



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Tuesday, March 1, 2022
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Called to Order at 6 p.m.

PRESENT

Board Member Bruce Hardy
Board Member Jack "Jay" Johnston, Jr.
Board Member James Nash
Board Member Marshall Boutwell

ABSENT

Board Member Jen Young

Approval of Agenda

Motion made **to AMEND the Agenda as PRESENTED** by Board Member Nash and
Seconded by Board Member Johnston, Jr.,

Change the order of New Business as follows:

1. RZM2021-00032, SUP2021-00057 & SUP2021-00058; Lawrenceville Land Holdings, LLC; 329 Grayson Highway
2. RZM2021-00009 & ANNX2022-00001; Charles Garfunkel; 724 Collins Hill Road

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash,
Board Member Boutwell

Motion made **to APPROVE the Agenda as AMENDED** by Board Member Hardy, and
Seconded by Board Member Johnston, Jr.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Boutwell,
Board Member Nash

Approval of Prior Meeting Minutes

Motion made **to approve the Monday, February 1, 2022 Planning Commission Meeting Minutes** by Board Member Johnston, Jr., and Seconded by Board Member Nash

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash, Board Member Boutwell

New Business

1. **RZM2021-00032, SUP2021-00057 & SUP2021-00058** – Applicant: Lawrenceville Land Holdings, LLC (“LLH”); Property Owner: HHE, Inc, and Lawrenceville Church of God dba: Praise Community Church; an application to Rezone the subject property from BG (General Business District) to RM-8 (Townhouse Residential District), with associate Special Use Permits allowing Front Entry Townhouse Units and an Increase in density exceeding eight (8) Units Per Acre; the properties are located along the northern right-of-way of Gwinnett Drive; Parcel Identification Numbers R5141 329, R5141 268 and a portion Of R5141 133; Approximately 12.23 Acres.

Motion made **to recommend APPROVAL of RZM2021-00032, SUP2021-00057 and SUP2021-00058 with Staff recommended conditions** by Board Member Johnston, Jr., Seconded by Board Member Hardy.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash, Board Member Boutwell

2. **RZM2021-00009 & ANNX2022-00001** – Applicant: Charles Garfunkel; Property Owner: Applelands, LLC; An application to rezone property from HSB (Highway Service District) to CMU (Community Mixed-Use District) to allow a mixed-use development; the property is located at 742 Collins Hill Road; Parcel Identification Number(s) R7010 007, R7010 087, R7010 088 and Tract -2 (n/f Georgia Department of Transportation); Approximately 34.92 Acres.

Motion made **to recommend APPROVAL of ANNX2022-00001 and related RZM2021-00009 with Planning Commission recommended conditions** by Board Member Hardy, Seconded by Board Member Nash.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash

Abstaining: Board Member Boutwell

Public Comment

No Public Comment

Final Adjournment

Motion made **to Adjourn at 7:15 p.m.** by Board Member Johnston, Jr., and Seconded by Board Member Nash.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Nash,
Board Member Boutwell

PLANNING COMMISSION

RECOMMENDED CONDITIONS_03012022

RZM2021-00032 SUP2021-00057 SUP2021-00058

Approval as RM-8 (Townhome Residential District) for a townhouse development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Residential townhouse units at a maximum of 127 units on approximately 12.23 acres at a density of 10.4 Units Per Acre (UPA).
 - B. The maximum number of Front Entry Units shall be 32. Front Entry Units shall be prohibited along Gwinnett Drive.
 - C. The development shall be designed and constructed in general accordance with the site plan titled “Rezoning Site Plan – 2, Gwinnett Drive Towns,” prepared by Universal Planning & Development, LLC, dated January 28, 2022. 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 submitted attachments presented to the Planning Commission on Tuesday, March 1, 2022, titled “Exhibit “C” Approved Conditions of Rezoning, Towns at Enclave.” Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - E. The landscaping shall be designed and installed in general accordance with the site plan titled “Rezoning Site Plan – 2, Gwinnett Drive Towns,” prepared by Universal Planning & Development, LLC, dated January 28, 2022. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - F. 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.
 - G. 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.

H. All townhouse units shall consist of a two (2) car garages, with a driveway measuring seventeen (17) feet in width and twenty-six (26) feet in depth, 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.

I. Development shall be designed and consist of fifty-five (55) on-street parking spaces or one additional space per townhouse unit within the project for guest and overflow parking. 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. All grassed areas on dwelling lots shall be sodded.

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

D. Allow a ten (10) foot encroachment into the required twenty-five (25) foot Front Yard Setback along Gwinnett Drive.

E. The property shall be gated with interior private streets permitted.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_02102022

SUP2021-00057

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 thirty-two (32). Front Entry Units shall be prohibited along Gwinnett Drive.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_02102022

SUP2021-00058

Approval of a Special Use Permit for an increase in density, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Residential townhouse units at a maximum of 127 units on approximately 12.23 acres at a density of 10.4 Units Per Acre (UPA).

ATTACHMENTS

CITY COUNCIL COMMENTS_EMAIL_03012022

APPLICANT RESPONSE TO CITY COUNCIL COMMENTS_03012022

RZM2021-00032 SUP2021-00057 SUP2021-00058

From: [Todd Hargrave](#)
To: [Bruce Hardy](#); [Jack "Jay" Johnston Jr.](#); [Jen Young](#); [Jim Nash](#); [Marshall Boutwell](#)
Cc: ["Eric Johansen"](#)
Subject: RZM2021-00032 SUP2021-00057 SUP2021-00058
Date: Tuesday, March 1, 2022 11:32:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Please see the email below relating to the Council's concerns relating to RZM2021-00032, SUP2021-00057 and SUP2021-00058 (Gwinnett Drive Townhouses).

Todd Hargrave | Director

Planning and Development Department

70 S Clayton St
PO Box 2200,
Lawrenceville GA 30046
Office: 678.407.6563 | Mobile: 470.214.8597
Todd.Hargrave@LawrencevilleGa.org | LawrencevilleGa.org



From: Eric Johansen <eric@universalplanningllc.com>
Sent: Thursday, February 24, 2022 3:24 PM
To: Chuck Warbington <chuck.warbington@lawrencevillega.org>
Cc: Victoria Jones <Victoria.Jones@lawrencevillega.org>; David Still <David.Still@lawrencevillega.org>; Todd Hargrave <Todd.Hargrave@lawrencevillega.org>; 'Helen Simpson' <helen.simpson@loweengineers.com>; Jay Williams <jay@universalplanningllc.com>; 'Sonya Hathaway' <sonya@universalplanningllc.com>
Subject: RE: Gwinnett Drive Townhomes

CAUTION: This email originated from outside of City of Lawrenceville. Maintain caution when opening external links/attachments.

Chuck,

Thanks for the dieback regarding our Rezoning and Special Use Permit request, [see our responses in RED](#).

Eric Johansen | RLA
Vice President of Development
Universal Planning and Development, LLC
(678) 571-4843 cell

eric@universalplanningllc.com

From: Chuck Warbington <chuck.warbington@lawrencevillega.org>

Sent: Thursday, February 24, 2022 11:33 AM

To: Eric Johansen <eric@universalplanningllc.com>

Cc: Victoria Jones <Victoria.Jones@lawrencevillega.org>; David Still
<David.Still@lawrencevillega.org>; Todd Hargrave <Todd.Hargrave@lawrencevillega.org>

Subject: Gwinnett Drive Townhomes

Eric,

I met Councilmember Jones this morning concerning the upcoming zoning on Gwinnett Drive. I will outline the items we discussed and possible recommendations.

1. She was concerned about having front entry townhomes and the fact that they are generally lower in price. I mentioned that they the footprint was bigger and that I would ask you to provide your thoughts on price points for rear entry and front entry for this development so we can understand the difference in price for a front entry and rear entry. Please advise. The front entry townhouses that are 24' x 50' are two car garages units that will sell for over \$300,000. There are front entry townhouses, I believe, in the City Lawn mixture of residential townhouses. Everything in that market is selling for over \$300,000. Front Entry units also provide the opportunity for a "back yard" patio and outdoor living areas the residents can utilize. Rear Entry units do not provide the same "back yard" area because the "back yard" is the driveway. In some cases the builder will cantilever over the driveway with a wooden deck which is located off the second floor. Front Entry units also provide the builder with the opportunity for Master on Main bedroom configurations when the market is demanding those setups.

Price Points = from all of the builders I have spoken with who, including our broker, have interest in this project, they all would be constructing units that sell for \$300,000 and higher with the average starting price being closer to \$350,000. With building materials continuing to rise and the exterior elevations conditions we have proposed to the City in our Applications, we believe that \$350,000 will be an easy target to hit with the opening sales pricing of this project.

2. We did not see any renderings in the packet and Condition 1.C references renderings that will be presented at the March 1 Planning Commission meeting. Please advise of the status of these. We did not provide renderings on purpose when we filed the Applications. The reason being we wanted some flexibility with the future builder to submit their unique building elevations at the time of development permitting with the City. We did however ask for the building conditions related to the proposed architecture to match the same building conditions for the adjacent TH zoned property across the street, which will have units starting over \$300,000 as well. We still are asking the City to be flexible as all builders have different elevations while achieving the same written architectural conditions.

3. There was a concern about the encroachment request into the 25' setback. The point that I remember we talked about was the fact that you were trying to move the front door a little closer to Gwinnett Drive to create a residential, urban, walkable community. Please confirm. Across the street we were granted the same front yard setback encroachment. So in keeping with the Gwinnett Drive streetscape and bringing the front doors closer to Gwinnett Drive we have requested the same. Yes this picks up a little more room on the interior of the property, but that helps us get away from the Catholic Church property corner which pushes into the property with a hard 90 degree angle. Also helps gain more green space on the interior of the overall property.
4. There was a concern about not having enough greenspace for areas to walk a dog, etc. I have two suggestions for making additional greenspace as well as greenspace that is useable and centrally located. See attached for suggestions.
 - A. Greenspace #1 – eliminating the drive connection as well as possible elimination of one unit to have a better connection. A version of this could definitely work, great suggestion. There would be a slight modification where we need to join the left and center drives together because the center drive has on street parking and we should not create a dead end situation for traffic flow. By joining these two drives together we can use a larger radius and help open up more useable green space in the same area proposed by the City.
 - B. Greenspace #2 – Switching the detention pond with original greenspace. Appears the topo will allow this modification. We have hired Lowe Engineering to perform all surveying and civil engineering. I am copying Helen Simpson on this email and will address this situation prior to the Planning Commission and Work Session Meeting. If we can move it and still handle the existing church storm water and the proposed townhouse development storm water, then we would not have any issues doing this.
5. Condition 2.E indicates that this will be a gated community. Just made a note on the attachment that the entrance may need to be modified to accommodate this. We intend to gate this community, just have not worked thru the actual flow of the gated community with the security system providers. But we have no issues with this proposed condition.
6. Would like for the density to be under 10 units per acre. I did not mark this on the attachment but eliminating units 90-96 would open up the interior greenspace and would accomplish this goal. Would like your thoughts on this. I understand that the reason you are asking for more than 8 units per acre is the fact that you are having to do sewer upgrades (see comment 8). This is anticipated to be just under \$1M right? The latest price we received from Lorraine Campaign at Gwinnett DWR is as follows: *"Using Kurt's plan with a minor alteration to doghouse the line coming down the eastern side of Stone Mt St, the estimate is coming in at \$1.7M. Please note that this number is volatile due to supply chain, easement and by-pass pumping issues/assumptions."* At this point its still a moving target. Obviously we would like to have the 127 units we have proposed which is a mixture of 24' units (front entry) and 20' units (rear entry). We will continue to work with the City and our civil engineers to maximize the "green space" opportunities while providing the units that best fit onto the proposed development, assuming the City provides us with the approvals to do so.

7. If the site plan changes, we need to make sure condition 1.C is modified appropriately.

Agreed.

8. Would like to add condition 2.F to capture the work that you will need to do for sewer upgrades. As we discussed, the City will assist in contacting property owners.

2.F At no cost to the City of Gwinnett County, developer shall design, acquire easements, and upgrade sanitary sewer main downstream of this project in accordance with direction from Gwinnett County. Having discussed with Jay Williams, we are not prepared to firmly answer this question at this time. Between now and Mayor and City Council Work Session we should be better prepared to discuss.

Call me if you need to discuss these. Just trying to get ahead of this for the March meeting.



Chuck Warbington, PE

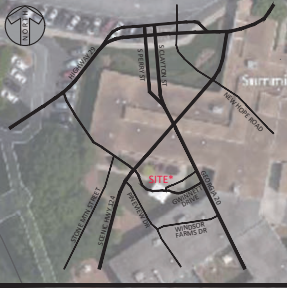
City Manager

Office: 678-407-6415 | Mobile: 770-315-2725

Lawrencevillega.org DowntownLawrencevilleGa.com

NOTE: Email is provided to employees for the administrative needs of the City Of Lawrenceville, GA. Email correspondence to/from a City of Lawrenceville, GA email account is considered public information and subject to release under Georgia laws or pursuant to subpoena.

SITE MAP (NTS)



PROJECT CONTACT

ERIC JOHANSEN
(678)571-4843 cell
eric@universalplanningllc.com

ZONING CHANGE

EXISTING = B-G
PROPOSED = RM-8

PROPOSED VARIANCES

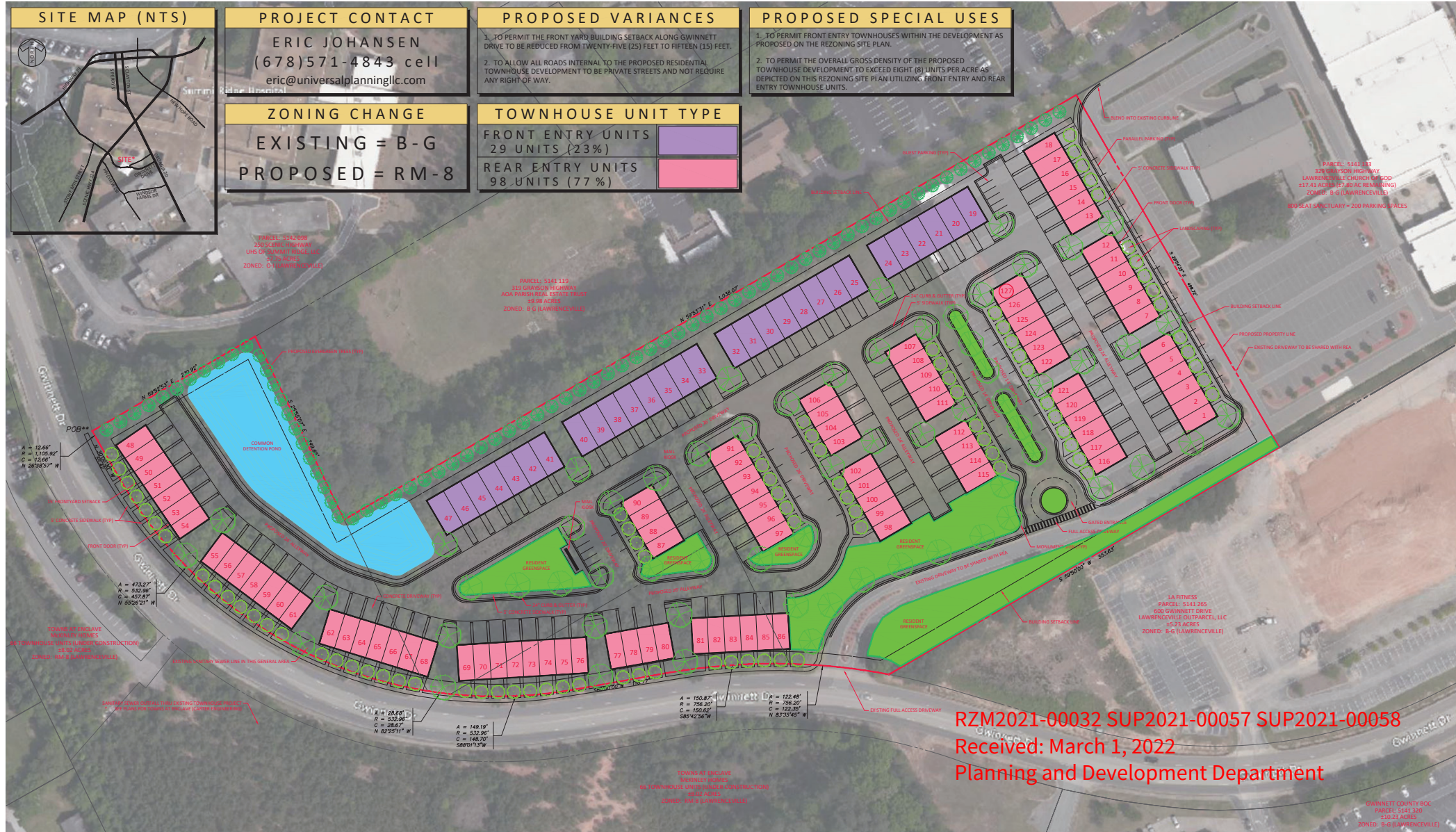
1. TO PERMIT THE FRONT YARD BUILDING SETBACK ALONG GWINNETT DRIVE TO BE REDUCED FROM TWENTY-FIVE (25) FEET TO FIFTEEN (15) FEET.
2. TO ALLOW ALL ROADS INTERNAL TO THE PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT TO BE PRIVATE STREETS AND NOT REQUIRE ANY RIGHT OF WAY.

TOWNHOUSE UNIT TYPE

FRONT ENTRY UNITS
29 UNITS (23%)
REAR ENTRY UNITS
98 UNITS (77%)

PROPOSED SPECIAL USES

1. TO PERMIT FRONT ENTRY TOWNHOUSES WITHIN THE DEVELOPMENT AS PROPOSED ON THE REZONING SITE PLAN.
2. TO PERMIT THE OVERALL GROSS DENSITY OF THE PROPOSED TOWNHOUSE DEVELOPMENT TO EXCEED EIGHT (8) UNITS PER ACRE AS DEPICTED ON THIS REZONING SITE PLAN UTILIZING FRONT ENTRY AND REAR ENTRY TOWNHOUSE UNITS.



RZM2021-00032 SUP2021-00057 SUP2021-00058
Received: March 1, 2022
Planning and Development Department

REZONING SITE PLAN - 3

GWINNETT DRIVE TOWNS

BUILDING SETBACKS	REQUIRED	SHOWN
FRONT YARD SETBACK	25 FEET	15 FEET
SIDE YARD SETBACK	20 FEET	20 FEET
REAR YARD SETBACK	20 FEET	20 FEET

AREA OF PROPERTIES	±12.23 ACRES
PROPOSED TOWNHOUSES	127 UNITS
- FRONT ENTRY UNITS	32 UNITS (25%)
- REAR ENTRY UNITS	95 UNITS (75%)
PROPOSED DENSITY	127 UN / 12.23 AC = 10.38 UN/AC
PROPOSED UNIT SIZES	24' (W) x 50' (D) - FRONT 20' (W) x 45' (D) - REAR
PROPOSED STREETS	PRIVATE STREETS
JURISDICTION	CITY OF LAWRENCEVILLE
PROPOSED ZONING	RM-8 (TOWNHOMES) w/ SUP

LAND PARCELS FOR ASSEMBLAGE	±12.23 ACRES (GROSS)
1. PRAISE COMMUNITY CHURCH - 5141 133	±9.73 ACRES
2. HNE, INC. - 5141 268	±1.69 ACRES
3. EUROSTAR INVESTMENTS, LLC - 5141 329	±0.81 ACRES

DEVELOPER CONTACT:
UNIVERSAL PLANNING & DEVELOPMENT, LLC
6083 SHADOWN FERRY ROAD
BUDFORD, GA 30518

c/o ERIC JOHANSEN
678-571-4843 cell
eric@universalplanningllc.com



DATE: MARCH 1, 2022
SCALE: 1" = 50'



PLANNING COMMISSION

RECOMMENDED CONDITIONS

RZM2021-00009_03022022

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

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

- A. Multifamily residential dwellings and accessory uses at a maximum of 500 multifamily units, including standard multifamily residential units and age-restricted multifamily units.
- B. 200 of the multifamily residential dwellings shall be age-restricted to residents 55 years of age and older.
- C. 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
 - Billiards or Pool Halls
 - Contractor's Offices
 - Emission Inspection Stations
 - Equipment Rental
 - Extended Stay Hotels or Motels
 - Recovered Materials Processing Facilities
 - Smoke Shops/Novelty Stores

- Tattoo Parlors
 - Taxidermists
 - Yard Trimmings Composting Facilities
- D. 20% maximum of gross development SF may be for Indoor Climate Controlled Storage space.
- E. Adjacent tax parcels (7010 100 and 7010 101) in the adjacent commercial shopping center shall be upgraded as indicated by the renderings presented at the Council meeting. This includes exterior building façade upgrades, asphalt parking lot improvements, and additional landscaping. These improvements shall be constructed before the first CO for the commercial section of the development shall be provided with this zoning.
- F. The development shall be in general accordance with the submitted site plans and architectural renderings (Exhibit “A”) received by the Department of Planning and Development, dated January 21, 2022, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- G. 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.
- H. The standard multifamily residential section of the development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.
- I. Garages shall be provided for a minimum of 15% of the standard multifamily units. Garage units shall be limited to the interior of the development.
- J. 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. Provide a 10-foot wide building setback adjacent to all right-of-ways, including Collins Hill Road and SR 316.

- B. Provide a minimum 40-foot wide building setback with landscape strip adjacent to the western most property line (PINs 7010 009 & 7010 093).
- C. Provide a minimum 10-foot wide building setback with landscape strip adjacent to the southernmost property line (PINs 7010 012, 7010 090 & 7010 101).
- D. Provide a 6-foot concrete sidewalk along the road frontage of Collins Hill Road.
- E. Natural vegetation shall remain on the property until the issuance of a development permit.
- F. Ground signage on Collins Hill Road shall be limited to one 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. Existing pylon sign on Collins Hill Road for adjacent commercial shopping center uses is exempt from this sign limitation and design provisions. Internal signs on private streets of development shall be permitted.
- G. New billboards or oversized signs shall be prohibited. Existing pylon sign on Collins Hill Road for adjacent commercial shopping center uses is exempt from this sign prohibition.
- H. Outdoor storage shall be prohibited.
- I. 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.
- J. Compactor/dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- K. 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.
- L. Peddlers and/or parking lot sales shall be prohibited.

- M. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours of notice from City.
 - N. Maximum multifamily building height shall be 57 feet.
 - O. Required parking ratio for age-restricted multifamily section of development shall be 0.6 spaces per unit.
 - P. 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.
3. To abide by the following requirements, dedications and improvements:
- A. Provide inter-parcel connectivity through access to Hurricane/316 LLC to the existing traffic signal at Collins Hill Road.
 - B. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study and a submittal of Development of Regional Impact to ARC that includes analysis of the signalized intersection of Collins Hill Road at Georgia Highway 316 as well as surrounding intersections. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study and the recommendations of the Development of Regional Impact, provided the improvements are approved by the D.O.T. and the City Engineer. All design and construction will be subject to D.O.T. review and approval as well as the City Engineer.
 - C. At no cost to the City, Developer shall provide a min. 10' to 12' paved multiuse trail from Collins Hill Road through the development under SR 316 to the City owned parcel on Collins Industrial Way (tax parcel 7010 010) along the existing Gas Easement. Developer shall dedicate at no cost to the City a permanent easement on subject property for the multiuse trail. City will acquire all right-of-way and easements needed outside the subject property. Developer shall be responsible for obtaining permission from the Gas provider for construction. All design and construction shall be approved by the City Engineer. Multiuse trail section on subject property shall be constructed and approved before the first CO is provided, subject to the stipulation that the CO shall not be withheld based on the City's inability to deliver necessary right-of-way or easements for trail construction

- D. Direct access to Collins Hill Road shall be limited to right-in/right out access. Design and Construction shall be approved by the City Engineer.

ATTACHMENTS

APPLICANT REDLINES_2.28.2022_CONDITIONS_03012022

PLANNING COMMISSION PRESENTATION_03012022

ANNX2022-00001 RZM2021-00003

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZM2021-00009_11032021

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

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

- A. Multifamily residential dwellings and accessory uses at a maximum of 500 multifamily units, including standard multifamily residential units and age-restricted multifamily units.
- B. 200 of the multifamily residential dwellings shall be age-restricted to residents 55 years of age and older.
- C. 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
 - Billiards or Pool Halls
 - Contractor's Offices
 - Emission Inspection Stations
 - Equipment Rental
 - Extended Stay Hotels or Motels
 - Recovered Materials Processing Facilities
 - Smoke Shops/Novelty Stores

- ~~Tatoo~~Tattoo Parlors
- Taxidermists
- Yard Trimmings Composting Facilities

D. 20% maximum of ~~Commercial gross development~~ SF may be for Indoor Climate Controlled Storage space.

E. Adjacent tax parcels (7010 100 and 7010 101) in the adjacent commercial shopping center shall be upgraded as indicated by the renderings presented at the Council meeting. This includes exterior building façade upgrades, asphalt parking lot improvements, and additional landscaping. These improvements shall be constructed before the first CO for the commercial section of the development shall be provided with this zoning.

F. The development shall be in general accordance with the submitted site plans and architectural renderings (Exhibit "A") received by the Department of Planning and Development, ~~dated January 21, 2022~~ October 1, 2021, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.

G. 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.

H. The standard multifamily residential section of the development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.

I. Garages shall be provided for a minimum of ~~1520~~% of the standard multifamily units. Garage units shall be limited to the interior of the development.

J. 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. Provide a ~~1025-foot wide building setback/landscape strip~~ adjacent to all right-of-ways, including Collins Hill Road and SR 316.

Commented [BR1]: Reference to DRI plan submission, date should be updated if plan is revised before Council approval.

Commented [BR2]: 25 ft. setback will greatly impact commercial section of development.

Existing ROW space along Collins Hill Road and SR 316 exit ramp creates substantial space and distance between the actual public roads and the subject property lines.

- B. Provide a minimum 40-foot wide building setback ~~with landscape strip/natural or enhanced buffer~~ with landscape strip/natural or enhanced buffer adjacent to the western most property line (PINs 7010 009 & 7010 093).
- C. Provide a minimum 10-foot wide building setback ~~with landscape strip/natural or enhanced buffer~~ with landscape strip/natural or enhanced buffer adjacent to the southern-most property line (PINs 7010 012, 7010 090 & 7010 101).
- D. Provide a 6-foot concrete sidewalk along the road frontage of Collins Hill Road.
- E. Natural vegetation shall remain on the property until the issuance of a development permit.
- F. Ground signage on Collins Hill Road shall be limited to one 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. Existing pylon sign on Collins Hill Road for adjacent commercial shopping center uses is exempt from this sign limitation and design provisions. Internal signs on private streets of development shall be permitted.
- G. ~~New b~~Billboards or oversized signs shall be prohibited. Existing pylon sign on Collins Hill Road for adjacent commercial shopping center uses is exempt from this sign prohibition.
- H. Outdoor storage shall be prohibited.
- I. 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.
- J. ~~Compactor/d~~umpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- K. 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.

L. Peddlers and/or parking lot sales shall be prohibited.

M. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours of notice from City.

N. Maximum multifamily building height shall be 57 feet.

O. Required parking ratio for age-restricted multifamily section of development shall be 0.6 spaces per unit.

M.P. 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.

3. To abide by the following requirements, dedications and improvements:

A. Provide inter-parcel connectivity through access to Hurricane/316 LLC to the existing traffic signal at Collins Hill Road.

B. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study and a submittal of Development of Regional Impact to ARC that includes analysis of the signalized intersection of Collins Hill Road at Georgia Highway 316 as well as surrounding intersections. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study and the recommendations of the Development of Regional Impact, provided the improvements are approved by the D.O.T. and the City Engineer. All design and construction will be subject to D.O.T. review and approval as well as the City Engineer.

C. At no cost to the City, Developer shall provide a min. 10' to 12' paved multiuse trail from Collins Hill Road through the development under SR 316 to the City owned parcel on Collins Industrial Way (tax parcel 7010 010) along the existing Gas Easement. Developer shall dedicate at no cost to the City a permanent easement on subject property for the multiuse trail. City will acquire all right-of-way and easements needed outside the subject property. Developer shall be responsible for obtaining permission from the Gas provider for construction. All design and construction shall be approved by the City Engineer. Multiuse trail section on subject property shall be constructed and approved before the first CO is provided, for the project subject to the stipulation that the CO shall not be withheld based on

Commented [BR3]: With multiple contingencies, including ROW/easement acquisition + pipeline operator cooperation, developer requesting additional flexibility.

the City's inability to deliver necessary right-of-way or easements for trail construction-

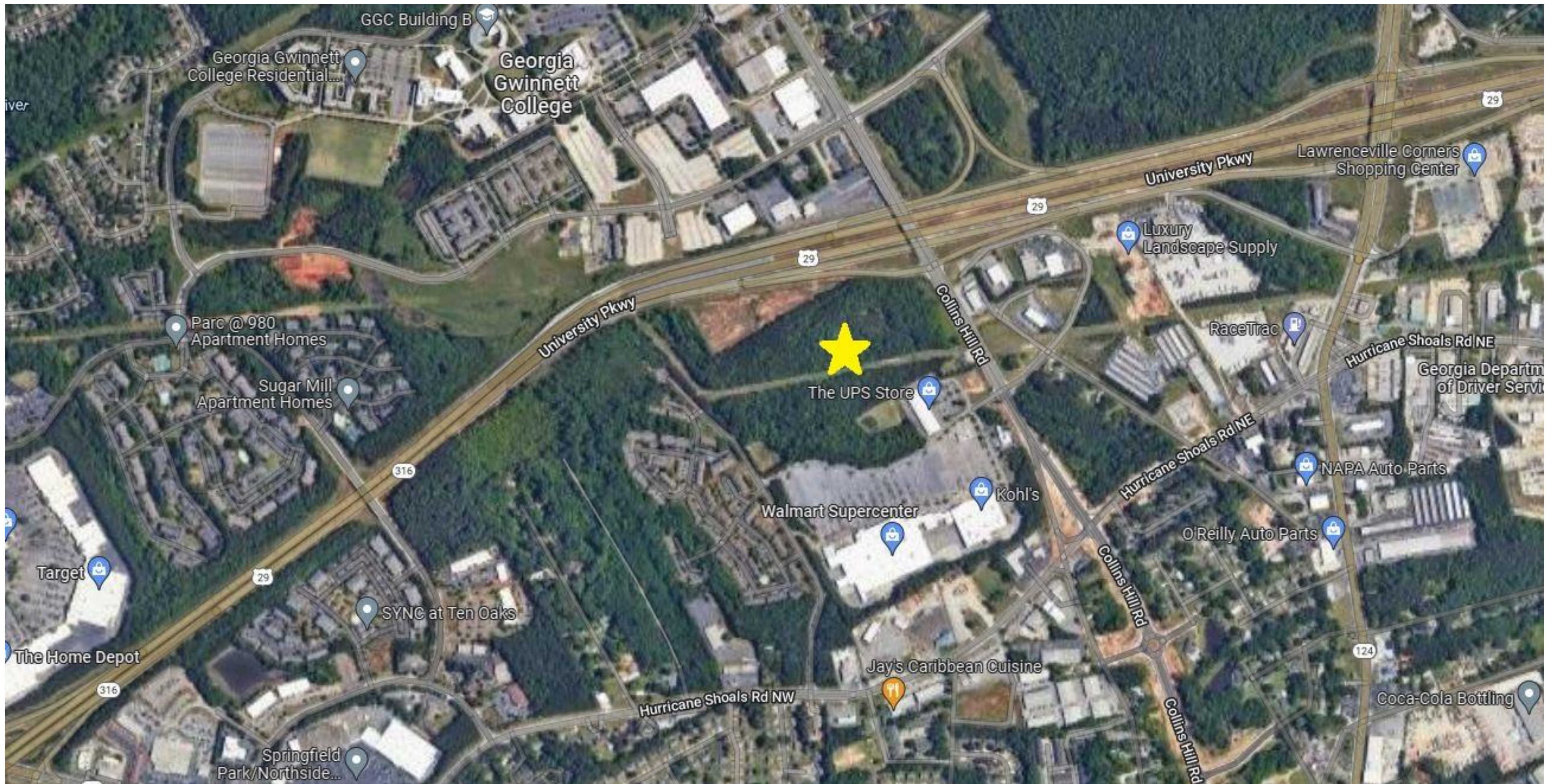
- D. Direct access to Collins Hill Road shall be limited to right-in/right out access. Design and Construction shall be approved by the City Engineer.

Lawrenceville Gateway Collins Hill Road Rezoning RZM2021-20009

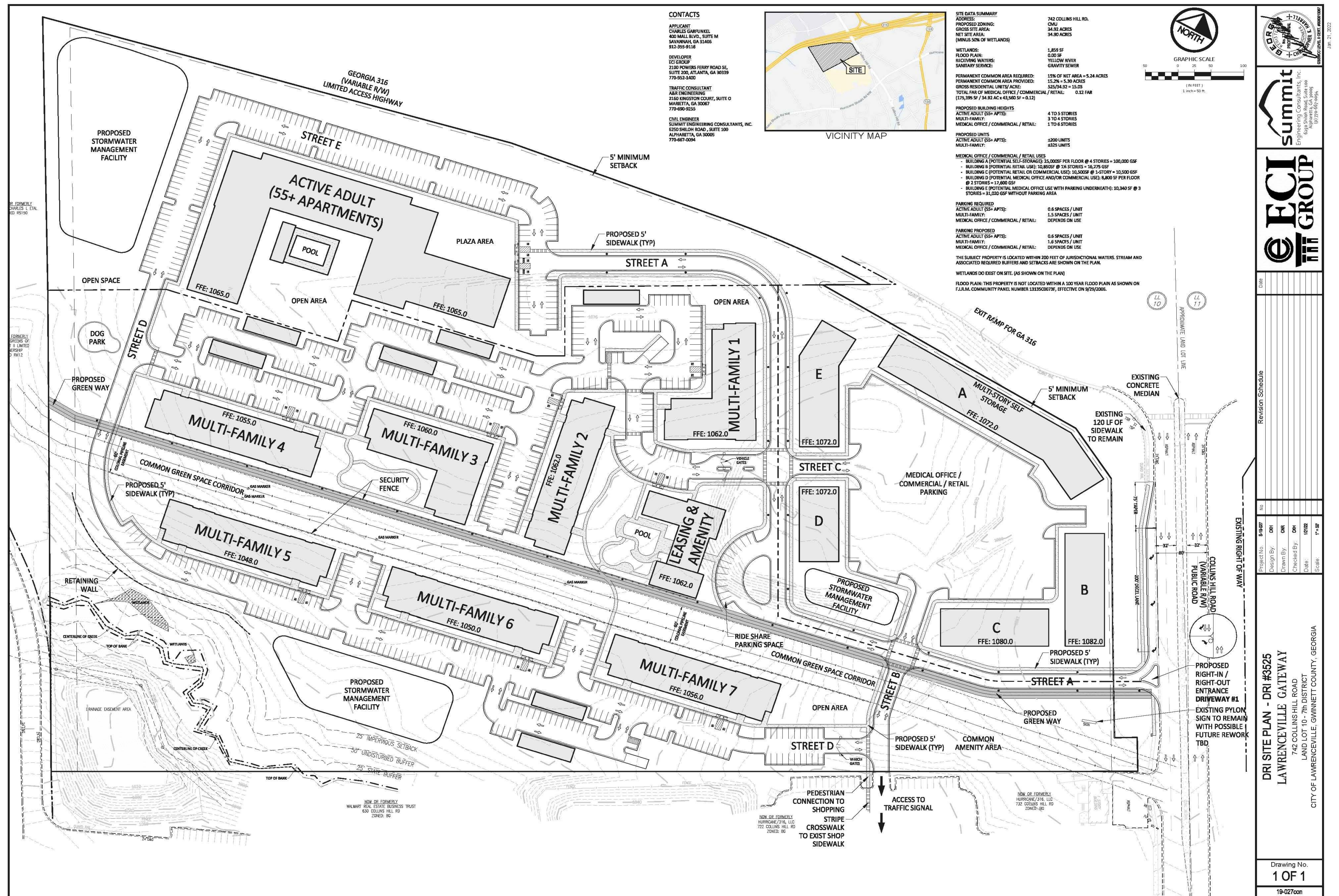
March 1, 2022

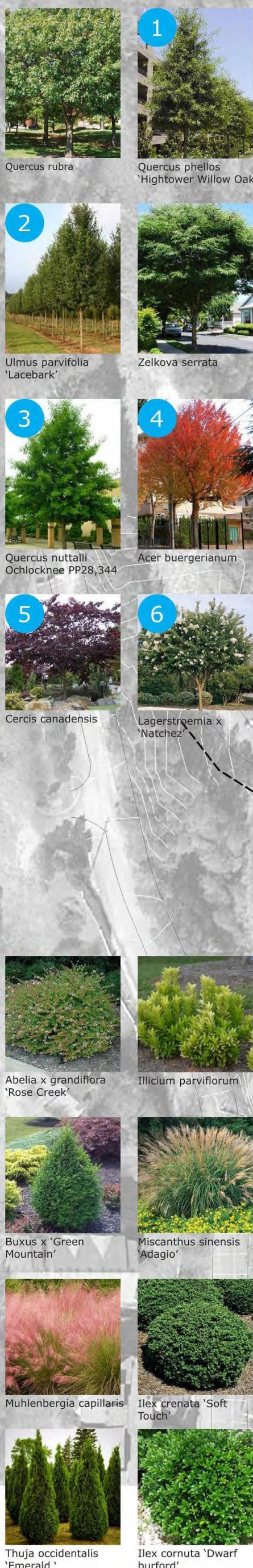
Lawrenceville Planning Commission

Property Location



Conceptual Site Plan





A ——— SECURITY FENCE
——— NATURALIZED AREA

BIKE RACK COUNTS
ACTIVE ADULT (200 UNITS):
MULTI-FAMILY (325 UNITS):
MEDICAL OFFICE, COMMERCIAL AND RETAIL:

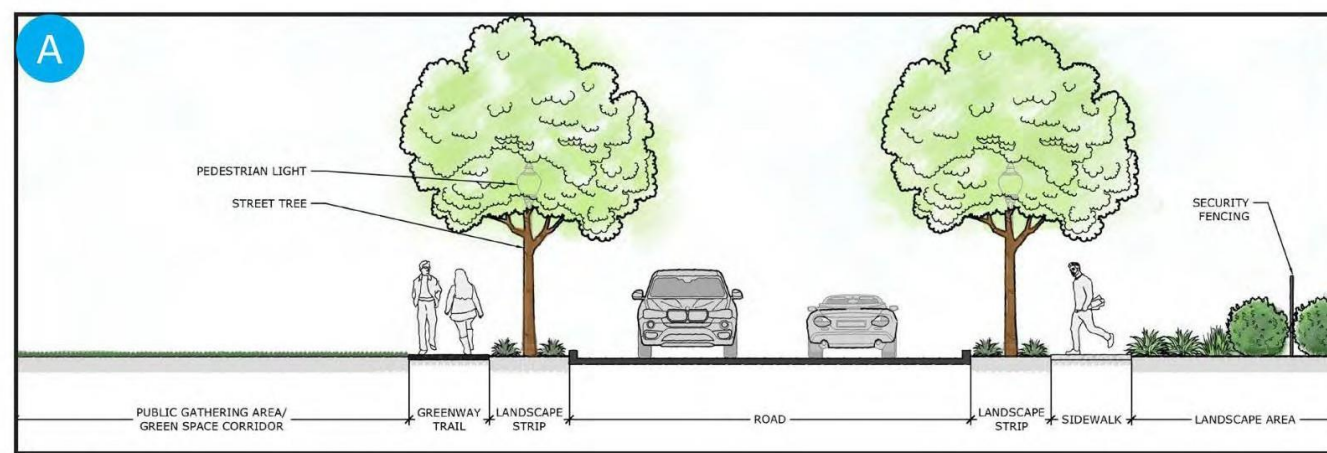
BIKE RACKS
8
22
T.B.D.

- | | | |
|--|--|---|
| TREES
TRIDENT MAPLE
BLOODGOOD JAPANESE MAPLE
ACER PALMATUM 'SEIRYU'
OCTOBER GLORY MAPLE
EASTERN REDBUD
NELLIE R. STEVENS HOLLY
MUSKOGEE Crape MYRTLE
LAGERSTROEMIA X 'NATCHEZ'
TULIP POPLAR
SOUTHERN MAGNOLIA
SAUCER MAGNOLIA
LOBLOLLY PINE
WILLOW OAK
RED OAK
CHINESE LACEBARK ELM
LEYLAND CYPRESS
SAWLEAF ZELKOVA | SHRUBS
VARIEGATED ABELIA
GLOSSY ABELIA 'KALEIDOSCOPE'
ROSE CREEK ABELIA
MRS. G.G. GERBING AZALEA
BOXWOOD
APPLE BLOSSOM CAMELLIA
PROSTRATE PLUM YEW
CLEYERA
DISTYLUM
CARISSA HOLLY
DWARF BURFORD HOLLY
SOFT TOUCH HOLLY
SKY PENCIL JAPANESE HOLLY
STEEDS JAPANESE HOLLY
JAPANESE HOLLY
ANISE
WAX LEAF LIGUSTRUM
BURGUNDY LOROPETALUM
PURPLE PIXIE LOROPETALUM
CRIMSON FIRE LOROPETALUM
ADAGIO EULALIA GRASS
PINK MUHLY
LUYKENS LAUREL
ROSE
EMERALD ARBORVITAE | GROUND COVERS
BERMUDA GRASS
LOVEGRASS SEED MIX
BIG BLUE LILY TURF
CREEPING LILY TURF
PACHYSANDRA
SEASONAL COLOR
ASIATIC JASMINE |
| BOTANICAL NAME
ACER BUERGERIANUM
ACER PALMATUM 'BLOODGOOD'
ACER PALMATUM 'SEIRYU'
ACER RUBRUM 'OCTOBER GLORY' TM
CERCIS CANADENSIS
ILEX X 'NELLIE R. STEVENS'
LAGERSTROEMIA X 'MUSKOGEE'
LAGERSTROEMIA X 'NATCHEZ'
LIRIODENDRON TULIPIFERA
MAGNOLIA GRANDIFLORA
MAGNOLIA X SOULANGEANA
PINUS TAEDA
QUERCUS PHELLOS
QUERCUS RUBRA
ULMUS PARVIFOLIUS
X CUPRESSOCYPARIS LEYLANDII
ZELKOVA SERRATA | BOTANICAL NAME
ABELIA X GRANDIFLORA 'CONFETTI' TM
ABELIA X GRANDIFLORA 'KALEIDOSCOPE'
ABELIA X GRANDIFLORA 'ROSE CREEK'
AZALEA INDICA 'MRS. G.G. GERBING'
BUXUS X 'GREEN MOUNTAIN'
CAMELLIA SASANQUA 'APPLE BLOSSOM'
CEPHALOTAXUS HARRINGTONIA PROSTRATA
CLEYERA JAPONICA
DISTYLUM MYRICOIDES 'VINTAGE JADE'
ILEX CORNUTA 'CARISSA'
ILEX CORNUTA 'DWARF BURFORD'
ILEX CORNUTA 'SOFT TOUCH'
ILEX CRENATA 'SKY PENCIL'
ILEX CRENATA 'STEEDS'
ILEX CRENATA 'STOKES'
ILICUM PARVIFLORUM
LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'
LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'
LOROPETALUM CHINENSE RUBRUM 'PURPLE PIXIE'
LOROPETALUM CHINENSE 'CRIMSON FIRE'
MISCANTHUS SINENSIS 'ADAGIO'
MUHLENBERGIA CAPILLARIS
PRUNUS LAUROCARASUS 'OTTO LUYKEN'
ROSA X 'DOUBLE KNOCKOUT'
THUJA OCCIDENTALIS 'EMERALD' | BOTANICAL NAME
CYNODON DACTYLON
ERAGROSTIS CURVULA
LIRIOPE MUSCARI 'BIG BLUE'
LIRIOPE SPICATA
PACHYSANDRA TERMINALIS
SEASONAL COLOR
TRACHELOSPERMUM ASIATICUM 'ASIATIC' |

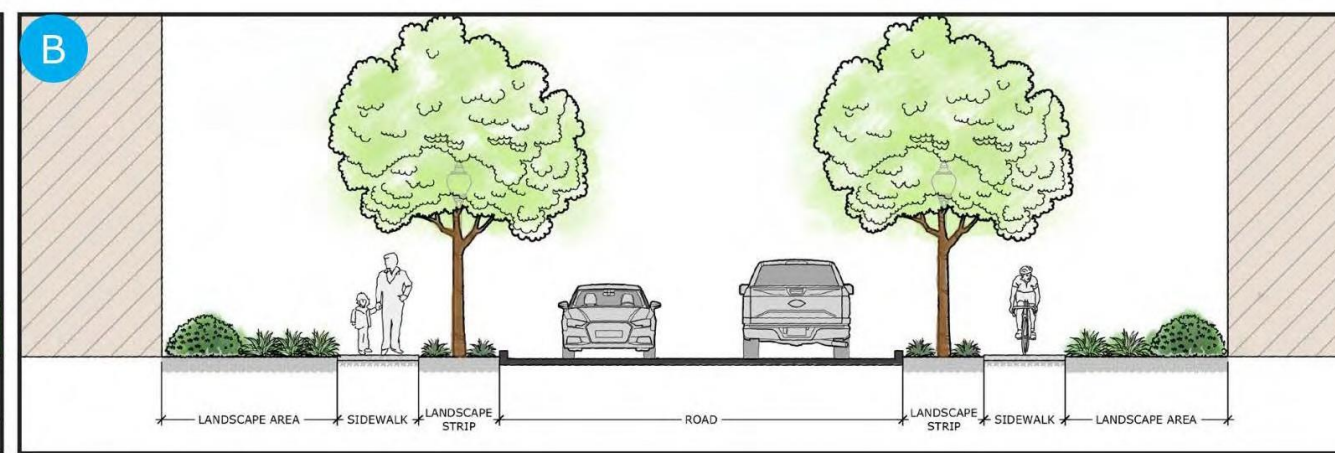
Landscape Plan



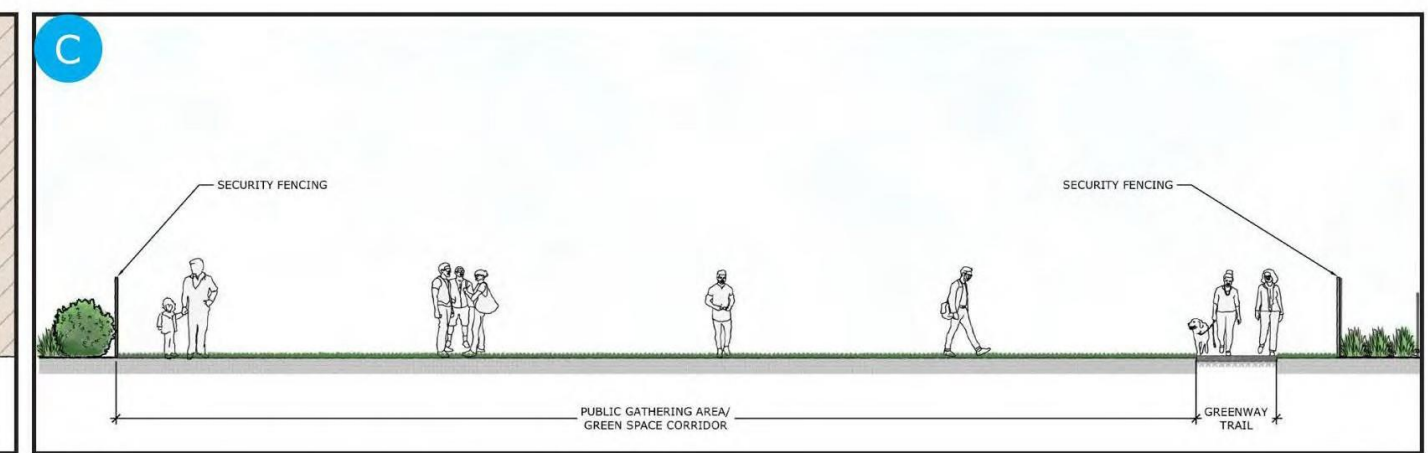
Lighting Plan



ENTRY DRIVE SECTION AT GREEN SPACE CORRIDOR



ENTRY DRIVE SECTION AT MULTI-FAMILY AND COMMERCIAL



GREEN SPACE CORRIDOR AND TRAIL



Streetscape Plan: Sections & Site Imagery

Lawrenceville Gateway Commercial Design Precedent Imagery





Lawrencville Gateway Proposed Retail Parcel @ Site Entry



Lawrenceville Gateway Proposed Commercial Parcel

Lawrenceville Gateway Active Adult Apartments Design Precedent Imagery





Lawrenceville Gateway Proposed 55+ Active Adult Apartments



1 Elevation: Building Type A Front
Scale: 1/16" = 1' 0"



2 Elevation: Building Type A Rear
Scale: 1/16" = 1' 0"



3 Elevation: Building Type A Side 1
Scale: 1/16" = 1' 0"

4 Elevation: Building Type A Side 2
Scale: 1/16" = 1' 0"

Material Legend	
1.	Asphalt Roof Shingles
2.	Brick Masonry
3.	4" Lap Siding
4.	6" Lap Siding
5.	Cementitious Panel
Typical Notes:	
All Balcony guardrailings shall be Aluminum Frame and Pickett System - Beige	
All Windows 36" x 60" - Beige	
All Trim - Cementitious, Painted	

Multi-Family Elevations



1 Elevation: Building Type C - "L" Front
Scale: 1/16" = 1' 0"



2 Elevation: Building Type C - "L" Side 1
Scale: 1/16" = 1' 0"

3 Elevation: Building Type C - "L" Side 2
Scale: 1/16" = 1' 0"



4 Elevation: Building Type C - "L" Rear
Scale: 1/16" = 1' 0"

Material Legend

1. Asphalt Roof Shingles
2. Brick Masonry
3. 4" Lap Siding
4. 6" Lap Siding
5. Cementitious Panel

Typical Notes:

All Balcony guardrailings shall be
Aluminum Frame and Pickett System -
Beige
All Windows 36" x 60" - Beige
All Trim - Cementitious, Painted

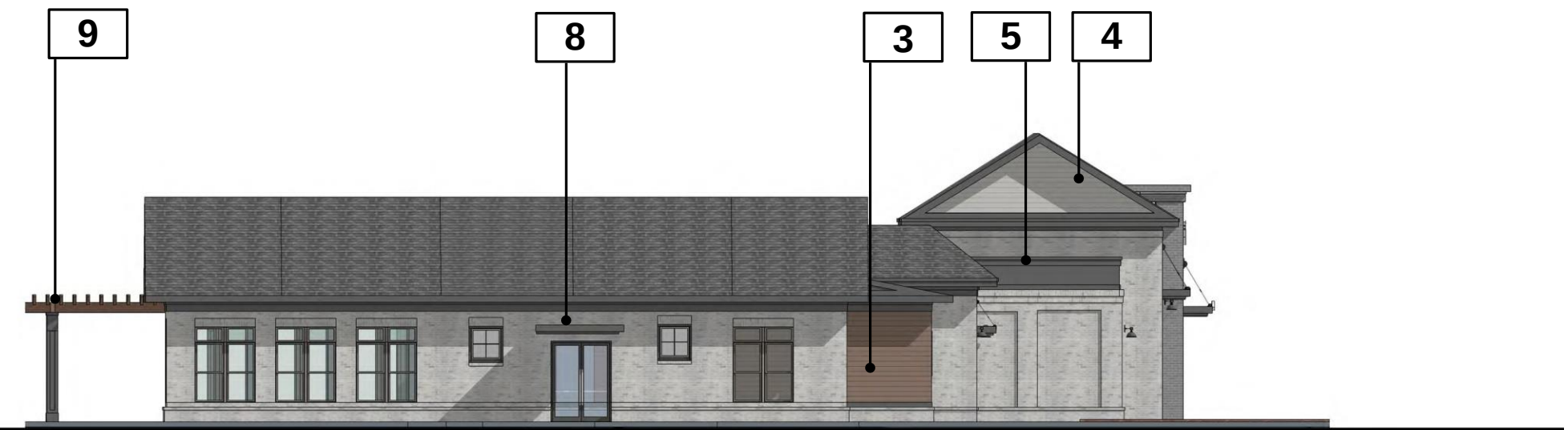
Multi-Family Elevations



1 Elevation: Clubhouse Front
Scale: 1/16" = 1' 0"



2 Elevation: Clubhouse Side 1
Scale: 1/16" = 1' 0"



3 Elevation: Clubhouse Side 2
Scale: 1/16" = 1' 0"



1 Elevation: Clubhouse Rear
Scale: 1/16" = 1' 0"

Material Legend	
1.	Asphalt Roof Shingles
2.	Brick Masonry
3.	4" Lap Siding
4.	6" Lap Siding
5.	Cementitious Panel
6.	Standing Seam Metal Roof - Only location
7.	Aluminum Storefront System
8.	Metal Wrapped Canopy with support rods Free Standing Wood Trellis
9.	Wood Tone Lap Siding

Multi-Family Clubhouse Elevations



Multi-Family Clubhouse View



Multi-Family Clubhouse View



Multi-Family 3 at Green Space Corridor

Lawrenceville Gateway | Lawrenceville, GA

October 01, 2021

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Lawrenceville Crossing Shopping Center Outparcel (Existing Conditions)



Lawrenceville Crossing Shopping Center Outparcel 2 (Existing Conditions)



Lawrenceville Crossing Shopping Center Outparcel (Proposed Façade Upgrade)



Lawrenceville Crossing Shopping Center Outparcel 2 (Proposed Façade Upgrade)

Questions & Contact Information



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or

Baxter Russell
brussell@dillardsellers.com
with any questions.