

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

CASE NUMBER: RZC2022-00038

APPLICANT: CITY OF LAWRENCEVILLE

CONTACT: TODD HARGRAVE

PHONE NUMBER: 678.407.6583

LOCATION: 0 LYLE CIRCLE

PARCEL ID: PORTION OF R7011 015 (RIGHT-OF-WAY
ABANDONEMENT); TRACT 1 AND TRACT 2;

ACREAGE: 4.57 ACRES

ZONING PROPOSAL: BG (GENERAL BUSINESS DISTRICT) TO BG
(GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: GENERAL BUSINESS

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The subject property has been zoned BG (General Business District) since 1985.

PROJECT DATA

The applicant request rezoning of a 4.57-acre parcel from BG (General Business 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 bisected by the Park Access Drive right-of-way, and located just northeast of the intersection of Lyle Circle. The property is vacant.

The immediate surrounding area comprises primarily of commercial/retail uses and zoning. To the south, is an existing mini-warehouse facility and a vacant tract of land zoned BG (General Business District). To the west, across Lyle Circle, is a developed BG zoned property consisting of a multi-tenant commercial/retail center. To the north are outparcels zoned BG consisting of a variety of commercial/retail uses and zoning. To the east is a developed BG zoned

property consisting of landscape supply facility, and further to the east is an LM (Light Manufacturing District) consisting of recreational vehicle rental facility. Based on these factors the proposed zoning may be consistent with the developments, use and zoning in the immediate vicinity. The request is compatible with the zoning and development pattern of its surrounding area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the College Corridor Character Area. The College Corridor will be a unique place in the community, connecting two of the city's strongest anchors: Downtown and Georgia Gwinnett College (GCC). The vision for the College Corridor character area is a multi-modal, vibrant, mixed-use corridor. Over time, this area will 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.

The proposal, if properly conditioned, with an emphasis on design, landscaping, the proposed request could become another 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 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 develop a tract of underutilized land in proximity to the Georgia Gwinnett College and the College Corridor, in support of the goals of the 2040 Comprehensive Plan and updated City’s Livable Centers Initiative (LCI) Plan.