



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

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

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

**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 BG (General Business District) and LM (Light Manufacturing District) to CMU (Community Mixed-Use 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 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
- RZM2025-00021\_P&D REC CNDS\_08062025
- RZM2025-00021\_ATTCHMNTS\_08112025
- RZM2025-00021\_SITE PLN REV3 NTS\_09182025