

**Rezoning – BG (General Business District)
to RM-8 (Townhouse Residential District)**

RZM2026-0004

737 Grayson Highway



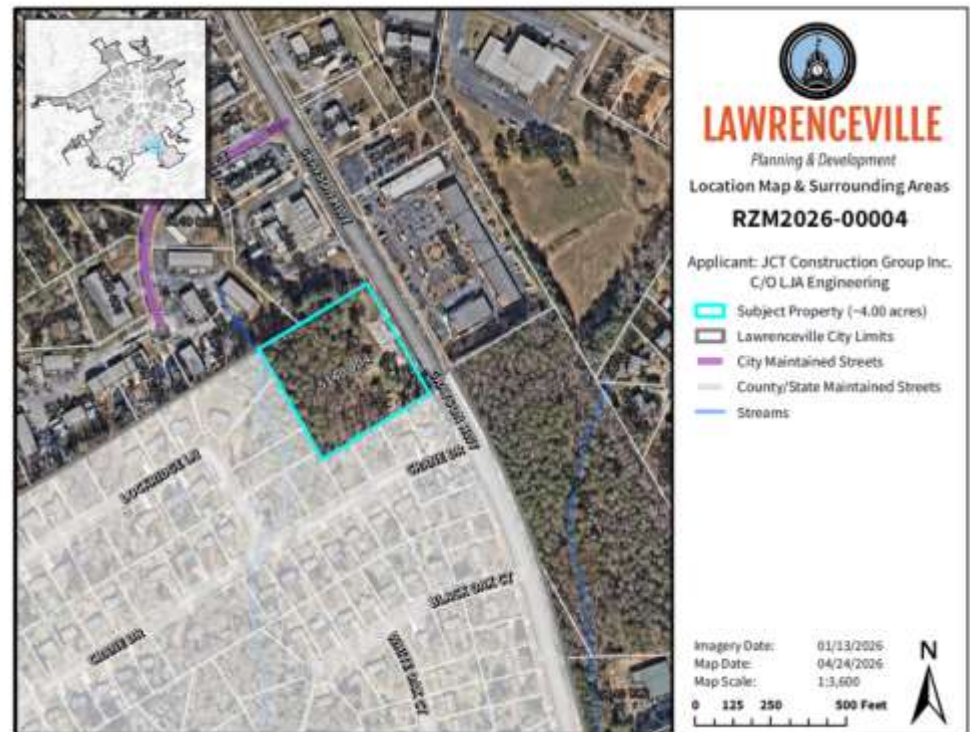
Overview

- Rezoning Application – 737 Grayson Highway
- Applicant: JCT Construction Group Inc. c/o LJA Engineering
- Property Owner: Jeffrey C. Threat
- Location: 737 Grayson Highway, Lawrenceville, GA
- 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

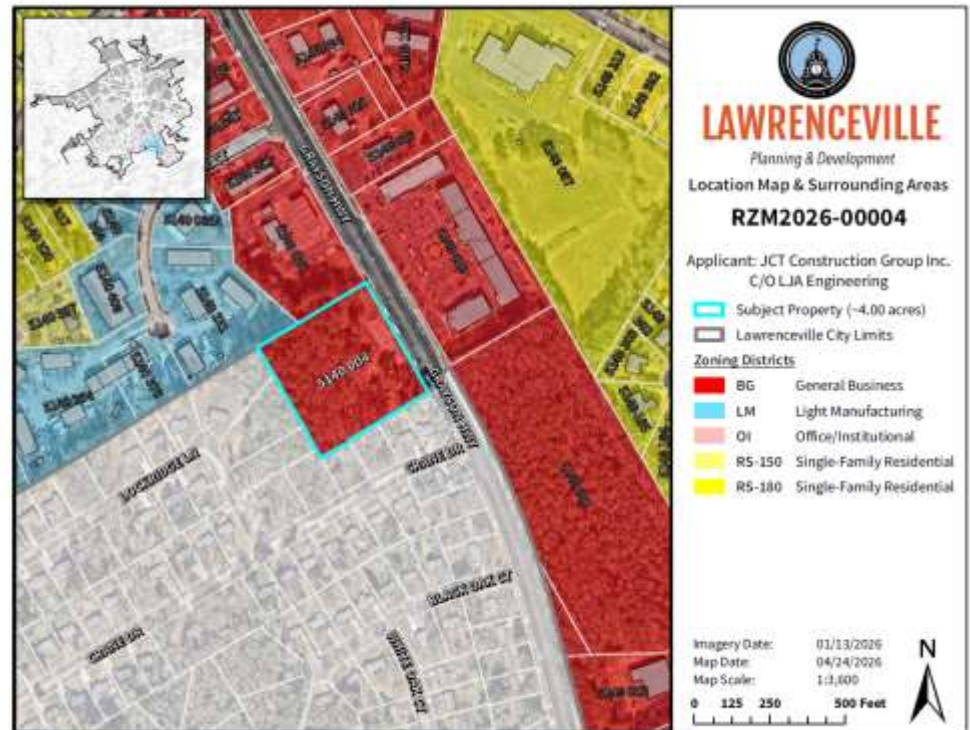
- Site located on the west side of Grayson Highway between Farmers Court and Crane Drive
- Surrounding area includes a mix of commercial, light industrial, and single-family residential uses.





Zoning Map

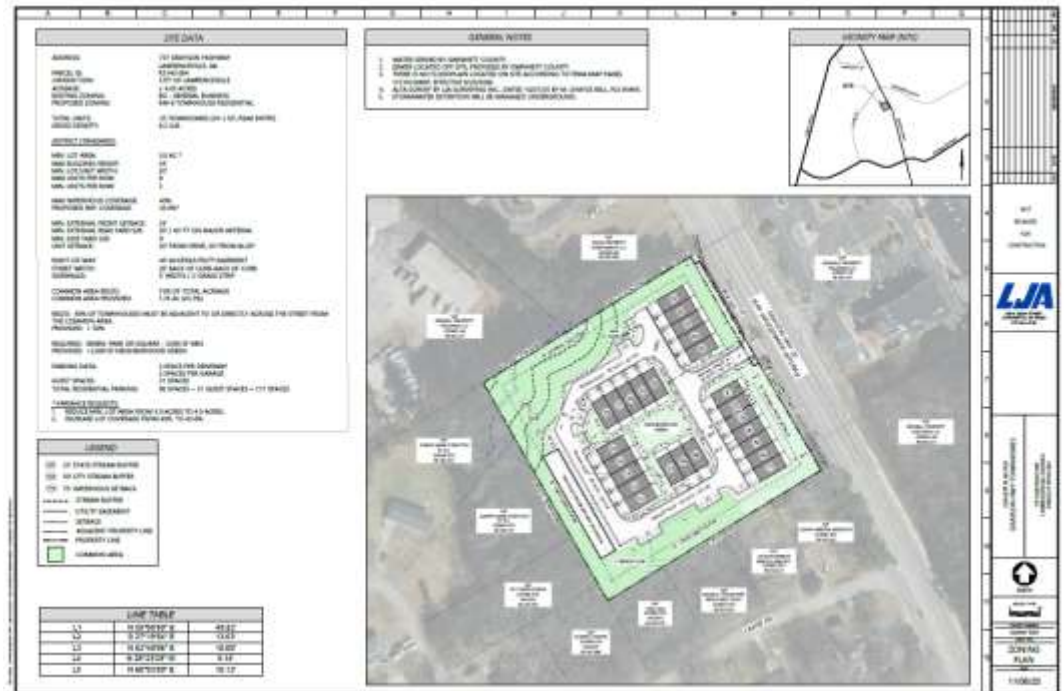
- Annexed and rezoned to BG between 1986–2002
- Request to rezone from BG to RM-8 for 25 rear-entry townhomes at 6.25 units per acre
- Townhomes serve as transitional land use between higher-intensity commercial and lower-density residential uses





Site Plan

- Five rows of townhomes
two rows face Grayson Highway, three rows face internal green space
- Enhanced open space
- Pedestrian-oriented circulation
- Rear-loaded design providing compatibility with residential use





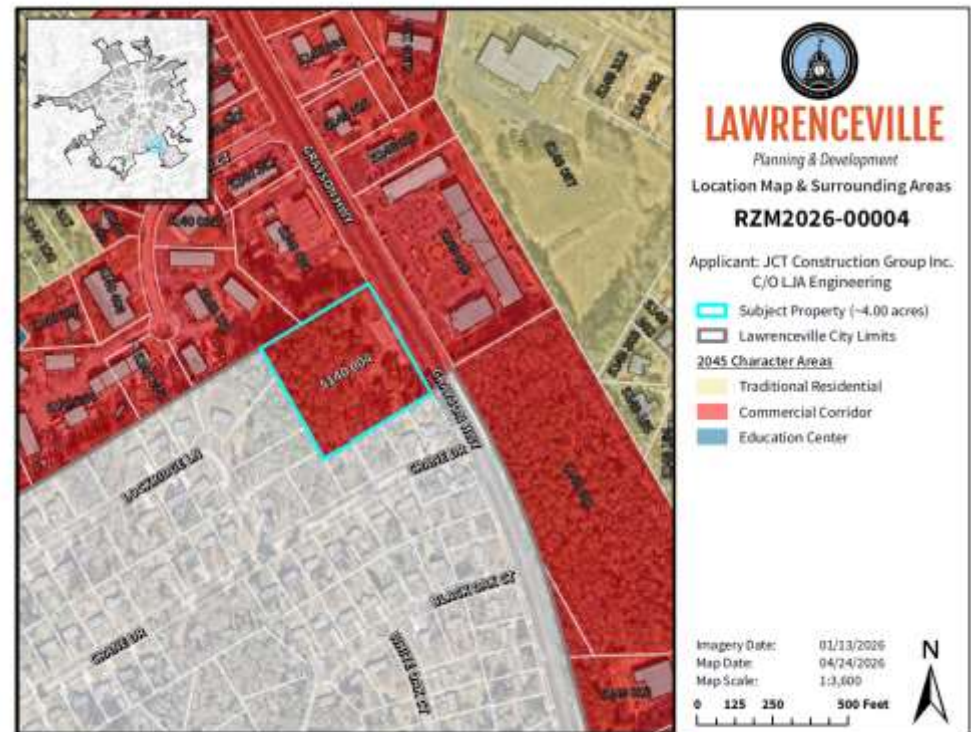
Text Amendment & Variances

- Text Amendment allowing the minimum project area to be reduced from 5 acres to 4 acres.
- Variance reducing the required external front setback along a major/principal arterial from 40 feet to 32 feet.
- Variance increasing the maximum lot coverage from 40% to 48%.
- Variance increasing the allowable percentage of three-bedroom units from 40% to 100%.
- Variance reducing the required rear setback from a private drive from 27 feet to 22 feet.



Comprehensive Plan

- Supports appropriate residential use within an evolving commercial corridor.
- Provides a smooth transition between differing land-use intensities.
- Helps reinvest in the corridor while adding housing diversity.





Conclusion

- Proposal for 25 rear-entry townhomes at 737 Grayson Highway represents compatible, transitional redevelopment; recommended for approval with conditions
- Approval with conditions



PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS – 06012026

RZM2026-00094

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 multi-family dwelling units shall be designed in general accordance with the elevations titled "JC Throat Townhouse", 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.

RZM2026-00094 – Recommended Conditions

Page 5 of 2

stated to meet the conditions of zoning, and Development Regulations. The final and approval of the Director of Planning and

property until the issuance of a development

ment shall be four (4) spaces per townhouse

or driveways shall be in general accordance structural renderings, and otherwise subject of Planning and Development.

ided throughout the development.

1. Article 1 – Districts, Section 102.7 – RM-8 ction B. Lot Development Standards. Allows a n five (5) acres to four (4) acres.

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1. Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection C. 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.



LAWRENCEVILLE
GEORGIA



Questions?

SITE DATA

ADDRESS: 737 GRAYSON HIGHWAY
LAWRENCEVILLE, GA
PARCEL ID: R5140 004
JURISDICTION: CITY OF LAWRENCEVILLE
ACREAGE: ± 4.03 ACRES
EXISTING ZONING: RG - GENERAL BUSINESS
PROPOSED ZONING: RM-8 TOWNHOUSE RESIDENTIAL

TOTAL UNITS: 25 TOWNHOUSES (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 FRONT 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 SETBACK: 20' / 40' FT ON MAJOR ARTERIAL
MIN. SIDE YARD SETBACK: 0'
MIN. SETBACK: 20' FROM DRIVE, 20' FROM ALLEY

RIGHT-OF-WAY STREET WIDTH: 40' ACCESS/UTILITY EASEMENT
SIDEWALKS: 26' BACK OF CURB BACK OF CURB
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 SPACES PER DRIVEWAY
2 SPACES PER GARAGE
GUEST SPACES: 21 SPACES
TOTAL RESIDENTIAL PARKING: 95 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 13135C0089E, EFFECTIVE 8/26/2006.
4. ALTA SURVEY BY LIA SURVEYING INC., DATED 10/27/25 BY M. CHANCE BELL, PLS #3465.
5. STORMWATER DETENTION WILL BE MANAGED UNDERGROUND.

VICINITY MAP (NTS)



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

L1	N 08°05'50" E	48.82'
L2	S 27°19'54" E	13.63'
L3	N 62°40'06" E	10.00'
L4	N 28°23'28" W	6.14'
L5	N 60°03'50" E	10.12'

NOT RELEASED FOR CONSTRUCTION

LJA
LAWRENCEVILLE JOURNAL & ASSOCIATES
ALPHARETTA, GA 30004
TEL: 770.241.1111

COURT PLAN FOR
GRAYSON HWY TOWNHOUSES
737 GRAYSON HWY
LAWRENCEVILLE, GA 30046
PROJECT # 2021-004



SCALE 1"=40'

UNOFFICIAL EXHIBIT
GAH-1-2021

ZONING PLAN

DATE

11/06/25



1 FRONT ELEVATION

SCALE 1/4" = 1'-0"

JC THREAT TOWNHOUSES

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

2025-JC1

FRONT ELEVATION

A-1



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION AND DEVELOPMENT DEPARTMENT

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – 07072026 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. ~~T~~ownhouse 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 ~~townhouse multifamily~~ dwelling units shall be ~~three stories~~ designed in general accordance with the elevations titled "JC Threat Townhouses", dated and received "November 14, 2025," predominantly four-sided masonry construction utilizing ~~which could be brick, stone or a combination thereof of brick and stone (with accents of with fiber cement siding permitted only as accent material).~~ Final architectural design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D. All townhouse dwelling units shall ~~include a minimum~~ have two (2) car garage with carriage-style garage doors. ~~The driveways shall measure a minimum of eighteen (18) feet in width and a minimum of twenty (20) feet in depth (as measured from the curb), providing sufficient to accommodate 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.
- E. ~~Lots 1, 7, 21, and 23 shall have a wrap around covered front door porch.~~

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 ~~modified by specified in these conditions of zoning, or by an approved variance, through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.~~
 - C. Landscape shall be designed and installed ~~with these to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final landscape plans 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 ~~adjacent to off-internal streets or private drive ways shall be in general conformity to the approved~~ ~~in accordance with the submitted site plans and architectural renderings, and otherwise~~ subject to review and approval of the Director of Planning and Development.
 - H. ~~Provide a minimum 6' sidewalk along Grayson Highway across the frontage of the property and connecting to the existing sidewalk on the northern adjacent property (Tax Parcel ID 5140 0005).~~
 - I. ~~The neighborhood green shall incorporate passive recreational amenities, including benches, picnic tables, seating areas, or other similar site furnishings intended to encourage resident use and activity.~~
 - J. ~~All roadways within the development shall be privately owned and maintained.~~
 - K. ~~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.~~



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- ~~C-8~~ 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-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 percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).
- ~~E-D~~ 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.