



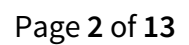
LAWRENCEVILLE

Planning & Development

REZONING & SPECIAL USE PERMIT

CASE NUMBER(S):	RZM2025-00022 & SUP2025-00110
APPLICANT(S):	KITTLE HOMES, LLC C/O GABRIELLE SCHALLER - MAHAFFEY PICKENS TUCKER
PROPERTY OWNER(S):	JEAN CHENG/HZ MAKER LLC AND BONNIE INEZ SANDERS
LOCATION(S):	227 PAPER MILL ROAD, 241 PAPER MILL ROAD, 271 PAPER MILL ROAD, AND 287 PAPER MILL ROAD
PARCEL IDENTIFICATION NUMBER(S):	R5174 031, R5174 032A, R5174 032B, R5174 032C, AND R5174 033
APPROXIMATE ACREAGE:	7.53 ACRES
CURRENT ZONING:	RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT) AND BN (NEIGHBORHOOD BUSINESS DISTRICT)
PROPOSED ZONING:	RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	59 TOWNHOUSE UNITS WITH A SPECIAL USE PERMIT FOR 43 FRONT-ENTRY TOWNHOUSE UNITS
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

RZM2025-00022 & SUP2025-00110 – Staff Report



The earliest zoning records on file with the city show the subject property zoned as RM (General Residence District) circa 1960. The property's zoning was reclassified to RM-12 (Multifamily Residential District) following the adoption of the 2005 Lawrenceville Zoning Ordinance. A significant portion of the subject property was then rezoned to BN (Neighborhood Business District) on October 6, 2008 (RZ-08-06). The subject property remains zoned split RM-12/BN today.

The applicant is requesting to rezone the subject property to RM-8 (Townhouse Residential District) to develop fifty-nine (59) townhomes, with a Special Use Permit for forty-three (43) front-entry units in the rear of the property. The subject property is an approximately 7.53-acre assemblage of five parcels located at the southwestern right-of-way of Paper Mill Road, just south of its intersection with Springlake Road.

[illegible]

ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone an approximately 7.53-acre parcel assemblage to RM-8 (Townhouse Residential District) to develop a total of fifty-nine (59) townhomes at a gross density of 7.83 units per acre (UPA), with a Special Use Permit to allow forty-three (43) front-entry units. The sixteen (16) townhomes most visible to the right-of-way of Paper Mill Road (lots 1-17) will be rear loaded while the remaining units will be front entry; according to the applicant, such a layout is necessary due to the narrow width of the property (approximately 350' across) and planned intersection improvements at Springlake Road and Paper Mill Road.

Each townhome will have a two-car garage and a minimum floor area of 1,400 square feet for three-bedroom units and 1,600 square feet for four-bedroom units. Amenities in the community include a fenced dog park and community greens for residents to enjoy. A property management company will be responsible for maintenance of all common areas, street frontage landscaping, lawn, ornamental plantings on each lot, and exterior maintenance of the townhomes such as attached deck maintenance, painting, and other property maintenance.

Approval of the requested RM-8 (Townhouse Residential District) zoning district is contingent on the approval of variances, as outlined 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>7.53 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>20 feet</i>	Variance
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% (3.01 acres)</i>	<i>40% (3.01 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>1.13 acres (15% of gross acreage)</i>	<i>3.06 acres (40% of gross acreage)</i>	<i>N/A</i>

Minimum Public Green Space	<i>3,000 SF</i>	<i>8,000 SF</i>	<i>N/A</i>
Adjacency to Public Green Space	<i>30 Units (50%)</i>	<i>47 Units (80%)</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>N/A</i>	Variance
2-bedroom	<i>1,200 sq. ft</i>		
3-bedroom	<i>1,400 sq. ft (40%)</i>	<i>1,400-1,600 square feet (100%)</i>	
4-bedroom	<i>1,600 sq. ft (10%)</i>		

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

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
Internal Yard Requirements	<i>20 feet</i>	<i>20 feet</i>	<i>N/A</i>
Maximum Units Per Row (UPR)	<i>8 units</i>	<i>7 units</i>	<i>N/A</i>
Minimum Units Per Row (UPR)	<i>3 units</i>	<i>4 units</i>	<i>N/A</i>
Private Drive Width	<i>24 feet</i>	<i>24 feet</i>	<i>N/A</i>
Sidewalk Width	<i>5 feet</i>	<i>5 feet</i>	<i>N/A</i>
Rear Entry Units	<i>59 units (100%)</i>	<i>16 units (27%)</i>	Special Use Permit

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>
Townhouse Dwelling Unit (59 units)	<i>4 spaces per dwelling unit (236 spaces)</i>	<i>4.10 spaces per dwelling unit (242 spaces)</i>	<i>N/A</i>

Proposed parking includes the required two-car garage for each townhouse unit, two driveway spaces per unit, and an additional six guest parking spaces located

around the proposed community green. These may also serve as the required three stacking lane spots to serve a centralized mail kiosk.

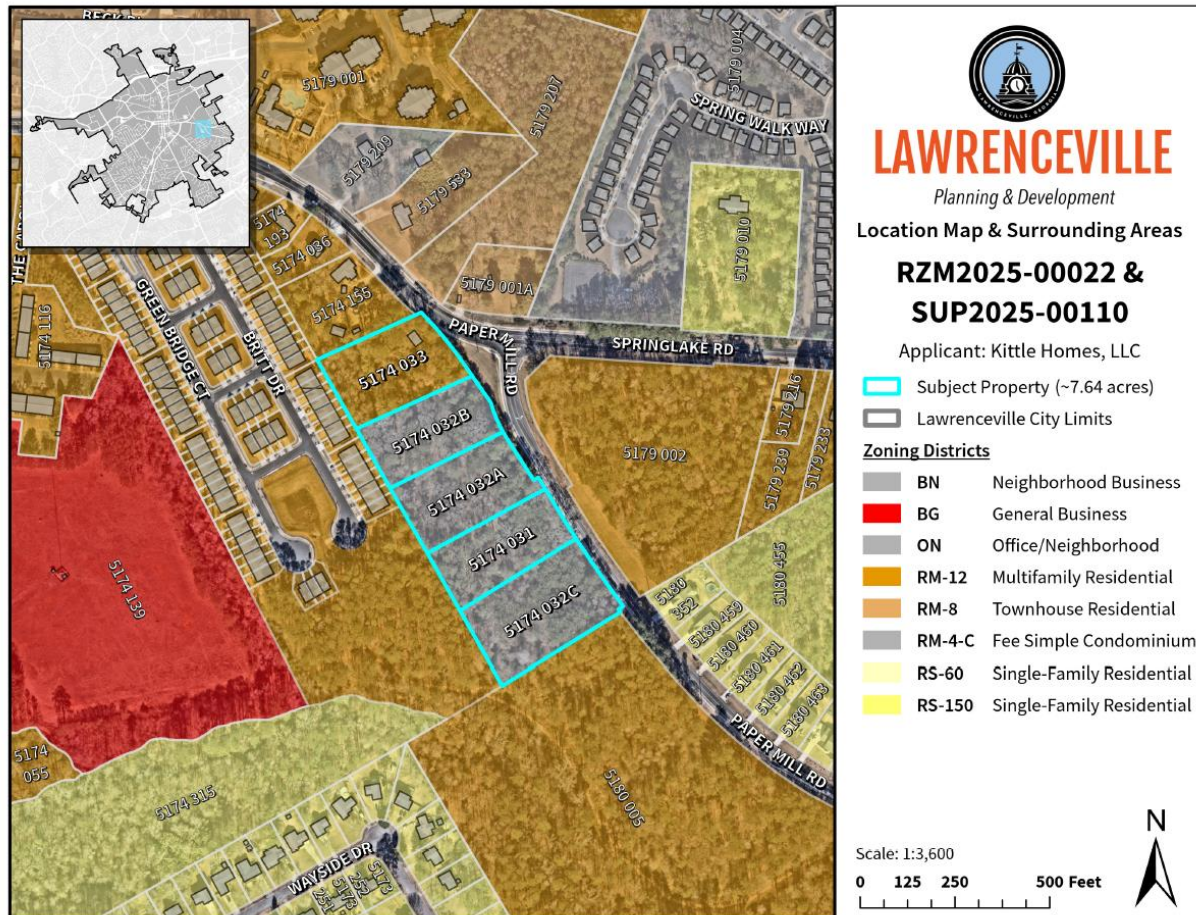
Article 4 Buffers, Section 403 Buffers Table

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
RM-8 / RM-12	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>

Two (2) variances are specifically requested by the applicant. The required variances are as follows:

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for a reduction in the required external minimum front setback from twenty-five (25) feet to twenty (20) feet.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for an increase of three- and four-bedroom units from fifty percent (50%) to one hundred percent (100%) of the entire townhouse development.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



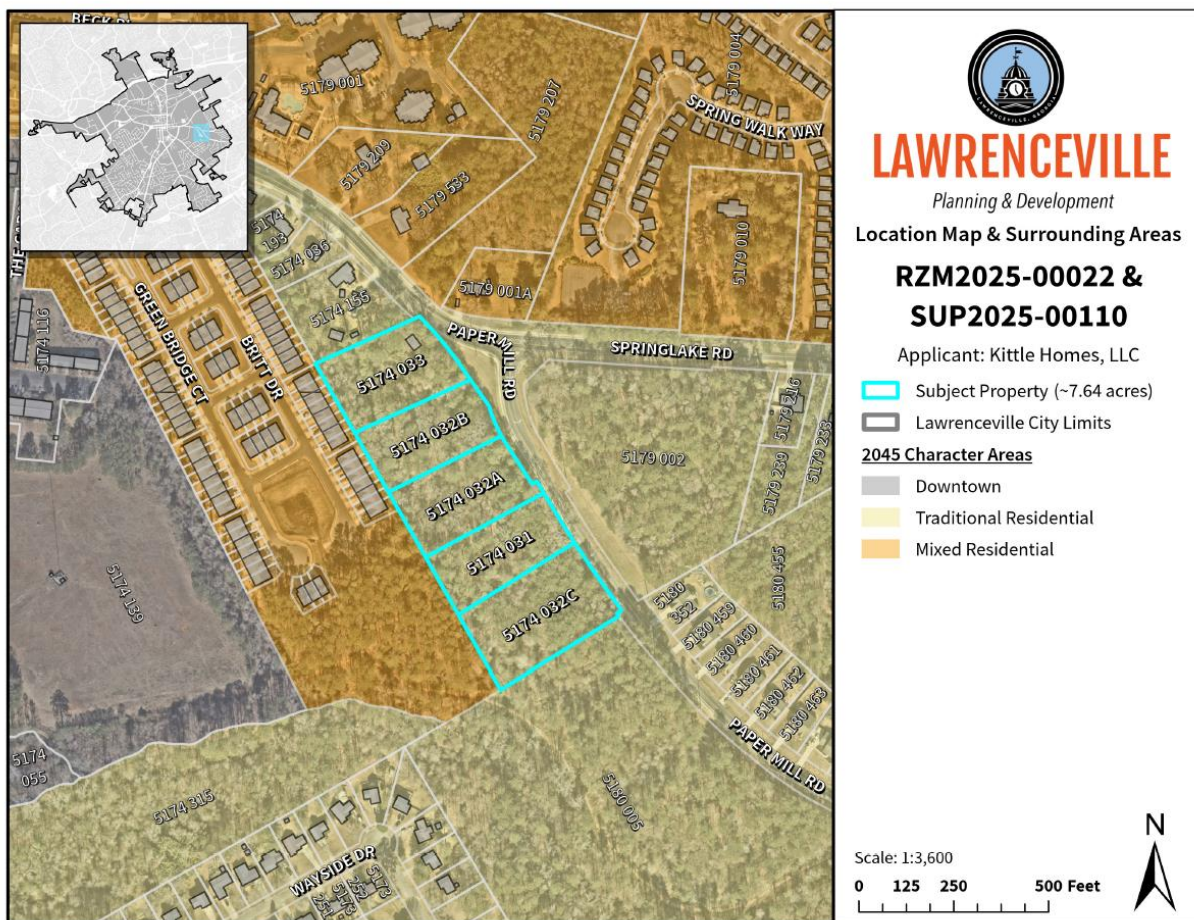
SURROUNDING ZONING AND USE

The area surrounding the subject property is composed of predominantly higher density residential zoning districts and uses. The Green Bridge Creek subdivision directly abuts the subject property to its rear and is the location for townhouse residences on land zoned RM-12. There are several vacant/underdeveloped parcels zoned RM-12 to the direct northwest, southwest, and east of the subject property, along Paper Mill Road. Traveling further east down Paper Mill Road, there are single-family residences and subdivisions on land zoned RS-150 (Single-Family Residential District). Other notable developments in the vicinity of the subject property include the Springlake Cove residential condominium subdivision (colloquially known as “Tiny Town”), zoned RM-4-C (Fee Simple Condominium Residence District), the Paper Mill Townhome development, zoned RM-8 (see RZR2019-00003/ SUP2019-00019, approved 5/20/2020), and another undeveloped

assemblage of parcels directly to the north of the subject property zoned RM-8 (see RZR2019-00002, approved 1/27/2020).

The proposed rezoning may be appropriate given the preponderance of similarly intensive residential developments in the general area, including two nearby developments recently rezoned to the same RM-8 zoning district as proposed. Furthermore, the properties directly adjacent to the property are all currently zoned for multifamily residential use; as such, the proposal is compatible with the current uses and zoning in the surrounding area.

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 Traditional Residential character area, defined as such:

Traditional Residential character areas preserve the charm of Lawrenceville's housing aesthetics and neighborhood design. This area offers a sense of community and suburban characteristics.

KEY FEATURES

Single-family homes, adherence to landscaping standards for a well-maintained environment, neighborhood parks for recreational opportunities.

IMPLEMENTATION MEASURES

Zoning regulations will prioritize suburban residential use, ensuring that the area maintains its character.

The subject property is also in the direct vicinity of the Mixed Residential character area, which is defined as such:

Mixed Residential character areas provide a range of housing options, accommodating various lifestyles and income levels. This inclusivity aligns with Lawrenceville's commitment to diversity and community development.

KEY FEATURES

Diverse housing options, mixed-density zoning to cater to varied housing needs, incorporation of community amenities to enhance the quality of life.

IMPLEMENTATION MEASURES

Zoning will allow for mixed residential development, encouraging diverse housing choices. Initiatives for different housing types will ensure inclusivity and access to housing for all residents.

While the proposal is not strictly consistent with the vision established for the Traditional Residential character area (specifically, its focus on single-family detached residential development), its proximity to the Mixed Residential character area and other similar developments may mean that it is still worthy of consideration.

STAFF RECOMMENDATION

The proposed rezoning and Special Use Permit are generally supported by several factors. The site is located within an area already characterized by a variety of residential uses and zoning districts, including multiple nearby properties zoned RM-8 and RM-12, indicating that the requested zoning would be compatible with the surrounding development pattern. The proposed density of 7.83 units per acre is within the intent of the RM-8 district and would provide a transitional buffer between existing single-family neighborhoods and higher-density residential developments nearby.

While the site lies within the Traditional Residential character area of the 2045 Comprehensive Plan, which favors single-family development, its proximity to the Mixed Residential character area and other multifamily developments supports its consideration for more diverse housing. Additionally, the internal design mitigates potential impacts, with rear-loaded units fronting Paper Mill Road to preserve the streetscape and green space that exceeds minimum requirements.

Variances related to front setbacks and unit composition are minor and justifiable based on-site constraints and design needs. Therefore, the proposal aligns with surrounding zoning and land use trends and furthers community goals of increasing housing diversity. 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 serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

CEU2023-09375; Illegal sign; closed.

CEU2024-11906; Illegal sign; closed.

CEU2024-14298; Illegal sign; closed.

CEU2024-11565; Illegal sign; closed.

CEU2024-11566; Illegal sign; closed.

CEU2024-11567; Illegal sign; closed.

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 would permit a use that is suitable given the surrounding context, which includes a mix of multifamily zoning districts and established townhome developments.

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

No, the proposed rezoning and Special Use Permit are not expected to adversely impact the use or usability of nearby properties, as the area is already developed with or planned for similarly dense residential uses, including adjacent RM-8 and RM-12 zoned properties.

- 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 RM-12 and BN; however, the split zoning limits cohesive redevelopment, and the proposed RM-8 zoning would allow for a more unified and contextually appropriate residential development.

- 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;**

While the property lies within the Traditional Residential character area, which emphasizes single-family detached development, its proximity to the Mixed Residential character area and the presence of nearby RM-8 and RM-12

developments support the proposal as a logical extension of the surrounding residential pattern.

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 ongoing pattern of higher-density residential development along Paper Mill Road, combined with the site's adjacency to other multifamily-zoned properties, reflects a changing development context that supports the proposed rezoning and Special Use Permit.