



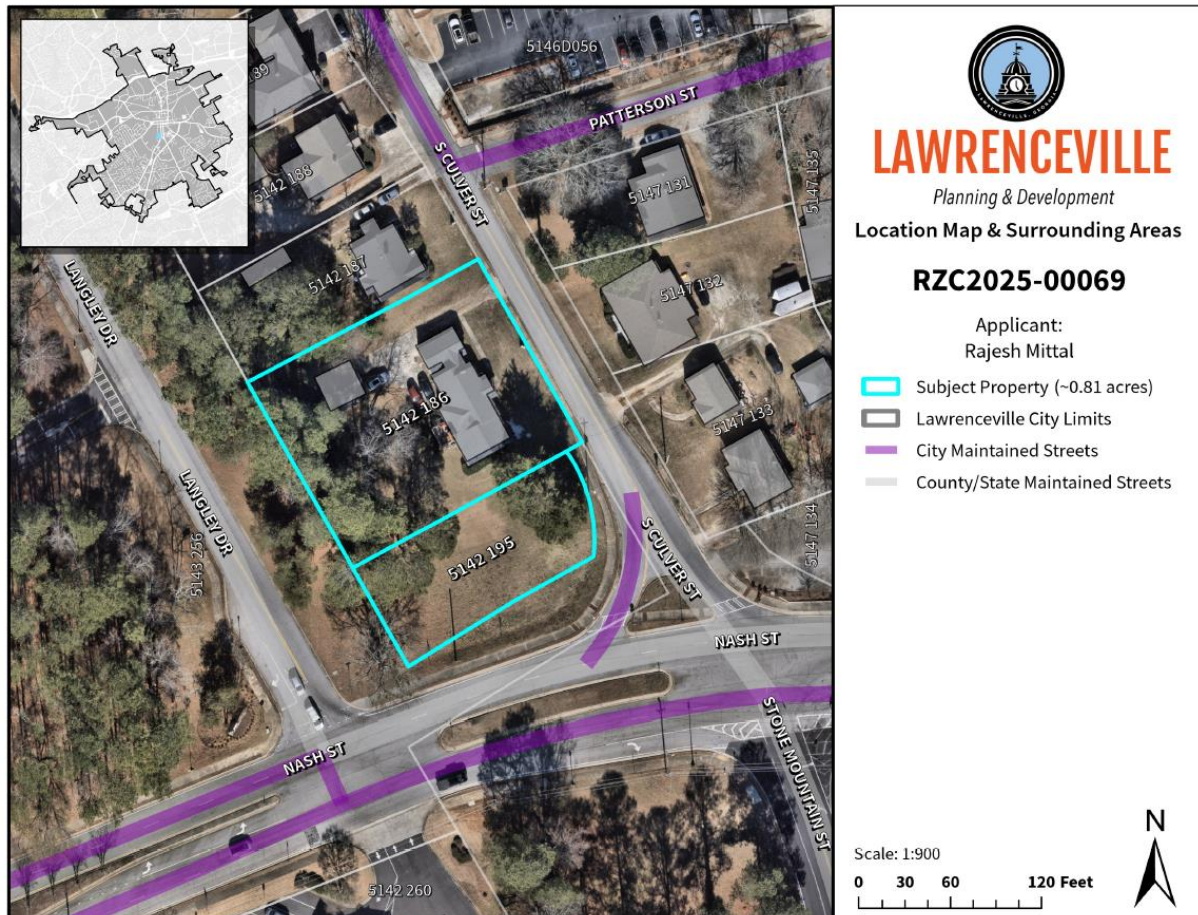
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	RZC2025-00069
APPLICANT(S):	TONY NIAKAN – RCS INC
PROPERTY OWNER(S):	ERAAA LLC
LOCATION(S):	330 S CULVER STREET
PARCEL IDENTIFICATION NUMBER(S):	R5142 195, R5142 186
APPROXIMATE ACREAGE:	0.79 ACRES
CURRENT ZONING:	ON (OFFICE NEIGHBORHOOD DISTRICT) RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
PROPOSED ZONING:	OI (OFFICE INSTITUTIONAL DISTRICT)
PROPOSED DEVELOPMENT:	OFFICE COMPLEX
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP



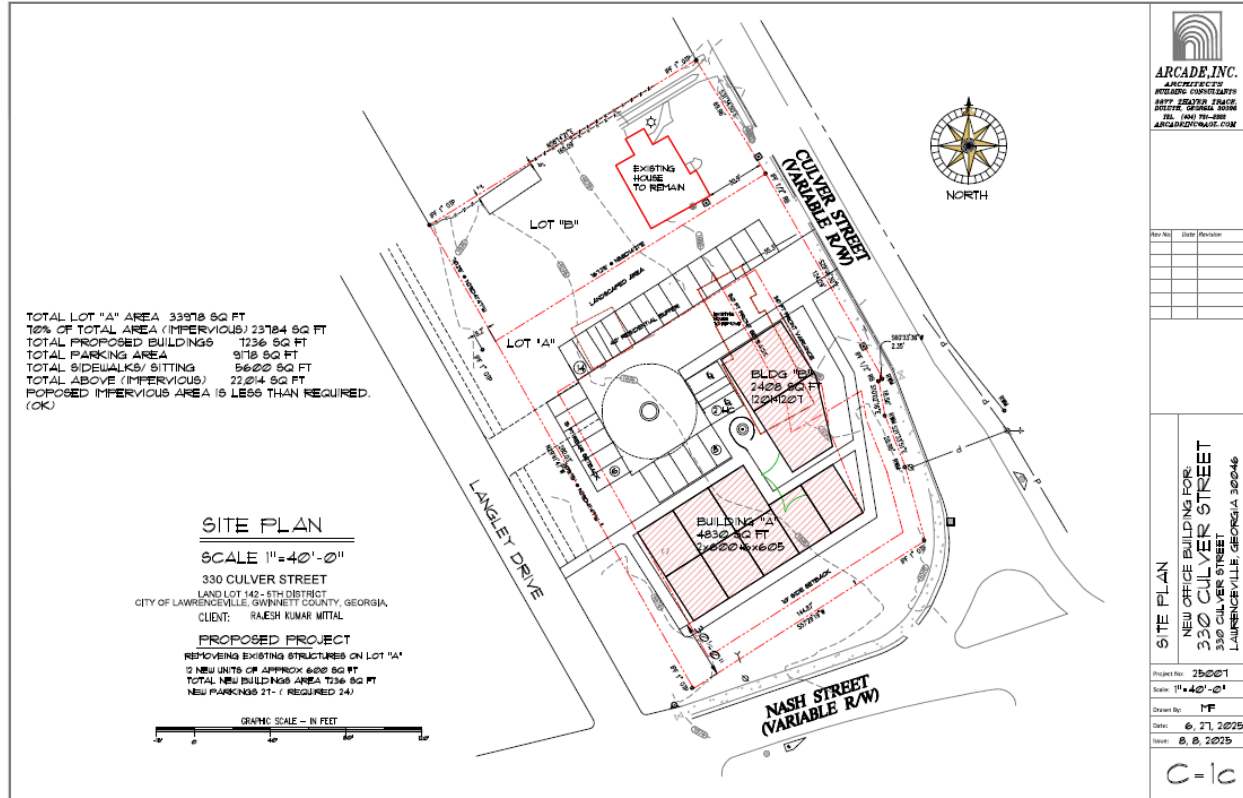
ZONING HISTORY

Parcel R5142 186 was rezoned from RS-150 (Single-Family Residential District) to ON in 2010 pursuant to RZ-10-03. Parcel R5142 195 was zoned BG (General Business District) in the 1980s and rezoned to RS-150 between then and 2011.

PROJECT SUMMARY

The applicant is requesting to rezone the subject property to OI (Office Institutional District) to construct a new office complex totaling 7,200 square feet, consisting of 12 units at approximately 600 square feet each. The subject property is located at the northwest corner of Nash Street and Culver Street, in Downtown Lawrenceville.

CONCEPT PLAN



ZONING AND DEVELOPMENT STANDARDS

As proposed, the development would consist of a mix of two (2) buildings totaling 12 office units. The purpose of the Office Institutional District is to provide for a wide range of office and institutional establishments not involving the sale, storage, or processing of merchandise.

The property would be subdivided into Lot A, for the new office development, and Lot B, retained as residential and excluded from the rezoning or new construction. The proposed development would have twenty-six (26) parking spaces.

To accommodate the project, the applicant is requesting several modifications: a reduction in the required 50-foot residential buffer to 15 feet along the side adjacent to the Gwinnett County Justice Department property zoned RS-150 (Single-Family Residential District), a reduction of the front setback along Culver Street from 50 feet to 30 feet to align with existing structures, and a reduction in parking requirements due to the site's walkability and proximity to downtown. The proposed development will be designed to complement the character of the existing downtown area, with the main building facing Nash Street and parking

located in the rear. The project will feature brick, stone, and panel materials consistent with neighborhood aesthetics, as well as landscaping, hardscaping, walkways, and seating areas to create a pedestrian-friendly and visually appealing.

Approval of the requested OI (Office Institutional District) zoning district would require variances from the minimum standards as outlined below:

Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection B. Lot Development Standards.

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Lot Area	<i>20,000 sq.ft</i>	<i>23,784 sq.ft</i>	<i>N/A</i>
Lot Width	<i>100 ft</i>	<i>144.87 ft</i>	<i>N/A</i>
Front Setback	<i>50 ft</i>	<i>30 ft</i>	<i>Variance</i>
Side Setback	<i>10 ft</i>	<i>10 ft</i>	<i>N/A</i>
Read Setback	<i>15 ft</i>	<i>15ft</i>	<i>N/A</i>
Impervious Surface Coverage	<i>70%</i>	<i>Not listed</i>	<i>N/A</i>
Max Height	<i>35 ft</i>	<i>Not listed</i>	<i>N/A</i>

Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection C. Miscellaneous Provisions.

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
District Location	<i>Major Arterial State Highway Access Roads parallel to expressways</i>	<i>Local Street</i>	<i>Variance</i>

Article 4 Buffers, Section 403 Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
OI/RS-150	50	15	Buffer Reduction

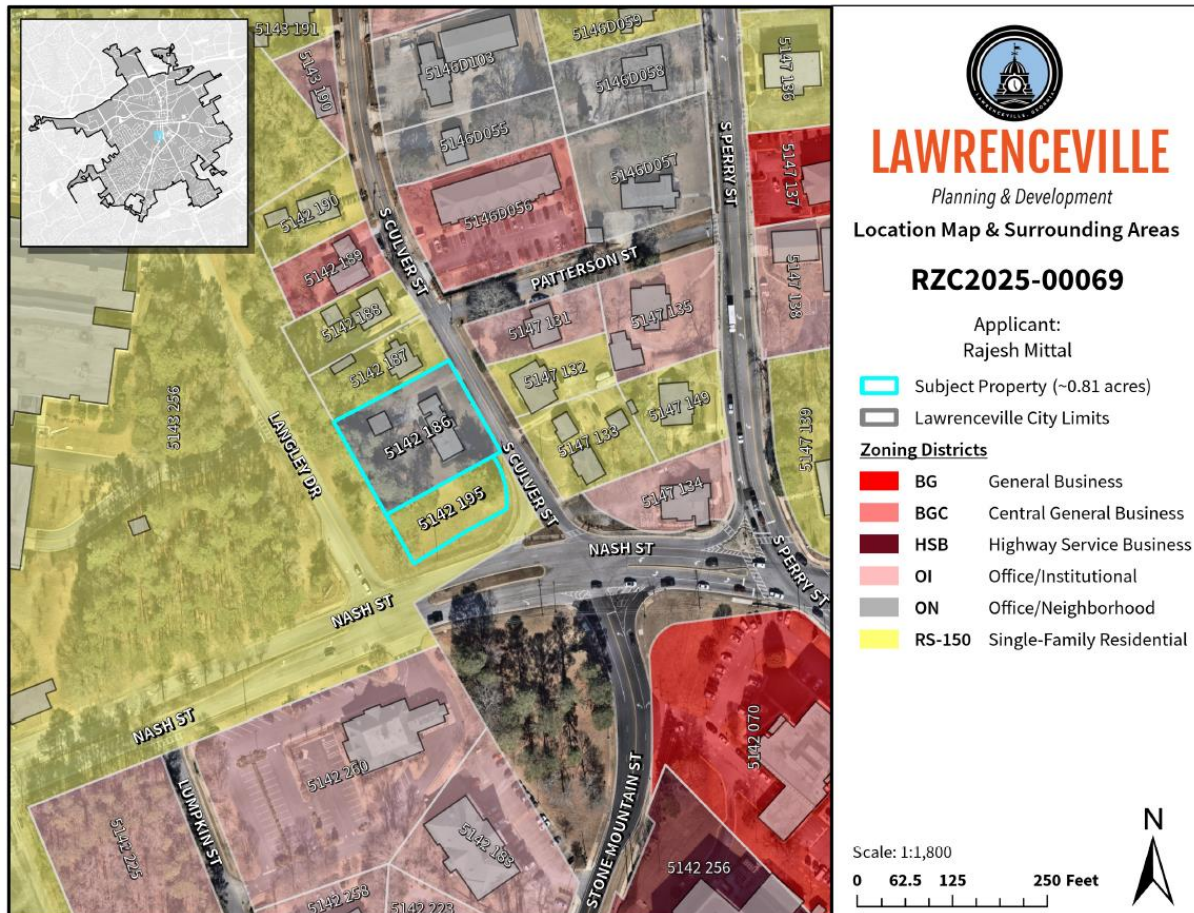
**Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required;
Table 5-3.**

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Parking: Office (business, government, or professional)	1 per 300 SF GFA (24)	26	N/A

The specific variances requested are as follows:

- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.12 OI Office Institutional, B. Lot Development Standards. Allows for an encroachment of twenty (20) feet into the required fifty (50) feet front setback along Culver Street.
- A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table. Allows a fifty percent (70%) reduction of the minimum buffer requirements between dissimilar zoning classifications (OI and RS-150).

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

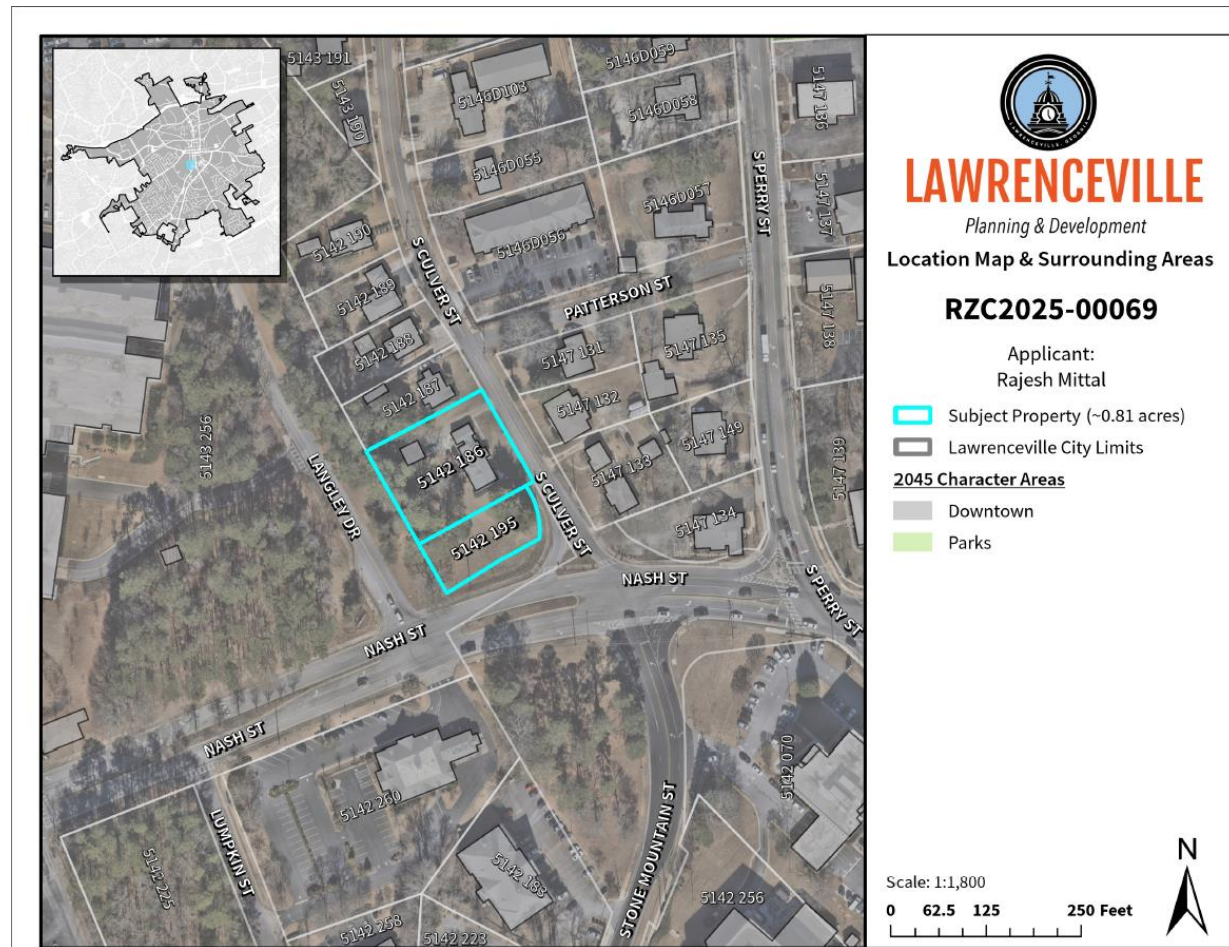


SURROUNDING ZONING AND USE

The area surrounding the subject property consists of a variety of uses and zoning categories. The properties to the north, west, south and east are zoned RS-150 (Single-Family Residential District) used as residences with the exception to the property adjacent to the west that is the Gwinnett County Justice and Administration Center. To the northeast of the proposed development, is a property zoned BGC (Central General Business District) used for professional and attorney's offices.

The proposed rezoning may be appropriate when considering the surrounding context; the proximity to the Gwinnett County Justice and Administration Center has a significant institutional presence.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown Character Area. Lawrenceville's Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce. The proposed office complex, modest in scale (7,200 sq ft), oriented to the street, with walkable features, seating areas, and compatible materials, aligns well with the vision for this Character Area.

STAFF RECOMMENDATION

In conclusion, the requested project may complement the Downtown Character Area's vision by introducing a small-scale office building that enhances walkability, street frontage, and appropriate land use transitions.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

CEU2023-07007; unlicensed business; closed.

STREET AND SANITATION DEPARTMENT

No comment

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

1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Yes. The proposed Office-Institutional use is suitable considering the surrounding development pattern. The subject property is adjacent to both residential and institutional/governmental uses, including the Gwinnett County Justice and Administration Center. The office use provides a compatible transition between the higher-intensity downtown and adjacent residential areas, particularly given its modest scale and proposed architectural treatment.

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

Properly conditioned and designed, adverse impacts to surrounding properties can be mitigated. The project includes pedestrian-friendly features, appropriate orientation of buildings, and rear-lot parking to reduce visual and functional conflicts. Therefore, it is not expected to adversely affect the usability of nearby properties.

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

Yes, however, one of the properties has potential for residential development under its current zoning, its location adjacent to downtown and to a major institutional use reduces the long-term viability of low-density residential uses. Rezoning to OI allows for a more appropriate economic use that aligns with market demand and the context of surrounding development.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The proposed office use is relatively low in intensity and may not generate significant traffic or require additional school enrollment. The project benefits from existing street and utility infrastructure in the downtown area, and the applicant's request for reduced parking reflects the walkability of the

location. As such, the project is unlikely to place a burdensome demand on public facilities.

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

Yes. The 2045 Comprehensive Plan designates this area as part of the Downtown Character Area, which encourages mixed-use, walkable, and human-scaled development. The proposed office complex aligns with this vision by providing a low-intensity commercial use that supports downtown activity, complements the surrounding built environment, and enhances pedestrian connectivity.

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;

Yes. The continued investment and redevelopment within downtown Lawrenceville indicate changing conditions that support the transition of properties like this from residential and office neighborhood to office or mixed-use. The presence of institutional uses nearby, improvements in walkability infrastructure, and demand for small-scale office space in proximity to the courthouse and downtown businesses may provide strong justification for approving the rezoning request. The request may help implement Policy LU3. Facilitate the Development of Underutilized Parcels, from the 2045 Comprehensive Plan.