



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER: RZC2024-00053

OWNER / CONTACT: CAM-THUY TRUONG – 404.964.0962

LOCATION(S): 513 SCENIC HIGHWAY

PARCEL IDENTIFICATION NUMBER(s): 5116 107

APPROXIMATE ACREAGE: 0.58 ACRES

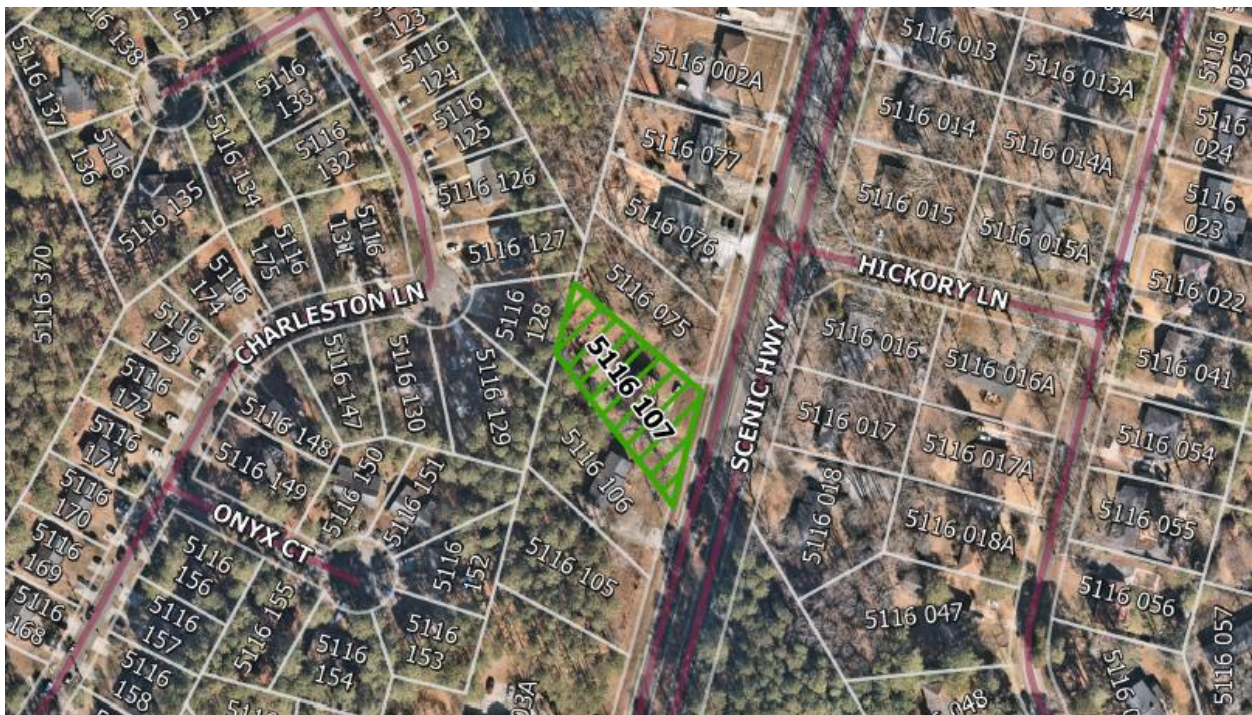
CURRENT ZONING: RS-180 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

ZONING PROPOSAL: OI (OFFICE INSTITUTIONAL DISTRICT)

PROPOSED DEVELOPMENT: INSURANCE OFFICE

DEPARTMENT RECOMMENDATION: **APPROVAL W/ CONDITIONS**

VICINITY MAP





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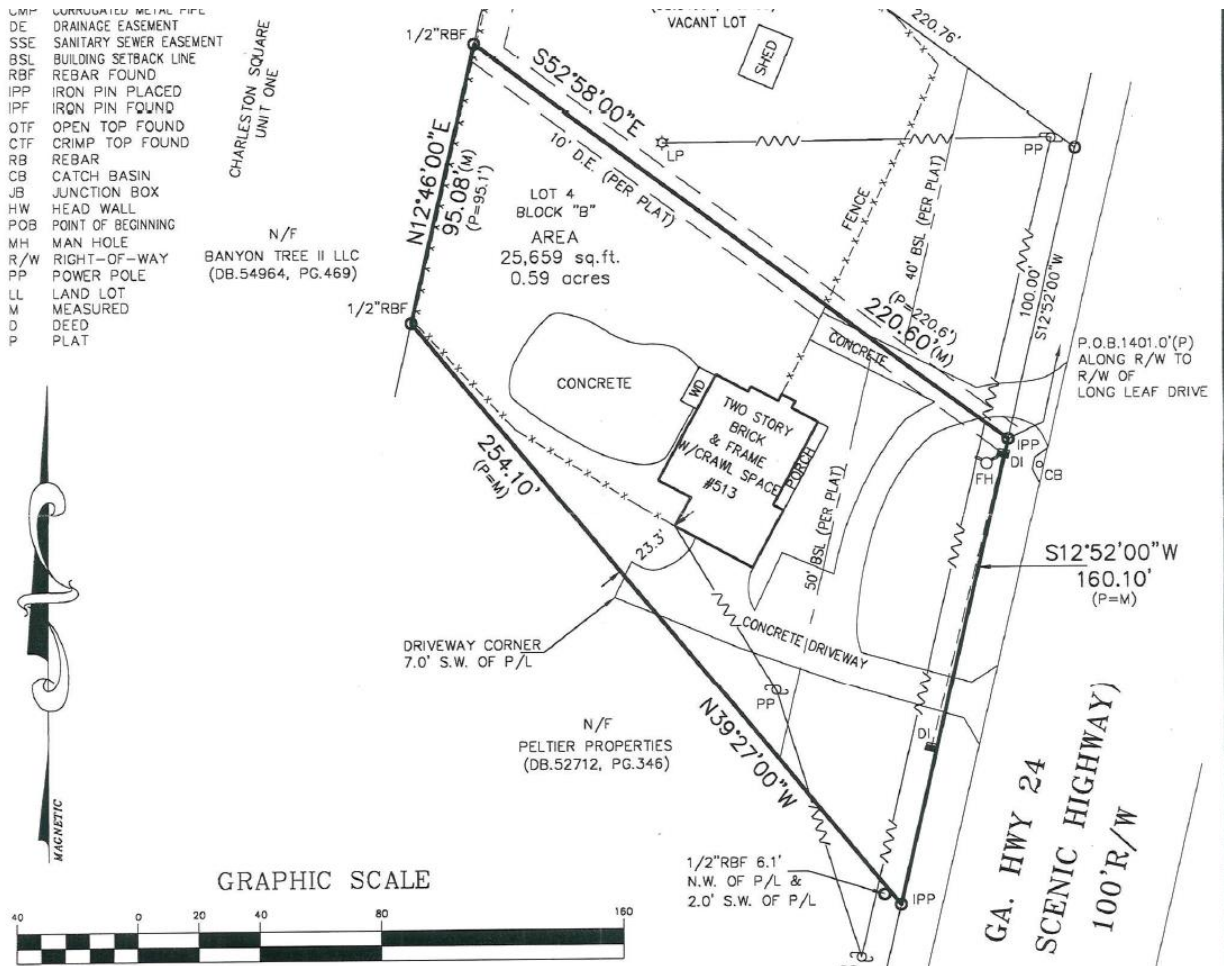
ZONING HISTORY

The subject property has been zoned RS-180 (Single-Family Residential District) since 1962, the earliest record on file for the parcel.

PROJECT SUMMARY

The applicant requests a rezoning of an approximately 0.58-acre parcel of land from RS-180 (Single-Family Residential District) to OI (Office Institutional District) to allow for an insurance office. The subject property is known as Lot 4, Block B of the Scenic Forest, Unit 2 subdivision, located along the western right-of-way of Scenic Highway, just south of its intersection with Hickory Lane.

LAND SURVEY





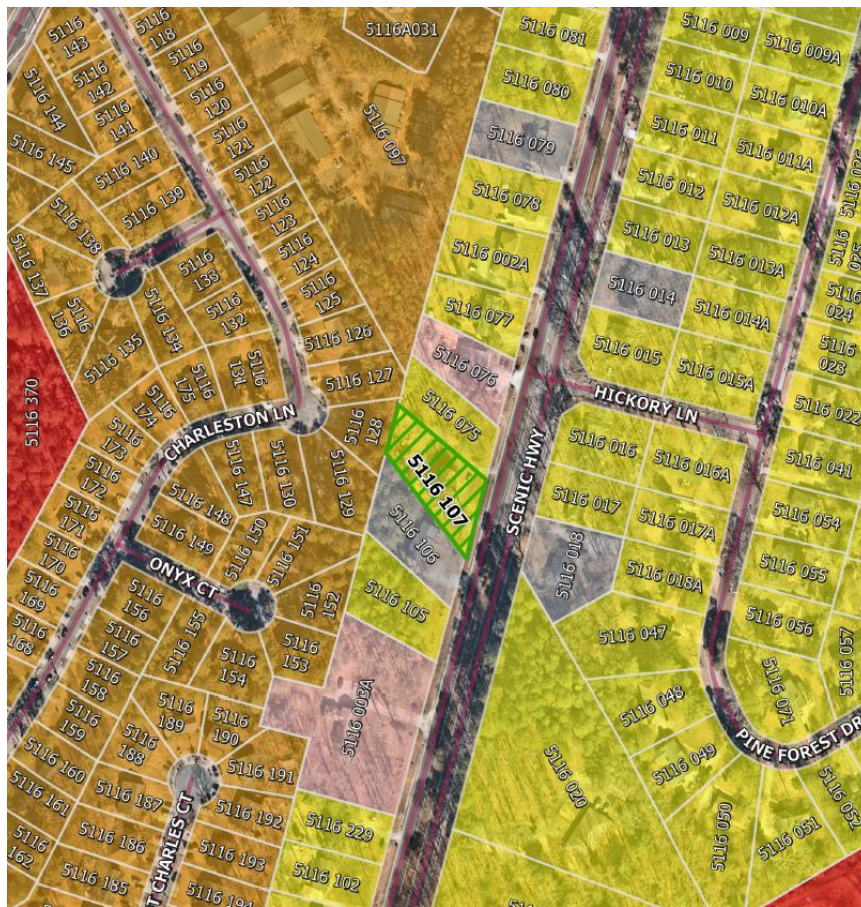
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ZONING AND DEVELOPMENT STANDARDS

The existing 1,600 square foot single-family dwelling was built in 1973. The entrance, driveway, parking, and landscaping is existing nonconforming and should therefore be brought into compliance with the 2020 Zoning Ordinance. Five (5) parking spaces, or one (1) parking space per 300 SF of office space would satisfy the minimum parking and loading requirements of Article 5 - Parking.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



LAWRENCEVILLE GEORGIA

The City of Lawrenceville
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Location Map & Surrounding Areas

File # RZC2024-00053

Applicant: Cam-Thuy Truong

- Subject Property
- Parcels
- County Maintained Streets
- Zoning Districts**
- BG General Business
- OI Office/Institutional
- ON Office/Neighborhood
- RM-12 Multifamily Residential
- RS-150 Single-Family Residential
- RS-180 Single-Family Residential



SURROUNDING ZONING AND USE

The Scenic Highway corridor at the intersection of Hickory Lane is an area predominately characterized by single-family dwellings, which are split between use as residential dwellings and commercial offices. While the properties on the



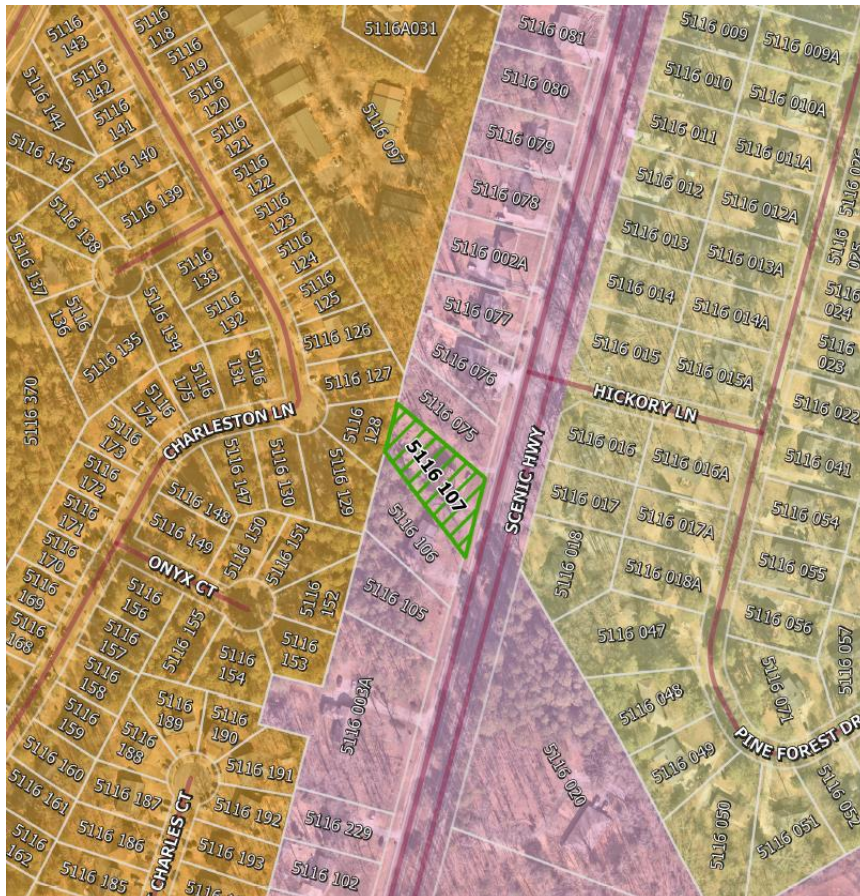
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opposite side of Scenic Highway are mostly zoned RS-180 (Single-Family Residential District), the parcels immediately to the north and south to the subject property are currently zoned ON (Office Neighborhood District) as well as RS-180. There are other parcels on the west side of Scenic Highway zoned OI (Office Institutional District), the same zoning classification as requested.

As such, the proposed rezoning of the property to OI would be consistent with the established zoning and land use patterns of the area along the western right-of-way of Scenic Highway near its intersection with Hickory Lane. Since the parcels behind the subject property are duplexes zoned RM-12 (Multifamily Residential District), approval of this request would necessitate the establishment of a 25-foot buffer in the rear of the property.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP




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Location Map & Surrounding Areas

File # RZC2024-00053

Applicant: Cam-Thuy Truong

-  Subject Property
-  Parcels
-  County Maintained Streets
- 2045 Character Areas**
-  Traditional Residential
-  Mixed Residential
-  Office





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2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Office Character Area. The Office character area is a pivotal economic hub within Lawrenceville, catering to diverse business needs. It encompasses a range of functions such as professional office spaces, contributing to the city's economic growth and technological innovation. Example of professions are lawyers and accounting. As proposed, the requested rezoning would be consistent with the policies of the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

In conclusion, the proposal is consistent with the established zoning and land use patterns in the immediate area as well as the long-term vision established by the City in its 2045 Comprehensive Plan. Policies relating to long-range planning suggest the city embrace the principles of new urbanism by creating a variety of high-quality mixed-use development as well as 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 by benefiting from the "halo effect" of high-quality development already happening nearby. This proposal may not meet these lofty goals, but it also does not propose any new development that is inconsistent with the current character of the surrounding area.

Given the fact that the proposal intends to update the subject property's zoning from a residential zoning district to one that is already in common use by nearby properties, the Planning and Development Department recommends the **APPROVAL WITH CONDITIONS** of the request.



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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;**

Nearby properties along the western right-of-way of Scenic Highway are zoned OI, the same zoning classification proposed with this rezoning. While the greater area consists of some parcels designated as RS-180, most of these are relegated to the eastern side of the Scenic Highway. An office development may be suitable here considering the uses and zoning of adjacent and nearby properties.

- 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 Scenic Highway has long suffered due to antiquated policies and a 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 reasonable economic use as currently zoned.

- 4. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

Impacts on public facilities would be anticipated in the form of traffic and stormwater runoff. The developer would have to take the necessary precautions to ensure that these do not overwhelm local systems.

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

The proposal would continue a long overdue zoning cleanup for this area.



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- 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;**

While the Scenic Highway corridor has long been subject to neglect on the part of piecemeal, shortsighted rezonings, this case represents an opportunity to maintain consistency with both the character of the surrounding area and the City's long-term vision in the form of the 2045 Comprehensive Plan.