



Summary of Application *(revised as of 7/31/2025):*

- Property: 3.58 acres located at 5800 Lanier Islands Parkway, Buford, Georgia.
- Current Zoning Designation: PCD in Gateway Corridor Overlay District.
- Proposed Use: Permitted uses within Light Industrial classification, including current use.
- NOTE: Specific permission (via a Conditional Use Application) for the approval of each of the uses listed below is being requested due to this property lying within the Gateway Corridor Overlay District.
- Requested Zoning: I-1 to allow for commercial and light industrial uses serving economic and growth and/or supporting recreation around Lake Lanier.

Narrative *(revised as of 7/31/2025):*

The property located at 5800 Lanier Islands Parkway is surrounded by neighboring commercial businesses, significant road frontage and two large utility easements.

Specific Uses being requested (due to Gateway Corridor Overlay District):

- Vehicle sales and construction equipment rentals (i.e. current use).
- Fleet parking and maintenance-equipment parking for telecom installation businesses, utility companies, landscaping companies, and delivery service vans.
- Boat sales, rentals and maintenance.
- Sales and storage of construction equipment.
- Outdoor storage for construction materials and such as lumber, fencing, metal panels, piping, tile & stone.

The requested uses above are either insulated from direct view by fencing and landscaping and/or would not create a negative impact due, in part, to the proximity of the property to end of parkway (i.e. less traveled portion of roadway), its surrounded easements and storage facility neighbors.



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Narrative *(revised as of 7/31/2025):*

The property located at 5800 Lanier Islands Parkway is surrounded by neighboring commercial businesses, significant road frontage and two large utility easements. Light Industrial uses are a natural fit for this parcel. The current use of the property for vehicle sales and construction equipment rentals and sales is a Light Industrial use and is expected to continue for many years.

The change in zoning classification being requested herein (i.e. from PCD to I-1) is not to create a new or different use of the property, rather it is to establish a category of other approved uses that already exists and should be afforded this property.

No changes to location or size of the existing structures or the layout of this lot are being requested.

In support of economic growth in this part of the County, the following potential uses for this specific site should be permitted without further rezoning requests, for example: Fleet parking and maintenance-equipment parking for telecom installation businesses, utility companies, landscaping companies, and delivery service vans; Boat sales, rentals and maintenance; Sales and storage of construction equipment; and Outdoor storage for construction materials and such as lumber, fencing, metal panels, piping, tile & stone.

At present, the PCD classification is extremely restrictive and significantly affects the ability of this parcel to cater to needs of the businesses and economy around it.