



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: CITY COUNCIL REGULAR MEETING

AGENDA CATEGORY: NEW BUSINESS

Item:	RZM2021-00010; Southeast Capital Land, LLC; 35 Gwinnett Drive, multiple parcels
Department:	Planning and Development
Date of Meeting:	Monday, December 13, 2021
Presented By:	Todd Hargrave, Director of Planning and Development
Planning and Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Planning Commission Recommended Conditions

Summary: The applicant request rezoning of a 15.02-acre parcel assemblage from HSB (Highway Service Business District) and OI (Office Institutional District) to RM-8 (Townhouse Residence District) to allow a mixed-use development consisting of 92 attached and detached dwelling units resulting in a density of 6.12 Units Per Acre (UPA). The property is located at the eastern intersection of West Crogan Street and Gwinnett Drive. The site is developed with multiple buildings consisting of a variety of commercial/retail, multifamily and office related uses. The existing buildings would be demolished, and the property would be redeveloped.

Attachments/Exhibits:

- RZM2021-00010 Report
- RZM2021-00010_P&D RECOMMENDATIONS_11162021
- RZM2021-00010_PLANNING COMMISSION RECOMMENDED CONDITIONS_11292021_v1
- RZM2021-00010 Attachments
- RZM2021-00010_APPLICANT REDLINES_14741779-v3_11182021
- RZM2021-00010_Lawrenceville Central Block 11-15-21.v2_11292021
- RZM2021-00010_14744864 (1) (24135_146003) (Central Block Site Plan Submitted 11.1821)_11182021_v red