



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, NOVEMBER 13, 2024

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	RZM2024-00019; GDP Holdings, LLC c/o Anderson, Tate & Carr, P.C., Attn: Melody Glouton
Department:	Planning and Development
Date of Meeting:	Wednesday, November 13, 2024
Fiscal Impact:	N/A
Presented By:	Todd Hargrave, Director of Planning and Development
Action Requested:	Review of Proposal
Planning and Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Staff Recommendations

Summary: The applicant requests a rezoning of an approximately 6.92-acre parcel assemblage from RS-150 (Single-Family Residential District) and BG (General Business District) to RM-8 (Townhouse Residential District) and BG (General Business District) to allow for the development of sixty-eight (68) rear-entry townhome dwelling units and a small retail component. The property is located at the southeast intersection of Collins Hill Road and Park Access Drive, bounded to the south by Collins Hill Road, to the west by Park Access Drive, to north by Lyle Circle, and to the east by a stream bisecting parcel R7011 023. The properties located along Lyle Circle are predominately developed with single-family uses and zoning, with the remaining balance of the parcel assemblage being vacant and undeveloped.

Attachments/Exhibits:

- RZM2024-00019_RPRT_09182024
- RZM2024-00019_P&D RECO CIND_09182024
- RZM2024-00019_APP_08092024
- RZM2024-00019_LOI_08092024
- RZM2024-00019_LEGAL DESC_08092024
- RZM2024-00019_SURVEY 8.5X11_08092024
- RZM2024-00019_SITE PLAN 2 8.5X11_09092024
- RZM2024-00019_ELEVATIONS_08092024
- RZM2024-00019_Aerial Map – Zoomed In (1:2,750)
- RZM2024-00019_Aerial Map – Zoomed Out (1:5,500)
- RZM2024-00019_Zoning Map – Zoomed In (1:2,750)
- RZM2024-00019_Zoning Map – Zoomed Out (1:5,500)
- RZM2024-00019_Character Areas Map – Zoomed In (1:2,750)
- RZM2024-00019_Character Areas Map – Zoomed Out (1:5,500)
- PC MTNG MNTS_11042024