



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR SESSION, NOVEMBER 13, 2024

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

<b>Item:</b>	RZM2024-00019; GDP Holdings, LLC c/o Anderson, Tate & Carr, P.C., Attn: Melody Glouton
<b>Department:</b>	Planning and Development
<b>Date of Meeting:</b>	Wednesday, November 13, 2024
<b>Fiscal Impact:</b>	N/A
<b>Presented By:</b>	Todd Hargrave, Director of Planning and Development
<b>Action Requested:</b>	Review of Proposal
<b>Planning and Development Recommendation:</b>	<b>Approval with Conditions</b>
<b>Planning Commission Recommendation:</b>	<b>Approval with Staff Recommendations</b>

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**Summary:** The applicant requests a rezoning of an approximately 6.92-acre parcel assemblage from 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 sixty-eight (68) rear-entry townhome dwelling units and a small retail component. The property is located at the southeast intersection of Collins Hill Road and Park Access Drive, bounded to the south by Collins Hill Road, to the west by Park Access Drive, to north by Lyle Circle, and to the east by a stream bisecting parcel R7011 023. The properties located along Lyle Circle are predominately developed with single-family uses and zoning, with the remaining balance of the parcel assemblage being vacant and undeveloped.

**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)
- RZM2024-00019\_CC RECO COND\_11132024