

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZM2021-00010_11162021

Approval of a CMU (Community Mixed-Use District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Mixed-Use residential townhouse units and single-family dwellings at maximum of 92 units/dwellings (65 townhouse and 27 single-family) on approximately 15.02 acres at a density of 6.12 Units Per Acre (UPA).
 - B. The development shall be in general accordance with the site plan titled “The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - C. Townhouse rows consisting of two dwelling units shall be limited to the northeast portion of the site as shown on “The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021.
 - D. The townhouse units and single-family dwelling structures shall be designed in general accordance with the submitted elevations shown in the Plan Book titled “Lawrenceville Central Block Architecture Patterns and Specifications,” dated October 26, 2021, prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021. All townhouse units and single-family dwellings shall be constructed meeting requirements of the City of Lawrenceville Building and Building Regulations and 2018 IRC International Residential Code for One- and Two-Family Dwellings. Building Permits shall require the review and approval of the Director of Planning and Development.
 - E. The front façade of each townhouse unit or single-family dwelling shall be adjacent to a public right-of-way or a green/common space as shown on “The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-

- 21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- F. Townhouse units proposed at an 18 foot minimum width shall be limited to seven townhouse units labeled “22’ Sideyard Townhouse,” and as shown on “The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- G. One-car garages shall be limited to seven townhouse units labeled as “22’ Sideyard Townhouse,” Each unit/dwelling shall be rear loaded and accessed via a private alley (30 foot Utility Easement) as shown on “The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- H. Two-car garages shall be required for townhouse and single-family units/dwellings labeled as “22’x42’ Townhouse, 22’x50’ Townhouse, 25’x35’ Townhouse, “Special Townhouse and Single Family Houses.” Each unit/dwelling shall be rear loaded and accessed via a private alley (30 foot Utility Easement) as shown on “The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- I. A minimum of 13.5% of the net project acreage shall be designated as Green/Common Space.
- J. Each townhouse unit shall consist of a minimum 200 square foot enclosed Front Yard Outdoor Living Space (courtyard). All courtyards shall have direct access to a public right-of-way, private street or alley (30 foot Utility Easement).

- K. Each Front Yard Outdoor Living Space (courtyard) shall consist of a brick column/pillar installed at or near each front yard property corner adjacent to a public right-of-way, private street (50 foot Utility Easement) or alley (30 foot Utility Easement). Each column/pillar shall be a minimum height of 4 feet and a minimum width of 1 foot on all four sides. Each column/pillar shall be connected to another column/pillar with a brick wall at a minimum height of 2 feet and minimum width of 1 foot.
- L. Front Yard Outdoor Living Spaces (courtyard) adjacent to W. Crogan Street or Gwinnett Drive shall include an ornamental aluminum or wrought-iron fence installed on top of the required brick wall connecting each column/pillar. Fences shall be a minimum height of 2 feet.
- M. All walls shall be constructed meeting requirements of the City of Lawrenceville Building and Building Regulations and 2018 IRC International Residential Code for One- and Two-Family Dwellings. Building Permits shall require the review and approval of the Director of Planning and Development.
- N. Each unit/dwelling shall include a Rear Yard Outdoor Living Space (cantilevered porch) adjacent to a public right-of-way, private street (50 foot Utility Easement) or alley (30 foot Utility Easement).
- O. Townhouse lots shall be range in size from 1,250 square feet to 3,000 square feet).
- P. Townhouse units shall have a Minimum Heated Floor Area of 1,200 square feet for two bedroom units, 1,400 square feet for three bedroom units and 1,600 square feet for four bedroom units.
- Q. Single-Family lots shall be range in size from 3,000 square feet to 8,000 square feet).
- R. Single-Family units shall have a Minimum Heated Floor Area of 2,000 square feet for one-story dwellings and 2,200 square feet for two-story dwellings.
- S. Provide a 25-foot wide building setback/landscape strip adjacent to W. Crogan Street and Gwinnett Drive.
- T. Rear Yard Building Setbacks along the boundary shall be 20 feet as measured from the boundary line.

- U. Side Yard Building Setbacks along boundary shall be 20 feet as measured from the boundary line.
- V. Front Yard Building Setbacks adjacent to internal public right-of-way/private street (50 foot Utility Easement) shall be 15 feet as measured from the property line/right-of-way/private street (50 foot Utility Easement).
- W. Rear Yard Building Setbacks adjacent to an internal private alley (30 foot Utility Easement) shall be 0 feet.
- X. Side Yard Building Setbacks for single-family dwellings within the boundary of the development along internal property lines shall be 5 feet as measured from the property line.
- Y. The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way), and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

2. To satisfy the following site development considerations:

- A. Public right-of-way access shall be limited to a single curb cut along W. Crogan Street and a single curb cut along Gwinnett Drive as shown on “The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021.
- B. Local Streets internal to the development shall be designed to the minimum standards of the City of Lawrenceville Subdivision

Regulations, Article X, Required Improvements, Design and Construction.

- C. Private Streets (50 foot Utility Easement) and Private Alleys (30 foot Utility Easement) shall be designed in general accordance with the submitted "Street Sections" as shown in the Plan Book titled "Lawrenceville Central Block Architecture Patterns and Specifications," dated October 26, 2021, prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November 8, 2021.
- D. Landscape, Lighting and Streetscape Design plans shall be subject to the review and approval of the Director of Planning and Development prior to issuance of development or building permit.
- E. Provide a 5-foot concrete sidewalk and 5 foot beauty strip adjacent to W. Crogan Street and Gwinnett Drive.
- F. Natural vegetation shall remain on the property until the issuance of a development permit.
- G. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick base, and the sign cabinet shall be fully surrounded by the same materials, matching the intent of the exterior architectural treatments of the development.
- H. Billboards or oversized signs shall be prohibited.
- I. Outdoor storage shall be prohibited.
- J. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- K. Owner/Tenant shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.