

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING**

CASE NUMBER: RZC2022-00036

APPLICANT: LAWRENCEVILLE LAND HOLDINGS, LLC.

CONTACT: ERIC JOHANSEN

PHONE NUMBER: 678.571.4843

LOCATION: 489 WEST PIKE STREET

PARCEL ID: R5144 023A, R5144 027, R5144 030, PORTION OF
R5144 031 AND DEDICATED BUCHANAN STREET
RIGHT-OF-WAY

ACREAGE: 4.624 ACRES

ZONING PROPOSAL: BG (GENERAL BUSINESS DISTRICT) AND LM (LIGHT
MANUFACTURING DISTRICT) TO BG (GENERAL
BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: GENERAL BUSINESS

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

In 1960, the subject property was zoned BG and LM. In 2018, a portion of the subject property (PIN 5144 023A) was zoned BG (General Business District), pursuant to RZ-18-04.

PROJECT DATA

The applicant request rezoning of a 4.624-acre parcel assemblage from BG (General Business District) and LM (Light Manufacturing District) to BG (General Business District), to allow a development to provide a wide range of retail and service commercial establishments. The subject property is located along the northern right-of-way of W. Pike Street (S.R. 120), just west of its intersection with Dons Way (Public Works Drive). The property is primarily vacant, consisting of a portion of a City of Lawrenceville parking lot utilized by Public Works for employee

parking, with the remainder of the site is being undeveloped. Current conditions provide six (6) curb-cuts along this segment of W. Pike Street.

The area along the W. Pike Street (S.R. 120) corridor could be characterized by commercial, office and light industrial uses, and zoning. The subject property is bounded to the west by W. Pike Street (S.R. 120), to the north by CSX Railroad Right-of-Way, to the east by the City of Lawrenceville Public Works facility, and to the south by Public Works Drive (Dons Way). The majority of zoning and use along this segment of W. Pike Street (S.R. 120) consist of primarily automotive related uses, which includes convenience, maintenance, rental, repair, sales and service facilities. In addition, this segment includes places of worship, a retail center with restaurant and office institutional facility are located near by. Beyond the corridor are a number of light manufacturing uses and zoning, consisting of the City of Lawrenceville Public Works facility, mini-warehouse facilities and an outdoor storage facility. The proposed uses and zoning may be considered consistent with the surrounding area, but the existing landscape is in need of positive growth rather than maintaining the present circumstances along this segment of W. Pike Street (S.R. 120). Therefore, the proposal of new retail buildings and uses could be considered as a positive and a change in the right direction.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Community Mixed Use Character Area. This Character Area recognizes large-scale redevelopment opportunities, such as the requested, are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown, and could benefit from the “halo effect” of high-quality development already happening nearby. For this to happen, heavy industrial and noxious uses would need to relocate, and dumping and other poor environmental practices must be eliminated. Therefore, factors should be included to discourage strip centers with large surface parking lots and a reduction in curb cuts. Instead, the emphasis should promote connectivity between commercial/retail facilities through access management, new neighborhood shopping centers; beautiful landscaping; and the re-use of under-used lots and the revitalization of an ignored segment of W. Pike Street (S.R. 120).

The proposal, if properly conditioned, with an emphasis on design, landscaping, re-use and revitalization, the proposed request could become an example of the city’s efforts to expand the “halo effect” throughout the city limits. Therefore, the

Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

PUBLIC WORKS

We have City Natural Gas, City Electric & fiber that serves the LPW site running along the Buchanan St ROW. (the fiber is a dedicated City fiber that runs from City Hall to LPW).

The City is good with abandoning this ROW, but an easement should be in place to protect these underground utilities.

If the applicant wants to relocate these utilities, and thus eliminate or adjust the easement, that can be discussed as well.

ELECTRIC DEPARTMENT

City of Lawrenceville Power has underground utilities in the area. These will need to be relocated at the developers expense. Future developments will be served underground at the developer's expense.

Please direct any questions regarding Power to Huston Gillis or Mike Tatum.

GAS DEPARTMENT

A utility easement for gas, electric and water lines that feed the LPW facility and along SR 120 will be required.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the Rezoning proposal allow a use that is suitable in view of the use and development of an adjacent and nearby property?**
Yes. The proposed rezoning would be suitable of in view of similar uses and zoning in the immediate area.
2. **Will the Rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
No. The proposed zoning classification would be compatible with surrounding uses and zoning in the immediate area.
3. **Does the property to be affected by the Rezoning proposal have a reasonable economic use as currently zoned?**
Yes, the property affected by the proposed rezoning has a reasonable economic use as currently zoned.
4. **Will the Rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**
Yes, the proposed rezoning could result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities or utilities. The proposed rezoning would not result or cause an excessive or burdensome use of schools.
5. **Is the Rezoning proposal in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan?**
Yes, the rezoning proposal is in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan. The subject property has remained vacant for several years and redevelopment of an under utilized parcels of land would be consistent with the intent of the Comprehensive Plan.
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Rezoning proposal?**
Yes, the proposed rezoning would allow the applicant an opportunity to use the property in compliance with the rules and regulations of the City of Lawrenceville.