



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, APRIL 7, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

**Item:** RZR2025-00026; JCT Construction Group Inc c/o LJA Engineering; 150 Scenic Highway

**Department:** Planning and Development

**Date of Meeting:** Monday, April 7, 2025

**Presented By:** Todd Hargrave, Director of Planning and Development

**Applicants Request:** Rezone from BG (General Business) to RS-TH INF (Townhouse-Family Infill Residential) to allow for a Townhome Development

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

**Planning  
Commission  
Recommendation:**

---

**Summary:** The applicant requests a rezoning of an approximately 3.94-acre parcel from BG (General Business District) to RS-TH INF (Townhouse-Family Infill Residential District), which would represent a shift towards higher-density residential development in place of the established commercial zoning. The subject property is located on the southern right-of-way of Scenic Highway, just east of its intersections with Carver Circle and Green Street. It is directly southeast of the Southlawn subdivision in Downtown Lawrenceville.

**Attachments/Exhibits:**

- RZR2025-00026\_RPRT\_03122025
- RZR2025-00026\_AGND PCKT\_03272025