



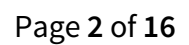
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	RZM2025-00021
APPLICANT(S):	HAYLEY TODD – PLANNERS & ENGINEERS COLLABORATIVE
PROPERTY OWNER(S):	SMITH CHARITABLE REMAINDER UNITRUST AND CE SMITH FAMILY, LLLP
LOCATION(S):	0 BELMONT DRIVE & 0 HURRICANE SHOALS ROAD
PARCEL IDENTIFICATION NUMBER(S):	R7010A038, R7010A038A, R7010A039, R7010A041, R7010A042, R7010A043, R7010A044, R7010A048, R7010A052, R7010A053, R7010A054, AND R7010A055
APPROXIMATE ACREAGE:	20 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT) & LM (LIGHT MANUFACTURING DISTRICT)
PROPOSED ZONING:	CMU (COMMUNITY MIXED-USE DISTRICT)
PROPOSED DEVELOPMENT:	252 SENIOR HOUSING UNITS
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

RZM2025-00021 – Staff Report



The earliest zoning records on file with the city show the subject property zoned as RS-120 (Single-Family Residential District) circa 1960. It was rezoned to split LM/BG zoning on December 7, 1987 and again in 1997 (RZ-97-09) to correct an error in placement of the zoning boundary line. The subject property remains zoned as split LM/BG to this day.

The applicant is requesting to rezone the subject property to CMU (Community Mixed-Use District) to develop approximately 252 units of affordable senior housing, including apartment buildings with elevators, attached cottages, and townhomes. The subject property is an approximately 20-acre assemblage of twelve parcels located at the northern right-of-way of Hurricane Shoals Road, at its intersection with Belmont Drive.

[illegible]

ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone the approximately 20-acre subject property to CMU (Community-Mixed Use District) in order to develop a 252-unit, mixed housing-style community featuring 204 apartment units, 24 attached cottage units, and 24 front-entry townhomes at a gross density of 13 units per acre (UPA). The development is specifically geared towards senior (age 55+) housing, with an emphasis on affordability; that is, units will be priced at 50-60% of Area Median Income (AMI).

Approval of the requested CMU (Community Mixed Use) zoning district is contingent on allowing variances from the minimum standards as outlined below:

Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. and 2.

1. The intent of allowing these nonresidential uses is to create a small node of retail and commercial services primarily for the convenience and amenity of residents of the CMU District. Nonresidential development must be compatible with the residential component of the development, and in general with the Architectural Design Standards specified in this section and Article 6, Architectural Standards and Design Guidelines.

<i>Land Use</i>	<i>Percentage of Gross Land Area</i>			<i>Recommendation</i>
	<i>Minimum</i>	<i>Maximum</i>	<i>Proposed</i>	
Residential	30%	75%	100%	Variance
Civic/Institutional	15%	50%	0%	
Commercial/Retail, Light Industrial, Office	15%	50%	0%	

2. This district provides for a diversity of housing types. Each CMU development shall include at least one housing option, including apartments, single-family residences, or townhomes.

a. Single-family detached dwellings on large lots (at least 9,500 sq. feet)
b. Single-family detached dwellings on mid-size lots (7,500-9,499 sq. feet)
c. Single-family detached dwellings on small lots (4,500-7,499 sq. feet)
d. Townhouses (see RM-8 standards, below)
e. Multifamily (see RM-24 standards, below)

Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District,
Subsection B. Lot Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>5 acres</i>	<i>20 acres</i>	<i>N/A</i>
Minimum Unit Width	<i>20 feet</i>	<i>24 feet</i>	<i>N/A</i>
External Minimum Front Setback	<i>25 feet</i>	<i>25 feet</i>	<i>N/A</i>
External Minimum Side Setback	<i>20 feet</i>	<i>20 feet</i>	<i>N/A</i>
External Minimum Rear Setback	<i>20 feet</i>	<i>20 feet</i>	<i>N/A</i>
Minimum Heated Floor Area	<i>See Table Below</i>	<i>See Table Below</i>	<i>N/A</i>
Impervious Surface Coverage	<i>40% (7.74 acres)</i>	<i>40% (7.74 acres)</i>	<i>N/A</i>
Maximum Building Height	<i>35 feet</i>	<i>35 feet</i>	<i>N/A</i>
Green / Common Space %	<i>2.90 acres (15% of gross acreage)</i>	<i>9.29 acres (47% of gross acreage)</i>	<i>N/A</i>
Minimum Public Green Space	<i>3,000 SF</i>	<i>8,500 SF</i>	<i>N/A</i>
Adjacency to Public Green Space	<i>24 Units (50%)</i>	<i>48 Units (100%)</i>	<i>N/A</i>

Minimum Heated Floor Area

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
1-bedroom	<i>1,000 sq. ft</i>	<i>1,600 square feet</i>	<i>N/A</i>
2-bedroom	<i>1,200 sq. ft</i>		
3-bedroom	<i>1,400 sq. ft (40%)</i>		
4-bedroom	<i>1,600 sq. ft (10%)</i>		

Article 1 Districts, Section 102.9 RM-24 Multifamily Residential District, Subsection B. Lot Development Standards and Subsection E. Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>5 acres</i>	<i>20 acres</i>	<i>CMU Project Standard: Minimum Acreage – 5 acres</i>
Minimum Lot Width	<i>100 feet</i>	<i>240 feet</i>	<i>N/A</i>
External Minimum Front Setback	<i>50 feet</i>	<i>50/25 feet</i>	<i>Variance</i>
External Minimum Side Setback	<i>25 feet</i>	<i>25 feet</i>	<i>N/A</i>
External Minimum Rear Setback	<i>40 feet</i>	<i>40 feet</i>	<i>N/A</i>
Minimum Heated Floor Area	<i>See Table Below</i>	<i>See Table Below</i>	<i>N/A</i>
Impervious Surface Coverage	<i>60% (11.61 acres)</i>	<i>53% (10.26 acres)</i>	<i>N/A</i>
Maximum Building Height	<i>70 feet</i>	<i>70 feet</i>	<i>N/A</i>
Maximum Number of Stories	<i>5 stories</i>	<i>5 stories</i>	<i>N/A</i>
Gross Density	<i>24 units per acre (UPA)</i>	<i>13 units per acre (UPA)</i>	<i>N/A</i>

Minimum Heated Floor Area

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Studio	<i>650 sq. ft</i>	<i>750 – 1,100 square feet</i>	<i>N/A</i>
1-bedroom	<i>800 sq. ft</i>		
2-bedroom	<i>1,000 sq. ft</i>		
3-bedroom	<i>1,200 sq. ft (10%)</i>		

Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection C. Lot Development Standards

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Minimum Lot Area	<i>5 acres</i>	<i>20 acres</i>	<i>N/A</i>
Road Frontage	<i>40 feet per lot</i>	<i>N/A</i>	<i>N/A</i>
Maximum Height	<i>45 feet</i>	<i>45 feet</i>	<i>N/A</i>
Internal Minimum Front Setback	<i>5-15 feet</i>	<i>10 feet</i>	<i>N/A</i>
Internal Minimum Side Setback	<i>10-20 feet</i>	<i>10 feet</i>	<i>N/A</i>
Internal Minimum Rear Setback	<i>25-50 feet</i>	<i>25 feet</i>	<i>N/A</i>
Minimum Setback along classified Arterials/Collectors	<i>50 feet</i>	<i>50 feet</i>	<i>N/A</i>

Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection I. Parking and 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>
Multifamily Dwelling Unit (204 units)	<i>1.5 spaces per dwelling unit (306 spaces)</i>	<i>1.6 spaces per dwelling unit (308 spaces)</i>	<i>N/A</i>
Townhouse Dwelling Unit (24 units)	<i>1.5 spaces per dwelling unit (36 spaces)</i>	<i>4.25 spaces per dwelling unit (102 spaces)</i>	<i>N/A</i>
Cottage Dwelling Unit (24 units)	<i>1.5 spaces per dwelling unit (36 spaces)</i>	<i>2.38 spaces per dwelling unit (57 spaces)</i>	<i>N/A</i>

Article 4 Buffers, Section 403 Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
CMU / BG	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
CMU / CMU	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
CMU / RM-12	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
CMU / RS-150	<i>50 ft</i>	<i>30 ft</i>	<i>Variance</i>

Five (5) variances are specifically requested by the applicant. The required variances are as follows:

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for an increase of the maximum percentage of Residential Uses from seventy-five percent (75 %) to one hundred percent (100 %).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Civic/Institutional Uses from fifteen percent (15 %) to zero.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15 %) to zero.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the required fifty (50) feet front setback along Belmont Drive to twenty-five (25) feet.
- A variance from the Zoning Ordinance, Article 4 – Buffers, Section 401 – Standards for Permanent Buffers, Part 2. Allows for a reduction in the required buffer between CMU and RS-150 zoning districts from fifty (50) feet to thirty (30) feet.

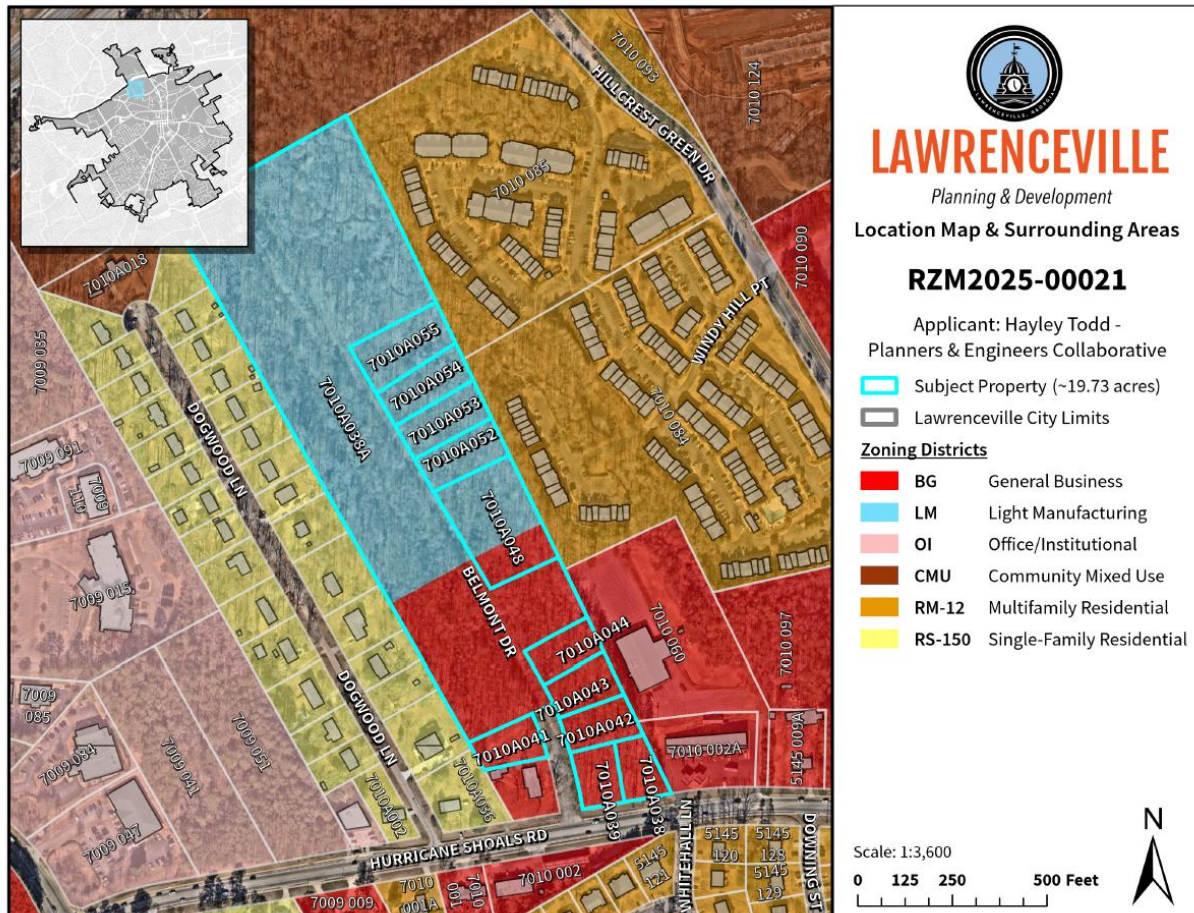
The applicant is requesting these variances to support a cohesive and context-sensitive residential community. First, a variance is needed to allow the development to be 100% residential, as the CMU zoning district typically requires a mix of uses; however, the proposed senior housing community is intended to serve a specific population with limited demand for commercial components, and its location near other residential developments may justify such a variance.

The requested front setback variance applies only to an internal road within the development (Belmont Drive) and does not affect the 50-foot front setback along Hurricane Shoals Road, which will be maintained. Additionally, a variance is requested to reduce the buffer along the western property line, where single-family scale cottages are proposed. These cottages may be more compatible in scale and use with the adjacent single-family neighborhood and provide a gentle transition in character and density.

The site is intentionally designed as a transect: townhomes are placed adjacent to the existing townhome development to the north, cottages near single-family homes to the west, and multifamily buildings next to an apartment complex to the east and along Hurricane Shoals Road. This thoughtful arrangement supports compatibility with surrounding uses and may help to justify the requested variances.

As presented, the proposed development generally meets the standards of the CMU zoning district concerning architecture, common space, and street and pedestrian connectivity. All plans will be subject to review and oversight throughout the development process to ensure compliance with the City's zoning, development, and architectural and design standards.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



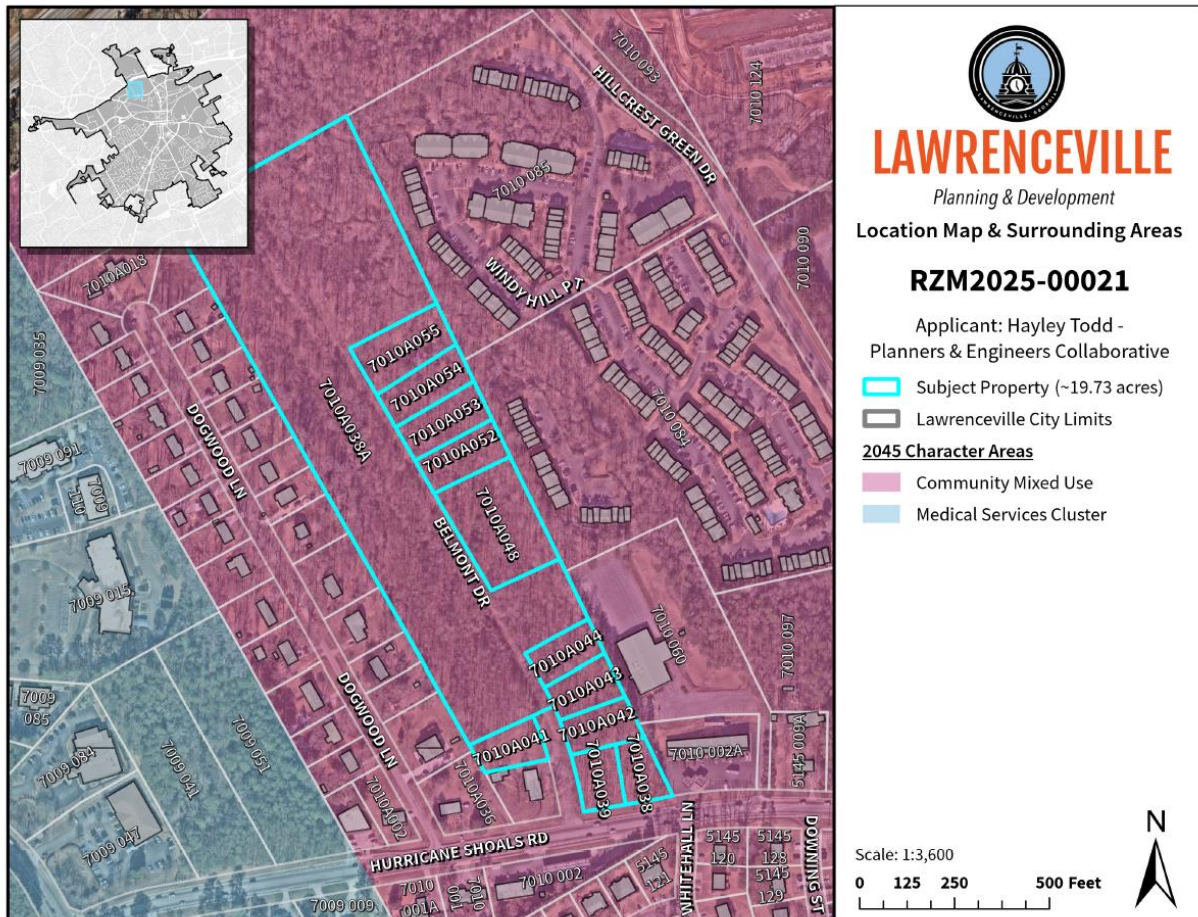
SURROUNDING ZONING AND USE

The area surrounding the subject property predominantly consists of residential zoning districts and uses of varying intensities, with some light commercial uses along Hurricane Shoals Road. The properties directly to the west of the subject property are single-family residences part of the Northern Heights subdivision, zoned RS-150 (Single-Family Residential District). Much of the eastern side of the property is adjacent to the Greens at Hillcrest apartment community, zoned RM-12 (Multifamily Residential District), while the remainder to the south is composed of commercial and retail uses on land zoned BG (General Business District). The northern end of the subject property is adjacent to land zoned CMU (Community Mixed-Use District), site of the future “Rovena at Hillcrest Green” multifamily residential development (approved in September 2024, per rezoning case RZM2024-00016). Other notable nearby uses include small retail/commercial uses

zoned BG on properties along Hurricane Shoals Road as well as residential duplexes zoned RM-12 on properties south of the subject property.

The proposed rezoning may be appropriate given the abundance of residential developments in the general vicinity, including a similar rezoning to the north approved in 2024 (RZM2024-00016). The project's internal layout reflects a thoughtful response to surrounding conditions, placing townhomes near existing townhouses, cottages near single-family homes, and multifamily buildings adjacent to apartments and commercial uses along Hurricane Shoals Road.

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 Community Mixed Use Character Area, defined as such:

The Community Mixed Use character area capitalizes on Lawrenceville's economic strengths and diverse population by fostering vibrant and walkable neighborhoods. This integration of residential, commercial, and recreational spaces caters to the needs and preferences of a dynamic and growing community.

The proposal generally aligns with the vision of the 2045 Comprehensive Plan for the Community Mixed Use character area. While the project is entirely residential, it provides a diverse mix of housing types and targets an underserved population (seniors) within a walkable, infill location.

STAFF RECOMMENDATION

In conclusion, the proposed rezoning and associated variances support the development of a thoughtfully designed, affordable senior housing community that aligns with both the surrounding land uses and the vision of the 2045 Comprehensive Plan. By concentrating residential types in a transect-based layout and situating the project within a largely residential context, the proposal offers a rare infill opportunity that addresses local housing needs while maintaining compatibility with adjacent neighborhoods. Approval of the request, subject to design oversight and affordability commitments, would represent a meaningful step toward advancing inclusive, sustainable growth in Lawrenceville.

As such, 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 not serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

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 zoning proposal permits a use that is suitable given the surrounding context, which includes a mix of single-family homes, multifamily residential developments, and smaller scale commercial developments, reflecting similar land use patterns and zoning designations.

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

No, the zoning proposal is not expected to adversely affect the existing use or usability of adjacent or nearby properties, as the proposed development is residential in nature and designed to be compatible with surrounding residential uses through appropriate building types, buffering, and site design.

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

Yes, the property has a reasonable economic use as currently zoned; however, the proposed rezoning may allow for a more context-sensitive and economically beneficial use that aligns with surrounding development patterns.

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 project will induce demand on public facilities in the form of traffic, utilities, stormwater runoff, and schools. However, the effects of this demand can be mitigated through zoning conditions and active planning efforts moving forward.

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

Yes, the zoning proposal aligns with the policy and intent of the Comprehensive Plan, as it supports the Community Mixed-Use character area's goals of providing diverse residential options and fostering a walkable, interconnected neighborhood that serves a growing and dynamic population.

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 presence of similar recent rezonings nearby, ongoing housing developments, and the property's location within a transitioning area from commercial to residential uses provide supporting grounds for approval. Conversely, requested variances and the need to balance compatibility with adjacent single-family neighborhoods may warrant careful consideration and conditions.