



# LAWRENCEVILLE

## GEORGIA

### PLANNING COMMISSION AGENDA

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Monday, October 07, 2024  
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.](#) July 2024 Planning Commission Minutes
- [2.](#) August 2024 Planning Commission Minutes

#### **New Business**

- [3.](#) RZM2024-00019; GDP Holdings, LLC c/o Anderson, Tate & Carr, P.C., Attn: Melody Glouton
- [4.](#) An Ordinance to Amend the City of Lawrenceville's Zoning Ordinance, Fifth Edition, Article 1 Districts, by Adding a New Section 102.5 RS-150 INF - One Family Infill Residential District
- [5.](#) An Ordinance to Amend the City of Lawrenceville's Zoning Ordinance, Fifth Edition, Article 1 Districts, by Adding a New Section 102.6 RS-TH INF - Townhouse Family Infill Residential District
- [6.](#) An Ordinance to Amend the City of Lawrenceville's Zoning Ordinance, Fifth Edition, Article 1 Districts, by Revising New Section 102.11 CMU Community Mixed-Use District to Include References to the RS-50 and RS-TH INF
- [7.](#) An Ordinance to Amend the City of Lawrenceville's Zoning Ordinance, Fifth Edition, Article 1 Districts, by Revising Section 103.2 Use Table
- [8.](#) An Ordinance to Amend the City of Lawrenceville's Zoning Ordinance, Fifth Edition, Article 6 Architectural and Design Standards, Section 600

#### **Public Comment**

To participate in the Public Comment part of the Agenda, you must register prior to noon in the Planning and Zoning Office on Friday before the meeting. Presentations will be limited to two minutes.

#### **Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION, OCTOBER 7, 2024  
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

**Item:** July 2024 Planning Commission Minutes  
**Department:** Planning and Development  
**Date of Meeting:** Monday, October 7, 2024  
**Applicant Request:** **Approval**  
**Presented By:** Todd Hargrave, Director of Planning and Development  
**Department Recommendation:** **Approval**

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**Summary:** Minutes to be approved from the July 2024 Public Hearing

- Attachments/Exhibits:**
- July Public Hearing Minutes





# LAWRENCEVILLE

GEORGIA

## **PLANNING COMMISSION**

### **MEETING MINUTES**

Monday, July 1, 2024

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

**CALL TO ORDER: 6:03 p.m.**

**PRESENT**

Chairperson Bruce Hardy

Vice-Chairperson James Nash

Commission Member Sheila Huff

**APPROVAL OF AGENDA: 6:05 p.m.**

Motion made to **AMEND** the Agenda as presented by Vice-Chairperson Nash and Seconded by Commission Member Huff

- Delete Item No. 1- May 2024 Planning Commission Minutes
- Table Item No. 8 - An Ordinance to Amend the Zoning Ordinance, Article 1 Districts to the Monday, July 1, 2024, Planning Commission Public Hearing
- Table Item No. 9 - An Ordinance to Amend the Zoning Ordinance, Article 6 Architectural and Design Standards to the Monday, July 1, 2024, Planning Commission Public Hearing
- Table Item No. 10 - An Ordinance to Amend the Zoning Ordinance, Article 10 Definitions to the Monday, July 1, 2024, Planning Commission Public Hearing
- Table Item No. 11 - An Ordinance to Amend the Zoning Ordinance, Article 11 Inactive Zoning Districts to the Monday, July 1, 2024, Planning Commission Public Hearing

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff.

**APPROVAL OF PRIOR MEETING MINUTES:** 6:07 p.m.

Motion made to **APPROVE** the Planning Commission Monday, June 3, 2024, Public Hearing Meeting Minutes as presented, by Vice-Chairperson Nash and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff

**NEW BUSINESS:**

- 3. **RZC2024-00058** (6:07 p.m.) – Applicant: City of Lawrenceville; Property Owners: Louise Iler, John Russel, Dalone Choummanivong, Kim Cheng Cha, and Yakov Kizner; an application to rezone the subject properties from BG (General Business District) to LM (Light Manufacturing District); The property is located along Reynolds Road; Parcel Identification Numbers R7012 021, R7012 022A, R7012 026A, R7012 035, R7012 039, R7012 049, R7012 061, AND R7012 062; Approximately 7.22 acres.

Motion made to recommend **APPROVAL** of **RZC2024-00058** with Staff recommended conditions by Vice-Chairperson Nash and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff

Proponent: Barry Mock, Assistant City Manager, Executive Director for the Downtown Development Authority

Opposition: Mr. Sergei Gendlin

4. **RZM2024-00016** (6:16 p.m.) - Applicant: McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP; Property Owner: Trina Hurt, Donald Loggins, and John Taylor; An application to rezone the subject properties from RS-150 (Single-Family Residential District) to RM-24 (Multifamily Residential District); The properties are located at 0 Hillcrest Green Drive and 298 Dogwood Lane; Parcel Identification Numbers R7010 009 AND R7010A018; Approximately 17.45 acres.

Motion made to recommend **APPROVAL** of **RZM2024-00016** with the Staff recommended conditions by Vice-Chairperson Nash and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff

Opposition: None

5. **RZR2024-00022 & SUP2024-00090** (6:31 p.m.) - Applicant: Embry Development Company LLC; Property Owner: Lorene T Bowen Trustee Credit Shelter Trust; An application to rezone the subject property from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) to develop 56 townhouses; The property is located at 448 Grayson Highway; Parcel Identification Number R5148 014; Approximately 12.97 acres.

**CORRECTION:** Applicant name corrected at public hearing from Ansley Johnston, Land Design Solutions to Embry Development Company, LLC.

Motion made to recommend **APPROVAL** of **RZR2024-00022 & SUP2024-00090** with Staff recommended conditions by Vice-Chairperson Nash and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff

6. **RZR2024-00023** (6:39 p.m.) – Applicant and Property Owner: Florentina Fisteag; An application to rezone the subject property from RM-12 (Multifamily Residential District) to RS-60 (Single-Family Residential District) to develop two single-family homes; The property is located at 0 Curtis Road; Parcel Identification Number R5145 013C; Approximately 0.43 acres.

Motion made to recommend **APPROVAL** of **RZR2024-00023** with Staff recommended conditions by Commission Member Huff and Seconded by Vice-Chairperson Nash

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff

7. **SUP2024-00091** (6:43 p.m.) - Applicant: Mushtaq Pasha; Property Owner: GKA Properties LLC; An application for a special use permit to allow a Place of Worship in an LM (Light Manufacturing) zoning district; The property is located at 860 Collins Hill Road; Parcel Identification Number R7010 063; Approximately 0.63 acres.

Motion made to recommend **APPROVAL** of **SUP2024-00091** with Staff recommended conditions by Commission Member Huff and Seconded by Vice-Chairperson Nash

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff

**PUBLIC COMMENT**

No Public Comment

**FINAL ADJOURNMENT: 6:49 p.m.**

Motion made **to ADJOURN** by Vice-Chairperson Nash and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION, OCTOBER 7, 2024  
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

**Item:** August 2024 Planning Commission Minutes  
**Department:** Planning and Development  
**Date of Meeting:** Monday, October 7, 2024  
**Applicant Request:** **Approval**  
**Presented By:** Todd Hargrave, Director of Planning and Development  
**Department Recommendation:** **Approval**

**Summary:** Minutes to be approved from the August 2024 Public Hearing

**Attachments/Exhibits:**

- August Public Hearing Minutes



# LAWRENCEVILLE

GEORGIA

## **PLANNING COMMISSION**

### **MEETING MINUTES**

Monday, August 5, 2024

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

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

#### **Called to Order**

#### **PRESENT**

Chairperson Bruce Hardy

Vice-Chairperson James Nash

Commission Member Stephanie Henriksen

Commission Member Sheila Huff

Commission Member Darion Ward

#### **APPROVAL OF AGENDA: 6:02 p.m.**

Motion made to **AMEND** the Agenda as presented by Vice-Chairperson Nash and Seconded by Commission Member Henriksen

**Table Item No. 1.** – Approval Of Prior Meeting Minutes for the Monday, July 1, 2024 Planning Commission Public Hearing to the Tuesday, September 3, 2024, Planning Commission Public Hearing.

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

Motion made to **APPROVE** the Agenda amended as presented by Vice-Chairperson Nash and Seconded by Commission Member Henriksen

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

Revision No.1. RZR2024-00022 & SUP2024-00090: Add Condition 1.E. four-foot (4ft.) berm 08072024

**APPROVAL OF PRIOR MEETING MINUTES:**

Tabled to Tuesday, September 3, 2024

**NEW BUSINESS: 6:03 p.m.**

1. **RZR2024-00022** – Applicant: Embry Development Company LLC; Owner: Lorene T Bowen Trustee Credit Shelter Trust; An application to rezone the subject property from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) to develop 56 townhomes; The property is located at 448 Grayson Highway; Parcel Identification Number R5148 014; Approximately 14.0 Acres.

**SUP2024-00090** – Applicant: Embry Development Company LLC; Owner: Lorene T Bowen Trustee Credit Shelter Trust; A request for a Special Use Permit to develop 22 Front-Entry Townhomes; The property is located at 448 Grayson Highway; Parcel Identification Number R5148 014; Approximately 14.0 Acres.

Motion made to recommend **APPROVAL** of **RZR2024-00022 & SUP2024-00090** with Planning Commission recommendations (attached as reference) by Commission Member Henriksen and Seconded by Vice-Chairperson Nash

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

Opposition: Lovetta Lewis (Wynfield Park) –

- Requested an increase in buffers adjacent to Wynfield Park subdivision;
- Requested removal of invasive plant species, noxious weeds, etc. encroaching onto properties adjacent to Wynfield Park subdivision;
- Requested preservation of habitat for natural resources (wildlife);
- Condition E. – five-foot (5 ft.) Front Yard Setback adjacent to Road ‘B’ Private Street;
- Condition H. – driveway depth (8 ft.) and width (16 ft.);
- Variance E.7. - curb-cut depth (8 ft.) and width (16 ft.); and five-foot (5 ft.) Rear Yard Setback adjacent to proposed forty-foot (40ft.) Utility Access Easement.

Proponent: None

**PUBLIC COMMENT**

No Public Comment

**FINAL ADJOURNMENT: 6:30 p.m.**

Motion made **to ADJOURN** by Vice-Chairperson Nash and Seconded by Commission Member Ward.

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



**PLANNING COMMISSION**

**RECOMMENDED CONDITIONS\_08056262024**

**RZR2024-00022 & SUP2024-00090**

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 56 units on approximately 14 acres at a gross density of ~~4.03-5~~ Units Per Acre (UPA).
- B. The maximum number of Front Entry Units shall be limited to twenty-two (22). Front Entry Units shall be prohibited along Grayson Highway.
- C. The development shall be in general accordance with the submitted site plans and architectural renderings provided by the applicant, 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.
- D. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- ~~D.~~E. Install four-foot (4ft.) high berm with landscaping within the required twenty-five-foot (25 ft.) buffer adjacent to Wynfield Park subdivision. Berm shall include a six foot (6 ft.) high opaque fence installed at the top of the berm.
- ~~E.~~F. The townhouse dwelling units shall be designed in general accordance with the elevations being predominantly 3-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding), covered front porches with metal roofs and corner end units having expanded porches for rear entry townhomes. ~~Front entry~~ All townhomes shall have a covered rear porch. Front Entry Units shall have a five foot (5 ft.) Front Yard Setback adjacent to Road 'B' Private Street (27-ft. BOC, 50-ft Easement) as shown on Concept Site Plan, titled "Crafer Park", prepared by Land Design Solutions (L.D.S. Proj # 24005), dated August 1, 2024. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

R2024-00022 & SUP2024-00090\_PC RECO COND REV1\_08072024

F.G. 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.H. 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.I. All townhouse units shall consist of two (2) car garages, with a driveway measuring ~~eighteen (18)~~ sixteen (16 ft.) feet in width and ~~twenty-six (26)~~ eight feet (8 ft.) feet in depth ~~feet in depth, providing sufficient space for two (2) passenger vehicles.~~ All vehicles shall be parked within a designated two (2) car garage or designated on-street parking space guest parking only. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

H.J. Development shall be designed and consist of twenty-one (21) 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.

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

2. To satisfy the following site development considerations:

- A. The 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. The property shall be gated with interior private streets permitted.
- E. The developer shall upgrade off site sewer at no cost to the City of Lawrenceville or Gwinnett County including design, acquisition of easements, and construction in accordance with direction and approval from Gwinnett County.

R2024-00022 & SUP2024-00090\_PC RECO COND REV1\_08072024

- F. 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.
- G. Natural vegetation shall remain on the property until the issuance of a development permit.
- H. 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.
- I. 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.
- J. 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.
- K. Peddlers and/or parking lot sales shall be prohibited.
- L. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours of notice from City.
- M. New billboards or oversized signs shall be prohibited.
- N. Outdoor storage shall be prohibited.

**3. The following variances are requested:**

- A. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards. Allows for the reduction of the fifty (50) feet undisturbed stream buffer.
- B. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards. Allows for the reduction of the seventy-five (75) foot impervious stream buffer.
- C. Variance to allow a Private Alley in lieu of the required Private Drive as follows: E. 4. a. Private Alley 'C', 'D' and 'E' street width shall be twenty-one foot (21 ft.). Two foot curb and gutter required (dimensions are back to back

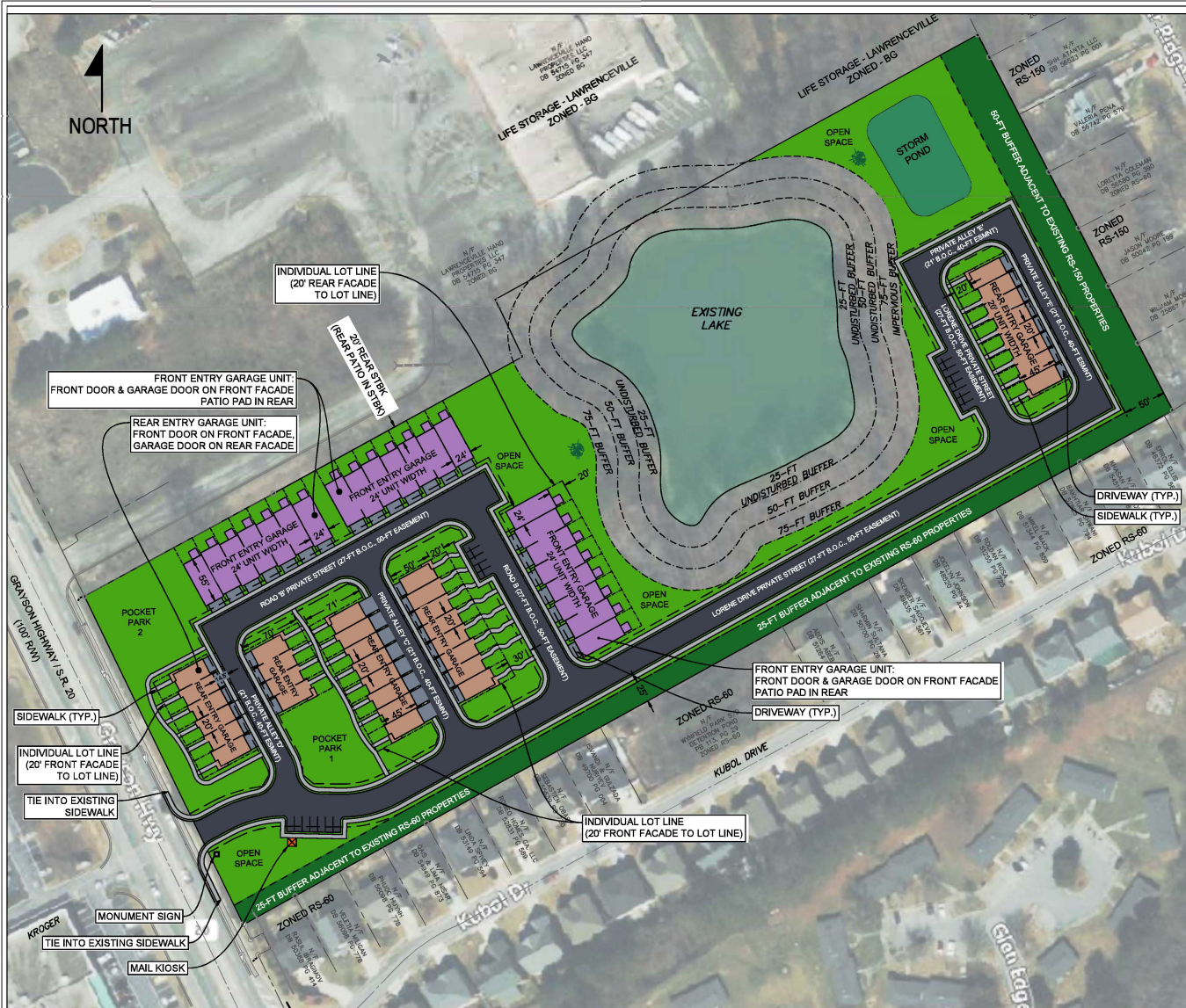
of curbs). Private Alley 'C', 'D' and 'E' shall consist of a forty foot (40 ft.) Private Alley Utility Easement.

D. Variance to allow the elimination of the five foot (5 ft.) sidewalk requirement adjacent to Private Alley 'C', 'D' and 'E' b. - A 5-foot sidewalk is required and shall be 2 feet off the back of curb.

E. Variance to allow Driveway within the required forty foot (40 ft.) Private Alley Utility Easement must provide two external parking spaces (9 ft. x 20 ft. each) providing a curb cut measuring eight feet (8 ft.) in depth and sixteen feet (16 ft.) in width.

~~B.F.~~ Variance to allow the rear elevations (including porches, decks, etc.) of Rear Entry Units shall be setback 27 feet five foot (5 ft.) rear yard setback from the required forty foot (40 ft.) Utility Access Easement.





ADDRESS: 448 GRAYSON HIGHWAY  
LAWRENCEVILLE  
GWINNETT COUNTY

PARCEL INFO: 5148 014

SITE AREA: 14.0 ACRES  
LAKE & BUFFERS: 4.05 ACRES

CURRENT ZONING: RS-150  
PROPOSED ZONING: RM-8

PROPOSED DWELLINGS: 56 SINGLE FAMILY ATTACHED DWELLINGS  
UNIT MIX:  
34 REAR-ENTRY GARAGE UNITS (20' WIDE, 3-STORY)  
22 FRONT-ENTRY GARAGE UNITS (24' WIDE, 2-STORY)\*

\*SPECIAL USE PERMIT REQUESTED FOR FRONT-ENTRY GARAGE UNITS

MIN. LOT AREA (DEVELOPMENT) 5.0 AC  
MIN. LOT AREA - DWELLING NONE  
MIN. SF AREA - DWELLING HEATED FLOOR AREA 1,200 SF  
2 BED 1,400 SF  
3 BED 1,400 SF

MIN. UNIT WIDTH 20-FT (2-CAR GARAGE REQUIRED)  
MAX. BLDG HEIGHT 35-FT

SITE CONFIGURATION:  
EXTERNAL FRONT SETBACK 25-FT (FROM GRAYSON HWY)  
EXTERNAL SIDE SETBACK 20-FT  
EXTERNAL REAR SETBACK 20-FT  
REAR ENTRY, REAR FACADE 5-FT FROM EASEMENT, MINIMUM (±14-FT FROM BACK OF CURB, MIN.)  
5-FT FROM EASEMENT, MINIMUM (±14-FT FROM BACK OF CURB, MIN.)

FRONT ENTRY, FRONT FACADE 5-FT FROM EASEMENT, MINIMUM (±14-FT FROM BACK OF CURB, MIN.)

MAX. IMPERVIOUS AREA 40% (OF TOTAL DEVELOPMENT LOT)  
MINIMUM COMMON AREA 15% (OF NET ACERAGE)  
NET ACERAGE: 11.975 AC = 14.0 AC - (50% x 4.05 AC)  
PROVIDED COMMON AREA 25% (±3 AC OF 11.975 AC)  
COMMON AREA DOES NOT INCLUDE:  
LAKE & BUFFERS  
ZONING BUFFERS  
INDIVIDUAL DWELLING LOTS  
PAVEMENT

SIDEWALK DIMENSIONS: 5-FT WIDTH  
2-FT OFF BACK OF CURB (B.O.C.)

PARKING:  
GARAGE PARKING 112 = 2-CAR/DWELLING (ALL DWELLINGS)  
ON-STREET PARKING 20 ON-STREET, GUEST SPACES

REQUESTED SPECIAL USE PERMIT:  
TO ALLOW FOR SOME DWELLINGS TO BE FRONT-ENTRY GARAGE UNITS

REQUESTED VARIANCE:  
REDUCE REQUIRED BUILDING SETBACKS TO 14-FT FROM BUILDING FACADE TO BACK OF CURB, REDUCED FROM 27-FT FOR FRONT ENTRY UNITS & REDUCED FROM 20-FT FOR REAR ENTRY UNITS (WAIVING LANGUAGE IN ARTICLE 1: SECTION 102.5 RM-8 TOWNHOUSE RESIDENTIAL DISTRICT, PART E - DEVELOPMENT STANDARDS)



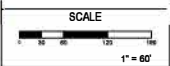
Email: LandDesignSolutions@gmail.com  
Phone: 404-241-0544

CRAFER PARK  
AT 448 GRAYSON HWY  
LAWRENCEVILLE  
GWINNETT COUNTY, GA  
GEORGIA  
PARCEL ID: 5148 014

L.D.S. PROJ. #  
24005

NOT FOR  
CONSTRUCTION

08-01-2024



SHEET TITLE  
CONCEPT SITE PLAN  
SHEET NUMBER  
1.0



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION MEETING, OCTOBER 7, 2024

AGENDA CATEGORY: NEW PUBLIC HEARING

- Item:** RZM2024-00019; GDP Holdings, LLC c/o Anderson, Tate & Carr, P.C., Attn: Melody Glouton
- Department:** Planning and Development
- Date of Meeting:** Monday, October 7, 2024
- Presented By:** Todd Hargrave, Director of Planning and Development
- Action Requested:** Review of Proposal at Public Hearing
- Planning and Development Recommendation:** **Approval as CMU with Conditions**

**Summary:** The applicant requests a rezoning for 651 Collins Hill Road (multiple parcels) from a mixture of RS-150 (Single-Family Residential District) and BG (General Business District) to RM-8 (Townhouse Residential District) and BG (General Business District) to allow for the development of 3,100 square feet of retail space and 68 rear-entry townhome units at a gross density of 9.8 units per acre (UPA).

The subject property consists of eight parcels with a total area of approximately 11.5 acres spanning almost the entire block defined by Lyle Circle to the northeast, Hurricane Shoals Road to the southeast, Collins Hill Road to the southwest, and Park Access Drive to the northwest. A stream bisects parcel R7011 023 roughly through the middle; as such, the proposed development is constrained entirely to the 6.92 acres of the subject property that are located north of the stream. Much of the property is currently vacant and undeveloped, though there are four single-family homes along Lyle Circle with construction dates ranging from 1919 to 1970.

**Attachments/Exhibits:**

- RZM2024-00019\_RPRT\_09182024
- RZM2024-00019\_P&D RECO CIND\_09182024
- RZM2024-00019\_APP\_08092024
- RZM2024-00019\_LOI\_08092024
- RZM2024-00019\_LEGAL DESC\_08092024
- RZM2024-00019\_SURVEY 8.5X11\_08092024
- RZM2024-00019\_SITE PLAN 2 8.5X11\_09092024
- RZM2024-00019\_ELEVATIONS\_08092024
- RZM2024-00019\_Aerial Map – Zoomed In (1:2,750)
- RZM2024-00019\_Aerial Map – Zoomed Out (1:5,500)
- RZM2024-00019\_Zoning Map – Zoomed In (1:2,750)
- RZM2024-00019\_Zoning Map – Zoomed Out (1:5,500)
- RZM2024-00019\_Character Areas Map – Zoomed In (1:2,750)
- RZM2024-00019\_Character Areas Map – Zoomed Out (1:5,500)



# LAWRENCEVILLE

*Planning & Development*

## REZONING

**CASE NUMBER:** RZM2024-00019

**APPLICANT:** GDP HOLDINGS, LLC c/o ANDERSON, TATE & CARR P.C., Attn: MELODY GLOUTON

**OWNER(S):** COLLINS HILL GROUP, LLC AND MEADOWLARK INVESTMENTS, LLC

**LOCATION(S):** 651 COLLINS HILL ROAD, VARIOUS

**PARCEL ID(S):** R7011 016, R7011 017, R7011 019, R7011 020, R7011 023, R7011 045A, R7011 065, AND R7011 153

**APPROXIMATE ACREAGE:** 6.92 ACRES

**ZONING PROPOSAL:** BG (GENERAL BUSINESS DISTRICT) AND RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT) AND BG (GENERAL BUSINESS DISTRICT)

**PROPOSED DEVELOPMENT:** 68 TOWNHOMES AND 3,100 SF RETAIL SPACE

**DEPARTMENT RECOMMENDATION:** **APPROVAL AS CMU WITH CONDITIONS**





# LAWRENCEVILLE

## Planning & Development



### ZONING HISTORY

The earliest zoning records for the subject property from 1971 show the property as having a mix of RS-120 (Single-Family Residential District), RS-150 (Single-Family Residential District), and OI (Office Institutional District) zoning. The properties were rezoned to BG (General Business District) and RS-150 at an undisclosed point between 1987 and 2002. In October 2003, parcel R7011 153 was rezoned from BG to HSB (Highway Service Business District). On March 4, 2019, RZC2019-00003 was approved to rezone this parcel from HSB back to BG (with conditions), the same zoning district as current. Finally, on July 25, 2022, parcel R7011 023 was rezoned to BG with conditions per case RZC2022-00039.

### PROJECT SUMMARY

The applicant requests a rezoning for 651 Collins Hill Road (multiple parcels) from a mixture of RS-150 (Single-Family Residential District) and BG (General Business District) to RM-8 (Townhouse Residential District) and BG (General Business District) to allow for the development of 3,100 square feet of retail space and 68 rear-entry townhome units at a gross density of 9.8 units per acre (UPA).

The subject property consists of eight parcels with a total area of approximately 11.5 acres spanning almost the entire block defined by Lyle Circle to the northeast, Hurricane Shoals Road to the southeast, Collins Hill Road to the southwest, and



# LAWRENCEVILLE

## *Planning & Development*

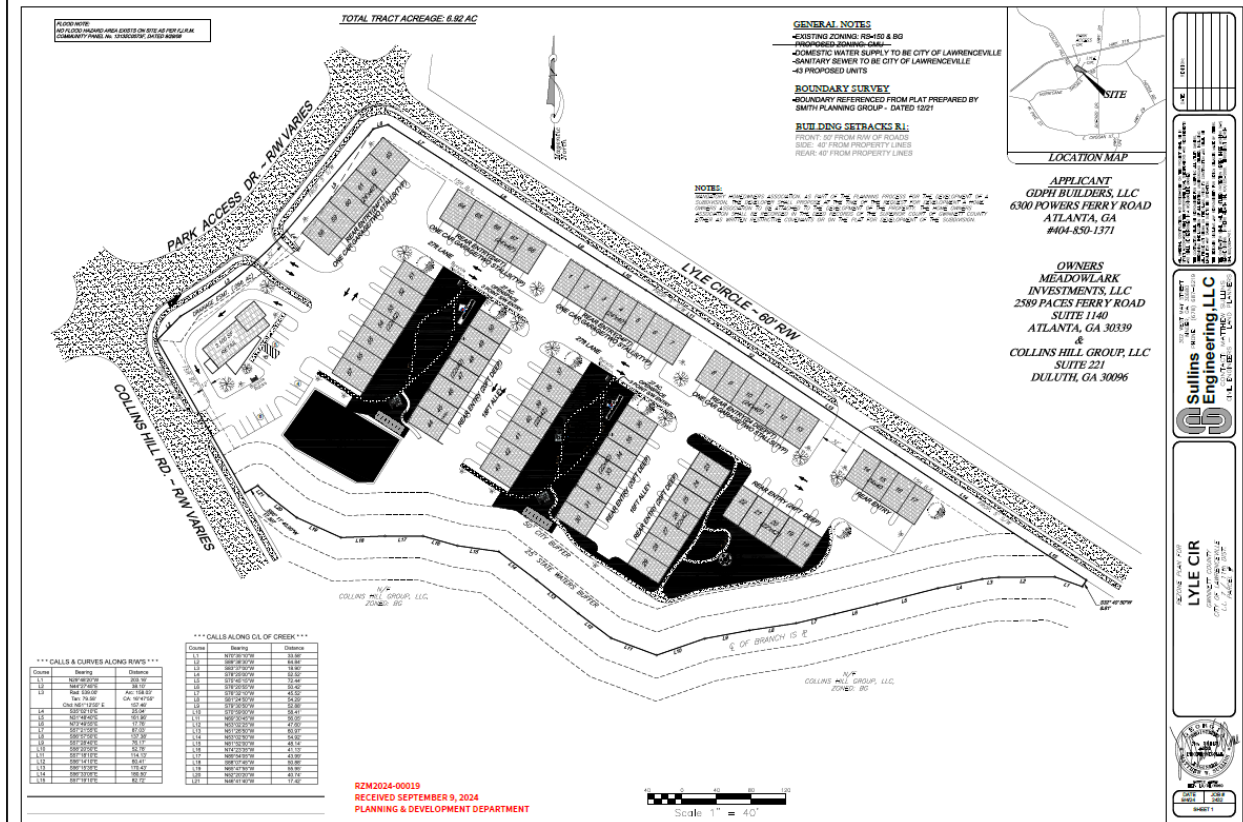
Park Access Drive to the northwest. A stream bisects parcel R7011 023 roughly through the middle; as such, the proposed development is constrained entirely to the 6.92 acres of the subject property that are located north of the stream. Much of the property is currently vacant and undeveloped, though there are four single-family homes along Lyle Circle with construction dates ranging from 1919 to 1970.



# LAWRENCEVILLE

## Planning & Development

### CONCEPT PLAN



### ZONING AND DEVELOPMENT STANDARDS

According to the letter of intent and concept plan provided by the applicant, the development will consist of 3,100 square feet of retail space and 68 rear-entry townhomes with rear porches and two-car garages. The townhomes are anticipated to range in size from 2,700 to 2,800 square feet and are projected to sell at a price point in the high \$400,000s, based on current market conditions. The exterior architectural style for the townhomes will consist or brick, stacked stone, cedar and/or cementitious shake, siding board and batten or combinations thereof, demonstrated in the attached renderings.

The development will be served by three full access driveways with entry points at Collins Hill Drive, Park Access Drive, and Lyle Circle. The layout of the project is intended to maximize the number of townhome units that face internal greenspace



# LAWRENCEVILLE

## Planning & Development

areas with walking trails. The exterior-facing townhouse units along Lyle Circle and Park Access Drive will be set back from the rights-of-way by 15 feet.

If approved as CMU (Community Mixed Use District) as recommended, the proposal will require variances from the minimum standards as follows:

**Article 1 Districts, Section 102.9 CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. and 2.**

1. The intent of allowing these nonresidential uses is to create a small node of retail and commercial services primarily for the convenience and amenity of residents of the CMU District. Nonresidential development must be compatible with the residential component of the development, and in general with the Architectural Design Standards specified in this section and Article 6, Architectural Standards and Design Guidelines.

Land Use	Percentage of Gross Land Area			Recommendation
	Minimum	Maximum	Proposed	
Residential	30%	75%	92.5%	Variance
Civic/Institutional	15%	50%	0%	
Commercial/Retail, Light Industrial, Office	15%	50%	7.5%	

2. This district provides for a diversity of housing types. Each CMU development shall include at least one housing option, including apartments, single-family residences, or townhomes.

a. Single-family detached dwellings on large lots (at least 9,500 sq. feet)
b. Single-family detached dwellings on mid-size lots (7,500-9,499 sq. feet)
c. Single-family detached dwellings on small lots (4,500-7,499 sq. feet)
<b>d. Townhouses (see RM-8 standards, below)</b>
e. Multifamily



# LAWRENCEVILLE

## Planning & Development

**Article 1 Districts, Section 102.5 RM-8 Townhouse Residential District,  
Subsection B. Lot Development Standards**

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
Minimum Lot Area	5 acres	6.38 acres	N/A
Minimum Unit Width	20 feet	22 feet	N/A
External Minimum Front Setback	25 feet	15 feet	Variance
External Minimum Side Setback	20 feet	N/A	N/A
External Minimum Rear Setback	20 feet	N/A	N/A
Minimum Heated Floor Area	See Table Below	See Table Below	N/A
Impervious Surface Coverage	40% (2.55 acres)	45% (2.86 acres)	Variance
Maximum Building Height	35 feet	35 feet	N/A
Green / Common Space %	1.04 acres (15% of gross acreage)	1.06 acres (16.6% of gross acreage)	N/A
Minimum Public Green Space	3,000 SF	26,435 SF	N/A
Adjacency to Public Green Space	34 Units (50%)	40 Units (59%)	N/A

**Minimum Heated Floor Area**

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
1-bedroom	1,000 sq. ft	2,700 - 2,800 square feet	N/A
2-bedroom	1,200 sq. ft		N/A
3-bedroom	1,400 sq. ft (40%)		N/A
4-bedroom	1,600 sq. ft (10%)		N/A





# LAWRENCEVILLE

## Planning & Development

### **Article 1 Districts, Section 102.9 CMU Community Mixed-Use District, Subsection C. Lot Development Standards**

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
Minimum Lot Area	5 acres	6.92 acres	N/A
Road Frontage	40 feet per lot	N/A	N/A
Maximum Height	45 feet	35 feet	N/A
Internal Minimum Front Setback	5-15 feet	30 feet	N/A
Internal Minimum Side Setback	10-20 feet	10 feet	N/A
Internal Minimum Rear Setback	25-50 feet	20 feet	Variance

### **Article 1 Districts, Section 102.9 CMU Community Mixed-Use District, Subsection I. Parking**

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Recommendation</b>
Residential Dwelling Unit	1.5 spaces per dwelling unit (102 spaces)	3 spaces per dwelling unit (132 spaces)	N/A
Non-Residential	5 spaces per 1,000 square feet (15 spaces)	5 spaces per 1,000 square feet (15 spaces)	N/A

The specific variances required are as follows:

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area. Allows for an



# LAWRENCEVILLE

## *Planning & Development*

increase in the Maximum Gross Land Area designated for Residential uses from seventy-five percent (75%) to ninety-two and one-half percent (92.5%).

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Civic/Institutional Uses – Minimum Percentage of Gross Land Area. Allows for the elimination in the Minimum Gross Land Area designated for Civic/Institutional uses from fifteen percent (15%) to zero.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Commercial/Retail, Light Industrial, and Office Uses – Minimum Percentage of Gross Land Area. Allows for the reduction in the Minimum Gross Land Area designated for Commercial/Retail, Light Industrial, and Office uses from fifteen percent (15%) to seven and one-half percent (7.5%).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.5 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for the reduction of the External Minimum Front Setback for the residential dwelling units along Lyle Circle and Park Access Drive from twenty-five (25) feet to fifteen (15) feet.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.5 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for an increase in total Impervious Surface Coverage for the residential portion of the development from 40% to 45%.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix. Allows for the reduction in the Internal Minimum Rear Setback from twenty-five (25) feet to twenty (20) feet.

Any encroachment of impervious surfaces and/or structures into the 75’ stream buffer along the southern extent of the development is allowed, according to V-19-01 approved 03/26/2019.

As presented, the proposed development otherwise meets the standards for the CMU zoning district regarding green/common space, street & pedestrian



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connectivity, and architectural standards. Specific requirements of this section shall be reviewed and monitored throughout the development process, should this proposal be approved.

### **SURROUNDING ZONING AND USE**

The area surrounding the subject property consists predominantly of commercial uses and zoning categories. Indeed, the properties to immediately to the east across Lyle Circle, to the north across Park Access Drive, and to the west across Collins Hill Road are all zoned either BG (General Business District) or HSB (Highway Service Business) and contain both retail and self-storage warehouses. Otherwise, the properties immediately to the south, across the right-of-way of Hurricane Shoals Road, are zoned RM-12 (Multifamily Residential District) and used for multifamily apartments as part of the Bluestone Manor complex. A singular RS-150 (Single-Family Residential District) is nearby the subject property, at the northern corner of Lyle Circle and Hurricane Shoals Road, which is the site for a Georgia Transmission Corporation utility facility.

The recommendation to the property to CMU is consistent with the existing zoning patterns and uses across the general vicinity. Indeed, there is recent precedent for approval of similar rezoning actions in the immediate area:

1. **RZM2021-00009:** An approximately 35-acre site at the southwest corner of Collins Hill Road and State Route 316 was rezoned to CMU on 3/28/2022. A multifamily component (Lawrenceville Gateway) and an independent living facility (Sparrow Lawrenceville) is currently under construction, with a retail component along Collins Hill Road phased to a later date.
2. **RZM2022-00012:** An approximately 17.5-acre site at the southeast corner of Buford Drive and State Route 316 was rezoned to CMU on 4/25/2022. A multifamily component is currently in review (Lawrenceville Heights), with a retail component along Buford Drive is planned for a later date.
3. **RZM2024-00016:** An approximately 17.5-acre site at the southern extent of State Route 316, between Hillcrest Green Drive and Dogwood Lane. Rezoned





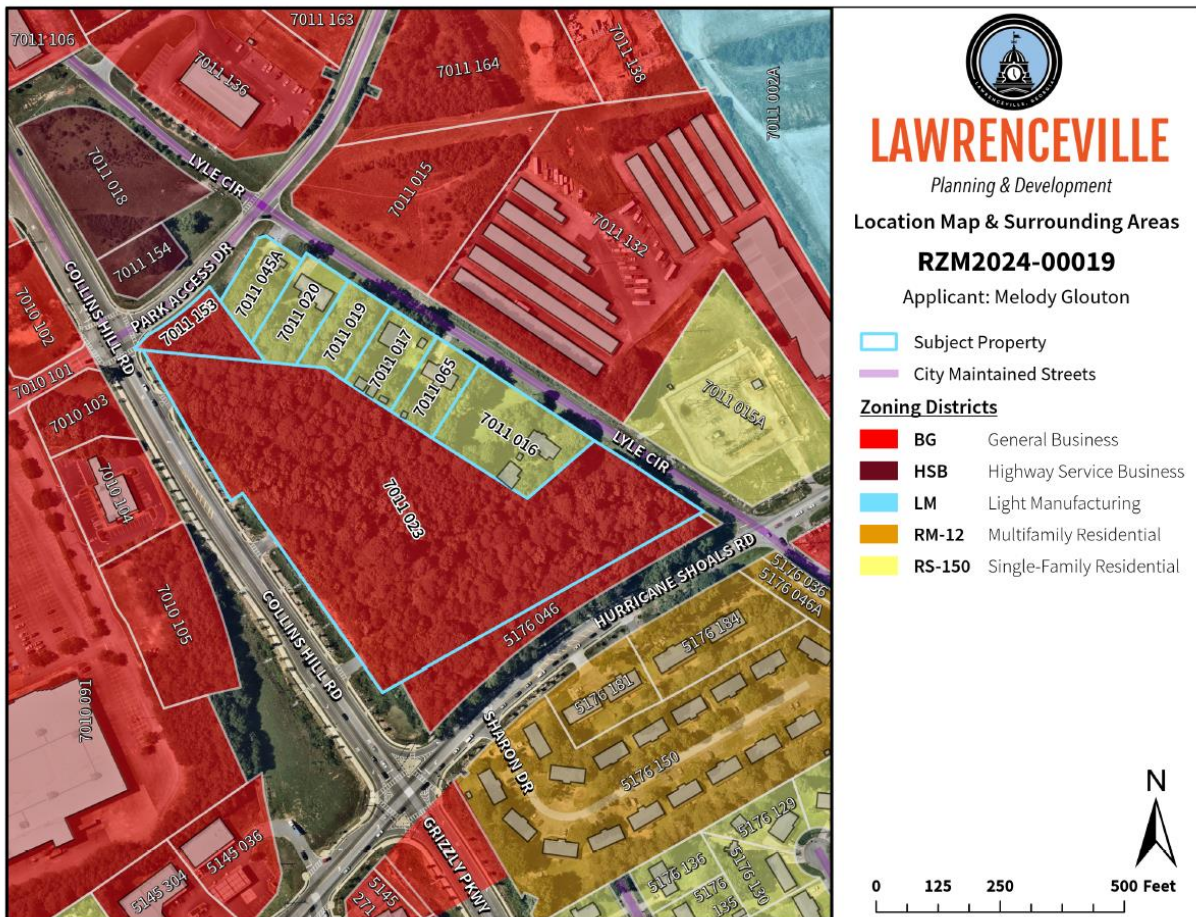
# LAWRENCEVILLE

## Planning & Development

to CMU on 9/16/2024. The proposal includes a multifamily component along the eastern end of the site and a townhouse component along the western end of the site, adjacent to the Northern Heights single-family residential subdivision.

All three of these developments are within a half mile of the subject property; the Lawrenceville Gateway project in particular is less than a tenth mile's distance, across Collins Hill Road. Considering this recent precedent of approval for similar projects in the vicinity as well as lack of adjacent incompatible uses, the proposed development would seem to align with nearby uses and zoning districts.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





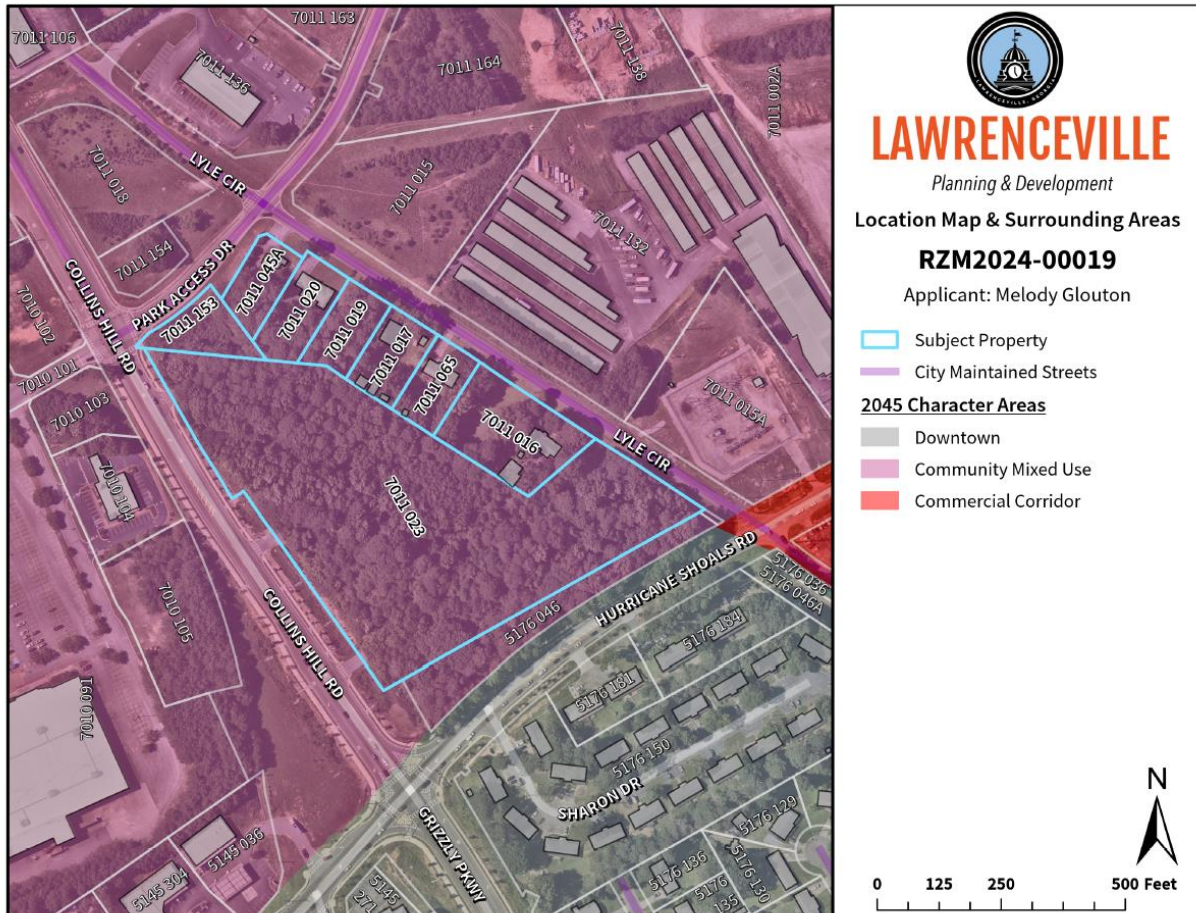
# LAWRENCEVILLE

## Planning & Development

### 2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Community Mixed Use character area. The Community Mixed Use character area capitalizes on Lawrenceville’s economic strengths and diverse population by fostering vibrant and walkable neighborhoods. This integration of residential, commercial, and recreational spaces caters to the needs and preferences of a dynamic and growing community. Such a development meets the standards of development as established by the 2045 Comprehensive Plan.

### LAWRENCEVILLE 2045 COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP







# LAWRENCEVILLE

## *Planning & Development*

### **STAFF RECOMMENDATION**

In conclusion, the proposal is consistent with both the existing uses and zoning patterns of the area as well with the long-term vision for the city as established by the 2045 Comprehensive Plan; policies relating to long range planning suggest the city embrace the principles of new urbanism by creating a housing stock that is well maintained and includes homes with a variety of forms and price points. The intent of the Comprehensive Plan is to encourage positive redevelopment of benefiting from the “halo effect” of high-quality development already happening nearby.

This proposal would continue with the precedent set by City Council’s approvals for RZM2021-00009, RZM2022-00012, and RZM2024-00016, all similar projects in the immediate vicinity that were rezoned to CMU (Community Mixed Use District) to allow for the development of mixed-use projects consisting of a variety of multifamily, townhouse, and retail components. Furthermore, all three of these projects are also within the 2045 Comprehensive Plan’s Community Mixed Use character area.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL AS CMU COMMUNITY MIXED-USE WITH CONDITIONS** for the proposed rezoning.



# LAWRENCEVILLE

## *Planning & Development*

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

No comment

**GAS DEPARTMENT**

No comment

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment



# LAWRENCEVILLE

## Planning & Development

### STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

*Yes. The surrounding area mostly consists of commercial uses, with some multifamily apartments to the south of the project area.*

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

*No. As discussed, the area is already predominantly mixed use in nature.*

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

*Yes; the property could be developed according to the current standards of the BG and RS-150 zoning districts. However, such a rezoning will help in the assemblage of a variety of parcels into a development with a cohesive design.*

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

*The project will induce demand on public facilities in the form of traffic, utilities, stormwater runoff, and schools. However, the effects of this demand can be mitigated through zoning conditions, consistent monitoring of outcomes, and active planning efforts moving forward.*

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

*Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. The Community Mixed Use character area is intended as a mixed-use district that includes both townhomes and retail, so this rezoning conforms with the long-range plan.*



# LAWRENCEVILLE

## *Planning & Development*

- 6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

*The proposal would continue with the precedent set by similar recent rezonings in the immediate vicinity, including RZM2021-00009, RZM2022-00012, and RZM2024-00016.*

**PLANNING COMMISSION**

**RECOMMENDED CONDITIONS\_09182024**

**RZM2024-00019**

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. 68 rear-entry townhome units not to exceed ten units per acre (10 UPA).
  - B. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
    - Adult Bookstores or Entertainment
    - Automotive Uses such as:
      - i. Parts Stores
      - ii. Used Car Sales
      - iii. Tire Sales
      - iv. Auto Repair/Body Shop
      - v. Car/Truck Rental
    - Contractor’s Offices
    - Emission Inspection Stations
    - Equipment Rental
    - Extended Stay Hotels or Motels
    - Recovered Materials Processing Facilities
    - Smoke Shops/Novelty Stores
    - Tattoo Parlors
    - Taxidermists
    - Yard Trimmings Composting Facilities
  - C. The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated September 9, 2024, 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. The proportions of materials of the exterior facades shall be in general accordance with those detailed in the elevations received on August 9, 2024.

D. 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.

E. Townhome Units shall meet the following standards:

a. Four (4) bedroom dwelling units shall be prohibited

2. To satisfy the following site development considerations:

A. Provide a fifteen-foot-wide (15 ft.) building setback adjacent to Lyle Circle and Park Access Drive.

B. Provide a forty-foot-wide (40 ft.) building setback adjacent to Collins Hill Road.

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

D. New billboards or oversized signs shall be prohibited.

E. Outdoor storage shall be prohibited.

F. 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.

G. Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.

H. 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.

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

J. The owner shall repaint or repair any graffiti or vandalism within seventy two (72) hours of notice from the City.



- K. The required parking ratio for the commercial section of development shall be 5 spaces per 1,000 SF of gross floor area.
- L. The required parking ratio for the townhouse section of development shall be 3 spaces per unit.
- M. 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. The following variances are requested:

- A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area. Allows for an increase in the Maximum Gross Land Area designated for Residential uses from seventy-five percent (75%) to ninety-two and one-half percent (92.5%).
- B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Civic/Institutional Uses – Minimum Percentage of Gross Land Area. Allows for the elimination in the Minimum Gross Land Area designated for Civic/Institutional uses from fifteen percent (15%) to zero.
- C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Commercial/Retail, Light Industrial, and Office Uses – Minimum Percentage of Gross Land Area. Allows for the reduction in the Minimum Gross Land Area designated for Commercial/Retail, Light Industrial, and Office uses from fifteen percent (15%) to seven and one-half percent (7.5%).
- D. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.5 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for the reduction of the External Minimum Front Setback for the residential dwelling units along Lyle Circle and Park Access Drive from twenty-five (25) feet to fifteen (15) feet.
- E. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.5 – RM-8 Townhouse Residential District, Subsection B. Lot Development

Standards. Allows for an increase in total Impervious Surface Coverage for the residential portion of the development from 40% to 45%.

- F. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix. Allows for the reduction in the Internal Minimum Rear Setback from twenty-five (25) feet to twenty (20) feet.



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: GDP Holdings, LLC c/o Andersen, Tate & Carr, P.C.	NAME: See Attached
ADDRESS: 1960 Satellite Blvd., Suite 4000	ADDRESS:
CITY: Duluth	CITY:
STATE: GA ZIP: 30097	STATE: ZIP:
CONTACT PERSON: Melody Glouton PHONE: 770-822-0900	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): BG; RS150 REQUESTED ZONING DISTRICT: BG and RM-8	
PARCEL NUMBER(S): R7011 023; R7011 016; R7011 065; R7011 017; R7011 045A; R7011 019; R7011 020; R7011 153 ACREAGE: 6.92	
ADDRESS OF PROPERTY: 651 Collins Hill Road, 624, 634, 644 and 672 Lyle Circle Lawrenceville, GA	

RZM2024-00019  
RECEIVED AUGUST 9, 2024  
PLANNING & DEVELOPMENT DEPARTMENT

Melody A. Glouton 08/02/2024  
SIGNATURE OF APPLICANT DATE

\_\_\_\_\_  
SIGNATURE OF OWNER DATE

Melody A. Glouton, Attorney for Applicant  
TYPED OR PRINTED NAME

\_\_\_\_\_  
TYPED OR PRINTED NAME

Dorsey  
NOTARY PUBLIC



\_\_\_\_\_  
NOTARY PUBLIC DATE

70 S Clayton St. PO Box 2200 • Lawrenceville, Georgia 30046-2200  
770-963-2410 • www.lawrencevillega.org



# LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

**PROPERTY OWNER INFORMATION**

Name: Collins Hill Group, LLC  
Address: 3473 Satellite Blvd, Suite 221  
City: Duluth  
State: GA Zip: 30096  
Phone:

Parcel ID R7011 153  
0 Park Access Drive  
Lawrenceville, GA

Parcel ID R7011 023  
651 Collins Hill Road  
Lawrenceville, GA

*Charles E Moore*      11/31/24  
SIGNATURE OF OWNER      DATE

Charles E Moore  
TYPED OR PRINTED NAME

*Chandani*      01/31/2024  
NOTARY PUBLIC      DATE



RZM2024-00019  
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PLANNING & DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

### PROPERTY OWNER INFORMATION

Name: Meadowlark Investments, LLC  
Address: 2859 Paces Ferry Road, Suite 1140  
City: Atlanta  
State: GA Zip: 30339  
Phone:

Parcel ID R7011 016  
017  
624 Lyle Circle  
Circle  
Lawrenceville, GA  
Lawrenceville, GA

Parcel ID R7011 065  
634 Lyle Circle  
Lawrenceville, GA

Parcel ID R7011  
644 Lyle

Parcel ID R7011 019, R7011 020, 7011 045A  
672 Lyle Circle  
Lawrenceville, GA

1-31-24

SIGNATURE OF OWNER

DATE

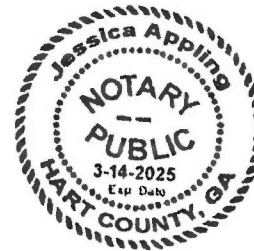
Jason Hamilton

TYPED OR PRINTED NAME

1-31-24

NOTARY PUBLIC

DATE



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# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville?   Y   Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)
David Still for Mayor	\$250	04/18/2022
David Still for Mayor	\$250	03/20/2023

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville?            Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

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PLANNING & DEVELOPMENT DEPARTMENT



August 8, 2024

**LETTER OF INTENT AND  
JUSTIFICATION FOR REZONING**

**Rezoning Application  
City of Lawrenceville, Gwinnett County, Georgia**

**Applicant:**  
GDP Holdings, LLC

**Property/Tax Parcel IDs:**  
R7011 023            R7011 019  
R7011 153            R7011 017  
R7011 045A          R7011 065  
R7011 020            R7011 016

±6.92 Acres of Land  
Located at Collins Hill Road and Lyle Circle, Lawrenceville, Georgia  
**From RS150 and BG to BG & RM-8**

**Submitted for Applicant by:**  
Melody A. Glouton, Esq.  
ANDERSEN TATE & CARR, P.C.  
One Sugarloaf Centre  
1960 Satellite Blvd.  
Suite 4000  
Duluth, Georgia 30097  
770.822.0900  
[mglouton@atclawfirm.com](mailto:mglouton@atclawfirm.com)

RZM2024-00019  
RECEIVED AUGUST 9, 2024  
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**I. INTRODUCTION**

This Application for Rezoning is submitted for a 6.92-acre assemblage of land located in the 11<sup>th</sup> Land Lot of the 7th District of Gwinnett County, Lawrenceville, Georgia, and being shown on the survey prepared by Smith Planning Group, dated December 2021 (hereinafter the “Property”). The Property is located in the City of Lawrenceville and currently maintains two zoning classifications: RS150 (Single-family Residential District) and BG (General Business District).

The Property that is the subject of this rezoning application is owned by Collins Hill Group, LLC and Meadowlark Investments, LLC, and further identified below from the Gwinnett County Geographical Information System:



As indicated, the Property is currently zoned RS150 and BG pursuant to the City of Lawrenceville Zoning Ordinance (the “Ordinance”). The Applicant, GDP Holdings, LLC (the “Applicant”), now seeks approval to rezone the Property to BG and RM-8 (Townhome Residential District) to develop a distinctive and attractive mixed-use development containing residential, retail, and commercial uses.

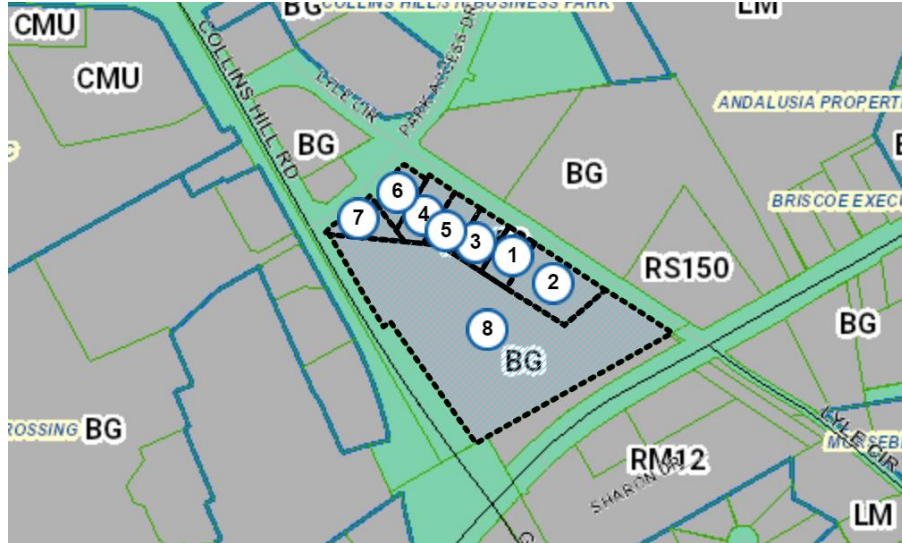
This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Ordinance.

**II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA**

The Property is an assemblage of eight (8) tax parcels with frontage on Collins Hill Road, Hurricane Shoals Road, Lyle Circle, and Park Access Drive in the City of Lawrenceville. The surrounding uses and zoning classifications are as follows:

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Location	Land Use	Zoning
Proposed Site	Commercial; Residential	BG and RM-8
North	Vacant; Commercial	BG
South	Multifamily; Commercial	RM-12, BG
East	Utility (Georgia Transmission); Commercial	RS150, BG
West	Commercial (WalMart; Kohls)	BG



The Applicant is requesting the City of Lawrenceville rezone the Property to allow for commercial and residential uses. The development will be compatible with the existing and adjacent properties. The Property is primarily undeveloped and heavily wooded but does include several single-family residences along the eastern border. It is surrounded by other retail and commercial uses, including multifamily residential to the south of the proposed site. As such, it is ideal for a both commercial and residential development.

As stated in the City of Lawrenceville’s 2045 Comprehensive Plan (the “2045 Plan”), the Property lies in the Community Mixed Use Character Area. The intent of Community Mixed Use area is to capitalize on the City of Lawrenceville’s economic strengths and diverse population by fostering vibrant and walkable neighborhoods. Specifically, the Community Mixed Use Character Area allows developments that integrate residential, commercial, and recreational spaces which cater to the needs and preferences of a dynamic and growing community. The key features of this character area include the integration of residential options with a blend of commercial spaces, promoting walkability and enhancing the overall accessibility and convenience of the neighborhood. The goal behind this character area is to promote a walkable and interconnected neighborhood. As indicated in the 2045 Plan, intended uses include local services such as restaurants and small-scale retail, mixed with medium density housing such as townhouses. As such, the proposed development falls within the recommended land use for this area.

RZM2024-00019  
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**III. PROJECT SUMMARY**

As shown on the site plan by Sullins Engineering, dated June 17, 2024, and filed with this Application (hereinafter the “Site Plan”), the Applicant proposes to develop the Property into a commercial and residential development. The Applicant is proposing to rezone 6.92 acres from RS150 and BG to BG and RM-8 in order to accommodate the development of 7,100 square feet of retail and 55 rear-entry townhomes that include double-car garages and rear porches. Based on current market conditions, the townhomes are anticipated to range in size from 2,700 – 2,800 square feet, with projected price points of the high \$400,000s. The proposed development would provide attractive, high-end townhomes at a size, quality, and price point commensurate with or exceeding homes in the surrounding communities. Generally, the architectural style and composition of the exterior of the townhomes would consist of brick, stacked stoned, cedar and/or cementitious shake, siding board and batten or combinations thereof. The proposed development would be served by three full access driveways with entry points at Collins Hills Drive, Park Access Drive, and Lyle Circle. The development has been designed so the majority of the townhome units face open greenspace area with internal walking trails. The Applicant has included preliminary renderings of the townhomes with this Application.

In order to develop the Property as a townhome community shown on the site plan and as set forth in the Applications, the Applicant respectfully requests the following waivers, modifications, variances and/or conditions of zoning, as applicable:

- Variance from Section 102.5 (C) (a) to remove the requirement for development amenities such as a resort style pool, cabana, fitness center, and community room for residents from the Restrictive Covenants.

**IV. SITE IMPACT ANALYSIS**

The Applicant submits its written impact analysis which shows that rezoning to RM-8 satisfies the “Standards Governing Exercise of the Zoning Power,” as follows:

**(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:**

Yes. The proposed rezoning is consistent and suitable with the existing use and development of adjacent and nearby properties. The Property maintains frontage on Collins Hill Road, Park Access Drive, and Lyle Circle. The proposed townhome development is compatible with existing commercial and residential uses and will further diversify housing options in the surrounding area.

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(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

No. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. In fact, the proposed zoning classification is compatible with existing residential uses of adjacent property and would be a complimentary development.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

No, the Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would develop the site into a more viable and compatible use with surrounding properties.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to State Route 316. The proposed development would complement the existing and nearby residential uses.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed rezoning application is in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan. The subject property is located within the Community Mixed Use which supports both commercial and residential uses. As such, the proposed development would be compatible with and successfully co-exist with the surrounding uses.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding developments and the existing uses in the area provide supporting reasons for approval of the rezoning application. Anticipated growth in the City of Lawrenceville and Gwinnett County further suggests a strong need for this type of housing. In addition, the Applicant submits that the subject Property's location, size, and dimensions, as well as its proximity to downtown

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Lawrenceville, and State Route 316, provide further support for approval of the proposed rezoning application.

**V. JUSTIFICATION FOR REZONING**

The Applicant respectfully submits that “City of Lawrenceville Zoning Ordinance” (the “Ordinance”), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a commercial and townhome development, under the BG and RM-8 zoning classification, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the City of Lawrenceville Mayor and Council to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner’s private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the City of Lawrenceville Mayor and Council cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth

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above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government’s police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

**VI. CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that this Application Rezone be approved. The Applicant welcomes the opportunity to meet with the City of Lawrenceville Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 8<sup>th</sup> day of August, 2024.

**ANDERSEN, TATE & CARR, P.C.**

*Melody A. Glouton*

Melody A. Glouton, Esq.

Enclosures  
MAG/dwb  
4863-4368-3798, v. 1

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All that tract or parcel of land lying and being in the 7<sup>th</sup> District of the 11<sup>th</sup> Land Lot of Gwinnett County, Georgia and being within the city limits of Lawrenceville, said tract containing 6.92 acres and being more particularly described as follows:

Commencing at a PK Nail Set in the centerline intersection of Park Access Drive (variable R/W) and Lyle Circle (60' R/W), Thence S 19°24'00" E a distance of 51.84 ' to a Concrete Monument at the Northeast mitered of the Southernly R/W of said road intersection, said point being the true point of beginning;

Thence following along the Southernly right of way of Lyle Circle in a Southeasterly direction the following calls; S 57°21'55" E a distance of 87.03' to Concrete Monument; Thence S 57°21'55" E a distance of 1.37' to a point; Thence S 56°57'30" E a distance of 136.01' to a point; Thence S 57°28'40" E a distance of 76.16' to a point; Thence S 58°20'50" E a distance of 52.78' to a point; Thence S 57°18'10" E a distance of 114.12' to a point; Thence S 56°14'10" E a distance of 60.41' to a point; Thence S 56°15'35" E a distance of 170.43' to a point; Thence S 56°33'05" E a distance of 180.50' to a point; Thence S 57°19'10" E a distance of 82.72' to an IPS; Thence leaving the said R/W of Lyle Circle S 32°40'50" W a distance of 8.81' to a point in the center line of creek with the following calls: N 70°35'10" W a distance of 33.58' to a point; Thence S 89°38'30" W a distance of 64.84' to a point; Thence S 83°37'00" W a distance of 18.90' to a point; Thence S 78°25'00" W a distance of 52.52' to a point; Thence S 75°45'15" W a distance of 72.44' to a point; Thence S 76°20'55" W a distance of 50.42' to a point; Thence S 76°32'10" W a distance of 45.52' to a point; Thence S 81°24'50" W a distance of 54.29' to a point; Thence S 79°30'50" W a distance of 52.88' to a point; Thence S 70°59'00" W a distance of 58.41' to a point; Thence N 69°30'45" W a distance of 56.05' to a point; Thence N 53°02'25" W a distance of 47.60' to a point; Thence N 51°26'50" W a distance of 60.97' to a point; Thence N 53°02'50" W a distance of 54.92' to a point; Thence N 81°52'00" W a distance of 48.14' to a point; Thence N 74°23'35" W a distance of 41.13' to a point; Thence N 89°54'05" W a distance of 43.99' to a point; Thence S 88°07'45" W a distance of 50.88' to a point; Thence N 65°47'55" W a distance of 55.95' to a point; Thence N 52°20'20" W a distance of 40.74' to a point; Thence N 46°41'40" W a distance of 17.42' to a point; Thence leaving said creek S 60°11'40" W a distance of 17.29' to an IPS on the right of way of Collins Hill Road (variable R/W); Thence N 29°48'20" W a distance of 203.16' to an IPS; Thence leaving the said right of way of Collins Hill Road and following along the right of way of Park Access Drive (variable R/W) the following calls: N 44°27'45" E a distance of 38.10' to a Concrete Monument; Thence along a curve turning to the left with an arc length of 158.03', radius of 539.00', and being subtend with a chord bearing N 51°12'55" E and a chord length of 157.46' to a Concrete Monument; Thence S 35°02'10" E a distance of 25.04' to a Concrete Monument; Thence N 31°48'40" E a distance of 161.96' to a Concrete Monument; Thence N 73°49'55" E a distance of 17.76' along the mitered right of way of Park Access Drive to a Concrete Monument; Said Concrete Monument being the true point of beginning.

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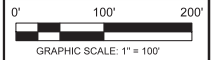
**RZM2024-00019**  
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**PLANNING & DEVELOPMENT DEPARTMENT**



3.

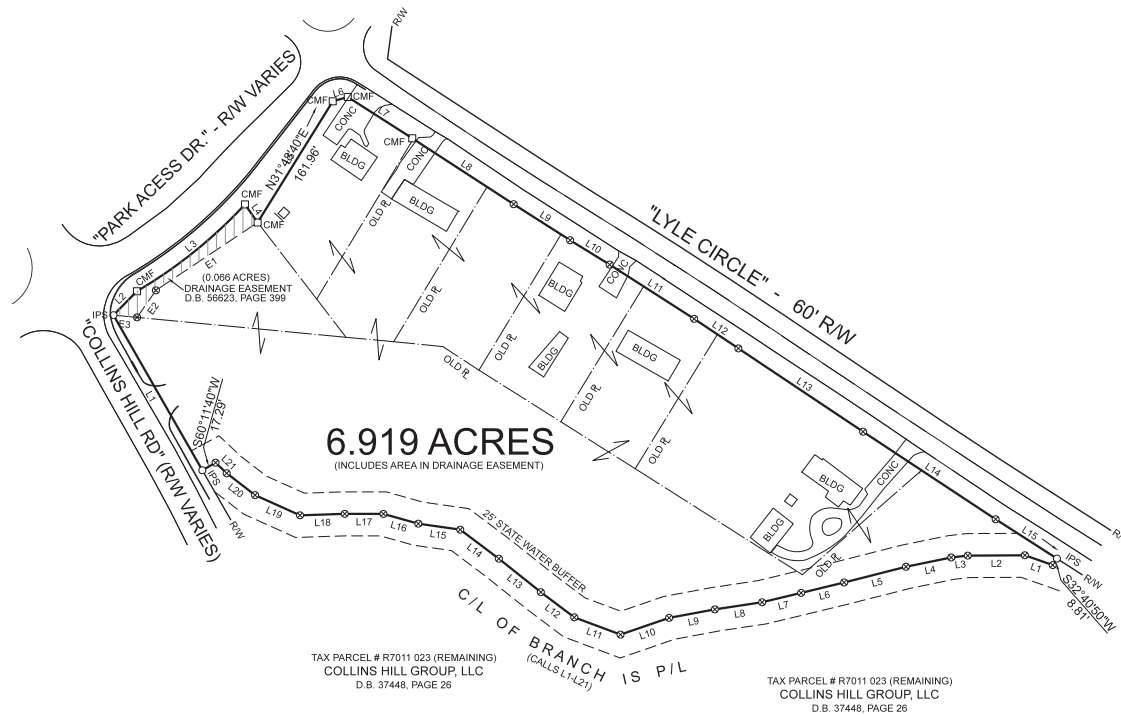
LAND PLANNING  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING  
 1087 E. FRANKLIN ST., SUITE H  
 HARTWELL, GA 30643  
 (706) 436-4585  
 (706) 789-9515  
 C.O.A. LSF #001294  
 www.smithplanninggroup.com

AARON P. BLOMBERG, RLS  
 GA. PLS #3100

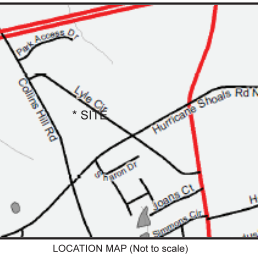


THIS BLOCK RESERVED FOR THE  
 CLERK OF THE SUPERIOR COURT.

- LEGEND:**
- = IPF
  - = IPS W/ CAP
  - ⊙ = UTILITY POLE
  - = POINT ONLY
  - = IRON PIN FOUND
  - = IRON PIN SET W/ CAP
  - OTF = OPEN TOP PIPE FOUND
  - RB# = REBAR FOUND
  - R/W = RIGHT-OF-WAY
  - = OVERHEAD POWERLINE
  - = FENCE
  - B.S. = PRIMARY BUILDING SETBACK



- NOTES:**
- 1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.
  - 2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  - 3) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
  - 4) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW.



**SURVEYORS CERTIFICATION**

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

**SURVEY NOTES:**

- 1) THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A TRIMBLE R12 GPS SYSTEM AND A VRS NOW RTK NETWORK.
- 2) THERE IS A POSITIONAL TOLERANCE OF LESS THAN 0.1" PER BOUNDARY POINT WHILE OBTAINING FIELD EVIDENCE FOR THE PRODUCTION OF THIS PLAT.
- 3) THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 116,189.

\*\*\* CALLS ALONG EASEMENT \*\*\*

Course	Bearing	Distance
E1	S56°15'40"W	130.00'
E2	S34°59'15"W	37.39'
E3	N84°36'40"W	26.92'

\*\*\* CALLS & CURVES ALONG R/W'S \*\*\*

Course	Bearing	Distance
L1	N29°48'20"W	203.16'
L2	N44°27'45"E	38.10'
L3	Rad: 539.00' Arc: 158.03' Tan: 79.58' CA: 16°47'55"	
L4	Chd: N51°12'55" E	157.46'
L5	S35°02'10"E	25.04'
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L9	S56°57'50"E	137.38'
L10	S57°28'40"E	76.17'
L11	S58°20'50"E	52.75'
L12	S57°18'10"E	114.13'
L13	S56°14'10"E	60.41'
L14	S56°33'05"E	180.56'
L15	S57°19'10"E	82.72'

\*\*\* CALLS ALONG C/O OF CREEK \*\*\*

Course	Bearing	Distance
L1	N70°35'10"W	33.58'
L2	S89°38'30"W	64.84'
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L4	S78°25'00"W	52.52'
L5	S75°45'15"W	72.44'
L6	S76°20'55"W	50.42'
L7	S76°32'10"W	45.52'
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L19	N66°47'55"W	55.95'
L20	N52°20'20"W	40.74'
L21	N46°41'40"W	17.42'

BOUNDARY SURVEY  
 PREPARED FOR:

**GDP HOLDINGS, LLC**

STATE: GEORGIA  
 COUNTY: GWINNETT  
 LAND LOT: 11 7th DISTRICT  
 CITY: LAWRENCEVILLE

PROJECT NO.: 21-272  
 DRAWN BY: LQC  
 SURVEYED BY: BL/FZ  
 SURVEY DATE: 04/2021  
 CHECKED BY: APB  
 SCALE: 1" = 100'  
 DATE: 12/2021

REVISIONS:

FLOOD NOTE:  
NO FLOOD HAZARD AREA EXISTS ON SITE AS PER F.I.R.M.  
COMMUNITY PANEL No. 1313SC037F, DATED 9/28/09

TOTAL TRACT ACREAGE: 6.92 AC

GENERAL NOTES

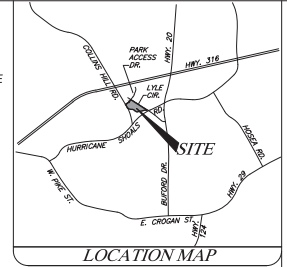
- EXISTING ZONING: RS-150 & BG
- PROPOSED ZONING: CMU
- DOMESTIC WATER SUPPLY TO BE CITY OF LAWRENCEVILLE
- SANITARY SEWER TO BE CITY OF LAWRENCEVILLE
- 43 PROPOSED UNITS

BOUNDARY SURVEY

-BOUNDARY REFERENCED FROM PLAT PREPARED BY SMITH PLANNING GROUP - DATED 12/21

BUILDING SETBACKS R1:

FRONT: 50' FROM R/W OF ROADS  
SIDE: 40' FROM PROPERTY LINES  
REAR: 40' FROM PROPERTY LINES

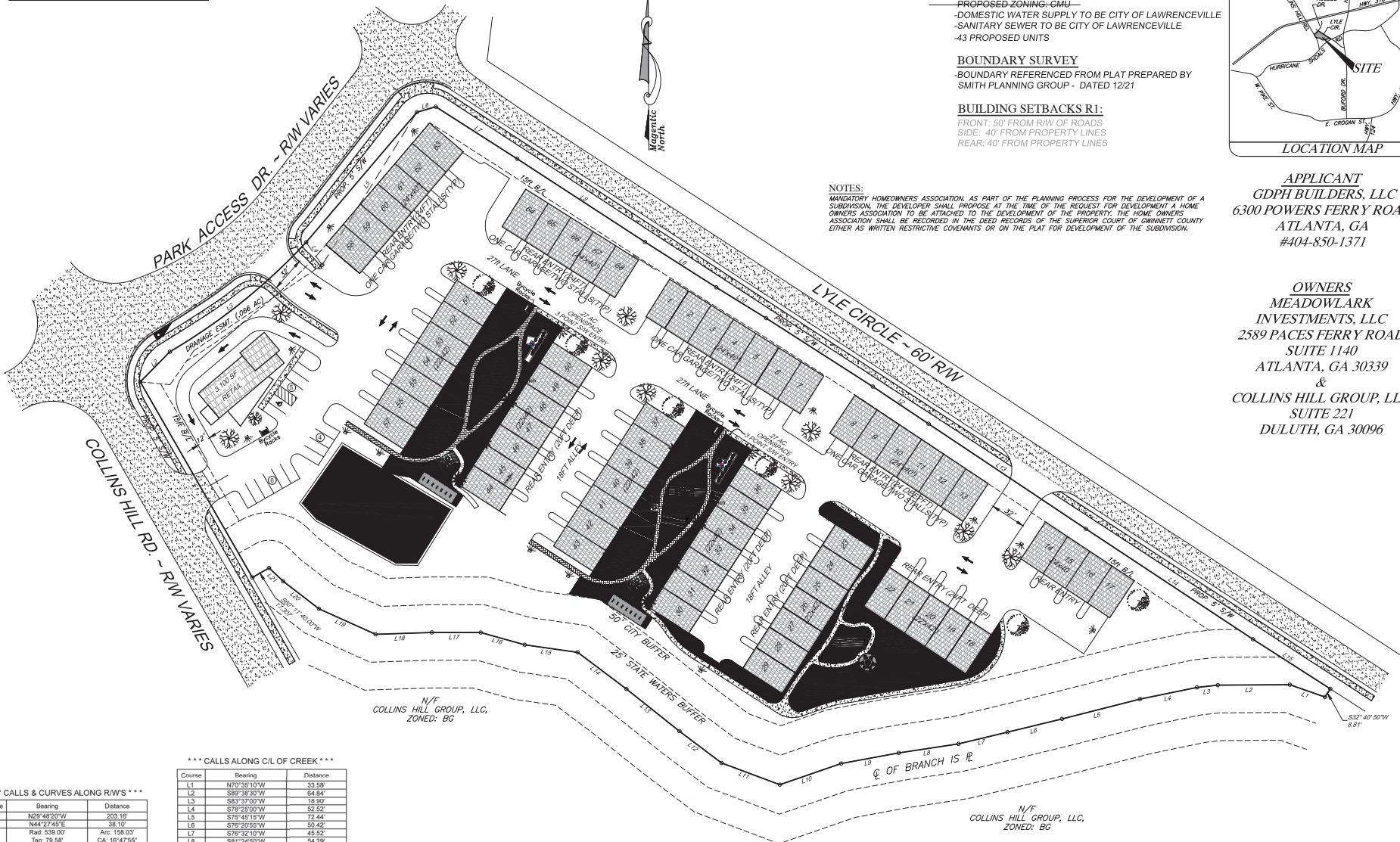


LOCATION MAP

APPLICANT  
GDPH BUILDERS, LLC  
6300 POWERS FERRY ROAD  
ATLANTA, GA  
#404-850-1371

OWNERS  
MEADOWLARK INVESTMENTS, LLC  
2589 PACES FERRY ROAD  
SUITE 1140  
ATLANTA, GA 30339  
&  
COLLINS HILL GROUP, LLC  
SUITE 221  
DULUTH, GA 30096

NOTES:  
MANDATORY HOMEOWNERS ASSOCIATION, AS PART OF THE PLANNING PROCESS FOR THE DEVELOPMENT OF A SUBDIVISION, THE DEVELOPER SHALL PROPOSE AT THE TIME OF THE REQUEST FOR DEVELOPMENT A HOME OWNERS ASSOCIATION TO BE ATTACHED TO THE DEVELOPMENT OF THE PROPERTY. THE HOME OWNERS 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.

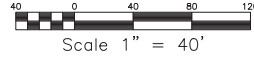


\*\*\* CALLS ALONG C/L OF CREEK \*\*\*

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L8	S66°32'50"E	137.38'
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L10	S68°20'50"E	52.78'
L11	S67°18'10"E	114.13'
L12	S66°14'10"E	60.41'
L13	S68°19'35"E	170.43'
L14	S66°53'05"E	180.50'
L15	S67°19'10"E	82.72'



300 WEST MAY STREET  
WALDEN, GA 30050  
PHONE: (770) 887-6719  
FAX: (770) 887-6719

**Sullins Engineering, LLC**  
CIVIL ENGINEERS & LAND PLANNERS

REZONE PLAN FOR  
**LYLE CIR**  
GWINNETT COUNTY  
CITY OF LAWRENCEVILLE  
L.L. 7, 1TH DIST.  
PARCEL #



DATE: 08/24/24  
JOB #: 2432

SHEET 1

**RZM2024-00019**  
**RECEIVED SEPTEMBER 9, 2024**  
**PLANNING & DEVELOPMENT DEPARTMENT**









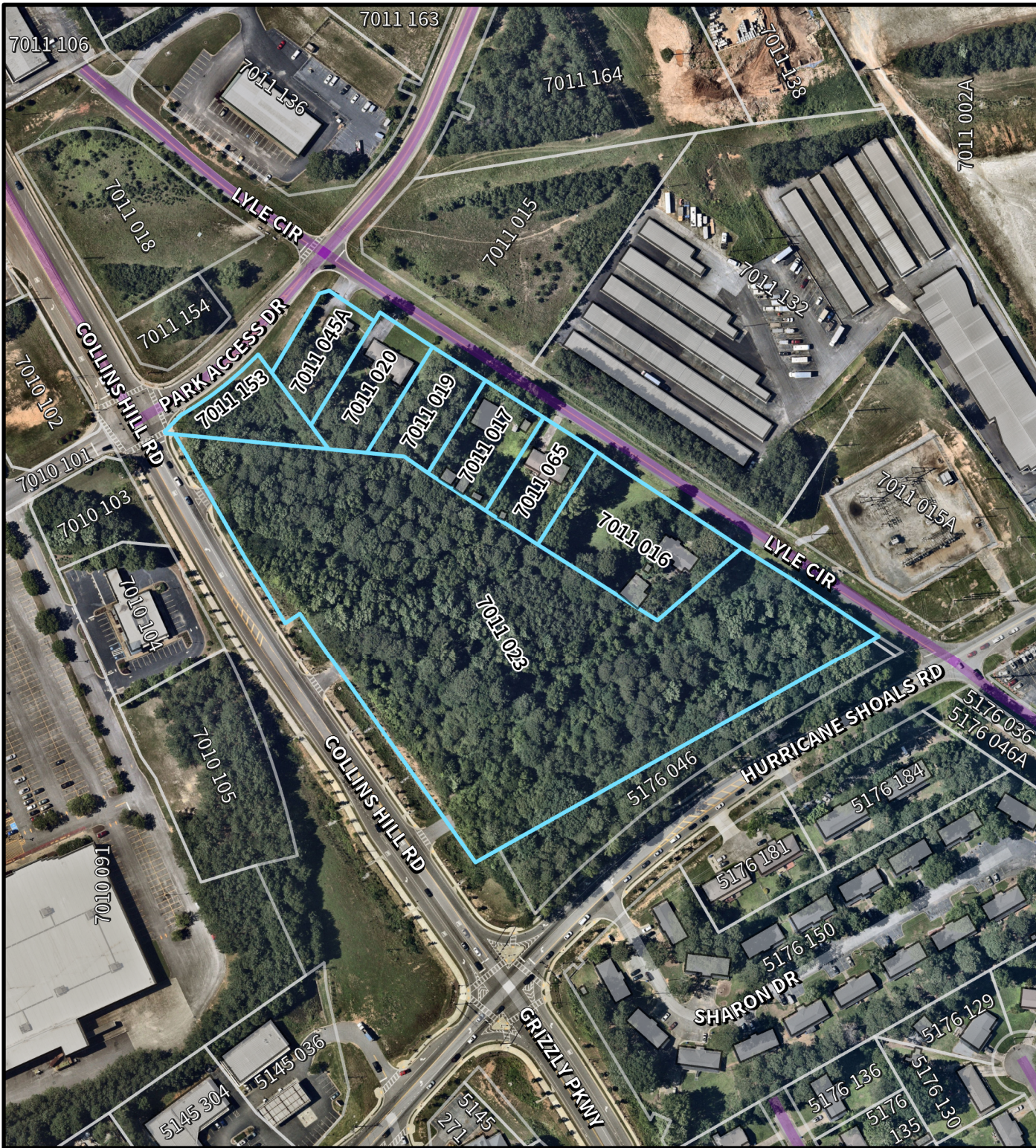













# LAWRENCEVILLE

Planning & Development

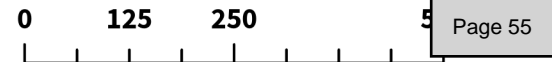
Location Map & Surrounding Areas

**RZM2024-00019**

Applicant: Melody Glouton

 Subject Property

 City Maintained Streets







# LAWRENCEVILLE

Planning & Development

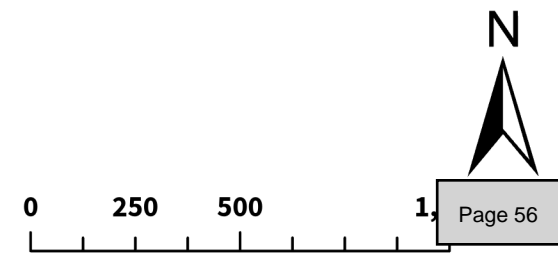
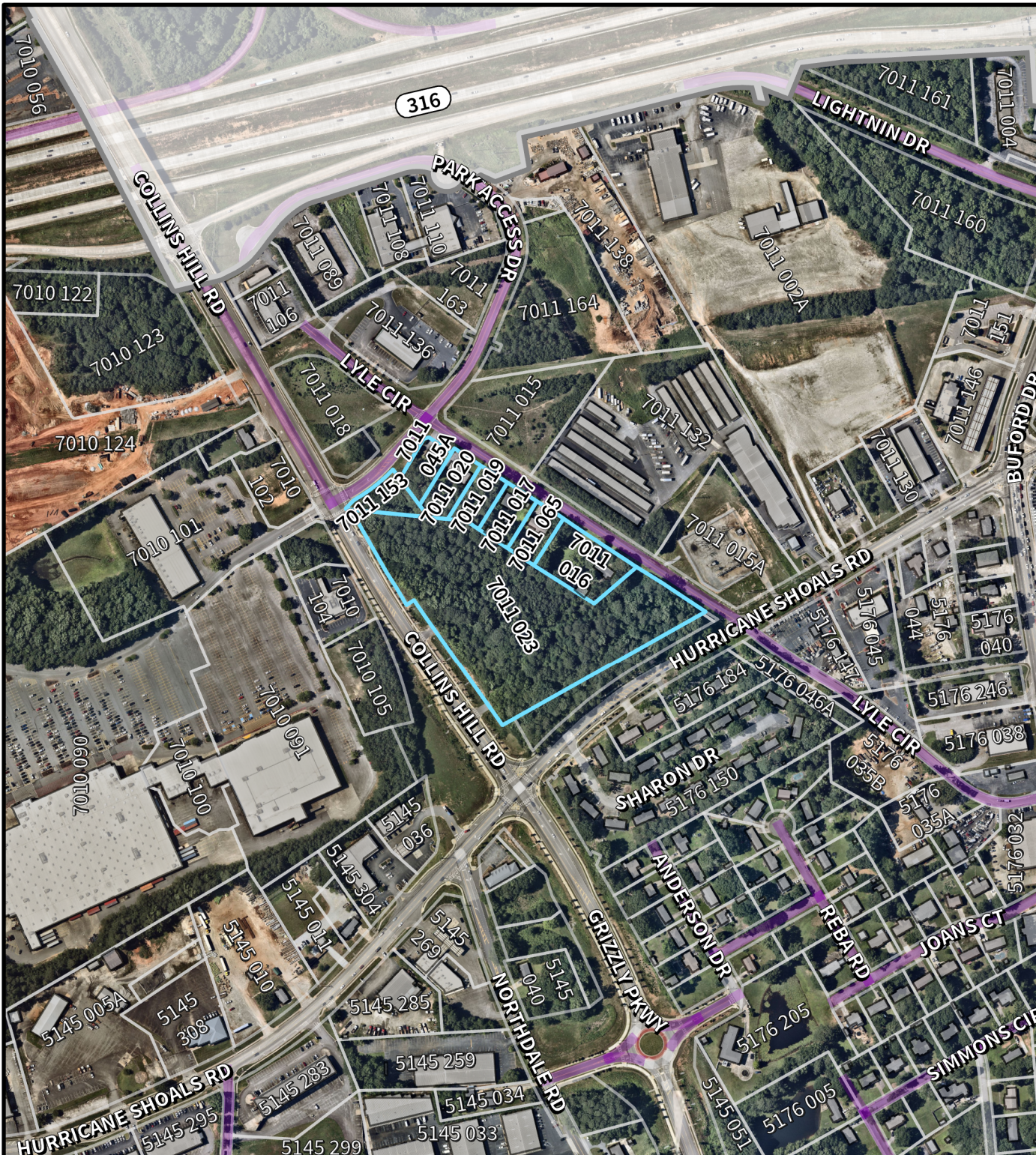
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**RZM2024-00019**

Applicant: Melody Glouton

 Subject Property

 City Maintained Streets








# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas






**RZM2024-00019**

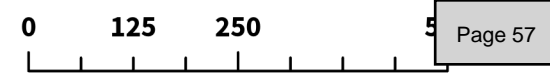
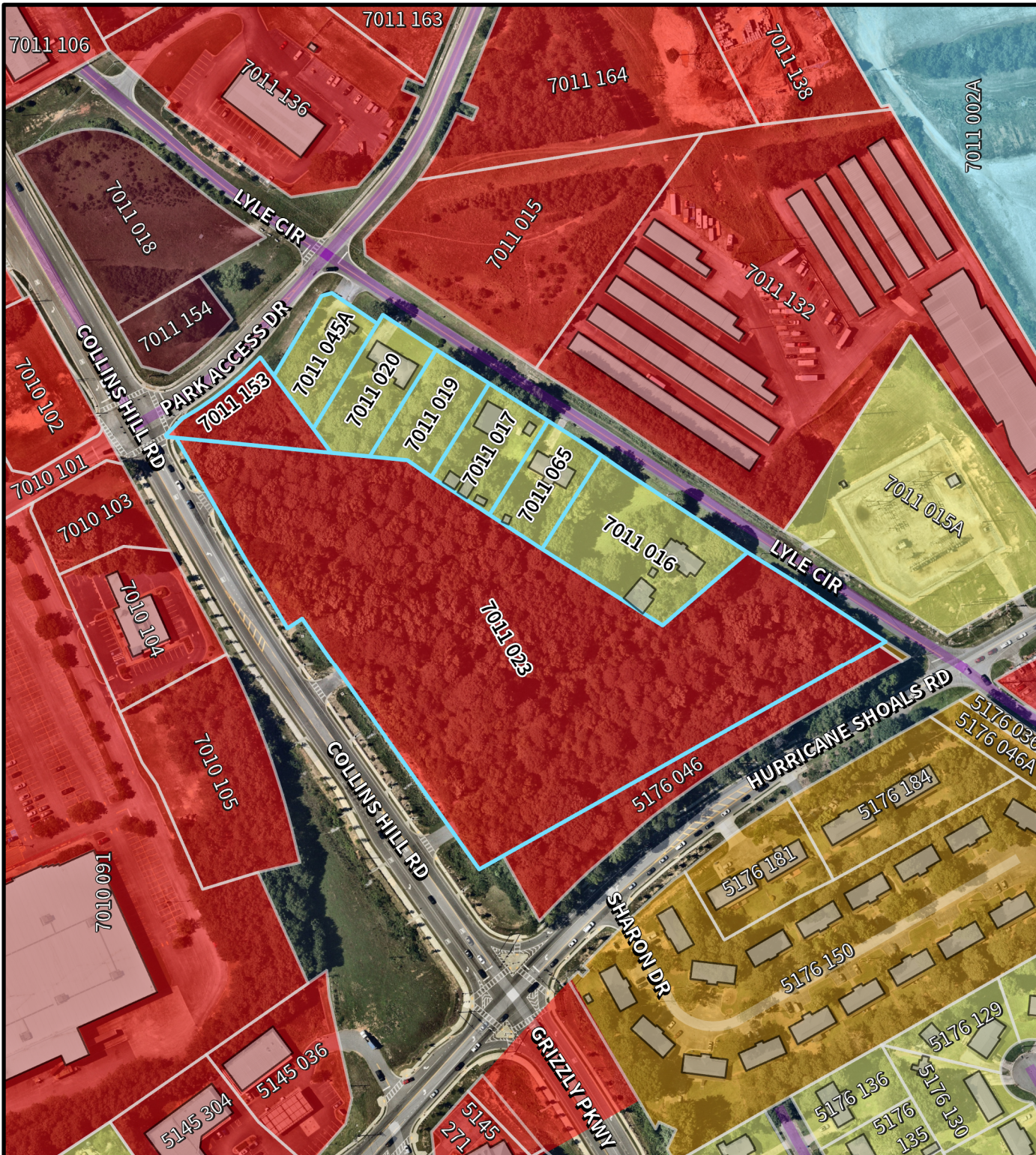
Applicant: Melody Glouton

 Subject Property

 City Maintained Streets

### Zoning Districts

-  **BG** General Business
-  **HSB** Highway Service Business
-  **LM** Light Manufacturing
-  **RM-12** Multifamily Residential
-  **RS-150** Single-Family Residential








# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**RZM2024-00019**

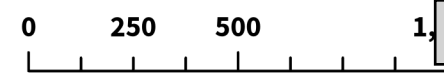
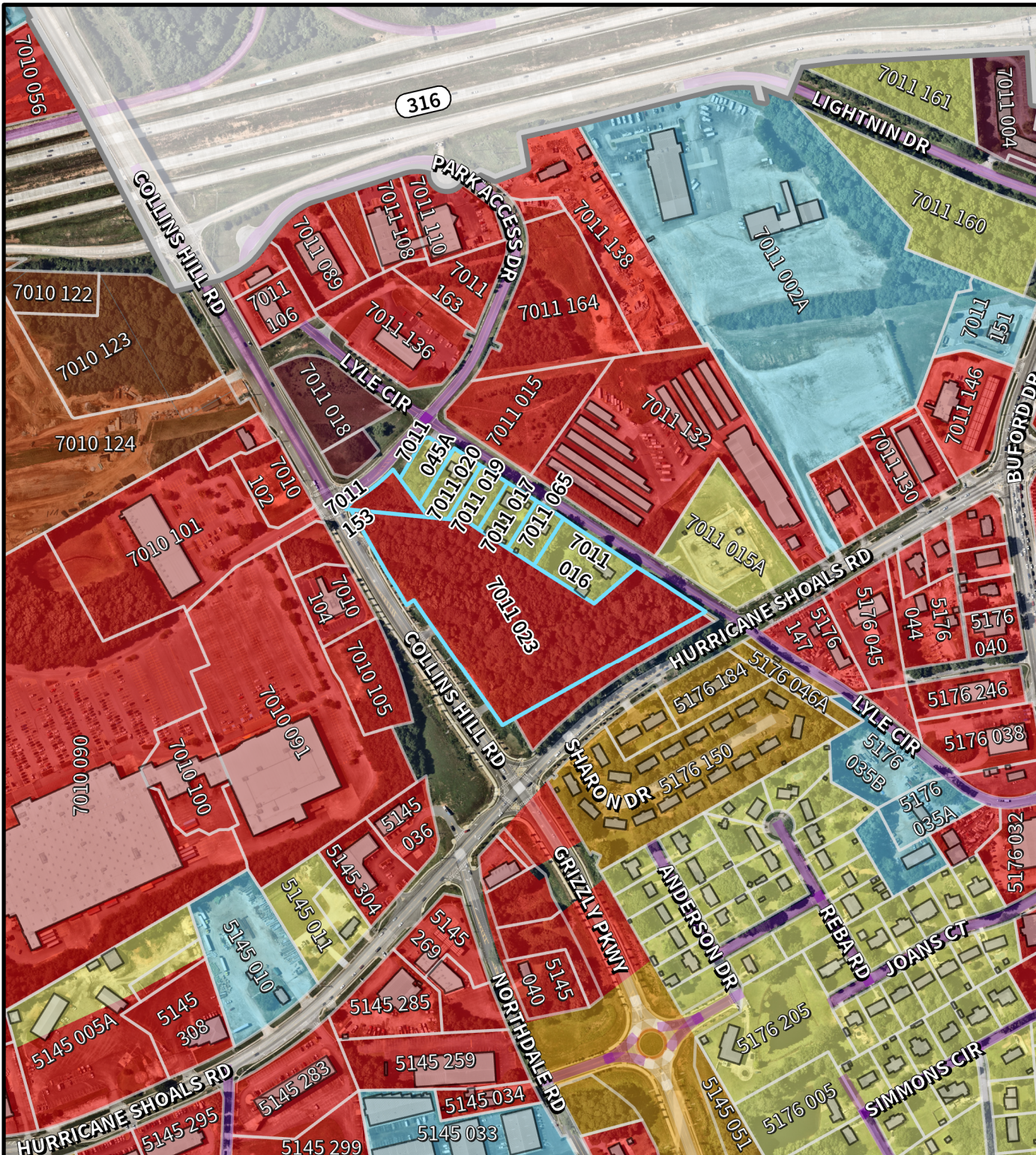
Applicant: Melody Glouton

 Subject Property

 City Maintained Streets

### Zoning Districts

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# LAWRENCEVILLE

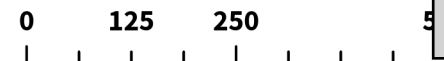
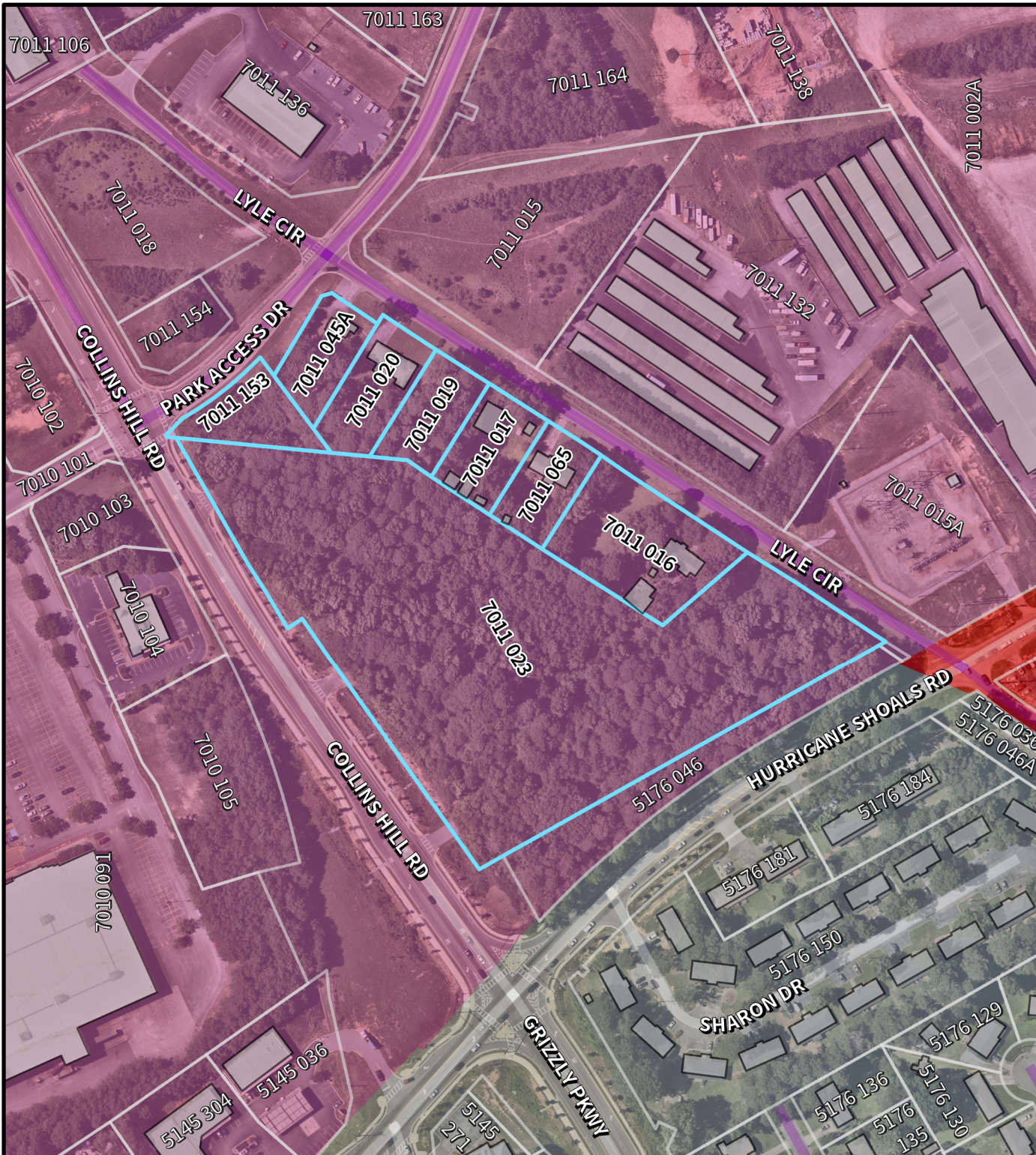
Planning & Development

## Location Map & Surrounding Areas

### RZM2024-00019

Applicant: Melody Glouton

-  Subject Property
  -  City Maintained Streets
- 2045 Character Areas**
-  Downtown
  -  Community Mixed Use
  -  Commercial Corridor













# LAWRENCEVILLE

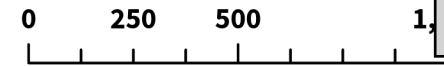
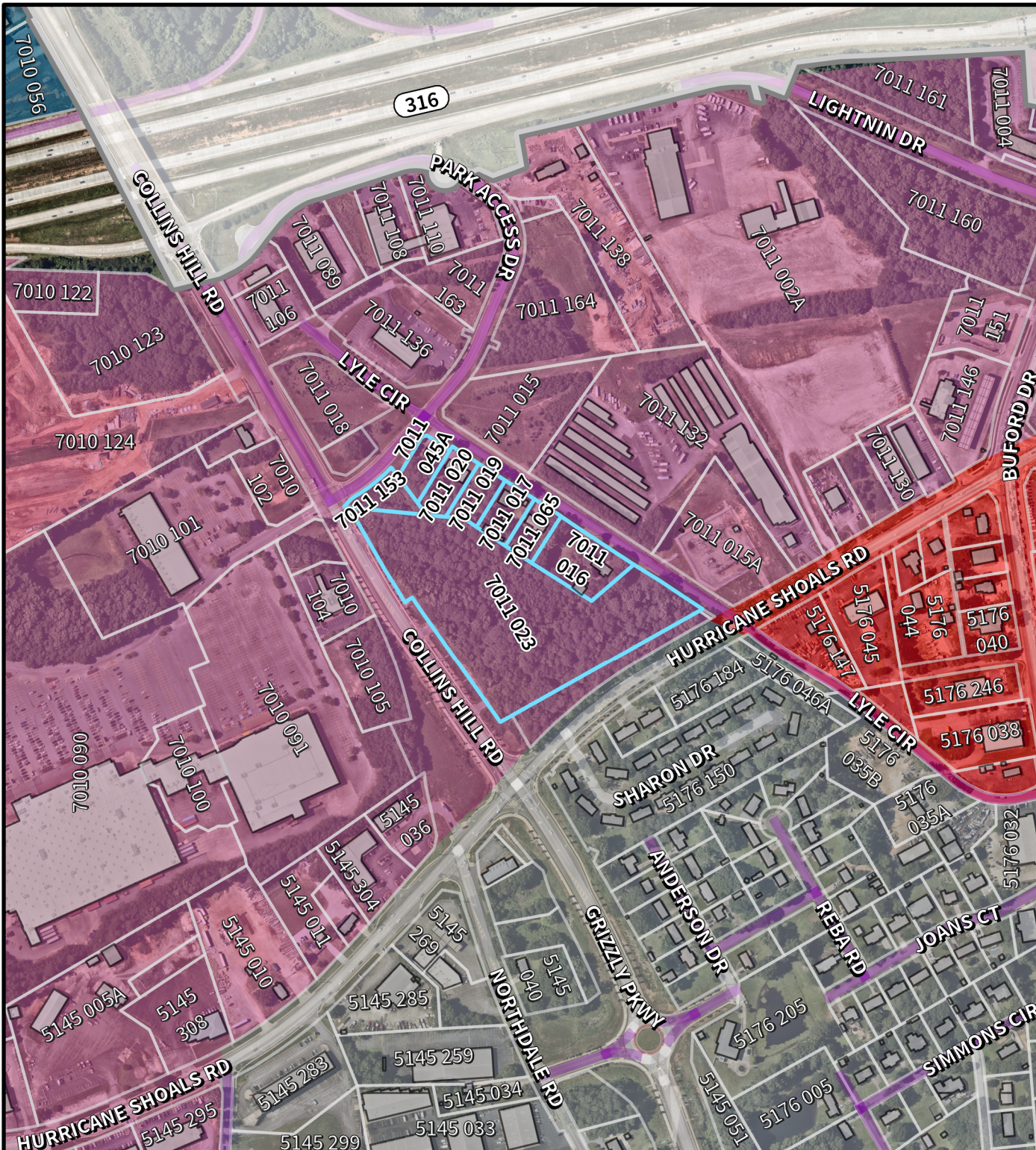
Planning & Development

Location Map & Surrounding Areas

**RZM2024-00019**

Applicant: Melody Glouton

-  Subject Property
-  City Maintained Streets
- 2045 Character Areas**
-  Downtown
-  Community Mixed Use
-  Commercial Corridor
-  Education Center







# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION MEETING, OCTOBER 7, 2024

AGENDA CATEGORY: NEW PUBLIC HEARING

- Item:** An Ordinance to Amend the City of Lawrenceville’s Zoning Ordinance, Fifth Edition, Article 1 Districts, by Adding a New Section 102.5 RS-150 INF - One Family Infill Residential District
- Department:** Planning and Development
- Date of Meeting:** Monday, October 7, 2024
- Presented By:** Todd Hargrave, Director of Planning and Development
- Action Requested:** Review of Proposal at Public Hearing
- Planning and Development Recommendation:** **Approval**

**Summary:** AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ZONING ORDINANCE, FIFTH EDITION, ARTICLE 1 DISTRICTS, BY ADDING A NEW SECTION 102.5 RS-50 INF – ONE-FAMILY INFILL RESIDENTIAL DISTRICT AND RENUMBERING THE REMAINING SECTIONS IN CONSECUTIVE ORDER.

**Attachments/Exhibits:**

- ZON ORD\_ART 1 DIST\_SEC 102.5\_FNL DRFT\_09202024

# CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT

## LOCAL CODE AMENDMENT FORM (For Local Government Use Only)

Item #: 1	(For P&D use only)	Page:	1	of	9
Local Government:	City of Lawrenceville	Date:	Friday, September 20, 2024		
Official's Name and Title:	Todd Hargrave, Director Planning and Development Department	Address:	70 South Clayton Street Lawrenceville, Georgia 30046		
Email:	<a href="mailto:thargrave@lawrencevillega.org">thargrave@lawrencevillega.org</a>	Phone:	678.407.6563		
Title of Code Book:	City of Lawrenceville, Zoning Ordinance, Fifth Edition	Code Section:	Article 1 Districts, Sec. 102.5 RS- 50 INF – One-Family Infill Residential District		
CHECK ONE:	<input type="checkbox"/>	Revise section to read as follows:	<input checked="" type="checkbox"/>	Add new section and renumber remaining sections in consecutive as follows:	
	<input type="checkbox"/>	Delete section and substitute the following:	<input type="checkbox"/>	Delete without substitution:	
<del>LINE THROUGH MATERIAL TO BE DELETED:</del>			<u>UNDERLINE MATERIAL TO BE ADDED</u>		

ZON ORD\_ART 1 DIST\_SEC 102.5\_FNL DRFT\_09202024



Code section with strike through and underline:

102.5 RS-50 INF - ONE-FAMILY INFILL RESIDENTIAL DISTRICT

A. Purpose

This RS-50 INF zoning district is intended for the infill development of medium-density detached one-family dwellings and dwelling units within the boundaries of the Infill District map.

B. Site Development Standards

Property in the RS-50 INF zoning classification shall be developed in accordance with the applicable site-related provisions contained in this Article, and the City of Lawrenceville Subdivision Regulations and Development Regulations.

1. Minimum Site Area

The Minimum Site Area shall be one-quarter acre (1/4 ac.). The minimum site area shall not be altered by a Variance.

2. Density

Gross density in an RS-50 INF zoning classification shall not exceed 8 Units Per Acre (UPA). Density shall be calculated as defined in Article 10 Definitions, Density - Gross, and Density - Net.

3. Off-Street Parking

Off-street parking for Passenger Car, SUV, Truck, or Van shall be provided and designed in accordance with the Zoning Ordinance, Article 5 Parking. Off-street parking calculations shall be based on use and/or occupancy.

a. Off-Street Parking may be provided utilizing Option 1. or Option 2.:

Option 1. Off-Street Attached Garage

Off-Street Attached Garages shall be constructed with a two-car garage..

Off-street attached garages shall be located internal to the development and obstructed from view of an adjacent public right-of-way.

Option 2. Off-Street Parking Lot

Off-Street parking lots shall be constructed providing a minimum of two and one-half (2 1/2) parking spaces per dwelling unit. Subject to the review and approval of the Director of the Planning and Development Department.

Off-street parking lots shall be located internal to the development and obstructed from view of an adjacent public right-of-way.

b. Off-Site Parking

ZON ORD\_ART 1 DIST\_SEC 102.5\_FNL DRFT\_09202024

Where a property is unable to meet the minimum requirements set forth in Subsection B.3.a., the applicant for such use must provide to the Department of Planning and Development proof of adequate off-site parking by agreement with other property owners or will be required to enter into an agreement with the City through entry into the Downtown Parking Credit program.

The minimum number of off-street parking spaces shall not be altered by a Variance.

**4. Sewer Capacity**

Sewer Capacity Certification Request shall require the review and approval of the Gwinnett County Department of Water Resources.

**5. Road Classification**

RS-50 INF one-family lots shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

**C. Lot Dimensional Standards**

<u>Table 102.5 C.1 - Principal Structure</u>		
<u>Minimum Lot Area (sq. ft.)</u>	<u>Minimum Lot Width (ea.)</u>	<u>Maximum Building Height</u>
<u>4,000 sq. ft.</u>	<u>50 feet</u>	<u>35 feet</u>

<u>Minimum Front Yard Setback</u>	<u>Minimum Rear Yard Setback</u>	<u>Minimum Side Yard Setback</u>	<u>Minimum Heated Floor Area</u>	<u>Minimum Heated Floor Area</u>
<u>15 feet</u>	<u>10 feet</u>	<u>5 feet</u>	<u>1,600 sq. ft. (1 story)</u>	<u>1,800 sq. ft. (2 story)</u>

<u>Table 102.5 C.3 - Accessory Structure</u>				
<u>Maximum Square Footage</u>	<u>Front Yard Setback</u>	<u>Side Yard Setback</u>	<u>Rear Yard Setback</u>	<u>Building Height</u>
<u>400 sq. ft.</u>	<u>Prohibited</u>	<u>5 feet</u>	<u>10 feet</u>	<u>18 feet</u>

ZON ORD\_ART 1 DIST\_SEC 102.5\_FNL DRFT\_09202024

**D. Miscellaneous Provisions**

This zoning classification will contain provisions for green space areas for common benefit of the community to be maintained by a homeowner’s association. The zoning district shall be considered through individual rezoning applications where water supply and sewage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares, or state and interstate highways. A complete detailed site plan shall be submitted with each application showing, among other things, open space and recreational amenities. Such application shall also include additional information, such as architectural renderings and restrictive covenant controls to be used by the Planning Commission and the City of Lawrenceville to determine if a proposed project is in the interest of the health, safety, and welfare of the community for which it is proposed.

**E. Mandatory Homeowners Association, Minimum Restrictive Covenant Requirements:**

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the 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.

**F. Protective Covenant**

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 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 one-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

**G. Green Space -**

Every RS-50 INF one-family residential development consisting of more than six (6) buildable lots shall be required to construct an area of public green space within the confines of the development. The minimum green space required shall be 15% of the total acreage of the project excluding 50% of the 100-year flood plain and wetland areas. The green space shall be designed and constructed pursuant to the following regulations:

ZON ORD\_ART 1 DIST\_SEC 102.5\_FNL DRFT\_09202024

- 1. Contiguous green space is encouraged. Green space that is across a right of way shall not be counted towards the required amount.
- 2. All green space must be at least thirty (30) feet of width to be considered in the calculations.
- 3. The green space must be commonly owned by all the residents of the subdivision. The developer shall establish a homeowner’s association for the purpose of transferring title to the green space at the time development begins on the subdivision.
- 4. The green space shall be constructed as part of the first phase of development.
- 5. The green space shall be passive except for walking trails which may be constructed therein. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
- 6. All green space shall be undisturbed, until after the final plat has been approved and recorded.

**H. Utility Restrictions**

All utilities shall be located underground.

Complete ordinance section containing local amendment:

102.6 RS-50 INF - ONE-FAMILY INFILL RESIDENTIAL DISTRICT

A. Purpose

This RS-50 INF zoning district is intended for the infill development of medium-density detached one-family dwellings and dwelling units within the boundaries of the Infill District map.

B. Site Development Standards

Property in the RS-50 INF zoning classification shall be developed in accordance with the applicable site-related provisions contained in this Article, and the City of Lawrenceville Subdivision Regulations and Development Regulations.

1. Minimum Site Area

The Minimum Site Area shall be one-quarter acre (¼ ac.). The minimum site area shall not be altered by a Variance.

2. Density

Gross density in an RS-50 INF zoning classification shall not exceed 8 Units Per Acre (UPA). Density shall be calculated as defined in Article 10 Definitions, Density - Gross, and Density - Net.

3. Off-Street Parking

Off-street parking for Passenger Car, SUV, Truck, or Van shall be provided and designed in accordance with the Zoning Ordinance, Article 5 Parking. Off-street parking calculations shall be based on use and/or occupancy.

a. Off-Street Parking may be provided utilizing Option 1. or Option 2.:

Option 1. Off-Street Attached Garage

Off-Street Attached Garages shall be constructed with a two-car garage.

Off-street attached garages shall be located internal to the development and obstructed from view of an adjacent public right-of-way.

Option 2. Off-Street Parking Lot

Off-Street parking lots shall be constructed providing a minimum of two and one-half (2 ½) parking spaces per dwelling unit. Subject to the review and approval of the Director of the Planning and Development Department.

Off-street parking lots shall be located internal to the development and obstructed from view of an adjacent public right-of-way.

c. Off-Site Parking

ZON ORD\_ART 1 DIST\_SEC 102.5\_FNL DRFT\_09202024

Where a property is unable to meet the minimum requirements set forth in Subsection B.3.a., the applicant for such use must provide to the Department of Planning and Development proof of adequate off-site parking by agreement with other property owners or will be required to enter into an agreement with the City through entry into the Downtown Parking Credit program.

The minimum number of off-street parking spaces shall not be altered by a Variance.

4. Sewer Capacity

Sewer Capacity Certification Request shall require the review and approval of the Gwinnett County Department of Water Resources.

5. Road Classification

RS-50 INF one-family lots shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

C. Lot Dimensional Standards

<i>Table 102.5 C.1 – Principal Structure</i>		
<i>Minimum Lot Area (sq. ft.)</i>	<i>Minimum Lot Width (ea.)</i>	<i>Maximum Building Height</i>
4,000 sq. ft.	50 feet	35 feet

<i>Minimum Front Yard Setback</i>	<i>Minimum Rear Yard Setback</i>	<i>Minimum Side Yard Setback</i>	<i>Minimum Heated Floor Area</i>	<i>Minimum Heated Floor Area</i>
15 feet	10 feet	5 feet	1,600 sq. ft. (1 story)	1,800 sq. ft. (2 story)

<i>Table 102.5 C.3 – Accessory Structure</i>				
<i>Maximum Square Footage</i>	<i>Front Yard Setback</i>	<i>Side Yard Setback</i>	<i>Rear Yard Setback</i>	<i>Building Height</i>
400 sq. ft.	Prohibited	5 feet	10 feet	18 feet

D. Miscellaneous Provisions



This zoning classification will contain provisions for green space areas for common benefit of the community to be maintained by a homeowner’s association. The zoning district shall be considered through individual rezoning applications where water supply and sewage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares, or state and interstate highways. A complete detailed site plan shall be submitted with each application showing, among other things, open space and recreational amenities. Such application shall also include additional information, such as architectural renderings and restrictive covenant controls to be used by the Planning Commission and the City of Lawrenceville to determine if a proposed project is in the interest of the health, safety, and welfare of the community for which it is proposed.

*E. Mandatory Homeowners Association, Minimum Restrictive Covenant Requirements:*

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the 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.

*F. Protective Covenant*

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 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 one-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

*G. Green Space -*

Every RS-50 INF one-family residential development consisting of more than six (6) buildable lots shall be required to construct an area of public green space within the confines of the development. The minimum green space required shall be 15% of the total acreage of the project excluding 50% of the 100-year flood plain and wetland areas. The green space shall be designed and constructed pursuant to the following regulations:

- 1.** Contiguous green space is encouraged. Green space that is across a right of way shall not be counted towards the required amount.

ZON ORD\_ART 1 DIST\_SEC 102.5\_FNL DRFT\_09202024

- 2. All green space must be at least thirty (30) feet of width to be considered in the calculations.
- 3. The green space must be commonly owned by all the residents of the subdivision. The developer shall establish a homeowner’s association for the purpose of transferring title to the green space at the time development begins on the subdivision.
- 4. The green space shall be constructed as part of the first phase of development.
- 5. The green space shall be passive except for walking trails which may be constructed therein. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
- 6. All green space shall be undisturbed, until after the final plat has been approved and recorded.

*H. Utility Restrictions*

All utilities shall be located underground.

**PLANNING AND DEVELOPMENT DEPARTMENT**  
**LOCAL CODE AMENDMENT FORM**  
**INSTRUCTION SHEET**

- 1. Please use a separate form for each proposed local code amendment.
- 2. “Sheet 1 of \_\_\_\_\_” indicates the number of sheets for each individual proposed code amendment, not the number of sheets for all the amendments submitted. If all of the amendment or ordinance section will not fit in the space provided on form, please submit remaining parts on additional sheet.
- 3. Identify the code and code section that is the subject of the proposed local amendment.
- 4. The local government official’s name, address, telephone, fax and email address must be filled out completely.
- 5. Be sure to indicate the type of recommended action in the space referred to as “Check One”.
- 6. If the proposed amendment revises the language of the code section, deletes the entire code section, or deletes the entire code section and offers substitute language, include the language of the present code section and line through the language to be deleted and underline the language of the proposed amendment..
- 7. All proposed local code amendments must be typed and completed in full and the original submitted to the Director of Planning and Development for review and approval. An incomplete form will be sent back to the proponent for completion.

ZON ORD\_ART 1 DIST\_SEC 102.5\_FNL DRFT\_09202024



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: PLANNING COMMISSION MEETING, OCTOBER 7, 2024

AGENDA CATEGORY: NEW PUBLIC HEARING

- Item:** An Ordinance to Amend the City of Lawrenceville’s Zoning Ordinance, Fifth Edition, Article 1 Districts, by Adding a New Section 102.6 RS-TH INF - Townhouse Family Infill Residential District
- Department:** Planning and Development
- Date of Meeting:** Monday, October 7, 2024
- Presented By:** Todd Hargrave, Director of Planning and Development
- Action Requested:** Review of Proposal at Public Hearing
- Planning and Development Recommendation:** **Approval**

**Summary:** AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ZONING ORDINANCE, FIFTH EDITION, ARTICLE 1 DISTRICTS, BY ADDING A NEW SECTION 102.6 RS-TH INF – TOWNHOUSE-FAMILY INFILL RESIDENTIAL DISTRICT AND RENUMBERING THE REMAINING SECTIONS IN CONSECUTIVE ORDER.

**Attachments/Exhibits:**

- ZON ORD\_ART 1 DIST\_SEC 102.6\_FNL DRFT\_09202024

# CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT

## LOCAL CODE AMENDMENT FORM (For Local Government Use Only)

Item #: 1	(For P&D use only)	Page:	1	of	16
Local Government:	City of Lawrenceville	Date:	Friday, September 20, 2024		
Official's Name and Title:	Todd Hargrave, Director Planning and Development Department	Address:	70 South Clayton Street Lawrenceville, Georgia 30046		
Email:	<a href="mailto:thargrave@lawrencevillega.org">thargrave@lawrencevillega.org</a>	Phone:	678.407.6563		
Title of Code Book:	City of Lawrenceville, Zoning Ordinance, Fifth Edition	Code Section:	Article 1 Districts, Sec. 102.6 RS-TH INF – Townhouse-Family Infill Residential District		
CHECK ONE:	<input type="checkbox"/> Revise section to read as follows:	<input checked="" type="checkbox"/>	Add new section and renumber remaining sections in consecutive as follows:		
	<input type="checkbox"/> Delete section and substitute the following:	<input type="checkbox"/>	Delete without substitution:		
<del>LINE THROUGH MATERIAL TO BE DELETED:</del>		<u>UNDERLINE MATERIAL TO BE ADDED</u>			

Code section with strike through and underline:

102.6 RS-TH INF - TOWNHOUSE-FAMILY INFILL RESIDENTIAL DISTRICT

A. Purpose

This RS-TH INF zoning district is intended for the infill development of medium-density townhouse-family dwellings and dwelling units within the boundaries of the Infill District map.

B. Townhouse Dwelling Unit Standards

1. Townhouse-Family Dwelling and Dwelling Units

A townhouse-family dwelling shall be constructed in a minimum of four (4) attached dwelling units, but not more than a maximum of six (6) attached dwelling units in which each dwelling unit extends from foundation to roof. Each one-family attached townhouse dwelling unit is separated from any other dwelling unit by one or more vertical common fire-resistance-rated walls. A townhouse shall have a minimum of two (2) stories above the centerline grade of an adjacent public right-of-way.

C. Site Development Standards

1. Minimum Site Area

The minimum site area for which the RS-TH INF zoning classification is permitted shall be one-half acre (½ ac.). This minimum site area shall not be altered by a Variance.

Exception:

A property zoned (RM-12) General Residence, 3,600 Sq. Ft. District prior to the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, shall be subject to the review and approval of the City Council. This Exception shall not be altered by a Variance.

2. Density

Gross density in an RS-TH INF zoning classification shall not exceed 12 Units Per Acre (UPA).

3. Off-Street Parking

Off-street parking for Passenger Car, SUV, Truck, or Van shall be provided and designed in accordance with the Zoning Ordinance, Article 5 Parking. Off-street parking calculations shall be based on use and/or occupancy.

a. Off-Street Parking may be provided utilizing Option 1. or Option 2.:

Option 1. Off-Street Attached Garage

Off-Street Attached Garages shall be constructed with a rear-entry two-car garage. Subject to the review and approval of the City Council.

Off-street attached garages shall be located internal to the development and obstructed from view of an adjacent public right-of-way.

*Option 2. Off-Street Parking Lot*

Off-Street parking lots shall be constructed providing a minimum of two and one-half (2 ½) parking spaces per dwelling unit. Subject to the review and approval of the City Council.

Off-street parking lots shall be located internal to the development and obstructed from view of an adjacent public right-of-way.

*b. Off-Site Parking*

Where a property is unable to meet the minimum requirements set forth in Subsection C.3.a., the applicant for such use must provide to the Department of Planning and Development proof of adequate off-site parking by agreement with other property owners or will be required to enter into an agreement with the City through entry into the Downtown Parking Credit program.

The minimum number of off-street parking spaces shall not be altered by a Variance.

*4. Sewer Capacity*

Sewer Capacity Certification Request shall require the review and approval of the Gwinnett County Department of Water Resources.

*5. Road Classification*

RS-TH INF townhouse-family lots shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).



See figures for examples:

Ex. No. 1 - Rear Entry Townhouse Dwelling Units



**D. Lot Dimensional Standards**

Property in the RS-TH INF District shall be developed in accordance with the applicable provisions contained in the City of Lawrenceville Development Regulations and Subdivision Regulations, and the following additional standards:

<u>Table 102.6 C.1 - Principal Structure *</u>					
<u>Minimum Lot Area</u>	<u>Minimum Building Height</u>	<u>Maximum Number of Stories</u>	<u>Minimum Lot/Unit Width</u>	<u>Maximum Units Per Row (UPR)</u>	<u>Minimum Units Per Row (UPR)</u>
<u>2,400 sq. ft.</u>	<u>35 feet</u>	<u>3 Stories</u>	<u>24 feet</u>	<u>6</u>	<u>4</u>

<u>Table 102.6 C.2 - Principal Structure</u>			
<u>Minimum Front Yard Setback</u>	<u>Minimum Rear Yard Setback</u>	<u>Minimum Side Yard Setback</u>	<u>Minimum Dwelling Separation</u>
<u>15 feet</u>	<u>20 feet</u>	<u>0 feet</u>	<u>20 feet</u>

<u>Table 102.6 C.3. - Minimum Heated Floor Area</u>
---

<u>Studio</u>	<u>1-bedroom</u>	<u>2-bedroom</u>	<u>3-bedroom</u>	<u>4-bedroom</u>
-	<u>1,000 sq. ft.</u>	<u>1,200 sq. ft.</u>	<u>1,400 sq. ft.</u>	<u>1,600 sq. ft.</u>

<u>Table 102.6 C.4 - Maximum % Bedroom Units</u>	
<u>Three (3) bedroom units - Forty (40%) percent</u>	<u>Four (4) bedroom units - ten (10%) percent</u>

**1. RS-TH Townhouse Units - General**

- a. Front façade(s) of townhouse dwelling units shall be parallel or radial to a Public Street (Public Right-of-Way).**
- b. Front façade(s) of townhouse dwelling units shall be staggered or offset to a minimum of two (2) feet providing architectural relief.**

**E. 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 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.

**F. Architectural Standards**

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

- 1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip, or flat roof lines.**

2. Front, side, and rear facades shall be finished with primarily brick or stone on each elevation.

3. Elevations shall be staggered with alternating exterior treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.

4. Provide a unique architectural entrance with door surround.

5. Incorporate changes in building material texture, and color.

6. Provide elements such as shutters and roof eave brackets.

7. Refer to Article 6, Architectural and Design Standards , for types of materials allowed in the district.

**G. Development Standards:**

The following minimum requirements shall be applied to the property:

1. All vehicles shall be parked on a subdivision lot on an approved hard surface.

2. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all buildings (facades/elevations) and interior private drives.

3. A minimum of four and a maximum of six units shall be allowed in each row of townhouses.

4. Private Drive shall be installed with the following dimensions:

a. Street width shall be 24 feet. Two-foot curb and gutter required (dimensions are back-to-back of curbs).

b. A 5-foot sidewalk is required and shall be 2 feet off the back of the curb.

5. All utilities shall be underground and shall be located within the required right-of-way.

6. All townhouses must be rear entry; driveways shall have no access to exterior streets.

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

a. 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. Driveway must provide two external parking spaces (9 ft. x 20 ft. each)

c. Driveways shall be measure 27 feet from the required 24-foot Private Drive.

8. Front entry units shall require the approval of an associated Variance. If approved, shall abide by the following rules and regulations:

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



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

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

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

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

12. 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. 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. No driveway shall have access to exterior streets.

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

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

#### **H. Utility Restrictions**

1. All utilities shall be located underground.

2. All utilities meters shall be located along a side or rear elevation.

#### **I. Green/Common Space:**

1. Every RS-TH INF townhouse-family residential development consisting of more than six (6) buildable lots shall be required to construct an area of public green space within the confines of the development.

2. 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. 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. 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. The minimum size for a public green, park or square 2,500 square feet

b. Provide a mix of undisturbed natural plantings and/or formal plantings

c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.

d. Install outdoor lighting.

**J. 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.

Complete ordinance section containing local amendment:

**102.6 RS-TH INF - TOWNHOUSE-FAMILY INFILL RESIDENTIAL DISTRICT**

**A. Purpose**

**This RS-TH INF zoning district is intended for the infill development of medium-density townhouse-family dwellings and dwelling units within the boundaries of the Infill District map.**

**B. Townhouse Dwelling Unit Standards**

**1. Townhouse-Family Dwelling and Dwelling Units**

**A townhouse-family dwelling shall be constructed in a minimum of four (4) attached dwelling units, but not more than a maximum of six (6) attached dwelling units in which each dwelling unit extends from foundation to roof. Each one-family attached townhouse dwelling unit is separated from any other dwelling unit by one or more vertical common fire-resistance-rated walls. A townhouse shall have a minimum of two (2) stories above the centerline grade of an adjacent public right-of-way.**

**C. Site Development Standards**

**1. Minimum Site Area**

**The minimum site area for which the RS-TH INF zoning classification is permitted shall be one-half acre (½ ac.). This minimum site area shall not be altered by a Variance.**

**Exception:**

**A property zoned (RM-12) General Residence, 3,600 Sq. Ft. District prior to the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, shall be subject to the review and approval of the City Council. This Exception shall not be altered by a Variance.**

**2. Density**

**Gross density in an RS-TH INF zoning classification shall not exceed 12 Units Per Acre (UPA).**

**3. Off-Street Parking**

**Off-street parking for Passenger Car, SUV, Truck, or Van shall be provided and designed in accordance with the Zoning Ordinance, Article 5 Parking. Off-street parking calculations shall be based on use and/or occupancy.**

**a. Off-Street Parking may be provided utilizing Option 1. or Option 2.:**

**Option 1. Off-Street Attached Garage**



**Off-Street Attached Garages shall be constructed with a rear-entry two-car garage. Subject to the review and approval of the City Council.**

**Off-street attached garages shall be located internal to the development and obstructed from view of an adjacent public right-of-way.**

***Option 2. Off-Street Parking Lot***

**Off-Street parking lots shall be constructed providing a minimum of two and one-half (2 ½) parking spaces per dwelling unit. Subject to the review and approval of the City Council.**

**Off-street parking lots shall be located internal to the development and obstructed from view of an adjacent public right-of-way.**

***b. Off-Site Parking***

**Where a property is unable to meet the minimum requirements set forth in Subsection C.3.a., the applicant for such use must provide to the Department of Planning and Development proof of adequate off-site parking by agreement with other property owners or will be required to enter into an agreement with the City through entry into the Downtown Parking Credit program.**

**The minimum number of off-street parking spaces shall not be altered by a Variance.**

***4. Sewer Capacity***

**Sewer Capacity Certification Request shall require the review and approval of the Gwinnett County Department of Water Resources.**

***5. Road Classification***

**RS-TH INF townhouse-family lots shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).**

See figures for examples:

Ex. No. 1 - Rear Entry Townhouse Dwelling Units



**D. Lot Dimensional Standards**

Property in the RS-TH INF District shall be developed in accordance with the applicable provisions contained in the City of Lawrenceville Development Regulations and Subdivision Regulations, and the following additional standards:

<b>Table 102.6 C.1 - Principal Structure *</b>					
<b>Minimum Lot Area</b>	<b>Minimum Building Height</b>	<b>Maximum Number of Stories</b>	<b>Minimum Lot/Unit Width</b>	<b>Maximum Units Per Row (UPR)</b>	<b>Minimum Units Per Row (UPR)</b>
<b>2,400 sq. ft.</b>	<b>35 feet</b>	<b>3 Stories</b>	<b>24 feet</b>	<b>6</b>	<b>4</b>

<b>Table 102.6 C.2 - Principal Structure</b>			
<b>Minimum Front Yard Setback</b>	<b>Minimum Rear Yard Setback</b>	<b>Minimum Side Yard Setback</b>	<b>Minimum Dwelling Separation</b>
<b>15 feet</b>	<b>20 feet</b>	<b>0 feet</b>	<b>20 feet</b>

<b>Table 102.6 C.3. - Minimum Heated Floor Area</b>
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<b>Studio</b>	<b>1-bedroom</b>	<b>2-bedroom</b>	<b>3-bedroom</b>	<b>4-bedroom</b>
-	1,000 sq. ft.	1,200 sq. ft.	1,400 sq. ft.	1,600 sq. ft.

<b>Table 102.6 C.4 - Maximum % Bedroom Units</b>	
<b>Three (3) bedroom units - Forty (40%) percent</b>	<b>Four (4) bedroom units - ten (10%) percent</b>

**1. RS-TH Townhouse Units - General**

- a. Front façade(s) of townhouse dwelling units shall be parallel or radial to a Public Street (Public Right-of-Way).**
- b. Front façade(s) of townhouse dwelling units shall be staggered or offset to a minimum of two (2) feet providing architectural relief.**

**E. 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 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.

**F. Architectural Standards**

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

- 1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip, or flat roof lines.

2. Front, side, and rear facades shall be finished with primarily brick or stone on each elevation.
3. Elevations shall be staggered with alternating exterior treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
4. Provide a unique architectural entrance with door surround.
5. Incorporate changes in building material texture, and color.
6. Provide elements such as shutters and roof eave brackets.
7. Refer to Article 6, Architectural and Design Standards , for types of materials allowed in the district.

**G. Development Standards:**

The following minimum requirements shall be applied to the property:

1. All vehicles shall be parked on a subdivision lot on an approved hard surface.
2. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all buildings (facades/elevations) and interior private drives.
3. A minimum of four and a maximum of six units shall be allowed in each row of townhouses.
4. Private Drive shall be installed with the following dimensions:
  - a. Street width shall be 24 feet. Two-foot curb and gutter required (dimensions are back-to-back of curbs).
  - b. A 5-foot sidewalk is required and shall be 2 feet off the back of the curb.
5. All utilities shall be underground and shall be located within the required right-of-way.
6. All townhouses must be rear entry; driveways shall have no access to exterior streets.
7. Rear entry units shall abide by the following rules and regulations:
  - a. 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. Driveway must provide two external parking spaces (9 ft. x 20 ft. each)
  - c. Driveways shall be measures 27 feet from the required 24-foot Private Drive.
8. Front entry units shall require the approval of an associated Variance. If approved, shall abide by the following rules and regulations:
  - a. 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. The front façade of Front Entry Units shall be setback 27 feet from required 24-foot Private Drive.
  - c. Driveway must provide two external parking spaces (9 ft. x 20 ft. each).
9. Each townhome residence shall have a two-car garage as a minimum requirement.
  10. No plumbing or heating vents shall be placed on the front side roof of any structure in this district.
  11. Building fronts shall be staggered to provide architectural relief.
  12. 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. 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. No driveway shall have access to exterior streets.
  15. Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.
  16. Dumpsters and recycle bins shall be screened from all units and not visible from right of way.

#### **H. Utility Restrictions**

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

#### **I. Green/Common Space:**

1. Every RS-TH INF townhouse-family residential development consisting of more than six (6) buildable lots shall be required to construct an area of public green space within the confines of the development.
2. 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. 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. 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. The minimum size for a public green, park or square 2,500 square feet
- b. Provide a mix of undisturbed natural plantings and/or formal plantings
- c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
- d. Install outdoor lighting.

**J. 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.

**PLANNING AND DEVELOPMENT DEPARTMENT**

**LOCAL CODE AMENDMENT FORM  
INSTRUCTION SHEET**

1. Please use a separate form for each proposed local code amendment.
2. "Sheet 1 of       " indicates the number of sheets for each individual proposed code amendment, not the number of sheets for all the amendments submitted. If all of the amendment or ordinance section will not fit in the space provided on form, please submit remaining parts on additional sheet.
3. Identify the code and code section that is the subject of the proposed local amendment.
4. The local government official's name, address, telephone, fax and email address must be filled out completely.
5. Be sure to indicate the type of recommended action in the space referred to as "Check One".

6. If the proposed amendment revises the language of the code section, deletes the entire code section, or deletes the entire code section and offers substitute language, include the language of the present code section and line through the language to be deleted and underline the language of the proposed amendment..
7. All proposed local code amendments must be typed and completed in full and the original submitted to the Director of Planning and Development for review and approval. An incomplete form will be sent back to the proponent for completion.



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION MEETING, OCTOBER 7, 2024  
AGENDA CATEGORY: NEW PUBLIC HEARING

**Item:** An Ordinance to Amend the City of Lawrenceville’s Zoning Ordinance, Fifth Edition, Article 1 Districts, by Revising New Section 102.11 CMU Community Mixed-Use District to Include References to the RS-50 and RS-TH INF

**Department:** Planning and Development

**Date of Meeting:** Monday, October 7, 2024

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

**Action Requested:** Review of Proposal at Public Hearing

**Planning and Development Recommendation:** **Approval**

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1. **Summary:** AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ZONING ORDINANCE, FIFTH EDITION, ARTICLE 1 DISTRICTS, BY REVISING NEW SECTION 102.11 CMU COMMUNITY MIXED-USE DISTRICT TO INCLUDE REFERENCES TO THE RS-50 INF – ONE-FAMILY INFILL RESIDENTIAL DISTRICT AND RS-TH INF – TOWNHOUSE-FAMILY RESIDENTIAL DISTRICT AND RENUMBERING THE REMAINING SECTIONS IN CONSECUTIVE ORDER.

**Attachments/Exhibits:**

- ZON ORD\_ART 1 DIST\_SEC 102.11\_FNL DRFT\_09202024



# CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT

## LOCAL CODE AMENDMENT FORM (For Local Government Use Only)

Item #: 1	(For P&D use only)	Page:	1	of	19
Local Government:	City of Lawrenceville	Date:	Fri <del>Thursday, September 20</del> <del>July 18,</del> 2024		
Official's Name and Title:	Todd Hargrave, Director Planning and Development Department	Address:	70 South Clayton Street Lawrenceville, Georgia 30046		
Email:	<a href="mailto:thargrave@lawrencevillega.org">thargrave@lawrencevillega.org</a>	Phone:	678.407.6563		
Title of Code Book:	City of Lawrenceville, Zoning Ordinance, Fifth Edition	Code Section:	Article 1 Districts, Sec. 102.11 CMU Community Mixed-Use District		
CHECK ONE:	<input checked="" type="checkbox"/> Revise section and renumber remaining sections in consecutive order:	<input type="checkbox"/>	Add new section and renumber remaining sections in consecutive order:		
	<input type="checkbox"/> Delete section and substitute the following:	<input type="checkbox"/>	Delete without substitution:		
<del>LINE THROUGH MATERIAL TO BE DELETED:</del>		<u>UNDERLINE MATERIAL TO BE ADDED</u>			

ZON ORD\_ART 1 DIST\_SEC 102.11\_FNL DRFT\_09202024

Code section with strike through and underline:

**~~102.9~~ 102.11 CMU Community Mixed-Use District**

**A. Purpose**

The purpose of the CMU Community Mixed-Use District is to promote complementary groupings of small-scale mixed-use buildings that are within walking distance and compatible with the surrounding neighborhood. It is the intent of this district to provide for diverse housing options to accommodate multigenerational communities within a range of residential building forms, lot sizes, and dwelling sizes and neighborhood-oriented retail, services, and low-intensity office uses that are within convenient walking distances.

Property in the CMU Community Mixed-Use 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. Land Use Mix**

Each CMU development shall include a mix of land uses, as indicated in the table below.

1. The intent of allowing these nonresidential uses is to create a small node of retail and commercial services primarily for the convenience and amenity of residents of the CMU District. Nonresidential development must be compatible with the residential component of the development, and in general with the Architectural Design Standards specified in this section and Article 6, Architectural Standards and Design Guidelines.

Land Use	Percentage of Gross Land Area	
	Minimum	Maximum
Residential Uses	30%	75%
Civic/Institutional Uses	15%	50%
Commercial/Retail, Light Industrial or Office Uses	15%	50%

2. This district provides for a diversity of housing types. Each CMU development shall include at least one housing option, including apartments, single-family residences, or townhomes.

a. <del>One</del> Single-family detached dwellings on large lots <del>(at least 9,500 sq. feet)</del> <u>(See AR, RS-180 and RS-150, standards)</u>
b. <del>One</del> Single-family detached dwellings on mid-size lots <del>(7500-9499 sq. feet)</del> <u>See RS-60 standards</u>
c. <del>One</del> Single-family detached dwellings on small lots <del>(4500-7499 sq. feet)</del> <u>(See RS-50 INF* standards)</u>
d. Townhouses <u>(See RS-TH INF* and RM-8 standards)</u> <del>see RM-8 standards above</del>
e. Multifamily (see RM-12 and RM-24 standards above)

\*Infill District Map boundaries only.

**C. Lot Development Standards**

ZON ORD\_ART 1 DIST\_SEC 102.11\_FNL DRFT\_09202024

Project Area Standard			Off Internal Streets or Private Driveways		
Minimum Site Area	Minimum Road Frontage	Max. Height	Min. Front Setback	Min. Side Setback	Min. Rear Setback
5 acres	40 ft./lot	45 ft.	5-15 ft.	10-20 ft.	<del>25-40</del> 25-40 ft.

Building setbacks adjacent to a classified Arterial or Collector (Principal, Major, Minor) shall be fifty (50) feet.

- 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.

**D. Mandatory Homeowners Association.** As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Home Owners Association to be attached to the development of the property. The Home Owners 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.

**E. Protective Covenants**

The development shall have a mandatory community association(s) to provide maintenance for all common areas of landscaping within internal right-of-ways and immediately adjacent external right-of-ways), and enforce reasonable and customary property maintenance standards through 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. Said 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 five percent hardship) may be leased to third parties by individual owners.

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

**E. Green/Common Space:**

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. 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. 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. 50% of the houses 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. The minimum size for a public green, park or square 3,000 square feet
- b. Provide a mix of undisturbed natural plantings and/or formal plantings
- c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
- d. Install outdoor lighting.

**F. Connectivity**

1. Interconnected network. It is the intent of this section that the public-access-ways, walkways, transportation facilities, and improvements in the mixed-use district contribute to an interconnected and continuous network providing convenient vehicular and pedestrian access to abutting properties. The design of the development and related public improvements shall provide for maximum connections for automobiles, pedestrians, bicycles, and public transportation to off-site and on-site attractions such as concentrations of employment, shopping, housing, community services, public parking parks, and public facilities.
2. Vehicular connectivity
  - a. No streets may be longer than 400 feet without an intersection with another street or alley.
  - b. The street network shall form a connected pattern (grid system), with a minimum of cul-de-sacs approved by the Director of Planning and Development only in cases of topographical hardship. Street shapes should be varied with loop streets, curving crescents, ovals, and courts providing visual interest and traffic calming effects. Approved cul-de-sac streets may be no longer than 400 feet in length. Street patterns shall be designed to respect and follow existing terrain as much as possible to minimize earthmoving and disruption of the existing topography.
  - c. New streets shall contribute to an interconnected network and meet all of the following standards:
    - i. Location of the new street shall be reviewed and approved by the appropriate City department. Such approval shall be contingent on a finding that the new street will serve a public purpose such as improving traffic safety, reducing traffic congestion, or improving vehicular and pedestrian circulation and access to major thoroughfares.
    - ii. Right-of-way and design of the new street shall meet applicable requirements of the appropriate City department.
3. Pedestrian Connectivity
  - a. There shall be an adequate separation of pedestrian walkways from automobile traffic within a development. Appropriate design elements or traffic-calming measures, such as paving material variation or barriers (structural or spatial), shall be provided to distinguish vehicular and pedestrian access points.
  - b. Safe, convenient, and continuous pedestrian walkways shall be provided:
    - i. Between building entrances for all buildings in the same block.
    - ii. Along both sides of the street frontage of all streets.
    - iii. Through parking lots and parking structures at regular intervals connecting to building entrances and the public sidewalks on surrounding streets.

**G. Public Improvements**

1. Sidewalks shall meet the Engineering Department Requirements.
2. Crosswalks and pedestrian crossing signage shall be provided consistent with the most recent edition of the Manual of Uniform Traffic Control Devices (MUTCD) and AASHTO, as per Engineering Department approval.
3. Greenway Access



- a. Greenways shall be provided in accordance with the Trail Master Plan and maintained in accordance with the plan and other applicable sections of the Zoning Ordinance. Final location of the greenways shall be coordinated with the Engineering Department.
- b. If a project abuts a greenway, then a multiuse path shall be provided connecting to the greenway for pedestrian and bicycle use.

**H. Access Easements and Inter-parcel Access**

- 1. Inter-parcel access, joint driveways, cross-access drives, and access easements shall be provided as follows except where the Director of Planning and Development determines that they are not feasible due to topographic or other site-specific constraints:
  - a. Inter-parcel driveway connection or provision of a future inter-parcel driveway stub (with appropriate cross-access easements) shall be required between adjacent non-residential properties on arterials or major collectors designated on the Gwinnett County Long Range Road Classification Map.
  - b. Joint driveways and cross-access easements shall be established for non-residential tracts wherever feasible along streets classified as arterials or major collectors on the Gwinnett County Long Range Classification map.
  - c. Roads are to be designed with a design speed of 25 mph and a two-way travel aisle with a minimum of 20 feet to accommodate automobiles, service vehicles, and loading vehicles.
  - d. Driveway aprons, stub-outs, and other design features or traffic calming features may be required by the Director or Engineering Department to indicate cross access or service drive for traffic safety or per City standards.

**I. Parking**

- 1. Vehicle Parking
  - a. The minimum number of required off-street parking spaces shall be provided in Article 5, Parking or in accordance with the following standards, whichever is lower:
    - i. Five parking spaces are required for every 1,000 square feet of the gross floor area of non-residential use.
    - ii. 1.5 parking spaces are required for each residential dwelling unit.
    - iii. The number of required off-street parking spaces may be reduced by an equal number of on-street parking spaces, or by a shared parking agreement.
  - b. All off-street parking must be located to the side or rear of the principal buildings within the CMU District and screened from residential districts. Off-site parking in the front yard is not permitted within the CMU District.
- 2. Bicycle Racks
  - a. All uses that are required to provide off-street parking spaces for motorized vehicles also shall provide bicycle racks consistent with each of the standards below:
    - i. Uses that require more than 50 off-street parking spaces for motorized vehicles shall provide at least one bicycle rack space for every 25 parking spaces required for motorized vehicles.
    - ii. No single building shall be required to provide more than 20 bicycle rack spaces.
    - iii. Bicycle racks shall be located outside of the street right-of-way; in a well-lit area; and no more than 75 feet from the intended use area or building.
- 3. Transit-Oriented Development Parking
  - a. The Director of Planning and Development may grant an administrative variance to reduce the number of parking spaces by no more than 20 percent of the required parking spaces for uses

that are located along pedestrian walkways and within 1,320 feet of a fixed public transportation stop.

**J. Landscape, Buffers, and Tree Protection**

1. The purpose of landscaping in the Community Mixed-Use District is to provide for flexibility of design based upon pedestrian and vehicular connectivity; the types of common space areas; architectural design; and density. The objective is to maintain the health and well-being of the trees.
2. Buffers and tree protection shall be in conformity with Article 4, Buffers.
3. Trees within the Community Mixed-Use development must meet the street tree, parking lot tree, and 16 tree density units per acre requirements. Street trees may count as units toward the tree density requirement.
  - a. Street Trees
    - i. Trees on major entry drives throughout the development shall be canopy trees.
    - ii. Trees on local streets throughout the development may be canopy or small trees.
    - iii. If tree wells are provided within sidewalks, a tree grate or pavers shall be provided for each tree. Engineered soils and irrigation for each tree is required. An owner or developer shall submit to the Department the engineered soil specifications prior to issuance of the development permit. Details of the tree grates are required to be on the plan.
  - b. Parking Lot Trees
    - i. Parking rows shall terminate with a planting island unless adjacent to a landscape strip.
    - ii. Recommendations for parking lot planting area designs:
      - 1) The use of elongated planting strips that is perpendicular to the parking stalls;
      - 2) Irrigation and a long term maintenance plan for newly planted trees and shrubs; and,
      - 3) The use of at-grade planting areas (bioswales) in parking lots to promote Stormwater runoff treatment.
4. Screening off-street parking lots
  - a. Off-street parking lots may be screened from adjacent roadways and sidewalks by a five-foot landscape strip with the following requirements:
    - i. One tree for every 25 linear feet of strip length shall be provided. Deciduous trees shall be at least 2-inches caliper and evergreen trees shall be at least 6 feet in height at time of planting. Trees shall be a species native or suitable to this region as provided in Article 4, Buffers.
    - ii. One evergreen shrub for each 8 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region.
5. If landscape strips are provided within the right-of-way, they shall be a minimum of five feet in width, measured from the back of the curb and sidewalk.
6. Individual lot trees are not required on detached residential lots.

**K. Streetscape Design**

1. The location and specifications of other improvements in public right-of-ways, including street lights, bike racks, trash receptacles, benches, street trees, and landscaping, shall be as provided in accordance with the Article 6, Architectural and Design Standards and the following design criteria:
  - a. Lighting
    - i. A unified lighting plan must be submitted with the concept plan for approval by the Director to be in accordance with Article 6, Architectural and Design Standards, and other sections as applicable. Such lighting provides adequate vehicular and pedestrian vi

and security of on-site areas such as building entrances, parking, service delivery, and pedestrian walkways. Light fixtures shall include glare shields to limit direct rays onto adjacent residential properties. Such a lighting plan must include typical designs for shielded light fixtures, light poles, and lighting levels that are compatible with or complement the surrounding developments.

- b. Pedestrian Amenities
  - i. Public gathering areas shall be designed with approximately scaled and thematic site furnishings or amenities such as decorative seating, planters, or water fountains. Site furnishings and amenities shall be located outside of the street right-of-way and be privately maintained.
  - ii. Materials should be durable and variable in texture, color, and form. Plastic or petroleum-based resin materials are prohibited.
- c. Landscaping shall be separated from vehicular uses by some form of barrier such as a high back concrete curb, bollards, curb stops, or other suitable permanent alternatives.

#### **L. Utilities**

All existing and proposed utilities located along streets in the Community Mixed-Use District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from streets.

#### **M. Signs**

Signs for buildings with an individual use or tenant shall be permitted in accordance with Article 7, Signs.

#### **N. Architectural Standards**

1. The applicant for a building permit in the Community Mixed-Use District shall prepare and submit preliminary architectural plans and elevations of all buildings for review by the Director. The Director shall review such plans and elevations in order to determine if they conform to the City of Lawrenceville Architectural Standards and are substantially consistent with the City of Lawrenceville Zoning Ordinance.
2. Odor Scrubbing
  - a. When residential uses are located with other non-residential uses within the same building, odor-scrubbing equipment shall be required of the non-residential tenant to eliminate obnoxious odor as deemed appropriate for each use.
3. Doors and Entrances
  - a. Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.
  - b. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

#### **O. Outdoor Operations**

1. All uses and operations except off-street parking, off-street loading and delivery, and walk-up customer service windows shall be conducted completely within enclosed buildings, except as follows:
  - a. Outdoor seating for restaurants shall be subject to the supplemental use regulations of Article 2, Section 200.3.50, Outdoor Seating and be located outside of the street right-of-way.

b. Outdoor display or sales of merchandise shall be subject to the supplemental use regulations of Article 2, Section 200.3.49 Outdoor sales, or display and be located outside of the street right-of-way.

**P. Property Owners Association**

- 1. Common areas, stormwater management facilities, and floodplain and wetland areas shall be owned in fee simple by a mandatory property owners association or approved entity. The developer shall record the deed to the common area prior to, or concurrent with, the recording of the first final subdivision plat.
- 2. The property owners association or other approved entity shall be responsible for the continuous maintenance and protection of buffers, common areas, and recreation areas established pursuant to this Section.
- 3. At a minimum, the property owners association’s bylaws or covenants shall contain the following provisions:
  - a. Governance of the association by the Georgia Property’s Association Act (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
  - b. Responsibility for maintenance of the open space or common area.
  - c. Responsibility for insurance and taxes.
  - d. Automatic compulsory membership of all lot purchasers and their successors and compulsory assessments.
  - e. Conditions and timing of transferring control of the association from the developer to the lot owners.
  - f. Guarantee that the association will not be dissolved without the advance approval of the City Council.

**Q. Application Process**

- 1. The Community Mixed-Use rezoning process shall follow the process for rezoning as prescribed in Article 9, Section 907, Rezoning Application Public Hearing Procedures with the following modifications:
  - a. All such rezoning applications shall be accompanied by a Zoning Exhibit for review and approval by the Director of Planning and Development. The Zoning Exhibit shall provide all information necessary to demonstrate that it achieves the criteria 1 through 6 (see below) as applicable.
  - b. If the rezoning application is approved by the City Council, then such rezoning shall be conditioned on the applicant’s substantial conformity with the Zoning Exhibit, including any modifications or conditions approved by the City Council pursuant to its deliberations on the application.
  - c. Zoning Exhibit approval shall not constitute entitlement to permits.
  - d. Each applicant for the mixed-use district shall provide evidence of the unified control of the entire parcel. During the development process, more than one owner may participate in the development of the approved plan so long as each parcel of land remains subject to all of the terms and conditions of the Zoning Exhibit approved for the property as a whole.

**R. Zoning Exhibit**

- 1. 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.

**S. Phasing Plan**

A phasing plan shall be submitted with the Concept Plan and approved by the Director unless the entire development is to be completed at one time. Such phasing plan shall describe and illustrate in a written and graphic format the incremental implementation of the Mixed-Use development over a number of years, including the sequence, timing, and responsibility for construction of each building, support facilities, infrastructure, and utilities. The revision of the phasing plan is permitted and must be approved by the Director of Planning and Development prior to each construction phase.

**T. Concept Plan**

A concept plan must be submitted and approved by the Director after the rezoning process and prior to submittal of an application for a Development Permit. The purpose of the Concept Plan review is to ensure the soundness of the proposed development, compatibility with the surrounding area and compliance with zoning conditions. The Concept Plan shall be developed in substantial conformance with the Zoning Exhibit approved by the City Council, along with any conditions added thereto by the City Council, according to the plan and plat guidelines listed in the Development Regulations.

**U. Building Plans**

Prior to issuance of a building permit for any occupied structure to be located within the Community Mixed-Use District, the builder shall provide architectural plans and elevations at a scale no smaller than 1/8"=1'-0" that demonstrate compliance with the requirements of the Architectural Design Standards. The Director shall have the authority to review and approve the building plans for conformity with the requirements of this article and Article 6, Architectural and Design Standards.

**V. Other Requirements**

The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of the City of Lawrenceville. In any case where the standards and requirements of this district conflicts with other provisions of the City of Lawrenceville Code of Ordinances, the requirements of this district shall govern.

ZON ORD\_ART 1 DIST\_SEC 102.11\_FNL DRFT\_09202024

Complete ordinance section containing local amendment:

**102.11 CMU Community Mixed-Use District**

**A. Purpose**

The purpose of the CMU Community Mixed-Use District is to promote complementary groupings of small-scale mixed-use buildings that are within walking distance and compatible with the surrounding neighborhood. It is the intent of this district to provide for diverse housing options to accommodate multigenerational communities within a range of residential building forms, lot sizes, and dwelling sizes and neighborhood-oriented retail, services, and low-intensity office uses that are within convenient walking distances.

Property in the CMU Community Mixed-Use 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. Land Use Mix**

Each CMU development shall include a mix of land uses, as indicated in the table below.

- 1. The intent of allowing these nonresidential uses is to create a small node of retail and commercial services primarily for the convenience and amenity of residents of the CMU District. Nonresidential development must be compatible with the residential component of the development, and in general with the Architectural Design Standards specified in this section and Article 6, Architectural Standards and Design Guidelines.

Land Use	Percentage of Gross Land Area	
	Minimum	Maximum
Residential Uses	30%	75%
Civic/Institutional Uses	15%	50%
Commercial/Retail, Light Industrial or Office Uses	15%	50%

- 2. This district provides for a diversity of housing types. Each CMU development shall include at least one housing option, including apartments, single-family residences, or townhomes.

f. One-family detached dwellings on large lots (See AR, RS-180 and RS-150, standards)
g. One-family detached dwellings on mid-size lots (See RS-60 standards)
h. One-family detached dwellings on small lots (See RS-50 INF* standards)
i. Townhouses (See RS-TH INF* and RM-8 standards)
j. Multifamily (see RM-12 and RM-24 standards above)

\*Infill District map boundaries only.

**C. Lot Development Standards**

Project Area Standard	Off Internal Streets or Private Driveways
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ZON ORD\_ART 1 DIST\_SEC 102.11\_FNL DRFT\_09202024

Minimum Site Area	Minimum Road Frontage	Max. Height	Min. Front Setback	Min. Side Setback	Min. Rear Setback
5 acres	40 ft./lot	45 ft.	5-15 ft.	10-20 t.	25-40 ft.

Building setbacks adjacent to a classified Arterial or Collector (Principal, Major, Minor) shall be fifty (50) feet.

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.

**D. Mandatory Homeowners Association.** As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Home Owners Association to be attached to the development of the property. The Home Owners 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.

**E. Protective Covenants**

The development shall have a mandatory community association(s) to provide maintenance for all common areas of landscaping within internal right-of-ways and immediately adjacent external right-of-ways), and enforce reasonable and customary property maintenance standards through 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. Said 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 five percent hardship) may be leased to third parties by individual owners.

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

**F. Green/Common Space:**

5. Every development shall be required to construct an area of public green space within the confines of the development.
6. 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.
7. 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.
8. 50% of the houses 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.

- e. The minimum size for a public green, park or square 3,000 square feet

- f. Provide a mix of undisturbed natural plantings and/or formal plantings
- g. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
- h. Install outdoor lighting.

## **F. Connectivity**

1. Interconnected network. It is the intent of this section that the public-access-ways, walkways, transportation facilities, and improvements in the mixed-use district contribute to an interconnected and continuous network providing convenient vehicular and pedestrian access to abutting properties. The design of the development and related public improvements shall provide for maximum connections for automobiles, pedestrians, bicycles, and public transportation to off-site and on-site attractions such as concentrations of employment, shopping, housing, community services, public parking parks, and public facilities.
2. Vehicular connectivity
  - d. No streets may be longer than 400 feet without an intersection with another street or alley.
  - e. The street network shall form a connected pattern (grid system), with a minimum of cul-de-sacs approved by the Director of Planning and Development only in cases of topographical hardship. Street shapes should be varied with loop streets, curving crescents, ovals, and courts providing visual interest and traffic calming effects. Approved cul-de-sac streets may be no longer than 400 feet in length. Street patterns shall be designed to respect and follow existing terrain as much as possible to minimize earthmoving and disruption of the existing topography.
  - f. New streets shall contribute to an interconnected network and meet all of the following standards:
    - iii. Location of the new street shall be reviewed and approved by the appropriate City department. Such approval shall be contingent on a finding that the new street will serve a public purpose such as improving traffic safety, reducing traffic congestion, or improving vehicular and pedestrian circulation and access to major thoroughfares.
    - iv. Right-of-way and design of the new street shall meet applicable requirements of the appropriate City department.
3. Pedestrian Connectivity
  - c. There shall be an adequate separation of pedestrian walkways from automobile traffic within a development. Appropriate design elements or traffic-calming measures, such as paving material variation or barriers (structural or spatial), shall be provided to distinguish vehicular and pedestrian access points.
  - d. Safe, convenient, and continuous pedestrian walkways shall be provided:
    - i. Between building entrances for all buildings in the same block.
    - ii. Along both sides of the street frontage of all streets.
    - iii. Through parking lots and parking structures at regular intervals connecting to building entrances and the public sidewalks on surrounding streets.

## **G. Public Improvements**

4. Sidewalks shall meet the Engineering Department Requirements.
5. Crosswalks and pedestrian crossing signage shall be provided consistent with the most recent edition of the Manual of Uniform Traffic Control Devices (MUTCD) and AASHTO, as per Engineering Department approval.
6. Greenway Access



- a. Greenways shall be provided in accordance with the Trail Master Plan and maintained in accordance with the plan and other applicable sections of the Zoning Ordinance. Final location of the greenways shall be coordinated with the Engineering Department.
- b. If a project abuts a greenway, then a multiuse path shall be provided connecting to the greenway for pedestrian and bicycle use.

#### **H. Access Easements and Inter-parcel Access**

2. Inter-parcel access, joint driveways, cross-access drives, and access easements shall be provided as follows except where the Director of Planning and Development determines that they are not feasible due to topographic or other site-specific constraints:
  - a. Inter-parcel driveway connection or provision of a future inter-parcel driveway stub (with appropriate cross-access easements) shall be required between adjacent non-residential properties on arterials or major collectors designated on the Gwinnett County Long Range Road Classification Map.
  - b. Joint driveways and cross-access easements shall be established for non-residential tracts wherever feasible along streets classified as arterials or major collectors on the Gwinnett County Long Range Classification map.
  - c. Roads are to be designed with a design speed of 25 mph and a two-way travel aisle with a minimum of 20 feet to accommodate automobiles, service vehicles, and loading vehicles.
  - d. Driveway aprons, stub-outs, and other design features or traffic calming features may be required by the Director or Engineering Department to indicate cross access or service drive for traffic safety or per City standards.

#### **I. Parking**

4. Vehicle Parking
  - a. The minimum number of required off-street parking spaces shall be provided in Article 5, Parking or in accordance with the following standards, whichever is lower:
    - i. Five parking spaces are required for every 1,000 square feet of the gross floor area of non-residential use.
    - ii. 1.5 parking spaces are required for each residential dwelling unit.
    - iii. The number of required off-street parking spaces may be reduced by an equal number of on-street parking spaces, or by a shared parking agreement.
  - b. All off-street parking must be located to the side or rear of the principal buildings within the CMU District and screened from residential districts. Off-site parking in the front yard is not permitted within the CMU District.
5. Bicycle Racks
  - a. All uses that are required to provide off-street parking spaces for motorized vehicles also shall provide bicycle racks consistent with each of the standards below:
    - i. Uses that require more than 50 off-street parking spaces for motorized vehicles shall provide at least one bicycle rack space for every 25 parking spaces required for motorized vehicles.
    - ii. No single building shall be required to provide more than 20 bicycle rack spaces.
    - iii. Bicycle racks shall be located outside of the street right-of-way; in a well-lit area; and no more than 75 feet from the intended use area or building.
6. Transit-Oriented Development Parking
  - a. The Director of Planning and Development may grant an administrative variance to reduce the number of parking spaces by no more than 20 percent of the required parking spaces for uses

that are located along pedestrian walkways and within 1,320 feet of a fixed public transportation stop.

**J. Landscape, Buffers, and Tree Protection**

1. The purpose of landscaping in the Community Mixed-Use District is to provide for flexibility of design based upon pedestrian and vehicular connectivity; the types of common space areas; architectural design; and density. The objective is to maintain the health and well-being of the trees.
2. Buffers and tree protection shall be in conformity with Article 4, Buffers.
3. Trees within the Community Mixed-Use development must meet the street tree, parking lot tree, and 16 tree density units per acre requirements. Street trees may count as units toward the tree density requirement.
  - a. Street Trees
    - i. Trees on major entry drives throughout the development shall be canopy trees.
    - ii. Trees on local streets throughout the development may be canopy or small trees.
    - iii. If tree wells are provided within sidewalks, a tree grate or pavers shall be provided for each tree. Engineered soils and irrigation for each tree is required. An owner or developer shall submit to the Department the engineered soil specifications prior to issuance of the development permit. Details of the tree grates are required to be on the plan.
  - b. Parking Lot Trees
    - i. Parking rows shall terminate with a planting island unless adjacent to a landscape strip.
    - ii. Recommendations for parking lot planting area designs:
      - 4) The use of elongated planting strips that is perpendicular to the parking stalls;
      - 5) Irrigation and a long term maintenance plan for newly planted trees and shrubs; and,
      - 6) The use of at-grade planting areas (bioswales) in parking lots to promote Stormwater runoff treatment.
4. Screening off-street parking lots
  - a. Off-street parking lots may be screened from adjacent roadways and sidewalks by a five-foot landscape strip with the following requirements:
    - i. One tree for every 25 linear feet of strip length shall be provided. Deciduous trees shall be at least 2-inches caliper and evergreen trees shall be at least 6 feet in height at time of planting. Trees shall be a species native or suitable to this region as provided in Article 4, Buffers.
    - ii. One evergreen shrub for each 8 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region.
5. If landscape strips are provided within the right-of-way, they shall be a minimum of five feet in width, measured from the back of the curb and sidewalk.
6. Individual lot trees are not required on detached residential lots.

**K. Streetscape Design**

1. The location and specifications of other improvements in public right-of-ways, including street lights, bike racks, trash receptacles, benches, street trees, and landscaping, shall be as provided in accordance with the Article 6, Architectural and Design Standards and the following design criteria:
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    - i. A unified lighting plan must be submitted with the concept plan for approval by the Director to be in accordance with Article 6, Architectural and Design Standards, and other sections as applicable. Such lighting provides adequate vehicular and pedestrian v

and security of on-site areas such as building entrances, parking, service delivery, and pedestrian walkways. Light fixtures shall include glare shields to limit direct rays onto adjacent residential properties. Such a lighting plan must include typical designs for shielded light fixtures, light poles, and lighting levels that are compatible with or complement the surrounding developments.

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  - ii. Materials should be durable and variable in texture, color, and form. Plastic or petroleum-based resin materials are prohibited.
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All existing and proposed utilities located along streets in the Community Mixed-Use District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from streets.

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Signs for buildings with an individual use or tenant shall be permitted in accordance with Article 7, Signs.

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1. The applicant for a building permit in the Community Mixed-Use District shall prepare and submit preliminary architectural plans and elevations of all buildings for review by the Director. The Director shall review such plans and elevations in order to determine if they conform to the City of Lawrenceville Architectural Standards and are substantially consistent with the City of Lawrenceville Zoning Ordinance.
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  - a. When residential uses are located with other non-residential uses within the same building, odor-scrubbing equipment shall be required of the non-residential tenant to eliminate obnoxious odor as deemed appropriate for each use.
3. Doors and Entrances
  - a. Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.
  - b. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

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  - a. Outdoor seating for restaurants shall be subject to the supplemental use regulations of Article 2, Section 200.3.50, Outdoor Seating and be located outside of the street right-of-way.

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- 3. At a minimum, the property owners association’s bylaws or covenants shall contain the following provisions:
  - a. Governance of the association by the Georgia Property’s Association Act (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
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  - e. Conditions and timing of transferring control of the association from the developer to the lot owners.
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**Q. Application Process**

- 1. The Community Mixed-Use rezoning process shall follow the process for rezoning as prescribed in Article 9, Section 907, Rezoning Application Public Hearing Procedures with the following modifications:
  - a. All such rezoning applications shall be accompanied by a Zoning Exhibit for review and approval by the Director of Planning and Development. The Zoning Exhibit shall provide all information necessary to demonstrate that it achieves the criteria 1 through 6 (see below) as applicable.
  - b. If the rezoning application is approved by the City Council, then such rezoning shall be conditioned on the applicant’s substantial conformity with the Zoning Exhibit, including any modifications or conditions approved by the City Council pursuant to its deliberations on the application.
  - c. Zoning Exhibit approval shall not constitute entitlement to permits.
  - d. Each applicant for the mixed-use district shall provide evidence of the unified control of the entire parcel. During the development process, more than one owner may participate in the development of the approved plan so long as each parcel of land remains subject to all of the terms and conditions of the Zoning Exhibit approved for the property as a whole.

**R. Zoning Exhibit**

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

ZON ORD\_ART 1 DIST\_SEC 102.11\_FNL DRFT\_09202024



- 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.
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A concept plan must be submitted and approved by the Director after the rezoning process and prior to submittal of an application for a Development Permit. The purpose of the Concept Plan review is to ensure the soundness of the proposed development, compatibility with the surrounding area and compliance with zoning conditions. The Concept Plan shall be developed in substantial conformance with the Zoning Exhibit approved by the City Council, along with any conditions added thereto by the City Council, according to the plan and plat guidelines listed in the Development Regulations.

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Prior to issuance of a building permit for any occupied structure to be located within the Community Mixed-Use District, the builder shall provide architectural plans and elevations at a scale no smaller than 1/8"=1'-0" that demonstrate compliance with the requirements of the Architectural Design Standards. The Director shall have the authority to review and approve the building plans for conformity with the requirements of this article and Article 6, Architectural and Design Standards.

### **V. Other Requirements**

The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of the City of Lawrenceville. In any case where the standards and requirements of this district conflicts with other provisions of the City of Lawrenceville Code of Ordinances, the requirements of this district shall govern.

**PLANNING AND DEVELOPMENT DEPARTMENT**

**LOCAL CODE AMENDMENT FORM  
INSTRUCTION SHEET**

- 1. Please use a separate form for each proposed local code amendment.
- 2. “Sheet 1 of \_\_\_\_\_” indicates the number of sheets for each individual proposed code amendment, not the number of sheets for all the amendments submitted. If all of the amendment or ordinance section will not fit in the space provided on form, please submit remaining parts on additional sheet.
- 3. Identify the code and code section that is the subject of the proposed local amendment.
- 4. The local government official’s name, address, telephone, fax and email address must be filled out completely.
- 5. Be sure to indicate the type of recommended action in the space referred to as “Check One”.
- 6. If the proposed amendment revises the language of the code section, deletes the entire code section, or deletes the entire code section and offers substitute language, include the language of the present code section and line through the language to be deleted and underline the language of the proposed amendment..
- 7. All proposed local code amendments must be typed and completed in full and the original submitted to the Director of Planning and Development for review and approval. An incomplete form will be sent back to the proponent for completion.



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: CITY COUNCIL WORK SESSION, OCTOBER 9, 2024

AGENDA CATEGORY: DISCUSSION OF GENERAL CITY BUSINESS

**Item:** An Ordinance to Amend the City of Lawrenceville’s Zoning Ordinance, Fifth Edition, Article 1 Districts, by Revising Section 103.2 Use Table

**Department:** Planning and Development

**Date of Meeting:** Wednesday, October 9, 2024

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

**Action Requested:** Review of Proposal at Public Hearing

**Planning and Development Recommendation:** **Approval**

**Planning Commission Recommendation:** **To be provided at the Work Session meeting**

**Summary:** AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ZONING ORDINANCE, FIFTH EDITION, ARTICLE 1 DISTRICTS, BY REVISING SECTION 103.2 USE TABLE TO INCLUDE REFERENCES TO RS-50 INF – ONE-FAMILY INFILL RESIDENTIAL DISTRICT AND RS-TH INF – TOWNHOUSE-FAMILY RESIDENTIAL DISTRICT.

**Attachments/Exhibits:**

- ZON ORD\_ART 1 DIST\_SEC 103.2\_FNL DRFT\_09202024

# CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT

## LOCAL CODE AMENDMENT FORM (For Local Government Use Only)

Item #: 1	(For P&D use only)	Page:	1	of	37
Local Government:	City of Lawrenceville	Date:	Friday, September 20, 2024		
Official's Name and Title:	Todd Hargrave, Director Planning and Development Department	Address:	70 South Clayton Street Lawrenceville, Georgia 30046		
Email:	<a href="mailto:thargrave@lawrencevillega.org">thargrave@lawrencevillega.org</a>	Phone:	678.407.6563		
Title of Code Book:	City of Lawrenceville, Zoning Ordinance, Fifth Edition	Code Section:	ARTICLE 1 DISTRICTS, SEC. 103.2 USE TABLE		
CHECK ONE:	<input checked="" type="checkbox"/> Revise section to read as follows:	<input type="checkbox"/>	Add new section and renumber remaining sections in consecutive as follows:		
	<input type="checkbox"/> Delete section and substitute the following:	<input type="checkbox"/>	Delete without substitution:		
<del>LINE THROUGH MATERIAL TO BE DELETED:</del>		<u>UNDERLINE MATERIAL TO BE ADDED</u>			

Code section with strike through and underline:  
  
See attached document titled ZON ORD\_ART 1 SEC 103.2\_RDLNS\_09092024

Complete ordinance section containing local amendment:  
  
See attached document titled ZON ORD\_ART 1 SEC 103.2\_CLN\_09092024



**103.2 USE TABLE** <sup>1, 2, 5</sup>

The uses set forth in the table below shall be permitted only as listed within each zoning district and only in the manner for which is listed. The Director of the Planning and Development Department shall have the authority to make interpretations and determinations of the Zoning Ordinance and Zoning Map in order to carry out the intent and purpose of this Zoning Ordinance.

**P** - Permitted

**S** - Special Use Permit required

**Blank** - Prohibited

**SAR √** - Article 2 Supplemental or Accessory Use Standards

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8 RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Accessory Building and Structure	√	P	P	P	P	P												
Acupuncture, Holistic Medicine												S	P	P		P		
Adult Entertainment	√																	P
Agriculture (crop or animal production)	√	P																
Aircraft Factory																		P
Aircraft Hangar and Maintenance																	P	P
Aircraft Landing Field, Heliport, Helipad														S		S	S	P
Ambulance or Medical Transport Company														S		S	P	P
Animal Hospital or Veterinary Clinic	√	S										S	S	P		P	P	P
Antique Shop												P		P	P	P	S	

ZON ORD\_ART 1 DIST\_SEC 103.2\_FNL DRFT\_09202024

	Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8 RM	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
	Art and School Supply Store												P		P	P	P	S	
	Art Gallery												P		P	P	P		
	Asphalt Plant																		S
	Auction House												S		S	S	P	P	P
	Automatic Teller Machine, Attached												P	P	P	P	P	P	P
	Automatic Teller Machine-Freestanding	√											P		P	P	P		
	Automobile Accessories Sales and Installation														S		S	P	P
	Automobile Body Repair, Painting or Rebuilding	√													S		S	P	P
	Automobile Manufacturing Plant																		P
	Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)	√													S		S	S	P
	Automobile Parts Store (with installation)														S		S	P	P
	Automobile Parts Store (without installation)														P		P	P	P
	Automobile Repair and Maintenance	√													S		S	P	P
	Automobile Sales or Auction and Related Service (outdoor sales) Including Autobroker	√													S		S	S	P

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8 RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Automobile Sales or Auction and Related Services (indoor only) Including Autobroker	√																P	P
Automobile Wash (Carwash)	√													S		S	P	P
Bail Bonding	√													S		S		
Bakery (Industrial)	√																P	P
Bakery (Retail)												P		P	P	P		
Bank or Financial Services Institution												P	P	P	P	P	P	
Bed and Breakfast Inn	√	S	S	S											S			
Beverage Bottling Plant																	P	P
Bicycle Shop												P		P	P	P	P	P
Boat and Marine Equipment Sales and Service														S		S	S	S
Body Art Studios	√															P		
Book, Music and Media Store												P		P	P	P	S	
Bowling Alley (accessory use)												P		P	P	P	S	
Bowling Alley (principle use)												S		P	S	P	S	
Brewery, Craft												S		S	S	P	P	P
Brewery, Distillery or Winery																	S	S

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8 RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Building Materials Sales (indoors)														P		P	P	P
Building Materials Sales (outdoors)														S		S	P	P
Bulk Storage Tank																	P	P
Cabinet Shop														S			P	P
Call Center													S	P		P	P	P
Carpet and Upholstery Cleaning Service														P		P	P	P
Catering Service														P	P	P	P	P
Cement, Concrete or Masonry Plant																		S
Cemetery or Mausoleum	√	S																
Cemetery, Family	√	P	P	P														
Check Cashing, Payday Loan and Wire Transfer Facilities	√													S		S		
Chemical Plant (non-pharmaceutical)																	S	S
Child Caring Institutions (CCI)	√	S	S	S														
Clothing, Apparel and Shoe Stores												P		P	P	P	S	
Clothing, Apparel or Shoe Manufacturing																	P	P
Club, Lodge or Fraternal Organization												S	S	P	P	P	S	

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8 RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Cold Storage Plant																	P	P
Community Center or Cultural Facility	√	P	P	P								P	P	P	P	P	S	S
Community Garden	√	P	P	P	P	P	P	P	P	P	P	P					P	P
Community Living Arrangement (CLA)	√	S	S	S														
Composting Facility (municipal solid waste)																		S
Composting Facility (yard trimmings)	√																S	P
Consignment Shop, Clothing												P		P	P	P	S	
Consignment Shop, General												P		P		P	S	
Contractors Office, Building Construction	√													P		P	P	P
Contractors Office, Heavy/Civil	√																S	P
Contractors Office, Landscape	√													S		S	P	P
Convenience Store (with fuel pumps)														P		P		
Convenience Store (without fuel pumps)														P	S	P		
Convention Facility														P			P	P
Copy Shop and Parcel Shipping Store												P		P	P	P	P	
Corporate Training and Education Centers												P	S	P	P	P	P	P

ZON ORD\_ART 1 DIST\_SEC 103.2\_FNL DRFT\_09202024

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8 RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Crematory (principal use)																	S	P
Customary Home Occupation	√	P	P	P	P	P	P	P	P	P	P							
Data Center													P	P		P	P	P
Day Care Facility												S	S	P	P	P	S	S
Day Care Facility (family)	√	S	S	S														
Department Store, Big Box Specialty Store or Supercenter	√													S		P		
Depot / Passenger Terminal (bus or rail)														S		S	P	P
Die Casting																	P	P
Distribution Facility																	P	P
Dollar or Variety Store														S		S		
Driving Instruction/DUI School																P	P	
Drug Abuse Treatment Facility	√													S		S		
Dry Cleaning												P		P	P	P	P	
Dump, Junkyard, Salvage Yard, or Automobile Junk/Salvage Yard	√																S	S
Dwelling - Mobile or Manufactured Home		S									P							
Dwelling - Multifamily									P	P		P						

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	Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8 RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
	Dwelling - Single-Family Detached		P	P	P	P	P						P						
	Dwelling - Townhouse							P	P				P						
	Electronics, Cell Phone and Computer (Retail)												P		P	P	P	P	
	Emissions Inspection Station	√													P		P	P	P
	Equestrian Facility, Riding Stables or Academy	√	P																
	Estates Sales	√	P	P	P	P	P												
	Explosives Plant/Storage																	S	S
	Farmer's Market (including off-site products)		S												S	S			
	Farmer's Market (on-site products only)		P												S	S			
	Fat and Bone Rendering Plant																		S
	Feed Processing Facility																	S	P
	Fertilizer Plant																		S
	Fireworks Sales (accessory use)	√													P		P		
	Fireworks Sales (principal use)	√													S		S		
	Florist or Flower Shop												P	S	P	P	P	P	P
	Food Processing/Packaging/Canning Plant																	S	P

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Food Store, Specialty (butcher, greengrocer, bakery)												P		P	P	P	P	
Funeral Home (including accessory crematory)														S		P	P	P
Furniture or Home Furnishings Store												P		P	P	P	P	S
Garage, Rummage, Yard, and Similar Sales	√	P	P	P	P													
Garden Supply Center														S		P	P	P
Gift Shop or Greeting Card Shop												P		P	P	P		
Golf Course		S	S	S														
Golf Driving Range		S												S		S	S	S
Greenhouse or Plant Nursery (wholesale)		P															P	P
Grocery Store												P		P	P	P	S	
Hair Salon, Beauty Parlor or Barber Shop	√											P	S	P	P	P		
Handwriting Analysts and Fortune Tellers	√															P		
Hardware Store												P		P	P	P	S	
Health Club, Spa, or Fitness Center												P		P	P	P	S	S
Heavy or Farm Equipment Sales and Service																	S	P
Home Improvement Center														S		P	S	

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8 RM	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Hookah/Vapor Bar or Lounge	√													S	S	S		
Hospice Home													S	S		P		
Hospital														P		P	P	P
Hotel or Motel	√													S	S	P		
Human Services Ministry														P		P	P	P
Interior Decorating Shop												P		P	P	P	P	P
Janitorial and Maid Services														P		P	P	P
Jewelry Store												P		P	P	P		
Joint Living Residence	√							S					S					
Kennel or Pet Boarding, Indoor	√	P												P		P	P	P
Kennel or Pet Boarding, with Outdoor Facilities	√	S												S		S	S	S
Laboratory (medical or dental)													S	S			P	P
Landfill	√	S																S
Laundry / Dry Cleaning Plant																	P	P
Lawn Treatment Service																P	P	P
Liquid Waste Treatment/Recycling																	S	S
Livestock Sales Pavilion or Auction Facility	√	S																S

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8 RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Livestock, keeping of (for personal utility)	√	P	S	S														
Live/Work	√											P			P			
Locksmith														P		P	P	P
Machine Shop														S			P	P
Maintenance Shop (fleet vehicles)																	P	P
Manufactured Building or Mobile Home Sales	√															S	S	P
Manufacturing, General														S	S	S	P	P
Massage Therapy Businesses	√												P	P	P	P		
Medical Office or Clinic													P	P	P	P	P	P
Metal Smelting / Forging Works																		P
Motorcycle and Personal Watercraft Sales and Related Service														S		S	P	P
Motorcycle and Personal Watercraft Service and Repair														S		S	P	P
Motorcycle Parts, Accessories and Apparel Store														P		P	P	P
Movie Studio																	P	P
Movie Theater, Cineplex, or Multiplex												P		P	S	P		
Moving Company														S		P	P	P

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	Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
	Museum or Library												P		P	P	P	P	P
	Musical Instrument Store												P		P	P	P	P	P
	Nightclub, Dance Club, or Lounge												S		S	S	P		
	Nursing Home													S	P		P	S	S
	Showroom Facility (accessory)														P		P	P	P
	Outdoor Sales, or Display (retail)	√													S		S	S	S
	Outdoor Storage (other than junk/salvage yards)	√																P	P
	Paper / Pulp Mill																		S
	Parking Garage or Lot (principal use)												S		P	P	P	P	P
	Pawnbrokers and Secondhand Dealers	√													S		S		
	Personal Care Home, Commercial													S	P	S	P		
	Personal Care Home, Family	√	S	S	S														
	Pest Control / Extermination Business														P		P	P	P
	Pet Grooming												P		P	P	P	S	
	Pet Shop or Pet Supply Store												P		P	P	P		
	Petroleum Refinery / Processing Plant	√																	S

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	Pharmaceutical Manufacturing																	P	P
	Pharmacy or Drug Store												P		P	P	P		
	Photo Processing Plant																	P	P
	Place of Worship	√	S	S	S								S	P	P	P	P	S	S
	Plastics Extrusion																	P	P
	Plumbing Equipment Dealer	√													S		S	P	P
	Pool or Billiards Halls												S		S		S		
	Poultry / Meat Processing Plant																		S
	Precious Metal Dealers	√											P		P	P	P		
	Printing, Bookbinding or Publishing Plant														S			P	P
	Quarry, Mining, Borrow Pit	√																S	S
	Radio and Television Station or Studio														P		P	P	P
	Railroad Repair or Storage Yard																	S	P
	Recording / Rehearsal Studio														P	S	P	P	P
	Recovered Materials Processing Facility	√																S	P
	Recreation and Entertainment Facility (indoor)														P	P	P	P	S

ZON ORD\_ART 1 DIST\_SEC 103.2\_FNL DRFT\_09202024



Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8 RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Recreation and Entertainment Facility (outdoor)														S		S	S	S
Recreational Vehicle Park or Campground		S																
Recreational Vehicle Rental, Sales and Service														S		S	S	P
Rental, Automobile														P		P	P	P
Rental, Consumer and Commercial														S		S	P	P
Rental, Industrial																	S	P
Repair Shop, Electronics and Small Appliance														P		P	P	P
Repair Shop, Major Appliance														S		P	P	P
Repair Shop, Shoe and Leather														P	P	P	P	P
Research or Testing Facility (indoor)														S			P	P
Research or Testing Facility (outdoor)																	S	S
Restaurant (coffee shop, doughnut shop, or ice cream parlor)												P		P	P	P	S	
Restaurant (drive-in or drive-thru fast food)														P		P		
Restaurant (full service)												P		P	P	P	S	S
Retirement Community - Continuing Care	√								P			P	S					

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	Retirement Community - Independent Living	√								P	P		P	S					
	Sawmills and Logging		S															S	P
	School or College, Business													S	P		P	P	P
	School, Montessori													P	P	P	P	P	S
	School, Private (College or University)		S											P	P	P	P	P	P
	School, Private (Primary and Secondary)	√	S											P	P	P	P	P	P
	School, Trade or Vocational														S		P	P	P
	Scrap Tire Processing, Grinding or Retreading																	S	S
	Self-Storage or Mini-Warehouse Facility	√													S		P	P	P
	Septic Tank Pumping Company																	S	P
	Shelter, Homeless														S		S	S	S
	Shooting or Archery Range, and similar outdoor recreation		S												S		S	S	S
	Shooting Ranges, Indoor														S	S	S	P	P
	Sign Shop (General Fabrication)														S			P	P
	Sign Shop (Graphic Printing, Screen Printing)														P	P		P	P

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	Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8 RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
	Smoke or Novelty Shop														S		S		
	Soft Drink Bottling / Distribution Plant																	P	P
	Solid Waste Transfer Station																		S
	Special Events Facility	√													S	S	S		
	Sporting Goods Store												P		P	P	P		
	Sports Training Facility (indoor)														P		P	P	P
	Sports Training Facility (outdoor)														S		S	P	P
	Stadium, Concert Hall or Amphitheater												S		P	S	S	S	S
	Stone Yard or Stone Cutting																	P	P
	Studio, Art												P	P	P	P	P	P	P
	Studio, Dance or Martial Arts												P	S	P	P	P	P	P
	Studio, Photography												P	S	P	P	P	P	P
	Swimming Pool Sales Facility														P		P	P	P
	Swimming Pool Supply Store														P		P	P	P
	Tailor, Dressmaker, Sewing Shop												P		P	P	P	P	P
	Tall Structures	√													S	S	S	S	S
	Tanning Salon												P		P	P	P		

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Taxi or Limousine Service	√													S		S	P	P
Taxidermist														P		S	P	P
Temporary Outdoor Activity	√													P	P	P		
Textile or Carpeting Factory																	P	P
Thrift Store or Used Merchandise Sales														P		P	P	P
Title Loan Lender	√													S		S		
Towing / Wrecker Service and Impound Lot																	S	S
Toy Store, Hobby Shop or Game Store												P		P	P	P		
Travel Agency												P	P	P	P	P		
Tree Service																	P	P
Truck Sales, Leasing and/or Service, Heavy	√															S	P	P
Truck Terminal or Intermodal Terminal																	S	P
Trucking and Hauling (dirt, gravel, sand, etc.) incl. stockpiling)																	S	P
Tutoring and Learning Centers												P	S	P	P	P		
Upholstery Shop														P		S	P	P
Urgent Care Facility														P		P		
Waste Incineration Facility																		S

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Welding Shop														S			P	P
Wholesale Membership Club														P		P	S	S
Wholesaling and Warehousing (retail accessory only)																	P	P
Wood Chipping and Shredding	√																S	P

**APPENDIX – LIST OF AMENDMENTS**

- 1 ZON-ORD 2020-9\_An Ordinance amending the City of Lawrenceville Zoning Ordinance known, cited, and referred to as “2005 Lawrenceville Zoning Ordinance”, and any amendments thereto by replacing the above indicated ordinance and code sections with a new zoning ordinance entitled "City of Lawrenceville Zoning Ordinance 2020”, dated May 20, 2020.
- 2 ZON-ORD-2020-22\_An Ordinance to amend Article 1, Districts, Section 102.5 RM-8 Townhouse Residential District; Section 102.6 RM-12 Multifamily Residential District; Section 102.7 RM-24 Multifamily Residential District; Section 102.9 CMU Community Mixed-Use District; To regulate Minimum Lot Area requirements and exemptions for the multifamily zoning classifications; Section 103.2 Use Table to regulate minimum requirements for Retirement Community, Continuing Care; and Retirement Community, Independent Living; and Tall Structures; Article 2, Supplementary Regulations, Section 200.3 Supplemental Use Standards to regulate minimum requirements for Retirement Community, Continuing Care; Retirement Community, Independent Living; and Tall Structures of the City of Lawrenceville Zoning Ordinance 2020, dated September 28, 2020.
- 5 ZON-ORD 2023-20\_An Ordinance to Amend Article 1, Districts, Section 103.2 Use Table; Article 2 Supplemental and Accessory Use Standards; and Article 10 Definitions of the City of Lawrenceville Zoning Ordinance 2020, dated October 23, 2023.

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Email:	<a href="mailto:thargrave@lawrencevillega.org">thargrave@lawrencevillega.org</a>	Phone:	678.407.6563		
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**SAR √** - Article 2 Supplemental or Accessory Use Standards

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Accessory Building and Structure	√	P	P	P	P	P												
Acupuncture, Holistic Medicine												S	P	P		P		
Adult Entertainment	√																	P
Agriculture (crop or animal production)	√	P																
Aircraft Factory																		P
Aircraft Hangar and Maintenance																	P	P
Aircraft Landing Field, Heliport, Helipad														S		S	S	P
Ambulance or Medical Transport Company														S		S	P	P
Animal Hospital or Veterinary Clinic	√	S										S	S	P		P	P	P
Antique Shop												P		P	P	P	S	

ZON ORD\_ART 1 DIST\_SEC 103.2\_FNL DRFT\_09202024

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Art and School Supply Store												P		P	P	P	S	
Art Gallery												P		P	P	P		
Asphalt Plant																		S
Auction House												S		S	S	P	P	P
Automatic Teller Machine, Attached												P	P	P	P	P	P	P
Automatic Teller Machine-Freestanding	√											P		P	P	P		
Automobile Accessories Sales and Installation														S		S	P	P
Automobile Body Repair, Painting or Rebuilding	√													S		S	P	P
Automobile Manufacturing Plant																		P
Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)	√													S		S	S	P
Automobile Parts Store (with installation)														S		S	P	P
Automobile Parts Store (without installation)														P		P	P	P
Automobile Repair and Maintenance	√													S		S	P	P
Automobile Sales or Auction and Related Service (outdoor sales) Including Autobroker	√													S		S	S	P

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Automobile Sales or Auction and Related Services (indoor only) Including Autobroker	√																P	P
Automobile Wash (Carwash)	√													S		S	P	P
Bail Bonding	√													S		S		
Bakery (Industrial)	√																P	P
Bakery (Retail)												P		P	P	P		
Bank or Financial Services Institution												P	P	P	P	P	P	
Bed and Breakfast Inn	√	S	S	S											S			
Beverage Bottling Plant																	P	P
Bicycle Shop												P		P	P	P	P	P
Boat and Marine Equipment Sales and Service														S		S	S	S
Body Art Studios	√															P		
Book, Music and Media Store												P		P	P	P	S	
Bowling Alley (accessory use)												P		P	P	P	S	
Bowling Alley (principle use)												S		P	S	P	S	
Brewery, Craft												S		S	S	P	P	P
Brewery, Distillery or Winery																	S	S

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Building Materials Sales (indoors)														P		P	P	P
Building Materials Sales (outdoors)														S		S	P	P
Bulk Storage Tank																	P	P
Cabinet Shop														S			P	P
Call Center													S	P		P	P	P
Carpet and Upholstery Cleaning Service														P		P	P	P
Catering Service														P	P	P	P	P
Cement, Concrete or Masonry Plant																		S
Cemetery or Mausoleum	√	S																
Cemetery, Family	√	P	P	P														
Check Cashing, Payday Loan and Wire Transfer Facilities	√													S		S		
Chemical Plant (non-pharmaceutical)																	S	S
Child Caring Institutions (CCI)	√	S	S	S														
Clothing, Apparel and Shoe Stores												P		P	P	P	S	
Clothing, Apparel or Shoe Manufacturing																	P	P
Club, Lodge or Fraternal Organization												S	S	P	P	P	S	

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Cold Storage Plant																	P	P
Community Center or Cultural Facility	√	P	P	P								P	P	P	P	P	S	S
Community Garden	√	P	P	P	P	P	P	P	P	P	P	P					P	P
Community Living Arrangement (CLA)	√	S	S	S														
Composting Facility (municipal solid waste)																		S
Composting Facility (yard trimmings)	√																S	P
Consignment Shop, Clothing												P		P	P	P	S	
Consignment Shop, General												P		P		P	S	
Contractors Office, Building Construction	√													P		P	P	P
Contractors Office, Heavy/Civil	√																S	P
Contractors Office, Landscape	√													S		S	P	P
Convenience Store (with fuel pumps)														P		P		
Convenience Store (without fuel pumps)														P	S	P		
Convention Facility														P			P	P
Copy Shop and Parcel Shipping Store												P		P	P	P	P	
Corporate Training and Education Centers												P	S	P	P	P	P	P

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Crematory (principal use)																	S	P
Customary Home Occupation	√	P	P	P	P	P	P	P	P	P	P							
Data Center													P	P		P	P	P
Day Care Facility												S	S	P	P	P	S	S
Day Care Facility (family)	√	S	S	S														
Department Store, Big Box Specialty Store or Supercenter	√													S		P		
Depot / Passenger Terminal (bus or rail)														S		S	P	P
Die Casting																	P	P
Distribution Facility																	P	P
Dollar or Variety Store														S		S		
Driving Instruction/DUI School															P		P	
Drug Abuse Treatment Facility	√													S		S		
Dry Cleaning												P		P	P	P	P	
Dump, Junkyard, Salvage Yard, or Automobile Junk/Salvage Yard	√																S	S
Dwelling - Mobile or Manufactured Home		S									P							
Dwelling - Multifamily									P	P		P						

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Dwelling - Single-Family Detached		P	P	P	P	P						P						
Dwelling - Townhouse							P	P				P						
Electronics, Cell Phone and Computer (Retail)												P		P	P	P	P	
Emissions Inspection Station	√													P		P	P	P
Equestrian Facility, Riding Stables or Academy	√	P																
Estates Sales	√	P	P	P	P	P												
Explosives Plant/Storage																	S	S
Farmer's Market (including off-site products)		S												S	S			
Farmer's Market (on-site products only)		P												S	S			
Fat and Bone Rendering Plant																		S
Feed Processing Facility																	S	P
Fertilizer Plant																		S
Fireworks Sales (accessory use)	√													P		P		
Fireworks Sales (principal use)	√													S		S		
Florist or Flower Shop												P	S	P	P	P	P	P
Food Processing/Packaging/Canning Plant																	S	P

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Food Store, Specialty (butcher, greengrocer, bakery)												P		P	P	P	P	
Funeral Home (including accessory crematory)														S		P	P	P
Furniture or Home Furnishings Store												P		P	P	P	P	S
Garage, Rummage, Yard, and Similar Sales	√	P	P	P	P													
Garden Supply Center														S		P	P	P
Gift Shop or Greeting Card Shop												P		P	P	P		
Golf Course		S	S	S														
Golf Driving Range		S												S		S	S	S
Greenhouse or Plant Nursery (wholesale)		P															P	P
Grocery Store												P		P	P	P	S	
Hair Salon, Beauty Parlor or Barber Shop	√											P	S	P	P	P		
Handwriting Analysts and Fortune Tellers	√															P		
Hardware Store												P		P	P	P	S	
Health Club, Spa, or Fitness Center												P		P	P	P	S	S
Heavy or Farm Equipment Sales and Service																	S	P
Home Improvement Center														S		P	S	

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Hookah/Vapor Bar or Lounge	√													S	S	S		
Hospice Home													S	S		P		
Hospital														P		P	P	P
Hotel or Motel	√													S	S	P		
Human Services Ministry														P		P	P	P
Interior Decorating Shop												P		P	P	P	P	P
Janitorial and Maid Services														P		P	P	P
Jewelry Store												P		P	P	P		
Joint Living Residence	√							S					S					
Kennel or Pet Boarding, Indoor	√	P												P		P	P	P
Kennel or Pet Boarding, with Outdoor Facilities	√	S												S		S	S	S
Laboratory (medical or dental)													S	S			P	P
Landfill	√	S																S
Laundry / Dry Cleaning Plant																	P	P
Lawn Treatment Service																P	P	P
Liquid Waste Treatment/Recycling																	S	S
Livestock Sales Pavilion or Auction Facility	√	S																S

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Livestock, keeping of (for personal utility)	√	P	S	S														
Live/Work	√											P			P			
Locksmith														P		P	P	P
Machine Shop														S			P	P
Maintenance Shop (fleet vehicles)																	P	P
Manufactured Building or Mobile Home Sales	√															S	S	P
Manufacturing, General														S	S	S	P	P
Massage Therapy Businesses	√												P	P	P	P		
Medical Office or Clinic													P	P	P	P	P	P
Metal Smelting / Forging Works																		P
Motorcycle and Personal Watercraft Sales and Related Service														S		S	P	P
Motorcycle and Personal Watercraft Service and Repair														S		S	P	P
Motorcycle Parts, Accessories and Apparel Store														P		P	P	P
Movie Studio																	P	P
Movie Theater, Cineplex, or Multiplex												P		P	S	P		
Moving Company														S		P	P	P

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Museum or Library												P		P	P	P	P	P
Musical Instrument Store												P		P	P	P	P	P
Nightclub, Dance Club, or Lounge												S		S	S	P		
Nursing Home													S	P		P	S	S
Showroom Facility (accessory)														P		P	P	P
Outdoor Sales, or Display (retail)	√													S		S	S	S
Outdoor Storage (other than junk/salvage yards)	√																P	P
Paper / Pulp Mill																		S
Parking Garage or Lot (principal use)												S		P	P	P	P	P
Pawnbrokers and Secondhand Dealers	√													S		S		
Personal Care Home, Commercial													S	P	S	P		
Personal Care Home, Family	√	S	S	S														
Pest Control / Extermination Business														P		P	P	P
Pet Grooming												P		P	P	P	S	
Pet Shop or Pet Supply Store												P		P	P	P		
Petroleum Refinery / Processing Plant	√																	S

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Pharmaceutical Manufacturing																	P	P
Pharmacy or Drug Store												P		P	P	P		
Photo Processing Plant																	P	P
Place of Worship	√	S	S	S								S	P	P	P	P	S	S
Plastics Extrusion																	P	P
Plumbing Equipment Dealer	√													S		S	P	P
Pool or Billiards Halls												S		S		S		
Poultry / Meat Processing Plant																		S
Precious Metal Dealers	√											P		P	P	P		
Printing, Bookbinding or Publishing Plant														S			P	P
Quarry, Mining, Borrow Pit	√																S	S
Radio and Television Station or Studio														P		P	P	P
Railroad Repair or Storage Yard																	S	P
Recording / Rehearsal Studio														P	S	P	P	P
Recovered Materials Processing Facility	√																S	P
Recreation and Entertainment Facility (indoor)														P	P	P	P	S

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Recreation and Entertainment Facility (outdoor)														S		S	S	S
Recreational Vehicle Park or Campground		S																
Recreational Vehicle Rental, Sales and Service														S		S	S	P
Rental, Automobile														P		P	P	P
Rental, Consumer and Commercial														S		S	P	P
Rental, Industrial																	S	P
Repair Shop, Electronics and Small Appliance														P		P	P	P
Repair Shop, Major Appliance														S		P	P	P
Repair Shop, Shoe and Leather														P	P	P	P	P
Research or Testing Facility (indoor)														S			P	P
Research or Testing Facility (outdoor)																	S	S
Restaurant (coffee shop, doughnut shop, or ice cream parlor)												P		P	P	P	S	S
Restaurant (drive-in or drive-thru fast food)														P		P		S
Restaurant (full service)												P		P	P	P	S	S
Retirement Community - Continuing Care	√									P		P	S					

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Retirement Community - Independent Living	√								P	P		P	S					
Sawmills and Logging		S															S	P
School or College, Business													S	P		P	P	P
School, Montessori													P	P	P	P	P	S
School, Private (College or University)		S											P	P	P	P	P	P
School, Private (Primary and Secondary)	√	S											P	P	P	P	P	P
School, Trade or Vocational														S		P	P	P
Scrap Tire Processing, Grinding or Retreading																	S	S
Self-Storage or Mini-Warehouse Facility	√													S		P	P	P
Septic Tank Pumping Company																	S	P
Shelter, Homeless														S		S	S	S
Shooting or Archery Range, and similar outdoor recreation		S												S		S	S	S
Shooting Ranges, Indoor														S	S	S	P	P
Sign Shop (General Fabrication)														S			P	P
Sign Shop (Graphic Printing, Screen Printing)														P	P		P	P

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Smoke or Novelty Shop														S		S		
Soft Drink Bottling / Distribution Plant																	P	P
Solid Waste Transfer Station																		S
Special Events Facility	√													S	S	S		
Sporting Goods Store												P		P	P	P		
Sports Training Facility (indoor)														P		P	P	P
Sports Training Facility (outdoor)														S		S	P	P
Stadium, Concert Hall or Amphitheater												S		P	S	S	S	S
Stone Yard or Stone Cutting																	P	P
Studio, Art												P	P	P	P	P	P	P
Studio, Dance or Martial Arts												P	S	P	P	P	P	P
Studio, Photography												P	S	P	P	P	P	P
Swimming Pool Sales Facility														P		P	P	P
Swimming Pool Supply Store														P		P	P	P
Tailor, Dressmaker, Sewing Shop												P		P	P	P	P	P
Tall Structures	√													S	S	S	S	S
Tanning Salon												P		P	P	P		

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Taxi or Limousine Service	√													S		S	P	P
Taxidermist														P		S	P	P
Temporary Outdoor Activity	√													P	P	P		
Textile or Carpeting Factory																	P	P
Thrift Store or Used Merchandise Sales														P		P	P	P
Title Loan Lender	√													S		S		
Towing / Wrecker Service and Impound Lot																	S	S
Toy Store, Hobby Shop or Game Store												P		P	P	P		
Travel Agency												P	P	P	P	P		
Tree Service																	P	P
Truck Sales, Leasing and/or Service, Heavy	√															S	P	P
Truck Terminal or Intermodal Terminal																	S	P
Trucking and Hauling (dirt, gravel, sand, etc.; incl. stockpiling)																	S	P
Tutoring and Learning Centers												P	S	P	P	P		
Upholstery Shop														P		S	P	P
Urgent Care Facility														P		P		
Waste Incineration Facility																		S

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Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Welding Shop														S			P	P
Wholesale Membership Club														P		P	S	S
Wholesaling and Warehousing (retail accessory only)																	P	P
Wood Chipping and Shredding	√																S	P

**APPENDIX – LIST OF AMENDMENTS**

- 1 ZON-ORD 2020-9\_An Ordinance amending the City of Lawrenceville Zoning Ordinance known, cited, and referred to as “2005 Lawrenceville Zoning Ordinance”, and any amendments thereto by replacing the above indicated ordinance and code sections with a new zoning ordinance entitled "City of Lawrenceville Zoning Ordinance 2020”, dated May 20, 2020.
- 2 ZON-ORD-2020-22\_An Ordinance to amend Article 1, Districts, Section 102.5 RM-8 Townhouse Residential District; Section 102.6 RM-12 Multifamily Residential District; Section 102.7 RM-24 Multifamily Residential District; Section 102.9 CMU Community Mixed-Use District; To regulate Minimum Lot Area requirements and exemptions for the multifamily zoning classifications; Section 103.2 Use Table to regulate minimum requirements for Retirement Community, Continuing Care; and Retirement Community, Independent Living; and Tall Structures; Article 2, Supplementary Regulations, Section 200.3 Supplemental Use Standards to regulate minimum requirements for Retirement Community, Continuing Care; Retirement Community, Independent Living; and Tall Structures of the City of Lawrenceville Zoning Ordinance 2020, dated September 28, 2020.
- 5 ZON-ORD 2023-20\_An Ordinance to Amend Article 1, Districts, Section 103.2 Use Table; Article 2 Supplemental and Accessory Use Standards; and Article 10 Definitions of the City of Lawrenceville Zoning Ordinance 2020, dated October 23, 2023.

**LOCAL CODE AMENDMENT FORM  
INSTRUCTION SHEET**

1. Please use a separate form for each proposed local code amendment.
2. “Sheet 1 of \_\_\_\_\_” indicates the number of sheets for each individual proposed code amendment, not the number of sheets for all the amendments submitted. If all of the amendment or ordinance section will not fit in the space provided on form, please submit remaining parts on additional sheet.
3. Identify the code and code section that is the subject of the proposed local amendment.
4. The local government official’s name, address, telephone, fax and email address must be filled out completely.
5. Be sure to indicate the type of recommended action in the space referred to as “Check One”.
6. If the proposed amendment revises the language of the code section, deletes the entire code section, or deletes the entire code section and offers substitute language, include the language of the present code section and line through the language to be deleted and underline the language of the proposed amendment..
7. All proposed local code amendments must be typed and completed in full and the original submitted to the Director of Planning and Development for review and approval. An incomplete form will be sent back to the proponent for completion.





# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: CITY COUNCIL WORK SESSION, OCTOBER 9, 2024

AGENDA CATEGORY: NEW PUBLIC HEARING

**Item:** An Ordinance to Amend the City of Lawrenceville’s Zoning Ordinance, Fifth Edition, Article 6 Architectural and Design Standards, Section 600

**Department:** Planning and Development

**Date of Meeting:** Wednesday, October 9, 2024

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

**Action Requested:** Review of Proposal at Public Hearing

**Planning and Development Recommendation:** **Approval**

**Planning Commission Recommendation:** **To be provided at the Work Session meeting**

**Summary:** AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ZONING ORDINANCE, FIFTH EDITION, ARTICLE 6 ARCHITECTURAL AND DESIGN STANDARDS, SECTION 600. PURPOSE AND INTENT TO INCLUDE REFERENCES TO THE RS-50 INF – ONE-FAMILY INFILL RESIDENTIAL DISTRICT AND RS-TH INF – TOWNHOUSE-FAMILY RESIDENTIAL DISTRICT, AND SUBJECT THE REVIEW AND APPROVAL OF BUILDING DESIGN, ARCHITECTURAL MATERIALS AND COLOR SELECTION TO THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

**Attachments/Exhibits:**

- ZON ORD\_ART 6\_SEC 600\_FNL DRFT\_09202024

# CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT

## LOCAL CODE AMENDMENT FORM (For Local Government Use Only)

Item #: 1	(For P&D use only)	Page:	1	of	5
Local Government:	City of Lawrenceville	Date:	Friday <del>Wednesday</del> , September 20 July 10, 2024		
Official's Name and Title:	Todd Hargrave, Director Planning and Development Department	Address:	70 South Clayton Street Lawrenceville, Georgia 30046		
Email:	<a href="mailto:thargrave@lawrencevillega.org">thargrave@lawrencevillega.org</a>	Phone:	678.407.6563		
Title of Code Book:	City of Lawrenceville, Zoning Ordinance, Fifth Edition	Code Section:	Article 6 Architectural and Design Standards, Sec. 600. Purpose and Intent		
CHECK ONE:	<input checked="" type="checkbox"/> Revise section to read as follows:	<input type="checkbox"/>	Add new section and renumber remaining sections in consecutive as follows:		
	<input type="checkbox"/> Delete section and substitute the following:	<input type="checkbox"/>	Delete without substitution:		
<del>LINE THROUGH MATERIAL TO BE DELETED:</del>		<u>UNDERLINE MATERIAL TO BE ADDED</u>			

ZON ORD\_ART 6\_SEC 600\_FNL DRFT\_09202024

Code section with strike through and underline:

600. Purpose and Intent

The purpose and intent of this article is to provide the minimum design standards for residential and non-residential development in the city. Specific standards listed in Article 1 for specific zoning districts such as RM-12, RM-24, RS-50 INF, RS-TH INF and ~~RM-8M-8~~ shall apply.

The Design Standards are created to:

1. Enhance the City’s historic and future role as the civic and economic center of Lawrenceville and as a symbol of Gwinnett County.
2. Establish a logical framework for development.
3. Improve the aesthetics of street and built environments.
4. Create an environment where people can live, work, meet and play.
5. Encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses.
6. Enhance the efficient utilization of parking facilities by encouraging shared parking and alternative modes of transportation.
7. Promote pedestrian safety by ensuring sidewalk-oriented buildings along attractive street-facing facades that foster pedestrian activity and liveliness.
8. Provide accessible and sufficient parking in an unobtrusive manner.
9. Enhance Lawrenceville’s historic quality by ensuring that new and rehabbed buildings are compatible with the character of surrounding buildings.
10. Provide safe and accessible parks and plazas.

All development and building permits for lots located within the City limits contained in this article shall meet all ~~of~~ the requirements of the base zoning district in which it is located; all conditions of rezoning or special use permit approvals; and shall also meet the requirements herein.

Building designs, architectural materials or color selection shall be subject to review and approval of the Director of Planning and Development, or designee, prior to the issuance of a Building Permit. The Director may deny alternate proposals; which are deemed to be inconsistent with the ~~se~~ minimum architectural and design standards. Alternate proposals denied by the Director, may be submitted for review and approval of the Board of Appeals.

In any case that conditions of approval for a rezoning or special use permit are approved by the City Council and conflict with the provisions of this article, the approved conditions shall take precedence.

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If changes to these regulations are requested, the following shall be submitted to the Planning and Development Director for review and approval:

- A.** The builder should bring front, side, and rear elevation drawings along with floor plan and examples of alternative materials to be used.
- B.** Plans should show quality, durable materials on [the](#) exterior and interior of [the](#) home. Hardwood floors, hard surface countertops, and upgraded appliance packages are encouraged, as are sustainable materials.

Complete ordinance section containing local amendment:

600. Purpose and Intent

The purpose and intent of this article is to provide the minimum design standards for residential and non-residential development in the city. Specific standards listed in Article 1 for specific zoning districts such as RM-12, RM-24, RS-50 INF, RS-TH INF and RM-8 shall apply.

The Design Standards are created to:

1. Enhance the City’s historic and future role as the civic and economic center of Lawrenceville and as a symbol of Gwinnett County.
2. Establish a logical framework for development.
3. Improve the aesthetics of street and built environments.
4. Create an environment where people can live, work, meet and play.
5. Encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses.
6. Enhance the efficient utilization of parking facilities by encouraging shared parking and alternative modes of transportation.
7. Promote pedestrian safety by ensuring sidewalk-oriented buildings along attractive street-facing facades that foster pedestrian activity and liveliness.
8. Provide accessible and sufficient parking in an unobtrusive manner.
9. Enhance Lawrenceville’s historic quality by ensuring that new and rehabbed buildings are compatible with the character of surrounding buildings.
10. Provide safe and accessible parks and plazas.

All development and building permits for lots located within the City limits contained in this article shall meet all the requirements of the base zoning district in which it is located; all conditions of rezoning or special use permit approvals; and shall also meet the requirements herein.

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If changes to these regulations are requested, the following shall be submitted to the Planning and Development Director for review and approval:

- C.** The builder should bring front, side, and rear elevation drawings along with floor plan and examples of alternative materials to be used.
- D.** Plans should show quality, durable materials on the exterior and interior of the home. Hardwood floors, hard surface countertops, and upgraded appliance packages are encouraged, as are sustainable materials.

## PLANNING AND DEVELOPMENT DEPARTMENT

### LOCAL CODE AMENDMENT FORM INSTRUCTION SHEET

1. Please use a separate form for each proposed local code amendment.
2. "Sheet 1 of \_\_\_\_\_" indicates the number of sheets for each individual proposed code amendment, not the number of sheets for all the amendments submitted. If all of the amendment or ordinance section will not fit in the space provided on form, please submit remaining parts on additional sheet.
3. Identify the code and code section that is the subject of the proposed local amendment.
4. The local government official's name, address, telephone, fax and email address must be filled out completely.
5. Be sure to indicate the type of recommended action in the space referred to as "Check One".
6. If the proposed amendment revises the language of the code section, deletes the entire code section, or deletes the entire code section and offers substitute language, include the language of the present code section and line through the language to be deleted and underline the language of the proposed amendment..
7. All proposed local code amendments must be typed and completed in full and the original submitted to the Director of Planning and Development for review and approval. An incomplete form will be sent back to the proponent for completion.