



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS_0210252026

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

SUP2025-00119

~~Approval-Denial~~ of the Special Use Permit to allow Accessory Buildings or Structures (Freestanding Solar Panel System) in a Front Yard Area, ~~subject to the following enumerated conditions:~~

~~1. To restrict the Special Use Permit as follows:~~

- ~~A. The Special Use Permit shall be limited to an Accessory Building and Structure (Freestanding Solar Panel System) serving the existing single-family dwelling and shall remain clearly accessory and subordinate to the principal residential use.~~
- ~~B. The Accessory Building and Structure (Freestanding Solar Panel System) installation shall not be used for commercial energy generation or off-site power sales.~~
- ~~C. The maximum area of the Accessory Building and Structure (Freestanding Solar Panel System) shall not exceed approximately four hundred eighty-four (484) square feet, as depicted on the site plan dated November 7, 2025.~~
- ~~D. Final site plans shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.~~
- ~~E. The proposed Accessory Building and Structure (Freestanding Solar Panel System) shall be located outside all applicable stream buffers and flood hazard areas, including the 75' impervious stream buffer area, as verified by a survey.~~
- ~~F. The Accessory Building and Structure (Freestanding Solar Panel System) shall comply with all applicable building, electrical, and fire codes, and all required permits shall be obtained prior to installation.~~

~~G. All equipment, wiring, and associated infrastructure shall be installed and maintained in a manner that minimizes visual impacts to adjacent properties and public rights of way.~~

~~H. This Special Use Permit shall remain valid only for the proposed Freestanding Solar Panel System installation and shall not authorize additional Accessory Buildings and Structures exceeding four hundred (400) square feet without further approval.~~

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

~~A. Prior to the issuance of any land disturbance permit or building permit, the applicant shall submit a certified boundary and topographic survey verifying the location of all streams, required undisturbed stream buffers, and FEMA-designated flood hazard areas on or adjacent to the subject property.~~

~~B. If any encroachment into required stream buffers or floodplain areas is identified, the applicant shall demonstrate compliance with all applicable local, state, and federal regulations, including any required approvals or permits.~~

~~C. Any required restoration or remediation of disturbed buffer or floodplain areas shall be completed and approved by the City prior to issuance of final building permits for the solar installation.~~



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DATE: Thursday, February 5, 2026
Mayor David R. Still
Mayor Pro-Tem Victoria Jones

TO: Council Member Bryant Harris
Board Member Bruce Johnson
Board Member Randy Travis

FROM: Todd Hargrave, Director, Planning and Development Department

SUBJECT: Interpretation - Yard Designation of Corner Lots

CC: Chuck Warbington, City Manager
Barry Mock, Assistant City Manager

This Letter of Interpretation is issued pursuant to the authority granted to the Director of Planning and Development to interpret and administer the City of Lawrenceville Zoning Ordinance.

The Zoning Ordinance defines and regulates yards based on their relationship to public street right-of-way lines. Lots abutting multiple streets are subject to front yard regulations along each street frontage. Yard designations are applied consistently with ordinance definitions, adopted plats, and approved site plans.

The Zoning Ordinance establishes that yards abutting a public street right-of-way are regulated as front yards.

1. A corner lot is a lot bounded on two or more adjacent sides by street right-of-way lines.
2. Due to its configuration, a corner lot necessarily contains two front yards, one along each street frontage.
3. The ordinance does not guarantee the existence of a rear yard on a corner lot.
4. For administrative purposes, the primary front yard is typically identified by the addressed street, primary vehicular access, or orientation shown on an approved subdivision plat or site plan.



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5. A rear yard may exist only where a yard opposite the primary front yard does not abut a public street right-of-way.

Based on the ordinance provisions and the findings above, the Director interprets the Zoning Ordinance as follows:

- Any yard abutting a public street right-of-way shall be designated and regulated as a front yard, regardless of building orientation or entrance location.
- On a corner lot, this results in two front yards.
- The primary front yard is determined by the addressed street, primary access, or the orientation depicted on an approved plat or site plan.
- A rear yard is the yard opposite the primary front yard only if that yard does not abut a public street right-of-way.
- Where all remaining yards abut a street right-of-way, the lot is considered to have no rear yard for zoning purposes.

It is the determination of the Director that, under the City of Lawrenceville Zoning Ordinance, yard designations on corner lots are governed by street frontage. Corner lots are regulated as having two front yards, and a rear yard exists only where a yard opposite the primary front yard does not abut a public street. This interpretation shall be applied consistently for zoning compliance, permit review, and enforcement purposes unless superseded by future ordinance amendment or judicial determination.

Respectfully,

Todd Hargrave | Director

City of Lawrenceville

Planning and Development Department

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