



# LAWRENCEVILLE

## *Planning & Development*

<b>CASE NUMBER:</b>	RZR2023-00020
<b>APPLICANT:</b>	TODD HARGRAVE
<b>CONTACT:</b>	TODD HARGRAVE
<b>PHONE NUMBER:</b>	678.407.6583
<b>LOCATION(S):</b>	360, 342, & 328 N PERRY ST; 112 W OAK ST; 287, 247, 248, 288, 344, & 372 N CLAYTON ST; 145 & 164 OAK ST; 269, 292, 386, 407, & 409 CHESTNUT ST
<b>PARCEL ID(S):</b>	R5146B009, R5146B010, R5146B011, R5146B015, R5146B029, R5146B028, R5146B051, R5146B049, R5146B046, R5146B045, R5146B061, R5146B059, R5146B058, R5146B086, R5146B083, R5146B081, & R5146B080
<b>APPROXIMATE ACREAGE:</b>	5.96
<b>ZONING PROPOSAL:</b>	VARIOUS TO RS-60 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
<b>PROPOSED DEVELOPMENT:</b>	SINGLE-FAMILY RESIDENTIAL DWELLING UNIT
<b>DEPARTMENT RECOMMENDATION:</b>	APPROVAL WITH CONDITIONS



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### VICINITY MAP





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### **ZONING HISTORY**

With the exceptions of 145 and 164 Oak Street as well as 288 North Clayton Street, the subject properties have retained the same zoning classifications since 1960 (BGC and BG). 145 and 164 Oak Street were rezoned from RS-120 (Single Family Residential District) to ON (Office Neighborhood District) at an undetermined date between 1987 and 2002. 288 N Clayton was rezoned from BGC (Central General Business) to RS-150 (Single Family Residential District) in 2016, and then was rezoned back to BGC in 2020.

### **PROJECT SUMMARY**

The Planning and Development Department requests the rezoning of an approximately 5.96-acre area consisting of seventeen (17) separate parcels in the area bounded by Born Street to the north, North Perry Street to the west, West Pike Street to the south, and Buford Drive to the east, colloquially known as North Downtown Lawrenceville (NDTL). The proposed city-initiated rezoning is from BGC (Central General Business District), BG (General Business District), and ON (Office Neighborhood District) to RS-60 (Single-Family Residential District) to bring the zoning in line with the current land use of the area; that is, single-family homes. The properties are all currently developed with single-family residential dwelling units.

### **SURROUNDING ZONING AND USE**

The surrounding area is mostly characterized by single-family homes, with many of these structures used as commercial offices. Most are currently zoned BGC regardless of whether they are being used in a commercial or residential capacity, though there is a cluster of single-family homes on RS-150 parcels around the intersection of Oak and Chestnut Streets. The southern end of the North DTL study area is more commercial in nature, composed mostly of businesses occupying older structures that encourage walkability. The historic courthouse on the square anchors the area to the south. There is also a singular multifamily structure in this area, on a parcel zoned RM-12 (Multifamily Residential District). Along Buford Drive to the west, there are more automobile-oriented businesses on parcels zoned BG. To the north, the parcels along Born Street have similar zoning and uses as well as



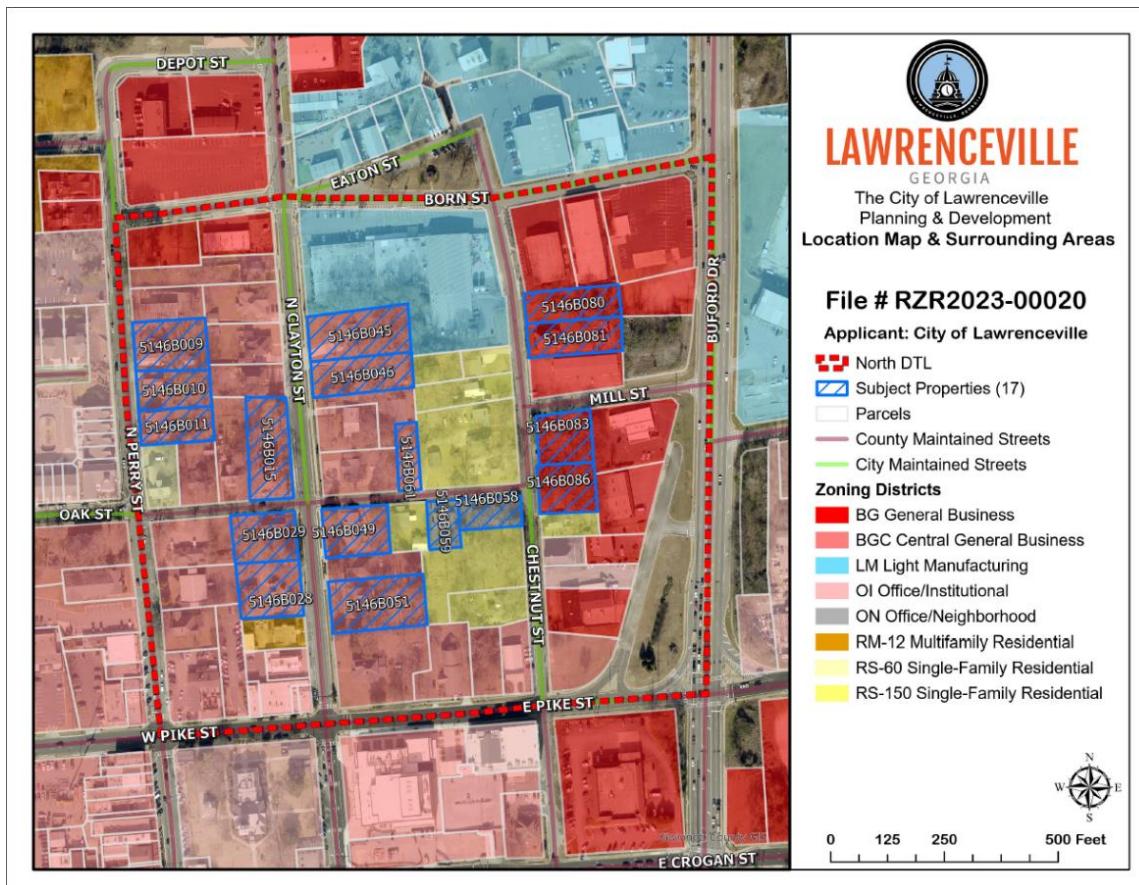
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industrial uses towards the freight rail corridor to the north; this includes the Ironshield Brewery within the North DTL study area.

Though the proposed request to rezone the properties to RS-60 may not necessarily be consistent with the established zoning pattern of the area as-is, it would be consistent with the established development and land use patterns within the area, which consist of predominately single-family residential dwelling units. Such a rezoning has recent precedent in the area; in November 2022, City Council approved the rezoning of 190 Oak Street (within the study area) to RS-60, and in June 2023, they approved the rezoning of 335 Oak Street and 255 West Pike Street to the same zoning district as proposed.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





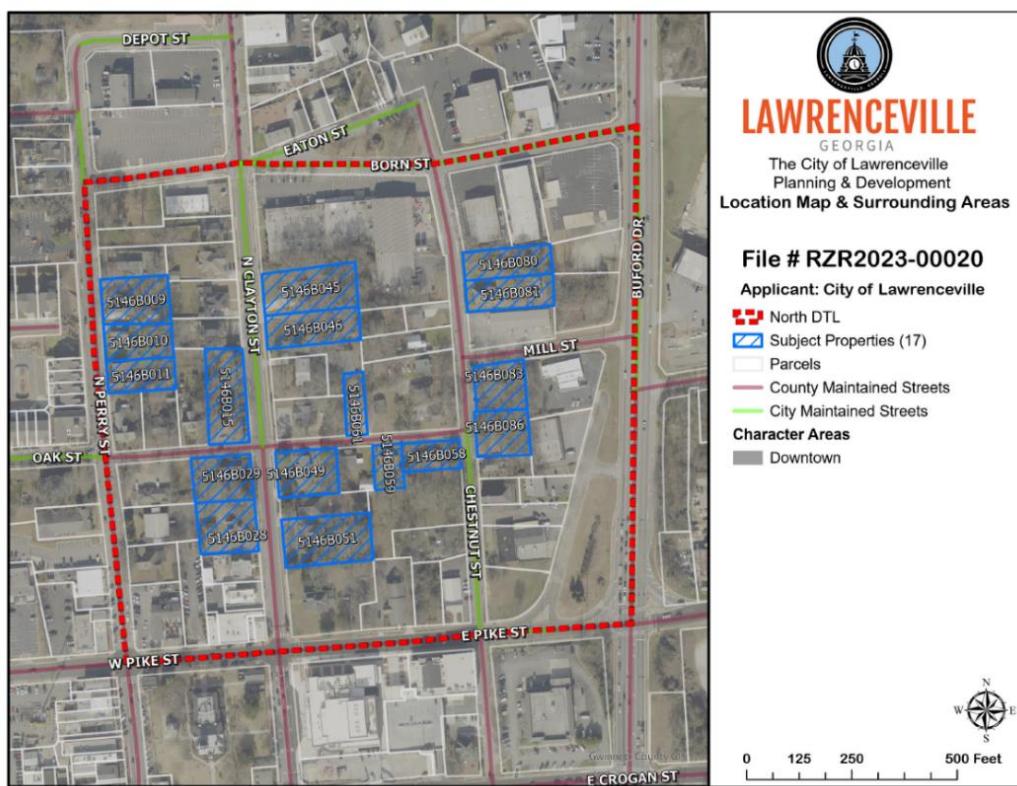
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### 2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject properties are located within the Downtown character area. Downtown is the heart of Lawrenceville, both in terms of its location and the level of activity. It is the highest intensity district in terms of its density and mixture of uses, particularly because of its mix of businesses. Development supports a live-work-play lifestyle, with a variety of housing, employment, and entertainment options. The streets are vibrant and walkable, and the sidewalks do not roll up at 5:00pm every night—it is a center for arts, culture, and music in Gwinnett County. In Downtown, there is a place for everyone: families, students, millennials, empty nesters, and seniors all feel at home and welcome. As proposed, the requested rezoning would be consistent with the policies of the 2040 Comprehensive Plan and the established intent for both character areas.

### LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





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### **STAFF RECOMMENDATION**

In conclusion, the proposal may not be consistent with the established zoning pattern in the immediate area, however, policies relating to long range planning suggest the city embrace the principles of new urbanism by creating 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 of benefiting from the “halo effect” of high-quality development already happening nearby. This proposal would continue with the precedent set by RZR2022-00014 and RZR2023-00019, when City Council approved requests to rezone various properties in the general area from BGC to RS-60 to allow for the construction of single-family homes.

Rather than continuing to spot-zone the area over time, this proposal would allow for a wide swath of properties within the greater Downtown Lawrenceville area to have their zoning reflect their actual use, simplifying the permitting process for existing property owners and allowing the city to continue to rectify past zoning missteps and inconsistencies. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposal.



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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;**

*As proposed, the plan could be suitable in view of the use and development in the immediate area, but the proposal lacks consistency (i.e. local services, pedestrian connectivity, etc.) with the long range plans of the City of Lawrenceville.*

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

*The area along the within the “North DTL” has long suffered due to antiquated policies and lack of enforcement. New decisions must be consistent with the polices 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 properties have a reasonable economic use as currently zoned, but retrofitting such single-family structures for commercial use may be prohibitively expensive due to code requirements.*

- 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;**

*Transitioning from a higher intensity use (general business) to a lower intensity one (single-family residential) would reduce the demand on public facilities in the form of traffic, utilities, stormwater runoff, and schools. This reduction would likely be minimal, however, given that these homes are already being used as single-family dwellings.*



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- 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. Downtown is intended as a mixed-use district that includes single-family residential housing, 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 a long overdue zoning clean up in this area that began in November 2022 with RZR2022-00014 and continued with RZR2022-00019 in June 2023.*