



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER:	RZM2024-00019
APPLICANT:	GDP HOLDINGS, LLC, C/O ANDERSON, TATE & CARR, P.C.
OWNER(S):	COLLINS HILL GROUP, LLC AND MEADOWLARK INVESTMENTS LLC
LOCATION(S):	PARK ACCESS DRIVE, 672 LYLE CIRCLE, 644 LYLE CIRCLE, 634 LYLE CIRCLE, 624 LYLE CIRCLE, AND A PORTION OF 651 COLLINS HILL ROAD
PARCEL IDENTIFICATION NUMBER(S):	R7011 153, R7011 045A, R7011 020, R7011 019, R7011 017, R7011 065, R7011 016, AND A PORTION OF R7011 023
APPROXIMATE ACREAGE:	6.92 ACRES
ZONING PROPOSAL:	BG (GENERAL BUSINESS DISTRICT) AND RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT) AND BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	68 TOWNHOMES AND 3,100 SF RETAIL SPACE
DEPARTMENT RECOMMENDATION:	APPROVAL AS CMU WITH CONDITIONS



LAWRENCEVILLE

Planning & Development

VICINITY MAP



ZONING HISTORY

The earliest zoning records for the subject property from 1971 show the property as having a mix of RS-120 (Single-Family Residential District), RS-150 (Single-Family Residential District), and OI (Office Institutional District) zoning. The properties were rezoned to BG (General Business District) and RS-150 at an undisclosed point between 1987 and 2002. In October 2003, parcel R7011 153 was rezoned from BG to HSB (Highway Service Business District). On March 4, 2019, RZC2019-00003 was approved to rezone this parcel from HSB back to BG (with conditions), the same zoning district as current. Finally, on July 25, 2022, parcel R7011 023 was rezoned to BG with conditions per case RZC2022-00039.

PROJECT SUMMARY

The applicant requests a rezoning of an approximately 6.92-acre parcel assemblage from RS-150 (Single-Family Residential District) and BG (General Business District) to RM-8 (Townhouse Residential District) and BG (General Business District) to allow for the development of sixty eight (68) rear-entry

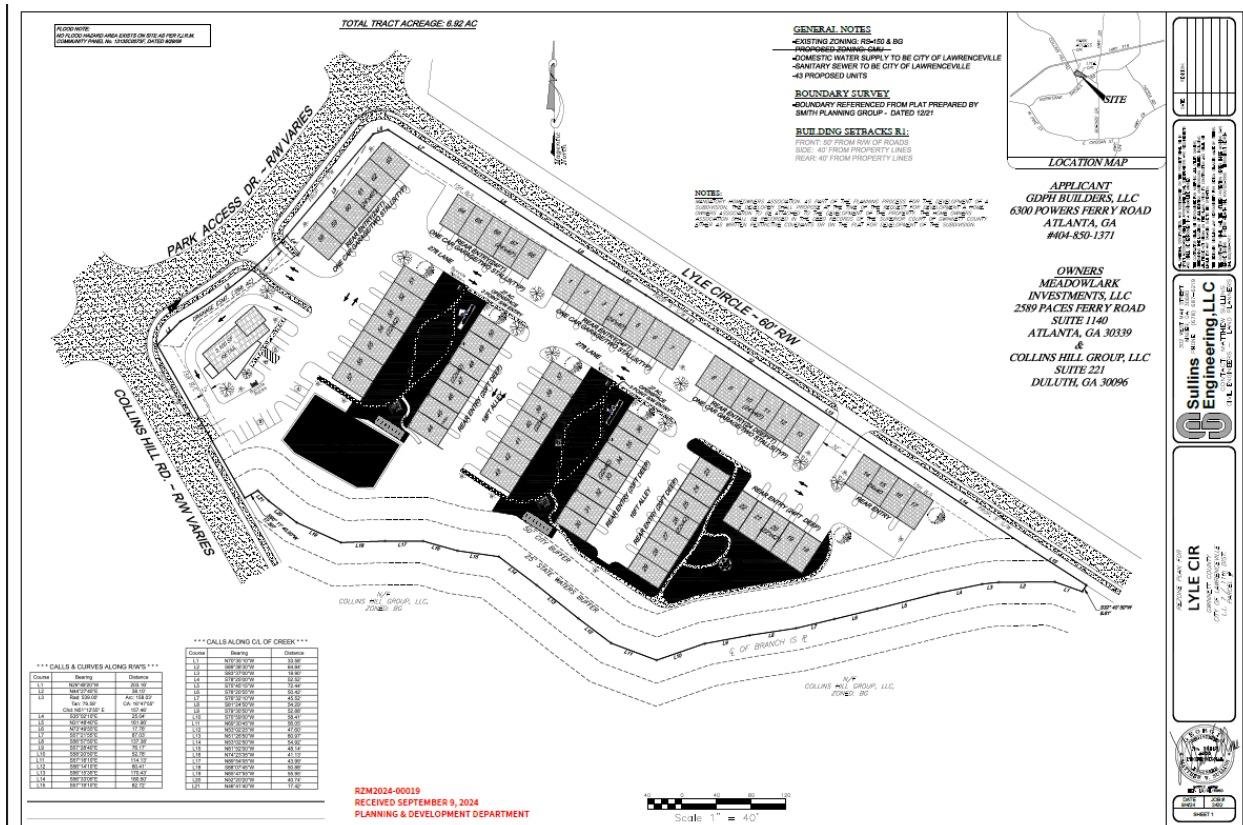


LAWRENCEVILLE

Planning & Development

townhome dwelling units and a small retail component. The property is located at the southeast intersection of Collins Hill Road and Park Access Drive, bounded to the south by Collins Hill Road, to the west by Park Access Drive, to north by Lyle Circle, and to the east by a stream bisecting parcel R7011 023. The properties located along Lyle Circle are predominately developed with single-family uses and zoning, with the remaining balance of the parcel assemblage being vacant and undeveloped.

CONCEPT PLAN





LAWRENCEVILLE

Planning & Development

ZONING AND DEVELOPMENT STANDARDS

As proposed, the development would consist of 68 rear-entry townhomes, which are expected to range in size from 2,700 to 2,800 square feet. The exterior architectural style would incorporate materials such as brick, stacked stone, and elements of cedar/cementitious shake, and board and batten siding, as illustrated in the attached renderings. Additionally, each townhome would be equipped with rear porches and two-car garages. In addition, the project layout is designed to maximize the number of internal townhome dwelling unit facades to be adjacent to proposed open space areas, and walking trails. Furthermore, the facades of the external townhouse units adjacent to Lyle Circle and Park Access Drive would be developed with a front yard building setback of fifteen feet (15 ft.).

In addition, the proposed development would consist of a small retail component containing approximately 3,100 square feet of retail space, driveways and parking. Additionally, the development would be served by three full-access driveways with entry points along Collins Hill Drive, Park Access Drive, and Lyle Circle. Minimum sight distance requirements of the City of Lawrenceville is limited to two-hundred feet (200 ft.).

If approved as CMU (Community Mixed Use District) as recommended, the proposal will require variances from the minimum standards as follows:

Article 1 Districts, Section 102.9 CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. and 2.

1. The intent of allowing these nonresidential uses is to create a small node of retail and commercial services primarily for the convenience and amenity of residents of the CMU District. Nonresidential development must be compatible with the residential component of the development, and in general with the Architectural Design Standards specified in this section and Article 6, Architectural Standards and Design Guidelines.

Land Use	Percentage of Gross Land Area			Recommendation
	Minimum	Maximum	Proposed	
Residential	30%	75%	92.5%	Variance



LAWRENCEVILLE

Planning & Development

Civic/Institutional	15%	50%	0%	
Commercial/Retail, Light Industrial, Office	15%	50%	7.5%	

2. This district provides for a diversity of housing types. Each CMU development shall include at least one housing option, including apartments, single-family residences, or townhomes.

a. Single-family detached dwellings on large lots (at least 9,500 sq. feet)
b. Single-family detached dwellings on mid-size lots (7,500-9,499 sq. feet)
c. Single-family detached dwellings on small lots (4,500-7,499 sq. feet)
d. Townhouses (see RM-8 standards, below)
e. Multifamily

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

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	5 acres	6.38 acres	N/A
Minimum Unit Width	20 feet	22 feet	N/A
External Minimum Front Setback	25 feet	15 feet	Variance
External Minimum Side Setback	20 feet	N/A	N/A
External Minimum Rear Setback	20 feet	N/A	N/A
Minimum Heated Floor Area	See Table Below	See Table Below	N/A
Impervious Surface Coverage	40% (2.55 acres)	45% (2.86 acres)	Variance
Maximum Building Height	35 feet	35 feet	N/A



LAWRENCEVILLE

Planning & Development

Green / Common Space %	1.04 acres (15% of gross acreage)	1.06 acres (16.6% of gross acreage)	N/A
Minimum Public Green Space	3,000 SF	26,435 SF	N/A
Adjacency to Public Green Space	34 Units (50%)	40 Units (59%)	N/A

Minimum Heated Floor Area

Standard	Requirement	Proposal	Recommendation
1-bedroom	1,000 sq. ft	2,700 - 2,800 square feet	N/A
2-bedroom	1,200 sq. ft		N/A
3-bedroom	1,400 sq. ft (40%)		N/A
4-bedroom	1,600 sq. ft (10%)		N/A

Article 1 Districts, Section 102.9 CMU Community Mixed-Use District, Subsection C. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	5 acres	6.92 acres	N/A
Road Frontage	40 feet per lot	N/A	N/A
Maximum Height	45 feet	35 feet	N/A
Internal Minimum Front Setback	5-15 feet	30 feet	N/A
Internal Minimum Side Setback	10-20 feet	10 feet	N/A
Internal Minimum Rear Setback	25-50 feet	20 feet	Variance



LAWRENCEVILLE

Planning & Development

Article 1 Districts, Section 102.9 CMU Community Mixed-Use District, Subsection I. Parking

Standard	Requirement	Proposal	Recommendation
Residential Dwelling Unit	1.5 spaces per dwelling unit (102 spaces)	3 spaces per dwelling unit (132 spaces)	N/A
Non-Residential	5 spaces per 1,000 square feet (15 spaces)	5 spaces per 1,000 square feet (15 spaces)	N/A

Article X Required Improvements, Design and Construction, Section 2. Required Improvements, 2.16 Street Intersections and Junctions

All street intersections and junctions shall be at right angles, unless otherwise approved for good cause by the Planning Director but in no case shall they be less than seventy (70) degrees. In addition, at all street intersections and junctions, there shall be a clear sight distance of at least 200 feet. As far as is practical, all proposed streets shall be continuous and made to connect with existing streets without off-set. In all cases of off-sets, centerline jogs of less than one hundred and fifty (150) feet shall not be permitted.

Recommendation: Variance Required.

The specific variances required are as follows:

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area. Allows for an increase in the Maximum Gross Land Area designated for Residential uses from seventy-five percent (75%) to ninety-two and one-half percent (92.5%).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Civic/Institutional Uses – Minimum Percentage of Gross Land Area. Allows



LAWRENCEVILLE

Planning & Development

for the elimination in the Minimum Gross Land Area designated for Civic/Institutional uses from fifteen percent (15%) to zero.

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Commercial/Retail, Light Industrial, and Office Uses – Minimum Percentage of Gross Land Area. Allows for the reduction in the Minimum Gross Land Area designated for Commercial/Retail, Light Industrial, and Office uses from fifteen percent (15%) to seven and one-half percent (7.5%).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.5 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for the reduction of the External Minimum Front Setback for the residential dwelling units along Lyle Circle and Park Access Drive from twenty-five (25) feet to fifteen (15) feet.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.5 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for an increase in total Impervious Surface Coverage for the residential portion of the development from 40% to 45%.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix. Allows for the reduction in the Internal Minimum Rear Setback from twenty-five (25) feet to twenty (20) feet.
- A variance from the Subdivision Regulations, Article X Required Improvements, Design and Construction, Section 2. Required Improvements, 2.16 Street Intersections and Junctions for a twenty percent (20%) reduction in the sight distance requirements along classified roadways of Collins Hill Road (Major Arterial) and Park Access Drive (Residential), lowering the requirement from two-hundred feet (200 ft.) to one-hundred-sixty feet (160 ft.).



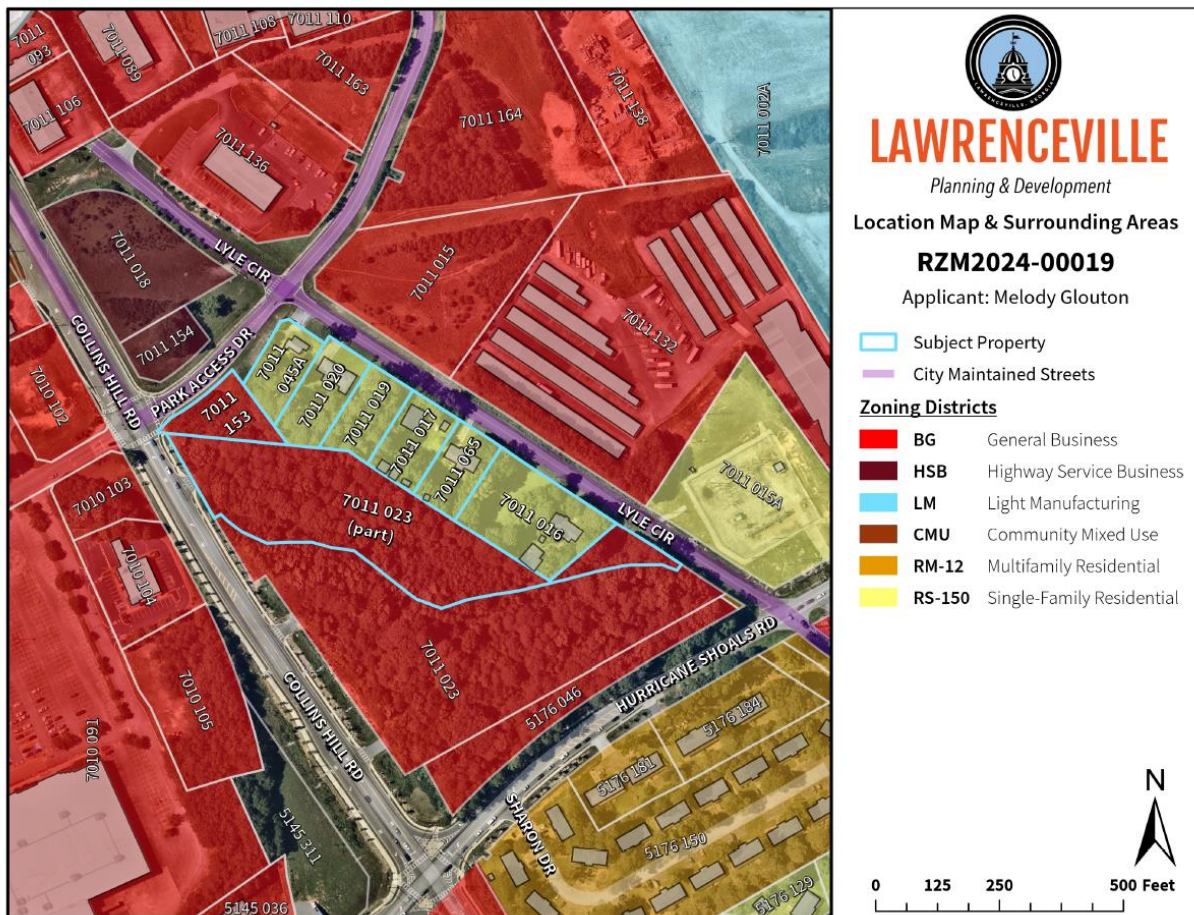
LAWRENCEVILLE

Planning & Development

Any encroachment of impervious surfaces and/or structures into the 25' impervious surface setback along the southern extent of the development is allowed, according to V-19-01 approved 03/26/2019.

As presented, the proposed development otherwise meets the standards for the CMU zoning district regarding green/common space, street & pedestrian connectivity, and architectural standards. Specific requirements of this section shall be reviewed and monitored throughout the development process, should this proposal be approved.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





LAWRENCEVILLE

Planning & Development

SURROUNDING ZONING AND USE

The area surrounding the subject property consists predominantly of commercial uses and zoning categories. Indeed, the properties to immediately to the east across Lyle Circle, to the north across Park Access Drive, and to the west across Collins Hill Road are all zoned either BG (General Business District) or HSB (Highway Service Business) and contain both retail and self-storage warehouses. Otherwise, the properties immediately to the south, across the right-of-way of Hurricane Shoals Road, are zoned RM-12 (Multifamily Residential District) and used for multifamily apartments as part of the Bluestone Manor complex. A singular RS-150 (Single-Family Residential District) is nearby the subject property, at the northern corner of Lyle Circle and Hurricane Shoals Road, which is the site for a Georgia Transmission Corporation utility facility.

The recommendation to the property to CMU is consistent with the existing zoning patterns and uses across the general vicinity. Indeed, there is a recent precedent for approval of similar rezoning actions in the immediate area:

1. **RZM2021-00009**: An approximately 35-acre site at the southwest corner of Collins Hill Road and State Route 316 was rezoned to CMU on 3/28/2022. A multifamily component (Lawrenceville Gateway) and an independent living facility (Sparrow Lawrenceville) are currently under construction, with a retail component along Collins Hill Road phased to a later date.
2. **RZM2022-00012**: An approximately 17.5-acre site at the southeast corner of Buford Drive and State Route 316 was rezoned to CMU on 4/25/2022. A multifamily component is currently in review (Lawrenceville Heights), with a retail component along Buford Drive is planned for a later date.
3. **RZM2024-00016**: An approximately 17.5-acre site at the southern extent of State Route 316, between Hillcrest Green Drive and Dogwood Lane. Rezoned to CMU on 9/16/2024. The proposal includes a multifamily component along the eastern end of the site and a townhouse component along the western end of the site, adjacent to the Northern Heights single-family residential subdivision.

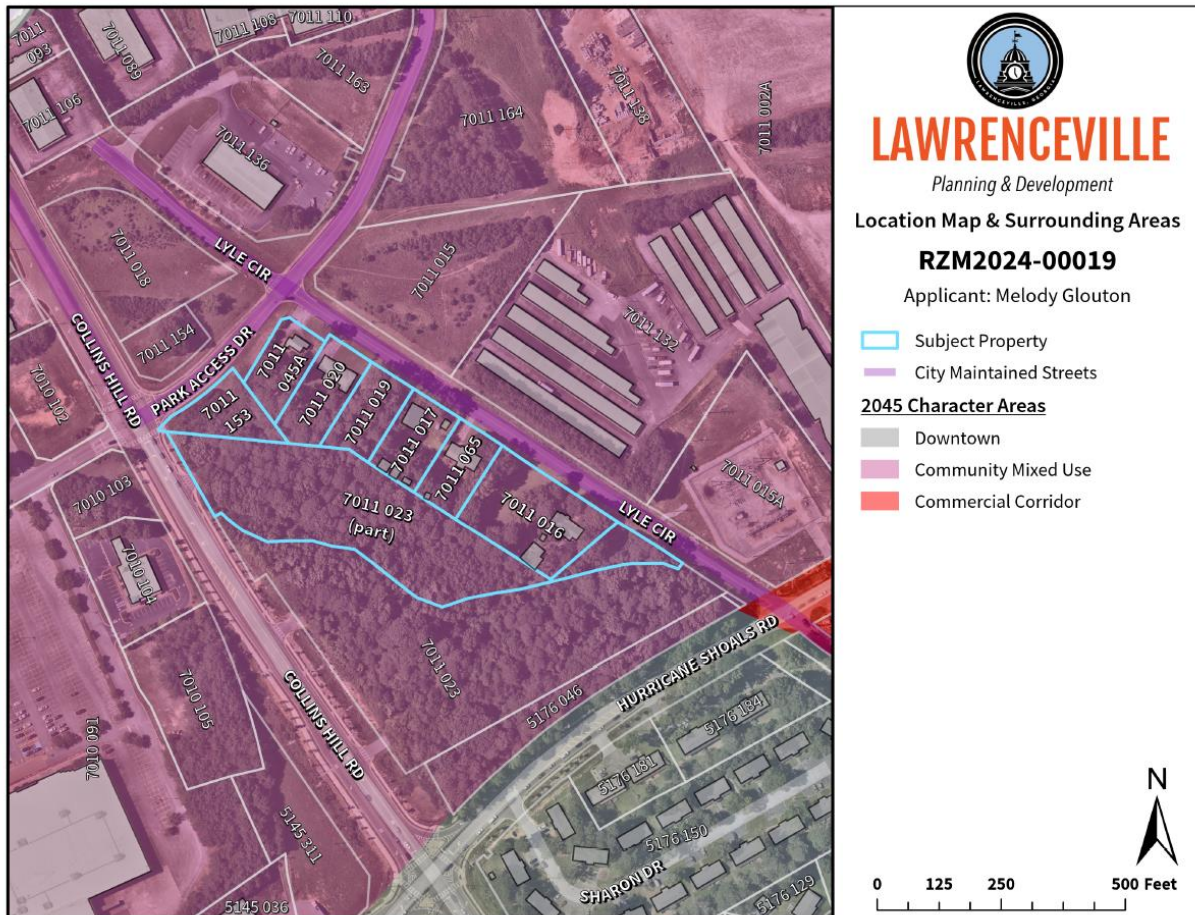


LAWRENCEVILLE

Planning & Development

All three of these developments are within a half mile of the subject property; the Lawrenceville Gateway project in particular is less than a tenth mile's distance, across Collins Hill Road. Considering this recent precedent of approval for similar projects in the vicinity as well as lack of adjacent incompatible uses, the proposed development would seem to align with nearby uses and zoning districts.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicates the subject property is located within the Community Mixed Use character area. The Community Mixed Use character area capitalizes on



LAWRENCEVILLE

Planning & Development

Lawrenceville’s economic strengths and diverse population by fostering vibrant and walkable neighborhoods. This integration of residential, commercial, and recreational spaces caters to the needs and preferences of a dynamic and growing community. Such a development meets the standards of development as established by the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

In conclusion, the proposal is consistent with both the existing uses and zoning patterns of the area as well as 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 City Council’s approvals for RZM2021-00009, RZM2022-00012, and RZM2024-00016, all similar projects in the immediate vicinity that were rezoned to CMU (Community Mixed Use District) to allow for the development of mixed-use projects consisting of a variety of multifamily, townhouse, and retail components. Furthermore, all three of these projects are also within the 2045 Comprehensive Plan’s Community Mixed Use character area.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL AS CMU COMMUNITY MIXED-USE WITH CONDITIONS** for the proposed rezoning.



LAWRENCEVILLE

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

Plans need to show the buffer being calculated from the centerline of the creek instead of the point of wrested vegetation. This may affect the buffer setbacks.

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

One Dumpster Pad



LAWRENCEVILLE

Planning & Development

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 mostly consists of commercial uses, with some multifamily apartments to the south of the project area.

- 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; the property could be developed according to the current standards of the BG and RS-150 zoning districts. However, such a rezoning will help in the assemblage of a variety of parcels into a 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 Community Mixed Use character area is intended as a mixed-use district that includes both townhomes and retail, so this rezoning conforms with the long-range plan.



LAWRENCEVILLE

Planning & Development

- 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 RZM2021-00009, RZM2022-00012, RZM2024-00016, and V-19-01.