



# LAWRENCEVILLE

## Planning & Development

### ~~PLANNING COMMISSION AND DEVELOPMENT DEPARTMENT~~

### MAYOR AND COUNCIL

### RECOMMENDED CONDITIONS – ~~08042026~~06012026

#### RZM2026-00004

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. ~~T~~Townhouse dwelling units at a maximum of twenty-five (25) dwelling units on approximately 4 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 August 24, 2026 Council meeting ~~titled “Zoning Plan,” dated “November 6, 2025,” prepared by “LJA Surveying Inc.”~~ 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 ~~multifamily~~ dwelling units shall be three stories designed in general accordance with the elevations titled “JC Threat Townhouses”, dated and received “November 14, 2025,” predominantly four-sided masonry construction utilizing, ~~which could be~~ brick, stone or a combination thereof ~~of brick and stone (with accents of with~~ fiber cement siding permitted only as 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 ~~have~~ two (2) car garage with carriage-style garage doors. ~~The d~~Driveways shall measure a minimum of eighteen (18) feet in width and a minimum of twenty (20) feet in depth ~~{as measured from the curb}, providing sufficient~~ to accommodate ~~space for~~ two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department
- E. Lots 1, 7, 21, and 25 shall have a wrap around covered front door porch.

~~D-F.~~ All 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 and installed in accordance with all applicable electrical codes. The circuit shall be placed on a dedicated breaker and sized to support future Level-2 electric vehicle charging equipment.

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 ~~specified in~~ these conditions of zoning, or by an approved variance. ~~through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.~~
- C. Landscape shall be designed and installed with these ~~to meet the~~ conditions of zoning, while meeting the requirements of ~~requirements of~~ the Zoning Ordinance and Development Regulations. ~~The f~~Final landscape plans~~design~~ 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 ~~off~~ internal streets or private ~~drives~~ways shall ~~be in~~ generally conform to the approved ~~accordance with the submitted~~ site plans and architectural renderings, ~~and otherwise~~ subject to review and approval of the Director of Planning and Development.
- H. Provide a minimum 6' sidewalk along Grayson Highway across the frontage of the property and connecting to the existing driveway on the northern adjacent property (Tax Parcel ID 5140 0005) as well as to Crane Drive on the southern adjacent property (Tax Parcel ID 5140 022). Sidewalk shall be subject to the review and approval of the Georgia Department of Transportation.
- I. The neighborhood green shall incorporate passive recreational amenities, including benches, picnic tables, seating areas, or other similar site furnishings intended to encourage resident use and activity.
- J. All roadways within the development shall be privately owned and maintained.
- ~~H-K.~~ All underground utilities shall be provided throughout the development.

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 a reduction in the minimum lot area from five (5) acres to four (4) acres.~~

~~B.~~A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows a reduction in the minimum external front setback along a major/principal arterial street from forty (40) feet to thirty-two (32) feet.

~~C.~~B. 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 maximum lot coverage from forty percent (40%) feet to forty-eight percent (48%).

~~D.~~C. 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%).

~~E.~~D. 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 rear setback from a private drive from twenty-seven (27) feet to twenty-two (22) feet.