

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
David R. Still, Mayor	[INSERT VOTE]
Victoria Jones, Mayor Pro Tem	[INSERT VOTE]
Austin Thompson, Council Member	[INSERT VOTE]
Bruce Johnson, Council Member	[INSERT VOTE]
Marlene Taylor-Crawford, Council Member	[INSERT VOTE]

On motion of [INSERT NAME], seconded by [INSERT NAME], which carried [INSERT VOTE], the following ordinance was [INSERT APPROVED / DENIED]:

AN ORDINANCE TO [INSERT APPROVE / DENY] AN AMENDMENT THE OFFICIAL
ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application

to Amend the Official Zoning Map from [INSERT EXISTING ZONING CLASSIFICATION] to [INSERT PROPOSED ZONING CLASSIFICATION] by [INSERT APPLICANT NAME] for the proposed use of [INSERT PROPOSED USE] on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on [INSERT MDY], and objections [INSERT WERE/WERE NOT] filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the [INSERT DMY], that the aforesaid application to amend the Official Zoning Map from [INSERT EXISTING ZONING CLASSIFICATION] to [INSERT PROPOSED ZONING CLASSIFICATION] is hereby [INSERT APPROVED / DENIED].

Approval of a rezoning to RS-150 (Single-Family Residential District), subject to the following enumerated conditions:

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

- A.** Limited to five (5) one-family dwellings and dwelling units.

- B.** The new construction of a one-family detached dwelling unit shall require a minimum heated floor area, or a dwelling unit shall be 3,700 square feet.
- C.** Provide a thirty-five-foot (35 ft.) front yard building setback adjacent to internal Private Access Drive/Utility Easement.
- D.** Provide a fifty-foot (50 ft.) front yard building setback adjacent to Grayson Highway.
- E.** The new construction of a single-family detached dwelling unit shall require the design and construction of the front façade shall consist of all masonry (brick and/or stone). The remaining balance (rear, and side elevations) shall consist of fiber cement or wood siding with the exception that the side facing Grayson Highway on lot 1 shall be all masonry (brick and/or stone). The final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** Foundations shall consist of a brick or stone water table measuring at a minimum height of thirty-six inches (36 in.) or three feet (3 ft.) above the adjacent grade; Water tables shall be aligned with wall framing and topped with a skirt board and drip cap. Footing shall be designed and constructed with slabs-on-ground with turned-down footings consisting of a four-inch (4 in.) brick ledge. The final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
- G.** Exposed foundation and retaining walls (e.g., basement, crawl space, slab-on-grade) shall consist of a brick or stone water table.
- H.** Each one-family detached dwelling and dwelling unit shall have a two-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- I.** Mandatory Homeowners Association. As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.
 - J.** Protective Covenant. 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.** Private Access Drive/Utility Easement to the proposed development shall meet Georgia Department of Transportation (GDOT) standards and site distance requirements. All approvals shall be acquired through GDOT prior to the start of any development activity.

- B.** Private Access Drive/Utility Easement shall be designed and constructed having a minimum width of fifty-feet (50 ft.) in width, and a minimum pavement width of twenty-four-feet (24 ft.) in width. Developer shall provide necessary easements. The final design shall be subject to the review and approval of the City Engineer and the Director of the Planning and Development Department.
- C.** Build or maintain a five-foot (5 ft.) concrete sidewalk along the right-of-way of Grayson Highway.
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** Any utility relocations shall be the responsibility of the developer.

David R. Still, Mayor _____

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk _____