

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

CASE NUMBER	RZC2021-00026
APPLICANT	KEYSTONE LAND SURVEYING INC.
CONTACT	CHACKO THOMAS
PHONE NUMBER	404.801.6625
ZONING CHANGE	RS-150 TO BGC
LOCATION	262 WEST CROGAN STREET
PARCEL ID	R5143 167
ACREAGE	0.29
PROPOSED DEVELOPMENT	RENOVATE EXISTING STRUCTURE TO COMMERCIALCODE FOR A BUSINESS OFFICE.
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The building was built in 1946 as a single-family dwelling. In 1986, the property was zoned RS-120 (Single-Family Residence District) and later rezoned to RS-150 (Single-Family Residence District) through a Citywide rezoning.

PROJECT DATA:

The applicant requests rezoning of a 0.29-acre parcel from RS-150 to BGC (Central General Business District) to allow a business office. The applicant's intent is to upgrade the building to commercial code and run their land surveying company from there. The subject property is located on the south right-of-way of West Crogan Street, east of South Culver Street at 262 West Crogan Street. As listed before, the property is currently developed with a 1,059-square foot dwelling and one driveway.

Access to the property is via one, right in-right out driveway off West Crogan Street. The applicant proposes to upgrade the property by resurfacing the driveway and adding eight parking spaces. Based on parking calculation per Article 5 of the Zoning Ordinance, they meet the minimum parking spaces requirement. The applicant would save two trees on the rear of the property and would add a 10-foot landscape strip in the front yard to include a mix of perennials and annuals; with pavers on the walkway to connect to the sidewalk so that it is

consistent with the surrounding area. It is their intent to enhance the historical character of the structure. Due to the size of the property, the applicant also requests a buffer reduction; to encroach onto the 50-foot buffer by 40 feet on the western and southern property lines.

The property lies within the Downtown Character Area of the 2040 Comprehensive Plan and Future Development Map. The Character Area encourages development that support a live-work-play lifestyle, with a variety of housing, employment, and entertainment options. The applicant has leased a suite in the Downtown Square for the last two and half years and is ready to have their own location. Continuing to have their business in the square could be consistent and compatible with the surrounding areas.

The surrounding area is characterized by single-family and multifamily developments, and commercial uses along this segment of West Crogan Street. Immediately to the north across West Crogan Streets is a properties zoned OI (Office Institutional District) and BGC, used for professional services such as insurance companies and law firms. Adjacent to the east, is a property zoned BGC, developed with dwelling similar to the subject property. Immediately to the south and west, are single-family dwellings zoned RS-150.

In conclusion, the request for rezoning of the subject property may be consistent with City policies and the Downtown if properly conditioned. Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS**.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

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?** *Yes.*
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.*