



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JULY 27, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

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

**Department:** Planning and Development

**Date of Meeting:** Monday, July 27, 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

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**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.pdf
- RZM2026-00004\_ATTCH2\_06012026.pdf
- RZM2026-0004\_M&C REC CNDS\_07072026.pdf