



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, JULY 7, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

**Item:** RZR2025-00029; North DTL CC PH1, LLC; 750 North Clayton Street, 113 Maddox Street, 127 Maddox Street

**Department:** Planning and Development

**Date of Meeting:** Monday, July 7, 2025

**Presented By:** Todd Hargrave, Director of Planning and Development

**Applicants Request:** Rezone to CMU (Community Mixed-Use District) to allow for a housing master plan

**Planning & Development Recommendation:** **Approval with Conditions**

**Planning Commission Recommendation:**

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**Summary:** The applicant requests a rezoning of an approximately 1.3-acre parcel assemblage from RS-150 (Single-Family Residential District) and RM-12 (Multifamily Residential District) to CMU (Community Mixed-Use District), an addition to concurrent rezoning case RZR2024-00025. This would represent a shift towards higher-density residential development in place of the established commercial, multifamily residential, office institutional and one-family residential zoning. The subject property is composed of much of the block formed by North Clayton Street, Grizzly Parkway, and North Clayton Connector Road and includes several parcels located on the eastern right-of-way of North Clayton Street, just north of its intersection with Tanner Street.

**Attachments/Exhibits:**

- RZR2025-00029\_RPRT\_06172025
- RZR2025-00029\_P&D REC CNDS\_06172025
- RZR2025-00029\_ATTCHMNTS\_06162025