



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT

MAYOR AND COUNCIL RECOMMENDED CONDITIONS 7-10-2025

RZR2025-00028

Approval of a rezoning to RS-TH INF (Townhouse-Family Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A.** Twelve (12) Townhouse-Family dwellings and dwelling units, not to exceed thirteen units per acre (13 UPA).
- B.** Townhouse dwellings and dwelling units shall be constructed with balconies and three sides of brick with minor accents of stucco or cement siding as depicted in the plan presented at the July 28, 2025 Council Regular Session Meeting. The remaining balance of the home may be the same, or fiber-cement shake or siding with a minimum thirty-six-inch (36 in.) brick water table. Units shall also include back porches and shall be stained if constructed of wood.
- C.** ~~The front façade of each townhouse dwelling and dwelling unit shall be adjacent to the public right-of-way.~~ For the building adjoining Jackson Street, the front façade of each townhouse shall face the adjacent right-of-way. The second building to the rear may be oriented as shown on the submitted site plan presented at the July 28, 2025 Council Regular Session meeting. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** Each dwelling unit/townhouse unit shall have a garage ~~or covered carport~~ that accommodates two cars. Tandem garages shall not be allowed. Minimum parking requirements shall be as follows:

Townhouse dwelling and dwelling units shall have a two-car garage ~~or covered carport~~, no parking spaces outside of the garage, and one additional space per townhouse within the project for guest parking. The plan shall be approved by the Director of Planning and Development.

E. Each unit/dwelling shall be rear loaded and accessed via a ~~forty-foot (40 ft.)~~ Private Access Utility Easement, subject to the approval of any necessary variances from Gwinnett County and City of Lawrenceville. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.

F. Townhouse dwelling and dwelling units shall have a Minimum Heated Floor Area of 1,950 square feet ~~for one, two, three and four bedroom units~~.

G. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits

~~**G-H.**~~ Development shall be a gated community.

2. To satisfy the following site development considerations:

A. Provide a minimum ~~twenty~~-foot (~~12~~0 ft.) Front Yard Building Setback adjacent to Jackson Street.

B. Provide a ten-foot (10 ft.) Rear/~~Side~~-Yard Building Setback adjacent to Parcel Identification Numbers R5147 065, R5147 ~~069153~~, and R5147 ~~069153~~.

~~**C.** Provide a fifteen-foot (15 ft.) internal Front Yard Building Setback adjacent to required internal 40-foot Private Access Utility Easement.~~

~~**D.** Provide a twenty foot (20 ft.) internal Rear Yard Building Setback adjacent to a 40-foot Private Access Utility Easement.~~

~~**E-C.**~~ Underground utilities shall be provided throughout the development.

D. Natural vegetation shall remain on the property until the issuance of a development permit

E. Driveways for each unit shall be a minimum of 20' (Twenty feet) in length from edge of building to the Private Access Utility Easement

F. Internal open space shall be developed with landscaping, pedestrian walkways, picnic areas, and a community rain garden. Final design shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a development or building permit

F-G. At no cost to the City, the developer shall connect the development to adjacent City property by providing landscaping, pedestrian walkways, and other hard scape amenities (such as benches, etc) as generally depicted on

the site plan presented at the July 28, 2025 Council Regular Session meeting. Maintenance of this area shall be the responsibility of the development and shall be included in the HOA documents. Final design shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a development or building permit.

~~G. New billboards or oversized signs shall be prohibited.~~

~~H. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.~~

3. The following variances are approved:

A. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF Townhouse-Family Infill Residential District, D. Lot Development Standards, Table 102.6 C.1. - Principal Structure, Minimum Lot Area to allow the elimination of the required minimum 1,600 square feet (10 ft.) lot area. Alternatively, all setbacks may be administratively varied in accordance with footnote of the Lawrenceville Zoning Ordinance.

B. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF Townhouse-Family Infill Residential District, D. Lot Development Standards, Table 102.6 C.1. - Principal Structure, Minimum Lot/Unit Width to allow the elimination of the required minimum twenty-foot (20 ft.) lot/unit width. Alternatively, all lot/unit width may be administratively varied in accordance with footnote 9 of Table 102.6 C.2 of the Lawrenceville Zoning Ordinance.

C. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF Townhouse-Family Infill Residential District, D. Lot Development Standards, Table 102.6 C.2. - Principal Structure, Minimum Front Yard Setback to allow the elimination of the required minimum ten-foot (10 ft.) front yard building setback adjacent to an internal local street, private access utility easement or private parking. Alternatively, all setbacks may be administratively varied in accordance with footnote 9 of Table 102.6 C.2 of the Lawrenceville Zoning Ordinance.

D. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF Townhouse-Family Infill Residential District, D. Lot Development Standards, Table 102.6 C.2. - Principal Structure, Minimum Rear Yard Setback to allow the elimination of the required minimum ten-foot (10 ft.) rear yard

building setback adjacent to an internal local street, private access utility easement or private parking. Alternatively, all setbacks may be administratively varied in accordance with footnote 9 of Table 102.6 C.2 of the Lawrenceville Zoning Ordinance.

E. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF Townhouse-Family Infill Residential District, D. Lot Development Standards, Table 102.6 C.2. - Principal Structure, Minimum Side Yard Setback to allow the elimination of the required minimum zero-foot (0 ft.) side yard building setback adjacent to an internal local street, private access utility easement or private parking. Alternatively, all setbacks may be administratively varied in accordance with footnote 9 of Table 102.6 C.2 of the Lawrenceville Zoning Ordinance.

F. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF Townhouse-Family Infill Residential District, D. Lot Development Standards, Table 102.6 C.2. - Principal Structure, Minimum Lot Area to allow for reduction of minimum twenty-foot (20 ft.) front yard building setback adjacent to a classified arterial or collector (Principal, Major, Minor) shall be ten feet (10 ft.) adjacent to Jackson Street. Alternatively, all setbacks may be administratively varied in accordance with footnote 9 of Table 102.6 C.2 of the Lawrenceville Zoning Ordinance.

G. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF Townhouse-Family Infill Residential District, D. Lot Development Standards, Table 102.6 C.2. - Principal Structure, to allow for a reduction of a minimum twenty-foot (20 ft.) side and rear yard building setback adjacent to a private access utility easement or private parking shall be ten feet (10 ft.). Alternatively, all setbacks may be administratively varied in accordance with footnote 9 of Table 102.6 D.2 of the Lawrenceville Zoning Ordinance.

H. A variance from the Zoning Ordinance, Article 1, Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, D. Lot Dimensional Standards, Subsection 1. RS-TH Townhouse Units – General. a. allowing the front façade(s) of townhouse dwelling units 7 through 12 to be oriented adjacent to the southern property as depicted on the submitted site plan titled “Townhomes @ The Lawn: Site Plan,” prepared TSW Planning Architecture Landscape Architecture, dated February 28, 2025.

