



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZM2026-0001 & BFR2026-0001; Parkland Homebuilders, LLC; 0 Springlake Road

Department: Planning and Development

Date of Meeting: Monday, April 27, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone from RM-12 (Multifamily Residential) to RM-12 (Multifamily Residential) with a Buffer Reduction Request

Planning & Development Recommendation: Approval with Conditions

Planning Commission Recommendation:

Summary: The applicant requests the rezoning of a parcel assemblage, consisting of approximately 7.54-acre located at 0 Springlake Road (Parcel ID Numbers: 5179 002 & 5179 239) from RM-12 (Retired Multifamily Residential District) to RM-12 (Multifamily Residential District) to develop ninety (90) multifamily dwelling units at a density of approximately twelve (12) Units Per Acre (UPA). Further, the applicant is requesting to reduce the required buffer with adjacent RS-150 zoning districts from 50 feet to 20 feet. The subject property is located at the southern right-of-way of Springlake Road, where the road diverges with Paper Mill Road.

Attachments/Exhibits:

- RZM2026-0001 BFR2026-0001_ATTCH_03302026.pdf
- ZON ORD_RZM2026-00001_04152026.docx
- ZON-ORD_BFR2026-0001_04152026.docx