



# LAWRENCEVILLE

## Planning & Development

### ANNEXATION, REZONING, AND SPECIAL USE PERMIT

**CASE NUMBER(S):** ANN2026-00002, RZM2026-00006, & SUP2026-00006

**APPLICANT(S):** OWEN HERBERT

**PROPERTY OWNER(S):** ZIANNA GROUP LLC – ASIF DHANANI

**LOCATION(S):** 0 SUGARLOAF PARKWAY

**PARCEL IDENTIFICATION NUMBER(S):** 5078 003

**APPROXIMATE ACREAGE:** 6.61 ACRES

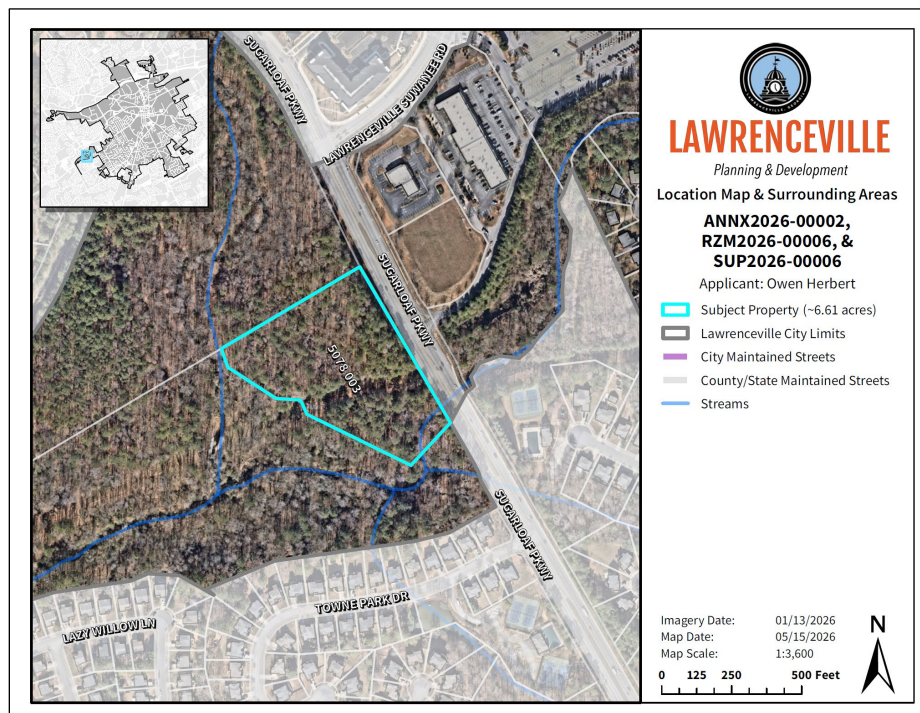
**CURRENT ZONING:** R-TH (SINGLE-FAMILY TOWNHOUSE DISTRICT)

**PROPOSED ZONING:** RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)

**PROPOSED DEVELOPMENT:** 39 TOWNHOMES W/ SUP FOR FRONT-ENTRY

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

#### VICINITY MAP



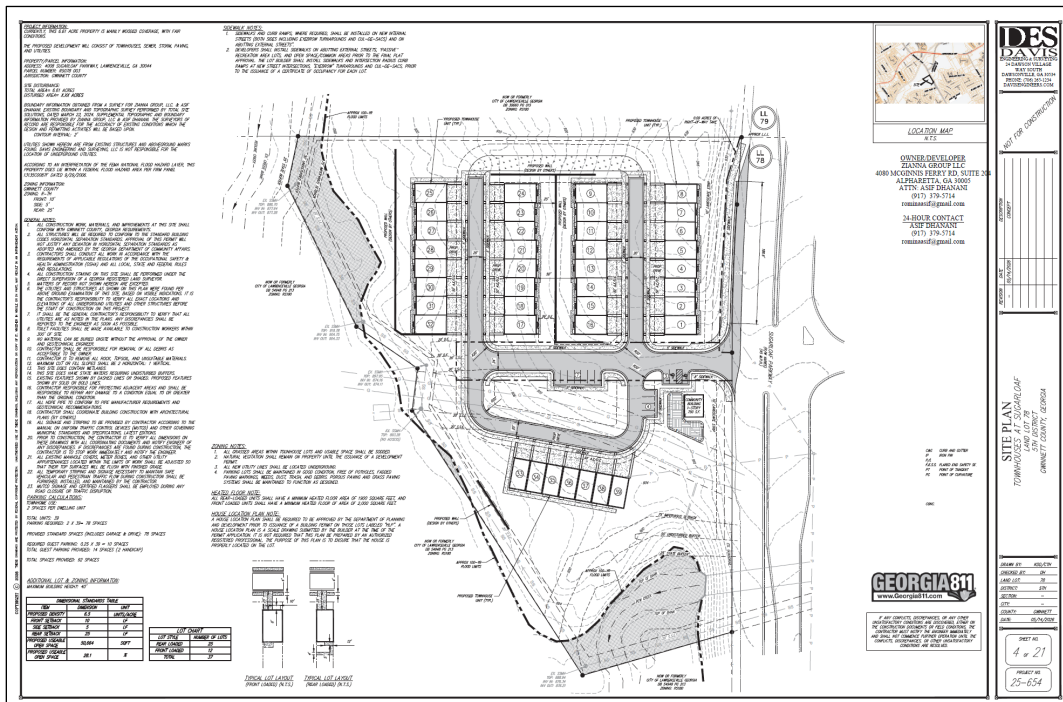
## ZONING HISTORY

The subject property is located within unincorporated Gwinnett County and is currently zoned R-TH (Single-Family Townhouse District).

## PROJECT SUMMARY

The applicant requests the annexation and rezoning of an approximately 6.61-acre property located at 0 Sugarloaf Parkway (Parcel ID Number: 5078 003) from Gwinnett County R-TH (Single-Family Townhouse District) to RM-8 (Townhouse Residential District) to develop thirty-nine (39) townhouse dwelling units at a density of approximately six (6) Units Per Acre (UPA). Furthermore, the applicant requests a Special Use Permit for thirty-one (31) front-entry units. The subject property is located along the western right-of-way of Sugarloaf Parkway, south of its intersection with Lawrenceville-Suwannee Road.

## SITE PLAN



## ZONING AND DEVELOPMENT STANDARDS

The proposed development generally reflects the development pattern and residential intensity previously approved for the subject property (Gwinnett County - RZM2023-00004) under Gwinnett County's R-TH zoning district. The proposed RM-8 district permits townhouse residential development at a moderate density compatible with the surrounding mix of commercial, residential, and open-space uses. While the proposal generally conforms to the intent of the RM-8 district, several deviations from the City's townhouse development standards require additional evaluation.

The applicant seeks to develop thirty-nine (39) townhomes on the subject property, of which the eight (8) units fronting Sugarloaf Parkway are rear-entry and the remaining balance of thirty-one (31) units internal to the development are front-entry. The proposed development includes five separate rows of townhomes consisting of seven to eight units per row. Common space includes a central ~10,500 square foot neighborhood green as well as a 750 square foot community building.

Approval of the requested RM-8 (Townhouse Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

**Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards**

| Standard           | Requirement     | Proposal        | Recommendation |
|--------------------|-----------------|-----------------|----------------|
| Min. Lot Area*     | 5 acres         | 6.61 acres      | N/A            |
| Min. Unit Width    | 20 ft           | 24 ft           | N/A            |
| Ext. Front Setback | 40 ft           | 40 ft           | N/A            |
| Ext. Side Setback  | 20 ft           | 20 ft           | N/A            |
| Ext. Rear Setback  | 20 ft           | 20 ft           | N/A            |
| Min. Heated Area   | See Table Below | See Table Below | N/A            |
| Max. Lot Coverage  | 40%             | Not Listed      | N/A            |
| Max. Height        | 35 ft           | 35 ft           | N/A            |
| Min. Com. Area %   | 15%             | Not Listed      | N/A            |

\*Minimum lot area shall not be reduced by a Variance.

**Minimum Heated Floor Area**

| Standard  | Requirement        | Proposal                       | Recommendation |
|-----------|--------------------|--------------------------------|----------------|
| 1-bedroom | 1,000 sq. ft       | N/A                            | Variance       |
| 2-bedroom | 1,200 sq. ft       |                                |                |
| 3-bedroom | 1,400 sq. ft (40%) | 1,900-2,000 square feet (100%) |                |
| 4-bedroom | 1,600 sq. ft (10%) |                                |                |

**Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District, Subsection E. Development Standards**

| Standard                        | Requirement            | Proposal             | Recommendation            |
|---------------------------------|------------------------|----------------------|---------------------------|
| Min. Units Per Row (UPR)        | <i>3 units</i>         | <i>7 units</i>       | <i>N/A</i>                |
| Max. Units Per Row (UPR)        | <i>8 units</i>         | <i>8 units</i>       | <i>N/A</i>                |
| Private Drive Width             | <i>24 ft</i>           | <i>20 ft</i>         | <b>Variance</b>           |
| Sidewalk Width                  | <i>5 ft</i>            | <i>5 ft</i>          | <i>N/A</i>                |
| Rear Setback from Private Drive | <i>27 ft</i>           | <i>27 ft</i>         | <i>N/A</i>                |
| Rear-Entry Units                | <i>39 units (100%)</i> | <i>8 units (21%)</i> | <b>Special Use Permit</b> |
| Adjacency to Public Green Space | <i>20 units (51%)</i>  | <i>7 units (18%)</i> | <b>Variance</b>           |
| Min. Public Green Space         | <i>3,000 SF</i>        | <i>~10,500 SF</i>    | <i>N/A</i>                |

**Article 4 Buffers, Section 403 Buffers Table**

| Standard      | Requirement  | Proposal     | Recommendation  |
|---------------|--------------|--------------|-----------------|
| RM-8 / RS-180 | <i>50 ft</i> | <i>26 ft</i> | <b>Variance</b> |

**Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.**

| Standard          | Requirement                           | Proposal                                 | Recommendation |
|-------------------|---------------------------------------|------------------------------------------|----------------|
| Parking: Dwelling | <i>4 spaces per unit (156 spaces)</i> | <i>4.36 spaces per unit (170 spaces)</i> | <i>N/A</i>     |

**DEVELOPMENT CHARACTER AND USE COMPATIBILITY**

The proposed townhouse development may be appropriate given the subject property's location along the Sugarloaf Parkway corridor and its relationship to surrounding commercial, residential, and future open space uses. The property was previously approved for townhouse residential development under Gwinnett County's R-TH zoning district, establishing a precedent for attached residential use on the site. The proposed density of approximately six (6) units per acre remains moderate in scale and may serve as a

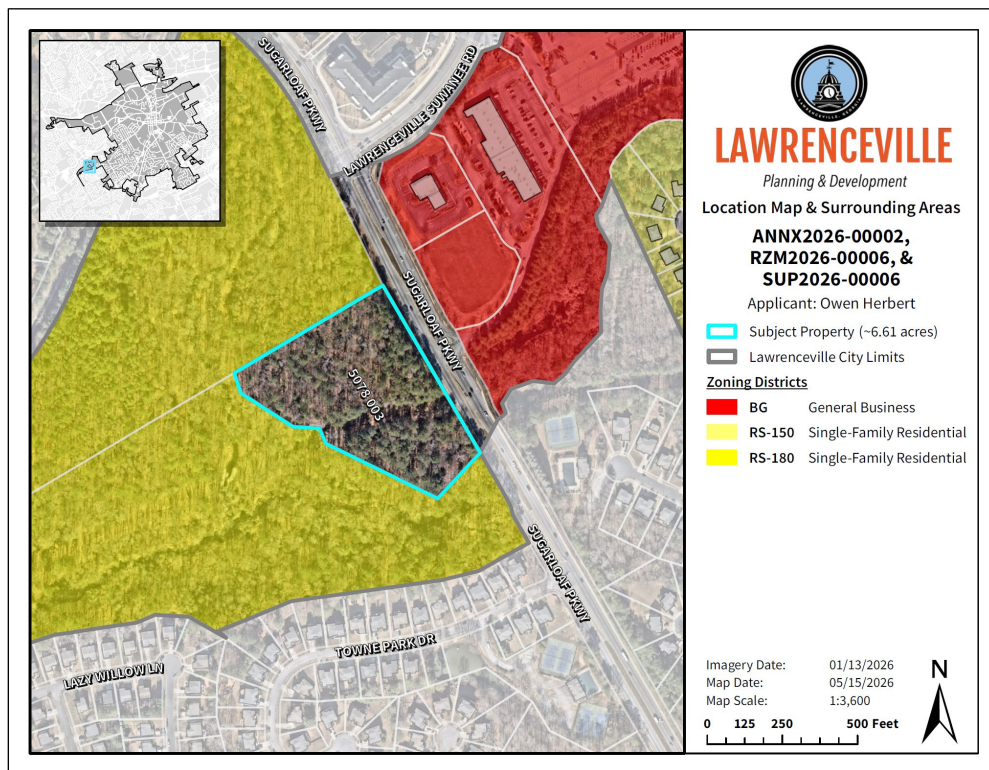
compatible residential transition between nearby commercial development and adjacent lower-density residential areas.

## DESIGN COMPLIANCE AND DEVELOPMENT STANDARDS

The proposal includes several deviations from the RM-8 development standards, including front-entry townhouse units, reduced private drive widths, reduced adjacency to public green space, and reduced zoning buffers. While some requested deviations exceed typical RM-8 development standards, the proposal generally maintains the townhouse residential development pattern previously approved for the property under Gwinnett County zoning.

The requested deviations should nevertheless be considered in light of the City's intended townhouse design standards. Staff finds that some deviations may be mitigated by the site's transitional context, adjacency to undeveloped City-owned properties, and environmental constraints associated with nearby floodplain areas. Staff finds the request may be appropriate if properly conditioned.

## CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



## SURROUNDING ZONING AND USE

The subject property is surrounded by a mix of commercial, residential, and undeveloped open-space properties. Properties directly adjacent to the site are zoned RS-180 (Single-Family Residential District) and consist primarily of undeveloped City-owned properties associated with Pew Creek and Redland Creek. Commercial properties zoned BG (General

Business District) are located across Sugarloaf Parkway and are developed with retail and banking uses. Nearby residential subdivisions within unincorporated Gwinnett County are primarily zoned R-75 (Single-Family Residence District).

Given the surrounding development pattern, the proposed townhouse development may serve as a buffering residential development pattern between the commercial corridor along Sugarloaf Parkway and nearby lower-density residential areas and future park/open-space properties.

## **2045 COMPREHENSIVE PLAN**

Although the subject property is currently outside the City limits of Lawrenceville, the site is identified within Gwinnett County's 2045 Comprehensive Plan as part of the Traditional+ daily community, which supports residential development with access to sewer infrastructure and includes townhouse residential development as an appropriate land use.

The subject property is also adjacent to areas identified within Lawrenceville's 2045 Comprehensive Plan as Parks and Commercial Corridor character areas. The nearby City-owned properties associated with Pew Creek and Redland Creek have been identified for potential future trail and park development, while the Sugarloaf Parkway corridor is intended to accommodate more intensive commercial development patterns.

Given the site's location between the commercial corridor and future open-space areas, the proposed townhouse development may serve as an appropriate transitional residential use consistent with the broader planning objectives of both Gwinnett County and the City of Lawrenceville.

## **STAFF RECOMMENDATION**

The proposed annexation, rezoning, Special Use Permit, and associated variances may be appropriate given the subject property's existing townhouse residential entitlement under Gwinnett County's R-TH zoning district and its location along the Sugarloaf Parkway corridor. The proposed townhouse development may serve as a moderate-density residential transition between nearby commercial development, future open-space and park properties, and surrounding lower-density residential areas.

While the proposal includes several deviations from the RM-8 development standards, including front-entry townhouse units, reduced private drive widths, reduced adjacency to public green space, and reduced zoning buffers, Staff finds that some deviations may be mitigated by the site's transitional context, adjacency to undeveloped City-owned properties, and existing environmental constraints associated with nearby floodplain areas. Additionally, the proposal includes enhanced architectural materials, open-space amenities, sidewalks, and parking accommodations that may support compatibility with surrounding development patterns.

Based on the foregoing analysis, Staff recommends **APPROVAL WITH CONDITIONS** of the requested annexation, rezoning, Special Use Permit, and associated variances.

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

ENGINEERING DEPARTMENT - No comment

PUBLIC WORKS - No comment

ELECTRIC DEPARTMENT - Georgia Power will serve this development.

GAS DEPARTMENT - Lawrenceville Gas will not serve this development.

DAMAGE PREVENTION DEPARTMENT - No comment

CODE ENFORCEMENT - No comment

STREET AND SANITATION DEPARTMENT - No comment

**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 annexation and rezoning may permit residential townhouse use that is suitable in view of the surrounding development pattern along the Sugarloaf Parkway corridor. The subject property is located adjacent to commercial development, undeveloped City-owned open-space properties, and nearby single-family residential neighborhoods. The proposed townhouse development may serve as an intermediate residential use between these varying land use intensities.*

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

*The proposed rezoning may not adversely affect the existing use or usability of adjacent or nearby properties. The surrounding area already contains a mix of residential and commercial uses, and the proposed development is generally consistent with the townhouse residential character previously approved for the property under Gwinnett County zoning. Additionally, adjacent City-owned properties associated with Pew Creek and Redland Creek remain largely undeveloped and constrained by floodplain conditions.*

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

*The subject property likely retains reasonable economic use under its existing Gwinnett County R-TH zoning classification, which already permits townhouse residential development. However, the requested annexation and rezoning to RM-8 would allow the property to develop under the City of Lawrenceville's zoning framework while generally maintaining a similar residential development pattern and density.*

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 proposed townhouse development may increase demand on existing streets, utilities, and public services; however, the scale and density of the development do not appear excessive given the property's location along Sugarloaf Parkway and its access to existing transportation and utility infrastructure. Access improvements, including a deceleration lane, are proposed to support traffic circulation and site access.*

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

*The proposed rezoning may be consistent with the general policy direction and intent of both Gwinnett County's and the City of Lawrenceville's comprehensive planning documents. The property is located within Gwinnett County's Traditional+ daily community and adjacent to Lawrenceville character areas associated with commercial corridors and future parks/open space uses. The proposed townhouse development may therefore function as an appropriate transitional residential use within the area.*

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;

*Existing and changing conditions affecting the property include the site's prior approval for townhouse residential development under Gwinnett County zoning, the continued development of the Sugarloaf Parkway corridor, and the presence of adjacent City-owned properties associated with future trail and park opportunities. Additionally, environmental constraints related to nearby floodplain areas may limit the development potential of adjoining properties and support the proposed transitional residential land use pattern.*