



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, SEPTEMBER 3, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	RZM2025-00022 & SUP2025-00110; Kittle Homes, LLC c/o Mahaffey Pickens Tucker; Paper Mill Road Parcel Assemblage
Department:	Planning and Development
Date of Meeting:	Wednesday, September 3, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone the subject property from BN (Business/Neighborhood District) and RM-12 (Multifamily Residential District) to RM-8 (Townhouse Residential District) with a Special Use Permit for Front-Entry Units
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant is requesting to rezone the subject property to RM-8 (Townhouse Residential District) to develop fifty-nine (59) townhomes, with a Special Use Permit for forty-three (43) front-entry units in the rear of the property. The subject property is an approximately 7.53-acre assemblage of five parcels located at the southwestern right-of-way of Paper Mill Road, just south of its intersection with Springlake Road.

Attachments/Exhibits:

- RZM2025-00022 & SUP2025-00110_RPRT_08072025
- RZM2025-00022_P&D REC CNDS_08072025
- SUP2025-00110_P&D REC CNDS_08072025
- RZM2025-00022 & SUP2025-00110_ATTCHMNTS_07082025