

**CITY OF LAWRENCEVILLE  
PLANNING AND DEVELOPMENT DEPARTMENT  
REZONING REPORT**

**CASE NUMBER:** RZR2020-00005  
**APPLICANT:** AIZAZ SHAIKH, LLC  
**CONTACT:** AIZAZ SHAIKH  
**PHONE NUMBER:** 470.365.8565  
**ZONING CHANGE:** RM-12 TO BG  
**LOCATION:** 284 HURRICANE SHOALS RD NW  
**PARCEL ID:** R7010 001  
**ACREAGE:** 0.51  
**PROPOSED DEVELOPMENT:** OFFICE SPACE  
**DEPARTMENT RECOMMENDATION:** **APPROVAL WITH CONDITIONS**

**ZONING HISTORY:**

The property has been zoned RM-12 (General Residence District) since 1987.

**PROJECT DATA:**

The applicant requests the rezoning of a 0.51-acre parcel from RM-12 (General Residence District) to BG (General Business District) to continue using the property as an office. The subject property is located along the southern right-of-way of Hurricane Shoals Road, immediately south of its intersection with Dogwood Lane.

The property is developed with a 1-story office building, paved parking lot and associated driveway, with one suite occupied by a real estate office. According to the letter of intent, the purpose of the rezoning request is to bring the property into conformity with the City's policies and ordinances with no proposal to alter or redevelop the property site. According to the survey, access to the property is from Hurricane Shoals Road with 11 parking spaces at the front and rear of the building connected by a one-way circular drive. The property may need a variance to reduce the buffer from the western side of the property which may be approved by City Council at the Public Hearing.

The property lies within the Medical Service Cluster and the College Corridor Character Areas of the 2040 Comprehensive Plan and Future Development Map. Both character areas are intended to be home to a range of office and commercial uses and may include a diversity of development types. The property is situated along a major road connecting to transportation corridors, which may make it a suitable location for office use.

The surrounding area is characterized by commercial, single and multifamily residential developments along Hurricane Shoals Road. Adjacent to the south are properties zoned RM-12, developed as a duplex subdivision. Adjacent to the west, is a property zoned RM-12 and developed with a single-family residence. To the north across Hurricane Shoals Rd and at the corners of Dogwood Lane are properties zoned RS-150 (Single-Family Residence 15,000 Square Feet District), developed with single-family residences. Adjacent to the east is a BG-zoned property developed with a gas station and convenience store.

In conclusion, if properly conditioned, the requested BG rezoning may be suitable at this location and consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan. Given the aforementioned factors, the Planning and Development Department recommends **Approval with Conditions** of this request.

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No Comment.

**ELECTRIC DEPARTMENT**

No comment

**GAS DEPARTMENT**

No comment

**WATER DEPARTMENT**

No Comment.

**CODE ENFORCEMENT**

No Comment.

**PLANNING AND DEVELOPMENT DEPARTMENT  
RECOMMENDED CONDITIONS**

RZR2020-00005:

Approval as BG (General Business District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

To allow uses permitted in the BG Zoning District. The following uses shall be prohibited:

- A. Adult Bookstores or Entertainment
  - B. Automotive Parts Stores
  - C. Bail Bonding
  - D. Contractors Offices
  - E. Emissions Inspection Stations
  - F. Equipment Rental
  - G. Extended Stay Hotels or Motels
  - H. Hookah/Vapor Bar or Lounge
  - I. Pawn Shop
  - J. Recovered Materials Processing Facilities
  - K. Smoke or Novelty Shop
  - L. Tobacco or Novelty Shop
  - M. Tattoo and Body Piercing
  - N. Taxidermists
  - O. Title Loan Facility
  - P. Yard Trimming Composting Facilities
2. Provide and maintain a 10-foot enhanced buffer along the eastern and southern property lines. Sparsely vegetated area shall be enhanced. Allowing driveway encroachment into the western property line buffer. Future development; Provide and maintain a 10-foot enhanced buffer along all property lines. Sparsely vegetated area shall be enhanced.
  3. The existing structure and site shall be brought into compliance with all applicable building, development, and zoning rules and regulations.
  4. All parking and driveway surfaces shall be paved and striped to City standards.

5. The property shall have a 10-foot wide landscape strip along the right-of-way fronting Hurricane Shoals Road except for ingress and egress subject to the review and approval by the Director of Planning and Development.

Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or required by the city, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.

6. No tents, canopies, temporary banners, streamers or roping decorated flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No balloons hot air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
7. Lighting shall be contained in cut-off type luminaries and shall be directed in towards the property so as not to shine directly into adjacent properties or right-of-ways.
8. Peddlers and/or parking lot sales shall be prohibited.
9. Outdoor storage shall be prohibited.
10. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
11. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
12. Outdoor storage and overnight parking shall be prohibited.

**STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:**

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of an adjacent and nearby property?** *Yes.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan?** *Yes.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *No.*

### **ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:**

1. **What are the existing uses and zoning of nearby property?**  
SEE PAGE 2.
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None.*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *The proposed zoning change may be compatible with the recommendations of the 2040 Comprehensive Plan and Future Development Map.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *It is suitable.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *NA*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *The property meets the intent of the character areas.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other sites are available.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *It is suitable, provided a variance on landscape buffer is approved with the rezoning approval.*