LAWRENCEVILLE
GEORGIA

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

Item:	RZR2024-00022 & SUP2024-00090; Embry Development Company LLC; 448 Grayson Highway
Department:	Planning and Development
Date of Meeting:	Monday, August 5, 2024
Applicant Request:	Rezone subject property from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District)
Presented By:	Todd Hargrave, Director of Planning and Development
Department Recommendation:	**Approval with Conditions**
Planning Commission Recommendation:	

Summary: The applicant requests a rezoning for 448 Grayson Highway from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) to allow for the development of 56 townhouse dwelling units with a Special Use Permit to allow for 22 front-entry units with a gross density of 3.5 units per acre (UPA). The subject property is approximately 14 acres in area and is located on the northeastern right-of-way of Grayson Highway, just northwest of the Wynfield Park subdivision along Kubol Drive. The property is currently vacant and undeveloped aside from a large (approximately 1.74 acre) stormwater pond that serves the general area.

Attachments/Exhibits:
- RZR2024-00022 & SUP2024-00090_Report
- RZR2024-00022 & SUP2024-00090_P&D Recommended Conditions
- RZR2024-00022 & SUP2024-00090_Application

- RZR2024-00022 & SUP2024-00090_Letter of Intent
- RZR2024-00022 & SUP2024-00090_Legal Description
- RZR2024-00022 & SUP2024-00090_Existing Conditions Survey
- RZR2024-00022 & SUP2024-00090_Conceptual Site Plan
- RZR2024-00022 & SUP2024-00090_Architectural Elevations
- RZR2024-00022 & SUP2024-00090_Aerial Map – Zoomed In (1:2,750)
- RZR2024-00022 & SUP2024-00090_ Aerial Map – Zoomed Out (1:5,500)
- RZR2024-00022 & SUP2024-00090_Zoning Map – Zoomed In (1:2,750)
- RZR2024-00022 & SUP2024-00090_ Zoning Map – Zoomed Out (1:5,500)
- RZR2024-00022 & SUP2024-00090_Character Areas Map – Zoomed In (1:2,750)
- RZR2024-00022 & SUP2024-00090_ Character Areas Map – Zoomed Out (1:5,500)