



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S): RZM2026-00004

APPLICANT(S): JCT CONSTRUCTION GROUP INC. C/O LJA ENGINEERING

PROPERTY OWNER(S): JEFFREY C THREAT

LOCATION(S): 737 GRAYSON HIGHWAY

PARCEL IDENTIFICATION NUMBER(S): 5140 004

APPROXIMATE ACREAGE: 4.03 ACRES

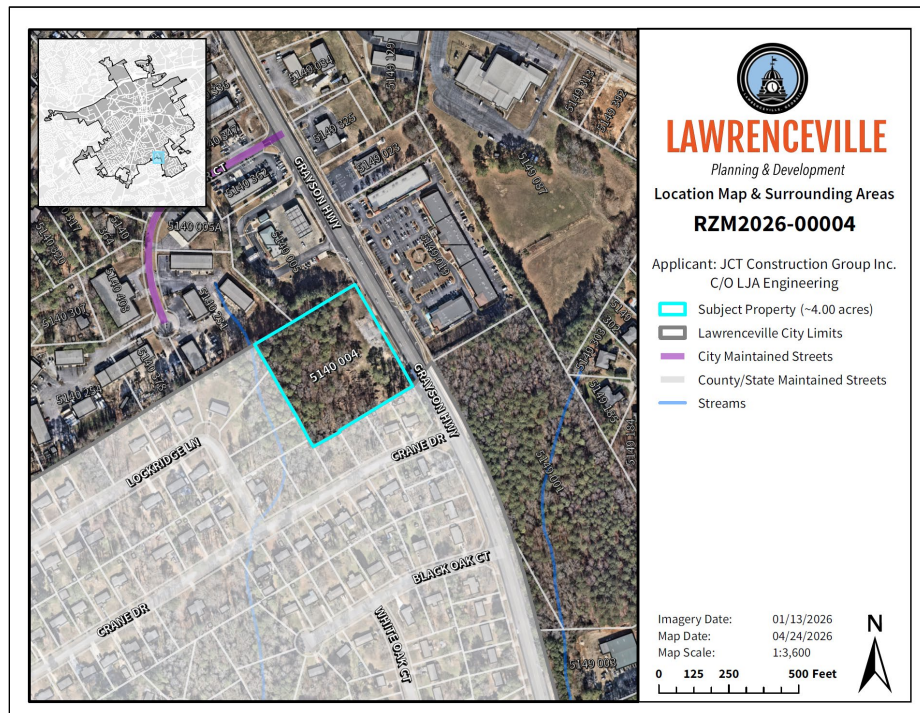
CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED ZONING: RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: 25 REAR-ENTRY TOWNHOMES

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



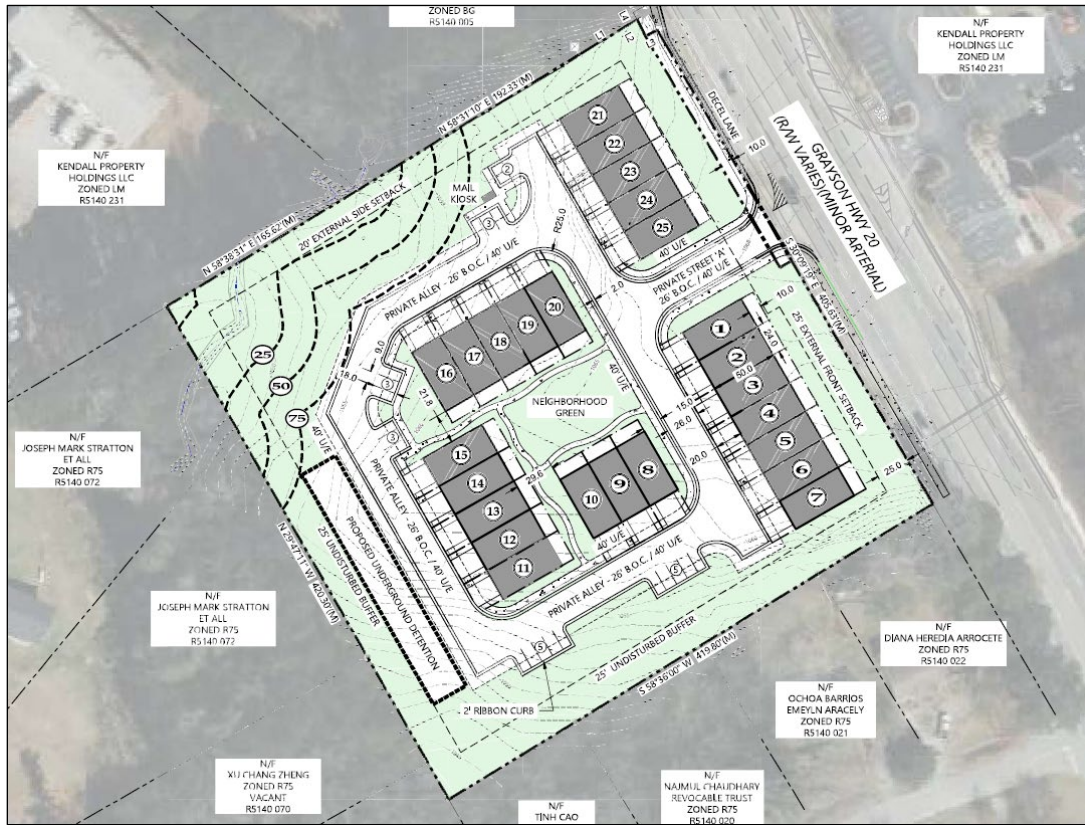
ZONING HISTORY

The subject property was annexed into the City of Lawrenceville and rezoned to BG – General Business District (its current zoning district) at an unspecified time between the years of 1986 and 2002.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 4.03-acre property located at 737 Grayson Highway (Parcel ID Number: 5140 004) from BG (General Business District) to RM-8 (Townhouse Residential District) to develop twenty-five (25) rear-entry townhome dwelling units at a density of approximately six and one-quarter (6.25) Units Per Acre (UPA). The subject property is located along the western right-of-way of Grayson Highway, between its intersections with Farmer Court and Crane Drive.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The proposed RM-8 district permits a comparable attached residential use that is generally compatible with the surrounding mix of commercial, residential, and open-space uses. While the proposal generally conforms to the intent of the RM-8 district, several deviations from the City's townhouse development standards require additional consideration.

The applicant seeks to develop twenty-five (25) rear-entry townhomes on the subject property. The proposed development includes five separate rows of townhouses consisting of three to seven units per row. Two of these rows (consisting of twelve total units) directly face Grayson Highway, while the remaining three rows (consisting of thirteen units) face an approximately 10,000 square foot internal neighborhood green.

Approval of the requested RM-8 (Townhouse Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Min. Lot Area*	5 acres	4 acres	See Staff Analysis
Min. Unit Width	20 ft	24 ft	N/A
Ext. Front Setback	40 ft	25 ft	Variance
Ext. Side Setback	20 ft	20 ft	N/A
Ext. Rear Setback	20 ft	20 ft	N/A
Min. Heated Area	See Table Below	See Table Below	N/A
Max. Lot Coverage	40%	43.4%	Variance
Max. Height	35 ft	35 ft	N/A
Min. Com. Area %	15%	43.7%	N/A

*Minimum lot area shall not be reduced by a Variance.

Minimum Heated Floor Area

Standard	Requirement	Proposal	Recommendation
1-bedroom	1,000 sq. ft	N/A	Variance
2-bedroom	1,200 sq. ft		
3-bedroom	1,400 sq. ft (40%)	1,900-2,000 square feet (100%)	
4-bedroom	1,600 sq. ft (10%)		

Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District, Subsection E. Development Standards

Standard	Requirement	Proposal	Recommendation
Min. Units Per Row (UPR)	<i>3 units</i>	<i>3 units</i>	<i>N/A</i>
Max. Units Per Row (UPR)	<i>8 units</i>	<i>7 units</i>	<i>N/A</i>
Private Drive Width	<i>24 ft</i>	<i>26 ft</i>	<i>N/A</i>
Sidewalk Width	<i>5 ft</i>	<i>5 ft</i>	<i>N/A</i>
Rear Setback from Private Drive	<i>27 ft</i>	<i>20 ft</i>	Variance
Rear-Entry Units	<i>25 units (100%)</i>	<i>25 units (100%)</i>	<i>N/A</i>
Adjacency to Public Green Space	<i>13 units (52%)</i>	<i>13 units (52%)</i>	<i>N/A</i>
Min. Public Green Space	<i>3,000 SF</i>	<i>~10,000 SF</i>	<i>N/A</i>

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
RM-8 / R-75 (Gwinnett County)	<i>25 ft</i>	<i>25 ft</i>	<i>N/A</i>
RM-8 / BG	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
RM-8 /LM	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>

Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Parking: Dwelling	<i>4 spaces per unit (100 spaces)</i>	<i>4.84 spaces per unit (121 spaces)</i>	<i>N/A</i>

DEVELOPMENT CHARACTER AND USE COMPATIBILITY

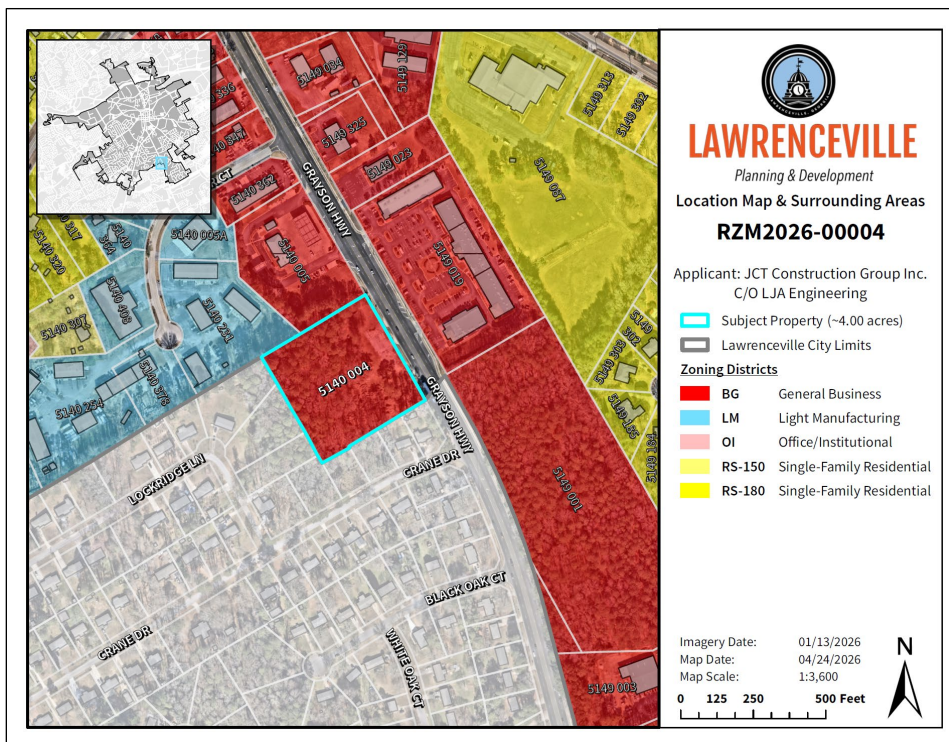
The proposed townhouse development may represent an appropriate transitional and compatible land use between the commercial and light industrial uses along Grayson Highway and the adjacent residential neighborhoods to the south and west. The proposal

incorporates several design features intended to improve compatibility with surrounding properties, including rear-loaded garages, enhanced open space, pedestrian-oriented circulation, and moderate residential density.

DESIGN COMPLIANCE AND DEVELOPMENT STANDARDS

The proposed development generally complies with several RM-8 development standards; however, the request requires multiple variances and a text amendment related to minimum lot area, setbacks, lot coverage, and unit mix standards. Because the RM-8 district does not permit reductions to the minimum five-acre lot area through the variance process, approval of the request requires a text amendment to the Zoning Ordinance. Several requested variances exceed Staff’s typical administrative support threshold for dimensional deviations; however, Staff recognizes that many of the requested modifications are associated with the project’s overall site design, enhanced open space configuration, and rear-loaded development pattern. While policy concerns remain regarding reductions to established district standards, Staff finds that the overall site design and transitional corridor context support consideration of approval in this instance.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate area surrounding the subject property consists of a mixture of commercial, light industrial, and single-family residential uses. Commercial uses are concentrated along the Grayson Highway corridor, including retail and convenience-oriented development,

while established single-family residential neighborhoods are located immediately south and west of the property. Office and warehouse use zoned LM Light Manufacturing District are located northwest of the site along Farmer Court.

The proposed townhouse development may serve as an appropriate transitional and compatible land use between the higher-intensity commercial and light industrial uses along Grayson Highway and the adjacent lower-density residential neighborhoods. The proposal's rear-loaded design enhanced open space, pedestrian-oriented layout, and moderate density may further improve compatibility with surrounding properties while supporting reinvestment within the corridor environment.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map designate the subject property within the Commercial Corridor character area, which is primarily intended to accommodate commercial, employment, and corridor-oriented development along major transportation routes. While the proposed townhouse development differs from the corridor's traditional commercial emphasis, contemporary planning practices increasingly recognize the role of compatible residential redevelopment within evolving commercial environments where such development may support transitional land use patterns, corridor reinvestment, and housing diversification.

The subject property occupies a transitional location between existing commercial and light industrial uses along Grayson Highway and established single-family residential neighborhoods to the south and west. In this context, the proposed townhouse development may serve as an appropriate transitional land use between differing development intensities.

The proposal incorporates several design features intended to improve compatibility with surrounding properties, including rear-loaded garages, enhanced open space, pedestrian-oriented circulation, reduced visual prominence of parking areas, and higher-quality architectural materials. The proposed density of approximately 6.25 units per acre is moderate for an attached residential product and is generally appropriate within the surrounding corridor environment.

While the proposal requires multiple variances and a text amendment associated with the RM-8 district standards, several requested deviations are related to the project's overall site design, open space configuration, and rear-loaded development pattern. Overall, the proposal may be viewed as generally consistent with broader Comprehensive Plan objectives related to compatible transitional redevelopment and corridor reinvestment along Grayson Highway.

STAFF RECOMMENDATION

The proposed townhouse development represents a compatible residential redevelopment opportunity within the evolving Grayson Highway corridor. The proposal incorporates several design features intended to improve compatibility with surrounding properties, including rear-loaded garages, enhanced open space, pedestrian-oriented circulation, and moderate residential density. The development may be an appropriate transitional land use between the higher-intensity commercial and light industrial uses along Grayson Highway and the adjacent single-family residential neighborhoods to the south and west.

While the request requires multiple variances and a text amendment associated with the RM-8 district standards, several requested deviations are related to the project's overall site design, open space configuration, and rear-loaded development pattern. Although the request warrants careful consideration regarding consistency with the intent of the RM-8 district standards, Staff finds that the proposal generally reflects a compatible and contextually appropriate redevelopment pattern within this corridor environment.

Based on the proposal's transitional land use function, enhanced site design, moderate density, and housing diversification benefits, Staff recommends **APPROVAL WITH CONDITIONS** of the requested rezoning and associated variances, subject to appropriate conditions of development.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT - No comment

PUBLIC WORKS - No comment

ELECTRIC DEPARTMENT - Georgia Power will serve this development.

GAS DEPARTMENT - Lawrenceville Gas will service this development.

DAMAGE PREVENTION DEPARTMENT - No comment

CODE ENFORCEMENT - No comment

STREET AND SANITATION DEPARTMENT - No comment

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed townhouse development may represent an appropriate transitional and compatible land use between the commercial and light industrial uses along Grayson Highway and the adjacent single-family residential neighborhoods to the south and west. The proposal incorporates several design features intended to improve compatibility with surrounding properties, including rear-loaded garages, enhanced open space, pedestrian-oriented circulation, and moderate residential density.

2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The proposed development is not anticipated to create substantial adverse impacts on adjacent properties due to the moderate density, proposed buffering, and overall site design. The proposal may provide an effective transition between higher-intensity commercial uses and nearby residential neighborhoods while supporting compatible redevelopment within the corridor environment.

3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;

The property retains reasonable economic use under its existing BG zoning classification due to its location along the Grayson Highway corridor and proximity to existing commercial development. However, the site's transitional location and surrounding development pattern may also support consideration of attached residential redevelopment on the property.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The proposed townhouse development is not anticipated to create excessive impacts on existing streets, transportation facilities, utilities, or schools due to the moderate scale and density of the project and the availability of existing infrastructure along the corridor. Access improvements, including a proposed deceleration lane, are intended to support traffic circulation and site access.

5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;

The proposal is generally consistent with the broader policy direction of the 2045 Comprehensive Plan. While the Commercial Corridor character area primarily emphasizes commercial and employment-oriented uses, contemporary planning practices increasingly recognize the role of compatible residential redevelopment within evolving commercial corridors that support transitional land use patterns, corridor reinvestment, and housing diversification.

6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;

Existing and changing conditions affecting the property include the evolving redevelopment character of the Grayson Highway corridor and the transitional relationship between nearby commercial and residential uses. While the proposal requires several variances and a text amendment associated with the RM-8 district standards, Staff finds that the overall site design, moderate density, and transitional development pattern are generally compatible within this corridor environment.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS – 06012026

RZM2026-00004

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A.** Townhouse dwelling units at a maximum of twenty-five (25) dwelling units on approximately 4 acres at a gross density of no more than eight (8) units per acre (UPA).
- B.** The development shall be designed and constructed in general accordance with the site plan titled “Zoning Plan,” dated “November 6, 2025,” prepared by “LJA Surveying Inc.” with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The multifamily dwelling units shall be designed in general accordance with the elevations titled “JC Threat Townhouses”, dated and received “November 14, 2025,” predominantly four-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** All townhouse dwelling units shall have two (2) car garage with carriage-style garage doors. The driveway shall measure eighteen (18) feet in width and twenty (20) feet in depth (as measured from the curb), providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department

2. To satisfy the following site development considerations:

- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B.** The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.

- C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** All grassed areas shall be sodded.
- F.** The required parking ratio for development shall be four (4) spaces per townhouse unit.
- G.** Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- H.** All underground utilities shall be provided throughout the development.

3. The following variances are approved:

- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows a reduction in the minimum lot area from five (5) acres to four (4) acres.
- B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows a reduction in the minimum external front setback along a major/principal arterial street from forty (40) feet to thirty-two (32) feet.
- C.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the maximum lot coverage from forty percent (40%) feet to forty-eight percent (48%).
- D.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).
- E.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required rear setback from a private drive from twenty-seven (27) feet to twenty-two (22) feet.

Applicant's Letter of Intent

JCT Construction Group Inc.
City of Lawrenceville
Rezoning - BG to RM-8
Attached Townhomes

JCT Construction Group, Inc. ("the Applicant") respectfully submits this Letter of Intent requesting the rezoning of approximately 4.03 acres located at 737 Grayson Highway (Parcel R5140 004) from BG (General Business) to RM-8 (Townhouse Residential) to allow for the development of a high-quality, 25-unit townhouse community. The property is situated along Grayson Highway (SR-20), directly across from The Village shopping center, and is bordered by BG-zoned commercial property to the north, LM-zoned industrial property to the east, and established R-75 single-family neighborhoods to the west and south.

The Applicant proposes to develop 25 rear-loaded townhomes, each 24 feet by 50 feet in size, resulting in a density of 6.2 units per acre, which is below the 8 units per acre permitted in the RM-8 zoning district. Each townhome will include a minimum of 2,000 square feet of heated space, with at least three bedrooms and three bathrooms, and will feature a two-car rear-entry garage with an additional two spaces in each driveway, providing four off-street parking spaces per unit. The architectural design will utilize brick and complementary high-quality exterior materials to ensure compatibility with the surrounding community and the overall character of the City of Lawrenceville. Access to the site will be provided via a private street connection to Grayson Highway, which will include a deceleration lane to enhance traffic safety. Internal circulation will be served by 26-foot private alleys and private streets designed to accommodate residents, visitors, public safety vehicles, and service access. Sidewalks with a 2-foot grass strip will be provided throughout the community, offering safe and convenient pedestrian connectivity. A mailbox kiosk will be located adjacent to the central green for easy resident access and postal service compliance. The proposed layout includes a significant amount common area, with 1.76 acres provided, or 43.7% of the site. A centrally located Neighborhood Green of more than 3,000 square feet will serve as the focal point of the community, and over half of the units will be situated adjacent to or directly across from common open space. Additional open space and vegetated areas include a 25-foot undisturbed buffer along all R-75 boundaries, ensuring privacy and compatibility with neighboring homes. The plan also respects all applicable stream buffers, including the 25-foot state buffer, 50-foot city buffer, and 75-foot impervious setback. Stormwater management will be addressed through an underground detention system, allowing the site to effectively manage runoff while preserving functional open space at the surface. Water and sewer service will be provided by Gwinnett County, with sanitary sewer accessible off-site. Two variances are requested in conjunction with this rezoning. First, the Applicant seeks a reduction in the minimum required lot size for RM-8 zoning from 5.0 acres to 4.03 acres. Second, the Applicant requests approval to increase maximum lot coverage from 40% to 43.4%. These variances are modest and necessary to support the rear-loaded alley system, underground stormwater facility, and enhanced open-space network that significantly exceeds ordinance requirements and improves compatibility with surrounding properties.

The Applicant believes that the proposed rezoning represents a logical and beneficial land use transition along the Grayson Highway corridor. The project replaces an underutilized commercial parcel with a thoughtfully designed residential community that offers high-quality for-sale housing, substantial open space, improved site access, modern stormwater infrastructure, and appropriate buffering for surrounding single-family homes. This development aligns with the City of Lawrenceville's long-term goals and contributes positively to the continued growth and revitalization of this portion of the community.

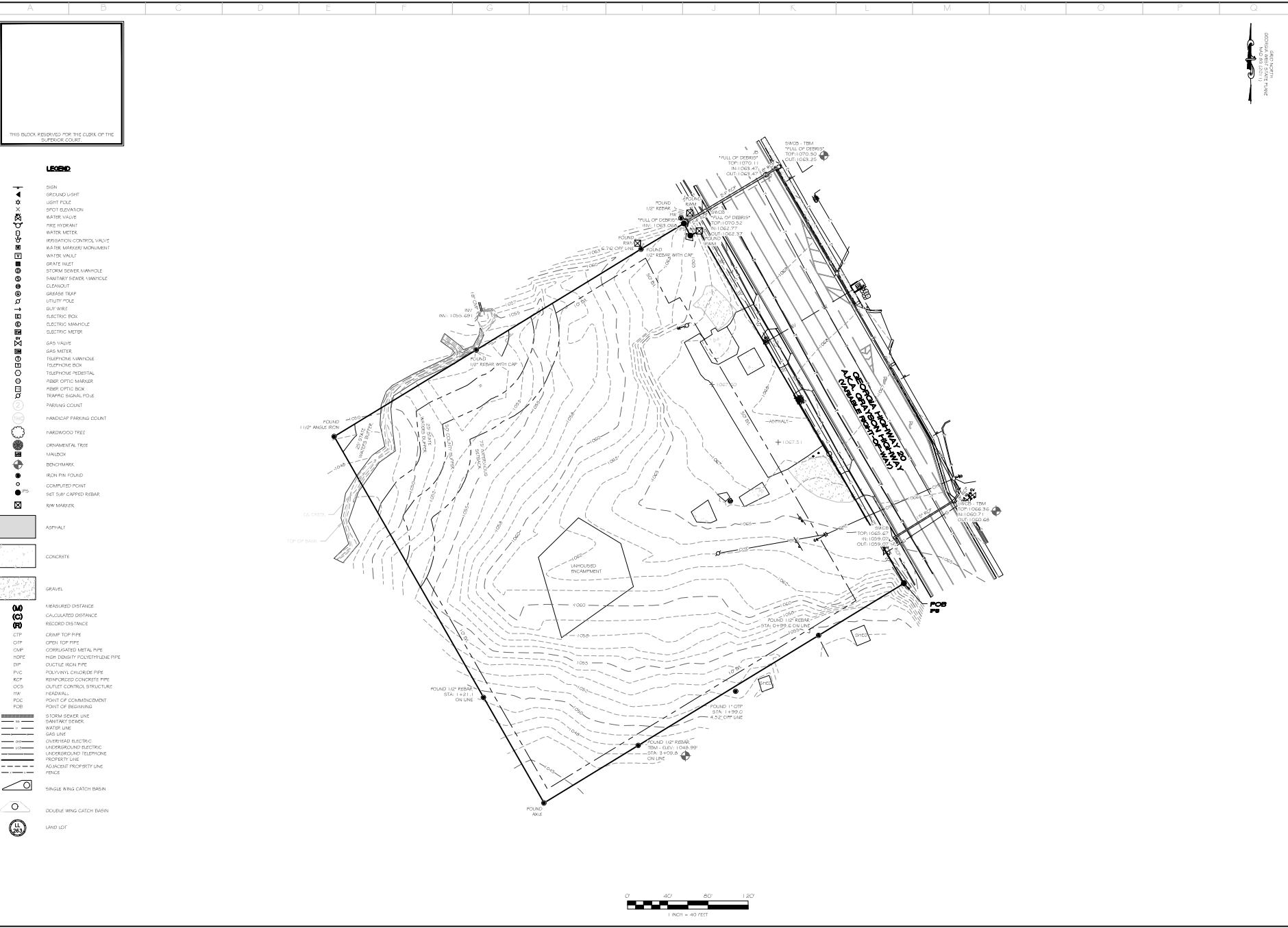
RZM2026-0001 ATTCH 0521 25

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

A tract of land lying in Land Lot 140 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a set 5/8" capped rebar (L.S.F. 1390) along the Westerly right-of-way of Georgia Highway 20 (variable right-of-way); thence leaving said right-of-way run South 58 Degrees 36 Minutes 00 Seconds West for a distance of 419.80' to a found axle; thence run North 29 Degrees 47 Minutes 11 Seconds West for a distance of 420.30' to a found 1 1/2" angle iron; thence run North 58 Degrees 38 Minutes 31 Seconds East for a distance of 165.62' to a found 1/2" rebar with cap; thence run North 58 Degrees 31 Minutes 10 Seconds East for a distance of 192.33' to a found 1/2" rebar with cap; thence run North 59 Degrees 06 Minutes 50 Seconds East for a distance of 49.82' to a set 5/8" capped rebar (L.S.F. 1390) said point lying on the aforementioned Westerly right-of-way of Georgia Highway 20; thence run South 27 Degrees 19 Minutes 54 Seconds East along said right-of-way for a distance of 13.63' to a set 5/8" capped rebar (L.S.F. 1390); thence run North 62 Degrees 40 Minutes 6 Seconds East along said right-of-way for a distance of 10.00' to a found right-of-way monument; thence run South 30 Degrees 09 Minutes 19 Seconds East along said right-of-way for a distance of 405.63' to the POINT OF BEGINNING.

Said tract containing 175,656 Square Feet or 4.033 Acres.



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

- LEGEND**
- SYMBOL: SIGN
 - SYMBOL: GROUND LIGHT
 - SYMBOL: LIGHT POLE
 - SYMBOL: SPOT ELEVATION
 - SYMBOL: WATER VALVE
 - SYMBOL: FIRE HYDRANT
 - SYMBOL: WATER METER
 - SYMBOL: IRRIGATION CONTROL VALVE
 - SYMBOL: WATER MARKERS MONUMENT
 - SYMBOL: WATER WALL
 - SYMBOL: GRATE INLET
 - SYMBOL: STORM SEWER MANHOLE
 - SYMBOL: SANITARY SEWER MANHOLE
 - SYMBOL: CLEANOUT
 - SYMBOL: GREASE TRAP
 - SYMBOL: UTILITY POLE
 - SYMBOL: GUY WIRE
 - SYMBOL: ELECTRIC BOX
 - SYMBOL: ELECTRIC MANHOLE
 - SYMBOL: ELECTRIC METER
 - SYMBOL: GAS VALVE
 - SYMBOL: GAS METER
 - SYMBOL: TELEPHONE MANHOLE
 - SYMBOL: TELEPHONE BOX
 - SYMBOL: TELEPHONE PEDESTAL
 - SYMBOL: FIBER OPTIC MARKER
 - SYMBOL: FIBER OPTIC BOX
 - SYMBOL: TRAFFIC SIGNAL POLE
 - SYMBOL: PARKING COUNT
 - SYMBOL: HANDICAP PARKING COUNT
 - SYMBOL: HAWKWOOD TREE
 - SYMBOL: ORNAMENTAL TREE
 - SYMBOL: BAMBUSH
 - SYMBOL: BENCH MARK
 - SYMBOL: IRON PIN FOUND
 - SYMBOL: COMPUTED POINT
 - SYMBOL: SET SURV CAPPED REBAR
 - SYMBOL: R/W MARKER
 - SYMBOL: ASPHALT
 - SYMBOL: CONCRETE
 - SYMBOL: GRAVEL
 - SYMBOL: MEASURED DISTANCE
 - SYMBOL: CALCULATED DISTANCE
 - SYMBOL: RECORD DISTANCE
 - SYMBOL: CRIMP TOP PIPE
 - SYMBOL: OPEN TOP PIPE
 - SYMBOL: CORRUGATED METAL PIPE
 - SYMBOL: HIGH DENSITY POLYETHYLENE PIPE
 - SYMBOL: DUCTILE IRON PIPE
 - SYMBOL: POLYVINYL CHLORIDE PIPE
 - SYMBOL: REINFORCED CONCRETE PIPE
 - SYMBOL: OUTLET CONTROL STRUCTURE
 - SYMBOL: MANHOLE
 - SYMBOL: POINT OF COMMENCEMENT
 - SYMBOL: POINT OF BEGINNING
 - SYMBOL: STORM SEWER LINE
 - SYMBOL: SANITARY SEWER
 - SYMBOL: WATER LINE
 - SYMBOL: GAS LINE
 - SYMBOL: OVERHEAD ELECTRIC
 - SYMBOL: UNDERGROUND ELECTRIC
 - SYMBOL: UNDERGROUND TELEPHONE
 - SYMBOL: PROPERTY LINE
 - SYMBOL: ADJACENT PROPERTY LINE
 - SYMBOL: FENCE
 - SYMBOL: SINGLE WING CATCH BASIN
 - SYMBOL: DOUBLE WING CATCH BASIN
 - SYMBOL: LAND LOT



LJA SURVEYING INC.
 1000 W. BERRY STREET
 SUITE 100
 MARIETTA, GA 30066
 PHONE: 770.393.5300
 FAX: 770.393.5300

LOCATED IN:
 LAND LOT 140, 5TH DISTRICT
 CITY OF LAWRENCEVILLE
 GWINNETT COUNTY, GEORGIA

ALTAIRNSPS LAND TITLE SURVEY
 GRAYSON HIGHWAY TRACT
 FOR
 JC THREAT
 ATLANTA, GEORGIA

DATE	BY	REVISION
05/21/2026	ATW	AS BUILT
05/21/2026	ATW	FINAL
05/21/2026	ATW	ISSUED

PROJECT #:
 LIT 105212026

Know what's below. Call before you dig.

811

2026

Call before you dig. Know what's below. Call 811. This is a public utility notice. It is not a permit. It is a notice to the public utility companies that you are planning to dig. They will come out to mark your property and tell you where the lines are. This is a public utility notice. It is not a permit. It is a notice to the public utility companies that you are planning to dig. They will come out to mark your property and tell you where the lines are.

2 OF 2

SITE DATA

ADDRESS: 737 GRAYSON HIGHWAY
LAWRENCEVILLE, GA
RS140 004

PARCEL ID: R5140 004

JURISDICTION: CITY OF LAWRENCEVILLE

ACREAGE: ± 4.03 ACRES

EXISTING ZONING: BG - GENERAL BUSINESS

PROPOSED ZONING: RM-8 TOWNHOUSE RESIDENTIAL

TOTAL UNITS: 25 TOWNHOMES (24' x 50', REAR ENTRY)

GROSS DENSITY: 6.2 U/A

DISTRICT STANDARDS:

MIN. LOT AREA: 5.0 AC +

MAX BUILDING HEIGHT: 35'

MIN. LOT/UNIT WIDTH: 20'

MAX UNITS PER ROW: 8

MIN. UNITS PER ROW: 3

MAX IMPERVIOUS COVERAGE: 40%

PROPOSED IMP. COVERAGE: 43.4%*

MIN. EXTERNAL FRONT SETBACK: 25'

MIN. EXTERNAL REAR YARD S/B: 20' / 40' FT ON MAJOR ARTERIAL

MIN. SIDE YARD S/B: 0'

UNIT SETBACK: 20' FROM DRIVE, 20' FROM ALLEY

RIGHT-OF-WAY ACCESS/UTILITY EASEMENT STREET WIDTH: 26' BACK OF CURB-BACK OF CURB

SIDEWALKS: 5' WIDTH / 2' GRASS STRIP

COMMON AREA REQ'D: 15% OF TOTAL ACREAGE

COMMON AREA PROVIDED: 1.76 AC (43.7%)

REQ'D: 50% OF TOWNHOUSES MUST BE ADJACENT TO OR DIRECTLY ACROSS THE STREET FROM THE COMMON AREA.

PROVIDED: > 50%

REQUIRED: GREEN, PARK OR SQUARE - 3,000 SF MIN.

PROVIDED: >3,000 SF NEIGHBORHOOD GREEN

PARKING DATA: 2 SPACE PER DRIVEWAY
2 SPACES PER GARAGE

GUEST SPACES: 21 SPACES

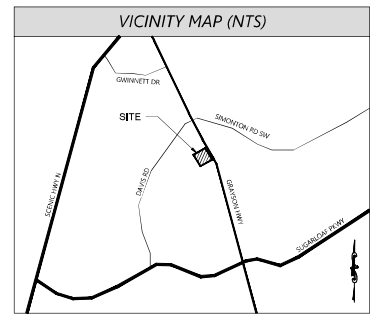
TOTAL RESIDENTIAL PARKING: 96 SPACES + 21 GUEST SPACES = 117 SPACES

* VARIANCE REQUESTS:

1. REDUCE MIN. LOT AREA FROM 5.0 ACRES TO 4.0 ACRES.
2. INCREASE LOT COVERAGE FROM 40% TO 43.4%.

GENERAL NOTES

1. WATER SERVED BY GWINNETT COUNTY.
2. SEWER LOCATED OFF SITE, PROVIDED BY GWINNETT COUNTY.
3. THERE IS NO FLOODPLAIN LOCATED ON SITE ACCORDING TO FEMA MAP PANEL 13135C0089F, EFFECTIVE 9/29/2006.
4. ALTA SURVEY BY LJA SURVEYING INC., DATED 10/27/25 BY M. CHAYCE BELL, PLS #3465.
5. STORMWATER DETENTION WILL BE MANAGED UNDERGROUND.



LEGEND

- 25' STATE STREAM BUFFER
- 50' CITY STREAM BUFFER
- 75' IMPERVIOUS SETBACK
- STREAM BUFFER
- UTILITY EASEMENT
- SETBACK
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- COMMON AREA

LINE TABLE

LINE	BEARING	LENGTH
L1	N 59°06'50" E	49.82'
L2	S 27°19'54" E	13.63'
L3	N 62°40'06" E	10.00'
L4	N 28°23'29" W	6.14'
L5	N 60°03'50" E	10.12'



NO.	DATE	DESCRIPTION
1		
2		
3		
4		NOT RELEASED FOR CONSTRUCTION
5		
6		
7		
8		
9		
10		
11		
12		

299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

CONCEPT PLAN FOR 25 TOWNHOMES

737 GRAYSON HWY
LAWRENCEVILLE, GEORGIA
PARCEL # R5140 004

SCALE: 1"=50'

DATE: 11/06/25

RZM0260001 ATTCH_05212026



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

JC THREAT TOWNHOUSES

RZM22600004_ATTACH_05212026

Issue	Date	Drawn By
1		
2		
3		
4		
5		
6		
7		
8		

PROJECT

FRONT ELEVATION

1








LAWRENCEVILLE

Planning & Development

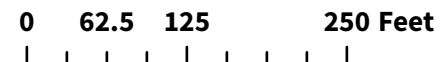
Location Map & Surrounding Areas

RZM2026-00004

Applicant: JCT Construction Group Inc.
C/O LJA Engineering

-  Subject Property (~4.00 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 01/13/2026
Map Date: 04/24/2026
Map Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00004


Applicant: JCT Construction Group Inc.
C/O LJA Engineering

 Subject Property (~4.00 acres)

 Lawrenceville City Limits

Zoning Districts

 **BG** General Business

 **LM** Light Manufacturing

 **RS-180** Single-Family Residential

Imagery Date: 01/13/2026

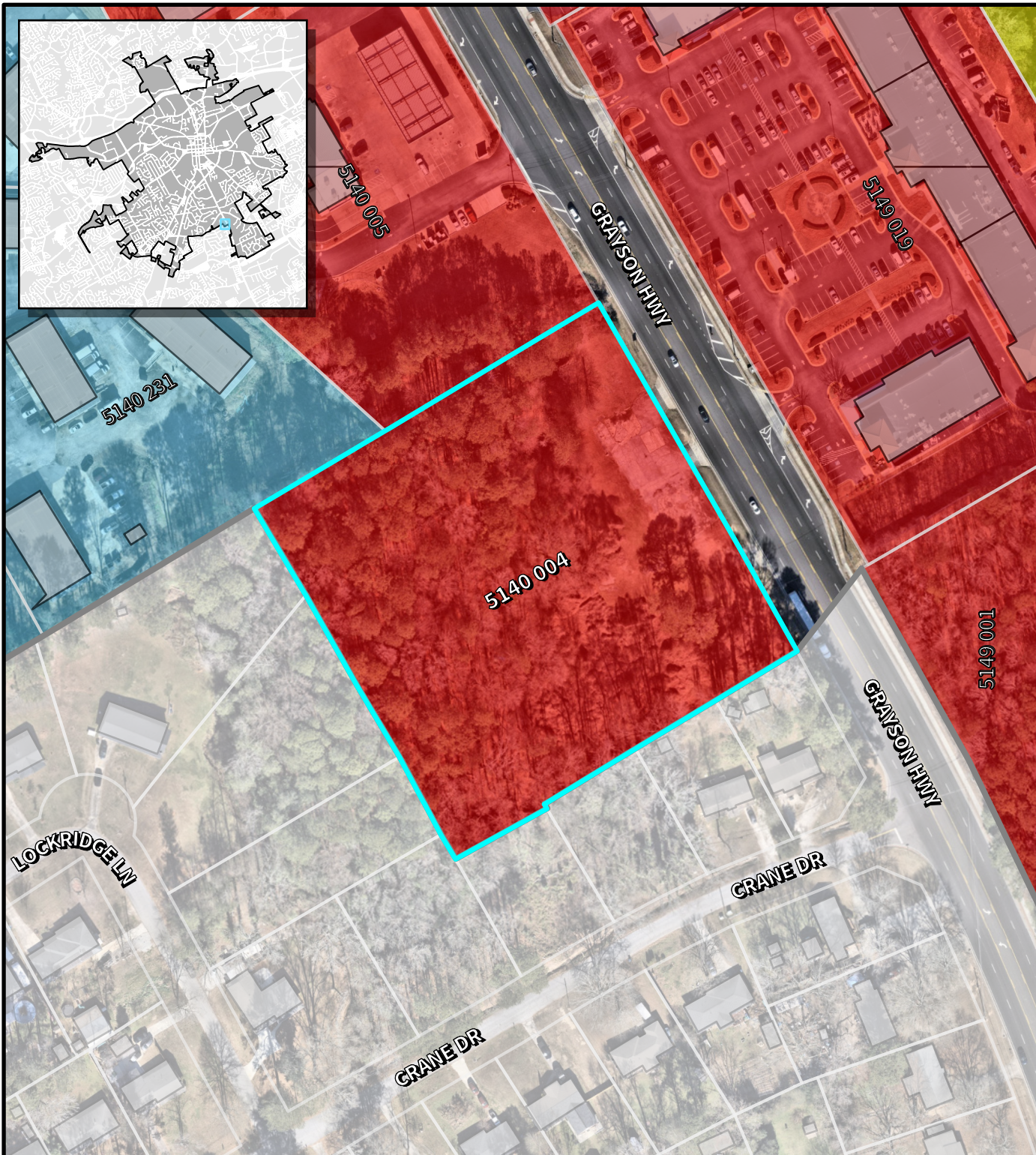
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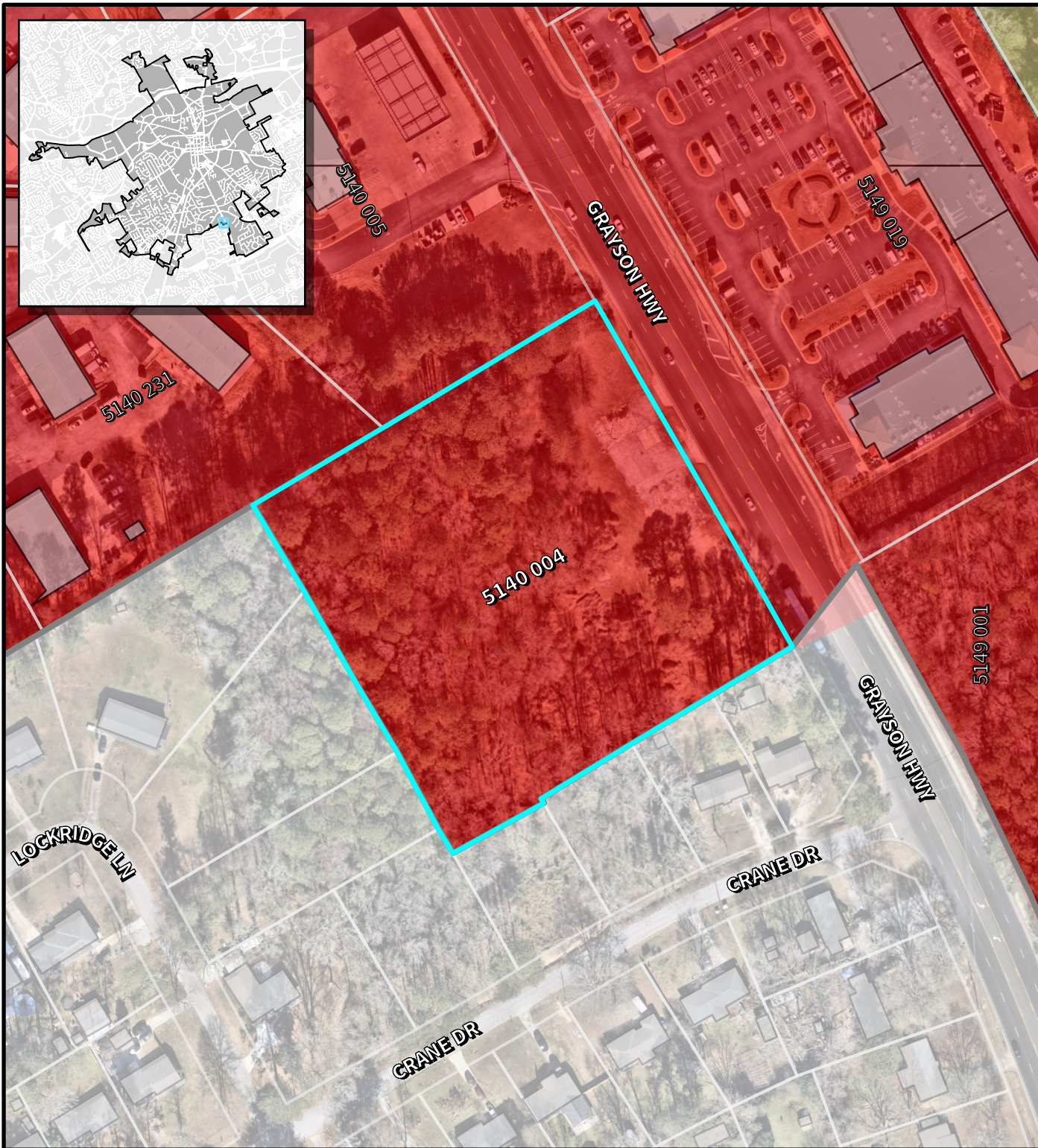
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0 62.5 125 250 Feet




RZM2026-00004_ATTCH_05212026





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZM2026-00004

Applicant: JCT Construction Group Inc.
C/O LJA Engineering

 Subject Property (~4.00 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Commercial Corridor

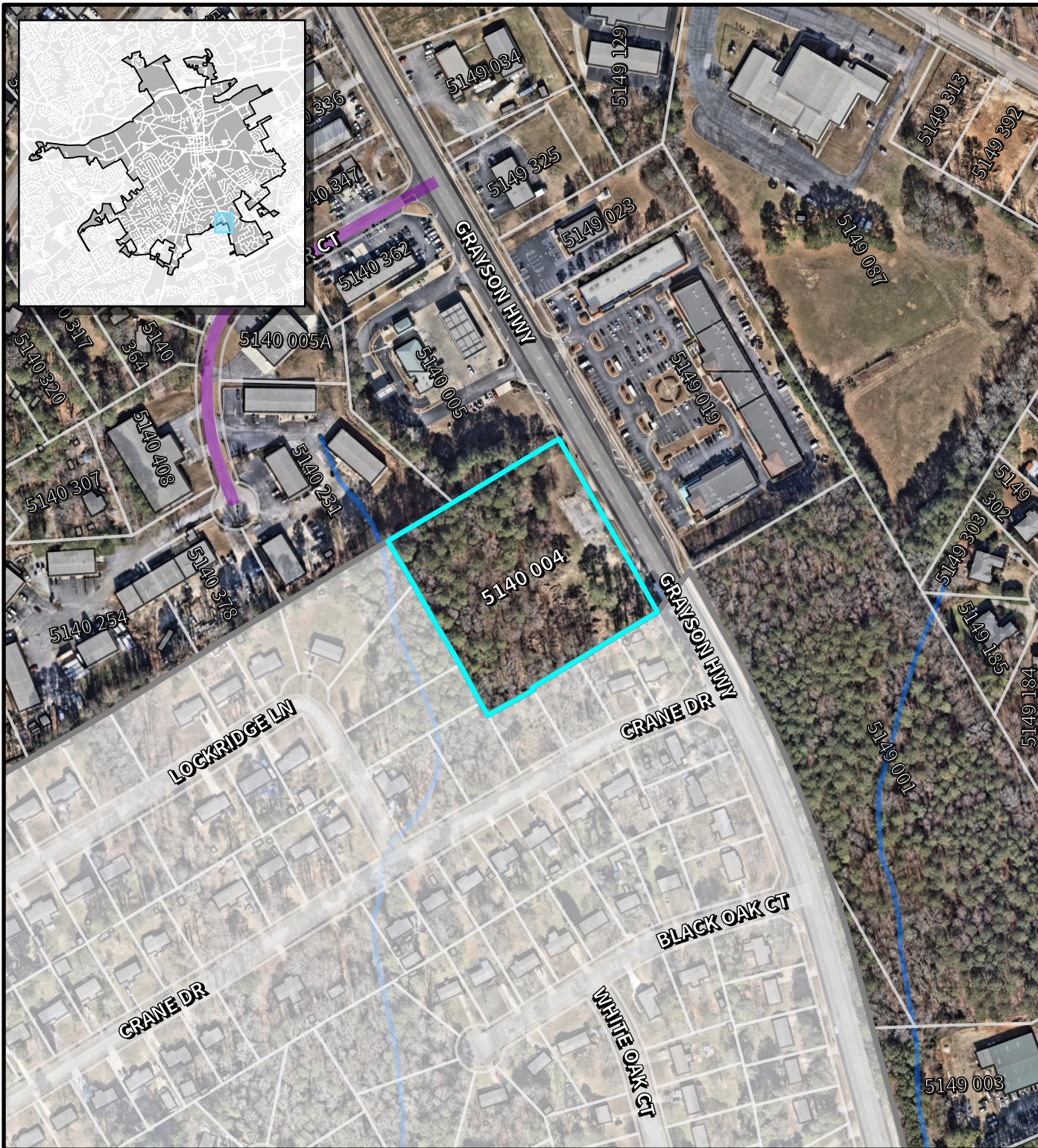
Imagery Date: 01/13/2026

Map Date: 04/24/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet










LAWRENCEVILLE

Planning & Development

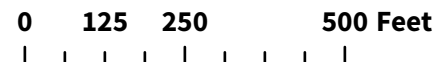
Location Map & Surrounding Areas

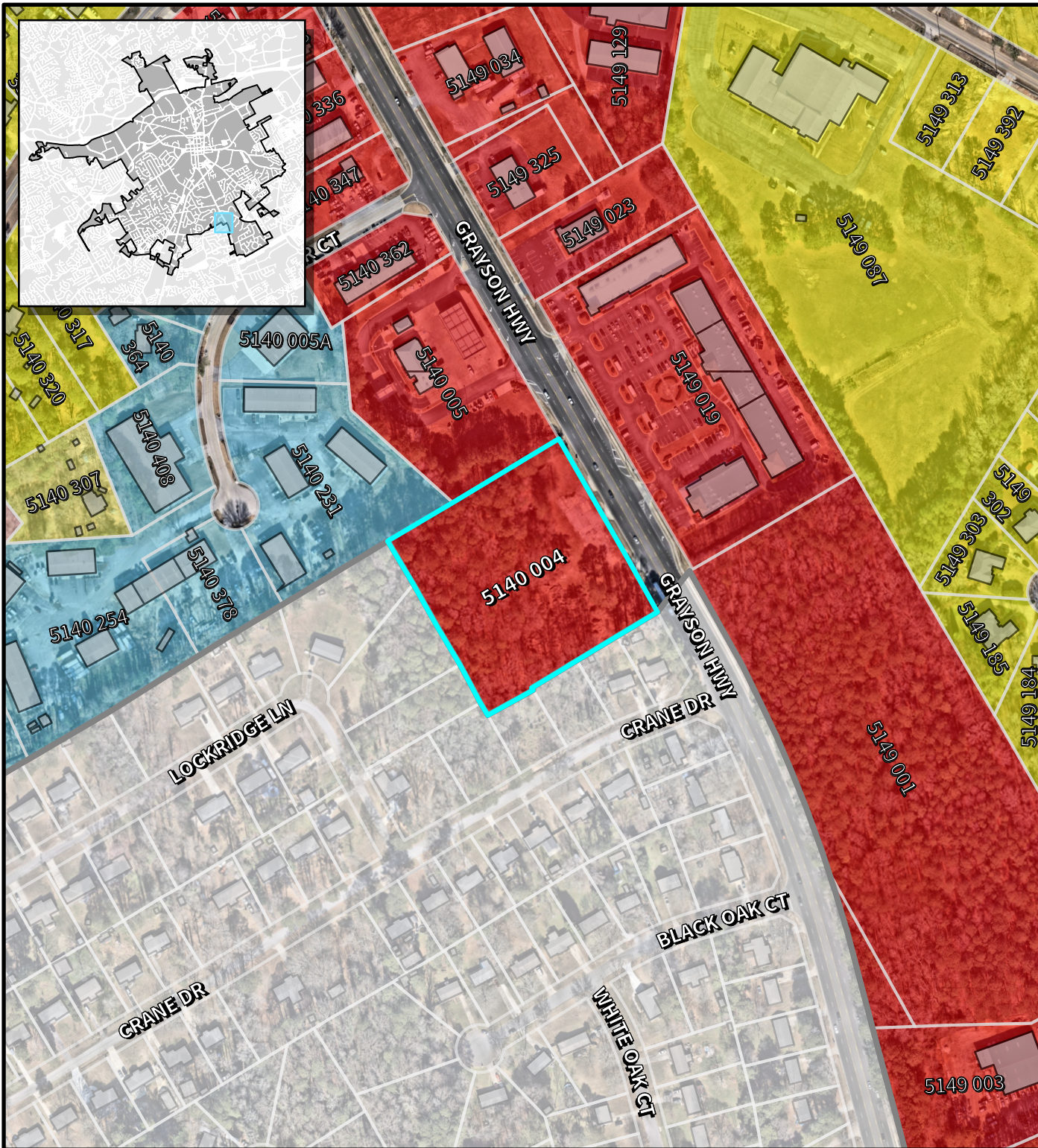
RZM2026-00004

Applicant: JCT Construction Group Inc.
C/O LJA Engineering

-  Subject Property (~4.00 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 01/13/2026
Map Date: 04/24/2026
Map Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-00004

Applicant: JCT Construction Group Inc.
C/O LJA Engineering

Subject Property (~4.00 acres)

Lawrenceville City Limits

Zoning Districts

- BG General Business
- LM Light Manufacturing
- OI Office/Institutional
- RS-150 Single-Family Residential
- RS-180 Single-Family Residential

Imagery Date: 01/13/2026

Map Date: 04/24/2026

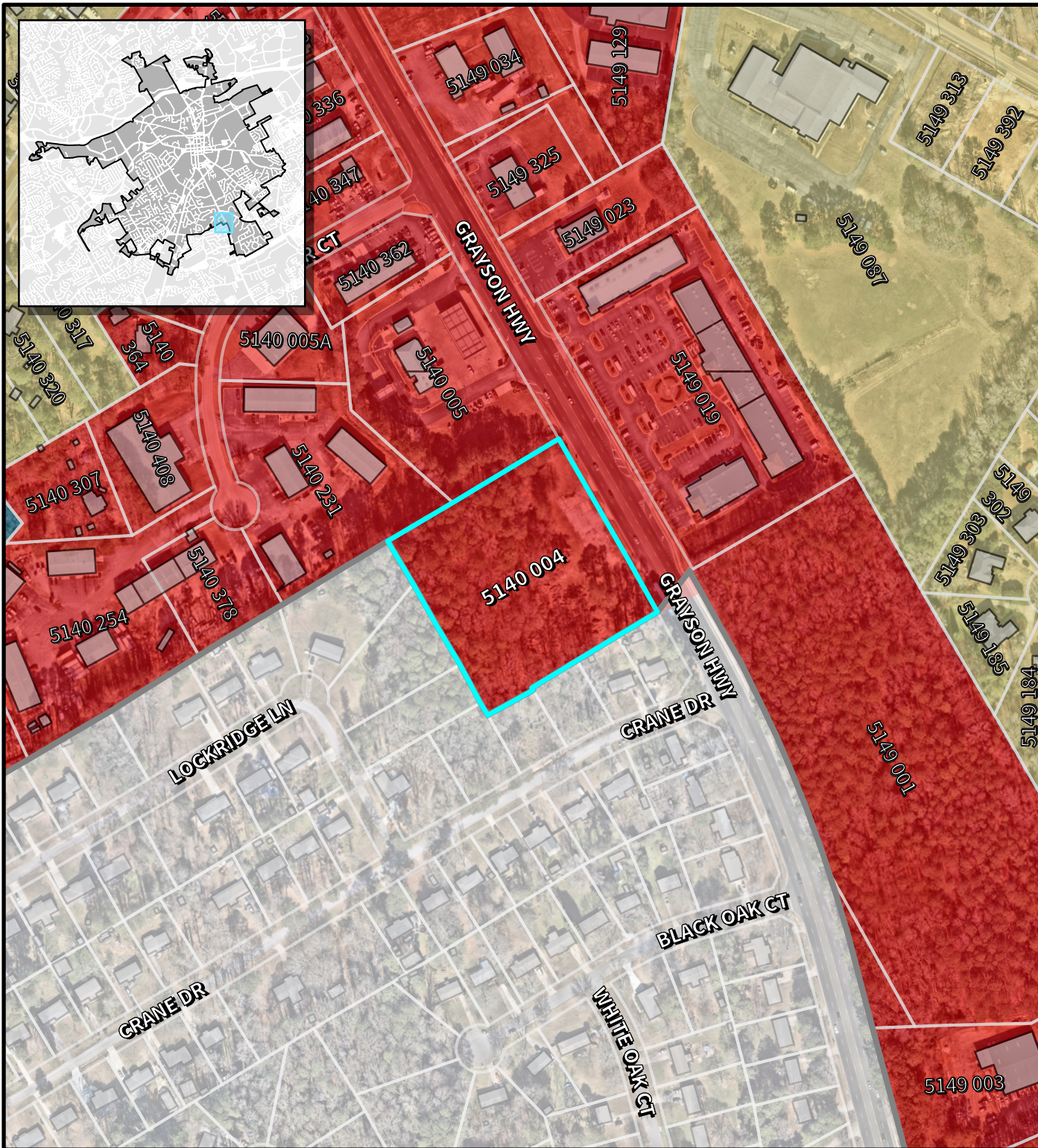
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0 125 250 500 Feet



RZM2026-00004_ATTCH_05212026





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZM2026-00004

Applicant: JCT Construction Group Inc.
C/O LJA Engineering


 Subject Property (~4.00 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Commercial Corridor

 Education Center

Imagery Date: 01/13/2026

Map Date: 04/24/2026

Map Scale: 1:3,600

0 125 250 500 Feet

