



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS

RZM2025-00021

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

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

- A.** A maximum of two hundred fifty-two (252) housing units, including a minimum of twenty-four (24) single-family attached cottages, a minimum of twenty-four (24) single-family attached townhomes, and a maximum of two hundred four (204) multifamily apartment units. Density of housing units is not to exceed thirteen units per acre (13 UPA).
- B.** The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated July 7, 2025, with variances necessary to meet zoning conditions and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- C.** 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.
- D.** Multifamily, Cottage, and Townhome Units shall meet the following standards:
 - 1. Four (4) bedroom units shall be prohibited
 - 2. All units shall include granite counter tops and stainless-steel appliances.
 - 3. All dwelling units shall meet fifty to sixty percent (50%-60%) of the current Atlanta Region AMI and the development shall provide an annual certification to the Planning and Development Department indicating that this standard is being met.

4. Townhouse dwelling units shall be a minimum of twenty feet (20 ft.) from the forty foot (40 ft.) Private Access or Utility Easement.
 - E.** All townhouse units shall have a two (2) car garage, with a driveway measuring sixteen (16) feet in width and twenty-six (26) feet in depth (as measured from the curb), providing sufficient space for two (2) passenger vehicles. 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 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
 - B.** The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to always be maintained and functional, with any required repairs to be made within one week. Pending approval of the City of Lawrenceville Planning and Development Department, and Gwinnett County Department of Planning and Development Fire Plan Review Section.
 - C.** 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.
 - D.** Provide a fifty-foot-wide (50 ft.) front yard building setback adjacent to the northern right-of-way of Hurricane Shoals Road.
 - E.** Provide a minimum 30-foot wide natural or enhanced buffer adjacent to the westernmost property line, where adjacent to residential properties.
 - F.** Provide a 5-foot concrete sidewalk along the road frontage of Hurricane Shoals Road.
 - G.** The required parking ratio for the townhouse section of development shall be a minimum of 4 spaces per unit.
 - H.** The required parking ratio for the cottage section of development shall be a minimum of 2 spaces per unit.
 - I.** The required parking ratio for the multifamily residential component of

development shall be a minimum of 1.5 spaces per unit.

- J.** Maximum multifamily building height shall be seventy feet (70 ft).
 - K.** Ground signage shall be limited to one (1) 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 or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
 - L.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - M.** New billboards or oversized signs shall be prohibited.
 - N.** Outdoor storage shall be prohibited.
 - O.** 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.
 - P.** Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
 - Q.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
 - R.** Peddlers and/or parking lot sales shall be prohibited.
 - S.** The owner shall repaint or repair any graffiti or vandalism within seventy two (72) hours of notice from the City.
- 3. The following variances are approved:**
- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for an increase of the maximum percentage of Residential Uses from seventy-five percent (75 %) to one hundred percent (100 %).

- B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Civic/Institutional Uses from fifteen percent (15 %) to zero.
- C.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. Allows for the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15 %) to zero.
- D.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the required fifty (50) feet front setback along Belmont Drive to twenty-five (25) feet.
- E.** A variance from the Zoning Ordinance, Article 4 – Buffers, Section 401 – Standards for Permanent Buffers, Part 2. Allows for a reduction in the required buffer between CMU and RS-150 zoning districts from fifty (50) feet to thirty (30) feet.