



# LAWRENCEVILLE

## Planning & Development

### PLANNING AND DEVELOPMENT

### MAYOR AND COUNCIL

### RECOMMENDED CONDITIONS 5-19-2025 4-09-2025

#### RZR2025-00026

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

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

- A.** Twenty-seven (27) Townhouse-Family dwellings and dwelling units, not to exceed seven units per acre (7 UPA) in general conformance with the site plan presented at the May 28, 2025 Council Meeting.
- B.** Townhouse dwellings shall be three stories at a minimum of twenty-two feet (22') by fifty feet (50') ~~and shall be dwelling units~~ and shall be constructed with three sides of brick with covered front porches (1<sup>st</sup> and 2<sup>nd</sup> floor) as indicated by the renderings received February 10, 2025 by the Planning and Development Department. The remaining balance of the home may be the same, or fiber-cement shake or siding with a minimum thirty-six-inch (36 in.) brick water table. Each unit shall have a rear porch that should be painted or stained. End of row units facing Scenic Highway and Carver Circle (Units 1 and 7 facing Scenic Highway and Units 8 and 16 facing Carver Circle) shall have front porches that wrap the corner.
- C.** The front façade of each townhouse dwelling and dwelling unit shall be adjacent to the public right-of-way. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** Each dwelling unit/townhouse unit shall have a garage that accommodates two cars. Tandem garages shall not be allowed. Minimum parking requirements shall be as follows:

Townhouse dwelling and dwelling units shall have a two-car garage, no parking space outside of the garage, and one additional space per

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townhouse within the project for guest parking. The plan shall be approved by the Director of Planning and Development.

**E.** Each unit/dwelling shall be rear loaded and accessed via a forty-foot (40 ft.) Private Access Utility Easement. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.

**F.** Townhouse dwelling and dwelling units shall have a Minimum Heated Floor Area of 2,000 square feet for one-, two-, and three-, ~~bedroom units. Four and four-four~~ bedroom unit.s ~~shall be prohibited.~~

**G.** All townhouse dwelling units shall have granite or market equivalent counter tops.

~~G-H.~~ 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.

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

**A.** Provide a fifty-foot (50 ft.) Front Yard Building Setback adjacent to Scenic Highway.

**B.** Provide a fifteen-foot (15 ft.) Front Yard Building Setback adjacent to Carver Circle.

**C.** Provide a ten-foot (10 ft.) Rear Yard Building Setback adjacent to Parcel Identification Numbers R5147 002, R5147 015A. and R5147 177.

**D.** Provide a fifteen-foot (15 ft.) internal Front Yard Building Setback adjacent to required internal 40-foot Private Access Utility Easement.

**E.** Provide a twenty-foot (20 ft.) internal Rear Yard Building Setback adjacent to a 40-foot Private Access Utility Easement.

**F.** Along the frontage of the property of Carver Circle, Dedicate to the City ten feet (10 ft) of Right-of-Way, widening the paved surface of Carver Circle by three feet (3 ft), provide curb and gutter, and provide a 5' sidewalk. along the frontage of the property to Carver Circle. Final design shall be reviewed



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and approved by the City Engineer.

**F-G.** \_\_\_\_\_ Underground utilities shall be provided throughout the development.

**G-H.** \_\_\_\_\_ Natural vegetation shall remain on the property until the issuance of a development permit.

**H-I.** \_\_\_\_\_ ~~New~~ ~~b~~ Billboards or oversized signs shall be prohibited.

**I-J.** \_\_\_\_\_ 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 right-of-way.