



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, August 05, 2024
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

- [1.](#) July 2024 Planning Commission Minutes

New Business

- [2.](#) RZR2024-00022 & SUP2024-00090; Embry Development Company LLC; 448 Grayson Highway

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
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: July 2024 Planning Commission Minutes

Department: Planning and Development

Date of Meeting: Monday, August 5, 2024

Applicant Request: **Approval**

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval**

Summary: Minutes to be approved from the June 2024 Public Hearing

Attachments/Exhibits:

- July Public Hearing Minutes



LAWRENCEVILLE

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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 6.18 acres.

Motion made to recommend **APPROVAL** of **RZC2024-00058** with Staff recommended conditions with additional condition by the Planning Commission to make sure an easement is provided to the adjacent property 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

Proponent: Applicant was not present

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.

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

PLANNING COMMISSION RECOMMENDED CONDITIONS

LUXURY LANDSCAPE

RZC2024-00058

Approval of an LM (Light Manufacturing District), subject to the following enumerated conditions:

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

- 1.** A Contractors Office, Landscape.
- 2.** The development shall be designed in general accordance with the site plan titled “Rezone Plan, Proposed Luxury Landscape Supply” dated April 30, 2024, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments subject to final approval by the Director of Planning and Development.
- 3.** Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with the rules and regulations of applicable governing agencies.
- 4.** The design of the façades shall meet minimum architectural standards and shall be in accordance with the proposed renderings presented at the July 22 Council meeting. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department. A temporary building shall be allowed for 8 months to allow for a new facility to be constructed on site.
- 5.** 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. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- 6.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- 7.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
- 8.** Outdoor Storage is be allowed in the front yard if a 6’ opaque fence or a 4’ berm with landscaping along Reynolds Road is provided.

- 9.** Stacking of pallets of material of 3 units is allowed on the interior of the site. Stacking of pallets of material higher than 3 units is prohibited.
- 10.** Gravel is allowed in storage areas and drives only. All drives that tie into a public Right of Way shall be paved within 100' of the property line and all pedestrian vehicle parking areas and drives shall be paved.

The area indicated as truck parking is only allowed for trucks, vehicles and equipment that is a part of the operation of Luxury Landscape. Storage of truck, vehicle or equipment that is not part of the operation of Luxury Landscape is prohibited.

2. To satisfy the following site development considerations:

- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B.** The area between the truck parking and Reynolds Road shall maintain a 50' undisturbed buffer from the ROW of Reynolds Road to shield the truck parking from Reynolds Road.
- C.** Underground utilities shall be provided throughout the development.
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** All disturbed areas not paved shall be sodded and/or landscaped.
- F.** Dust from operations at the site shall be controlled at all times.
- G.** Provide a twenty-foot-wide (20 ft.) Landscape Strip along the northern right-of-way of Reynolds Road and southern right-of-way of Wimberly Way. The final design shall be subject to the review and approval of the Director of Planning and Development.
- H.** Provide a 20-foot wide (20 ft.) Buffer along the eastern property line. The final design shall be subject to the review and approval of the Director of Planning and Development.
- I.** Landscape Strips and Buffer shall be planted with one (1) Overstory Tree, one (1) Understory Tree, eighteen (18) Evergreen Shrubs, eighteen (18) Ornamental Grasses and eighteen (18) Ground Coverings per one hundred

(100 ft.) of road frontage along Reynolds Road and Wimberly Way. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to the review and approval of the Director of Planning and Development.

- J.** Planted Conifer and Evergreen trees shall be at least six feet in height at time of planting.
- K.** Planted Deciduous trees shall be at least three inches caliper at time of planting.
- L.** Ornamental Grasses and Ground Covering shall be a minimum size of one-gallon container at time of planting with a minimum height of one foot.
- M.** Preserved Trees may be counted toward fulfilling the tree requirement within the twenty-foot (20 ft.) Landscape Strip and Buffer. Bradford Pear, Ginkgo (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
- N.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outer most perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, Undisturbed Wetlands or Zoning Buffer.
- O.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
- P.** Ground Signage shall be limited to a maximum height of twelve-feet (12 ft.) and shall be setback from the right-of-way a minimum of twelve feet (12 ft.) from the property line. The maximum sign display area shall be limited to seventy-five (75 sq. ft.) Wall signage shall be limited to 36 square feet per elevation, with a total wall sign area limited to seventy-two (72 sq. ft.).
- Q.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.
- R.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- S.** **Provide an easement to parcels R7012 025 and R7012 076.**

3. The following variances are requested:

- A.** A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and OI (Office Institutional District) parcel(s) located in unincorporated Gwinnett County (PIN 7012 076) from fifty feet (50 ft.) to twenty feet (20 ft.).

A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) parcel(s) located within the municipal boundaries of the City of Lawrenceville (PIN 7012 076) from fifty feet (50 ft.) to twenty feet (20 ft.).

- C.** A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) zones from fifty feet (50 ft.) to forty feet (40 ft.).

- D.** A variance from the Zoning Ordinance, Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required allows a reduction in the number of required Off-Street Parking Spaces from one-hundred sixty-two (162) to one hundred thirty-two (132).



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AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZR2024-00022 & SUP2024-00090; Embry Development Company LLC;
448 Grayson Highway

Department: Planning and Development

Date of Meeting: Monday, August 5, 2024

Applicant Request: Rezone subject property from RS-150 (Single-Family Residential District)
to RM-8 (Townhouse Residential District)

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval with Conditions**

Planning Commission Recommendation:

Summary: The applicant requests a rezoning for 448 Grayson Highway from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) to allow for the development of 56 townhouse dwelling units with a Special Use Permit to allow for 22 front-entry units with a gross density of 3.5 units per acre (UPA). The subject property is approximately 14 acres in area and is located on the northeastern right-of-way of Grayson Highway, just northwest of the Wynfield Park subdivision along Kubol Drive. The property is currently vacant and undeveloped aside from a large (approximately 1.74 acre) stormwater pond that serves the general area.

Attachments/Exhibits:

- RZR2024-00022 & SUP2024-00090_Report
- RZR2024-00022 & SUP2024-00090_P&D Recommended Conditions
- RZR2024-00022 & SUP2024-00090_Application

- RZR2024-00022 & SUP2024-00090_Letter of Intent
- RZR2024-00022 & SUP2024-00090_Legal Description
- RZR2024-00022 & SUP2024-00090_Existing Conditions Survey
- RZR2024-00022 & SUP2024-00090_Conceptual Site Plan
- RZR2024-00022 & SUP2024-00090_Architectural Elevations
- RZR2024-00022 & SUP2024-00090_Aerial Map – Zoomed In (1:2,750)
- RZR2024-00022 & SUP2024-00090_Aerial Map – Zoomed Out (1:5,500)
- RZR2024-00022 & SUP2024-00090_Zoning Map – Zoomed In (1:2,750)
- RZR2024-00022 & SUP2024-00090_Zoning Map – Zoomed Out (1:5,500)
- RZR2024-00022 & SUP2024-00090_Character Areas Map – Zoomed In (1:2,750)
- RZR2024-00022 & SUP2024-00090_Character Areas Map – Zoomed Out (1:5,500)



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Planning & Development

2.

REZONING & SPECIAL USE

CASE NUMBER:	RZR2024-00022 & SUP2024-00090
APPLICANT:	ANSLEY JOHNSTON, LAND DESIGN SOLUTIONS
OWNER(S):	LORENCE T BOWEN TRUSTEE CREDIT SHELTER TRUST
LOCATION(S):	446 GRAYSON HIGHWAY
PARCEL ID(S):	R5148 014
APPROXIMATE ACREAGE:	12.97 ACRES
ZONING PROPOSAL:	RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO RM-12 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	34 REAR-ENTRY & 22 FRONT-ENTRY TOWNHOMES
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS
VICINITY MAP	





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2.

ZONING HISTORY

The subject property has been zoned RS-150 (Single-Family Residential District) since it was annexed into the city circa April 2004, which is the earliest zoning record on file for the parcel. There are no rezoning cases on record for the subject property.

PROJECT SUMMARY

The applicant requests a rezoning for 448 Grayson Highway from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) to allow for the development of 56 townhouse dwelling units with a Special Use Permit to allow for 22 front-entry units with a gross density of 3.5 units per acre (UPA). The subject property is approximately 14 acres in area and is located on the northeastern right-of-way of Grayson Highway, just northwest of the Wynfield Park subdivision along Kubol Drive. The property is currently vacant and undeveloped aside from a large (approximately 1.74 acre) stormwater pond that serves the general area.

CONCEPT PLAN



ZR2024-00022 & SUP2024-00090



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ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone the subject property from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) to allow for the development of 56 townhouse dwelling (single-family attached) units with a gross density of 3.5 units per acre (UPA). Of these 56 units, 34 (61%) will be front-entry and 22 (39%) will be rear-entry; they are concurrently requesting a Special Use Permit to allow for the front-entry units.

Based on the conceptual site plan provided by the applicant, the development will be designed around maximizing access to public green space, with most of the rear-entry units clustered around a centralized public green. The existing 1.74-acre lake on site presents topographical hardships to the layout of the development (see below for the stream buffer reduction variances requested), but the proposal seeks to maximize its potential as a common space for prospective residents. Due to site-specific considerations, a portion of the proposed townhouse units (22) must be front-entry, but these units are set back and should be largely screened from both the public right-of-way as well as the main east-west private drive.

The development meets the following lot development standards, buffer requirements, and parking requirements as established in the Zoning Ordinance:

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

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	5 acres	12.97 acres	N/A
Minimum Unit Width	20 feet	20 feet	N/A
External Minimum Front Setback	25 feet	25 feet	N/A
External Minimum Side Setback	20 feet	20 feet	N/A
External Minimum Rear Setback	20 feet	20 feet	N/A



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Minimum Heated Floor Area	See Table Below	See Table Below	N/A
Impervious Surface Coverage	40%	40%	N/A
Maximum Building Height	35 feet	35 feet	N/A
Green / Common Space %	2.1 acres (15% of gross acreage)	4.88 acres (28% of gross acreage)	N/A
Minimum Public Green Space	3,000 SF	38,173.2 SF	N/A
Adjacency to Public Green Space	28 Rear-Entry Units (50%)	32 Rear-Entry Units (57%)	N/A

Minimum Heated Floor Area

Standard	Requirement	Proposal	Recommendation
1-bedroom	1,000 sq. ft	None	N/A
2-bedroom	1,200 sq. ft	1,200 sq. ft	N/A
3-bedroom	1,400 sq. ft (40%)	1,400 sq. ft (40%)	N/A
4-bedroom	1,600 sq. ft (10%)	None	N/A

Article 4 Buffers, 403 Buffers Table (RM-8)

Adjacent Development	Requirement	Proposal	Recommendation
RS-60	25 feet	25 feet	N/A
RS-150	50 feet	50 feet	N/A
BG	0 feet	0 feet	N/A



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Planning & Development

Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required

Standard	Requirement	Proposal	Recommendation
Townhome (Garaged)	2 spaces per dwelling unit (132 spaces)	2 spaces per dwelling unit (132 spaces)	N/A
Townhome (Driveway)	2 spaces per dwelling unit (132 spaces)	2 spaces per dwelling unit (132 spaces)	N/A
Guest Spaces (On-Street)	N/A	21 spaces	N/A

The requested variances are as follows:

1. 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.
2. 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.

SURROUNDING ZONING AND USE

The area surrounding the subject property consists of both commercial and residential uses and zoning categories. The property immediately to the north/northwest is a self-storage facility zoned BG (General Business District), as are the commercial/retail businesses located across Grayson Highway (including Kroger). The Wynfield Park residential subdivision is located to the south/southeast of the subject property and is zoned RS-60 (Single-Family Residential District). Finally, the Acadia Woods residential subdivision abuts the property on its eastern edge, composed of single-family dwelling units zoned RS-150 (Single-Family Residential District).



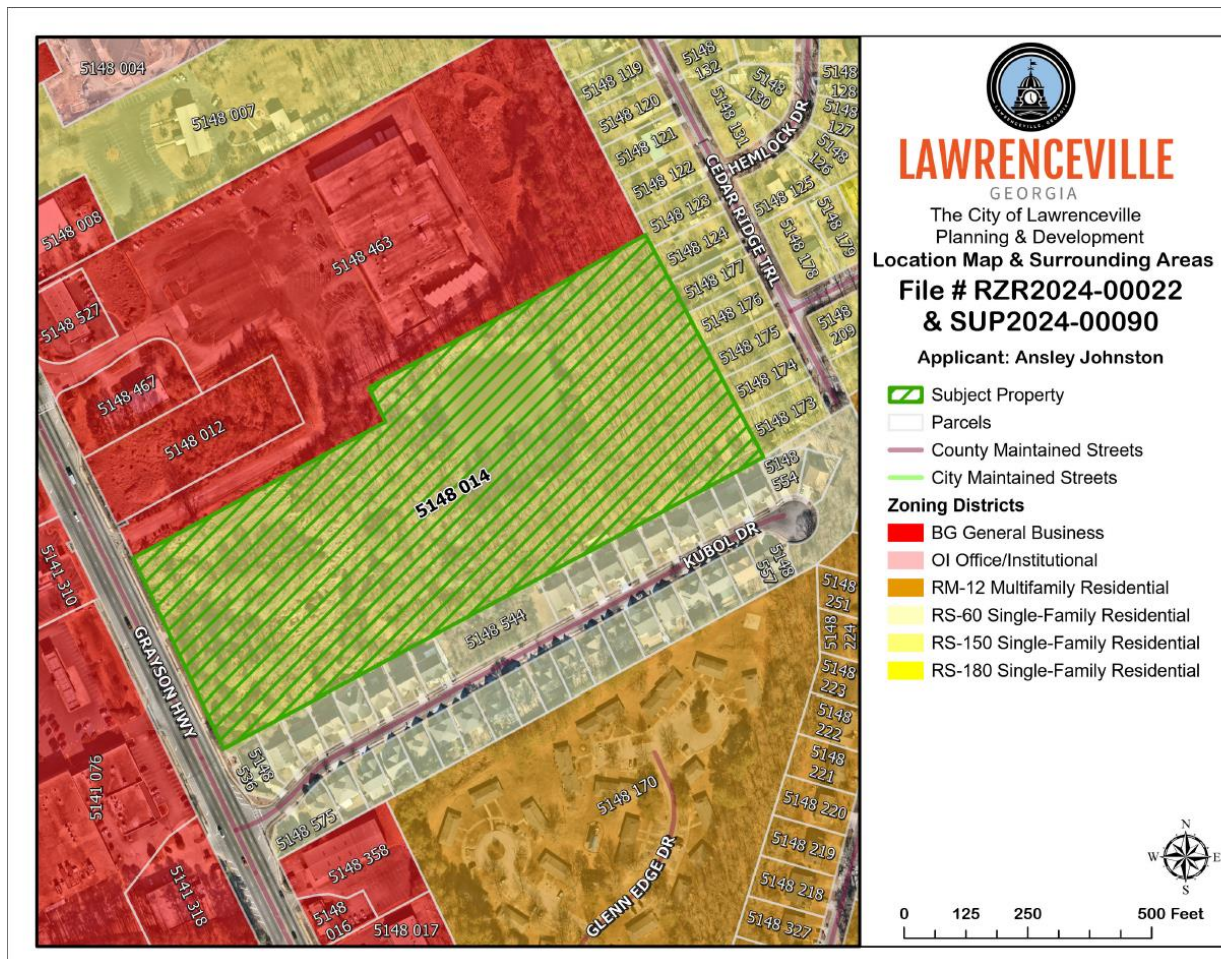
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2.

The proposed request to rezone the property to RM-8 is consistent with the existing zoning patterns and uses in the general area. Indeed, there is recent precedent for such rezoning actions in the general vicinity; both the Towns at Enclave and the Alexander Towns townhouse developments along Gwinnett Drive were rezoned to RM-8 within the last few years – see approvals for RZM2020-00004 and RZM2021-00032, respectively. Furthermore, the proposal invokes a transect model of development, in which the established single-family neighborhoods to the east and south of the subject property would be buffered from more intensive commercial uses to the north and west by higher density single-family use in townhomes.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





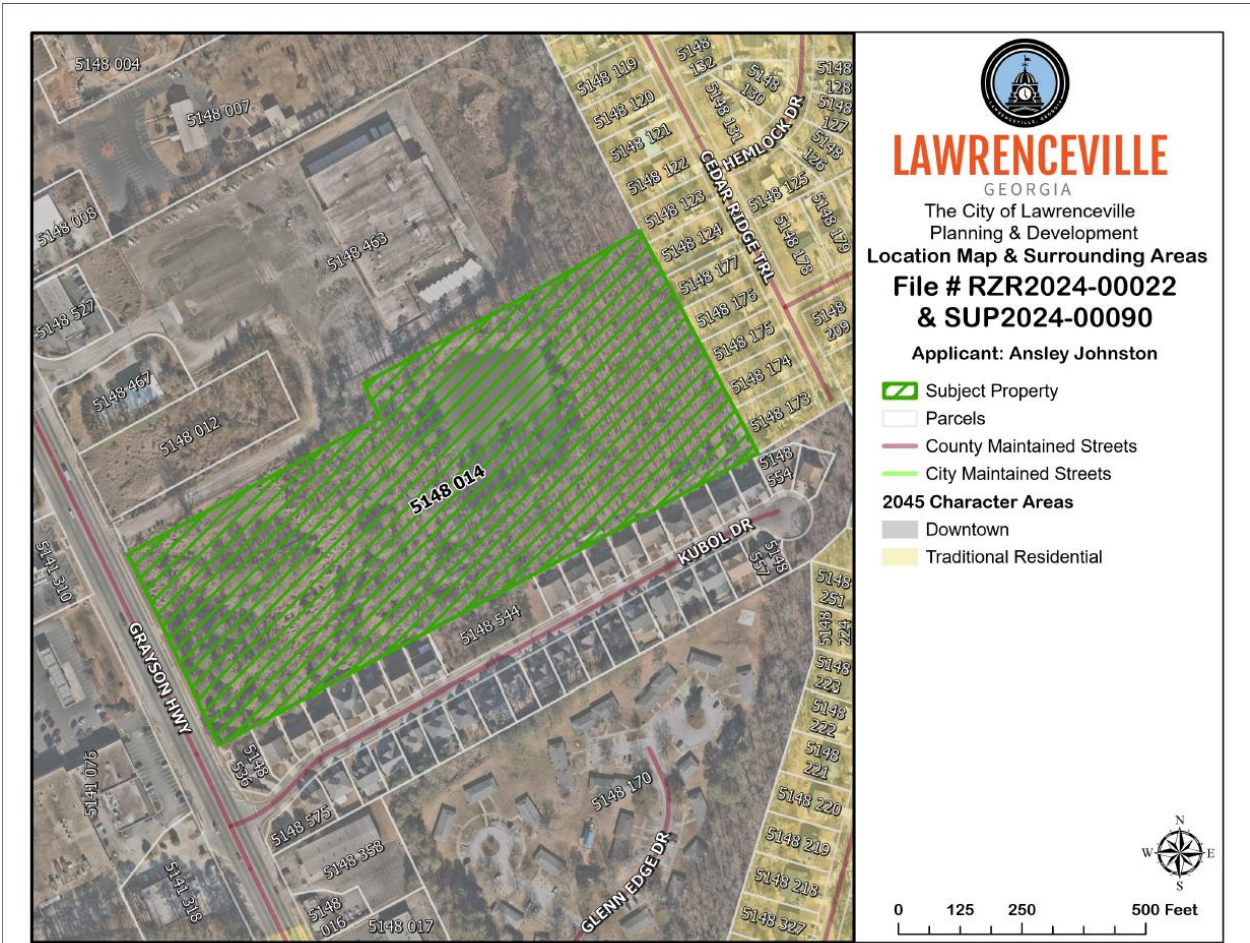
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2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Downtown character area. Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce. The requested zoning change is compatible with the goals of the 2045 Comprehensive Plan for the Downtown character area, which accommodates a wide variety of uses at a range of densities and levels of intensities, townhomes included.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





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2.

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 RZM2020-00004 and then reinforced by RZM2021-00032, when City Council approved requests to rezone properties along Gwinnett Drive to the west to RM-8 to allow for the construction of similar townhouse developments. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.



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2.

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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



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2.

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 contains a wide range of uses at various densities, including commercial/retail uses, single-family detached dwellings, and townhomes.

- 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; while the property could be developed as a single-family neighborhood similar to the Wynfield Park subdivision to the south/southeast (zoned RS-60), its location along a major thoroughfare in Grayson Highway may impede such a development.

- 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 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 Downtown character area is intended as a mixed-use district that includes townhomes, so this rezoning conforms with the long-range plan.



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- 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 zoning actions along Gwinnett Drive: 1) RZM2020-00004, approved on September 28, 2020 for the Towns at Enclave townhouse development, and 2) RZM2021-00032, approved on March 28, 2022 for the Alexander Towns townhouse development.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_06262024

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 3.5 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.
- E. The townhouse 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 townhomes shall have a covered rear porch. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- F. All dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- G. All Rear Entry Units shall be a minimum of three (3) stories or thirty-five (35) feet in height, as measured from the lowest elevation of the rear-entry-garage-floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- H. All townhouse units shall consist of two (2) car garages, with a driveway measuring eighteen (18) feet in width and twenty-six (26) feet in depth, providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- I. Development shall be designed and consist of 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.
- J. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

2. To satisfy the following site development considerations:

- A. 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.
- 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.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

The application and all required documents must be complete and fees must be paid or the application will not be accepted.

Documents, exhibits and fees required at the time of application submittal:

1. Application Form (signed and notarized)
2. Disclosure of Campaign Contributions Form
3. Letter of Intent describing the proposed zoning change and development
4. Typed, metes and bounds Legal Description
5. Boundary survey (sealed by a Registered Land Surveyor)
6. Property tax verification
7. Site Plan/Rezoning Exhibit: :
 - a. Prepared by a Registered Land Surveyor, Professional Engineer or Landscape Architect
 - b. One full size paper copy drawn to scale of 1"= 50' or greater
 - c. Electronic File (external hard drive)
 - d. Show property line data (metes and bounds) as well as existing infrastructure and existing site conditions, including:
 - i. Existing structures
 - ii. Full width of existing streets and intersecting streets
 - iii. Streams, stream buffers and impervious setbacks
 - iv. Flood hazard zones (reference source of data)
 - v. A vicinity map
 - e. Show proposed improvements, including:
 - i. Proposed buildings, setbacks, buffers and required screening
 - ii. Proposed streets, ingress/egress, driveways, sidewalks and parking
8. Application Fee
 - a. Payment may be made in cash, check or credit card (Visa, MasterCard). Please make checks payable to the City of Lawrenceville. One check is preferred.



LAWRENCEVILLE

GEORGIA

NOTIFICATION REQUIREMENTS

Written Notification

The applicant is required to notify all adjoining property owners (including those across any streets) of their intention to rezone the property. The notification shall be sent by Certified Mail and be postmarked no later than the published deadline contained in the Rezoning Schedule. A sample notification letter is provided at the end of this packet.

The written notice shall include:

- 1. Rezoning case number
- 2. Dates, times and place of public hearings
- 3. Copy of the application
- 4. Applicant contact information
- 5. Letter of Intent
- 6. Site plan
- 7. Vicinity map

Proof that the notifications were mailed as required must be delivered to the Planning Department as soon as is feasible, but no later than 12:00 p.m. (noon) on the Wednesday prior to the Planning Commission meeting. Failure to submit the required proof of mailing will result in the application being tabled to the next month’s meeting.

Notification Sign

The applicant is required to post a notification sign (provided by the Planning Department) in a clearly visible location on the property, at or near the public street, no later than the published deadline contained in the Rezoning Schedule. It is the responsibility of the applicant to insure that the notification sign remain on the property throughout the rezoning proceedings. (COPY TO BE GIVEN TO APPLICANT)

CASE NUMBER

DATE

ACKNOWLEDGED BY (PRINT NAME)

SIGNATURE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org



LAWRENCEVILLE

GEORGIA

PUBLIC HEARING PROCESS

The Applicant is required to appear at the Planning Commission Meeting, the City Council Work Session, and the City Council Public Hearing. Failure to attend a meeting may result in tabling of the application until the next meeting of that group. However, the Planning Commission and the City Council may act on the application should they so choose. Meeting dates, times and place are as published in the Rezoning Schedule.

1. Approximately one week prior to the scheduled Planning Commission Meeting, the Planning Staff Report and Recommendation will be available at the Planning and Development office.
2. The applicant shall appear before the City of Lawrenceville Planning Commission to present their case in support of the rezoning application. Any opposition to the rezoning request will be given equal time to present its case. The Planning Commission may ask questions of the applicant and the opposition. The Planning Commission is a recommending body. Their recommendation will be forwarded to the City Council.
3. The applicant shall be present at the City Council Work Session. The applicant may be asked to present their case, or to answer questions, at the desire of the City Council.
4. The applicant shall appear before the City Council for the Public Hearing. The applicant and any opposition will be given equal time to present their cases. The City Council may ask questions of the applicant and opposition prior to making their final decision regarding the application.
5. If the rezoning application is denied by the Mayor and City Council, any new application for the same zoning classification on subject property may not be submitted for at least twelve (12) months from the date of denial. Application for a different zoning classification may be submitted after six (6) months from the date of the denial.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Embry Development Company LLC</u>	NAME: <u>Lorene T Bowen Trustee Credit Shelter Trust</u>
ADDRESS: <u>667 Main St</u>	ADDRESS: <u>130 Greenfield Way</u>
CITY: <u>Suwanee</u>	CITY: <u>Covington</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30016</u>
CONTACT PERSON: <u>Mike Embry</u> PHONE: <u>404-569-9756</u>	
* 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): <u>Residential Vacant</u> - REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>R5148-014</u> ACREAGE: <u>14</u>	
ADDRESS OF PROPERTY: <u>448 Grayson Highway</u>	

SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
CITY: _____	CITY: _____
STATE: _____ ZIP: _____	STATE: _____ ZIP: _____
CONTACT PERSON: _____ PHONE: _____	
* 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): _____ REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): _____ ACREAGE: _____	
ADDRESS OF PROPERTY: _____	

Mike Embury 4-9-24
SIGNATURE OF APPLICANT DATE

Mike Embury
TYPED OR PRINTED NAME

Terri L. Daniel
NOTARY PUBLIC DATE

Brenda Williams
SIGNATURE OF OWNER DATE

Brenda Williamson
TYPED OR PRINTED NAME

Ardehide Anderson
NOTARY PUBLIC

RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT



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/N 0

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)

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.



LAWRENCEVILLE

GEORGIA

FEE SCHEDULE

Rezoning, Change-in-Conditions and Special Use Permit Fees-

(Note: a Special Use Permit related to a companion rezoning case shall not incur an additional fee)

For **Single-Family Residential Districts.**

Fee:

- < 5 Acres = \$500
- 5 – 10 Acres = \$750
- 10 – 20 Acres= \$1,000
- 20 Acres or more = \$1,500

For the following: **Multifamily (attached housing); Mixed-Use Districts.**

Fee:

- < 5 Acres = \$500 + \$10 per unit
- 5 – 10 Acres = \$750 + \$10 per unit
- 10 – 20 Acres= \$1,000 + \$10 per unit
- 20 Acres or more = \$1,500 + \$10 per unit

For **Commercial, Office and Industrial Districts.**

Fee:

- < 5 Acres = \$500
- 5 – 10 Acres = \$750
- 10 – 20 Acres= \$1,000
- 20 Acres or more = \$1,500

LETTER OF INTENT FOR REZONING

Embry Development Company, LLC (“The Applicant”) submits this Letter of Intent and attached rezoning application (“The Application”) in order to permit the development residential townhome community on approximately 14 acres of land located on the easterly side of Grayson Highway (State Route 20).

The Property is surrounded by a mix of land uses and zoning classifications. To the east of the property is a row of single-family houses zoned for Single Family Residential SFR. North of The Property is a mini warehouse. West of The Property is a Community Shopping Mall. South of The Property is another row of single-family houses zoned Residential SFR. The Property’s current zoning is Residential Vacant, and the proposed zoning is Townhome Residential District (RM-8.)

The proposed community will consist of fifty-six (56) townhomes. The square footage will have a minimum of 1,600 Sq Ft and 2 car garages. The community is proposing 3.2 UPA. The community will provide 15% of open space/common area.

Variances requested 1. To waive 50 ft undisturbed buffer (maintain 25ft state buffer) 2. To waive 75ft impervious buffer

Warranty Deed — Page 3

Exhibit "A"

A one-half (½) undivided interest in and to the following real property of the Grantor:

All that tract or parcel of land lying and being in the Fifth Land District of Gwinnett County, Georgia, part of Land Lot Number 148, and being tracts Numbers thirty-one (31), thirty-two (32), thirty-three (33), thirty-four (34), thirty-five (35), and seventy-two (72) of the subdivision of the lands of R. H. Cooper, as shown on survey and plat of S. C. Moon, made in September 1946, a blue print of which is recorded in plat Book "D," Page 180, Gwinnett County Records, reference to which is hereby made for the correct shape, metes, courses and distances of each of said tracts of land, and which are more particularly described as follows: Tracts numbers thirty-one, thirty-two, thirty-three, thirty-four, and thirty-five join and are bounded together as one tract on the north by the lands of S.C. Moon; on the east by tract number seventy-two, purchased by P.C. Roberts; on the south by the lands of E.F. Hannah; on the west by the right-of-way of the Lawrenceville and Loganville highway. Each of these tracts front fifty (50) feet on the highway and run back even width two hundred and fifty (250) feet. Tract number seventy-two contains five and 74/100 (5.74) acres, and is bounded on the north by the lands of S.C. Moon; on the east by the lands of B.B. Crane and Allen Puckett; on the south by the lands of Leonard Jackson; on the west by the lands of P.C. Roberts.

Being the same as that property conveyed to Grantor by Warranty Deed dated October 16, 1946, and recorded in Deed Book 81, Folio 459, Gwinnett County, Georgia Records.

Together with a one-half (½) undivided interest in and to the following real property of the Grantor:

All that tract or parcel of land lying and being in the Fifth Land District of Gwinnett County, Georgia, part of Land Lot Number 148, and being tracts Numbers thirty-six (36), thirty-seven (37), thirty-eight (38), thirty-nine (39), forty (40), and seventy-one (71) of the subdivision of the lands of R.H. Cooper, as shown on survey and plat of S.C. Moon, made in September 1946, a blue

RZR2024-00022 & SUP2024-00090
RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

Warranty Deed — Page 4

print of which is recorded in plat Book "D," Page 180, Gwinnett County Records, reference to which is hereby made for the correct shape, metes, courses and distances of each of said tracts of land, and which are more particularly described as follows: Tracts numbers thirty-six, thirty-seven, thirty-eight, thirty-nine and forty join and are bounded together, on the north by the lands of P.C. Roberts; on the east by tract number seventy-one, purchased by J.H. Carter; on the south by the lands of E.F. Hannah; on the west by the right-of-way of the Lawrenceville and Loganville Highway. Each of these tracts fronts on said highway fifty (50) feet and extends back even width two hundred and fifty (250) feet. Tract number seventy-one contains five and 74/100 (5.74) acres according to said plat, and is bounded on the north by the lands of formerly P.C. Roberts, now Mrs. Lorene T. Bowen; on the east by the lands of H.J. Hinton; on the south by the lands of formerly E.F. Hannah; on the west by the lands of J.H. Carter.

Being the same as that property conveyed to Grantor by Warranty Deed dated June 19, 1948, and recorded in Deed Book 88, Folio 56, Gwinnett County, Georgia Records.

Less approximately one (1) acre which the Grantor has previously conveyed to her brother; being a total of approximately fourteen (14) acres.

RZR2024-00022 & SUP2024-00090
RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

1

4

1

BOUNDARY SURVEY
PREPARED FOR: PARK TERRACE DEVELOPMENT
LAND LOT 148, 5TH DISTRICT,
GWINNETT COUNTY, GEORGIA - 08/28/2019

PROJECT
210710
—+—
SHEET
1 OF 1

THIS IS A RE-TRACEMENT OF AN EXISTING PARCEL OR PARCELS LAY OUT AND THE SURVEYOR'S DUTY IS TO CREATE A RECORD OF THE SURVEY. THIS DOES NOT REQUIRE THE CREATION OF ANY NEW DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH ANY REGULATIONS OR REQUIREMENT FOR PROPOSED DEVELOPMENT. THE PURPOSE OF THE LAND SURVEYOR THEREFORE, 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 SURVEYORS AND MAPPING ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

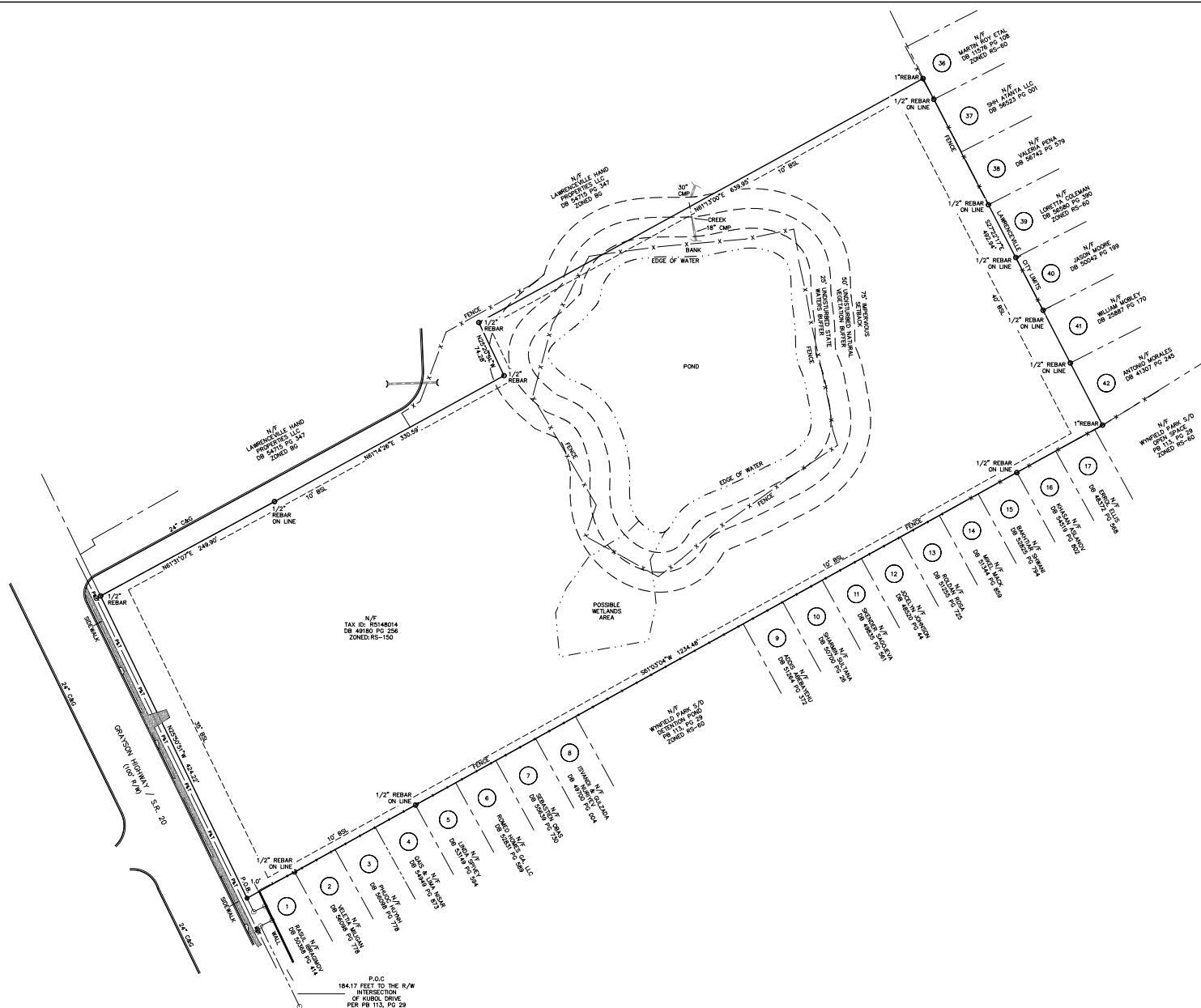
08/28/2019
MICHAEL S. RILEY, JR. #2113 DATE

ZONING SUMMARY: RS-150
SINGLE FAMILY DETACHED

FRONT SETBACK	35
SIDE SETBACK	10
REAR SETBACK	40

INFORMATION OBTAINED FROM
CITY OF LAWRENCEVILLE ZONING

THE SURVEYOR IN NO WAY INTENDS TO
INTERPRET OR MAKE CONCLUSION REGARDING
THE ZONING AND SETBACK DESIGNATION SHOWN
HEREON.



LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- ⚡ FIRE HYDRANT
- Ⓜ WATER METER
- Ⓜ WATER VALVE
- ⚡ POWER POLE
- ⚡ LIGHT POLE

- ⚡ POWER/LIGHT POLE
- GUY WIRE
- ⏏ POWER METER
- ⏏ POWER BOX
- ⏏ A/C UNIT
- ⊙ MANHOLE
- ⊙ CLEAN OUT
- ⊙ JUNCTION BOX
- ⊙ OUTFLOW STRUCTURE
- DRAINAGE INLET

-  GAS METER
-  GAS VALVE
-  CABLE BOX
-  TELEPHONE BOX
-  SIGN
- W- WATER LINE
- U- OVERHEAD UTILITY
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE

- T- TELEPHONE LINE
 -X- FENCE LINE
 -925- CONTOUR LINE
 BSL BUILDING SETBACK
 CONC. CONCRETE
 EOP EDGE OF PAVEMENT
 L.L. LAND LOT
 N/F NOW OR FORMERLY
 R/W RIGHT-OF-WAY
 P/L PROPERTY LINE

- C.B. CATCH BASIN
CNT CANTILEVER
FFE FINISHED FLOOR
BFE BASEMENT FLOOR
GFE GARAGE FLOOR
DB DEED BOOK
PB PLAT BOOK
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
AKA ALSO KNOWN AS

- R ELEVATION
 R ELEVATION
 ELEVATION
- BOLLAR
 FLAG
 LANDS
 S/W SIDE
 F.K.A. FOR
 NAD NORTH
 NAVD NOR
- HARD
- DUNE

- POLE
CAPED LIGHT
WALK
MERLY KNOWN AS
H AMERICAN DATUM
TH AMERICAN VERTICAL DAT
WOOD TREE
TRIFE

- 
- 811**
Know what's below.
Call before you dig.



Know what's below.
Call before you dig

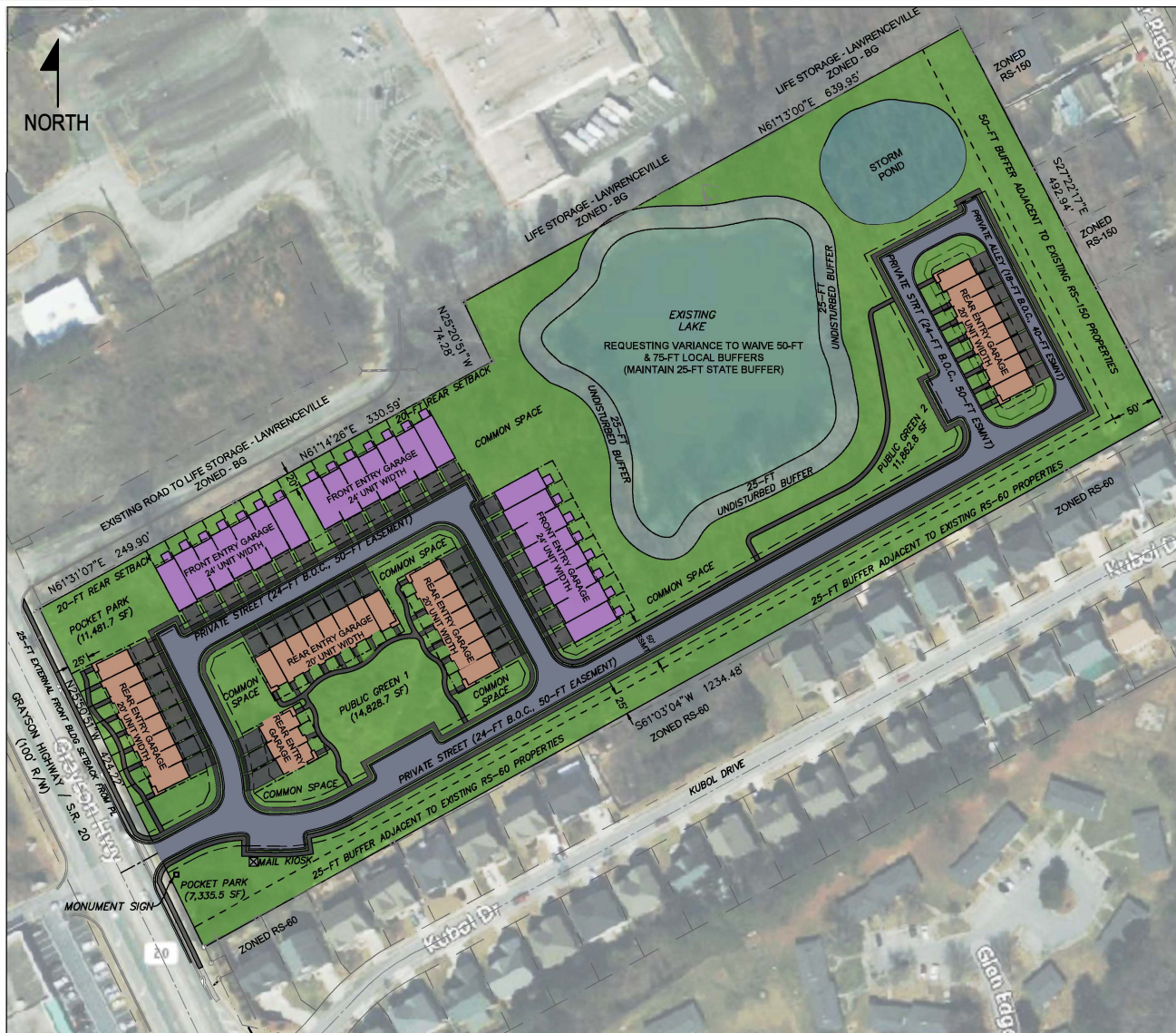


SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772

SAVANEE (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SAVANEE, GA 30024

ATLANTA (404) 446-8180
1100 PEACHTREE STREET, SUITE 1000
ATLANTA, GA 30309

KENNESAW (678) 730-4393
975 COMB PLACE BLVD., SUITE
KENNESAW, GA 30144



ADDRESS: 448 GRAYSON HIGHWAY
LAWRENCEVILLE
GWINNETT COUNTY

PARCEL INFO: 5148 014

SITE AREA: 14.0ACRES
LAKE & BUFFERS: 4.05 ACRES
WETLANDS AREA: 0.35 ACRES

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

PROPOSED DWELLINGS: 56 SINGLE FAMILY ATTACHED DWELLINGS
34 REAR-ENTRY GARAGE UNITS (20' WIDE)
22 FRONT-ENTRY GARAGE UNITS (24' WIDE)

(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
2 BED 1,200 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

MAX. IMPERVIOUS AREA 40% (OF TOTAL DEVELOPMENT LOT)
MINIMUM COMMON AREA 15%
PROVIDED COMMON AREA 28% (3.98 AC OF 14.0 AC)

INCLUDES:
PUBLIC GREEN 1 14,828.7 SF (> MIN. RQD 3,000 SF)
PUBLIC GREEN 2 11,962.8 SF (> MIN. RQD 3,000 SF)
POCKET PARK 1 11,481.7 SF (> MIN. RQD 3,000 SF)
POCKET PARK 2 7,335.5 SF (> MIN. RQD 3,000 SF)

COMMON AREA DOES NOT INCLUDE:
LAKE & 25-FT BUFFER
ZONING BUFFERS
INDIVIDUAL DWELLING LOTS
PROPOSED EASEMENT

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

PARKING:
GARAGE 2-CAR/DWELLING (ALL DWELLINGS)
ON-STREET PARKING 21 ON-STREET, GUEST SPACES
DRIVEWAY SPACES 2/DWELLING

REQUESTED VARIANCES (INCLUDE, BUT NOT LIMITED TO):
LAKE BUFFERS:
WAIVE 50-FT UNDISTURBED BUFFER
WAIVE 75-FT IMPERVIOUS BUFFER

REQUESTED SPECIAL USE PERMIT:
TO ALLOW FOR FRONT-ENTRY GARAGE UNITS
22 OF 56 UNITS ARE PROPOSED AS FRONT-ENTRY GARAGE UNITS



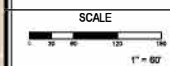
Email: LandDesignSolutions,pa@gmail.com
Phone: 404-941-0644

448 GRAYSON HWY
LAWRENCEVILLE
GWINNETT COUNTY, GA
GEORGIA
PARCEL ID 5148 014

PROJ. # 22004

NOT FOR
CONSTRUCTION

06-25-2024



SHEET TITLE
CONCEPT SITE PLAN
SHEET NUMBER
1.A

EXAMPLE ARCHITECTURAL ELEVATIONS
FOR PROPOSED RM-8 DEVELOPMENT AT
448 GRAYSON HWY, LAWRENCEVILLE, GA

(PROPOSED RE-ZONING WITH SPECIAL USE PERMIT TO ALLOW FOR MIX OF REAR-ENTRY GARAGE & FRONT-ENTRY GARAGE STYLE TOWNHOMES)



TOWNHOME ELEVATIONS
COMMUNITY WITH BOTH FRONT & REAR ENTRY GARAGE DWELLING STYLES



TOWNHOMES
FRONT ELEVATION OF A REAR ENTRY GARAGE STYLE DWELLING



**TOWNHOME
FRONT ELEVATION- VIEW 'A'
FRONT ENTRY GARAGE STYLE DWELLING**



**TOWNHOME
FRONT ELEVATION- VIEW 'B'
FRONT ENTRY GARAGE STYLE DWELLING**

GEORGIA

Location Map & Surrounding Areas

**File # RZR2024-00022
& SUP2024-00090**

Applicant: Ansley Johnston

-  Subject Property
 Parcels
 County Maintained Streets
 City Maintained Streets



0 125 250



LAWRENCEVILLE

GEORGIA

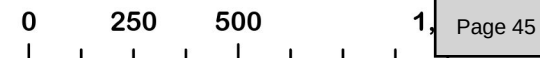
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

**File # RZR2024-00022
& SUP2024-00090**

Applicant: Ansley Johnston

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets





LAWRENCEVILLE

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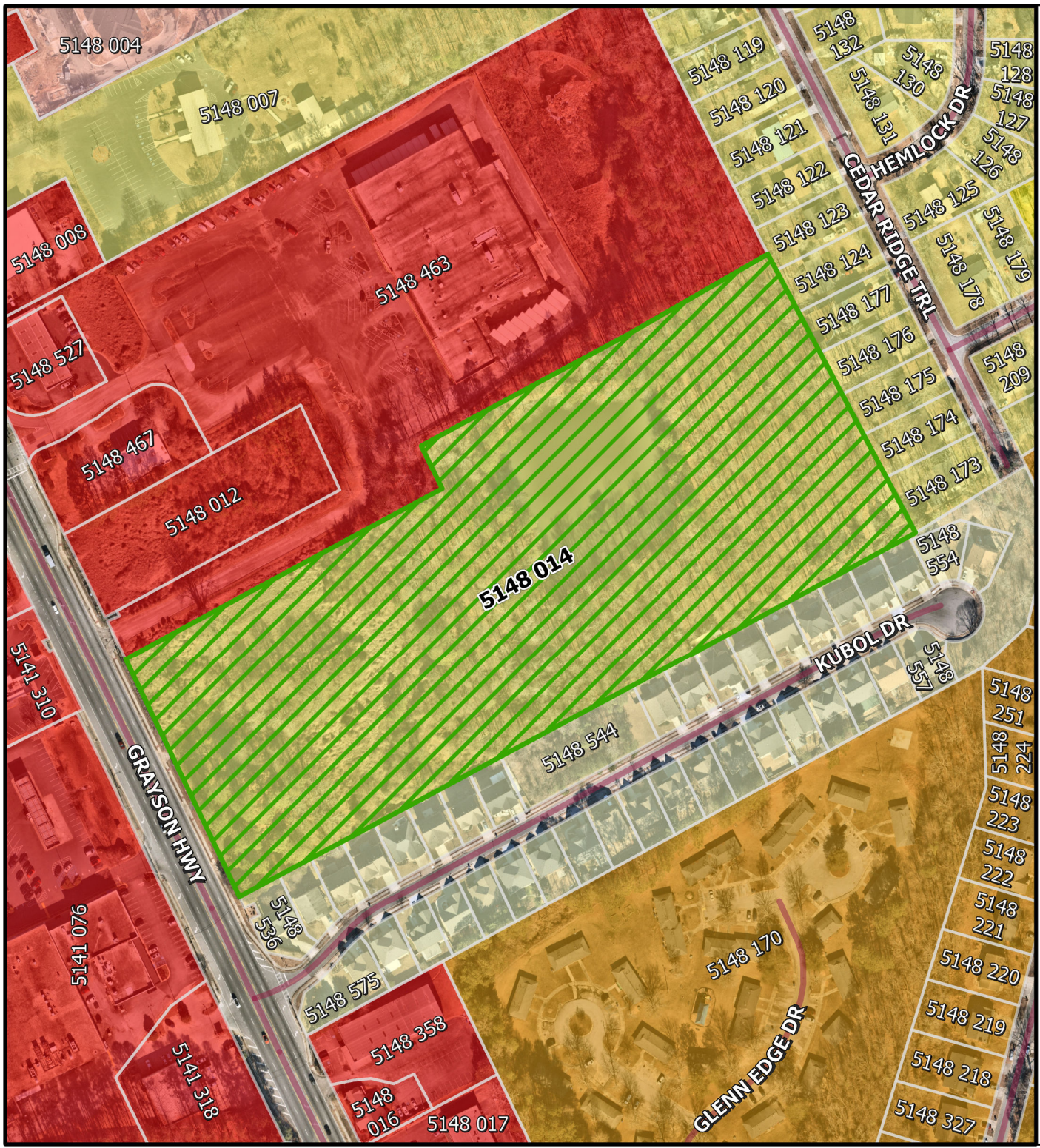
The City of Lawrenceville
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Location Map & Surrounding Areas

**File # RZR2024-00022
& SUP2024-00090**

Applicant: Ansley Johnston

- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets
- Zoning Districts**
 - BG General Business
 - OI Office/Institutional
 - RM-12 Multifamily Residential
 - RS-60 Single-Family Residential
 - RS-150 Single-Family Residential
 - RS-180 Single-Family Residential





LAWRENCEVILLE

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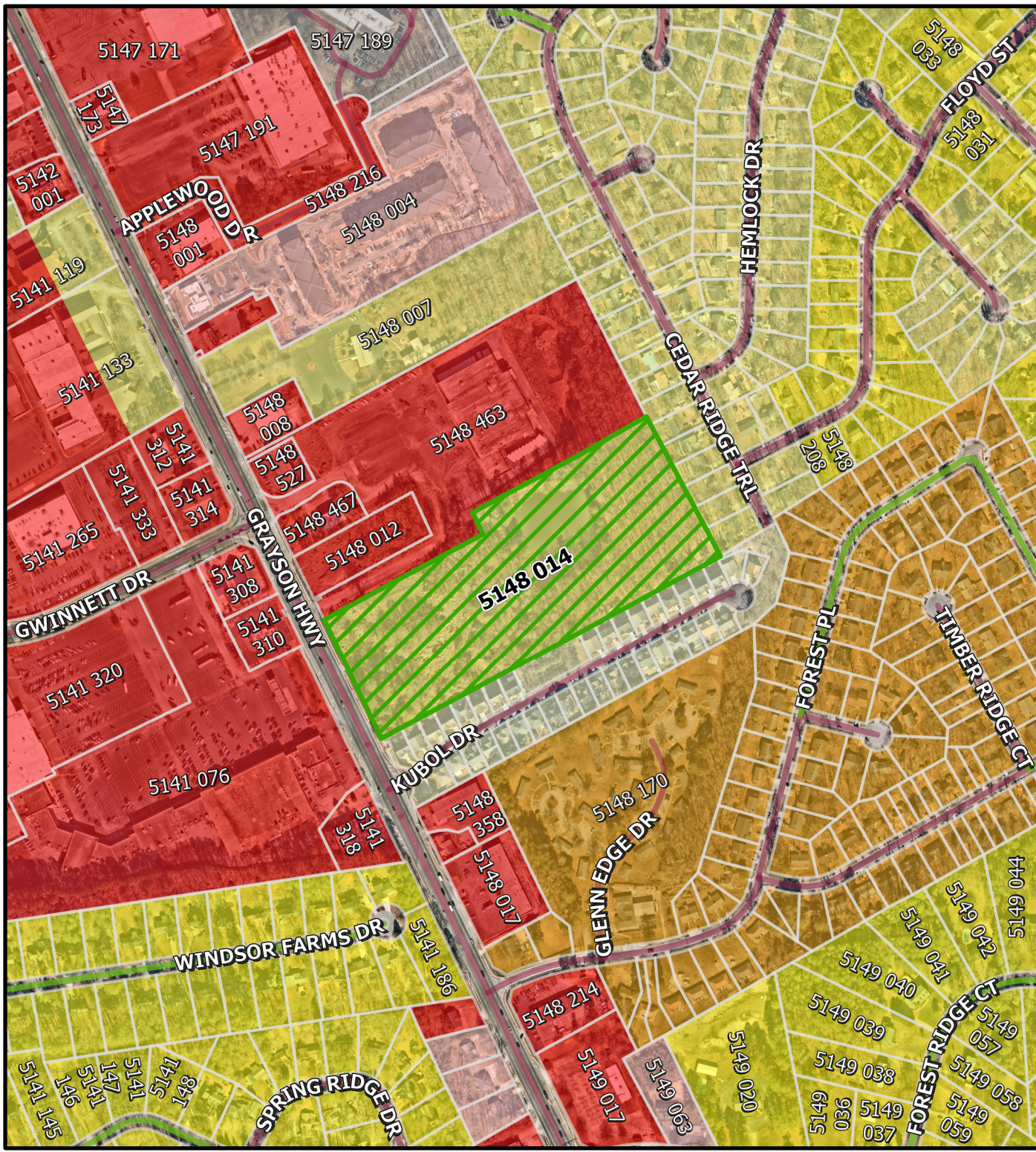
The City of Lawrenceville
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Location Map & Surrounding Areas

**File # RZR2024-00022
& SUP2024-00090**

Applicant: Ansley Johnston

- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets
- Zoning Districts**
 - BG General Business
 - OI Office/Institutional
 - RM-12 Multifamily Residential
 - RMHR Multifamily Residence District - High-Rise
 - RS-60 Single-Family Residential
 - RS-150 Single-Family Residential
 - RS-180 Single-Family Residential



GEORGIA

Location Map & Surrounding Areas

**File # RZR2024-00022
& SUP2024-00090**

Applicant: Ansley Johnston

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- 2045 Character Areas**
-  Downtown
-  Traditional Residential

2045 Character Areas

 Downtown

Traditional Residential



0 125 250



LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

**File # RZR2024-00022
& SUP2024-00090**

Applicant: Ansley Johnston

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- 2045 Character Areas**
 -  Downtown
 -  Traditional Residential
 -  Commercial Corridor

