



LAWRENCEVILLE

Planning & Development

PLANNING ~~AND DEVELOPMENT~~ COMMISSION

RECOMMENDED CONDITIONS - [05052025](#)

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. Multifamily and townhouse-family dwellings, dwelling units, and accessory structures not to exceed ~~thirteen~~ twenty three units per acre (~~21~~3 UPA). 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
- 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.** Multifamily and Townhome Units shall meet the following standards:
1. Four (4) bedroom units shall be prohibited
 2. All units shall include granite counter tops and stainless-steel appliances.
 3. 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.
 4. Townhouse dwelling units shall be constructed as rear-entry or loaded units consisting of a two-car garage.
 5. Townhouse dwelling units shall be a minimum of twenty feet (20 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. Townhouse - Mandatory 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 Homeowners Association to be attached to the development property. The 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 single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

Restrictive Covenant shall include the following:

Development amenities shall include a resort style pool, cabana, fitness center, and a community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc.



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Common area(s)/Park(s) shall be programmed with amenities to maximize use such as benches, tables, grills, etc.

- G.** 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.
- 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. [Pending approval of the City of Lawrenceville Planning and Development Department, and Gwinnett County Department of Planning and Development Fire Plan Review Section](#)
- 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 natural or enhanced 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 5-foot concrete sidewalk along the road frontages of Sugarloaf Parkway and Grayson Highway.
- H.** 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.** New billboards or oversized signs shall be prohibited.
- J.** Outdoor storage shall be prohibited.
- K.** 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.** 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.
- M.** 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.
- N.** Peddlers and/or parking lot sales shall be prohibited.
- O.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- P.** The required parking ratio for the townhouse section of development shall be a minimum of 3 spaces per unit.
- Q.** The required parking ratio for the multifamily residential component of development shall be a minimum of 1.5 spaces per unit.



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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.