



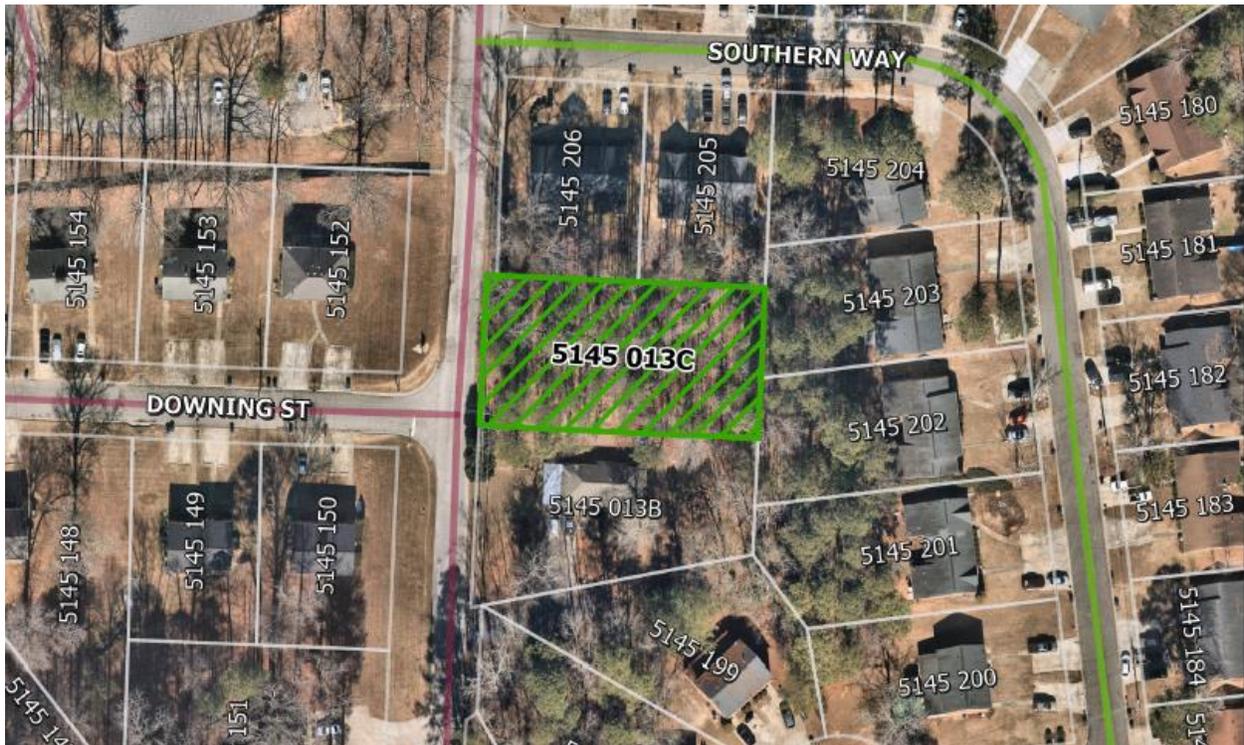
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER: RZR2024-00023
OWNER / APPLICANT: FLORENTINA FISTEAG
LOCATION(S): 0 CURTIS ROAD
PARCEL ID(S): R5145 013C
APPROXIMATE ACREAGE: 0.43 ACRES
ZONING PROPOSAL: RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT) TO RS-60 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT: TWO SINGLE-FAMILY RESIDENTIAL DWELLINGS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

VICINITY MAP





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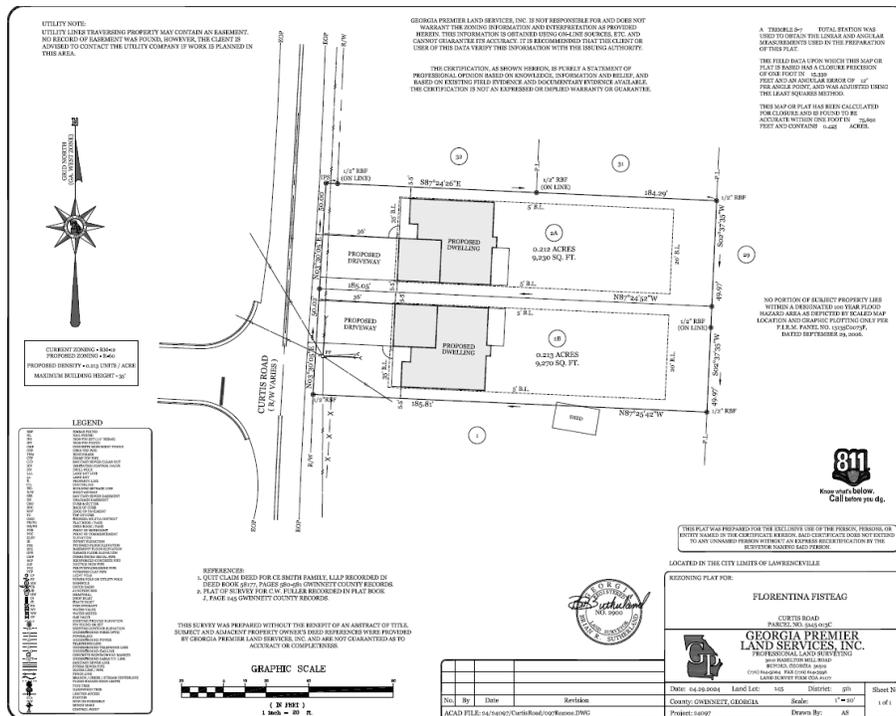
ZONING HISTORY

The subject property has been zoned RM / RM-12 (Multifamily Residential District) since 1960, which is the earliest zoning record on file for the parcel. There are no rezoning cases on record for the subject property.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 0.43-acre parcel on the eastern right-of-way of Curtis Road, across from its intersection with Downing Street. The proposed rezoning is from RM-12 (Multifamily Residential District) to RS-60 (Single-Family Residential District) to develop two single-family residential dwellings and dwelling units on the site. The property is currently vacant and undeveloped.

CONCEPT PLAN





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ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone the property in order to subdivide the property into two lots and develop two single-family residential dwellings. The exterior of the homes will match the character of the structures surrounding the subject property. The materials will consist of four sides brick with accents of cement / hardie plank siding, in general accordance with the submitted elevations. The proposed dwellings will be connected to the sewer system, as operated by Gwinnett County. If approved, the proposed development will require two variances, see lot development standards:

Article 1 Districts, Section 102.4 RS-60 Single-Family Residential District, Table B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Development Size	10 acres	0.425 acres	<u>VARIANCE</u>
Minimum Lot Area	7,500 sq. ft.	9,230 sq. ft.	N/A
Minimum Lot Width	60 feet	50 feet	<u>VARIANCE</u>
Minimum Front Yard Setback	35 feet	35 feet	N/A
Minimum Side Yard Setback	5 feet	5 feet	N/A
Minimum Rear Yard Setback	20 feet	20 feet	N/A
Minimum Heated Floor Area	1,800 sq. ft. (1 story) 2,000 sq. ft. (2 story)	1,800 sq. ft. (1 story) 2,000 sq. ft. (2 story)	N/A
Max. Lot Coverage	75%	17.5%	N/A
Maximum	35 feet	16 feet	N/A



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Building Height			
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The requested variances are as follows:

1. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.4 – RS-60 Single-Family Residential District, Table B., Lot Development Standards – Minimum Development Size. Allows the reduction of the minimum development size from ten (10) acres to 0.43 acres.
2. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.4 – RS-60 Single-Family Residential District, Table B., Lot Development Standards – Minimum Lot Width. Allows the reduction of the minimum lot width from sixty (60) feet to fifty (50) feet.

SURROUNDING ZONING AND USE

The surrounding area consists primarily of two-family homes, all of which are currently zoned RM-12 (Multifamily Residential District). There are two residential subdivisions adjacent to the subject property: Southgate (Unit 1) to the east and north along Southern Way, and Knightsbridge Square (Unit 2), which is across the right-of-way of Curtis Road, along Downing Street. Both subdivisions are zoned entirely RM-12. In addition to these uses, there are commercial uses zoned BG (General Business District) in the general vicinity, to the north along Hurricane Shoals Road. Finally, there are properties used for industrial uses along Maltbie Street to the south zoned HM (Heavy Manufacturing District). Overall, the general character of the surrounding area is primarily residential.

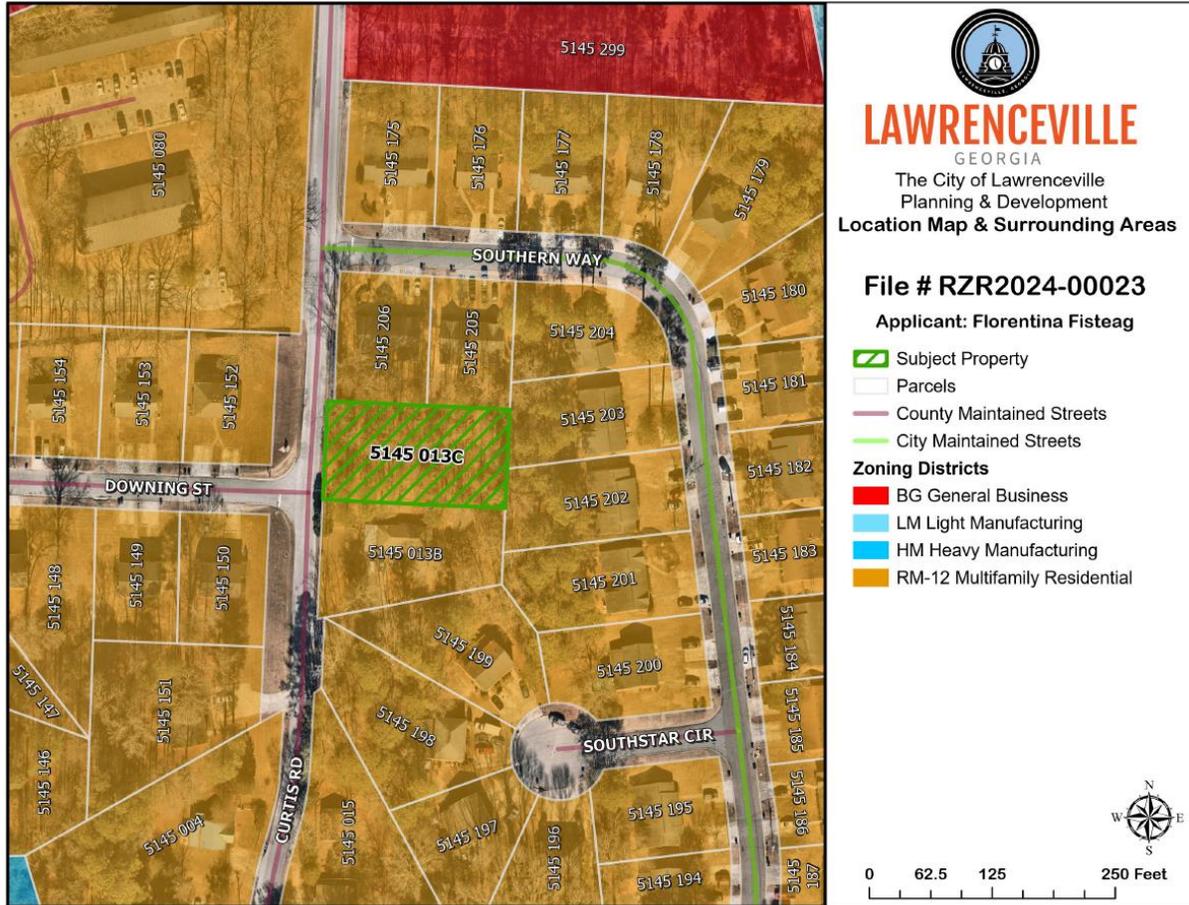
Though the proposed request to rezone the properties to RS-60 may not necessarily be consistent with the established zoning pattern of the area as-is, it would be consistent with recent developments in the area, which include some new single-family residential dwelling units. Such a rezoning has recent precedent in the general vicinity; in February 2023, City Council approved the rezoning of several properties along Northdale Road to the east from RM-12 to RS-150 (Single-Family Residential District).



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CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



2045 COMPREHENSIVE PLAN

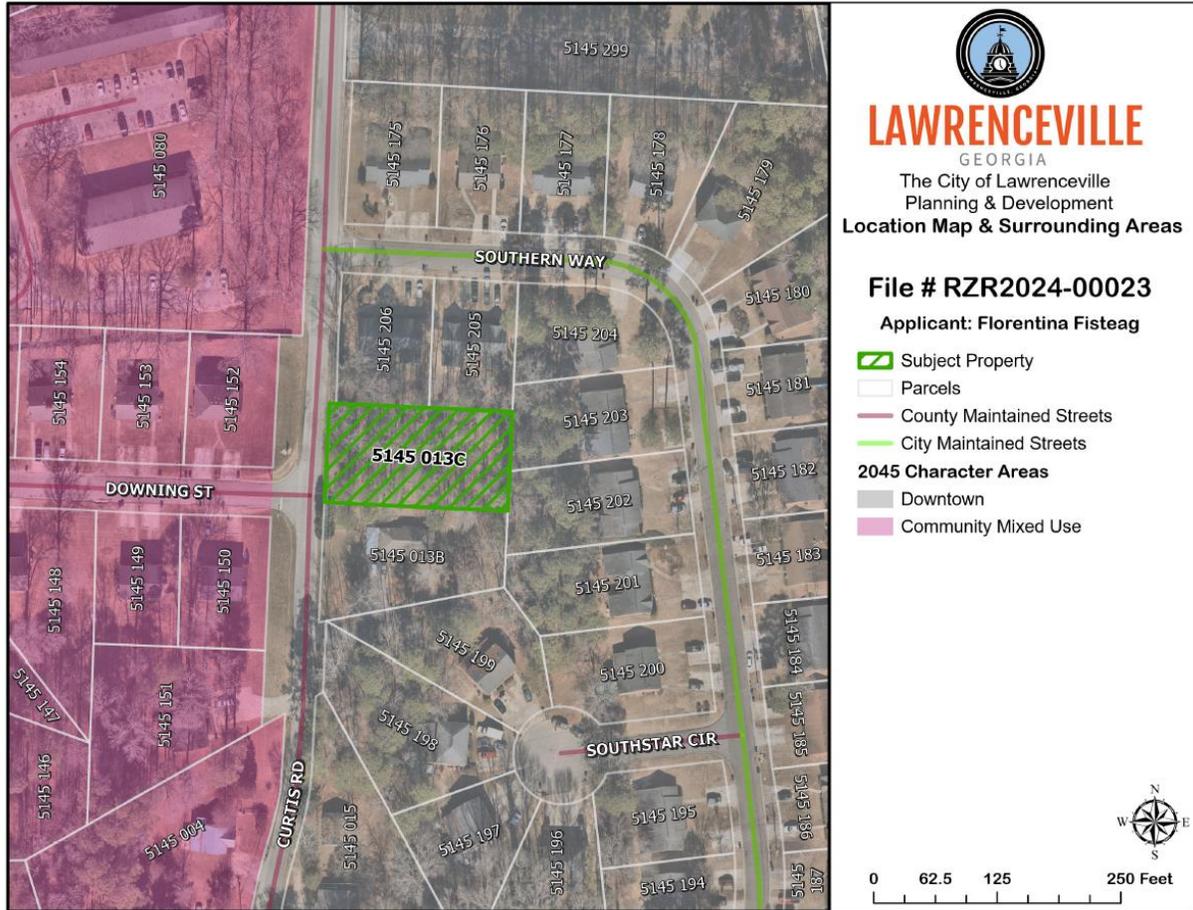
The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown character area. Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce. The requested zoning change is compatible with the goals of the 2045 Comprehensive Plan for the Downtown character area, which supports a variety of uses at a wide range of density levels.



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LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



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 RZR2022-00015 and RZR2022-00016, when City Council approved city-initiated



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requests to rezone various properties in the general vicinity from RM-12 to RS-150 to allow for the construction of single-family homes along Northdale Road.

Although the approval of this proposal would be a spot-zoning, in that all the surrounding properties will continue to be zoned RM-12, the approval of such a proposal would lead to a positive development for the area. 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

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;**

Yes. The surrounding area is already residential in nature, though it is of a higher density than the proposed development.

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

No. As discussed, the area is already residential in nature.

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

Development of such a property as it is currently zoned (RM-12) is complicated due to the fact that multifamily residential developments have a minimum ten (10) acre development area, which cannot be reduced by a variance. With a lot area of approximately 0.43, the property cannot be developed as-is.

- 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 (multifamily residential) to a lower intensity one (single-family residential) would reduce the potential demand on public facilities in the form of traffic, utilities, stormwater runoff, and schools.

- 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.



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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;**

The proposal would continue with the precedent set by city-initiated rezonings on Northdale Road in February 2023, with RZR2022-00015 and RZR2022-00016.