



LAWRENCEVILLE

Planning & Development

REZONING & SPECIAL USE PERMIT

CASE NUMBER: RZR2024-00024 & SUP2024-00099

APPLICANT: MINSHENG WANG

OWNER(S): PARKVIEW PROPERTY LLC

LOCATION(S): 506 NORTHDAL ROAD

PARCEL ID(S): R5145 034

APPROXIMATE ACREAGE: 0.60 ACRES

ZONING PROPOSAL: BG (GENERAL BUSINESS DISTRICT) TO RS-150
(SINGLE-FAMILY RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: SINGLE-FAMILY DWELLING

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

VICINITY MAP





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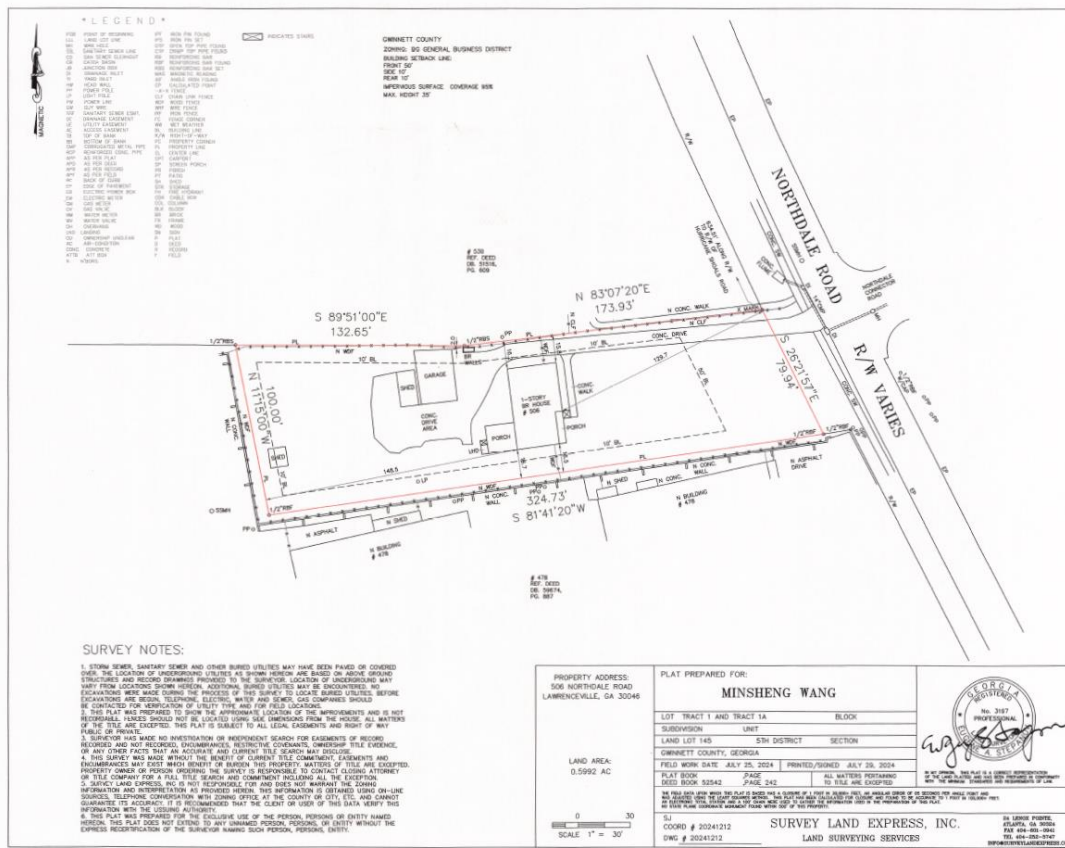
ZONING HISTORY

The earliest zoning records available for the subject property indicate that it has been zoned BG (General Business District) since 1960.

PROJECT SUMMARY

The applicant requests a rezoning of an approximately 0.60-acre parcel from BG (General Business District) to RS-150 (Single-Family Residential District) to bring its zoning in line with its current land use; that is, a single-family home. The subject property is located along the western right-of-way of Northdale Road, just south of its intersection with Northdale Connector Road.

SURVEY





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ZONING AND DEVELOPMENT STANDARDS

According to the submitted plat, the existing conditions on the subject property, including the primary structure and setbacks, meet or exceed the minimum standards for the RS-150 zoning classification. However, the plat indicates that an existing garage and brick walls are located within the required five-foot (5 ft.) accessory structure setback. Additionally, the existing garage and two (2) sheds exceed the allowance of one (1) accessory building or structure on the same zoning lot. Furthermore, based on Gwinnett County Tax Assessors records the existing garage and two sheds consist of an approximate total square footage of one-thousand fifty-six square feet (1,056 sq. ft.), which surpasses the maximum permitted square footage of four-hundred square feet (400 sq. ft.) for an accessory structure in an RS-150 zoning district.

Therefore, prior to the Planning Commission making a recommendation or the City Council making a final binding decision the applicant should provide detailed information relating to the actual square footage of the existing garage and two sheds. If approved as RS-150 (Single-Family Residential District) as recommended, the proposal will require variances from the minimum standards as follows:

Standard	Requirement	Proposal	Recommendation
Min. Lot Area	15,000 sq. ft.	26,136 sq. ft.	N/A
Min. Lot Width	85 ft.	79.94 ft.	Variance
Front Setback	35 ft.	125 ft.	N/A
Side Setback	10 ft.	15.8 ft.	N/A
Rear Setback	40 ft.	132 ft.	N/A
Min. Heated Floor Area	2,000 sq. ft. (one-story)	1,216 sq. ft. (one-story)	Variance
Max. Lot Coverage	30%	10%	N/A
Max. Building Height	35 ft.	15 ft.	N/A



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Standard	Requirement	Proposal	Recommendation
Max. Accessory Structures	1 per lot	3 per lot	Variance
Max. Accessory Structure Floor Area	400 sq. ft.	1,056 sq. ft.	Variance
Accessory Structure Side Setback	5 ft.	2 ft.	Variance
Accessory Structure Rear Setback	5 ft.	5 ft.	N/A
Max. Accessory Structure Height	18 ft.	18 ft.	N/A

The specific variances required are as follows:

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.3 – RS-150 Single-Family Residential District, Subsection B. Lot Development Standards – Lot Width Minimum. Allows for a reduction in the Minimum Lot Width from eighty-five (85) feet to seventy-nine and nine-four hundredths (79.94) feet.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.3 – RS-150 Single-Family Residential District, Subsection B. Lot Development Standards – Minimum Heated Floor Area. Allows for a reduction in the Minimum Heated Floor Area for a one-story dwelling from two thousand (2,000) square feet to one thousand two hundred and sixteen (1,216) square feet.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.3 – RS-150 Single-Family Residential District, Subsection B. Lot Development Standards – Maximum Number of Accessory Structures. Allows for an increase in the Maximum Number of Accessory Structures, from one (1) per lot to three (3) per lot.



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- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.3 – RS-150 Single-Family Residential District, Subsection B. Lot Development Standards – Maximum Floor Area for Accessory Structures. Allows for an increase in the Maximum Floor Area for Accessory Structures, from four hundred (400) square feet to one thousand fifty-six (1,056) square feet.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.3 – RS-150 Single-Family Residential District, Subsection B. Lot Development Standards – Minimum Side Yard Setback for Accessory Structures. Allows for a reduction for the Minimum Side Yard Setback for Accessory Structures, from five (5) feet to two (2) feet.

SURROUNDING ZONING AND USE

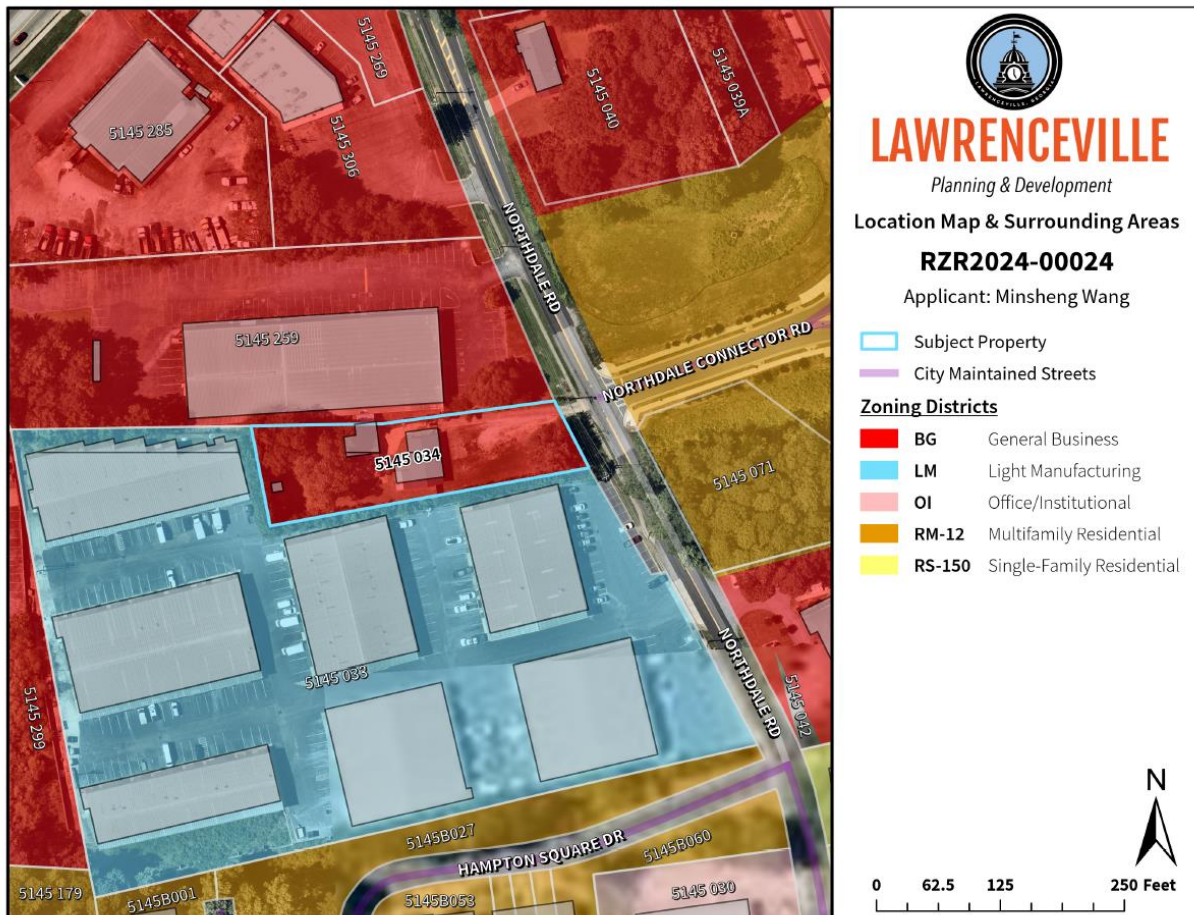
The area surrounding the subject parcel is characterized predominantly by commercial uses and zoning districts. The properties to the north of the subject property – especially along Hurricane Shoals Road – are zoned BG (General Business District) and have such retail uses as a small strip shopping center, convenience store with fuel pumps, and a place of worship, such as the parcel immediately to the north of the subject property. Likewise, the parcel directly to the south and west of the subject property is zoned LM (Light Manufacturing District) as is used as office/warehouse space. Multifamily uses and zoning characterize the areas to the east of the subject property along Grizzly Parkway as well as further south, such as at the Hampton Square Apartments, zoned RM-12 (Multifamily Residential District). Finally, there are some properties along Northdale Road to the south zoned RS-150 (Single-Family Residential District) that are used as single-family houses.



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CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



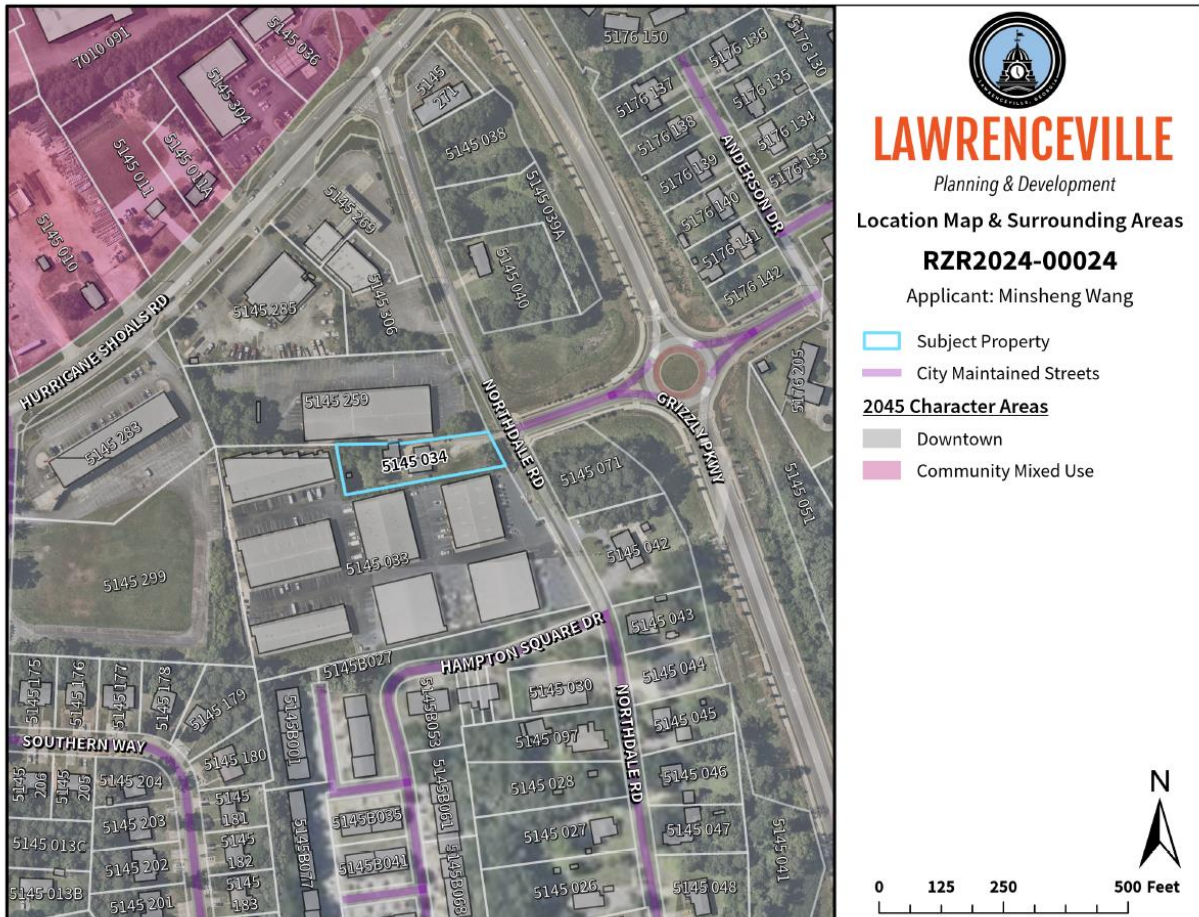
Although approval of the requested rezoning proposal would be a case of spot zoning, it has precedence in the immediate area. Several similar rezoning actions have occurred in the neighborhood starting in October 2022 with **RZR2022-00012** and continuing in February 2023 with the city-initiated rezonings **RZR2022-00015** and **RZR2022-00016**. All said, a total of thirteen (13) parcels were rezoned from RM-12 to RS-150 to better reflect the properties' uses as single-family homes. While the proposed rezoning is slightly different in that it is currently zoned BG, the general intent is the same: aligning the zoning of the property with its actual use as a single-family residence.



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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 requested zoning change is compatible with the goals of the 2045 Comprehensive Plan for the Downtown character area, which accommodates a wide variety of uses at a range of densities and levels of intensities, single-family homes included.



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STAFF RECOMMENDATION

In conclusion, the proposal may not be consistent with the established zoning pattern in the immediate area, however, policies relating to long range planning suggest the city embrace the principles of new urbanism by creating a housing stock that is well maintained and includes homes with a variety of forms and price points. The intent of the Comprehensive Plan is to encourage positive redevelopment of benefiting from the “halo effect” of high-quality development already happening nearby.

This proposal would continue with the precedent set by **RZR2022-00012**, **RZR2022-00015**, and **RZR2022-00016**, when City Council approved the requests to rezone various properties from RM-12 to RS-150 to better align with their use as single-family homes. While approval of the rezoning request would contribute to spot zoning, it would continue a long overdue clean-up of zoning in the area. This would help to simplify the permitting process for the current property owner and allow the city to continue to rectify past zoning missteps and inconsistencies. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL AS RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT) WITH CONDITIONS and APPROVAL OF SPECIAL USE PERMIT** for the proposal.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



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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;**

As proposed, the plan could be suitable in view of the use and development in the immediate area.

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

The area along the right-of-way of Northdale Road has long suffered due to antiquated policies and lack of enforcement. New decisions must be consistent with the policies relating to the long-range plans for the immediate area in order for the City to flourish.

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

The property has a reasonable economic use as currently zoned..

- 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;**

Transitioning from a higher intensity use (general business) to a lower intensity one (single-family residential) could reduce the demand on public facilities in the form of traffic, utilities, and stormwater runoff. This reduction would likely be minimal, however, given that this property is already being used for a single-family dwelling.

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

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. The Downtown character area is intended as a mixed-use district that



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incorporates single-family residential housing, so this rezoning conforms with the long-range plan.

- 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;**

The proposal would continue a long overdue zoning clean up in this area that began in October 2022 with RZR2022-00012 and continued in February 2023 with RZR2023-00015 and RZR2023-00016.