



# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING COMMISSION**

### **RECOMMENDED CONDITIONS\_05052025**

### **RZR2024-00025**

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

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

- A.** A maximum of seventy-two (72) housing units, including sixteen (16) single-family dwellings and fifty-six (56) rear-entry townhomes.
- B.** The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated December 31, 2024, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The proportions of materials of the exterior facades shall be in general accordance with those detailed in the elevations received on December 31, 2024.
- 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.** Townhome Units shall meet the following standards:
  - a.** Four (4) bedroom dwelling units shall be prohibited

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

- A.** Provide a fifteen-foot-wide (15 ft.) external building setback adjacent to Grizzly Parkway and N Clayton Connector Road.
- B.** Natural vegetation shall remain on the property until the issuance of a development permit.
- C.** New billboards or oversized signs shall be prohibited.
- D.** Outdoor storage shall be prohibited.



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- 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 rights-of-way.
  - F.** 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.
  - G.** 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.
  - H.** Peddlers and/or parking lot sales shall be prohibited.
  - I.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
  - J.** The required parking ratio shall be 2.5 spaces per dwelling unit.
  - M.** Provide City Standard Pedestrian lighting along Grizzly Parkway and N Clayton Connector Road.
  - N.** Provide landscaping (evergreen hedge) within building setback area along Grizzly Parkway and N Clayton Connector Road.
  - O.** The residential portion of the development shall be gated.
  - P.** 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.
- 3. The following variances are requested:**
- A.** A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot Width for the



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detached single-family residential dwellings from fifty (50) feet to forty (40) feet.

- B.** A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot/Unit Width for the attached townhouse residential dwelling units from twenty (20) feet to eighteen (18) feet.
- C.** A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Units Per Row (UPR) for the attached townhouse residential dwelling units from three (3) units to one (1) unit.