



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 19, 2024  
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

<b>Item:</b>	RZR2024-00022 & SUP2024-00090; Embry Development Company LLC; 448 Grayson Highway
<b>Department:</b>	Planning and Development
<b>Date of Meeting:</b>	Monday, August 19, 2024
<b>Applicant Request:</b>	Rezone subject property from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District)
<b>Presented By:</b>	Todd Hargrave, Director of Planning and Development
<b>Department Recommendation:</b>	<b>Approval with Conditions</b>
<b>Planning Commission Recommendation:</b>	<b>Approval with Planning Commission Recommendations</b>

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**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\_Planning Commission 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)