



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, SEPTEMBER 2, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZM2025-00021; Hayley Todd - Planners & Engineers Collaborative;
Belmont Drive Parcel Assemblage

Department: Planning and Development

Date of Meeting: Tuesday, September 2, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone the subject property from BG (General Business District) and LM (Light Manufacturing District) to CMU (Community Mixed-Use District)

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

**Planning
Commission
Recommendation:**

Summary: The applicant is requesting to rezone the subject property to CMU (Community Mixed-Use District) to develop approximately 252 units of affordable senior housing, including apartment buildings with elevators, attached cottages, and townhomes. The subject property is an approximately 20-acre assemblage of twelve parcels located at the northern right-of-way of Hurricane Shoals Road, at its intersection with Belmont Drive.

Attachments/Exhibits:

- RZM2025-00021_RPRT_08062025
- RZM2025-00021_P&D REC CNDS_08062025
- RZM2025-00021_ATTCHMNTS_08112025