

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

CASE NUMBER:	RZM2022-00012
APPLICANT:	WSE DEVELOPMENT LLC C/O THE WORTHING COMPANIES
CONTACT:	DARIN COLLIER
PHONE NUMBER:	770.522.5775
LOCATION:	675 BUFORD DRIVE, 641 BUFORD DRIVE-TRACT 1 HWY 20, 3675 BUFORD DRIVE-TRACT 2 HWY 20
PARCEL ID:	R7011 087, R7011 078, R7011 012
ACREAGE:	17.38
ZONING PROPOSAL:	BG (GENERAL BUSINESS DISTRICT) TO CMU (COMMUNITY MIXED-USE DISTRICT)
PROPOSED DEVELOPMENT:	MIXED-USE DEVELOPMENT; 20,000 COMMERCIAL AND 365 MULTIFAMILY UNITS
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The property has been zoned BG (General Business District) since 1986.

PROJECT DATA

The applicant request rezoning of a 17-acre parcel assemblage from BG (General Business District) to CMU (Community Mixed-Use District) to allow a mixed-use development located at the southeast quadrant of the intersection of Buford Drive and Georgia State Route 316. The site has been abandoned and demolished by the current owners; it is mostly a surface parking lot and building foundations.

The applicant intends to develop the site with a mixed-use development consisting of commercial and retail spaces along Buford Drive, and luxury rental housing to the site's

interior. The proposed concept plans show a central village greenspace integrated within the development to connect the mixed uses. The commercial component of the development would entail of 20,000 square feet, and the multifamily section would consist of 365 units. The plan proposes eight multistory buildings, four retail spaces; one within the out parcel and another one which would have retail opening on to shared greens pace creating the village atmosphere; a residential clubhouse that would anchor the green space, and a pool to serve the multifamily community. The overall design indicates potential future connection to adjacent properties. A detention pond is proposed at the southeastern end of the property. As proposed, green/common space and connectivity throughout the development is depicted on the attached Exhibits.

Project access would be provided from two curb cuts (right-in/right-out only) extending from Bufrod Drive, and inter-parcel access would be provided to a neighboring outparcel retail center to the south, with future inter-parcel access to the west of the property. The proposed plan includes 459 off-street parking spaces related to the multifamily component which does not meet the minimum requirement of the CMU zoning classification. The minimum number of off-street parking spaces is limited to 1.5 parking spaces for each residential unit, resulting in a required total of 547.5 parking spaces. Therefore, as proposed, a variance will be required to reduce the number of required off-street parking spaces relating to the multifamily component.

The proposed concept plan does not include setbacks, however, the CMU zoning classification is based on mixed of zoning classifications and uses, specifically the RM-24, BG and OI zoning classifications, which at a minimum requires a 50-foot Front Yard Setback along external property lines adjacent to a public right-of-way. In addition, the minimum requirements relating to building setbacks would require a 40-foot Rear Yard Setback along the western property, and a 10-foot Side Yard Setback along the eastern property line. It should be noted the CMU zoning classification specifically limits internal building setbacks to internal streets and private driveways.

The immediate surrounding area includes a mix of commercial developments and zoning. North across 316 undeveloped properties zoned BG, and Gwinnett County commercially zoned properties. To the south, and west across Buford Drive are properties zoned BG (General Business District) and HSB (Highway Service Business District). Adjacent to the east, are multiple properties zoned for LM (Light Manufacturing District). The request may compatible with the zoning and development pattern of its surrounding area and may be an appropriate development as a gateway to the City.

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 defines 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. The emphasis is on reduced curb cuts and connectivity between areas; access management for areas that do develop into shopping centers; beautiful landscaping; and the revitalization and re-use of older vacant structures and under-used lots. The proposed development may be consistent with goals and policies of the Comprehensive Plan promoting residential and mixed-use developments throughout the city limits. The project may also be consistent with the updated City’s Livable Centers Initiative (LCI) Plan, introducing residential housing density within proximity to Georgia Gwinnett College, the College Corridor and the Downtown Entertainment District.

In conclusion, the proposed development may be consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan and the updated City’s LCI Plan. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

Access off SR 20 will need GDOT approval.

1. The project's design professional is strongly encouraged to consult with the Lawrenceville Engineering Department as early in the engineering design phase of the project as possible.
2. The project's design professional must participate in a pre-submittal meeting with both the Engineering Department and the Planning & development Department at least 14 days prior to submitting the project for initial review.
3. To the maximum extent possible, the green spaces should be utilized to meet the project's runoff reduction requirements.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

This property has natural gas available.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

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;**

The immediate surrounding area includes a mix of commercial, and industrial 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 of Lawrenceville.

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;**

Policies of the City are intended to provide a transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown.

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 support of the goals of the 2040 Comprehensive Plan and updated City's LCIPlan.