



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, AUGUST 12, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item: RZM2026-00004; JCT Construction Group c/o LJA Engineering; 737 Grayson Highway

Department: Planning and Development

Date of Meeting: Wednesday, August 12, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone Property from BG (General Business) to RM-8 (Townhouse Residential)

Planning & Development Recommendation: Approval with Conditions

Planning Commission Recommendation: Approval with Conditions

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.

Attachments/Exhibits:

- RZM2026-00004_ATTCH_05192026
- RZM2026-00004_ATTCH2_06012026
- RZM2026-0004_M&C REC CNDS_07072026

- RZM2026-0004_737 GRAYSON HIGHWAY
- RZM2026-0004_M&C REC CNDS_08042026