



# LAWRENCEVILLE

## GEORGIA

### PLANNING COMMISSION AGENDA

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Monday, July 06, 2026  
6:00 PM

Council Chambers  
70 S. Clayton St, GA 30046

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#### **Call to Order**

#### **Approval of Agenda**

#### **Approval of Prior Meeting Minutes**

1. June 1, 2026 Planning Commission Meeting Minutes

#### **Public Hearing New Business**

Discussions on Zoning issues will be limited to 10 minutes per side including rebuttal. Questions and answers from Board Members will not infringe on the time limit.

2. An Ordinance to Amend the City of Lawrenceville Ordinance (2020) (Adopted May 2020 as Amended), which will result in changes to Article 1, Districts, related to Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards, Minimum Lot Area.

#### **Public Hearing Old Business**

Discussions on Zoning issues will be limited to 10 minutes per side including rebuttal. Questions and answers from Board Members will not infringe on the time limit.

#### **Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, JULY 6, 2026

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

- Item:** June 1, 2026 Planning Commission Meeting Minutes
- Department:** Planning and Development
- Date of Meeting:** Monday, July 6, 2026
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Approval of Prior Meeting Minutes
- Planning & Development Recommendation:** Approval
- Planning Commission Recommendation:**

**Summary:** Planning Commission Minutes for review and approval by the Planning Commission.

**Attachments/Exhibits:**

- PC MTNG MNTS\_06012026



# LAWRENCEVILLE

GEORGIA

## PLANNING COMMISSION MEETING MINUTES

Monday, June 1, 2026

**CALL TO ORDER:** 6:00 p.m.

**PRESENT:**

Chairperson Bruce Hardy

Vice-Chairperson Jeff West

Commission Member Darion Ward

Commission Member Sheila Huff

Commission Member Stephanie Henriksen

**APPROVAL OF AGENDA:**

Motion made to **APPROVE THE AGENDA AS PRESENTED** by Commission Member Henriksen, Seconded by Commission Member Ward.

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

**APPROVAL OF PRIOR MEETING MINUTES**

1. Motion made to **APPROVE** Monday, May 4, 2026, Planning Commission Meeting Minutes by Vice-Chairperson West and Seconded by Council Member Ward

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

**NEW BUSINESS**

2. **ANNX2026-00002, RZM2026-00006, SUP2026-00006** – Applicant: Owen Herbert; Owner: Zianna Group LLC – Asif Dhanani; A request to annex and rezone R-TH (Gwinnett County Single-Family Residence Townhouse District) to RM-8 (City Of Lawrenceville Townhouse Residential District) allowing a total of forty (40) townhouse dwelling units, with a Special Use Permit allowing a maximum of thirty-one (31) front-entry townhouse dwelling units; Address: 0 Sugarloaf Parkway; Parcel Identification Number: 5078 003; Area: Approximately 6.61 Acres.

Motion made to recommend **APPROVAL** of **ANNX2026-00002** by Vice-Chairperson West and Seconded by Commission Member Ward

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Motion made to recommend **APPROVAL** of **RZM2026-00006** with Planning Commission recommendations by Vice-Chairperson West and Seconded by Commission Member Henriksen

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Motion made to recommend **APPROVAL** of **SUP2026-00006** with Staff recommendations by Vice-Chairperson West and Seconded by Commission Member Ward

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

**Proponent:** Applicant – Owen Herbert

**Opponent:** None

**Staff Comment:** The recommended exception to Condition 3.D is necessary to accommodate the installation and construction of two retaining walls required to address site grading and topographic conditions. The retaining wall encroachments are limited to two discrete, non-contiguous locations along the western property boundary and do not affect the overall intent of the approved buffer variance. The required forty-foot (40') buffer will remain in place around the remainder of the site, and the exception is narrowly tailored to allow only the retaining wall improvements necessary for development of the project. As such, the exception maintains the purpose of the buffer requirement while providing flexibility to address site-specific engineering constraints.

- 3. **RZM2026-00004** – Applicant: JCT Construction Group C/O LJA Engineering; Owner: Jeffrey C. Threat; A request to rezone the subject property from BG (General Business District) To Rm-8 (Townhouse Residential District) allowing twenty-five (25) rear-entry townhouse dwelling units; Address: 737 Grayson Highway; Parcel Identification Number: 5140 004; Area: Approximately 4.03 Acres.

Motion made to recommend **APPROVAL** of **RZM2026-00004** with Planning Commission recommendations by Commission Member Henriksen and Seconded by Commission Member Huff

**Voting Yea:** Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

**Proponent:** Applicant – Tyler Lasser (LJA Engineering)

**Opponent:** None

**Staff Comment:** The Planning Commission recommended approval of RZM2026-0004, including Condition 3.A., which is a variance to reduce the minimum lot area requirement for the RM-8 Townhouse Residential District from five (5) acres to four (4) acres. Section 102.7(B) of the Zoning Ordinance establishes a five-acre minimum district size; however, the ordinance does not expressly authorize modification of this standard through the variance process.

The recommendation is based on the unique circumstances of the request, including the suitability of the subject property for the proposed residential development, consistency with surrounding land uses, and compatibility with the intent of the RM-8 district.

Should the City Council determine that broader flexibility from the minimum acreage requirement is appropriate, a future text amendment to the Zoning Ordinance may be warranted to clarify application of this standard.

**Staff Comment:** As part of the request to further reduce the front yard setback from thirty-two (32) feet to twenty-five (25) feet, the applicant has proposed modifications to the sidewalk and landscape layout. The reduced setback would require adjustments to the placement of streetscape elements to accommodate the proposed building footprint while maintaining pedestrian connectivity and site functionality.

Staff recognize that flexibility in sidewalk alignment and landscape design may be necessary to address site constraints and achieve the proposed development layout. However, the Planning Commission's recommended setback of thirty-two (32) feet was intended to provide sufficient space for building separation, landscaping, and pedestrian amenities while maintaining an attractive streetscape along the public roadway.

Should the City Council consider the applicant's request for a twenty-five-foot setback, staff recommend that any associated modifications to sidewalks and landscaping continue to meet the intent of the City's development standards by providing safe pedestrian access, maintaining adequate landscape areas, and preserving the overall visual character of the development. Any approved modifications should be reflected on the final site plan and be subject to review during the land development permitting process.

- 4. **RZM2026-00005 SUP2026-00005** – Applicant & Owner: Manoj Patel; A request to rezone the subject property from BG (General Business District) To RM-8 (Townhouse Residential District); Address: 3140 Sugarloaf Parkway; Parcel Identification Number: 5085 692; Area: Approximately 1.28 Acres.

Motion made to recommend **DENIAL of RZM2026-00005** by Commission Member Ward and Seconded by Commission Member Huff

**Voting Yea:** Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Motion made to recommend **DENIAL of SUP2026-00005** by Commission Member Ward and Seconded by Commission Member Huff

**Voting Yea:** Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

**Proponent:** Applicant – John Slappey

**Opponent:** Bert Dumas, Tanners Pointe, HOA President - Opponents argue that the proposed rezoning and special use permit should be denied for four primary reasons:

1. Non-compliance with existing zoning code: The proposal does not meet the minimum lot area requirements currently in place, making it inconsistent with the allowable uses under the existing code
2. Inconsistency with the 2045 Comprehensive Plan: The requested zoning and proposed development intensity do not align with the land-use vision, density expectations, or policy direction established in the 2045 plan.
3. Violation of required buffers: The site plan or proposed layout fails to maintain the buffers mandated by current regulations, creating potential impacts on adjacent properties.
4. Speculative nature of the proposal: Opponents view the request as speculative, lacking sufficient detail or certainty regarding actual development intentions, raising concerns about long-term compatibility and impacts.

**Opposition:** David Palmisano – reiterated statements of Bert Dumas

**Opposition:** Paul Baccas – reiterated statements of Bert Dumas

**Staff Comment:** The Planning Commission recommended denial of RZM2026-00005 & SUP2026-00005, including Condition 3.A., which is a variance to reduce the minimum lot area requirement for the RM-8 Townhouse Residential District from five (5) acres to one point two eight (1.28) acres. Section 102.7(B) of the Zoning Ordinance establishes a five-acre minimum district size; however, the ordinance does not expressly authorize modification of this standard through the variance process.

The recommendation is based on the unique circumstances of the request, including the suitability of the subject property for the proposed residential development, consistency with surrounding land uses, and compatibility with the intent of the RM-8 district.

Should the City Council determine that broader flexibility from the minimum acreage requirement is appropriate, a future text amendment to the Zoning Ordinance may be warranted to clarify application of this standard.

**FINAL ADJOURNMENT** – 6:50 p.m.

Motion made to **ADJOURN** by Commission Member Ward, and Seconded by Vice Chairperson West

**Voting Yea:** Chairperson Hardy, Vice Chairperson West, Commission Member Ward

DRAFT

**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.

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.

NX2026-00002 RZM2026-00006 & SUP2026-00006\_ATTCH2\_06012026

IT IS SO ORDAINED, this DATE<sup>th</sup> day of MONTH 2026.

Attest:

\_\_\_\_\_  
Karen Pierce, City Clerk

\_\_\_\_\_  
Mayor David R. Still

NX2026-00002 RZM2026-00006 & SUP2026-00006\_ATTCH2\_06012026



# LAWRENCEVILLE

## Planning & Development

PLANNING COMMISSION ~~AND DEVELOPMENT DEPARTMENT~~

RECOMMENDED CONDITIONS – 06012026

RZM2026-00006

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. Townhouse dwelling units at a maximum of ~~forty~~~~thirty nine~~ (40~~39~~) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).
- B. The development shall be designed and constructed in general accordance with the Site Plan titled “Townhouses at Sugarloaf.” dated “May 18, 2026,” prepared by “DES - Davis Engineering & Surveying” with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- C. The multifamily dwelling units shall be designed in general accordance with the Elevations titled “Townhouses at Sugarloaf by Zianna,” dated received “April 1, 2026,” predominantly four-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D. All townhouse dwelling units shall have a two (2) car garage with carriage-style garage doors. The driveway shall measure twenty-one (21) feet in width and twenty-seven (27) 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 be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B. 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.

NX2026-00002 RZM2026-00006 & SUP2026-00006\_ATTCH2\_06012026

- C. Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. All grassed areas shall be sodded.
- F. The required parking ratio for development shall be four (4) spaces per townhouse unit.
- G. 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.
- H. All underground utilities shall be provided throughout the development.

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 an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).
- B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum private drive width from twenty-four (24) feet to twenty (20) feet.
- C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum adjacency of units to public green space from fifty percent (50%) to forty percent (40%).
- D. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications (RM-8 and RS-180), from fifty (50) feet to forty (40) feet.

~~D.~~ Exception: Notwithstanding the foregoing, the installation and construction of two retaining walls within the required forty-foot (40') buffer shall be permitted as depicted on the approved site plan and engineering plans. The retaining walls shall be limited to the two non-contiguous locations along the western property boundary and shall not be construed as reducing the required buffer width for the remainder of the property. Except for the approved retaining wall encroachments,

NX2026-00002 RZM2026-00006 & SUP2026-00006\_ATTCH2\_06012026

the forty-foot (40') buffer shall be maintained around the entire perimeter of the development where required.

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PLANNING ~~COMMISSION AND DEVELOPMENT DEPARTMENT~~

RECOMMENDED CONDITIONS – 06012026

SUP2026-00006

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-one (31).

NX2026-00002 RZM2026-00006 & SUP2026-00006\_ATTCH2\_06012026



# LAWRENCEVILLE

## Planning & Development

PLANNING COMMISSION ~~AND DEVELOPMENT DEPARTMENT~~

RECOMMENDED CONDITIONS – 06012026

RZM2026-00004

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. Townhouse dwelling units at a maximum of twenty-five (25) dwelling units on approximately 4 acres at a gross density of no more than eight (8) units per acre (UPA).
- B. The development shall be designed and constructed in general accordance with the site plan titled “Zoning Plan,” dated “November 6, 2025,” prepared by “LJA Surveying Inc.” with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- C. The multifamily dwelling units shall be designed in general accordance with the elevations titled “JC Threat Townhouses”, dated and received “November 14, 2025,” predominantly four-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D. All townhouse dwelling units shall have two (2) car garage with carriage-style garage doors. The driveway shall measure eighteen (18) feet in width and twenty (20) 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 be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B. 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.

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- C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** All grassed areas shall be sodded.
- F.** The required parking ratio for development shall be four (4) spaces per townhouse unit.
- G.** 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.
- H.** All underground utilities shall be provided throughout the development.

**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 a reduction in the minimum lot area from five (5) acres to four (4) acres.
- B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows a reduction in the minimum external front setback along a major/principal arterial street from forty (40) feet to thirty-two (32) feet.
- C.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the maximum lot coverage from forty percent (40%) feet to forty-eight percent (48%).
- D.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).
- E.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required rear setback from a private drive from twenty-seven (27) feet to twenty-two (22) feet.



# LAWRENCEVILLE

## Planning & Development

### PLANNING ~~COMMISSION AND DEVELOPMENT DEPARTMENT~~

#### RECOMMENDED CONDITIONS – 06012026

**NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.**

#### RZM2026-00005

~~DENIAL~~ 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. Townhouse dwelling units at a maximum of six (6) dwelling units on approximately 1.28 acres at a gross density of no more than five (5) units per acre (UPA).~~

~~B. The development shall be designed and constructed in general accordance with the Rezone Plan titled “3140 Sugarloaf Parkway,” dated “March 5, 2026,” prepared by “Sullins Engineering, LLC,” with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.~~

~~C. The multifamily dwelling units shall be designed in general accordance with the submitted elevations titled “4 Unit Townhouse,” dated “May 12, 2021,” prepared by “Intelligent Design,” predominantly four side masonry on the lower level, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.~~

~~D. All townhouse dwelling units shall have two (2) car garage with carriage-style garage doors. The driveway shall measure eighteen (18) feet in width and twenty seven (27) 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 be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.~~

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~~**B.** 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.~~

~~**C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.~~

~~**D.** Natural vegetation shall remain on the property until the issuance of a development permit.~~

~~**E.** All grassed areas shall be sodded.~~

~~**F.** The required parking ratio for development shall be four (4) spaces per townhouse unit.~~

~~**G.** 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.~~

~~**H.** All underground utilities shall be provided throughout the development.~~

~~**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 a reduction in the minimum lot area from five (5) acres to one and twenty-eight hundredths (1.28) acres.~~

~~**B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).~~

PLANNING ~~COMMISSION AND DEVELOPMENT DEPARTMENT~~

RECOMMENDED CONDITIONS – 06012026

**NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.**

**SUP2026-00005**

~~DENIAL~~ 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 six (6).~~

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# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION, JULY 6, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

**Item:** An Ordinance to Amend the City of Lawrenceville Ordinance (2020) (Adopted May 2020 as Amended), which will result in changes to Article 1, Districts, related to Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards, Minimum Lot Area.

**Department:** Planning and Development

**Date of Meeting:** Monday, July 6, 2026

**Presented By:** Todd Hargrave, Director of Planning and Development

**Applicants Request:** Amend City Ordinance ~ Article 1, Districts, Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards, Minimum Lot Area.

**Planning & Development Recommendation:** Approval

**Planning Commission Recommendation:**

**Summary:** An Ordinance to Amend the City of Lawrenceville Ordinance (2020) (Adopted May 2020 as Amended), which will result in changes to Article 1, Districts, related to Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot development standards, minimum lot area.

**Attachments/Exhibits:**

- ZON ORD 2026-XX\_ART 1 RM-8\_07272026
- ARTICLE 1 DISTRICTS\_SEC 102.7\_RDLNS\_06102026

**ORDINANCE ZON-ORD-2026-XX**

**AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ORDINANCE (2020) (ADOPTED MAY 2020 AS AMENDED), BY AMENDING ARTICLE 1, DISTRICTS, RELATED TO SECTION 102.7 RM-8 TOWNHOUSE RESIDENTIAL DISTRICT, SUBSECTION B. LOT DEVELOPMENT STANDARDS, MINIMUM LOT AREA.**

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 (a/k/a Zoning Ordinance for the City of Lawrenceville, Georgia) (hereinafter “Zoning Ordinance”) shall be amended as follows:

Section 1.

Article 1, Districts, Section 102.7, RM-8 Townhouse Residential District, Table 102.7 B.1., Lot Development Standards, is hereby amended by deleting the existing Minimum Lot Area standard in its entirety and replacing it with a new Minimum Lot Area standard, as set forth herein and incorporated into this Ordinance by reference.

**A. Purpose**

The RM-8 Townhouse Residential District is designed to provide for townhome development that will be compatible when located near and among lower- and moderate-density types of developments.

Property in the RM-8 Townhouse Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

**B. Lot Development Standards**

**Table 102.7 B.1. Lot Development Standards**

<b>Minimum Lot Area</b>	<b>Minimum Unit Width</b>	<b>Minimum Front Yard Building Setback<sup>1</sup></b>	<b>Minimum Side Yard Building Setback</b>	<b>Minimum Rear Yard Building Setback<sup>1</sup></b>
1,800 square feet	20 feet	25 feet	0 feet (attached)	20 feet

**Table 102.7 B.2. Lot Development Standards**

<b>Maximum Lot Coverage</b>	<b>Maximum Building Height</b>	<b>Minimum Common Area</b>
40 percent	35 feet	15 percent

- Minimum Building Setback - 40 feet if located along a property boundary adjoining a Local Street, Minor Collector, Major Collector, Minor Arterial, Major Arterial, or Freeway roadway that is external to and not part of the internal street network of the development.
- Minimum Side Yard Building Setback – 20 feet if located along a property boundary adjoining a Local Public or Private Street that is internal to the street network of the development and not part of the existing external street network of public roadways.
- Duplexes shall be prohibited.

**Table 102.7 B.3. Lot Development Standards**

Minimum Heated Floor Area				
Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom
-	1,000	1,200 sq. ft.	1,400 sq. ft.*	1,600 sq. ft*

**Table 102.7 B.4. Lot Development Standards**

Minimum Dwelling Unit width	
Double-car garage	20 ft.

- \* Three-bedroom units shall be limited to 40% of the entire townhouse development.
- \* Four-bedroom units shall be limited to 10% of the entire townhouse development.

**C. 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. The, and 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 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 programmed with amenities to maximize use such as benches, tables, grills, etc.

**D. Architectural Standards**

Subject to review and approval by the Director of Planning and Development.

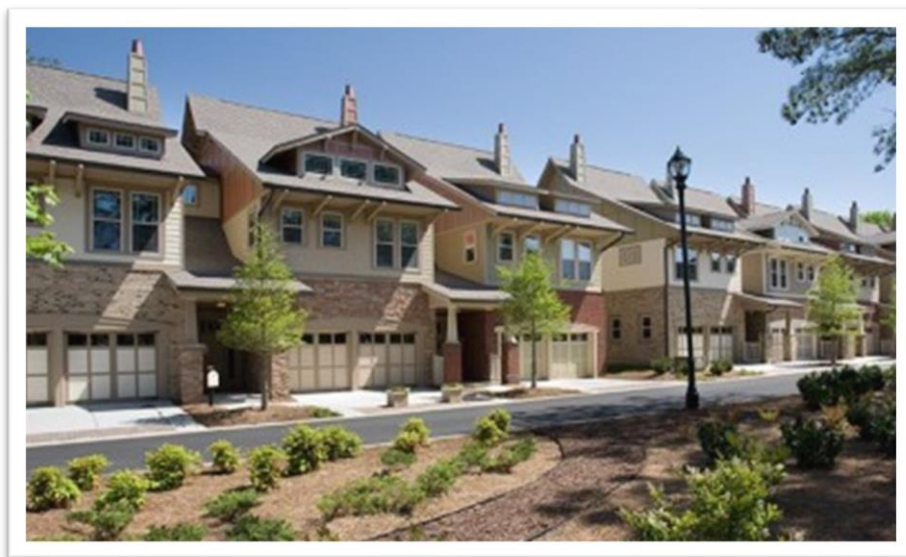
- a. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip, or flat roof lines.
- b. Front, side, and rear facades shall be finished with primarily brick or stone on each elevation.
- c. Elevations shall be staggered with alternating exterior treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
- d. Provide a unique architectural entrance with door surround.
- e. Incorporate changes in building material texture and color.
- f. Provide elements such as shutters and roof eave brackets.
- g. Refer to Article 6, Architectural and Design Standards, for types of materials allowed in the district.

See figures for examples:

Rear Entry



Front Entry



**E. Development Standards**

The following minimum requirements shall be applied to the property:

- a. All vehicles shall be parked on a subdivision lot on an approved hard surface.
- b. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all buildings (facades/elevations) and interior private drives.
- c. A minimum of three (3) and a maximum of eight (8) units shall be allowed in each row of townhouses.

- d. Private Drive shall be installed with the following dimensions:
  - i. Street width shall be 24 feet. Two-foot curb and gutter required (dimensions are back to back of curbs).
  - ii. A 5-foot sidewalk is required and shall be 2 feet off the back of the curb.
- e. All utilities shall be underground and shall be located within the required right-of-way.
- f. All townhouses must be rear entry; driveways shall have no access to exterior streets.
- g. Rear entry units shall abide by the following rules and regulations:
  - i. Rear entry unit garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.
  - ii. Driveway must provide two external parking spaces (9 ft. x 20 ft. each)
  - iii. The rear elevation of Rear Entry Units shall be setback 27 feet from the required 24-foot Private Drive.
- h. Front entry units shall require the approval of an associated Special Use Permit. If approved, shall abide by the following rules and regulations:
  - i. Front entry unit garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.
  - ii. The front façade of Front Entry Units shall be setback 27 feet from required 24-foot Private Drive.
  - iii. Driveway must provide two external parking spaces (9 ft. x 20 ft. each).
- i. Each townhome residence shall have a two-car garage as a minimum requirement.
- j. No plumbing or heating vents shall be placed on the front side roof of any structure in this district.
- k. Building fronts shall be staggered to provide architectural relief.
- l. Sidewalks on both sides of all streets including cul-de-sacs shall be required as set forth in the subdivision regulations of the City of Lawrenceville.
- m. The term “pavement width of streets” as used in this Ordinance shall be defined as from the back of curb to back of curb.

- n. No driveway shall have access to exterior streets.
- o. Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.
- p. Dumpsters and recycle bins shall be screened from all units and not visible from right-of-way.

**F. Utility Restrictions**

- a. All utilities shall be located underground.
- b. All utilities meters shall be located along a side or rear elevation.

**G. Green/Common Space**

- a. Every development shall be required to construct an area of public green space within the confines of the development.
- b. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
- c. Depending on the scale of the development, the common area shall include at least one conveniently located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
- d. 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear-entry only.
  - i. The minimum size for a public green, park or square 3,000 square feet
  - ii. Provide a mix of undisturbed natural plantings and/or formal plantings
  - iii. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
  - iv. Install outdoor lighting.

**H. Zoning Exhibit**

As part of the application for rezoning, an exhibit shall be submitted

that includes the following information:

- a. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
- b. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
- c. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
- d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
- e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.
- f. Conceptual Signage Plan.

Section 2.

Except as specifically amended as set forth above, all other provisions of the City of Lawrenceville Zoning Ordinance (2020) shall remain in full force and affect.

Section 3.

All ordinances, regulations, or parts of the same in conflict with this Ordinance are hereby rescinded to the extent of said conflict and only to the extent of said conflict.

Section 4.

If any section, article, paragraph, sentence, clause, phrase, or word in this ordinance, or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 5.

This ordinance shall become effective upon its adoption by the City Council.

IT IS SO ORDAINED this XX<sup>XX</sup> day of MONTH, 2026

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David R. Still, Mayor

Attest:

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Karen Pierce, City Clerk

## 102.7 RM-8 Townhouse Residential District

### A. Purpose

The RM-8 Townhouse Residential District is designed to provide for townhome development that will be compatible when located near and among lower- and moderate-density types of developments.

Property in the RM-8 Townhouse Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

### ~~Lot Development Standards~~

### B. Lot Development Standards

Table 102.7 B.1. Lot Development Standards

<u>Minimum Lot Area</u>	<u>Minimum Unit Width</u>	<u>Minimum Front Yard Building Setback<sup>1</sup></u>	<u>Minimum Side Yard Building Setback</u>	<u>Minimum Rear Yard Building Setback<sup>1</sup></u>
<u>1,800 square feet</u>	<u>20 feet</u>	<u>25 feet</u>	<u>0 feet (attached)</u>	<u>20 feet</u>

Table 102.7 B.2. Lot Development Standards

<u>Maximum Lot Coverage</u>	<u>Maximum Building Height</u>	<u>Minimum Common Area</u>
<u>40 percent</u>	<u>35 feet</u>	<u>15 percent</u>

### ~~B.~~

<u>Min. Lot Area</u>	<u>Unit Width Min.</u>	<u>External Min. Front Setback</u>	<u>External Min. Side Setback</u>	<u>External Min. Rear Setback</u>	<u>Min. Heated Floor Area</u>	<u>Impervious surface Max. Lot Coverage</u>	<u>Max. Building Height</u>	<u>Min. % Com. Area</u>
<u>5 acres</u>	<u>20 ft.</u>	<u>25 ft.</u>	<u>20 ft.*</u>	<u>20 ft.</u>	<u>See table below</u>	<u>40%</u>	<u>35 ft.</u>	<u>15%</u>

- Minimum Building Setback - 40 feet if located along a property boundary adjoining a Local Street, Minor Collector, Major Collector, Minor Arterial, Major Arterial, or Freeway roadway that is external to and not part of the internal street network of the development. ~~40 feet if located on Major Arterial~~

•

- Minimum Side Yard Building Setback – 20 feet if located along a property boundary adjoining a Local Public

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or Private Street that is internal to the street network of the development and not part of the existing external street network of public roadways.

- ~~• This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.~~
- Duplexes shall be prohibited.

**Table 102.7 B.3. Lot Development Standards**

<b>Minimum Heated Floor Area</b>				
<b>Studio</b>	<b>1-bedroom</b>	<b>2-bedroom</b>	<b>3-bedroom</b>	<b>4-bedroom</b>
-	1,000	1,200 sq. ft.	1,400 sq. ft.*	1,600 sq. ft*

Table 102.7 B.4. Lot Development Standards

Minimum Dwelling Unit width	
Double-car garage	20 ft.

- \* Three-bedroom units shall be limited to 40% of the entire townhouse development.
- \* Four-bedroom units shall be limited to 10% of the entire townhouse development.

C. **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. The, and 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 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 programmed with amenities to maximize use such as benches, tables, grills, etc.

D. **Architectural Standards**

Subject to review and approval by the Director of Planning and Development.

- 1.a. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip, or flat roof lines.
- 2.b. Front, side, and rear facades shall be finished with primarily brick or stone on each elevation.
- 3.c. Elevations shall be staggered with alternating exterior treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
- 4.d. Provide a unique architectural entrance with door surround.
- 5.e. Incorporate changes in building material texture, and color.
- 6.f. Provide elements such as shutters and roof eave brackets.
- 7.g. Refer to Article 6, Architectural and Design Standards, for types of materials allowed in the district.

See figures for examples:

Rear Entry



Front Entry



E. Development Standards:

The following minimum requirements shall be applied to the property:

- 1.a. All vehicles shall be parked on a subdivision lot on an approved hard surface.
- 2.b. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all buildings (facades/elevations) and interior private drives.
- 3.c. A minimum of three and a maximum of eight units shall be allowed in each row of townhouses.
- 4.d. Private Drive shall be installed with the following dimensions:
  - a.i. Street width shall be 24 feet. Two-foot curb and gutter required (dimensions are back to back of curbs).
  - b.ii. A 5-foot sidewalk is required and shall be 2 feet off the back of the curb.
- 5.e. All utilities shall be underground and shall be located within the required right-of-way.
- 6.f. All townhouses must be rear entry; driveways shall have no access to exterior streets.

~~7.g.~~ Rear entry units shall abide by the following rules and regulations:

~~a.i.~~ Rear entry units garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.

~~b.ii.~~ Driveway must provide two external parking spaces (9 ft. x 20 ft. each)

~~c.iii.~~ The rear elevation of Rear Entry Units shall be setback 27 feet from the required 24-foot Private Drive.

~~8.h.~~ Front entry units shall require the approval of an associated Special Use Permit. If approved, shall abide by the following rules and regulations:

~~a.i.~~ Front entry units garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.

~~b.ii.~~ The front façade of Front Entry Units shall be setback 27 feet from required 24-foot Private Drive.

~~c.iii.~~ Driveway must provide two external parking spaces (9 ft. x 20 ft. each).

~~9.i.~~ Each townhome residence shall have a two-car garage as a minimum requirement.

~~10.j.~~ No plumbing or heating vents shall be placed on the front side roof of any structure in this district.

~~11.k.~~ Building fronts shall be staggered to provide architectural relief.

~~12.l.~~ Sidewalks on both sides of all streets including cul-de-sacs shall be required as set forth in the subdivision regulations of the City of Lawrenceville.

~~13.m.~~ The term “pavement width of streets” as used in this Ordinance shall be defined as from the back of curb to back of curb.

~~14.n.~~ No driveway shall have access to exterior streets.

~~15.o.~~ Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.

~~16.p.~~ Dumpsters and recycle bins shall be screened from all units and not visible from right-of-way.

F. Utility Restrictions

- ~~1~~.a. All utilities shall be located underground.
- ~~2~~.b. All utilities meters shall be located along a side or rear elevation.

G. Green/Common Space:

- ~~1~~.a. Every development shall be required to construct an area of public green space within the confines of the development.
- ~~2~~.b. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
- ~~3~~.c. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
- ~~4~~.d. 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
  - ~~a~~.i. The minimum size for a public green, park or square 3,000 square feet
  - ~~b~~.ii. Provide a mix of undisturbed natural plantings and/or formal plantings
  - ~~c~~.iii. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
  - ~~d~~.iv. Install outdoor lighting.

H. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

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- 2.b. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
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- 4.d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
- 5.e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.
- 6.f. Conceptual Signage Plan.

