



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZR2024-00023; Florentina Fisteag; 0 Curtis Road

Department: Planning and Development

Date of Meeting: Monday, July 1, 2024

Applicant Request: Rezone subject property from RM-12 (Multifamily Residential District) to RS-60 (Single-Family Residential District)

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval with Conditions**

Summary: The applicant requests the rezoning of an approximately 0.43-acre parcel on the eastern right-of-way of Curtis Road, across from its intersection with Downing Street. The proposed rezoning is from RM-12 (Multifamily Residential District) to RS-60 (Single-Family Residential District) to develop two single-family residential dwelling units on the site. The property is currently vacant and undeveloped.

Attachments/Exhibits:

- RZR2024-00023_Report
- RZR2024-00023_P&D Recommended Conditions
- RZR2024-00023_Application
- RZR2024-00023_Letter of Intent
- RZR2024-00023_Legal Description
- RZR2024-00023_Existing Conditions Survey
- RZR2024-00023_Proposed Site Plan
- RZR2024-00023_Proposed Elevation
- RZR2024-00023_Aerial Map – Zoomed In (1:2,750)
- RZR2024-00023_Aerial Map – Zoomed Out (1:5,500)
- RZR2024-00023_Zoning Map – Zoomed In (1:2,750)

- RZR2024-00023_ Zoning Map – Zoomed Out (1:5,500)
- RZR2024-00023_ Character Areas Map – Zoomed In (1:2,750)
- RZR2024-00023_ Character Areas Map – Zoomed Out (1:5,500)