



# LAWRENCEVILLE

*Planning & Development*

## REZONING

<b>CASE NUMBER:</b>	<b>RZM2024-00019</b>
<b>APPLICANT:</b>	GDP HOLDINGS, LLC c/o ANDERSON, TATE & CARR P.C., Attn: MELODY GLOUTON
<b>OWNER(S):</b>	COLLINS HILL GROUP, LLC AND MEADOWLARK INVESTMENTS, LLC
<b>LOCATION(S):</b>	651 COLLINS HILL ROAD, VARIOUS
<b>PARCEL ID(S):</b>	R7011 016, R7011 017, R7011 019, R7011 020, R7011 023, R7011 045A, R7011 065, AND R7011 153
<b>APPROXIMATE ACREAGE:</b>	6.92 ACRES
<b>ZONING PROPOSAL:</b>	BG (GENERAL BUSINESS DISTRICT) AND RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT) AND BG (GENERAL BUSINESS DISTRICT)
<b>PROPOSED DEVELOPMENT:</b>	68 TOWNHOMES AND 3,100 SF RETAIL SPACE
<b>DEPARTMENT RECOMMENDATION:</b>	<b>APPROVAL AS CMU WITH CONDITIONS</b>



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### **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 for 651 Collins Hill Road (multiple parcels) from a mixture of 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 3,100 square feet of retail space and 68 rear-entry townhome units at a gross density of 9.8 units per acre (UPA).

The subject property consists of eight parcels with a total area of approximately 11.5 acres spanning almost the entire block defined by Lyle Circle to the northeast, Hurricane Shoals Road to the southeast, Collins Hill Road to the southwest, and



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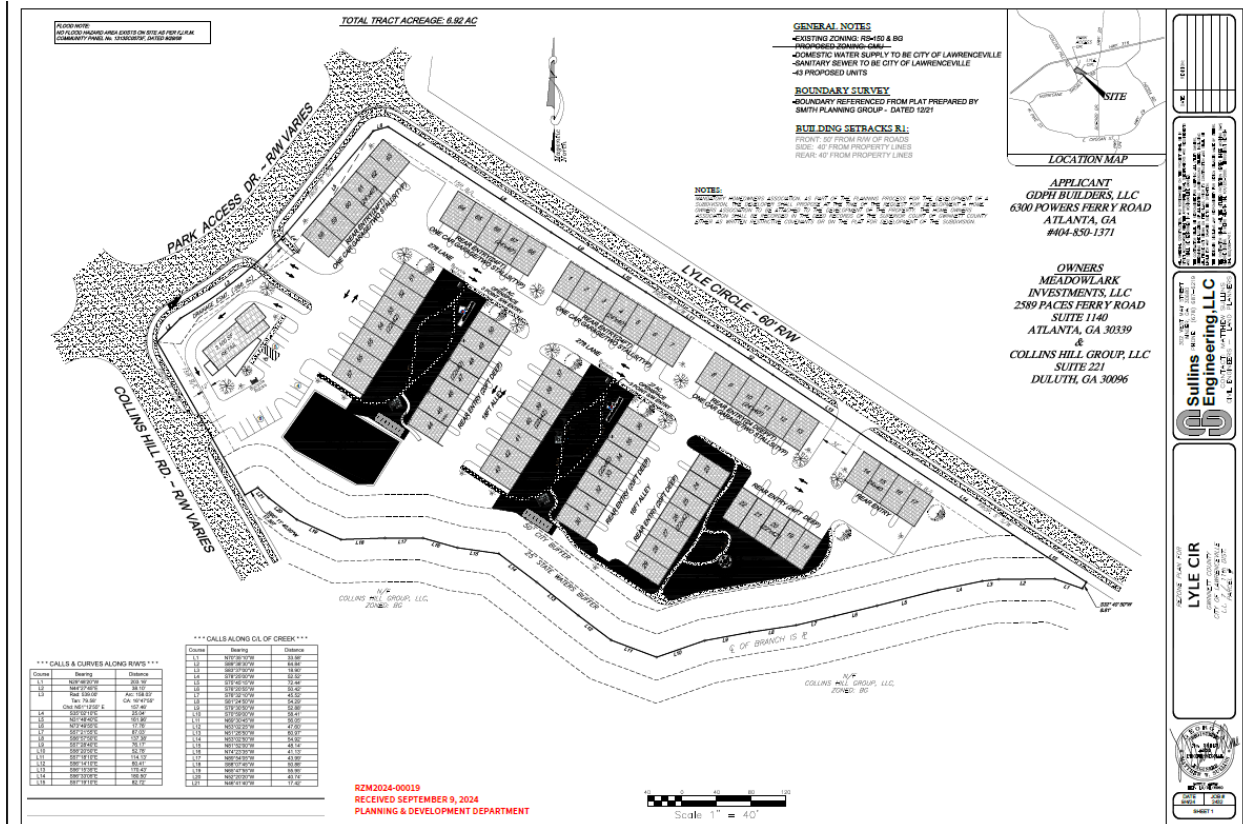
Park Access Drive to the northwest. A stream bisects parcel R7011 023 roughly through the middle; as such, the proposed development is constrained entirely to the 6.92 acres of the subject property that are located north of the stream. Much of the property is currently vacant and undeveloped, though there are four single-family homes along Lyle Circle with construction dates ranging from 1919 to 1970.



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### CONCEPT PLAN



### ZONING AND DEVELOPMENT STANDARDS

According to the letter of intent and concept plan provided by the applicant, the development will consist of 3,100 square feet of retail space and 68 rear-entry townhomes with rear porches and two-car garages. The townhomes are anticipated to range in size from 2,700 to 2,800 square feet and are projected to sell at a price point in the high \$400,000s, based on current market conditions. The exterior architectural style for the townhomes will consist or brick, stacked stone, cedar and/or cementitious shake, siding board and batten or combinations thereof, demonstrated in the attached renderings.

The development will be served by three full access driveways with entry points at Collins Hill Drive, Park Access Drive, and Lyle Circle. The layout of the project is intended to maximize the number of townhome units that face internal greenspace



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areas with walking trails. The exterior-facing townhouse units along Lyle Circle and Park Access Drive will be set back from the rights-of-way by 15 feet.

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
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)
<b>d. Townhouses (see RM-8 standards, below)</b>
e. Multifamily



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

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
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
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**

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
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





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

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
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

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

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
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

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



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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 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.

Any encroachment of impervious surfaces and/or structures into the 75' stream buffer 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





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connectivity, and architectural standards. Specific requirements of this section shall be reviewed and monitored throughout the development process, should this proposal be approved.

### **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 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) is 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



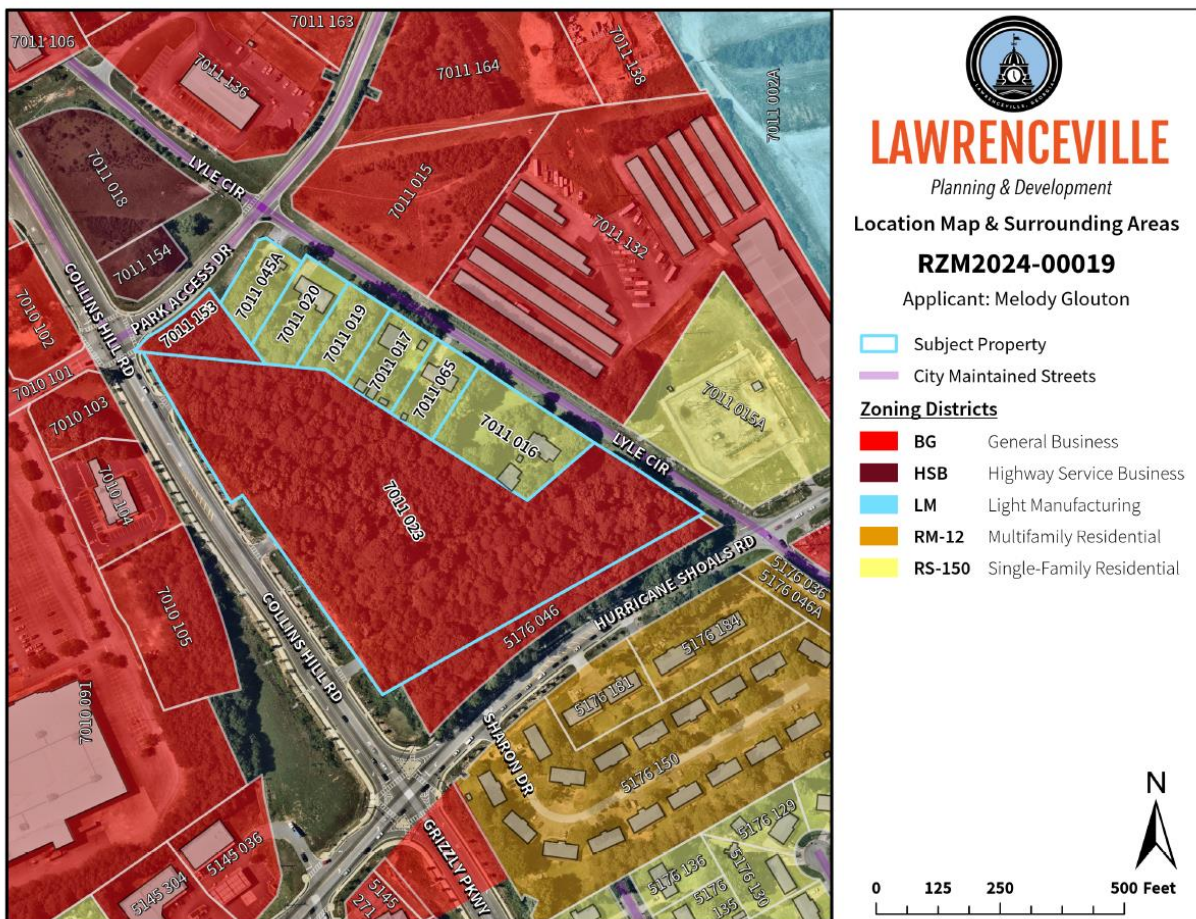
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to CMU on 9/16/2024. The proposal includes a multifamily component along the eastern end of the site and a townhouse component along the western end of the site, adjacent to the Northern Heights single-family residential subdivision.

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.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP







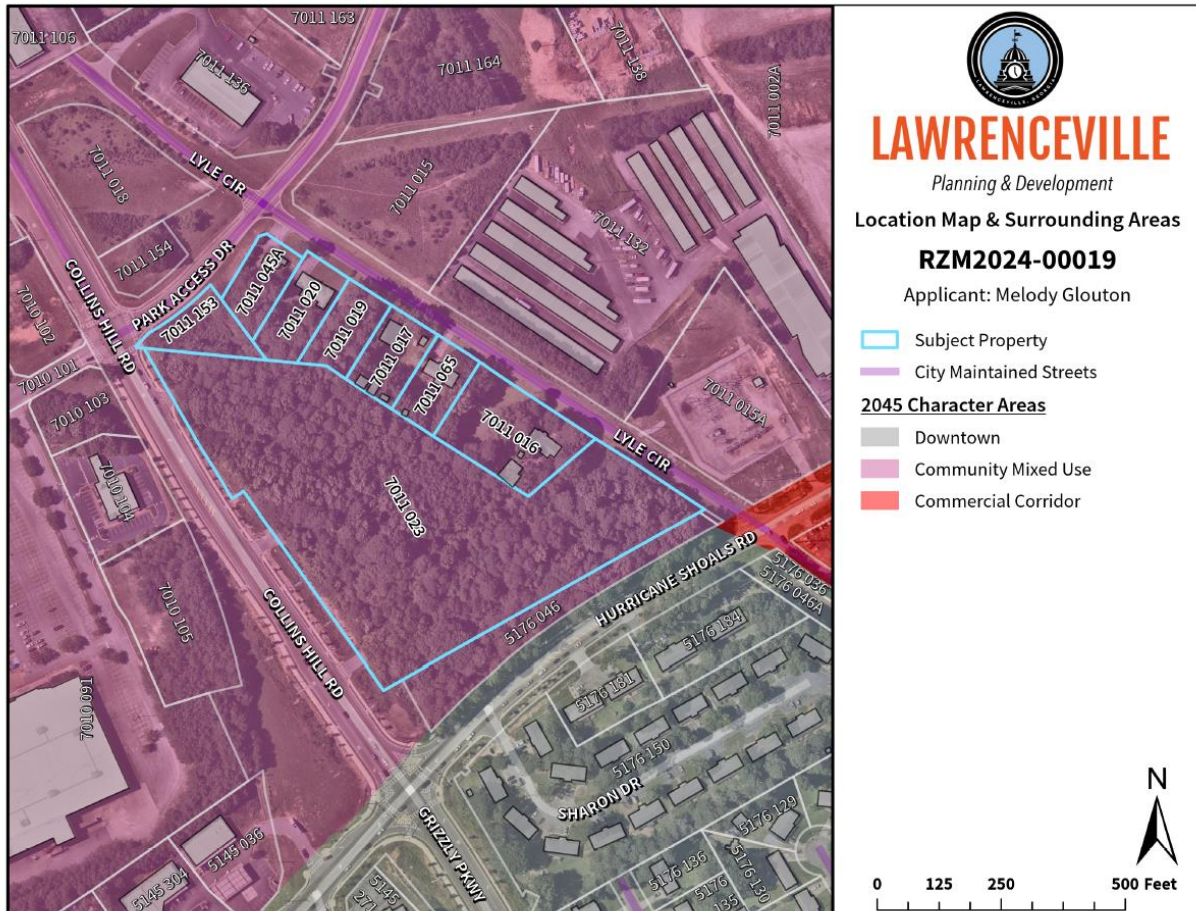
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### 2045 COMPREHENSIVE PLAN

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

### 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 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.



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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 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.*





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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 rezonings in the immediate vicinity, including RZM2021-00009, RZM2022-00012, and RZM2024-00016.*