



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZC2023-00052: Ming Zhou; 0 Curtis Road (PIN 5145 299)

Department: Planning and Development

Date of Meeting: Monday, February 5, 2024

Applicant Request: Rezone property from BG (General Business District) to LM (Light Manufacturing District)

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Denial**

Planning Commission Recommendation: **Recommendation Pending**

Summary: The applicant requests a rezoning of an approximately 3.38-acre parcel of land from BG (General Business District) to LM (Light Manufacturing District) to allow for the development of a flex office space consisting of three (3) buildings and a warehouse component. The subject property is located along the eastern right-of-way of Curtis Road, between its intersections with Hurricane Shoals Road and Southern Way.

The submitted materials include two (2) site plans with varying calculations related to the proposed flex office space square footage, lot area (square footage). Additionally, the application and Letter of Intent (LOI) specifically indicates the intended use of the property would be to build three office buildings. However, the architectural elevations and site plan appear to indicate the proposed use would include warehousing as well. In addition, the Zoning Ordinance does not specifically define or establish parameters relating to “flex office space.”

Attachments/Exhibits:

- **RZC2023-00052_REPORT**
- **RZC2023-00052_P&D RECOMMENDATIONS**

- **RZC2023-00052_APPLICATION_12052023**
- **RZC2023-00052_LOI_120502023**
- **RZC2023-00052_LEGAL DESC_12052023**
- **RZC2023-00052_SURVEY_12052023**
- **RZC2023-00052_SITE PLAN_12052023**
- **RZC2023-00052_RENDERINGS_12052023**
- **RZC2023-00052_MAP-ZONING-ZOOMED OUT**
- **RZC2023-00052_MAP-ZONING-ZOOMED IN**
- **RZC2023-00052_MAP-AERIAL-ZOOMED OUT**
- **RZC2023-00052_MAP-AERIAL-ZOOMED OUT**