



LAWRENCEVILLE

Planning & Development

MAYOR AND COUNCIL ~~PLANNING AND DEVELOPMENT~~

RECOMMENDED CONDITIONS - 1204~~1~~2025

RZR2025-00031

Approval of a rezoning to RS-50 INF (One-Family Infill Residential District), subject to the following enumerated conditions:

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

- A.** Three (3) One-Family dwellings, not to exceed eight units per acre (8 UPA).
- B.** Each dwelling 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. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The front façade of each dwelling shall be adjacent to the public right-of-way (Honeysuckle Avenue).
- D.** Each dwelling shall have a two car garage. ~~or covered carport that accommodates two cars.~~
- E.** Each unit/dwelling shall be rear loaded and accessed from Honeysuckle Circle via a forty (40) foot Private Access Utility Easement, with a Minimum Pavement Width of twenty-four (24) feet and two (2) curb and gutter as measure from back-of-curb to back-of-curb. Forty (40) foot Private Access Utility Easement shall be adjacent to the northern or rear property line. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** 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 fifteen-foot (15 ft.) Front Yard Building Setback adjacent to Honeysuckle Avenue and Honeysuckle Circle.
- B.** Provide a ten-foot (10 ft.) Rear Yard Building Setback.
- 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.** 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.
- E.F.** Within 60 days of approval of zoning, dedicate all right-of-way and easements for the Honeysuckle Avenue Improvements project.