



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT COMMISSION

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS - 0918022025

RZM2025-00022

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.** Residential townhouse units at a maximum of fifty-nine (59) units on approximately 7.53 acres at a gross density of no more than eight (8) units per acre (UPA).
- B.** The maximum number of Front Entry Units shall be twenty-three (23) ~~forty-three (43)~~.
- C.** The development shall be designed and constructed in general accordance with the site plan received on July 8, 2025, with the exception that the plan may be modified to address conditions of zoning, with the removal of all or some of the front entry townhomes and replaced with rear entry townhomes. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** The townhouse units shall be designed ~~in general accordance with the elevations received on July 8, 2025,~~ being predominantly three-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding), covered front porches with metal roofs and corner end units adjacent to public right-of-way shall have enhanced features on the side elevations (such as vertical fiber cement siding, windows and shutters. expanded porches for rear entry townhomes. Front entry townhomes shall have a covered rear porch. Rear elevations for Units 53-59 adjacent to the "Cheek" property, as indicated on the July 8 site plan, shall be "first floor" masonry with enhanced features such as shutters and vertical fiber cement siding. Units 39-45 adjacent to the stormwater facility,

as indicated on the July 8 site plan, shall be rear entry with access to a private alley. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

E. All dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

~~E.F.~~ All lots adjacent to Paper Mill Road shall have a Finished Floor Elevation that is a minimum of three feet (3') above the curb and gutter of Paper Mill Road.

~~F.~~ All Rear Entry Units shall be a minimum of three (3) stories or thirty five (35) feet in height, as measured from the lowest elevation of the rear entry garage floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

G. All townhouse units shall have a two (2) car garage, with a driveway measuring sixteen (16) feet in width and twenty-six (26) feet in depth (as measured from the curb), providing sufficient 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

2. To satisfy the following site development considerations:

A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate

B. Natural vegetation shall remain on the property until the issuance of a development permit.

C. All grassed areas on dwelling lots shall be sodded.

D. The required parking ratio for development shall be 4 spaces per townhouse unit.

E. 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.

F. All underground utilities shall be provided throughout the development.

~~G. The property shall be gated with interior private streets permitted.~~

~~H. New billboards or oversized signs shall be prohibited.~~

~~I. Outdoor storage shall be prohibited.~~

~~J. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.~~

~~K. 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.~~

~~L. 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.~~

~~M. Peddlers and/or parking lot sales shall be prohibited.~~

~~N. The owner shall repaint or repair any graffiti or vandalism within seventy two (72) hours of notice from the City.~~

G. In coordination with the City Engineer, dedicate at no cost to the city, all right-of-way and easements for the construction of a roundabout at Springlake and Papermill Road.

H. With the exception of the private alleyway behind lots 39-45, all streets shall meet current City standards for public roads and right-of-way.

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 for a reduction in the required external minimum front setback from twenty-five (25) feet to twenty (20) feet.

B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for an increase of three- and four-bedroom units from fifty percent (50%) to one hundred percent (100%) of the entire townhouse

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development.

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – 09182025

SUP2025-00110

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 twenty-three (23) ~~forty three (43).~~