



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION MEETING, OCTOBER 7, 2024

AGENDA CATEGORY: NEW PUBLIC HEARING

Item:	RZM2024-00019; GDP Holdings, LLC c/o Anderson, Tate & Carr, P.C., Attn: Melody Glouton
Department:	Planning and Development
Date of Meeting:	Monday, October 7, 2024
Presented By:	Todd Hargrave, Director of Planning and Development
Action Requested:	Review of Proposal at Public Hearing
Planning and Development Recommendation:	Approval as CMU with Conditions

Summary: The applicant requests a rezoning for 651 Collins Hill Road (multiple parcels) from a mixture of 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 3,100 square feet of retail space and 68 rear-entry townhome units at a gross density of 9.8 units per acre (UPA).

The subject property consists of eight parcels with a total area of approximately 11.5 acres spanning almost the entire block defined by Lyle Circle to the northeast, Hurricane Shoals Road to the southeast, Collins Hill Road to the southwest, and Park Access Drive to the northwest. A stream bisects parcel R7011 023 roughly through the middle; as such, the proposed development is constrained entirely to the 6.92 acres of the subject property that are located north of the stream. Much of the property is currently vacant and undeveloped, though there are four single-family homes along Lyle Circle with construction dates ranging from 1919 to 1970.

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)