



# LAWRENCEVILLE

*Planning & Development*

## REZONING & SPECIAL USE

**CASE NUMBER:** RZR2024-00022 & SUP2024-00090

**APPLICANT:** ANSLEY JOHNSTON, LAND DESIGN SOLUTIONS

**OWNER(S):** LORENCE T BOWEN TRUSTEE CREDIT SHELTER TRUST

**LOCATION(S):** 446 GRAYSON HIGHWAY

**PARCEL ID(S):** R5148 014

**APPROXIMATE ACREAGE:** 12.97 ACRES

**ZONING PROPOSAL:** RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)  
TO RM-12 (TOWNHOUSE RESIDENTIAL DISTRICT)

**PROPOSED DEVELOPMENT:** 34 REAR-ENTRY & 22 FRONT-ENTRY TOWNHOMES

**DEPARTMENT RECOMMENDATION:** **APPROVAL WITH CONDITIONS**

### VICINITY MAP





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### ZONING HISTORY

The subject property has been zoned RS-150 (Single-Family Residential District) since it was annexed into the city circa April 2004, 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 a rezoning for 448 Grayson Highway from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) to allow for the development of 56 townhouse dwelling units with a Special Use Permit to allow for 22 front-entry units with a gross density of 3.5 units per acre (UPA). The subject property is approximately 14 acres in area and is located on the northeastern right-of-way of Grayson Highway, just northwest of the Wynfield Park subdivision along Kubal Drive. The property is currently vacant and undeveloped aside from a large (approximately 1.74 acre) stormwater pond that serves the general area.

### CONCEPT PLAN



ADDRESS:	448 GRAYSON HIGHWAY LAWRENCEVILLE GWINNETT COUNTY
PARCEL INFO:	5148 014
SITE AREA:	14.0 ACRES
LAKE & BUFFERS:	4.05 ACRES
WETLANDS AREA:	0.35 ACRES
CURRENT ZONING:	RS-150
PROPOSED ZONING:	RM-8
PROPOSED DWELLINGS:	56 SINGLE FAMILY ATTACHED DWELLINGS 34 REAR-ENTRY GARAGE UNITS (20' WIDE) 22 FRONT-ENTRY GARAGE UNITS (24' WIDE)
(SPECIAL USE PERMIT REQUESTED FOR FRONT-ENTRY GARAGE UNITS)	
MIN. LOT AREA (DEVELOPMENT)	5.0 AC
MIN. LOT AREA - DWELLING	NONE
MIN. SF AREA - DWELLING HEATED FLOOR AREA	1,200 SF
2 BED	1,400 SF
3 BED	
MIN. UNIT WIDTH	20-FT (2-CAR GARAGE REQUIRED)
MAX. BLDG HEIGHT	35-FT
SITE CONFIGURATION:	
EXTERNAL FRONT SETBACK	25-FT (FROM GRAYSON HWY)
EXTERNAL SIDE SETBACK	20-FT
EXTERNAL REAR SETBACK	20-FT
MAX. IMPERVIOUS AREA	40% (OF TOTAL DEVELOPMENT LOT)
MINIMUM COMMON AREA	15%
PROVIDED COMMON AREA	28% (3.98 AC OF 14.0 AC)
INCLUDES:	
PUBLIC GREEN 1	14,828.7 SF (> MIN. RCD 3,000 SF)
PUBLIC GREEN 2	11,862.8 SF (> MIN. RCD 3,000 SF)
POCKET PARK 1	11,481.7 SF (> MIN. RCD 3,000 SF)
POCKET PARK 2	7,335.8 SF (> MIN. RCD 3,000 SF)
COMMON AREA DOES NOT INCLUDE:	
LAKE & 25-FT BUFFER	
ZONING BUFFERS	
INDIVIDUAL DWELLING LOTS	
PROPOSED EASEMENT	
SIDEWALK REQUIRED:	5-FT WIDTH, 2-FT OFF BACK OF CURB (B.O.C.)
PARKING:	2-CAR/DWELLING (ALL DWELLINGS) ON-STREET PARKING, GUEST SPACES DRIVEWAY SPACES 20'DWELLING
REQUESTED VARIANCES (INCLUDE, BUT NOT LIMITED TO):	
LAKE BUFFERS:	WAVE 50-FT UNDISTURBED BUFFER WAVE 75-FT IMPERVIOUS BUFFER
REQUESTED SPECIAL USE PERMIT:	TO ALLOW FOR FRONT-ENTRY GARAGE UNITS 22 OF 56 UNITS ARE PROPOSED AS FRONT-ENTRY GARAGE UNITS



LAND DESIGN SOLUTIONS LLC  
2010 WOODBRIDGE LANE, SUITE 100  
DUBLIN, GA 31008  
Phone: 404-271-8100

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448 GRAYSON HWY  
LAWRENCEVILLE  
GWINNETT COUNTY, GA  
GEORGIA  
PARCEL ID 5148 014

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PROJ. # 220004

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NOT FOR CONSTRUCTION

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06-25-2024

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SCALE



ZR2024-00022 & SUP2024-00090



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### **ZONING AND DEVELOPMENT STANDARDS**

The applicant requests to rezone the subject property from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) to allow for the development of 56 townhouse dwelling (single-family attached) units with a gross density of 3.5 units per acre (UPA). Of these 56 units, 34 (61%) will be front-entry and 22 (39%) will be rear-entry; they are concurrently requesting a Special Use Permit to allow for the front-entry units.

Based on the conceptual site plan provided by the applicant, the development will be designed around maximizing access to public green space, with most of the rear-entry units clustered around a centralized public green. The existing 1.74-acre lake on site presents topographical hardships to the layout of the development (see below for the stream buffer reduction variances requested), but the proposal seeks to maximize its potential as a common space for prospective residents. Due to site-specific considerations, a portion of the proposed townhouse units (22) must be front-entry, but these units are set back and should be largely screened from both the public right-of-way as well as the main east-west private drive.

The development meets the following lot development standards, buffer requirements, and parking requirements as established in the Zoning Ordinance:

### **Article 1 Districts, Section 102.5 RM-8 Townhouse Residential District, Table B. Lot Development Standards**

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
Minimum Lot Area	5 acres	12.97 acres	N/A
Minimum Unit Width	20 feet	20 feet	N/A
External Minimum Front Setback	25 feet	25 feet	N/A
External Minimum Side Setback	20 feet	20 feet	N/A
External Minimum Rear Setback	20 feet	20 feet	N/A



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Minimum Heated Floor Area	See Table Below	See Table Below	N/A
Impervious Surface Coverage	40%	40%	N/A
Maximum Building Height	35 feet	35 feet	N/A
Green / Common Space %	2.1 acres (15% of gross acreage)	4.88 acres (28% of gross acreage)	N/A
Minimum Public Green Space	3,000 SF	38,173.2 SF	N/A
Adjacency to Public Green Space	28 Rear-Entry Units (50%)	32 Rear-Entry Units (57%)	N/A

### **Minimum Heated Floor Area**

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
1-bedroom	1,000 sq. ft	None	N/A
2-bedroom	1,200 sq. ft	1,200 sq. ft	N/A
3-bedroom	1,400 sq. ft (40%)	1,400 sq. ft (40%)	N/A
4-bedroom	1,600 sq. ft (10%)	None	N/A

### **Article 4 Buffers, 403 Buffers Table (RM-8)**

<b>Adjacent Development</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
RS-60	25 feet	25 feet	N/A
RS-150	50 feet	50 feet	N/A
BG	0 feet	0 feet	N/A



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

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
Townhome (Garaged)	2 spaces per dwelling unit (132 spaces)	2 spaces per dwelling unit (132 spaces)	N/A
Townhome (Driveway)	2 spaces per dwelling unit (132 spaces)	2 spaces per dwelling unit (132 spaces)	N/A
Guest Spaces (On-Street)	N/A	21 spaces	N/A

The requested variances are as follows:

1. A variance from the **Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards**. Allows for the reduction of the fifty (50) feet undisturbed stream buffer.
2. A variance from the **Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards**. Allows for the reduction of the seventy-five (75) foot impervious stream buffer.

### **SURROUNDING ZONING AND USE**

The area surrounding the subject property consists of both commercial and residential uses and zoning categories. The property immediately to the north/northwest is a self-storage facility zoned BG (General Business District), as are the commercial/retail businesses located across Grayson Highway (including Kroger). The Wynfield Park residential subdivision is located to the south/southeast of the subject property and is zoned RS-60 (Single-Family Residential District). Finally, the Acadia Woods residential subdivision abuts the property on its eastern edge, composed of single-family dwelling units zoned RS-150 (Single-Family Residential District).

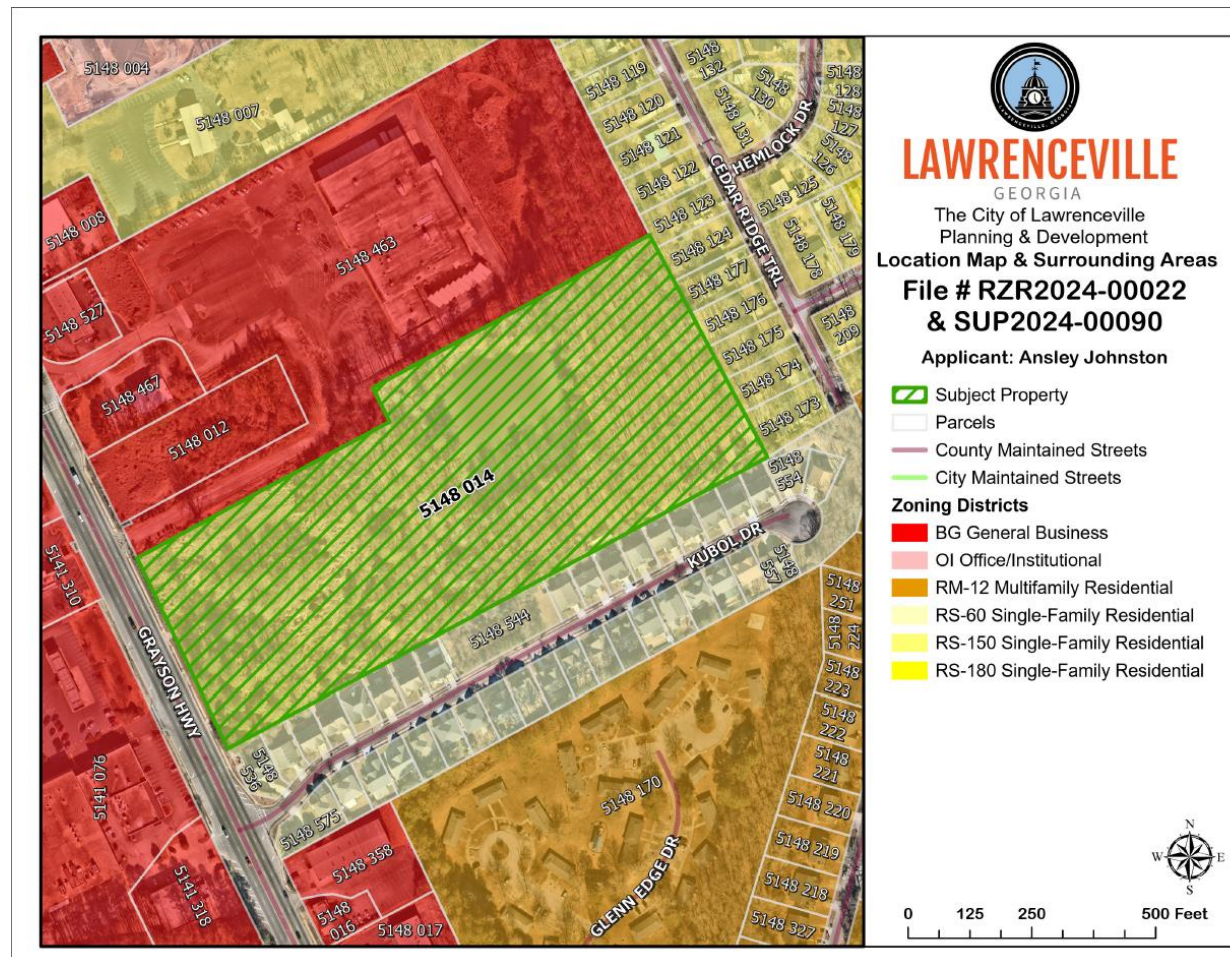


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The proposed request to rezone the property to RM-8 is consistent with the existing zoning patterns and uses in the general area. Indeed, there is recent precedent for such rezoning actions in the general vicinity; both the Towns at Enclave and the Alexander Towns townhouse developments along Gwinnett Drive were rezoned to RM-8 within the last few years – see approvals for RZM2020-00004 and RZM2021-00032, respectively. Furthermore, the proposal invokes a transect model of development, in which the established single-family neighborhoods to the east and south of the subject property would be buffered from more intensive commercial uses to the north and west by higher density single-family use in townhomes.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





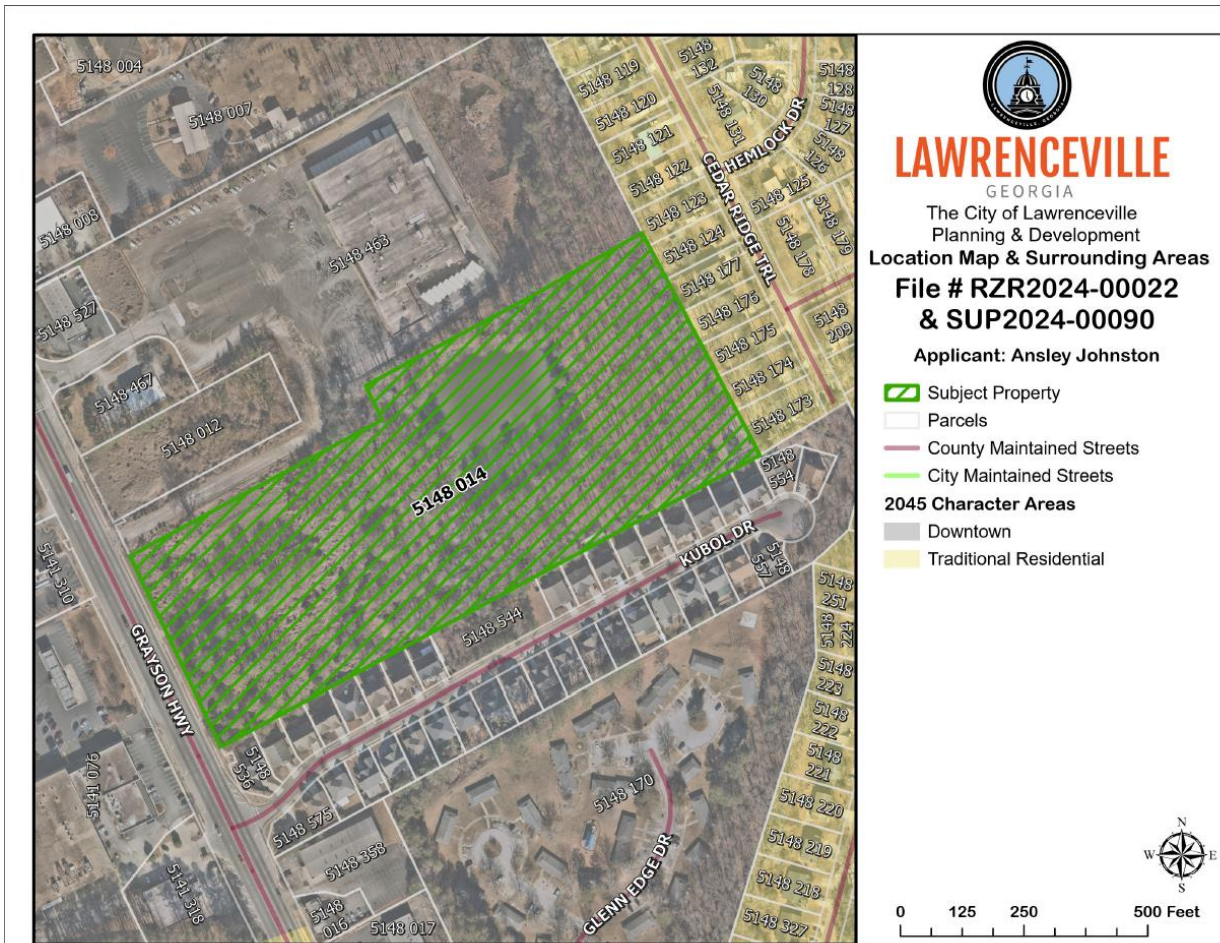
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### 2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate 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 requested zoning change is compatible with the goals of the 2045 Comprehensive Plan for the Downtown character area, which accommodates a wide variety of uses at a range of densities and levels of intensities, townhomes included.

### LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





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### **STAFF RECOMMENDATION**

In conclusion, the proposal is consistent with both the existing uses and zoning patterns of the area as well with the long-term vision for the city as established by the 2045 Comprehensive Plan; 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 RZM2020-00004 and then reinforced by RZM2021-00032, when City Council approved requests to rezone properties along Gwinnett Drive to the west to RM-8 to allow for the construction of similar townhouse developments. 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 contains a wide range of uses at various densities, including commercial/retail uses, single-family detached dwellings, and townhomes.*

- 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 predominantly mixed use in nature.*

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

*Yes; while the property could be developed as a single-family neighborhood similar to the Wynfield Park subdivision to the south/southeast (zoned RS-60), its location along a major thoroughfare in Grayson Highway may impede such a development.*

- 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 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 includes townhomes, 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 similar recent zoning actions along Gwinnett Drive: 1) RZM2020-00004, approved on September 28, 2020 for the Towns at Enclave townhouse development, and 2) RZM2021-00032, approved on March 28, 2022 for the Alexander Towns townhouse development.*