



# LAWRENCEVILLE

## Planning & Development

### PLANNING ~~COMMISSION~~ ~~AND DEVELOPMENT~~

### RECOMMENDED CONDITIONS 07072025

#### 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 three sides of brick. 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.
- 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. 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.

**2. To satisfy the following site development considerations:**

- A.** Provide a minimum ~~twenty~~-foot (120 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.C.** Provide a twenty foot (20 ft.) internal Rear Yard Building Setback adjacent to a 40-foot Private Access Utility Easement.~~
- ~~**E.D.**~~ \_\_\_\_\_ Underground utilities shall be provided throughout the development.
- ~~**F.E.**~~ \_\_\_\_\_ Natural vegetation shall remain on the property until the issuance of a development 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.~~