

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes/No/Abstain
<u>Bruce Johnson</u> , Mayor Pro Tem	Yes/No/Abstain
<u>Victoria Jones</u> , Council Member	Yes/No/Abstain
<u>Randy Travis</u> , Council Member	Yes/No/Abstain
<u>Bryant Harris</u> , Council Member	Yes/No/Abstain

On motion of [INSERT NAME], seconded by [INSERT NAME], which carried [INSERT VOTE], the following ordinance was [INSERT DECISION]:

AN ORDINANCE TO [INSERT DECISION] AN AMENDMENT THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from [INSERT EXISTING ZONING CLASSIFICATION] to [INSERT PROPOSED ZONING CLASSIFICATION] by [INSERT APPLICANT NAME] for the proposed use of [INSERT TYPE OF USE] on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference;

and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on [INSERT MONTH, DATE, YEAR] and objections [INSERT OBJECTIONS] filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the [INSERT DATE, MONTH, YEAR], that the aforesaid application to amend the Official Zoning Map from [INSERT EXISTING ZONING CLASSIFICATION] to [INSERT PROPOSED ZONING CLASSIFICATION] is hereby [INSERT DECISION].

Approval of a rezoning to RM-12 (Multifamily Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily dwelling units at a maximum of ninety (90) dwelling units on approximately 7.54 acres at a gross density of no more than twelve (12) units per acre (UPA).
 - B. The development shall be designed and constructed in general accordance with the site plan received on January 15, 2025, with the exception that the plan may be modified to address conditions of zoning. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - C. The multifamily dwelling units shall be designed in general accordance with the elevations received on January 15, 2025, predominantly three-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 multifamily dwelling units shall have a single car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- E. All multifamily dwelling units shall have a one (1) car garage, with a driveway measuring eight (8) feet in width and twenty-six (26) feet in depth (as measured from the curb), providing sufficient space for one (1) passenger vehicle. 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.
- C. Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final 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 two (2) spaces per townhouse unit.
- G. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.

H. All underground utilities shall be provided throughout the development.

H.I. At no cost to the City, dedicate right-of-way and easements for the City of Lawrenceville infrastructure improvement project "Paper Mill Road at Springlake Road Roundabout". Coordinate final site plan design including sidewalks along Paper Mill and Springlake Road, corner plaza, and deceleration lane with City of Lawrenceville Engineering Department.

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows a reduction in the minimum front setback from fifty (50) feet to twenty-five (25) feet.
- B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows for

the increase of the allowed portion of three-bedroom apartments from a maximum of ten percent (10%) to a maximum of sixty-five percent (65%).

- C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for the elimination of the requirement for units to be accessed via an internal, double-loaded corridor.
- D. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for a reduction in the minimum width of the landscaped setback along external streets from fifty (50) feet to twenty-five (25) feet.

David R. Still, Mayor

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk