

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

<b>CASE NUMBER:</b>	<b>RZC2022-00039</b>
<b>APPLICANT:</b>	CITY OF LAWRENCEVILLE
<b>CONTACT:</b>	TODD HARGRAVE
<b>PHONE NUMBER:</b>	678.407.6583
<b>LOCATION:</b>	PROPERTY LOCATED AT THE NORTHWEST INTERSECTION OF COLLINS HILL ROAD AND HURRICANE SHOALS ROAD
<b>PARCEL ID:</b>	PORTIONS OF R5145 036, R7010 091, R7010 105 AND R7011 023 (GDOT RIGHT-OF-WAY ABANDONEMENT)
<b>ACREAGE:</b>	1.34 ACRES
<b>ZONING PROPOSAL:</b>	BG (GENERAL BUSINESS DISTRICT) TO BG (GENERAL BUSINESS DISTRICT)
<b>PROPOSED DEVELOPMENT:</b>	GENERAL BUSINESS
<b>DEPARTMENT RECOMMENDATION:</b>	<b>APPROVAL WITH CONDITIONS</b>

**ZONING HISTORY:**

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

**PROJECT DATA**

The applicant request rezoning of a 1.34-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 located at the northwest intersection of Collins Hill Road and Hurricane Shoals Road. The property is vacant.

The immediate surrounding area includes a mix of commercial, institutional, office and residential developments and zoning. To the south, is the Lawrenceville Crossing shopping center consisting of a multi-tenant commercial/retail center

and outparcels along Collins Hill Road. To the west, across Hillcrest Green Road is the RM-12 (Multifamily Residence District) and a vacant tract of land zoned RS-150 (Single-Family Residence District). Immediately adjacent to the north and west is the BG zoned Collins Hill Walmart Supercenter. To the north and east, are vacant parcels of land zoned BG, and to the south across Hurricane Shoals Road are multiple properties zoned for commercial uses, as well as the recently completed College Corridor. Based on these factors the proposed zoning may be consistent with the developments 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.*