



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, SEPTEMBER 2, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZM2025-00022 & SUP2025-00110; Kittle Homes, LLC c/o Mahaffey Pickens Tucker; Paper Mill Road 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 BN (Business/Neighborhood District) and RM-12 (Multifamily Residential District) to RM-8 (Townhouse Residential District) with a Special Use Permit for Front-Entry Units

**Planning &
Development
Recommendation:**

Approval with Conditions

**Planning
Commission
Recommendation:**

Summary: The applicant is requesting to rezone the subject property to RM-8 (Townhouse Residential District) to develop fifty-nine (59) townhomes, with a Special Use Permit for forty-three (43) front-entry units in the rear of the property. The subject property is an approximately 7.53-acre assemblage of five parcels located at the southwestern right-of-way of Paper Mill Road, just south of its intersection with Springlake Road.

Attachments/Exhibits:

- RZM2025-00022 & SUP2025-00110_RPRT_08072025
- RZM2025-00022_P&D REC CNDS_08072025
- SUP2025-00110_P&D REC CNDS_08072025

- RZM2025-00022 & SUP2025-00110_ATTCHMNTS_07082025