

**ORDINANCE TO ANNEX PROPERTY INTO THE MUNICIPAL LIMITS OF THE
CITY OF LAWRENCEVILLE, GEORGIA**

The Council of the City of Lawrenceville, Georgia hereby ordains:

WHEREAS, the City of Lawrenceville did receive an application to have lands annexed into the existing corporate limits of the City of Lawrenceville, Georgia; and

WHEREAS, it appears to the governing body of the City of Lawrenceville, Georgia, that the area proposed to be annexed is contiguous to the existing corporate limits of the City of Lawrenceville, that the applicants represent one hundred percent (100%) of the owners of the land area proposed to be annexed and that said application complies with the laws of the State of Georgia; and

WHEREAS, the governing body of the City of Lawrenceville, Georgia, has determined that the annexation of the area proposed to be annexed would be in the best interests of the property owners of the area proposed for annexation and of the citizens of the City of Lawrenceville, Georgia;

BE IT, THEREFORE, ordained that the property described on Exhibit A, which is attached hereto and incorporated herein by reference, be and the same hereby is, annexed to the existing corporate limits of the City of Lawrenceville, Georgia, and the same shall hereafter constitute a part of the lands within the corporate limits of the City of Lawrenceville, Georgia.

ORDINANCE NO. _____ (ANX2025-00009)

BE IT FURTHER ORDAINED that the Clerk of the City of Lawrenceville or her designee certify a copy hereof and file such reports as are required by state and federal law.

IT IS SO ORDAINED, this day of April, 2025.

Attest:

Karen Pierce, City Clerk

Mayor David R. Still

ANX2025-00009 RZM2025-00020_ATTACHMENT 3_05152025



LAWRENCEVILLE

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PLANNING AND DEVELOPMENT

PROPOSED MAYOR AND COUNCIL

RECOMMENDED CONDITIONS - 5-15-2025

ANNX 2025-00009 and RZM2025-00020

Approval of a rezoning to CMU (Community Mixed-Use District), subject to the following enumerated conditions:

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

- A.** Two Hundred (200) ~~Fifty-seven (57)~~ fee simple condo Multifamily dwelling units and thirteen (13) fee simple townhouse-family dwellings, dwelling units, and accessory structures. ~~not to exceed thirteen unit per acre (13 UPA).~~ 18,500 sf of retail on the first floor of the condo building shall also be provided. Townhouse units shall abut Parcel Identification Numbers 5151 241, 242, 243, 244 and 245 (St. Lawrence Plantation) to ensure transition from high-density to residential low density uses as indicated on the Zoning Plan for 1144 Grayson Highway Mixed Use, dated December 17, 2024.
- B.** Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
- Adult Bookstores or Entertainment
 - Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
 - Contractor's Offices
 - Emission Inspection Stations



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- Equipment Rental



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- Extended Stay Hotels or Motels
 - Recovered Materials Processing Facilities
 - Smoke Shops/Novelty Stores
 - Tattoo Parlors
 - Taxidermists
 - Yard Trimmings Composting Facilities
- 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. Fee simple Condo ~~Multifamily~~ and Townhome Units shall meet the following standards:
1. Four (4) bedroom units shall be prohibited with the condo portion of the development.
 2. All units shall include granite counter tops and stainless-steel appliances.
 - ~~2.3.~~ Elevations shall be in general accordance with elevations submitted with application for zoning presented at the May 28, 2025 Council meeting.
 - ~~3.4.~~ Dwelling unit rates shall be market rent except that five percent (5%) of the overall units shall meet eighty to one hundred percent (80%-100%) of the current Atlanta Region AMI and the development shall provide an annual certification to the Planning and Development Department indicating that this standard is being met.
 5. Fee simple condo units shall be accessed by an interior conditioned corridor.
 - ~~4.6.~~ Townhouse dwelling units shall be three story and a minimum of



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twenty-four feet (24') by fifty foot (50') constructed as rear-entry or loaded units consisting of a two-car garage.

~~5.7.~~ Townhouse dwelling units shall be a minimum of twenty~~y~~-feet (20~~0~~ ft.) from the forty foot (40 ft) ~~from the forty foot (40 ft.)~~ Private Access or Utility Easement.



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~~E. Multifamily — Mandatory Professional Property Management. The development shall have property management and 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.~~

~~Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.~~

~~F. E. Townhouse — M~~ Mandatory Community Homeowners Association. As part of the planning process for the development, ~~of a townhome subdivision~~, the developer shall propose at the time of the request for development a Community Homeowners Association to be attached to the development property. The Community 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.

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. They must provide other services to be defined within 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 fee simple condo and townhome residential ~~single-family~~ units (with an additional 5% hardship) may be leased to third parties by individual owners.

Restrictive Covenant shall include the following:



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Development amenities shall include minimal amenities such as a resort style pool, cabana, fitness center, greenspace/lawn area, a dog park and a community room for residents. ~~Community room shall be sized large enough for activities such as student after school programs, etc.~~ Common area(s)/Park(s) shall be programed with amenities to maximize use such as benches, tables, grills, etc.

G.F. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

2. To satisfy the following site development considerations:

A. The percentage of gross land area devoted to civic/institutional, commercial/retail, ~~light industrial~~ or office uses shall be thirty percent (30%) of the total project area.

~~**A. B.** Provide a fifty foot (50 ft) building setback adjacent to all rights of way (Grayson Highway and Sugarloaf Parkway).~~

~~**B.** The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to always be maintained and functional, with any required repairs to be made within one week.~~

C. Provide a fifty-foot-wide (50 ft.) front yard building setback adjacent to the eastern right-of-way of Grayson Highway.

D. Provide a fifteen-foot-wide (15 ft.) front yard building setback combined with a landscape strip, adjacent to the northern right-of-way of Sugarloaf Parkway.

E. Provide a minimum 50-foot wide (25-foot wide undisturbed and 25-foot wide enhanced) natural or enhanced buffer buffer adjacent to the easternmost and northernmost property lines where adjacent to residential properties.

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



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- G.** Provide a twelve foot (12') ~~5-foot~~ concrete sidewalk along the road frontages of Sugarloaf Parkway and Grayson Highway per the requirements of Gwinnett County Department of Park and Recreation's Trails Masterplan for multi-use side-path trails.
- H.** Gwinnett County DOT has a programed improvement at the intersection of Grayson Highway and Sugarloaf Parkway. Coordinate development with GCDOT and dedicate any right-of-way and easements at no cost to Gwinnett County.
- G.I.** Any access to Grayson Highway shall be coordinated with GDOT and any access to Sugarloaf Parkway shall be coordinated with GCDOT.
- H.J.** Ground signage shall be limited to one (1) monument type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- I.K.** New ~~Bb~~ billboards or oversized signs shall be prohibited.
- J.L.** Outdoor storage shall be prohibited.
- K.M.** 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.
- L.N.** Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure and should be located in the interior of the development away from adjacent single family homes. 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.
- M.O.** No tents, canopies, temporary banners, streamers, or roping



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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.

~~N.P.~~_____ Peddlers and/or parking lot sales shall be prohibited.

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



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P.R. The required parking ratio for the townhouse section of development shall be a minimum of 3 spaces per unit.

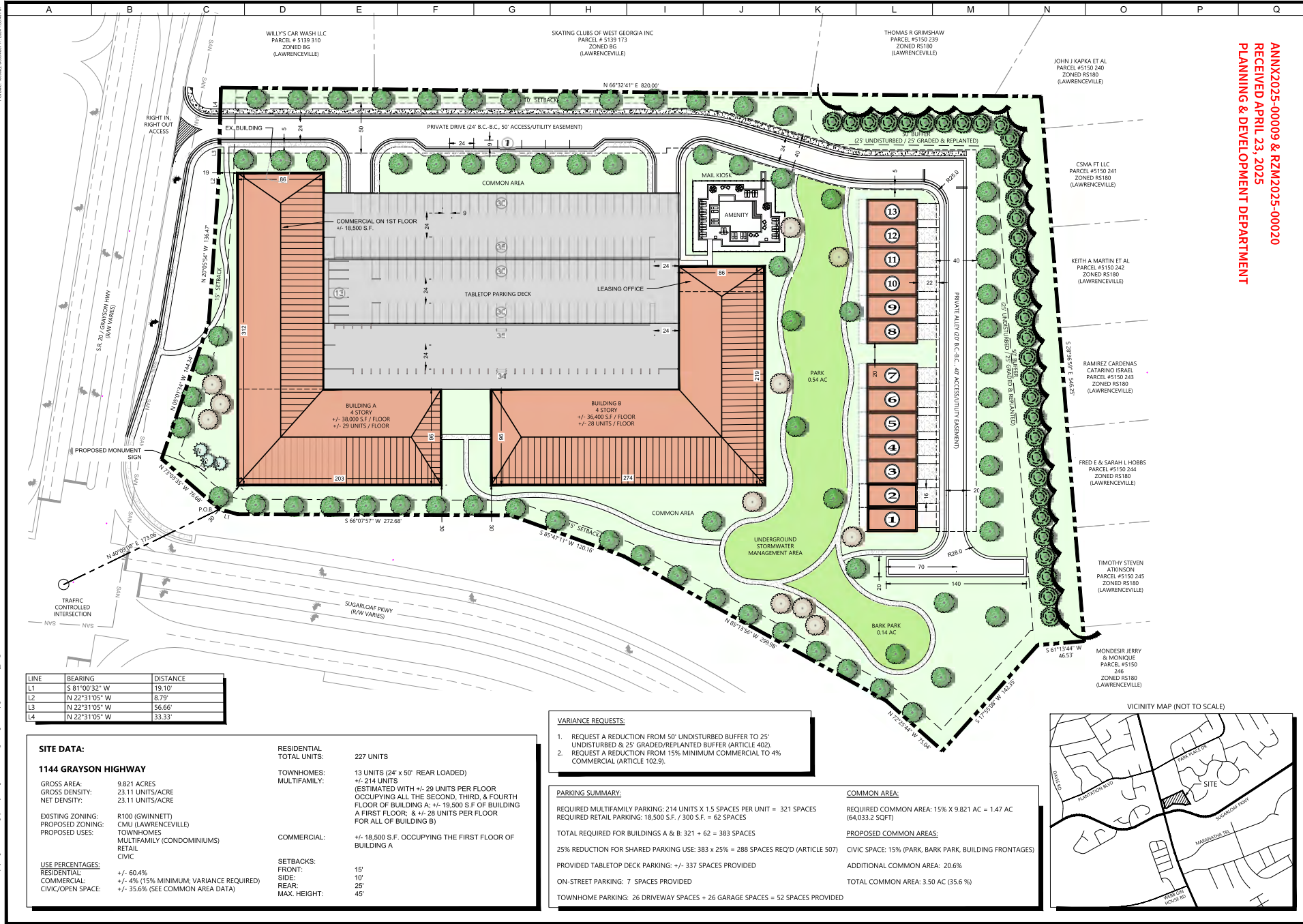
Q.S. The required parking ratio for the fee simple condo ~~multifamily~~ residential component of development shall be a minimum of 1.5 spaces per unit.

3. The following variances are requested:

- A.** A variance from the Zoning Ordinance, Article 4 – Buffers, Section 401 – Standards for Permanent Buffers, Part 2. allowing limited land disturbance/grading within twenty-five feet (25 ft.) of the required fifty-foot (50 ft.) buffer. Disturbed areas shall be replanted prior to the issuance of a Certificate of Completion, Certificate of Occupancy, or the issuance of a Building Permit.
- B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.11 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards. Allows for the reduction in the Internal Minimum Rear Setback from twenty-five (25) feet to nineteen (19) feet.

Project: 2025-00009, Drawn: 17.08.2024

This document is a preliminary drawing and should not be used for construction without the approval of the City of Lawrenceville. It is intended for informational purposes only.



LINE	BEARING	DISTANCE
L1	S 81°00'32" W	19.10'
L2	N 22°31'05" W	8.79'
L3	N 22°31'05" W	56.66'
L4	N 22°31'05" W	33.33'

SITE DATA:
1144 GRAYSON HIGHWAY

GROSS AREA: 9.821 ACRES
GROSS DENSITY: 23.11 UNITS/ACRE
NET DENSITY: 23.11 UNITS/ACRE
EXISTING ZONING: R100 (GWINNETT)
PROPOSED ZONING: CMU (LAWRENCEVILLE)
PROPOSED USES: TOWNHOMES
MULTIFAMILY (CONDOMINIUMS)
RETAIL
CIVIC

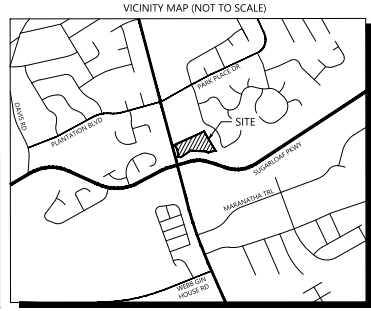
USE PERCENTAGES:
RESIDENTIAL: +/- 60.4%
COMMERCIAL: +/- 4% (15% MINIMUM; VARIANCE REQUIRED)
CIVIC/OPEN SPACE: +/- 35.6% (SEE COMMON AREA DATA)

RESIDENTIAL:
TOTAL UNITS: 227 UNITS
TOWNHOMES: 13 UNITS (24' x 50' REAR LOADED)
MULTIFAMILY: +/- 214 UNITS
(ESTIMATED WITH +/- 29 UNITS PER FLOOR OCCUPYING ALL THE SECOND, THIRD, & FOURTH FLOOR OF BUILDING A; +/- 18,500 S.F. OF BUILDING A FIRST FLOOR; & +/- 28 UNITS PER FLOOR FOR ALL OF BUILDING B)
COMMERCIAL: +/- 18,500 S.F. OCCUPYING THE FIRST FLOOR OF BUILDING A
SETBACKS:
FRONT: 15'
SIDE: 10'
REAR: 25'
MAX. HEIGHT: 45'

- VARIANCE REQUESTS:**
- REQUEST A REDUCTION FROM 50' UNDISTURBED BUFFER TO 25' UNDISTURBED & 25' GRADED/REPLANTED BUFFER (ARTICLE 402).
 - REQUEST A REDUCTION FROM 15% MINIMUM COMMERCIAL TO 4% COMMERCIAL (ARTICLE 102.9).

PARKING SUMMARY:
REQUIRED MULTIFAMILY PARKING: 214 UNITS X 1.5 SPACES PER UNIT = 321 SPACES
REQUIRED RETAIL PARKING: 18,500 S.F. / 300 S.F. = 62 SPACES
TOTAL REQUIRED FOR BUILDINGS A & B: 321 + 62 = 383 SPACES
25% REDUCTION FOR SHARED PARKING USE: 383 x 25% = 288 SPACES REQ'D (ARTICLE 507)
PROVIDED TABLETOP DECK PARKING: +/- 337 SPACES PROVIDED
ON-STREET PARKING: 7 SPACES PROVIDED
TOWNHOME PARKING: 26 DRIVEWAY SPACES + 26 GARAGE SPACES = 52 SPACES PROVIDED

COMMON AREA:
REQUIRED COMMON AREA: 15% X 9.821 AC = 1.47 AC (64,033.2 SQFT)
PROPOSED COMMON AREAS:
CIVIC SPACE: 15% (PARK, BARK PARK, BUILDING FRONTAGES)
ADDITIONAL COMMON AREA: 20.6%
TOTAL COMMON AREA: 3.50 AC (35.6%)



ANN2025-00009 & RZM2025-00020
RECEIVED APRIL 23, 2025
PLANNING & DEVELOPMENT DEPARTMENT

NO.	DATE	DESCRIPTION	CHK.	APP.
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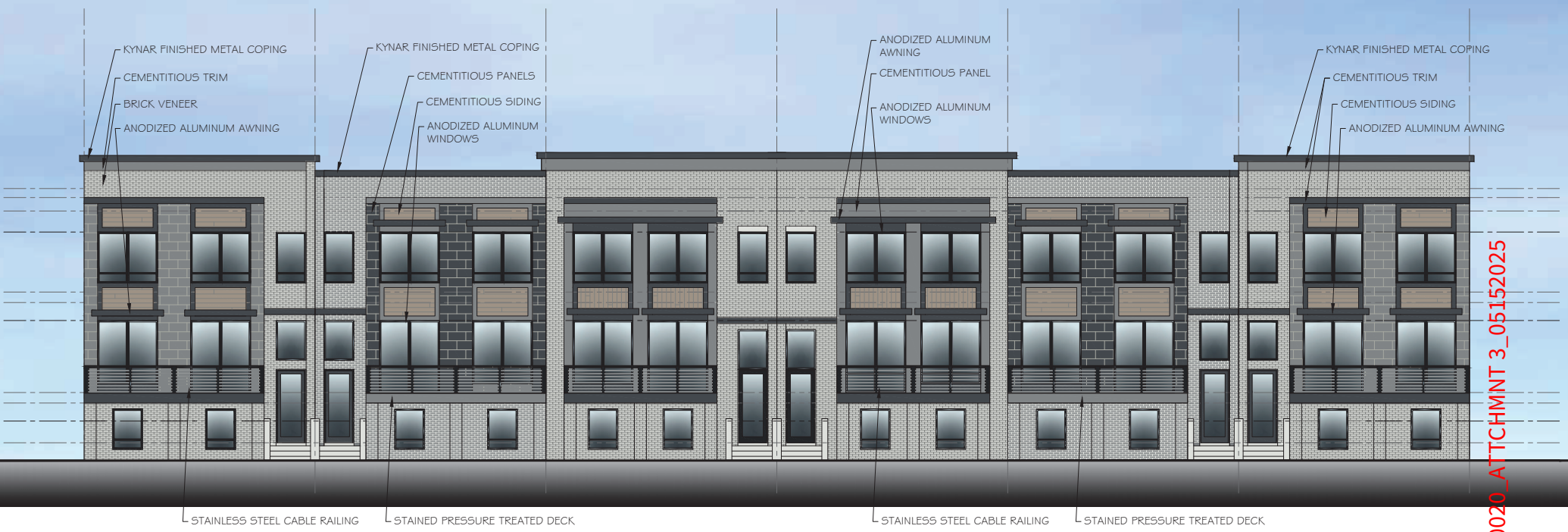
NOT RELEASED FOR CONSTRUCTION

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
(404) 479-4750

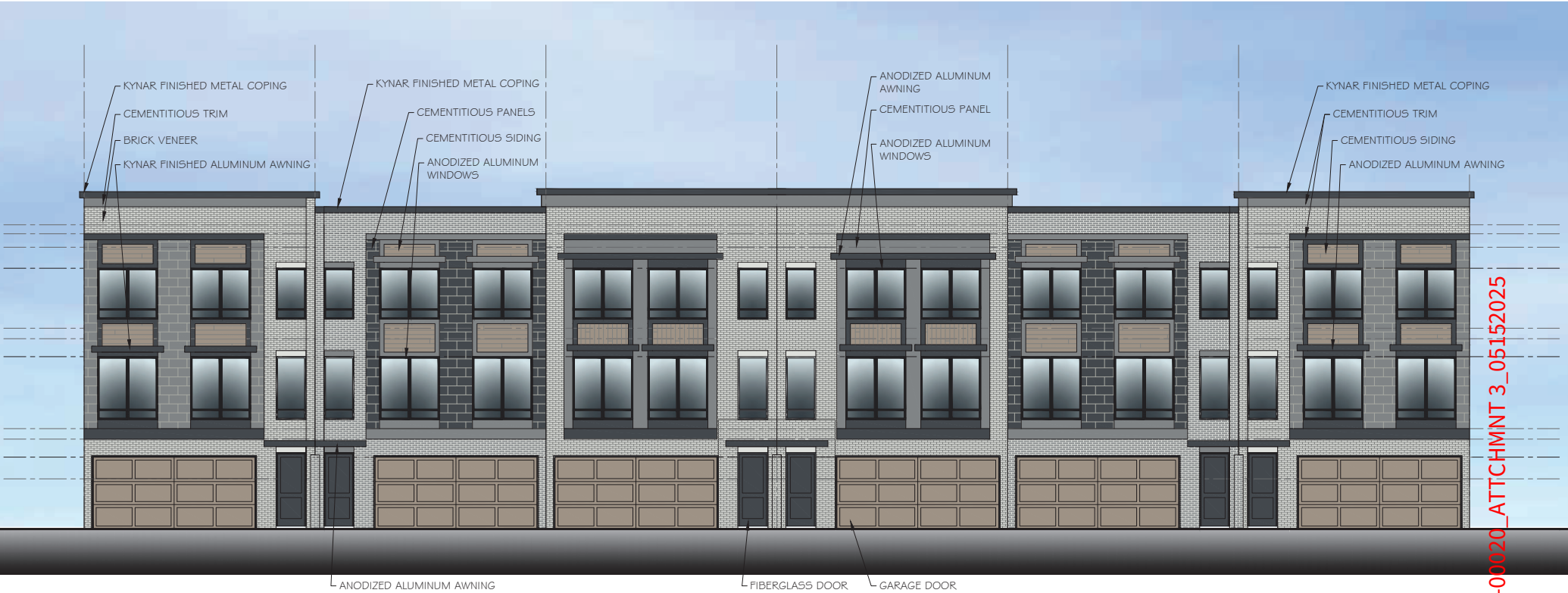
ZONING PLAN FOR 1144 GRAYSON HIGHWAY
ANN2025-00009 & RZM2025-00020 ATTACHMENT 3_05152025

PROJECT NUMBER: 2025-00009
DRAWING NUMBER: 2025-00009-2401
DATE: 17/24





Proposed Front Elevation



Proposed Rear Garage Entrance Elevation