



LAWRENCEVILLE

Planning & Development

REZONING

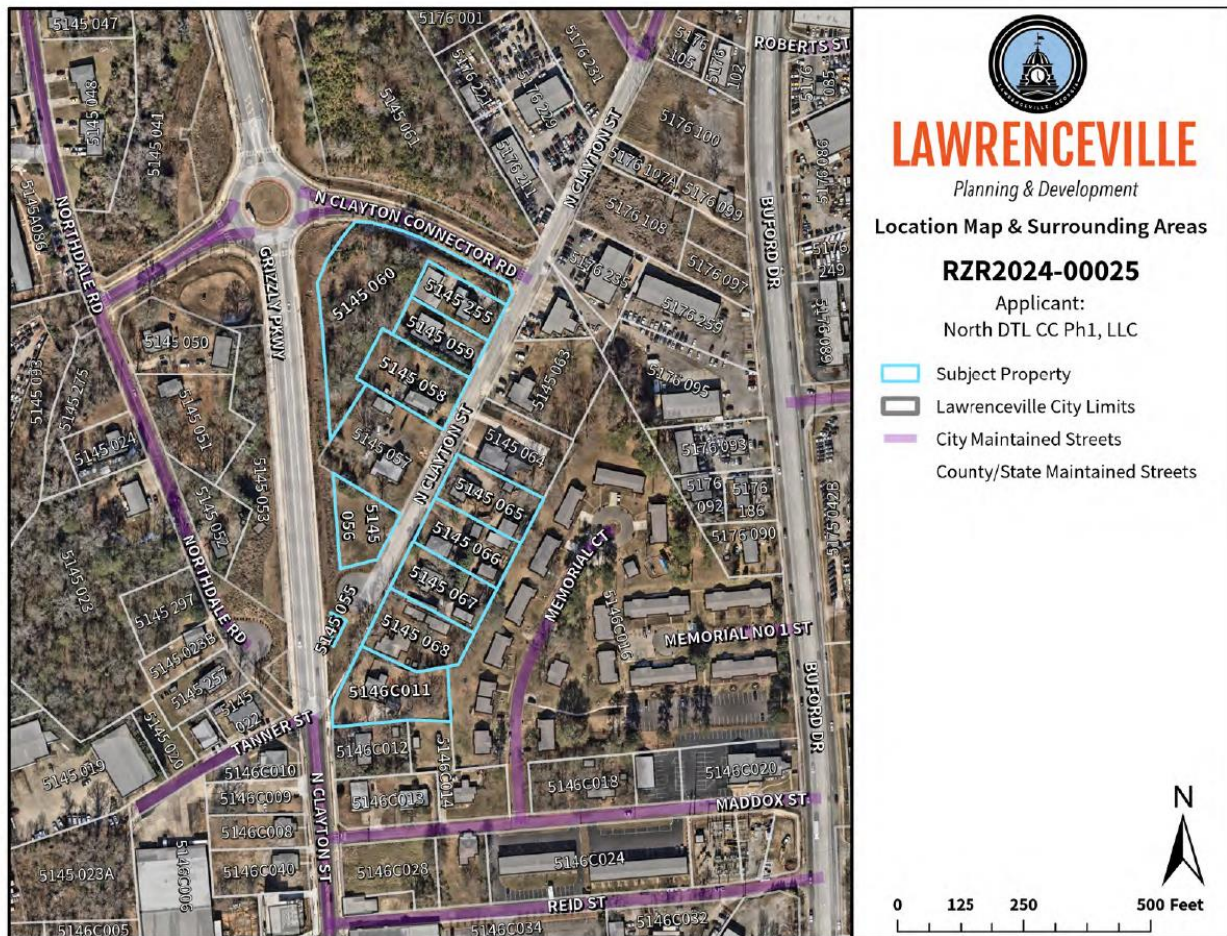
| | |
|---|---|
| CASE NUMBER: | RZR2024-00025 |
| APPLICANT: | NORTH DTL CC PH1, LLC |
| OWNER(S): | EVAN & JENNA SIMMONS, DANNY GRAVITT, KYLE & SARAH NORTON, LAWRENCEVILLE BRETHREN ASSEMBLY INC., NORTON CLASSICS, LLC, AND CITY OF LAWRENCEVILLE |
| LOCATION(S): | 815, 816, 823, 824, 830, 838, 843, 853, AND 857 N CLAYTON STREET AND 385 NORTHDAL ROAD |
| PARCEL IDENTIFICATION NUMBER(S): | R5146C011, R5145 055, R5145 056, R5145 058, R5145 059, R5145 060, R5145 065, R5145 066, R5145 067, R5145 068, AND R5145 255 |
| APPROXIMATE ACREAGE: | 6.2 ACRES |
| CURRENT ZONING: | RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT), RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT), BG (GENERAL BUSINESS DISTRICT), AND OI (OFFICE INSTITUTIONAL DISTRICT) |
| PROPOSED ZONING: | RS-50 INF (ONE-FAMILY INFILL RESIDENTIAL DISTRICT) AND RS-TH INF (TOWNHOUSE-FAMILY INFILL RESIDENTIAL DISTRICT) |
| PROPOSED DEVELOPMENT: | 56 TOWNHOUSES AND 16 ONE-FAMILY HOMES |
| DEPARTMENT RECOMMENDATION: | APPROVAL AS RS-50 INF AND RS-TH INF WITH CONDITIONS |



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VICINITY MAP



ZONING HISTORY

The earliest zoning records for the subject property from 1960 show the property as having a mix of RS-120 (Single-Family Residential District), RM (General Residence District) zoning; these properties were reclassified to their current districts (RS-150 and RM-12) in a citywide rezoning between 1987 and 2002. 853 and 857 N Clayton Street were rezoned to OI (Office Institutional District) over this same period. In 2003, 815 N Clayton Street was rezoned from RS-150 to BG (General Business District) per RZ-03-03. On April 2, 2007, 823 N Clayton Street was rezoned from RS-150 to BG per RZ-07-01.



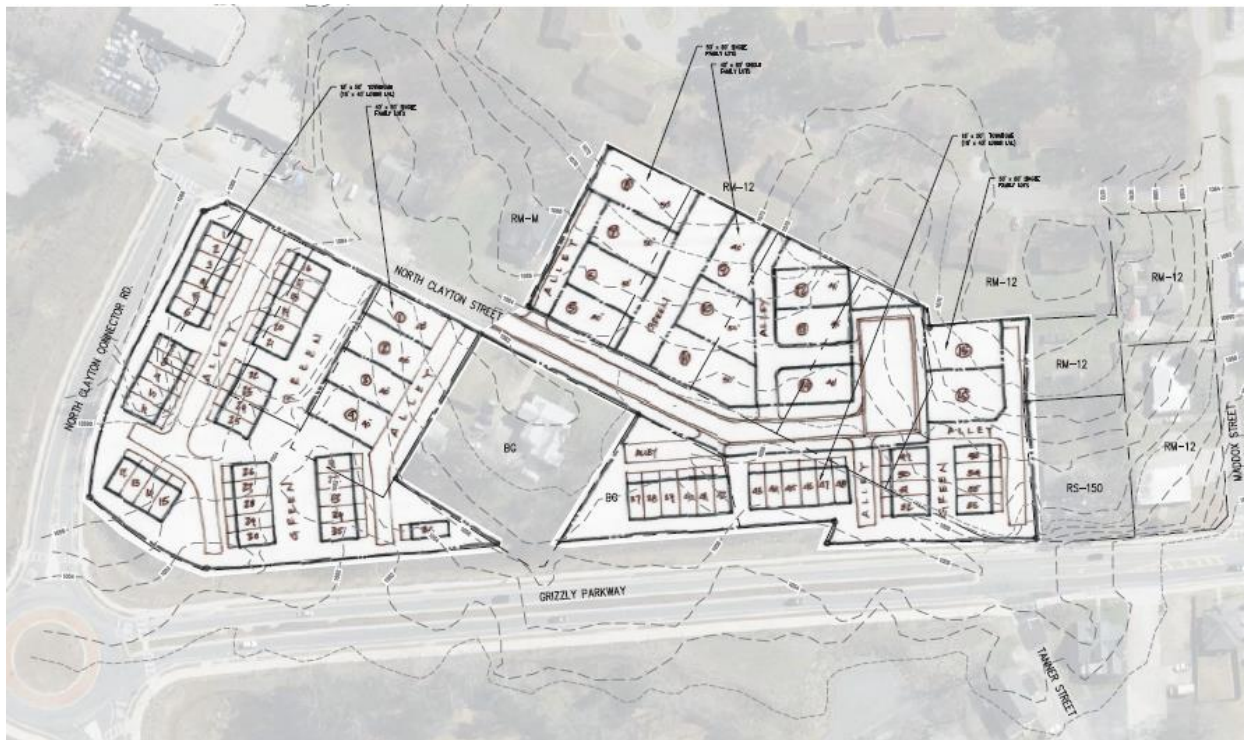
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PROJECT SUMMARY

The applicant requests a rezoning of an approximately 6.2-acre parcel assemblage from RS-150 (Single-Family Residential District), RM-12 (Multifamily Residential District), BG (General Business District), and OI (Office Institutional District) to RS-50 INF (One-Family Infill Residential District) and RS-TH INF (Townhouse-Family Infill Residential District), which would represent a shift towards higher-density residential development in place of the established commercial, multifamily residential, office institutional and one-family residential zoning. The subject property is composed of much of the block formed by N Clayton Street, Grizzly Parkway, and N Clayton Connector Road and includes several parcels located on the eastern right-of-way of N Clayton Street, just north of its intersection with Tanner Street.

CONCEPT PLAN





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ZONING AND DEVELOPMENT STANDARDS

The request represents a shift towards higher-density residential development in place of the traditional commercial, multifamily residential, office institutional and one-family residential zoning. By allowing for townhouses and smaller one-family homes, the development would likely increase housing density on the site, possibly making the area more walkable and increasing the local population. As proposed, the development would consist of a mix of seventy-two residential attached and detached dwellings and dwelling units as follows:

1. Detached Single Family:

- Type: Detached Dwelling and Dwelling Unit
- Building Height: Two Story (35 feet maximum)
- Building Size: 2,400 to 3,200 square feet
- Layout: Three bedrooms, two and one-half bathrooms
- Features: Private yard, front and back porches, two-car garages
- Architecture: The exterior will feature a blend of traditional and contemporary design elements using materials like brick, stacked stone, and wooden elements (cedar/cementitious shake or board-and-batten siding), which could evoke a more rustic or upscale neighborhood feel
- Lot Area: 4,000 square feet (40 ft. width & 80 ft. depth)



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2. Cottages:

- Type: Detached Dwelling and Dwelling Unit
- Building Height: Two stories (35 feet maximum)
- Building Size: 1,200 square feet (minimum)
- Layout: Two bedrooms, two bathrooms
- Features: Smaller and simpler dwellings with a private yard, front and back porches.
- Architecture: The same style of materials will be used here, continuing the cohesive design theme across the development
- Lot Area: 3,600 square feet (45 ft. width & 80 ft. depth)

3. Townhomes:

- Type: Attached Dwelling and Dwelling Units
- Building Height: Three stories (35 feet maximum)
- Building Size: 1,500 square feet
- Configuration: Two bedrooms, two bathrooms
- Features: Consolidated attached dwelling with shared common area, front stoops and back porches.
- Architecture: The same style of materials will be used here, continuing the cohesive design theme across the development
- Lot Area: 1,625 square feet (25 ft. width & 65 ft. depth)



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As presented, the proposed development otherwise meets the standards for the RS-50 INF and RS-TH INF zoning districts regarding common space, street & pedestrian connectivity, and architectural standards.

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

Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards

| <i>Standard</i> | <i>Requirement</i> | <i>Proposal</i> | <i>Recommendation</i> |
|-----------------------------------|--|--|-----------------------|
| Minimum Lot Area | 3,500 sq. ft. | 3,500 sq. ft. | N/A |
| Minimum Lot Width | 50 feet | 40 feet | Variance |
| Minimum Front Yard Setback | 10 feet | 10 feet | N/A |
| Minimum Rear Yard Setback | 10 feet | 10 feet | N/A |
| Minimum Side Yard Setback | 5 feet | 5 feet | N/A |
| Minimum Heated Floor Area | 1,600 sq. ft. (1 story) 1,800 sq. ft. (2 stories) | 1,600 sq. ft. (1 story) 1,800 sq. ft. (2 stories) | N/A |
| Maximum Building Height | 35 feet | 35 feet | N/A |

Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards

| <i>Standard</i> | <i>Requirement</i> | <i>Proposal</i> | <i>Recommendation</i> |
|----------------------------------|--------------------|-----------------|-----------------------|
| Minimum Lot Area | 1,600 sq. ft. | 1,600 sq. ft. | N/A |
| Maximum Building Height | 35 feet | 35 feet | N/A |
| Maximum Number of Stories | 3 stories | 3 stories | N/A |



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|------------------------------------|----------------|----------------|-----------------|
| Minimum Lot/Unit Width | <i>20 feet</i> | <i>18 feet</i> | Variance |
| Maximum Units Per Row (UPR) | <i>8 units</i> | <i>6 units</i> | <i>N/A</i> |
| Minimum Units Per Row (UPR) | <i>3 units</i> | <i>1 unit</i> | Variance |
| Minimum Front Yard Setback | <i>10 feet</i> | <i>10 feet</i> | <i>N/A</i> |
| Minimum Rear Yard Setback | <i>10 feet</i> | <i>10 feet</i> | <i>N/A</i> |
| Minimum Side Yard Setback | <i>0 feet</i> | <i>0 feet</i> | <i>N/A</i> |

Article 5 Parking, Section 508, Table 5-3: Number of Off-Street Parking Spaces Required

| <i>Standard</i> | <i>Requirement</i> | <i>Proposal</i> | <i>Recommendation</i> |
|-----------------|--|--|-----------------------|
| Dwelling | <i>Two-car garage required 4 total parking spaces per dwelling unit. This includes garage spaces</i> | <i>2.5 spaces per dwelling unit (180 spaces)</i> | <i>N/A</i> |

The specific variances required are as follows:

- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot Width for the detached single-family residential dwellings from fifty (50) feet to forty (40) feet.



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- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot/Unit Width for the attached townhouse residential dwelling units from twenty (20) feet to eighteen (18) feet.
- A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Units Per Row (UPR) for the attached townhouse residential dwelling units from three (3) units to one (1) unit.

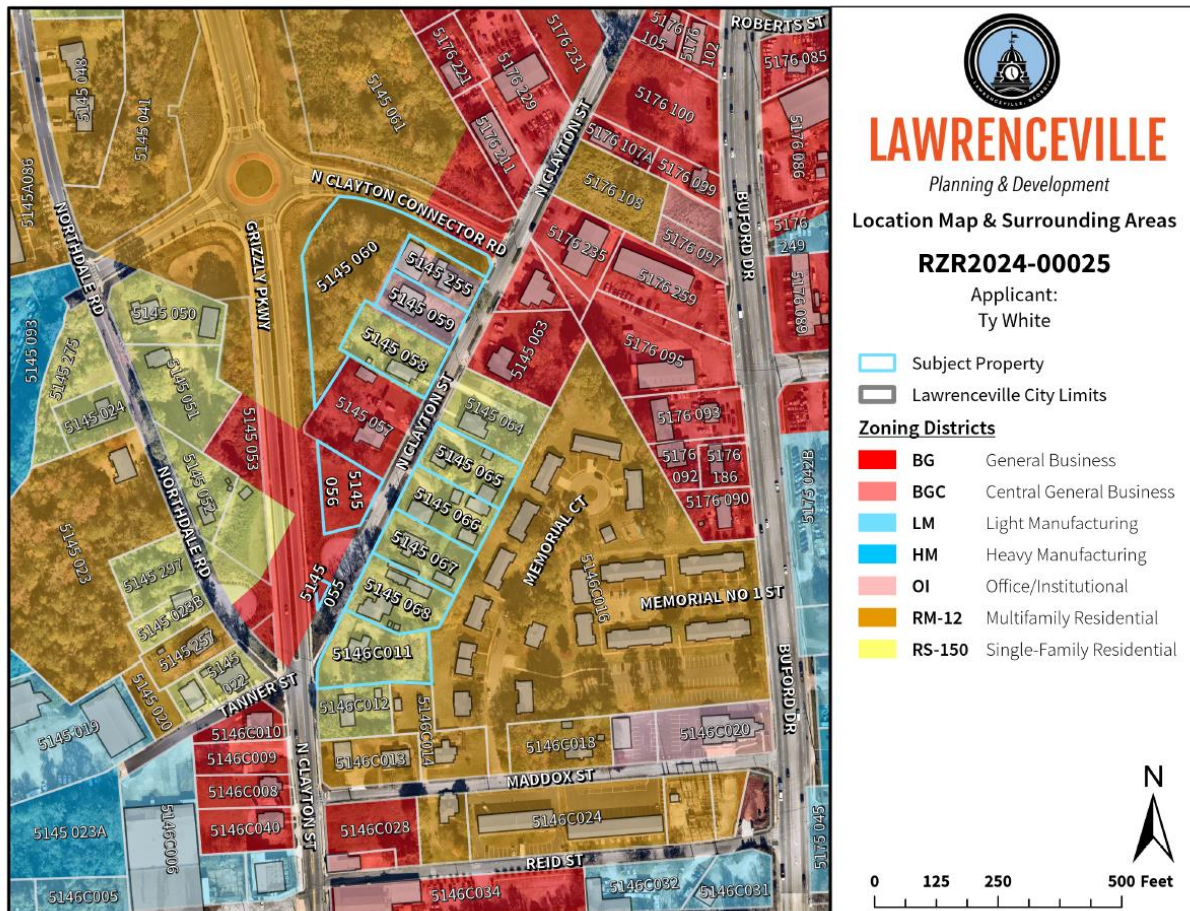
However, the newly adopted RS-50 INF (One-Family Infill Residential District) and RS-TH INF (Townhouse-Family Infill Residential District) zoning districts have specific provisions that will impact the need for certain variances. Specifically, the Minimum Dwelling Separation rule indicates multiple detached one-family and attached townhouse dwellings on a singular lot could be developed and constructed to the requirements of the International Residential Code (IRC), Part III, Section R302, which addresses Fire-Resistant Construction. Specific requirements of this section shall be reviewed and monitored throughout the development process, should this proposal be approved.



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CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The area surrounding the subject property consists of a wide variety of uses and zoning categories. The properties to the north and northeast of the subject property are zoned BG (General Business District) and contain commercial and light industrial uses such as offices and existing nonconforming warehouses and auto service garages. To the east is a Lawrenceville Housing Authority (LHA) property zoned RM-12 (Multifamily Residential District), the location of several duplexes. Otherwise, the surrounding area is composed of single-family homes used both residentially (zoned RS-150 – Single-Family Residential District) and



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commercially (zoned BG). Further out from the subject property – west of Northdale Road and east of Buford Drive – there are locations zoned LM (Light Manufacturing District) and HM (Heavy Manufacturing District), used for a variety of industrial activities; for example, distilleries/breweries, warehouses, auto service garages, used car lots, self-storage facilities, and vehicle impound lots.

This proposal would continue with the precedent set by City Council’s approvals for RZM2021-00009, RZM2022-00012, RZM2024-00016, and RZM2024-00019, all similar projects in the nearby vicinity that were rezoned to CMU (Community Mixed Use District) to allow for the development of mixed-use projects consisting of large tracts of land, and a variety of multifamily, townhouse, and retail components.

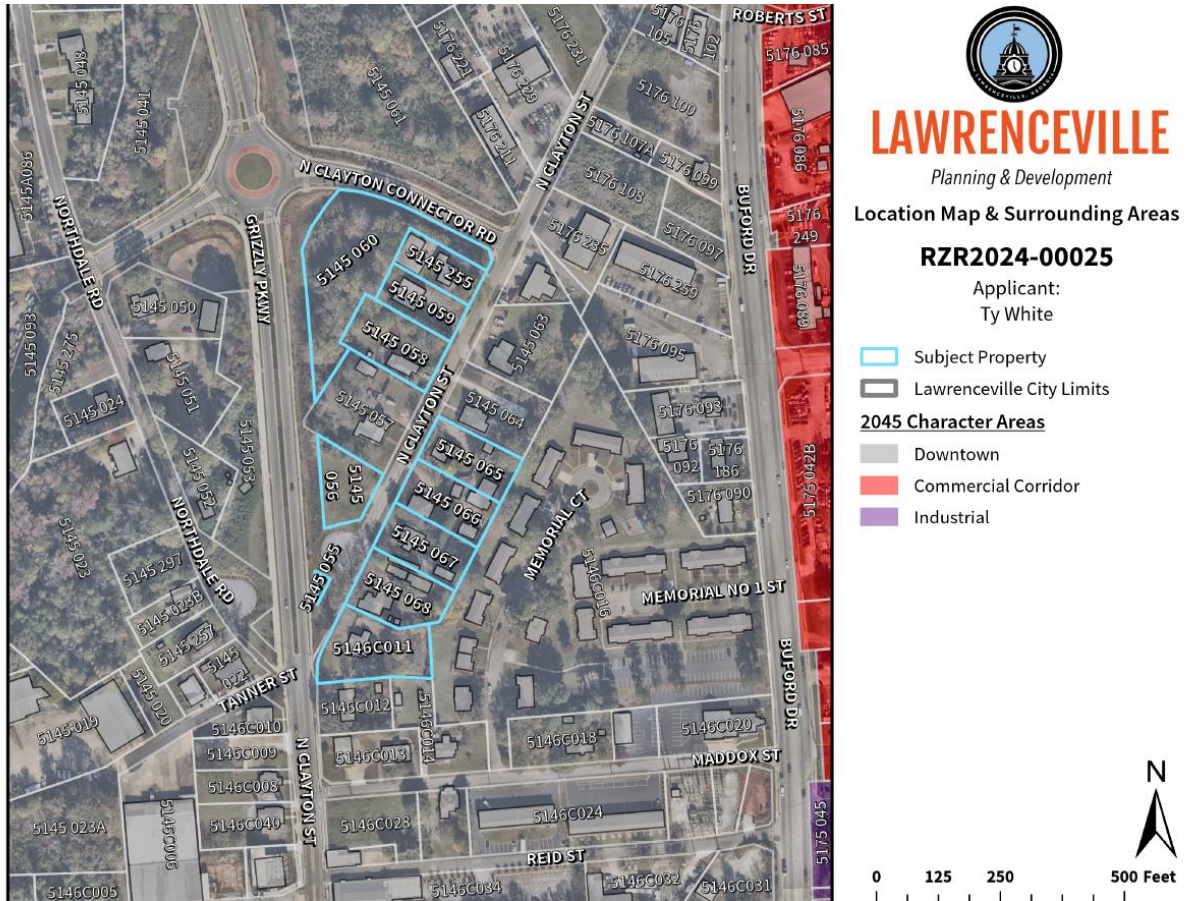
The purpose of infill zoning classifications is to enable the development of new structures on unused or underutilized land within existing urban areas. This approach aims to revitalize neighborhoods, promote density, reduce urban sprawl, enhance accessibility, and improve urban sustainability (quality of life). Therefore, the requested rezoning aligns with the City Council’s policies, which are designed to encourage positive growth and development.



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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 Downtown Character Area. Lawrenceville's Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce. The development, by incorporating townhouses and smaller single-family homes, is expected to raise the housing density, potentially enhancing the walkability of the area and boosting the local population. Additionally, investments in pedestrian infrastructure and streetscape upgrades will focus on improving walkability and accessibility.



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STAFF RECOMMENDATION

In conclusion, the requested rezoning is a strategic step towards achieving higher-density, sustainable urban development and aligns with the city's long-term goals of fostering positive community growth and enhancing the downtown area.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL AS RS-50 INF (ONE-FAMILY INFILL RESIDENTIAL DISTRICT) AND RS-TH INF (TOWNHOUSE-FAMILY INFILL RESIDENTIAL DISTRICT) 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

Lawrenceville Power will serve this development.

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;**

Yes. The surrounding area is host to a wide variety of commercial, industrial, multifamily, and single-family uses.

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

No. As discussed; the area is predominantly a mix of commercial, industrial, office institutional and residential uses and zoning in nature.

- 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 BG, RS-150, OI, and RM-12 zoning districts. However, such a rezoning will help in the assemblage of a variety of parcels into a larger development with a cohesive design.

- 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.

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

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. The Downtown character area is intended as a mixed-use district that



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includes both townhomes and single-family homes, so this rezoning conforms with the long-range plan.

- 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;**

The proposal would continue with the precedent set by similar recent rezonings and variance request in the immediate vicinity, including V-19-01, RZM2021-00009, RZM2022-00012, RZM2024-00016, and RZM2024-00019.