

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

CASE NUMBER:	RZC2022-00040
APPLICANT:	CITY OF LAWRENCEVILLE
CONTACT:	TODD HARGRAVE
PHONE NUMBER:	678.407.6583
LOCATION:	SOUTHERLY RIGHT-OF-WAY OF STATE ROUTE 316 ALONG RAMP “X” ALSO KNOWN AS EASTBOUND CONNECTOR ROAD WITH THE NORTHEASTERLY RIGHT-OF-WAY OF LIGHTNING ACCESS ROAD
PARCEL ID:	PORTION OF R7011 003 (GDOT RIGHT-OF-WAY- ABANDONEMENT, PARCEL 4, TRACT 1 AND TRACT 2)
ACREAGE:	5.59 ACRES
ZONING PROPOSAL:	R-100 (GWINNETT COUNTY – SINGLE-FAMILY RESIDENCE DISTRICT) TO BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	GENERAL BUSINESS
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The subject property has been zoned R-100 (Gwinnett County – Single-Family Residence District) since 2004.

ZONING HISTORY:

In 2004, the property was annexed into the jurisdictional boundaries of the City of Lawrenceville, pursuant to ANX2004-00085.

PROJECT DATA

The applicant request rezoning of a 5.59-acre parcel from R-100 (Gwinnett County – Single-Family Residence 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 southerly right-of-way of State Route 316 along Ramp “X” also known as Eastbound Connector Road with the northeasterly right-of-way of Lightning Access Road at its intersection with Buford Drive/Georgia Highway 20. The property is vacant and primarily wooded.

The area surrounding the property could be characterized by commercial, light industrial and mixed-use uses and zoning. Bounded to the east by a city owned property once consisting of a recently demolished derelict hotel/motel. Further to the east, across Buford Drive is a recently approved CMU (Community Mixed-Use District) zoned property proposed to be developed with a mix of commercial/retail and multifamily use. Immediately to the south is an LM (Light Manufacturing District) consisting of a long standing RV and equipment rental facility. Further to the south at the intersection of Buford Drive and Hurricane Shoals Road are BG (General Business District) zoned properties consisting of commercial/retail and office uses. To north, across University Parkway (S.R. 316) are vacant tracts of land located in unincorporated Gwinnett County.

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, general commercial, civic and mixed-use developments throughout the city limits.

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

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

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/retail, industrial and mixed-use zoning. The site is surrounded by developed and undeveloped commercial/retail, and industrial properties. A commercial/retail 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 recognize redevelopment opportunities present throughout the city limits. Community Mixed Character Areas could benefit from the “halo effect” of high-quality development already happening nearby..

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 tract of underutilized land in support of the goals of the 2040 Comprehensive Plan.