



Letter of Intent

Application for Rezoning

Applicant

WSE Development LLC
Attn: Mr. Darin W. Collier, President
c/o The Worthing Companies
10 Glenlake Pkwy NE
South Tower, Suite 300
Sandy Springs, GA 30328

Assembled Properties

~5.97 acres located at 675 Buford Drive
Parcel I.D.: R7011 087
Owner: Ingles Markets, Inc.

~9.31 acres located at 3675 Buford Drive
Parcel I.D.: R7011 012
Owner: Lawrenceville Center Associates, LLC

~0.64 acres located at 655 Buford Drive
Parcel I.D.: R7011 097
Owner: Lawrenceville Center Associates, LLC

~0.90 acres located at 675 Buford Drive
Parcel I.D.: R7011 144
Owner: Lawrenceville Center Associates, LLC

~0.93 acres located at 641 Buford Drive
Parcel I.D.: R7011 078
Owner: Sant Nirankari Mission

Intended Project

Lawrenceville Corners
Mixed-Use Development
20,000 SF Commercial
365 Multifamily Units

Requested Approval

The Assembled Properties are located within the "Community Mixed Use" character area of the City of Lawrenceville's 2040 Future Development Map, designated as such *"to encourage quality commercial and residential mixed use redevelopment"*. In accordance therewith, Applicant hereby requests that the City rezone the Assembled Properties from BG to CMU with concurrent conditions and variances necessary to develop the Intended Project.

Narrative Overview

Assembled Properties are wholly within the jurisdiction of the City of Lawrenceville and are located in southeast quadrant of the intersection of Buford Drive and Georgia State Route 316. The Assembled Properties are highly visible from the eastbound Buford Drive on-ramp to Route 316 as well as the westbound lanes of Route 316.

The Assembled Properties owned by Ingles Markets, Inc., and Lawrenceville Center Associates, LLC, are a former grocery-anchored shopping center which has since been abandoned and demolished except for building foundations and surface parking lot. Those properties appear as raw land from adjacent thoroughfares.



Shopping Center from Northbound Buford Dr.



Shopping Center from Eastbound Route 316

The Assembled Property owned by Sant Nirankari Mission appears as a single-story, pitched roof brick residence but is operated as a gathering center serving the Sant Nirankari Mission spiritual and charitable community.



Mission from Northbound Buford Dr.

Surrounding uses include a used equipment yard and other light industrial to the east, small-scale industrial, office, retail and gas / convenience to the south fronting on Hurricane Shoals Road, and a former extended stay hotel to the west across Buford Dr. The property is in proximity to the Gwinnett County Airport at Briscoe Field (LZU).

Notwithstanding the current appearance and uses in all quadrants of the Buford Dr. / Route 316 interchange, this area does constitute an important “gateway” to the City of Lawrenceville, as recognized by the City’s 2018 Comprehensive Plan and 2040 Future Development Map.

Applicant proposes to redevelop the Assembled Properties to a horizontally-integrated, mixed-use development consisting of commercial / retail parcels along Buford Drive and luxury rental housing to the site’s interior, seamlessly integrated by a central village green connecting the mix of uses, all s refle3cted in Applicant’s Design Intent book submitted with this Application. The project will provide for future interparcel connectivity through private road connection to the east and south, and will propose as a precondition to development a traffic signal serving its main entrance.

The Intended Project satisfies all of the Key Implementation Policies of the Community Mixed Use character area designation, namely:

- LU1.1 – Encourage a mix and concentration of residential and retail uses at key locations;
- LU8.4 – promote new, compact development patterns;
- T1.2 – provide for interparcel connectivity first through the assemblage of separately-owned parcels and then through future points of connection; and
- H2.2 – plan for a variety of housing types, particularly infill housing and housing in mixed-use contexts where none exists today.

In addition, the Intended Project satisfies many of the more-broadly stated “Guiding Policies” as set forth in the City’s 2018 Comprehensive Plan:

- LU1.2 – Provide for neighborhood-level services near residential areas;
- LU1.3 – Minimize street frontages lined by parking lots, blank walls, or empty lots;
- LU1.4 – Design with human scale architectural features, including abundant windows and engaged facades;
- LU1.6 – Lead by example and set positive development patterns where none exist today;
- LU4.5 – Improve the aesthetics of main corridors and gateways into the City;

- LU5.3 – Address conditions that are conducive to concentration of blight;
- LU6.1 and .2 – Promote proper planning and compatibility of infill development;
- LU8.4 and .5 – Promote compact, sustainable development patterns;
- T2.2 and .3 – Incorporate sidewalks, parallel parking, and street lights to enhance the pedestrian experience;
- T2.11 – Minimize dead end streets and thoroughfares through interparcel connectivity (or provision therefore).
- H1.1 – Maintain high standards for housing;
- H2.1 – Encourage housing in mixed-used environments;
- QL6.1 – create public gathering spaces; and
- QL6.2 – integrate shared spaces in residential developments.

Applicant notes that the Assembled Properties will be combined and then subdivided following rezoning, if approved, so as to permit separate legal ownership of the intended uses described herein. The Assembled Properties, following any such subdivision, will be subject to a recorded, reciprocal easement, use agreement, and operating covenants encumbering the Assembled Properties to ensure they are operated as a first-class, mixed-use property as intended.

Criteria Analysis

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 immediate surrounding area includes a mix of industrial, commercial, and office zoning.. The site is surrounded by developed and undeveloped commercial/retail, and industrial properties. A mixed-use development could be suitable in view of the uses and zoning of adjacent and nearby property.

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

The existing use and zoning of adjacent or nearby properties would not be adversely impacted by the zoning proposal. As proposed, the plan is consistent with the policies of the City's 2018 Comprehensive Plan and 2040 Future Development Map, as noted above.

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

The property has a reasonable economic use as currently zoned.

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;

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

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

For the reasons noted herein, the Intended Project is in conformity with the City's 2018 Comprehensive Plan and 2040 Future Development Map.

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 request represents an opportunity to redevelop a large tract of underutilized land in proximity to the intersection of Buford Dr. and Route 316.

Waivers & Variances

Applicant request such waivers and variances to the City's zoning ordinance and development code as are necessary to permit the development of the Intended Project in accordance with Applicant's Design Intent Book submitted herewith.

Additional Submittals

Attached hereto is the following additional information submitted in support of this Application:

- Rezoning Application
- Disclosure of Campaign Contributions
- Boundary Legal Description
- Design Intent Book (Site Plan / Elevation / Conceptual Renderings)
- Advanced Planning Set – Building Plans, Elevations, Civil Sheets