



LAWRENCEVILLE

GEORGIA

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

Item: RZR2024-00022 & SUP2024-00090; Ansley Johnston; 448 Grayson Highway

Department: Planning and Development

Date of Meeting: Monday, July 1, 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**

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)