



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, NOVEMBER 4, 2024

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

**Item:** RZM2024-00019; GDP Holdings, LLC c/o Anderson, Tate & Carr, P.C., Attn: Melody Glouton

**Department:** Planning and Development

**Date of Meeting:** Monday, November 4, 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:**

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**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)