

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

<b>CASE NUMBER</b>	RZM2021-00008
<b>APPLICANT</b>	TPA RESIDENTIAL
<b>CONTACT</b>	CHARLES MOORE
<b>PHONE NUMBER</b>	912.507.6978
<b>ZONING CHANGE</b>	RM-12 TO RM-8
<b>LOCATION</b>	150 PAPER MILL ROAD
<b>PARCEL ID</b>	R5174 029
<b>ACREAGE</b>	0.353
<b>PROPOSED DEVELOPMENT</b>	ADDING LAND TO THE APPROVED 116-UNIT TOWNHOUSE DEVELOPMENT
<b>DEPARTMENT RECOMMENDATION</b>	<b>APPROVAL AS RM-8 WITH CONDITIONS</b>

**ZONING HISTORY:**

In the 1980's, the property was zoned RM (Multifamily Residential District). In 2020, the subject property was rezoned to RM-8 (Townhouse Residential District), with a Special Use Permit allowing 19 front entry townhouse units, pursuant to RZM2019-00003 and SUP2019-00019.

**PROJECT DATA:**

The applicant requests rezoning of a 0.35-acre parcel from RM-12 (Multifamily Residential District) to RM-8 (Townhome Residential District) zoning to add open space to the previously approved rezoning per RZM2019-00003 and SUP2019-00019. The subject property located at 150 Paper Mill Road, immediately adjacent to the approved rezoning. The property is currently undeveloped with natural vegetation. The applicant proposes to include the additional acreage into the overall development for the purpose of additional open space, as well as adding space to build the proposed leasing office and additional parking. Per the applicant, they would include the addition of a sidewalk long Paper Mill Road and internal frontage; a 10-foot landscape strip along Paper Mill Road as required pursuant to the conditions of zoning. Additionally, all disturbed areas not paved would be sodded.

The property lies within the Neighborhood Mixed Use Character Area of the 2040 Comprehensive Plan and Future Development Map. The Character Area encourages the development of single-family attached residential uses that contain higher density types of housing such as townhomes.

The surrounding area is characterized by single-family and multifamily developments along this segment of Paper Mill Road. Immediately to the north of the subject property is a multifamily development zoned RM-12. Adjacent to the east are the Alexander Mill apartments zoned RM-12. To the south across Paper Mill Road are several properties zoned RM-12 developed with single-family dwellings and a few multifamily developments. Immediately to the west is a property zoned BG (General Business District).

The proposed addition of open space to the approved 116-unit townhouse development may meet the intent of the 2040 Comprehensive Plan and policies of the City of Lawrenceville. Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS CONSISTENT WITH RZM2019-00003 and SUP2019-00019.**

## **CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

### **ENGINEERING DEPARTMENT**

Schedule a pre-design consultation with the Engineering Department to discuss how the City's Stormwater management requirements can be met.

All Development Regulations must be met.

### **ELECTRIC DEPARTMENT**

The electric utilities internal to the development must be placed underground.

The developer will have to sign an underground service agreement.

The developer will be required to pay the per unit fees for electric service to this development, even if they build all electric units. There will be a \$2,000 per unit fee for electric service.

The developer will be required to pay the lighting costs for this development, \$400 fee per light installation.

### **GAS DEPARTMENT**

There is an existing 4" plastic gas main on the ROW of this property. It has ample capacity to serve the units proposed. The gas main would be installed at no cost and gas services would have to be applied for separately on our website under the "gas tap application". If the required mix of appliances is met with gas, then the tap would also be free. Additional information is available on the gas tap application.

### **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.*