



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: CITY COUNCIL WORK SESSION, APRIL 14, 2025

AGENDA CATEGORY: DISCUSSION OF NEW CITY BUSINESS

Item: RZR2025-00026; JCT Construction Group Inc c/o LJA Engineering; 150 Scenic Highway

Department: Planning and Development

Date of Meeting: Monday, April 14, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone from BG (General Business) to RS-TH INF (Townhouse-Family Infill Residential) to allow for a Townhome Development

**Planning &
Development
Recommendation:** **Denial**

**Planning
Commission
Recommendation:** **To be Provided at the Work Session Meeting**

Summary: The applicant requests a rezoning of an approximately 3.94-acre parcel from BG (General Business District) to RS-TH INF (Townhouse-Family Infill Residential District), which would represent a shift towards higher-density residential development in place of the established commercial zoning. The subject property is located on the southern right-of-way of Scenic Highway, just east of its intersections with Carver Circle and Green Street. It is directly southeast of the Southlawn subdivision in Downtown Lawrenceville.

Attachments/Exhibits:

- RZR2025-00026_RPRT_03122025
- RZR2025-00026_AGND PCKT_03272025