



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 9, 2024

AGENDA CATEGORY: GENERAL CITY BUSINESS

<b>Item:</b>	RZM2024-00019; GDP Holdings, LLC c/o Anderson, Tate & Carr, P.C., Attn: Melody Glouton
<b>Department:</b>	Planning and Development
<b>Date of Meeting:</b>	Wednesday, October 9, 2024
<b>Fiscal Impact:</b>	N/A
<b>Presented By:</b>	Todd Hargrave, Director of Planning and Development
<b>Action Requested:</b>	Review of Proposal at Public Hearing
<b>Planning and Development Recommendation:</b>	<b>Approval as CMU with Conditions</b>
<b>Planning Commission Recommendation:</b>	<b>To be provided at Work Session Meeting</b>

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**Summary:** The applicant requests a rezoning for 651 Collins Hill Road (multiple parcels) from a mixture of RS-150 (Single-Family Residential District) and BG (General Business District) to RM-8 (Townhouse Residential District) and BG (General Business District) to allow for the development of 3,100 square feet of retail space and 68 rear-entry townhome units at a gross density of 9.8 units per acre (UPA).

The subject property consists of eight parcels with a total area of approximately 11.5 acres spanning almost the entire block defined by Lyle Circle to the northeast, Hurricane Shoals Road to the southeast, Collins Hill Road to the southwest, and Park Access Drive to the northwest. A stream bisects parcel R7011 023 roughly through the middle; as such, the proposed development is constrained entirely to the 6.92 acres of the subject property that are located north of the stream.

Much of the property is currently vacant and undeveloped, though there are four single-family homes along Lyle Circle with construction dates ranging from 1919 to 1970.

**Attachments/Exhibits:**

- RZM2024-00019\_RPRT\_09182024
- RZM2024-00019\_P&D RECO CIND\_09182024
- RZM2024-00019\_APP\_08092024
- RZM2024-00019\_LOI\_08092024
- RZM2024-00019\_LEGAL DESC\_08092024
- RZM2024-00019\_SURVEY 8.5X11\_08092024
- RZM2024-00019\_SITE PLAN 2 8.5X11\_09092024
- RZM2024-00019\_ELEVATIONS\_08092024
- RZM2024-00019\_Aerial Map – Zoomed In (1:2,750)
- RZM2024-00019\_Aerial Map – Zoomed Out (1:5,500)
- RZM2024-00019\_Zoning Map – Zoomed In (1:2,750)
- RZM2024-00019\_Zoning Map – Zoomed Out (1:5,500)
- RZM2024-00019\_Character Areas Map – Zoomed In (1:2,750)
- RZM2024-00019\_Character Areas Map – Zoomed Out (1:5,500)