



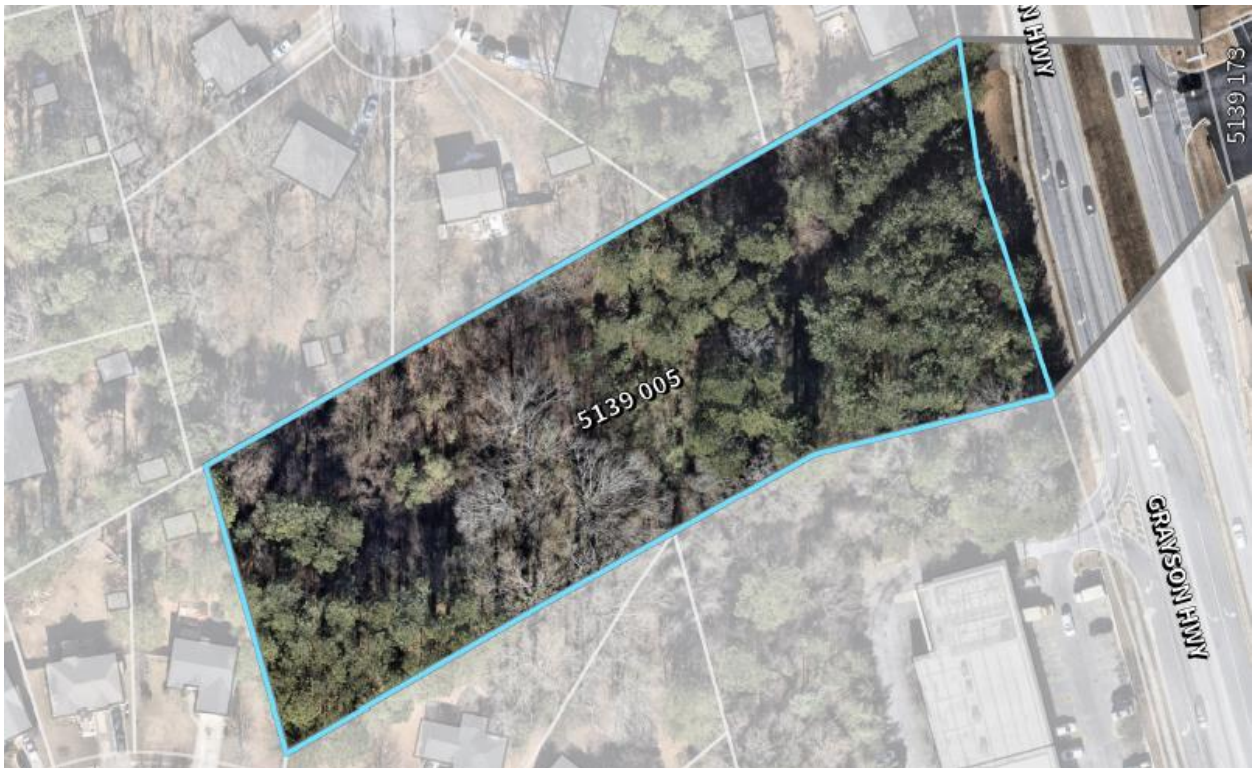
# LAWRENCEVILLE

## Planning & Development

### REZONING

<b>CASE NUMBER:</b>	<b>RZR2025-00027</b>
<b>APPLICANT/OWNER:</b>	JULIO LEYVA
<b>LOCATION(S):</b>	1091 GRAYSON HIGHWAY
<b>PARCEL IDENTIFICATION NUMBER(S):</b>	R5139 005
<b>APPROXIMATE ACREAGE:</b>	2.51 ACRES
<b>CURRENT ZONING:</b>	BG (GENERAL BUSINESS DISTRICT) AND OI (OFFICE INSTITUTIONAL DISTRICT)
<b>PROPOSED ZONING:</b>	RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
<b>PROPOSED DEVELOPMENT:</b>	5 SINGLE-FAMILY DWELLINGS
<b>DEPARTMENT RECOMMENDATION:</b>	<b>APPROVAL WITH CONDITIONS</b>

#### VICINITY MAP





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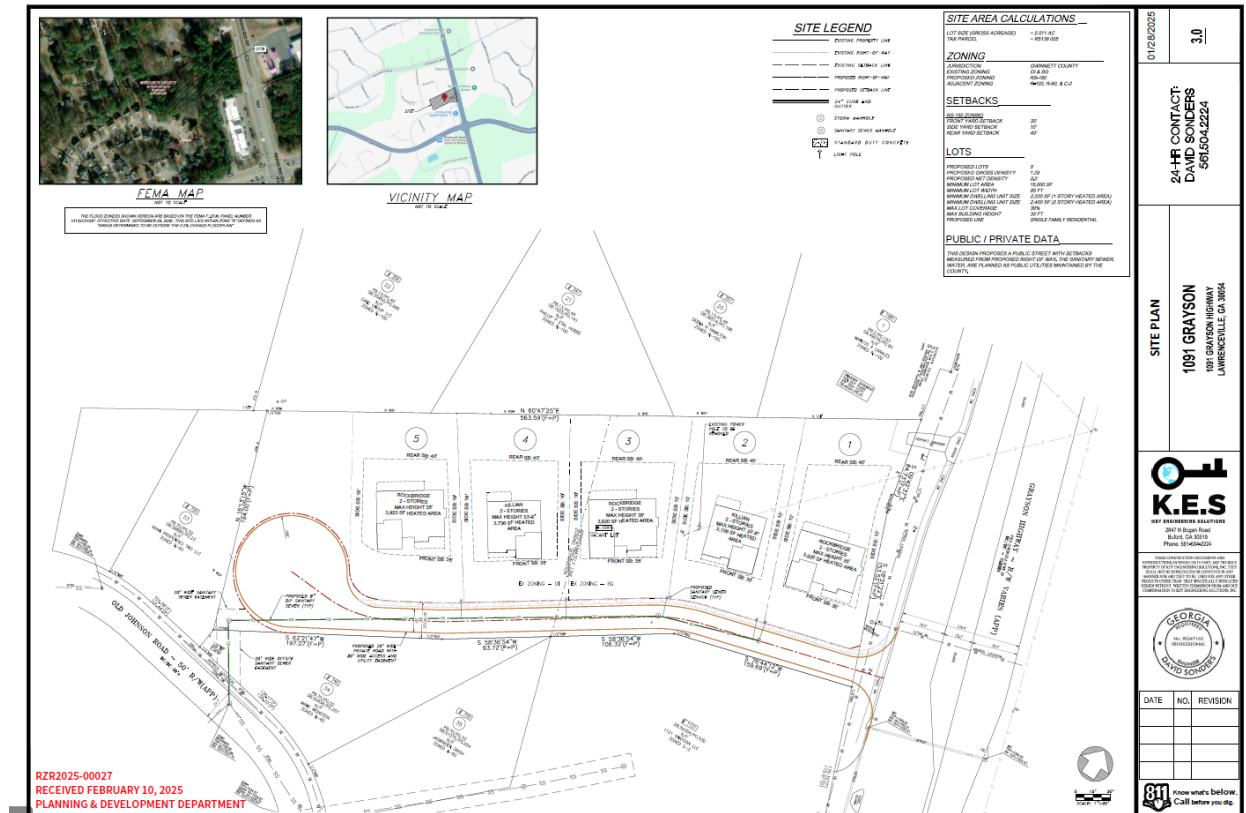
### ZONING HISTORY

The subject property was annexed into the city and rezoned to its current zoning district, split BG (General Business District) and OI (Office Institutional District) in 2007, subject to zoning conditions approved per cases ANN2007-00003 and RZ-07-13.

### PROJECT SUMMARY

The applicant requests a rezoning of an approximately 2.51-acre parcel from split BG (General Business District) and OI (Office Institutional District) zoning to RS-150 (Single-Family Residential District) to develop five single-family residences on the property. The subject property is located on the western right-of-way of Grayson Highway, north of its intersection with Sugarloaf Parkway, on the southern extent of the Lawrenceville city limits.

### CONCEPT PLAN



RZR2025-00027  
 RECEIVED FEBRUARY 10, 2025  
 PLANNING & DEVELOPMENT DEPARTMENT



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### ZONING AND DEVELOPMENT STANDARDS

The proposed development consists of five (5) two-story single-family detached residential units on lots of approximately 15,000 square feet each. The one-family homes would consist of a minimum of 2,000 square feet for a one-story dwelling unit and 2,400 square feet for a two-story dwelling unit of heated living space, with a minimum 4-bedroom, 3-bathroom models. The proposed development will be connected to public water and sanitary sewer. An easement to an existing sanitary sewer has been acquired and is shown on the submitted site plan.

As illustrated by the site plan, a new curb cut to access the subdivision would need to be installed on Grayson Highway; additionally, a deceleration lane is required. Because Grayson Highway (State Route 20) is maintained by the state, all necessary planning permission will need to be acquired through GDOT (Georgia Department of Transportation) prior to the start of any development activity.

If approved as proposed, variances from the minimum standards shall be required as follows:

#### **Article 1 Districts, Section 102.3 RS-150 – Single-Family Residential District, B. Lot Development Standards**

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Recommendation</i>
<b>Minimum Lot Area</b>	<i>15,000 sq. ft.</i>	<i>15,000 sq. ft.</i>	<i>N/A</i>
<b>Minimum Lot Width</b>	<i>85 ft.</i>	<i>85 ft.</i>	<i>N/A</i>
<b>Minimum Front Yard Setback</b>	<i>35 feet</i>	<i>10 feet</i>	<i>Denial</i>
<b>Minimum Rear Yard Setback</b>	<i>10 feet</i>	<i>10 feet</i>	<i>N/A</i>
<b>Minimum Side Yard Setback</b>	<i>40 feet</i>	<i>40 feet</i>	<i>N/A</i>
<b>Minimum Heated Floor Area</b>	<i>Single story: 2,000 sq. ft. Two stories:</i>	<i>Two stories: 3,736 to 3,920 sq. ft.</i>	<i>N/A</i>



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	<i>2,400 sq. ft.</i>		
<b>Maximum Lot Coverage</b>	<i>30%</i>	<i>30%</i>	<i>N/A</i>
<b>Maximum Building Height</b>	<i>35 feet</i>	<i>35 feet</i>	<i>N/A</i>

The current minimum front yard building setback requirement is 35 feet, which is typically applied only to internal local streets. Building setbacks adjacent to major thoroughfares in Gwinnett County are generally 50 feet or more, based on factors like traffic congestion and accident rates. These setbacks help create safer roads, provide space for sidewalks, and improve sightlines at intersections. The regulations aim to prevent buildings from obstructing traffic flow while ensuring adequate space for pedestrians, parking, and infrastructure, thereby enhancing the overall quality of life and maintaining consistency with surrounding commercial and residential properties.

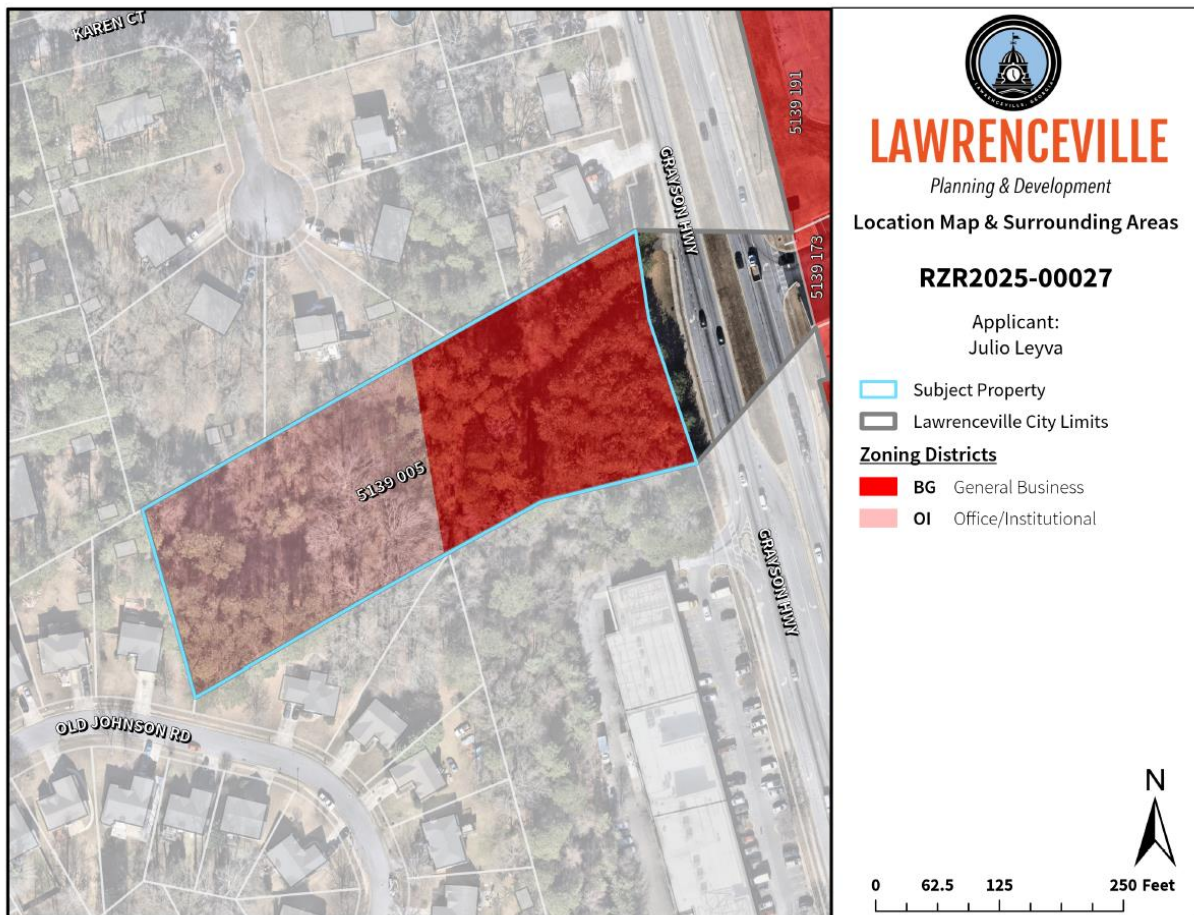




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## CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### **SURROUNDING ZONING AND USE**

The area surrounding the subject property consists of a mixture of residential and commercial uses and zoning categories. The properties to the north of the subject property are zoned Gwinnett County R-100 (Single-Family Residence District) and are the location for single-family homes part of the Carmel East subdivision. Across the right-of-way of Grayson Highway, there are several properties zoned BG (General Business District), including a skating rink, a carwash, and a Gwinnett County archive facility. To the southeast, there is an unincorporated, undeveloped



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parcel that is part of concurrent rezoning/annexation case RZM2025-00020/ANNX2025-00009; the proposed development includes 227 multifamily/townhouse residential units and an ancillary commercial component. Directly to the south of the subject property, there is a multi-tenant retail structure on a property zoned Gwinnett County C-2 (General Business District). Finally, to the south and rear of the subject property is a single-family neighborhood part of the Northfield residential subdivision zoned Gwinnett County R-60 (Single-Family Residence District).

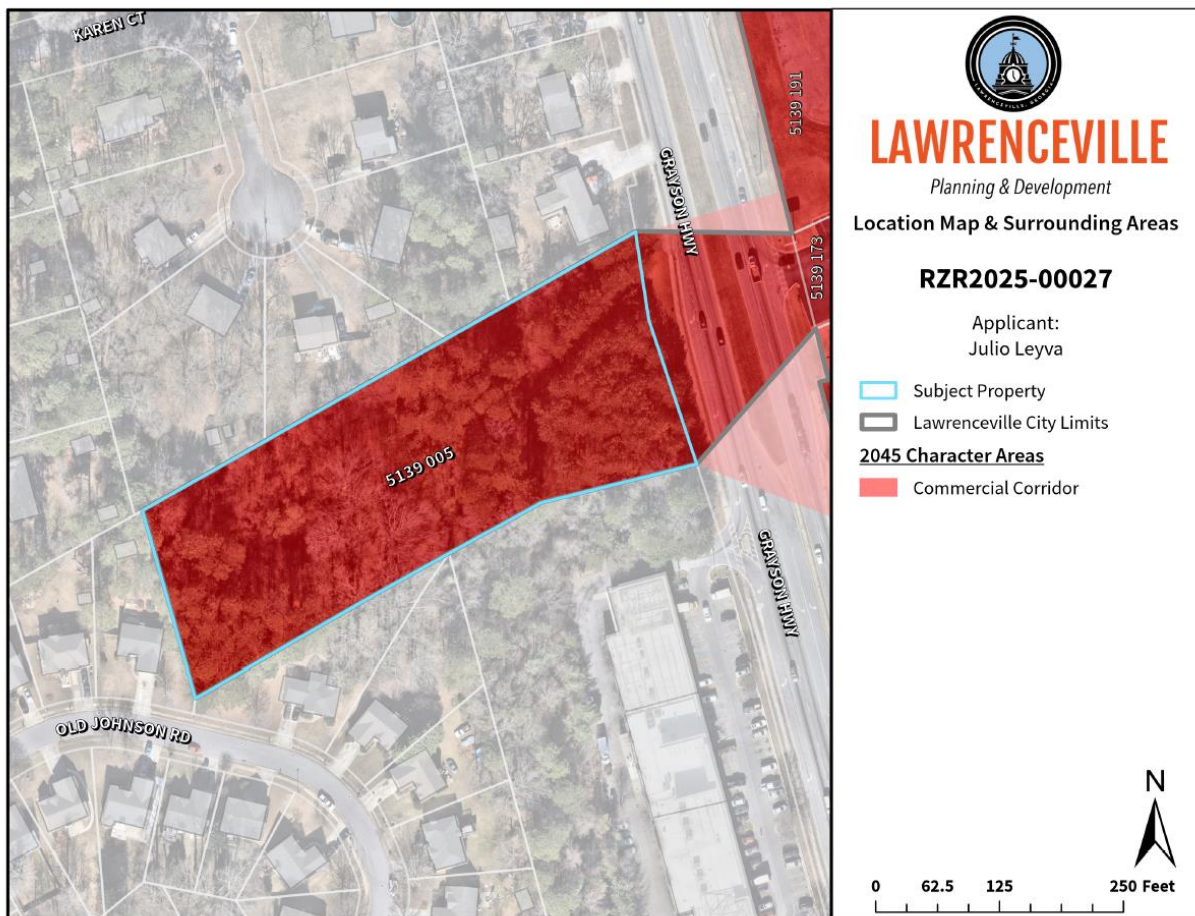
Given the proximity of the subject property to both one-family residential neighborhoods, and existing commercial developments, the proposed rezoning could be seen as an appropriate response to the evolving character of the area. However, careful consideration should be given to ensure that any new development is consistent with the surrounding residential properties in terms of scale, design, and potential impact on traffic and quality of life. Overall, the rezoning appears to align with broader trends in the area while offering a chance for thoughtful development that meets both residential and commercial needs.



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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 Commercial Corridor Character Area. The commercial corridor character area corresponds to a major road corridor into the city. It is intended to accommodate large-scale commercial uses that serve the traveling public via automobiles. These uses include but are not limited to: 'big box' retail stores, car dealerships, car washes, and large corporate offices. All such uses require careful site planning to ensure interconnectivity and compliance with applicable parking,



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lighting, landscaping, and signage standards. Commercial corridors are typically less pedestrian-oriented than neighborhood and community centers.

Given that commercial corridors are typically designed to be less pedestrian-oriented, focusing more on automobile access and large-scale commercial development, the proposed rezoning does not align with the vision outlined in the 2045 Lawrenceville Comprehensive Plan. The plan emphasizes large-scale commercial uses, and any development in this area should be consistent with the goal of supporting automobile traffic rather than introducing uses that may not fit within the commercial corridor's intended purpose. Although not strictly consistent with the Comprehensive Plan careful consideration should be given to whether the proposed rezoning would be a sustainable and appropriate fit for the broader goals of the Comprehensive Plan.





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### **STAFF RECOMMENDATION**

The proposed rezoning to one-family residential use conflicts with the vision of the Commercial Corridor Character Area, which prioritizes large-scale commercial development. While the proposed development is not entirely consistent with the Comprehensive Plan, the proposal could provide a positive addition to the area and may be seen as a response to the evolving area. It is also essential that the development addresses potential traffic concerns and ensures compatibility with neighboring properties. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.



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**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

The property is serviced by Georgia Power.

**GAS DEPARTMENT**

Lawrenceville Gas will serve this development.

**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;**

*The proposed rezoning may align with broader trends in the area, thoughtful planning and design considerations will be necessary to integrate the new residential development harmoniously with existing uses. This will help ensure the development meets both residential and commercial needs without causing undue disruption to the surrounding community.*

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

*The proposed rezoning appears to be in line with the broader development trends in the area, but the impact on traffic flow, neighborhood aesthetics, and the overall quality of life must be thoroughly evaluated to avoid any adverse effects on surrounding properties. Proper buffering, design, and traffic management can help mitigate any potential negative impacts.*

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

*Yes; the properties could be developed according to the current standards of the split BG / OI zoning districts.*

- 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, consistent monitoring of outcomes, and active planning efforts moving forward.*



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

*Although the proposal is not strictly consistent with the Comprehensive Plan, it is important to consider whether the rezoning could be a sustainable and appropriate fit for the broader goals of the plan. Specifically, it could be evaluated based on whether the residential development complements or detracts from the evolving character of the area, and whether it can be integrated in a way that supports both residential and commercial needs without disrupting the intended purpose of the corridor.*

**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 proposed rezoning is not consistent with the commercial corridor vision outlined in the Comprehensive Plan, the changing conditions in the area, including nearby residential developments and the evolving character of the surrounding land uses, provide supporting grounds for a thoughtful reevaluation of the proposal. This rezoning may offer a sustainable and appropriate fit within the broader goals of the plan if it is integrated carefully and balanced with the evolving needs of both residential and commercial development in the area.*





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### **PLANNING AND DEVELOPMENT**

### **RECOMMENDED CONDITIONS**

### **RZR2025-00027**

Approval of a rezoning to RS-150 (Single-Family Residential District), subject to the following enumerated conditions:

- 1. To restrict the use of the property as follows:**
  - A.** Limited to five (5) one-family dwellings and dwelling units.
  - B.** The new construction of a one-family detached dwelling unit shall require a minimum heated floor area, or a dwelling unit shall be 2,000 square feet for a one-story dwelling and 2,400 square feet for a two-story dwelling.
  - C.** Provide a thirty-five-foot (35 ft.) front yard building setback adjacent to internal Private Access Drive/Utility Easement.
  - D.** Provide a fifty-foot (50 ft.) front yard building setback adjacent to Grayson Highway.
  - E.** The new construction of a single-family detached dwelling unit shall require the design and construction of the façade shall consist of brick. The remaining balance (rear, and side elevations) shall consist of fiber cement or wood siding. The final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
  - F.** Foundations shall consist of a brick water table measuring at a minimum height of thirty-six inches (36 in.) or three feet (3 ft.) above the adjacent grade; Water tables shall be aligned with wall framing and topped with a skirt board and drip cap. Footing shall be designed and constructed with slabs-on-ground with turned-down footings consisting of a four-inch (4 in.) brick ledge. The final designs shall be subject to the review and approval of the Director of the Planning and Development Department.



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- G.** Exposed foundation and retaining walls (e.g., basement, crawl space, slab-on-grade) shall consist of a brick or stone water table.
- H.** Each one-family detached dwelling and dwelling unit shall have a two-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- I.** Mandatory Homeowners Association. As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.
- J.** Protective Covenant. The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.



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2. To satisfy the following site development considerations:

- A.** Private Access Drive/Utility Easement to the proposed development must meet Georgia Department of Transportation (GDOT) standards and site distance requirements. All planning permission must be acquired through GDOT prior to the start of any development activity.
- K.** Private Access Drive/Utility Easement shall be designed and constructed having a minimum width of fifty-feet (50 ft.) in width, and a minimum pavement width of twenty-four-feet (24 ft.) in width. Developer shall provide necessary easements. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- A.** Build or maintain a five-foot (5 ft.) concrete sidewalk along the right-of-way of Grayson Highway.
- B.** Natural vegetation shall remain on the property until the issuance of a development permit.
- C.** Any utility relocations shall be the responsibility of the developer.