

**CITY OF LAWRENCEVILLE**  
**PLANNING AND DEVELOPMENT DEPARTMENT**

**PLANNING AND DEVELOPMENT DEPARTMENT**  
**RECOMMENDED CONDITIONS**

**Bold – Additions**

~~Strikethrough~~ - Deletions

RZR2019-00003:

Approval as RM-8 (General Residence, Townhouse District) for a townhouse development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Multifamily attached dwellings.
  - B. The maximum number of units shall be 116.
  - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance.
  - D. All dwellings shall have a double-car garage.
2. To satisfy the following site development considerations:
  - A. 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.
  - B. Natural vegetation shall remain on the property until the issuance of a development permit.
  - C. All grassed areas on dwelling lots shall be sodded.
  - D. Underground utilities shall be provided throughout the development.
  - E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.
  - F. The electric utilities internal to the development must be placed underground.

**PLANNING COMMISSION  
RECOMMENDED CONDITIONS**

SUP2019-00019:

Approval of Special Use ~~for three front entry~~ **allowing 116 townhouse** units, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Multifamily attached dwellings.
  - B. ~~The maximum number of front entry units shall be 92.~~ **The minimum number of rear entry units shall be 94, and the maximum number of front entry units shall be 22.**
  - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance.
  - D. All dwellings shall have a double-car garage.
2. To satisfy the following site development considerations:
  - A. 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.
  - B. Natural vegetation shall remain on the property until the issuance of a development permit.
  - C. All grassed areas on dwelling lots shall be sodded.
  - D. Underground utilities shall be provided throughout the development.
  - E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.