROPOSAL: TO ALLOW VEHICLE STORAGE AS A SPECIAL USE

PROPOSED DEVELOPMENT: OFFICE/WAREHOUSE BUILDING W/ PAVED VEHICLE STORAGE LOT

DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP





LAWRENCEVILLE

Planning & Development

ZONING AND DEVELOPMENT STANDARDS

The proposed development is a 7,500 square foot office/warehouse building with a paved storage lot for vehicles awaiting parts and repairs, as shown on the submitted site plans. The property is currently a gravel parking lot that has been used for parking of cars awaiting parts and repairs.

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Automobile, Truck, or Vehicle Storage Lot (excluding junk/wrecked vehicles)	LM - Special Use Permit	LM - Special Use Permit	DENIAL

Article 1 Districts, Section 102.14 Light Manufacturing District, Table B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	25,000 sq. ft.	75,794 sq. ft.	N/A
Minimum Lot Width	50 feet	143 feet	N/A
Minimum Front Yard Setback	50 feet	50 feet	N/A
Minimum Rear Yard Setback	0 feet	0 feet	N/A
Minimum Side Yard Setback	0 feet	0 feet	N/A
Impervious Surface Coverage	85%	72.6%	N/A
Maximum Building Height	50 feet	Not Provided	N/A



LAWRENCEVILLE

Planning & Development

Article 4 Buffers, 403 Buffers Table

Adjacent Development	Requirement	Proposal	Recommendation
CMU	50 feet	55 feet (existing easement)	N/A
LM	0 feet	0 feet	N/A

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

Standard	Requirement	Proposal	Recommendation
Office (Business, Government or Professional)	1 space per 300 sq. ft.	2.8 spaces per 300 sq. ft. (70 spaces)	N/A

The subject property contains a Colonial Gas Line with easements that will be located between the proposed building and the adjacent property zoned CMU (Community Mixed Use District), so no buffer can be supplemented in that area.

Both potable water and sanitary sewer are available to this tract. The industrial park has regional stormwater detention facilities, which should allow the development to forgo any on-site detention.

The site plan indicates the proposed development would disturb approximately 1.35-acres and consist of 70 parking spaces. Two access points are shown on John Connor Court. For Outdoor Storage in industrial zoning districts, the Zoning Ordinance strictly prohibits outdoor storage in a front yard area, requires landscaping within all setback areas, and prohibits outdoor storage from being visible from the various arterial and connectors traversing throughout the city limits; including Hurricane Shoals Road.

Additionally, the site plan does not specifically address the requirements of the Development Regulations; which could include improvements to the right-of-way, landscaping, sidewalks, and stormwater management facilities. As presented, the proposed outdoor storage facility may be too visible and unsightly for this



LAWRENCEVILLE

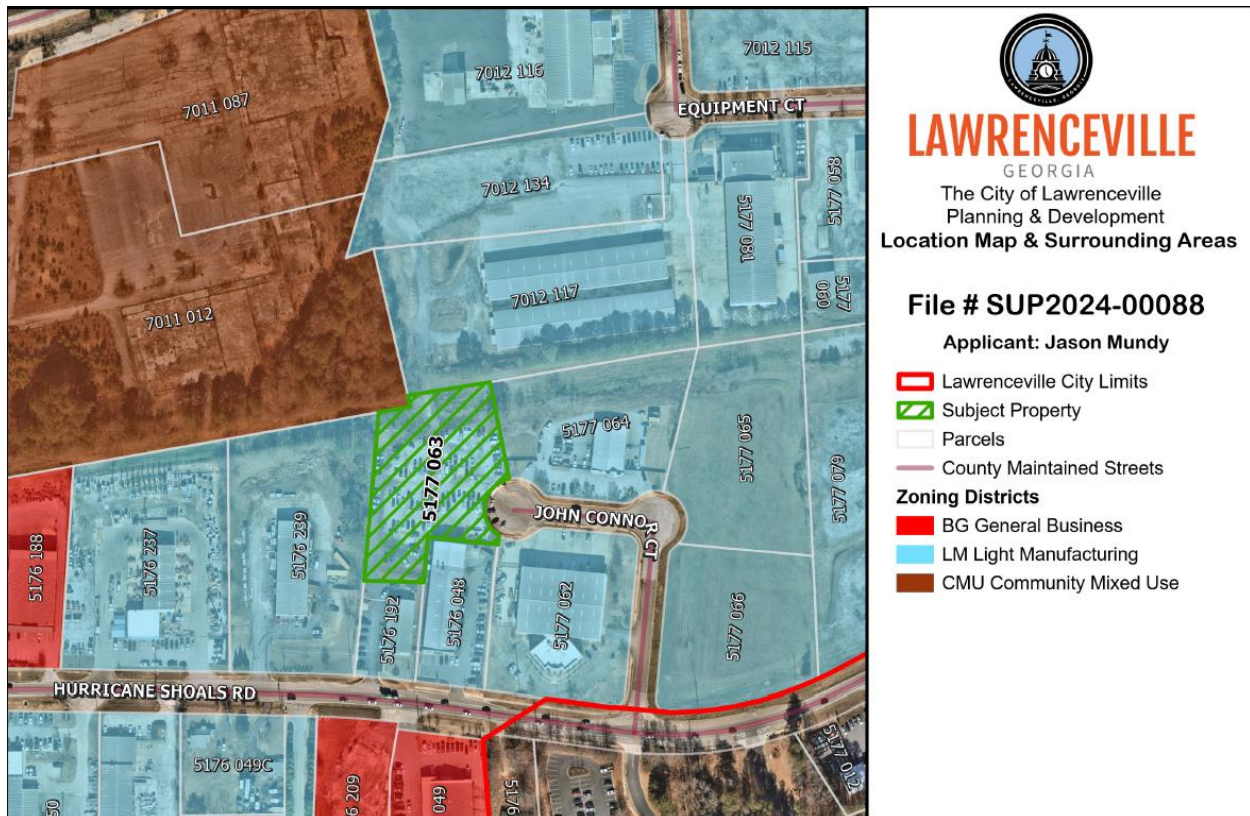
Planning & Development

location; and may not be consistent with the policies of the Zoning Ordinance and Development Regulations.

SURROUNDING ZONING AND USE

The immediate surrounding area consists predominantly of light industrial and commercial uses and zoning. The parcels immediately surrounding the subject property are all zoned LM save for one to the northwest – 3675 Buford Drive (PIN: R7011 012), which is zoned CMU and is actively being developed as a mixed-use site. Otherwise, the surrounding uses are composed of auto service garages and warehouses. Furthermore, there is a funeral home zoned BG (General Business District) across the right-of-way of Hurricane Shoals Road. In terms of the existing uses and zoning surrounding the subject property, the requested SUP is accepta

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





LAWRENCEVILLE

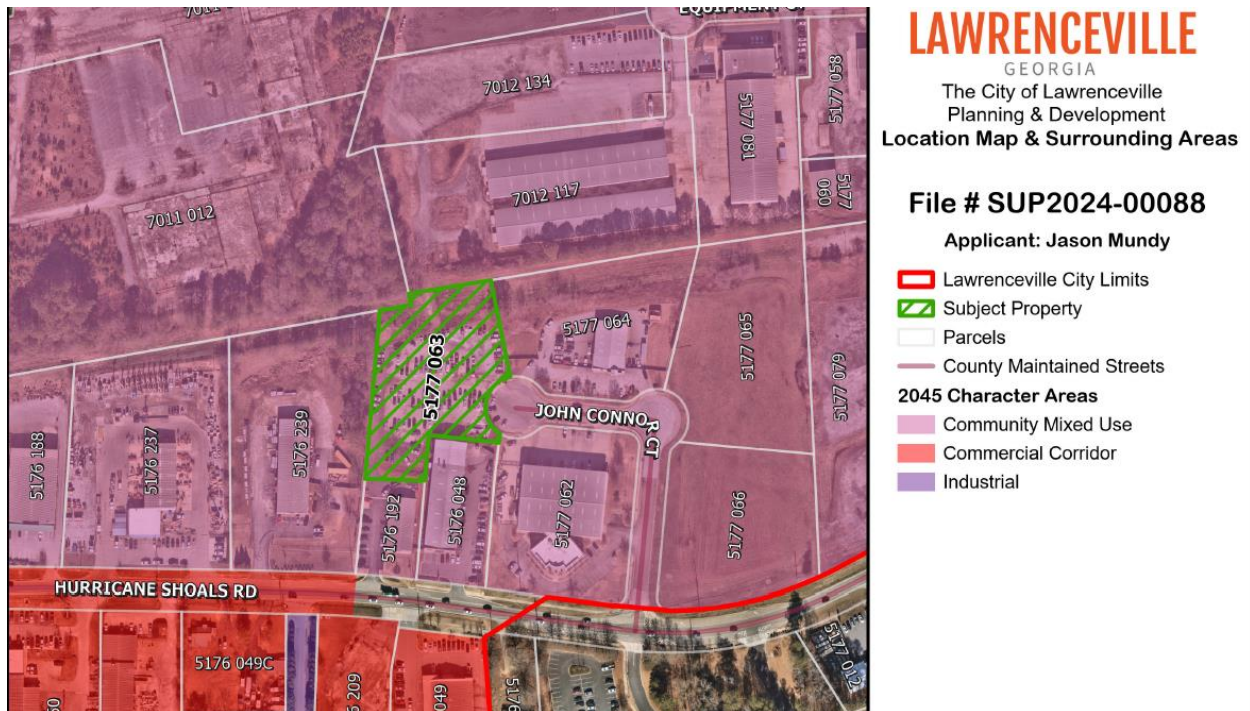
Planning & Development

2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Community Mixed Use character area. The Community Mixed-Use character area seamlessly integrates a diverse array of residential options with a dynamic blend of commercial spaces, promoting walkability and enhancing the overall accessibility and convenience of the neighborhood. Pedestrian-centric streets, green parks, and inviting public spaces foster social interaction and serve as venues for cultural events. Rooted in sustainable principles and carefully curated urban design, this character area promotes a walkable and interconnected neighborhood, enriching the lives of its residents and visitors by encouraging people to live, work, and play in the same area.

While the proposed use is congruent with the existing uses and zoning of the surrounding area, it does not necessarily fit into the City’s long-term vision for the Community Mixed Use character area.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





LAWRENCEVILLE

Planning & Development

STAFF RECOMMENDATION

The area located along this segment of Hurricane Shoals Road is developed with industrial zoning and uses, with a minor commercial component located to the south. Although the proposed development may be compatible with the antiquated policies that established the existing uses and zoning in the immediate area the proposal, if approved, would contradict the core policies created by the City Council which emphasizes land uses considered to be compatible with the vision of the City Council. The proposal as presented could be considered to be inconsistent with the vision of the future for this segment of Hurricane Shoals Road.

In conclusion, while the proposed development is consistent with the current character of the surrounding area, it does not necessarily meet the City's long-term vision as a Community Mixed Use character area. The Planning and Development Department recommends ***DENIAL*** for the proposed rezoning request.



LAWRENCEVILLE

Planning & Development

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



LAWRENCEVILLE

Planning & Development

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;**

Due to the site's high visibility along Hurricane Shoals Road, the requested Special Use Permit for an Outdoor Storage facility allowing the parking of tractor-trailers and recreational vehicles may not be suitable at the proposed location. However, there are currently other auto repair and warehouse facilities in the general area.

- 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. The proposed use may also compromise the City of Lawrenceville's vision for the future.

- 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. John Connor Court is classified as a local street according to GDOT; the induced demand from this development may strain its capacity. 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; the Community Mixed Use character area is intended for pedestrian-friendly, residentially-focused live/work/play development, such as that which is being developed nearby on Buford Drive; a car storage lot is the antithesis of this vision. As such, the final design must be carefully considered to ensure that it meets or exceeds local standards.



LAWRENCEVILLE

Planning & Development

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;

SU-13-07 was approved in 2013, which allowed for Truck Storage & Gravel Parking at the subject property. However, the approved conditions of the rezoning request – specifically, the construction of a screening fence and a landscaping buffer – were never met. Furthermore, RZM2022-00012 was approved in 2022 for the property to the northwest of the subject property. The approved proposal was for a mixed-use development that meets the City’s long-term vision for the area.

P&D RECOMMENDED CONDITIONS

SUP2024-00088_04152024

Note: The following conditions are provided as a guide should the City Council choose to approve the request.

Approval of a Special Use Permit to allow an Automobile, Truck, or Vehicle Storage Lot (excluding junk/wrecked vehicles), subject to the following enumerated conditions:

- 1. To restrict the use of the property as follows:**
 - A.** A Flex Office Space facility not exceeding 7,500 square feet in gross floor area with a 70 space outdoor passenger vehicle storage lot.
 - B.** The development shall be designed in general accordance with the site plan titled “Site Plan for Mundy Collision,” prepared by Civilscapes, Inc., dated February 7, 2024, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments subject to final approval by the Director of Planning and Development.
 - C.** Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with the rules and regulations of applicable governing agencies.
 - D.** The design of the façades shall meet minimum architectural standards and shall be clad in brick. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
 - E.** Roll up doors shall not be visible from the right-of-way of Hurricane Shoals Road. Roll up doors shall only be located on the rear elevation of each building.
 - F.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
 - G.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.

- H.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
- I.** The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.

A. To satisfy the following site development considerations:

- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B.** Provide a minimum of five-foot wide (5 ft.) concrete sidewalk adjacent to the public right-of-way along John Connor Court. Required five-foot wide (5 ft.) concrete sidewalk shall be a minimum of two feet (2 ft.) from the required back-of-curb.
- C.** All grassed areas shall be sodded.
- D.** Underground utilities shall be provided throughout the development.
- E.** Natural vegetation shall remain on the property until the issuance of a development permit.
- F.** Provide a twenty-five-foot-wide (25 ft.) Landscape Strip and earthen berm along the right-of-way of John Connor Court. The earthen berm and landscaping shall provide an opaque year round visual screening at a minimum height of six feet. The final design shall be subject to the review and approval of the Director of Planning and Development.
- G.** Provide a fifty-foot wide (50 ft.) Landscape Strip along the northern property line, where not impeded by the Colonial Gas Pipeline easement. The final design shall be subject to the review and approval of the Director of Planning and Development.
- H.** Provide a fifteen-foot wide (15 ft.) Landscape Strip along the southern and western property lines. The final design shall be subject to the review and approval of the Director of Planning and Development.
- I.** Provide a solid wood fence or slatted fence at least 6-feet in height along the inside edge of the 25-foot wide landscape strip required along the eastern property line, except for approved access on John Connor Court. The location of a solid wood fence or slatted fence shall be subject to review and approval by the Director of Planning and Development.

- J.** Provide a solid wood fence, masonry wall or slatted fence at least 6-feet in height along the side and rear property lines.
- K.** Landscape Strips shall be planted with one (1) Overstory Tree, one (1) Understory Tree, eighteen (18) Evergreen Shrubs, eighteen (18) Ornamental Grasses and eighteen (18) Ground Coverings per one hundred (100 ft.) of road frontage along Curtis Road. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to the review and approval of the Director of Planning and Development.
- L.** Planted Conifer and Evergreen trees shall be at least six feet in height at time of planting.
- M.** Planted Deciduous trees shall be at least three inches caliper at time of planting.
- N.** Ornamental Grasses and Ground Covering shall be a minimum size of one-gallon container at time of planting with a minimum height of one foot.
- O.** Preserved Trees may be counted toward fulfilling the tree requirement within the twenty-five-foot (25 ft.) Landscape Strip. Bradford Pear, Ginkgo (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
- P.** Earthen berms, fencing, landscaping and outdoor storage parking shall not be located within a drainage easement, pipeline easement or sanitary sewer easement.
- Q.** The required fencing shall not contain any signage and shall be maintained in good repair at all times. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.
- R.** Outdoor parking/storage of passenger vehicles shall be solely within the screened parking area.
- S.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outer most perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, or Undisturbed Wetlands.
- T.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.

- U.** Exit/entrance design and location shall be subject to review and approval of the City Engineer.
- V.** Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick base, complementing the building's architectural treatment. The brick base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed 6 feet in height.
- W.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.
- X.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION


APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jason Mundy</u>	NAME: <u>Mundys Holding Company LLC</u>
ADDRESS: <u>289 Hurricane Shoals Rd</u>	ADDRESS: <u>289 Hurricane Shoals Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>404-925-3271</u>	PHONE: <u>404-925-3271</u>
CONTACT PERSON: <u>Myles Montgomery - Civilscapes, Inc.</u> PHONE: <u>C) 770-315-8274</u>	
CONTACT'S E-MAIL: <u>civilscapesdesign@yahoo.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>LM</u> ACREAGE: <u>1.74 AC</u>	
PARCEL NUMBER(S): <u>5-177-063</u>	
ADDRESS OF PROPERTY: <u>562 John Connor Ct.</u>	
PROPOSED SPECIAL USE: <u>Outdoor Storage (Vehicle Storage)</u>	


SIGNATURE OF APPLICANT 3/18/24
DATE

Jason Mundy
TYPED OR PRINTED NAME


SIGNATURE OF OWNER 3/18/24
DATE

Jason Mundy
TYPED OR PRINTED NAME


NOTARY PUBLIC 3/18/2024
DATE

Stephanie Cuevas
NOTARY PUBLIC

BARROW COUNTY, GEORGIA
My Commission Expires 04/17/2026


NOTARY PUBLIC 3/18/2024
DATE

Stephanie Cuevas
NOTARY PUBLIC

BARROW COUNTY, GEORGIA
My Commission Expires 04/17/2026



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

REQUEST FOR
SPECIAL USE PERMIT
FROM CITY OF LAWRENCEVILLE ZONING BOARD

FOR

**MUNDY COLLISION TRACT
562 JOHN CONNOR COURT**

NATURE OF REQUEST

To obtain a “Special Use” permit.

PURPOSE OF REQUEST

To allow for development of proposed building with outdoor storage.

NARRATIVE

The scope of this project is to provide an 7,500 sf office-warehouse building with paved outdoor storage of parked cars waiting for parts and repair work. The property is currently a gravel parking lot that has been used for parking of cars waiting for parts and repairs. The proposed site has been submitted, reviewed and waiting approval for proposed use.

This property is a 1.74 ac. tract of land located at 562 John Connor Court. The property is zoned LM, as are all adjoining tracts except for the CMU zoned Lawrenceville Center Associates, LLC property located northeast of the subject tract. Subject property also contains a Colonial Gas Line with easements that will be located between the proposed building and the adjacent CMU zoned property, so no buffer can be supplemented in that area.

Both potable water and sanitary sewer are available to this tract. The industrial park has regional stormwater detention, which should allow us to forgo any on-site detention.

We feel that the requested special use permit to allow for outdoor storage would be an appropriate type of facility for this area, given its proximity adjacent commercial/industrial uses. We do not believe that allowing this outdoor storage use of this property would in any way devalue or pose hardships on any of the surrounding properties.

Legal Description
562 John Connor Court

All that tract or parcel of land lying and being in Land Lot 176 and 177, District 5, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the northerly right of way of Hurricane Shoals Road (80' R/W) with the westerly right of way of John Connor Court (60' R/W): Thence along the R/W of John Connor Court a distance of 618.84' to the TRUE POINT OF BEGINNING:

Thence leaving said R/W S 06°13'27" W – 16.52' to a point:

Thence N 83°46'33" W – 135.06'

Thence S 05°08'14" W – 88.70'

Thence N 88°37'09" W – 116.04'

Thence N 05°05'26" E – 326.85' to a point on the land lot line common to land lots 176 and 177:

Thence N 80°07'06" E – 62.34'

Thence N 14°58'39" W – 22.30'

Thence N 79°49'36" E – 149.95'

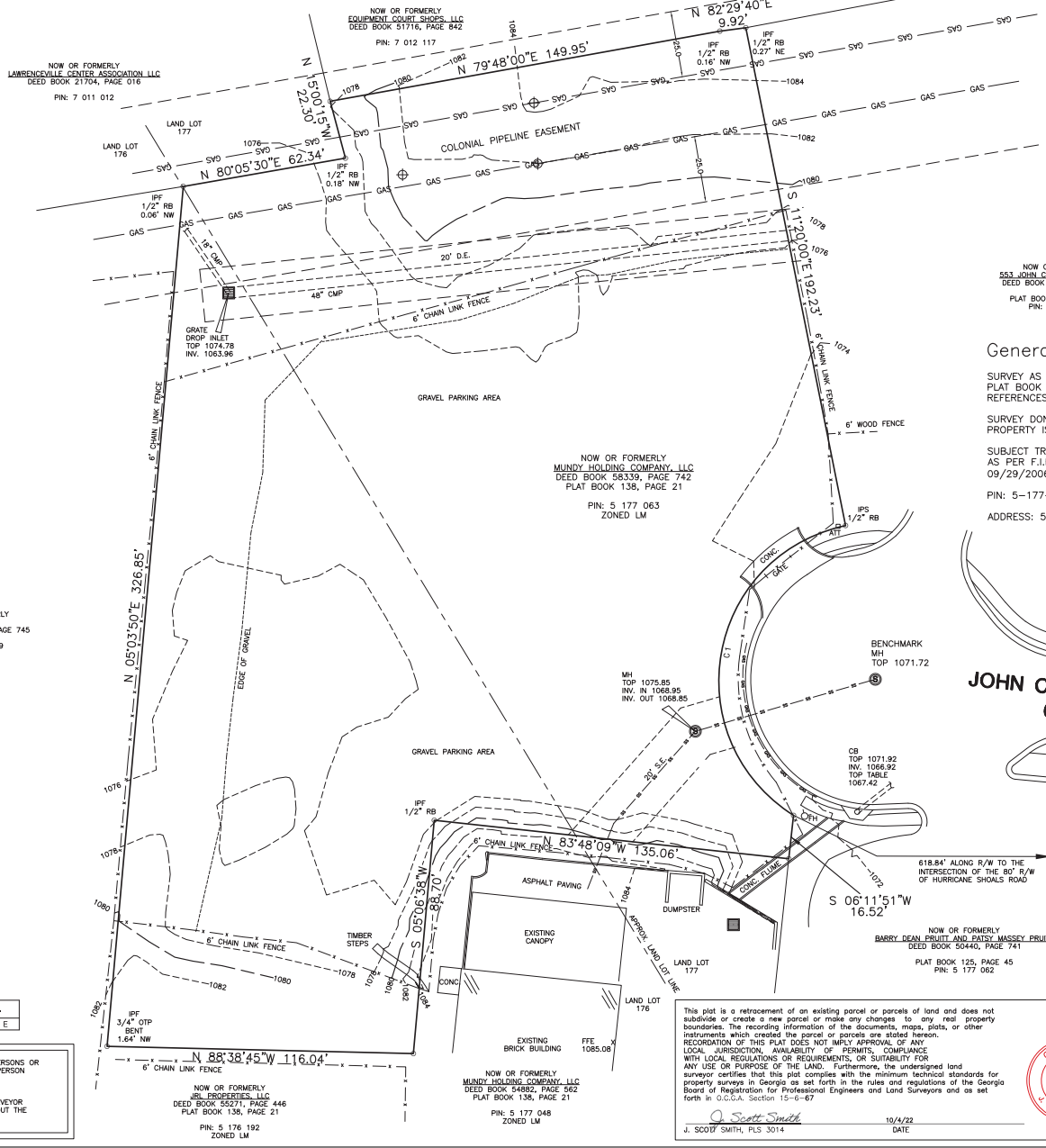
Thence N 82°31'16" E – 9.92'

Thence S 11°18'24" E – 192.23' to a point on the R/W of John Connor Court:

Thence along the arc of a curve 143.10', said curve having a radius of 60.00' and a chord of S 10°12'41" W – 111.51', said point being the point of beginning.

Said tract contains 1.74 acres as per a minor Subdivision Plat for Stephens Industries, LP.

Prepared by Conroy & Associates, PC dated 6/12/16 and recorded in Plat Book 138, Page 21.



LEGEND

R/W	RIGHT OF WAY	FES	FLARED END SECTION
WM	WATER METER	JB	JUNCTION BOX
S/L	SEWER LINE	HW	HEADWALL
P	PROPERTY LINE	C	CENTER LINE
F	FIRE HYDRANT	D	DRAINAGE DIRECTION
V	VALVE	H	HOUSE NUMBER
WM	WATER MAIN	IF	IRON PIN FOUND
MH	MANHOLE	IF	IRON PIN SET
S	SEWER LINE	E	ELECTRIC POWER
DE	DRAINAGE EASEMENT	RC	RADIUS OF CURVATURE
SE	SEWER EASEMENT	CB	DOUBLE WING CATCH BASIN
G	GAS LINE	CS	SINGLE WING CATCH BASIN
PP	POWER POLE	PP	POWER POLE
N/C	NAIL IN CAP	PP	INVERT
LP	LIGHT POLE	DI	ARC OF CURVE
EE	EXISTING ELEVATION	PE	PROPOSED ELEVATION
RB	REBAR	POB	POINT OF BEGINNING
O.T.P.	OPEN TOP PIPE		

NOW OR FORMERLY
553 JOHN CONNOR COURT, LLC
DEED BOOK 52987, PAGE 390
PLAT BOOK 125, PAGE 45
PIN: 5 177 064

General Notes:

SURVEY AS PER IRON PINS FOUND, DEED BOOK 58339, PAGE 742 PLAT BOOK 138, PAGE 21, PLAT BOOK 125, PAGE 45 AND OTHER REFERENCES AS NOTED HEREON

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.

SUBJECT TRACT DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER F.I.R.M. PANEL NO. 13135C0074F, EFFECTIVE DATE 09/29/2006

PIN: 5-177-063
ADDRESS: 562 JOHN CONNOR COURT

**JOHN CONNOR COURT
60' R/W**

NOW OR FORMERLY
289, LLC
DEED BOOK 51483, PAGE 745
PIN: 5 176 239

NOW OR FORMERLY
MUNDY HOLDING COMPANY, LLC
DEED BOOK 58339, PAGE 742
PLAT BOOK 138, PAGE 21
PIN: 5 177 063
ZONED LM

NOW OR FORMERLY
BARRY DEAN FRUIT AND PASTRY MASSEY PRUITT
DEED BOOK 50440, PAGE 741
PLAT BOOK 125, PAGE 45
PIN: 5 177 062

Curve	Radius	Length	Chord	Chord Bear.
C1	60.00'	143.11'	111.52'	N 10°10'58" E

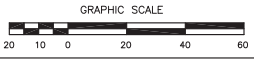
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON

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NOW OR FORMERLY
JBL PROPERTIES, LLC
DEED BOOK 55271, PAGE 446
PLAT BOOK 136, PAGE 21
PIN: 5 176 192
ZONED LM

SURVEY DATA.
TOTAL AREA: 75,892 SQ. FT / 1.74 ACRES
ERROR OF CLOSURE PLAT: 1FT IN 69,318 FEET
ERROR OF CLOSURE FIELD: 1FT IN 12,113 FEET
ANGULAR ERROR: 9" PER ANGLE POINT
ADJUSTED BY: LEAST SQUARES
EQUIPMENT USED: TOPCON GT-1003 TOTAL STATION

FIELD WORK COMPLETED ON OCTOBER 4, 2022



REVISIONS

NO.	DATE	DESCRIPTION

DIVERSIFIED TECHNICAL GROUP, L.L.C.
LAND SURVEYORS - LAND PLANNERS
Land Surveying Firm License # 587
2700 BRADLETON HIGHWAY
Dacula, Georgia, 30019
EMAIL: dtg@diversified.com



Boundary and Topographic Survey
Mundy Holding Co. LLC. DISTRICT: 5
LAND LOTS(S): 176,177 CITY OF LAWRENCEVILLE
WINNETT COUNTY, GEORGIA

DATE	DRAWN	CHECKED
10/4/22	J.S.S.	J.S.S.

SCALE: 1" = 20'
SHEET TITLE: **Boundary/Topo**

PROJECT NUMBER
22225
DRAWING NUMBER
1








LAWRENCEVILLE

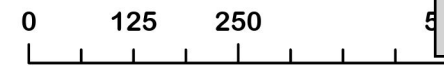
GEORGIA

The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # SUP2024-00088

Applicant: Jason Mundy

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  Downtown Development Authority Boundary










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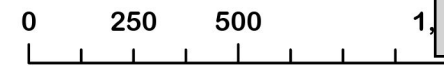
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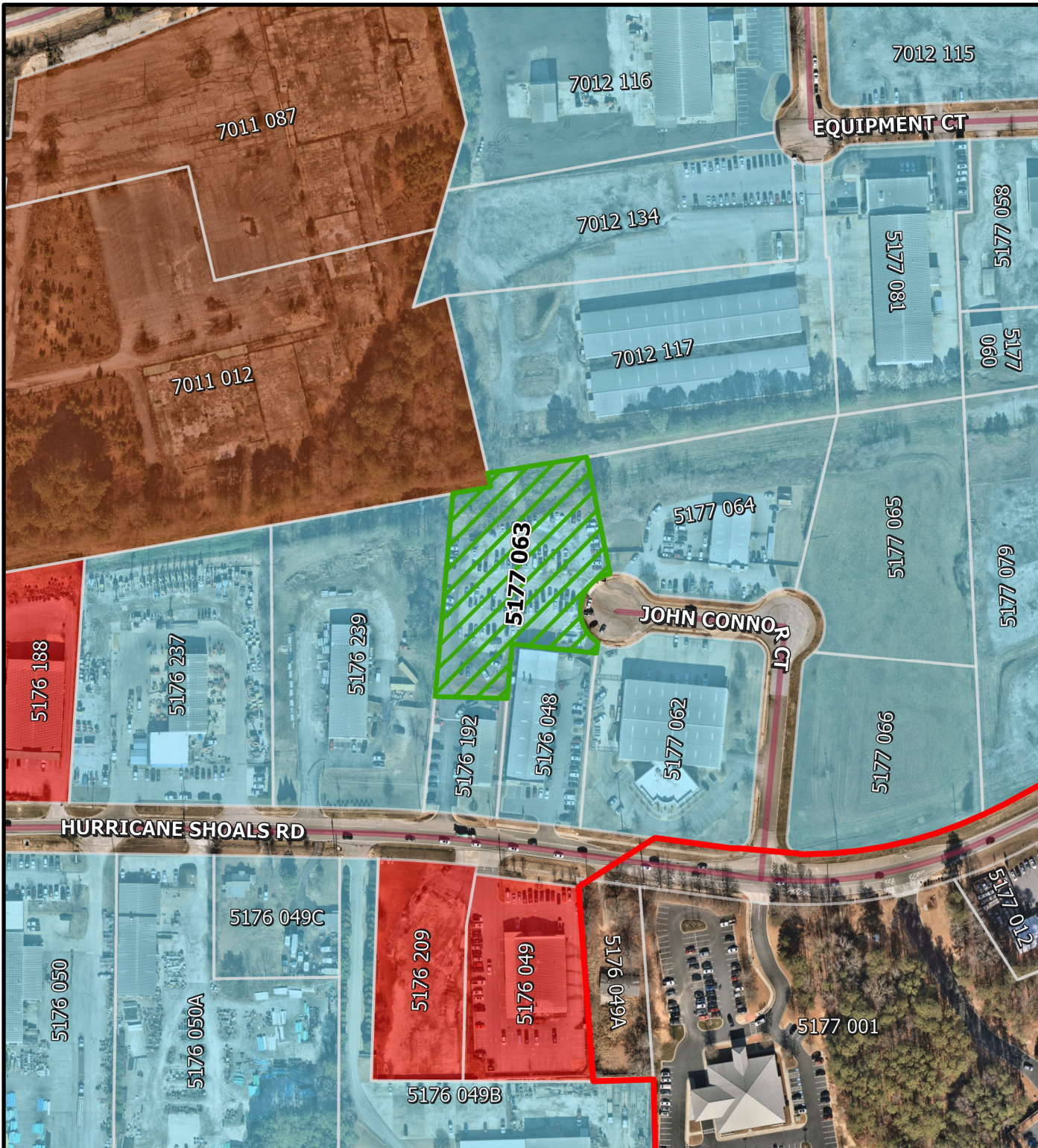
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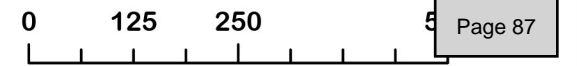
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The City of Lawrenceville
 Planning & Development
 Location Map & Surrounding Areas

File # SUP2024-00088

Applicant: Jason Mundy

-  Lawrenceville City Limits
 -  Subject Property
 -  Parcels
 -  County Maintained Streets
- Zoning Districts**
-  BG General Business
 -  LM Light Manufacturing
 -  CMU Community Mixed Use





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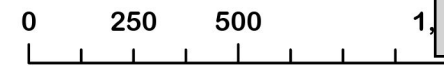
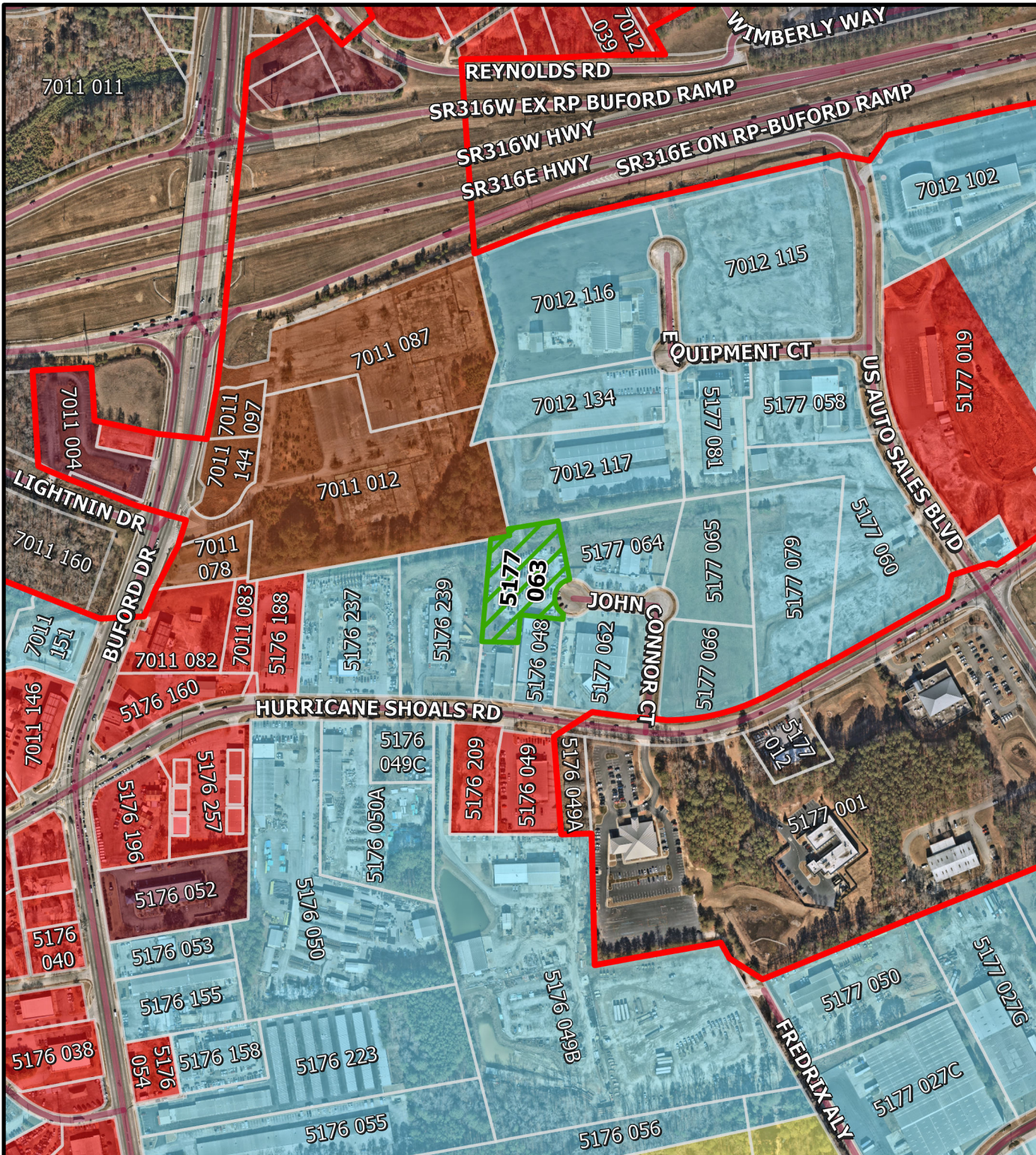
GEORGIA

The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # SUP2024-00088

Applicant: Jason Mundy

-  Lawrenceville City Limits
 -  Subject Property
 -  Parcels
 -  County Maintained Streets
- Zoning Districts**
-  BG General Business
 -  HSB Highway Service Business
 -  LM Light Manufacturing
 -  CMU Community Mixed Use
 -  RS-150 Single-Family Residential












LAWRENCEVILLE

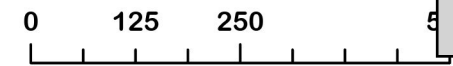
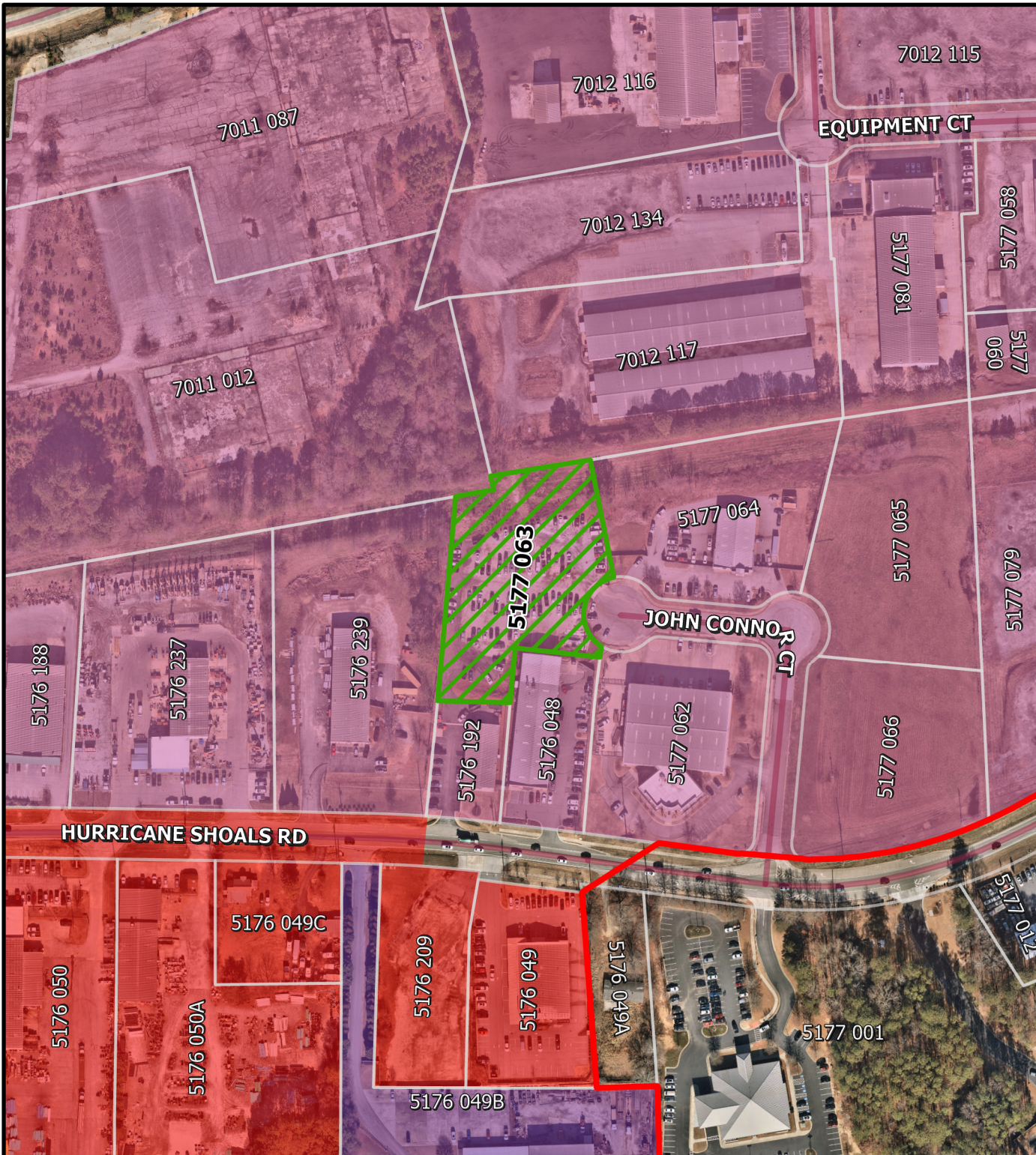
GEORGIA

The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # SUP2024-00088

Applicant: Jason Mundy

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
- 2045 Character Areas**
-  Community Mixed Use
-  Commercial Corridor
-  Industrial













LAWRENCEVILLE

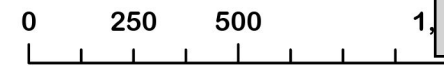
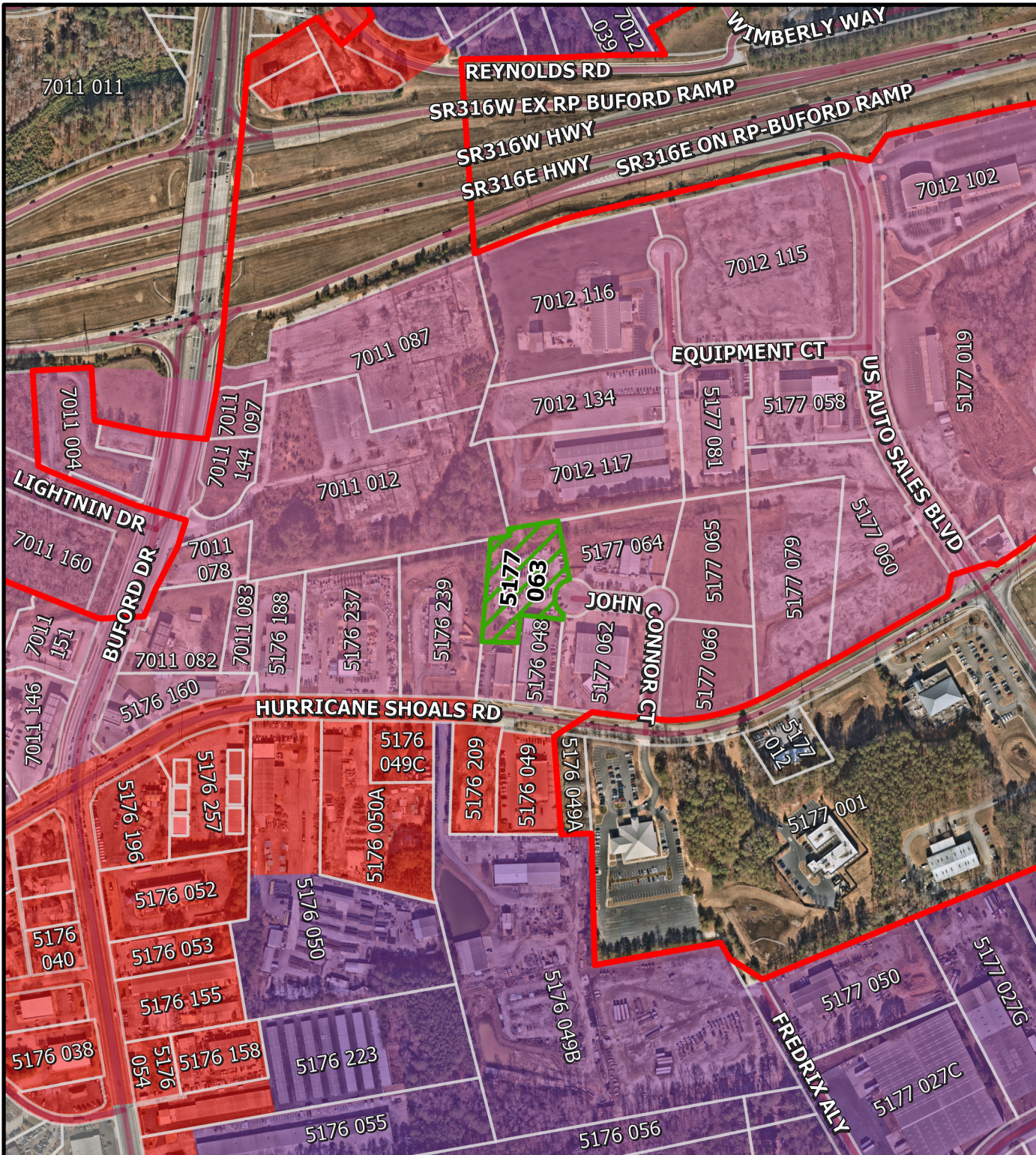
GEORGIA

The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # SUP2024-00088

Applicant: Jason Mundy

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
- 2045 Character Areas**
-  Downtown
-  Community Mixed Use
-  Commercial Corridor
-  Industrial





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: An Ordinance to Amend the Zoning Ordinance, ARTICLE 1; Districts

Department: Planning and Development

Date of Meeting: Monday, May 6, 2024

Applicant Request: Approval of Amendment

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Table to June 2024**

Summary: Request to table the decision to the Amendment to ARTICLE 1 Districts, to include two new zoning districts to address infill development.

Attachments/Exhibits:

- No attachment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW PUBLIC HEARING

Item: An Ordinance to Amend Article 8 General Regulations of the City of Lawrenceville Zoning Ordinance 2020

Department: Planning and Development

Date of Meeting: Monday, May 6, 2024

Applicant Request: Approval of Amendment

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval**

Summary: The City of Lawrenceville revise Article 8 General Regulations to incorporate provisions for properties not currently designated with zoning classifications on the zoning map.

- Attachments/Exhibits:**
- Ordinance Amendment

AN ORDINANCE TO AMEND ARTICLE 8 GENERAL REGULATIONS OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 is amended as follows:

Section 1. Delete Section 803, sub section A. of Article 8 General Regulations in its entirety, and replace it as follows:

803. Map and Districts Established

A. Official Zoning Map

1. There is hereby established a zoning plan for the City of Lawrenceville, Georgia, which plan is set forth in the text, map, and descriptions which constitute this Ordinance.
2. The City of Lawrenceville is hereby divided into zoning districts, as shown on the Official Zoning Map which is hereby adopted by reference and declared to be a part of this Ordinance.
3. Any property that is located within the municipal boundaries of the City of Lawrenceville that is not shown on the zoning map attached hereto or that is not shown within a specific zoning classification on the zoning map attached hereto shall be classified as AR (Agricultural Residential District). All conditions of zoning that were placed on any land in the City of Lawrenceville at the time of any prior zoning of that property shall be and shall remain in full force and effect.
4. The Official Zoning Map shall be identified by a signature block that includes the signature of the Mayor, and attested by the City Clerk, over the following words: "This is to certify that this is the Official Zoning Map referred to in the Lawrenceville Zoning Ordinance," together with the date of its adoption.
5. The location and boundaries of the zoning districts established by this Zoning Ordinance are depicted on and maintained as part of the City's geographic information system (GIS), under the direction of the City Manager. A print-out or plot of this "zoning" geographic coverage layer that includes the signature block described in subsection (A)(3) above constitutes the City of Lawrenceville Official Zoning Map.
6. The latest adopted version of the Official Zoning Map shall be available for inspection in the offices of the City of Lawrenceville Planning & Development Department during regular business hours of the City, and a copy will be available for general public reference on the City's official website.
7. Maintenance and updates. The Director of Planning and Development is responsible for directing revisions to the Official Zoning Map to reflect its amendment as soon as possible after the effective date of zoning map amendments. No unauthorized person may alter or modify the Official Zoning Map. The Director of Planning and Development may authorize printed copies of the Official Zoning Map to be produced, and must

maintain digital or printed copies of superseded versions of the Official Zoning Map for historical reference.

- 8. Annexation. Any land subsequently annexed to the City shall be annexed in accordance with the procedures adopted by the mayor and council that are based upon state law and are part of the City Code. It shall, immediately upon annexation, be classified into a zoning category compatible with adjacent zoning, land uses, and sound planning principles.

Excepted as specifically amended by this Ordinance, all remaining provisions of Article 8 and all other provisions of the Lawrenceville Zoning Ordinance of 2020 shall remain unchanged and in full force and effect.

It is so Ordained this ____ day of _____, 2024.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: An Ordinance to Amend the Zoning Ordinance, ARTICLE 10; Definitions

Department: Planning and Development

Date of Meeting: Monday, May 6, 2024

Applicant Request: Approval of Amendments

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Table to June 2024**

Planning Commission Recommendation:

Summary: Request to table indefinitely the Amendment to ARTICLE 10 Definitions is necessary to clarify language that is consistent with Georgia State Law.

Attachments/Exhibits:

- No attachments