



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: CITY COUNCIL REGULAR MEETING, MAY 28, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZR2025-00026; JCT Construction Group Inc c/o LJA Engineering; 150 Scenic Highway

Department: Planning and Development

Date of Meeting: Wednesday, May 28, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone from BG (General Business) to RS-TH INF (Townhouse-Family Infill Residential) to allow for a Townhome Development

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

Planning Commission Recommendation: **Approval with Staff Conditions**

Summary: The applicant requests a rezoning of an approximately 3.94-acre parcel from BG (General Business District) to RS-TH INF (Townhouse-Family Infill Residential District), which would represent a shift towards higher-density residential development in place of the established commercial zoning. The subject property is located on the southern right-of-way of Scenic Highway, just east of its intersections with Carver Circle and Green Street. It is directly southeast of the Southlawn subdivision in Downtown Lawrenceville.

Attachments/Exhibits:

- RZR2025-00026_RPRT_03122025
- RZR2025-00026_P&D REC CNDS_03122025
- RZR2025-00026_AGND PCKT_03272025
- RZR2025-00026_ATTCHMNT 1_04232025

- RZR2025-00026_ATTCHMNT 2_05052025
- RZR2025-00026_ATTCHMNT 3_05222025 (2)
- RZR2025-00026_ATTCHMNT 4_REVISED PLAN_052225