

PLANNING COMMISSION

RECOMMENDED CONDITIONS

RZM2021-00010_11302021

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. **A mix of** residential townhouse units and single-family dwellings at maximum of **100** units/dwellings on approximately 15.02 acres at a density of **6.66** 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 11-15-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November ____, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - C. 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.
 - D. Townhouse rows consisting of **paired townhouse** dwelling units shall **not exceed three (3) townhouse rows within the project.**
 - E. The townhouse units and single-family dwelling structures shall be designed in general accordance with the submitted elevations shown in the **Pattern** Book titled "Lawrenceville Central Block Architecture Patterns and Specifications," dated **November 15**, 2021, prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November ____, 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.

- F. 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 3-1521 (Revised **11-15-21**), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November _____, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- G. Townhouse units proposed at an 18 foot minimum width shall **not exceed ten percent (10 %) of the total units/dwellings.**
- H. **Each dwelling unit/townhouse unit shall have a garage that accommodates two cars. Tandem garages shall be to no more than ten percent (10%) of the total dwelling units. Minimum parking requirements shall be as follows:**
- (1) Single family lots shall have a two car garage and space available for two cars in the driveway;**
- (2) Townhouse units shall have a two car garage and one additional space per townhouse within the project for guest parking.**
- I. 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 **11-15-21**), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November _____, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- J. A minimum of 13.5% of the net project acreage shall be designated as Green/Common Space.
- K. Wall and fence height shall not exceed a height of six feet, including ornamental features. At a minimum walls shall be a width of one foot. 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.
- L. Front Yard Building Setbacks along the boundary or adjacent to West Crogan Street and Gwinnett Drive shall be 25 feet as measured from the boundary line/right-of-way.

- M. Rear Yard Building Setbacks along the boundary shall be 20 feet as measured from the boundary line.
- N. Side Yard Building Setbacks along boundary shall be 20 feet as measured from the boundary line.
- O. Front Yard Building Setbacks adjacent to internal public right-of-way shall be **5** feet as measured from the property line/right-of-way.
- P. Rear Yard Building Setbacks adjacent to an internal private alley (30 foot Utility Easement) shall be 0 feet.
- Q. 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.
- R. Architectural features such as exterior or enclosed porches, stoops balconies, bay windows, roof overhangs and similar features may encroach into the minimum building setback.**
- S. Townhouse lots shall be range in size from 1,250 square feet to 3,000 square feet).
- T. 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.
- U. Single-Family lots shall be range in size from 3,000 square feet to 8,000 square feet).
- V. Single-Family units shall have a Minimum Heated Floor Area of **1,200** square feet. **No more than one third (1/3) of the total single-family units may be fewer than 2,000 square feet.**
- W. 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

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