

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

CASE NUMBER:	RZC2020-00012 & SUP2020-00027
APPLICANT:	ONE STREET RESIDENTIAL, LLC
CONTACT:	SHAWN HICKS
PHONE NUMBER:	770.726.5060
ZONING CHANGE:	BG TO OI
LOCATION:	334 GRAYSON HWY
PARCEL ID:	R5148 004, R5148 005, R5148 162, R5148 308
ACREAGE:	9.71
PROPOSED DEVELOPMENT:	233-UNIT APARTMENT DEVELOPMENT WITH SPECIAL USE PERMIT TO ALLOW AN APARTMENT DEVELOPMENT AT 24 UNITS PER ACRE
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The property has been zoned BG (General Business District) since 1970.

PROJECT DATA:

The applicant requests rezoning of a 9.71-acre parcel assemblage from BG (General Business District) to OI (Office Institutional District), along with a Special Use Permit to allow a multifamily development. The subject property is located along the eastern right-of-way of Grayson Highway, just south of its intersection with Applewood Drive, with a section of the property being located along the southern right-of-way of Applewood Drive. The property is currently undeveloped, heavily wooded, with a stream meandering throughout the property.

The applicant proposes to develop the property with 233 apartment units, at a density of 24.00 units per acre. The plan proposes seven, three- to four-story apartment buildings at an approximate height of 45 feet, exceeding the minimum building height requirements of the Zoning Ordinance. Therefore, a variance to allow a building height increase will be required for this particular request. The submitted site plan proposes 339 parking spaces at a ratio of 1.6 per dwelling unit; however, the City minimum standard requires two parking spaces per dwelling unit. A water quality /detention pond is proposed near the northeastern property line. Additionally, a stream meanders along the eastern and southern portions of the property, both of which may require additional review by the Engineering Department. Additionally, the plan

proposes a gated entrance, leasing/amenity office, mail kiosk, and an outdoor amenities area. Access to the proposed multifamily development would be via one curb cut along Georgia Highway 20/Grayson Highway. The required 50-foot zoning buffer is reflected along the rear property line immediately adjacent to an existing single-family development. Per the site plan, building coverage of the site is shown at 25 percent, with a tolerance of 70 percent. However, the minimum standards for the OI zoning classification limit the maximum ground coverage to 70 percent. In order to meet the minimum standards for the OI zoning classification numerous reductions in development and zoning standards would be required.

The surrounding area is characterized by commercial, institutional and multi-family developments along Grayson Highway and by single-family residences to the rear of the property. Adjacent to the northwest and across Applewood Drive are properties zoned BG, developed with a shopping center and a call center. Also to the north, are properties zoned RM-HR (Residential Multiple Family Highrise District), developed with senior living high-rise apartments. Immediately to the east of the subject property is the Acadia Woods single-family subdivision zoned RS-150 (Single-Family Residence 15,000 Square Feet District). Adjacent to the south is a BG-zoned property developed with an oil change station and a RS-150 zoned property developed with a Veterans of Foreign Wars post. To the west across Grayson Highway is a place of worship with split zoning of RS-150 and BG.

The property lies within the Community Mixed-Use Character Area of the 2040 Comprehensive Plan and Future Development Map. This character area was developed to encourage general commercial uses along major corridors, and mixed-use developments, which may include a diversity of development types and densities. The property is situated near the intersection of two major transportation corridors and along a county bus route, which would make it a convenient location for a multifamily residential development.

In agreeance with the City of Lawrenceville Comprehensive Plan policies, the proposed development could contribute land use patterns and design elements that support walkability and an enhanced sense of place. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

The applicant is advised that there are watercourses on three sides of the property that lie within 75' of the property lines and which could therefore impact the proposed development should they meet the definition of a watercourse that requires buffers and an impervious setback.

ELECTRIC DEPARTMENT

Three and single phase power are to be made available to the serve the facility.

The Electric Department will serve the development with underground electric service.

The developer will be required to pay a per unit fee for the underground electric service.

GAS DEPARTMENT

The Gas Department has existing gas mains on the right-of-way for Grayson Highway and has ample capacity for this project.

WATER DEPARTMENT

No Comment.

CODE ENFORCEMENT

No Comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZC2020-00012:

Approval as OI (Office Institutional District) for an apartment development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily apartment buildings and its associated accessory use structures.
 - B. The maximum number of units shall be 233.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site plan, dated February 6, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
 - B. Provide a 50-foot wide natural undisturbed buffer along the eastern property line, immediately adjacent to the Acadia Woods single-family subdivision. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Director of the Planning and Development Department.
 - C. Provide a 10-foot landscape strip along the eastern right-of-way of Grayson Highway, and the southern right-of-way of Applewood Drive. Final landscaping design shall be subject to review and approval of the Director of the Planning and Development Department.
 - D. The apartment buildings shall meet the RM-12 architectural standards set forth in the Zoning Ordinance. Final elevations shall be subject to the review and approval of the Director of Planning and Development Department.
 - E. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. Maximum Sign Display Area shall not exceed 32 square feet.
 - F. The front, side and rear facades of associated accessory use structures shall be finished with a minimum of 50 percent brick on each elevation.

- G. All grassed areas shall be sodded.
- H. Underground utilities shall be provided throughout the development.
- I. The electric utilities internal to the development must be placed underground.
- J. The developer shall provide a bus shelter along Grayson Highway.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2020-00027:

Approval of Special Use for an apartment development at 24 units per acre, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily apartment buildings and its associated accessory use structures.
 - B. The maximum number of units shall be 233.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site plan, dated February 6, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
 - B. The apartment buildings shall meet the RM-12 architectural standards set forth in the Zoning Ordinance.
 - C. The front, side and rear facades of associated accessory use structures shall be finished with a minimum of 50 percent brick on each elevation.
 - D. All grassed areas shall be sodded.
 - E. Underground utilities shall be provided throughout the development.
 - F. The electric utilities internal to the development must be placed underground.

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 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 is 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?** *The property is at a location that makes the development viable pending conditions being met.*
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 area.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *RM-12 is the only district that allows apartments.*
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 pending conditions being met.*