



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, NOVEMBER 19, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	RZR2025-00030; North DTL CC PH1, LLC; 854 North Clayton Street
Department:	Planning and Development
Date of Meeting:	Wednesday, November 19, 2025
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone from BG (General Business) to CMU (Community Mixed Use) to allow for a housing master plan.
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Staff Conditions

Summary: The applicant requests a rezoning of an approximately 0.58-acre parcel from BG (General Business District) to CMU (Community Mixed-Use District), in addition to approved rezoning cases RZR2024-00025 and RZR2025-00029. This would represent a shift towards higher-density residential development in place of the established commercial, multifamily residential, office institutional and one-family residential zoning. The subject property is located on the eastern right-of-way of North Clayton Street, just south of its intersection with North Clayton Connector Road. It is located on the far northeastern extent of the overall proposal as detailed in cases RZR2024-00025, RZR2025-00029, RZR2025-00030.

Attachments/Exhibits:

- RZR2025-00030_P&D RPRT COND ATTCH_10132025.pdf
- RZR2025-00030_P&D REC CNDS_10072025.pdf
- RZR2025-00030_PC REC CNDS_11032025.pdf