



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, SEPTEMBER 22, 2025  
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

**Item:** RZC2025-00069; Tony Niakan - RCS Inc; 330 S Culver Street

**Department:** Planning and Development

**Date of Meeting:** Monday, September 22, 2025

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

**Applicants Request:** Rezone the subject property from ON (Office/Neighborhood District) and RS-150 (Single-Family Residential District) to OI (Office/Institutional District)

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

**Planning  
Commission  
Recommendation:**

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**Summary:** The applicant is requesting to rezone the subject property to OI (Office Institutional District) to construct a new office complex totaling 7,200 square feet, consisting of 12 units at approximately 600 square feet each. The subject property is located at the northwest corner of Nash Street and Culver Street, in Downtown Lawrenceville.

**Attachments/Exhibits:**

- RZC2025-00069\_RPRT\_07302025.docx
- RZC2025-00069\_P&D REC CNDS\_09162025.docx
- RZC2025-00069\_P&D REC CNDS\_07302025.docx
- RZC2025-00069\_RENDERINGS\_09162025.pdf
- RZC2025-00069\_ATTCHMNTS\_08122025.pdf