



LAWRENCEVILLE

Planning & Development

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – 07092026

RZM2026-00006

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

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

- A. Townhouse dwelling units at a maximum of forty (40) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).
- B. The development shall be designed and constructed in general accordance with the Site Plan presented at the July 27, 2026 Regular Council Meeting with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- C. The townhouse dwelling units shall be three stories designed in general accordance with the Elevations presented at the July 27, 2026 Regular Council Meeting and shall be predominantly four-sided masonry construction utilizing brick, stone or a combination thereof with fiber cement siding permitted only as an accent material). Final architectural design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D. All townhouse dwelling units shall include a minimum two (2) car garage with carriage-style garage doors. Driveways shall measure a minimum of twenty-one (21) feet in width and a minimum of twenty-seven (27) feet in depth as measured from the curb, sufficient to accommodate two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- E. All Townhouse Units shall be a minimum of 24' wide.
- F. Lots 1 through 8 shall be developed with rear-entry garages. All remaining townhouse lots may be developed with front-entry garages and shall include a covered rear porch or covered rear deck. Rear sidewalks serving individual

townhouse lots shall not be permitted unless otherwise required by applicable building or accessibility regulations.

- G. Lot 1 and Lot 8 shall have wrap around covered front door porches.
- H. All garages shall be equipped with a minimum of one 240 volt outlet.

2. To satisfy the following site development considerations:

- A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B. The development shall abide by all applicable standards of the Development Regulations, unless otherwise modified by these conditions of zoning, or by an approved variance.
- C. Landscape shall be designed and installed with these the conditions of zoning, the Zoning Ordinance and Development Regulations. Final landscape plans shall be subject to the review and approval of the Director of Planning and Development.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. All grassed areas shall be sodded.
- F. The required parking ratio for development shall be four (4) spaces per townhouse unit.
- G. Building setbacks adjacent to internal streets or private drives shall generally conform to the approved site plan and architectural renderings subject to review and approval of the Director of Planning and Development.
- H. All underground utilities shall be provided throughout the development.
- I. The community building shall be a minimum of 1000 sf of enclosed floor area and shall include publicly accessible restroom facilities for residents and guests. The building shall be four (4) sided masonry with accents of fiber cement siding.
- J. A passive dog park or similar recreation amenity shall be provided within the area located south of the playground and generally situated over the Colonial Pipeline easement, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions
- K. The central green space located within the Colonial Pipeline easement shall incorporate passive recreational amenities, including benches, picnic tables, seating areas, or other similar site furnishings intended to encourage resident use and

activity, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions.

- L. An enhanced landscape buffer shall be installed along the Sugarloaf Parkway frontage adjacent to Lots 1 through 8 to provide additional visual screening and noise attenuation. The landscape design shall include a combination of canopy trees, evergreen trees, understory trees, shrubs, or other landscape features, as approved by the Director of Planning and Development.
- M. All roadways and alleyways within the development shall be privately owned and maintained.
- N. Chainlink fencing shall be prohibited. All fencing materials shall be approved by the Director of Planning and Development.
- O. Provide a 10' sidewalk along Sugarloaf Parkway across the frontage of the property and connecting to the existing crosswalk at Lawrenceville-Suwanee Road as well as to the existing sidewalk near Town Parke Drive.
- P. Dedicate at no cost to the City a permanent easement within the floodplain and buffers of Redland Creek and its tributaries as well as the existing sanitary sewer easement for the future construction of a greenway trail.
- Q. All new one-family, two-family, and townhouse-family dwellings shall be constructed with EV-ready infrastructure. Each dwelling shall include a dedicated 240-volt, 50-amp branch circuit terminating in a NEMA 14-50 receptacle located within the garage or designated parking area, installed in accordance with all applicable electrical codes. The circuit shall be placed on an individual breaker and sized to support future Level-2 electric vehicle charging equipment.

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).
- B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum private drive width from twenty-four (24) feet to twenty (20) feet.
- C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a

reduction in the required minimum adjacency of units to public green space from fifty percent (50%) to forty percent (40%).

D. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications (RM-8 and RS-180), from fifty (50) feet to twenty-five (25) feet.

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – 07082026

SUP2026-00006

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The maximum number of Front Entry Units shall be thirty-two (32).