



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 10, 2025

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item: RZM2025-00021; Hayley Todd - Planners & Engineers Collaborative; Belmont Drive Parcel Assemblage

Department: Planning and Development

Date of Meeting: Wednesday, December 10, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone the subject property from BG (General Business District) and LM (Light Manufacturing District) to CMU (Community Mixed-Use District)

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

Planning Commission Recommendation: **Approval with Recommendations**

Summary: The applicant is requesting to rezone the subject property to CMU (Community Mixed-Use District) to develop approximately 252 units of affordable senior housing, including apartment buildings with elevators, attached cottages, and townhomes. The subject property is an approximately 20-acre assemblage of twelve parcels located at the northern right-of-way of Hurricane Shoals Road, at its intersection with Belmont Drive.

Attachments/Exhibits:

- RZM2025-00021_RPRT_08062025.docx
- RZM2025-00021_P&D REC CNDS_08062025.docx
- RZM2025-00021_ATTCHMNTS_08112025.pdf
- RZM2025-00021_SITE PLN REV3 NTS_09182025.pdf