



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JULY 22, 2024

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

<b>Item:</b>	RZR2024-00023; Florentina Fisteag; 0 Curtis Road
<b>Department:</b>	Planning and Development
<b>Date of Meeting:</b>	Monday, July 22, 2024
<b>Applicant Request:</b>	Rezone subject property from RM-12 (Multifamily Residential District) to RS-60 (Single-Family Residential District)
<b>Presented By:</b>	Todd Hargrave, Director of Planning and Development
<b>Department Recommendation:</b>	<b>Approval with Conditions</b>
<b>Planning Commission Recommendation:</b>	<b>Approval with Staff Conditions</b>

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**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)