



# LAWRENCEVILLE

## GEORGIA

### PLANNING COMMISSION AGENDA

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Tuesday, September 05, 2023  
6:00 PM

Council Assembly Room  
70 S. Clayton St, GA 30046

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#### **Call to Order**

#### **Approval of Agenda**

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

#### **Old Business**

#### **New Business**

1. CIC2023-00010; Hearthside Lawrenceville, LP c/o Dennis J. Webb, Jr. – Smith, Gambrell & Russell, LLP; 213 Scenic Highway
2. An Ordinance to Amend the Zoning Ordinance, ARTICLE 1; Districts
3. An Ordinance to Amend the Zoning Ordinance, ARTICLE 6; Architectural and Design Standards
4. An Ordinance to Amend the Zoning Ordinance, ARTICLE 10; Definitions

#### **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: NEW BUSINESS

**Item:** CIC2023-00010; Hearthside Lawrenceville, LP c/o Dennis J. Webb, Jr. – Smith, Gambrell & Russell, LLP; 213 Scenic Highway

**Department:** Planning and Development

**Date of Meeting:** Tuesday, September 5, 2023

**Applicant Request:** Change in Conditions to Approved Rezoning (RZM2020-00003)

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

**Department Recommendation:** **Approval with Conditions**

**Summary:** The applicant is requesting a Change-in-Conditions to the previously approved rezoning case RZM2020-00003 and SUP2020-00034 to allow a Retirement Community/Independent Living Facility.

**Attachments/Exhibits:**

- CIC2023-00010\_Report
- CIC2023-00010\_Planning and Development Recommendations
- CIC2023-00010\_Application
- CIC2023-00010\_Approved Site Plan
- CIC2023-00010\_Aerial\_ZoomedIn\_08162023
- CIC2023-00010\_Aerial\_ZoomedOut\_08162023
- CIC2023-00010\_Character Areas\_ZoomedIn\_08162023
- CIC2023-00010\_Character Areas\_ZoomedOut\_08162023
- CIC2023-00010\_DDA\_ZoomedIn\_08162023
- CIC2023-00010\_DDA\_ZoomedOut\_08162023
- CIC2023-00010\_Zoning ZoomedIn\_08162023
- CIC2023-00010\_Zoning ZoomedOut\_08162023



# LAWRENCEVILLE

## Planning & Development

**CASE NUMBER:** CIC2023-00010

**OWNER:** GWINNETT HOUSING AUTHORITY

**APPLICANT:** DENNIS WEBB, HEARTHSIDE LAWRENCEVILLE

**CONTACT:** DENNIS WEBB – 404.815.3620

**LOCATION(S):** 213 SCENIC HIGHWAY

**PARCEL ID(S):** R5142 078 & R5142 053

**APPROXIMATE ACREAGE:** 5.19

**ZONING PROPOSAL:** OI (OFFICE - INSTITUTIONAL DISTRICT) – CHANGE IN CONDITIONS

**PROPOSED DEVELOPMENT:** RETIREMENT COMMUNITY, INDEPENDENT LIVING

**DEPARTMENT RECOMMENDATION:** **APPROVAL WITH CONDITIONS**

### VICINITY MAP





# LAWRENCEVILLE

## Planning & Development

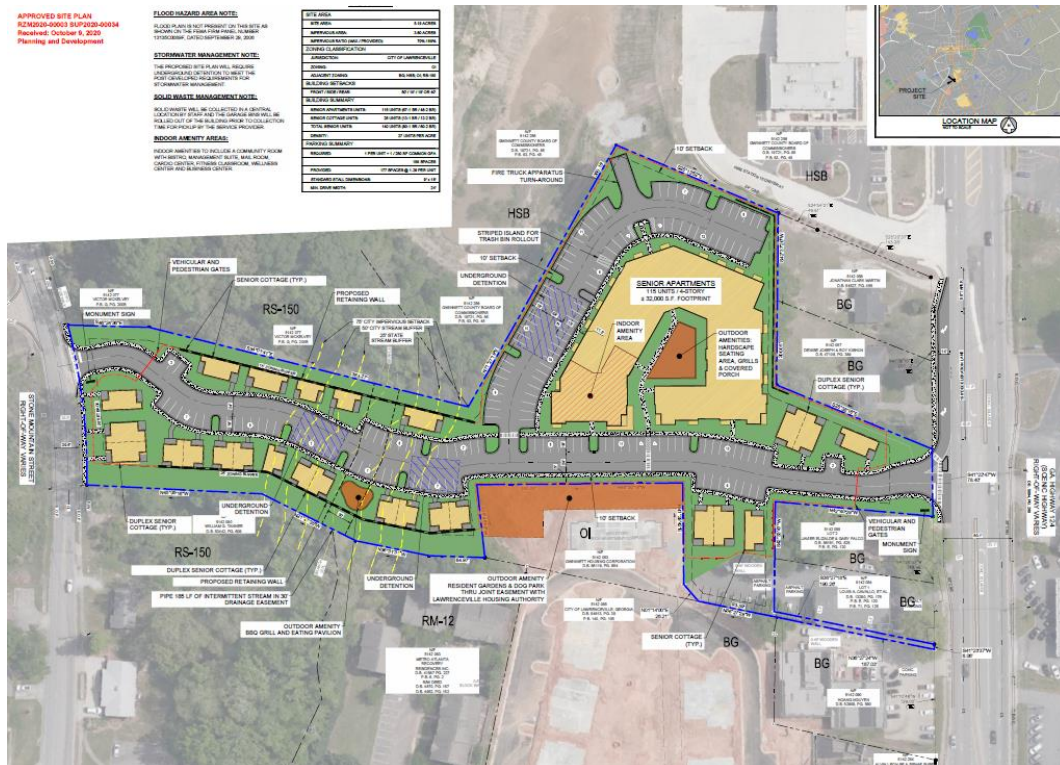
### ZONING HISTORY

In 1960, the subject property was zoned RS-120 (Single Family Residential District) and OI (Office Institutional District). The entire property was rezoned to OI (Office Institutional District) in 2020 pursuant to case RZM2020-00003.

### PROJECT SUMMARY

The applicant requests a change in conditions for an approximately 5.19-acre parcel at 213 Scenic Highway. In October 2020, City Council approved a plan to build a Retirement Community, Independent Living facility on the site consisting of 124 age-restricted residential units, with 115 independent multifamily units and nine (9) single-family residential units. The proposed change in conditions is to decrease the age restriction from 62 years of age and older to 55 years of age and older, to comply with federal requirements. There are no other changes requested; the site plan approved as a part of RZM2020-00003 (see below) will remain unchanged.

### APPROVED SITE PLAN





# LAWRENCEVILLE

## *Planning & Development*

### **ZONING AND DEVELOPMENT STANDARDS**

Zoning and other development considerations, such as parking requirements, landscape buffers, and architectural standards were thoroughly conditioned in the 2020 approval; these conditions shall remain, with the only proposed change being the reduction of the age restriction from 62 and older to 55 and older. The proposed change in conditions will not affect the overall development and zoning and development standards.

### **SURROUNDING ZONING AND USE**

The surrounding area is characterized by commercial, institutional, and residential uses. The property is bordered by parcels zoned BG (General Business District) with uses such as County Courts, a fire station, single-family residences, and multifamily developments.

### **2040 COMPREHENSIVE PLAN**

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Character Area. Downtown is the heart of Lawrenceville, both in terms of its location and level of activity. As proposed, the request could be consistent with the intent of the 2040 Comprehensive Plan.

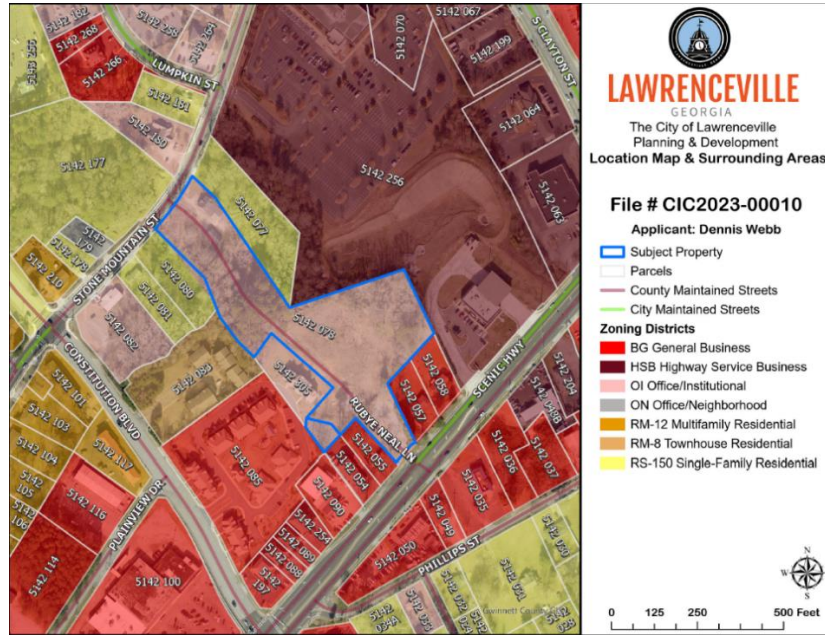


# LAWRENCEVILLE

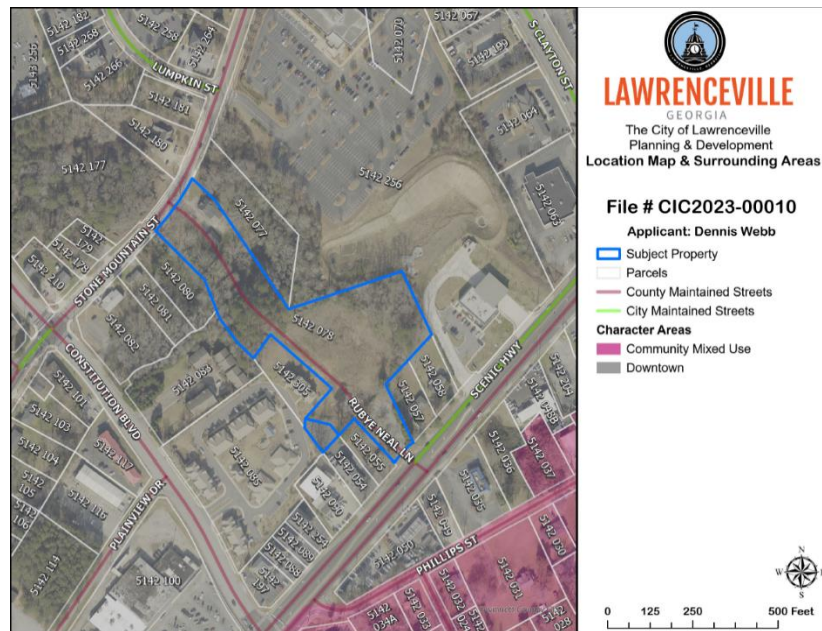
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## Planning & Development

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





# LAWRENCEVILLE

## *Planning & Development*

### **STAFF RECOMMENDATION**

Given that City Council approved these plans in 2020, a change of conditions to decrease the minimum age requirement to age 55 is appropriate. The proposed development could provide affordable housing options, promote walkability, and potentially spur redevelopment in the immediate area. Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested Change in Conditions.



# LAWRENCEVILLE

1.

## *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;**

*The change in conditions does not affect the approved proposal from 2020.*

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

*The change in conditions does not affect the approved proposal from 2020.*

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

*The change in conditions does not affect the approved proposal from 2020.*

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

*The change in conditions does not affect the approved proposal from 2020.*

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

*Yes, this is an appropriate use for the Downtown Character Area.*

- 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;**

*Yes, the proposed development would provide affordable housing options, promote walkability, and potentially spur redevelopment in the immediate area.*

**PLANNING AND DEVELOPMENT**

**RECOMMENDED CONDITIONS\_08282023**

**CIC2023-00010**

Approval as OI (Office Institutional District) for a Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

- 1.** To restrict the use of the property as follows:
  - A.** The proposed development shall be limited to a total of 124 residential units, consisting of 115-unit independent multifamily living units, 9 single-family residential units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
  - B.** The maximum building height shall be 55 feet.
  - C.** Duplex units shall be prohibited.
  - D.** Accessory structures shall be prohibited.
  - E.** The development shall be age-restricted to residents 55 years of age and older.
  - F.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
  - G.** Outdoor storage shall be prohibited.
  
- 2.** To satisfy the following site development considerations:
  - A.** The property shall be developed in general accordance with the submitted site rezoning site plan, dated July 29, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Planning and Development Department.
  - B.** The apartment buildings shall meet the RM-24 architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a

development permit.

- C.** The single-family units shall meet the Residential Minimum Architectural and Design Standards set forth in the City of Lawrenceville 2020 Zoning Ordinance with the exceptions outlined herein; which shall include the elimination of the two-car garage requirement. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.
- D.** Ingress/Egress to the subject property shall be limited to one point of access per street frontage and shall meet City and GDOT regulations as appropriate, including any dedication of Right-of-Way.
- E.** Provide 186 parking spaces and one loading space designated for clients and employees parking. Client and employee parking shall be located in the front yard area. Parking and driveway surfaces shall be paved and striped to City standards.
- F.** Provide a five (5) foot concrete sidewalk adjacent to all public rights-of-way.
- G.** Provide a 15-foot wide natural undisturbed buffer along the north property line, and a 25-foot wide natural undisturbed buffer along the south property line immediately adjacent to residentially zoned properties. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Planning and Development Department.
- H.** Provide a 10-foot landscape strip along the western right-of-way of Scenic Highway, and the eastern right-of-way of Stone Mountain Street. Final landscaping design shall be subject to review and approval of the Planning and Development Department.
- I.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- J.** The development shall meet all State and City Stream Buffer requirements.
- K.** 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.

- L.** Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Subject to the review and approval of the Planning and Development Department.
- M.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. 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.
- N.** All grassed areas shall be sodded.
- O.** The utilities internal to the development must be placed underground.
- P.** 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 right-of-ways.
- Q.** City dumpsters shall be utilized for the entire development. Individual trash carts shall be prohibited within the development. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5-feet. The dumpster shall be screened on all sides by a minimum 6-foot high masonry wall with access via an opaque gate. The material of the screening structure shall match that of the primary structure.
- R.** Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.
- S.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- T.** The development shall be a gated community, with automated car access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be

made in a timely manner. Fencing along public Right of way shall be wrought iron style type fencing with masonry columns spaced 25 feet.

- U.** Unless provided underground, Stormwater Detention facilities shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans shall be subject to the review and approval of the Planning and Development Department.
- V.** The project shall be coordinated with the infrastructure improvements being made with the Stone Mountain/Five Forks-Trickum sidewalk project.
- W.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.

MAYOR AND COUNCIL

CITY OF LAWRENCEVILLE, GEORGIA

ORDINANCE NO. 2020-25

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

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<u>PRESENT</u>	<u>VOTE</u>
<u>David Still</u> , Mayor	<u>YES</u>
<u>Bob Clark</u> , Mayor Pro Tem	<u>NO</u>
<u>Victoria Jones</u> , Council Member	<u>YES</u>
<u>Glenn Martin</u> , Council Member	<u>YES</u>
<u>Keith Roche</u> , Council Member	<u>YES</u>

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On motion of Mayor Still, seconded by Council Member Roche, which carried 4-1, the following ordinance was adopted:

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from RS-150 (Single-Family Residence District) and OI (Office Institutional District) to OI (Office Institutional District) by One Street Residential, LLC for the proposed use of a Retirement Community, Independent Living Facility on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on October 26<sup>th</sup>, 2020 and objections were filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 26<sup>th</sup> day of October, 2020, that the aforesaid application to amend

the Official Zoning Map from RS-150 (Single-Family Residential District) and OI (Office Institutional District) to OI (Office Institutional District) is hereby APPROVED WITH CONDITIONS.

Approval as OI (Office Institutional District) for a Retirement Community, Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. The proposed development shall be limited to a total of 140 residential units, consisting of 115-unit independent multifamily living units, 8 duplex cottages (16 units), and 9 single-family residential cottage units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
  - B. The maximum building height shall be 55 feet.
  - C. Accessory structures shall be prohibited.
  - D. The development shall be age-restricted to residents 62 years of age and older.
2. To satisfy the following site development considerations:
  - A. The property shall be developed in general accordance with the submitted site rezoning site plan, dated October 8, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Planning and Development Department.
  - B. The apartment buildings shall meet the multi-family residential architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.
  - C. The residential cottage units shall meet the single family residential architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. Building elevations shall include roof variations with a craftsman style look including variations of stone and brick with appropriate sized porches on the front and back. Elevations shall be submitted for review and approval by the Mayor, City Manager, and Planning and Development Department prior to the issuance of a development permit. Garages are not required. All cottage units shall be designed so as to appear as though the

unit is a single family unit with only one front entrance and no front side entrances.

- D. Ingress/Egress to the subject property shall be limited to one point of access per street frontage and shall meet City and GDOT regulations as appropriate, including any dedication of Right-of-Way.
- E. Provide up to 186 parking spaces and one loading space designated for clients and employees parking. Client and employee parking shall be located in the front yard area. Parking and driveway surfaces shall be paved and striped to City standards.
- F. Provide a 15-foot wide natural buffer along the north property line, and a 25-foot wide natural buffer along the south property line immediately adjacent to residentially zoned properties. Disturbance within zoning buffers on the north and south sides shall be limited to allow for the execution of the submitted site plan, including but not limited to the installation of the retaining wall footings that will overhang and encroach into the zoning buffers in the constructed condition by up to five (5) feet. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Planning and Development Department.
- G. Provide a 10-foot landscape strip along the western right-of-way of Scenic Highway, and the eastern right-of-way of Stone Mountain Street. Final landscaping design shall be subject to review and approval of the Planning and Development Department.
- H. The development shall meet all State and City Stream Buffer requirements except as reflected on the October 8, 2020 site plan.
- I. 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.
- J. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Subject to the review and approval of the Planning and Development Department.
- K. All grassed areas shall be sodded.



- L. The utilities internal to the development must be placed underground.
- M. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. 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.
- N. 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 right-of-ways.
- O. Outdoor storage shall be prohibited.
- P. City dumpsters shall be utilized for the entire development. Individual trash carts shall be prohibited within the development. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5-feet. The dumpster shall be screened on all sides by a minimum 6-foot high masonry wall with access via an opaque gate.
- Q. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.
- R. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- S. The development shall be a gated community, with automated car access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made in a timely manner. Fencing along public Right of way shall be wrought iron style type fencing with masonry columns spaced 25 feet.
- T. Unless provided underground, Stormwater Detention facilities shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans shall be subject to the review and approval of the Planning and Development Department.
- U. The project shall be coordinated with the infrastructure improvements being made with the Stone Mountain/Five Forks-Trickum sidewalk project.

**IT IS SO ORDAINED** this 26<sup>th</sup> day of October, 2020



David R. Still, Mayor

Date Signed: 11-23-2020

ATTEST:

  
Amanda Harp, Assistant City Clerk



# LAWRENCEVILLE

## GEORGIA

### CHANGE IN CONDITIONS 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: Provide one 11"x 17" copy and six full size copies:
  - a. Prepared by a Registered Land Surveyor, Professional Engineer or Landscape Architect
  - b. Drawn to scale of 1"= 50' or greater
  - c. 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
  - d. 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



# 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 change in conditions application. Any opposition to the change in conditions 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 change in conditions 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

### CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Hearthside Lawrenceville, LP c/o Dennis J. Webb, Jr. - Smith, Gambrell, &amp; Russell, LLP</u> ADDRESS: <u>1105 W. Peachtree St. NE, Suite 1000</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30309</u>	NAME: <u>Hearthside Lawrenceville, LP</u> ADDRESS: <u>104 Interstate North Pkwy East SE</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30309</u>
CONTACT PERSON: <u>Dennis J. Webb, Jr.</u> PHONE: <u>404.815.3620</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>OI</u> REQUESTED ZONING DISTRICT: <u>OI</u> PARCEL NUMBER(S): <u>5 142 078, 5 142 079, 5 142 053</u> ACREAGE: <u>5.19 acres</u> ADDRESS OF PROPERTY: <u>213 Scenic Highway, Lawrenceville, GA 30046</u>	

See next page  
 \_\_\_\_\_  
 SIGNATURE OF APPLICANT                      DATE

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

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

See next page  
 \_\_\_\_\_  
 SIGNATURE OF OWNER                              DATE

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

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



# LAWRENCEVILLE

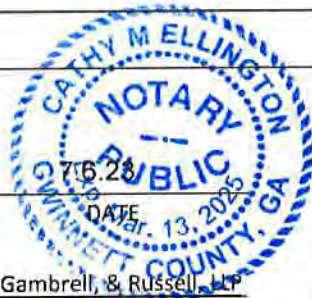
Planning & Development

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Hearthside Lawrenceville, LP c/o Dennis J. Webb, Jr. Smith Gambrell &amp; Russell, LLP</u> ADDRESS: <u>1105 W. Peachtree Street NE, Suite 1000</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30309</u> PHONE: <u>404.815.3620</u>	NAME: <u>Hearthside Lawrenceville, LP</u> ADDRESS: <u>104 Interstate North Pkwy East SE</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30339</u> PHONE: _____
CONTACT PERSON: <u>Dennis J. Webb, Jr</u> PHONE: <u>404.815.3620</u> CONTACT'S E-MAIL: <u>dwebb@sgrlaw.com</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.	
ZONING DISTRICT(S): _____ ACREAGE: _____ PARCEL NUMBER(S): _____ ADDRESS OF PROPERTY: _____ PROPOSED USE: _____	

[Signature]  
 SIGNATURE OF APPLICANT

Dennis J. Webb, Jr - Smith, Gambrell, & Russell, LLP  
 TYPED OR PRINTED NAME

[Signature] 7.6.23  
 NOTARY PUBLIC DATE



[Signature] 06/16/2023  
 SIGNATURE OF OWNER DATE

Brandon Page for Hearthside Lawrenceville, LP  
 TYPED OR PRINTED NAME

[Signature] 6/16/23  
 NOTARY PUBLIC DATE

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



# Disclosures





# LAWRENCEVILLE

*Planning & Development*

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? Yes  
 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)
Mayor David Still	\$1000.00	March 16, 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? No  
 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

Planning & Development

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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 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)
Mayor David Still	\$1000.00	March 16, 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? No  
 Y/N

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

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



# 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?     No     Y/N

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

Dennis J. Webb, Jr. -  
 Smith, Gambrell, and Russell, LLP

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?     No     Y/N

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

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



# LAWRENCEVILLE

## GEORGIA

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

*JABR*

J. Alexander Brock - Smith,  
 Gambrell, and Russell, LLP

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? No Y/N

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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? No Y/N

If the answer is yes, please complete the following section: *Kathryn M Zickert* Kathryn M. Zickert - Smith, Gambrell, and Russell, LLP

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? No 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.

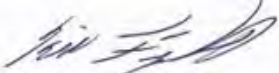


# LAWRENCEVILLE

## GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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If the answer is yes, please complete the following section:  Kirk R. Fjelstul - Smith, Gambrell, and Russell, LLP

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

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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.

# Letter of Intent

**STATEMENT OF INTENT**

and

Other Material Required by  
City of Lawrenceville Zoning Ordinance

Change in Conditions

of

ONESTREET RESIDENTIAL, LLC

for

±5.030 acres of land  
located in  
Land Lot 142, 5<sup>th</sup> District  
Address: 213 Scenic Highway

Submitted for Applicant by:

Dennis J. Webb, Jr.  
Kathryn M. Zickert  
J. Alexander Brock  
Smith, Gambrell & Russell, LLP  
1105 W. Peachtree Street, NE  
Suite 1000  
Atlanta, Georgia 30309  
404-815-3500



## **I. INTRODUCTION**

This Application seeks change in conditions from a rezoning of a ±5.19-acre property comprised of three parcels of land located in Land Lot 142, 5<sup>th</sup> District, Gwinnett County (Parcels 5142-053, 5142-078 and 5142-079) (“Subject Property”). More specifically, the Subject Property is located at 213 Scenic Highway. The Subject Property was rezoned in 2020 from RS-150 (Single Family Residential) and O-I (Office Institutional) to O-I (Office Institutional) per case number RZM2020-00003 (“2020 Rezoning”) for the development of an active senior living retirement community. The Lawrenceville City Council approved the 2020 Rezoning subject to twenty-five (25) conditions. Included was condition 1.D. which stated: “The development shall be age restricted to residents 62 years of age and older.” OneStreet Residential, LLC<sup>1</sup> (“Applicant”) now seeks to amend condition 1.D. to read: The development shall be age restricted to residents 55 years of age and older. The Applicant’s requested change from 62 to 55 years and older is necessary to meet the Housing and Urban Development’s (“HUD”) updated age restriction and familial status requirements. It is important to note that this request is solely due to changes in federal regulations and is not through any act on behalf of the Applicant. Moreover, there will be no changes to the scope or scale of the development that was considered in the 2020 Rezoning.

As reflected in the 2020 Rezoning, the Applicant’s development consists of 115 units in one four-story building, as well as 25 cottage residences, for a total of 140 units (“Proposed Development”). It is also important to note that the project is being developed and owned through a public-private partnership between the Lawrenceville Housing Authority and

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<sup>1</sup> OneStreet Residential, LLC is the parent company of Hearthsides Lawrenceville, LP, which is the property owner. Both OneStreet Residential, LLC and Hearthsides Lawrenceville, LP are referred herein as “Applicant.”

OneStreet Residential. Age-eligible residents of the Hooper Renwick and Rich Martin public housing communities, anticipated to be 12 residents, will be housed in this community. The 12 residents will be managed by the Lawrenceville Housing Authority, which must comply with HUD requirements. HUD now requires the housing to be available to residents 55 years and older, thus prompting the current request.

Also note, that the Proposed Development is currently under construction with an expected completion date in early 2024. The condition limiting the housing to residents 62 years or older will restrict the Applicant and the Lawrenceville Housing Authority's ability to lease the facility under HUD regulations. As a result, it is imperative that the Applicant be granted the instant Change in Conditions to align the zoning conditions with current HUD requirements prior to the commencement of leasing.

The Applicant submits this document as a Statement of Intent with regard to its Application, a preservation of the Applicant's constitutional rights, and a written analysis for the rezoning criteria<sup>2</sup> listed in the City of Lawrenceville Zoning Code ("Zoning Code") § 907.

## **II. CRITERIA TO BE APPLIED TO THE CHANGE IN CONDITIONS**

### **A) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.**

Yes. The requested Change in Conditions has no bearing on the use of the property.

The senior housing use and the scope of the Proposed Development are the same that were approved in the 2020 Rezoning. The requested Change in Conditions merely seeks to bring the 2020 Rezoning conditions into alignment with the current HUD regulations.

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<sup>2</sup> The Lawrenceville Zoning Ordinance does not list separate criteria for a Change in Conditions application, beyond what is required for a rezoning application.

**B) WHETHER THE PROPOSED REZONING AND SUP WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.**

No. See answer to subparagraph A above.

**C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.**

Yes, the Subject Property is currently being developed for the proposed senior housing.

However, not changing the age restriction condition will prevent the Applicant and the Lawrenceville Housing Authority from leasing its units.

**D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS;**

No. See answer to subparagraph A above.

**E) WHETHER THE PROPOSED REZONING AND SUP IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN.**

Yes. The proposed Change in Conditions solely deals with an adjustment to the age restriction condition has no bearing on the Comprehensive Plan. The development will still be used for senior housing as approved in the 2020 Rezoning.

**F) 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 PROPOSED CHANGE IN CONDITIONS.**

As noted in the paragraphs above, HUD updated its housing requirements in 2023 to require public housing to be available to persons 55 years or older. When the 2020 Rezoning was approved, the limit was 62 years and older. The 2020 Rezoning conditions must now be

adjusted to bring them into conformance with current federal regulations.

#### **IV. PRESERVATION OF CONSTITUTIONAL RIGHTS**

As agent for the owners of the property, the Applicant respectfully submits that the current zoning classification and conditions and rules relative to a retirement community's right to use the Subject Property established in the City of Lawrenceville's Zoning Ordinance, to the extent they prohibit this use, are unconstitutional, and constitute an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the property owners in violation of the due process and equal protection rights of the property owner guaranteed by 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. Further, the failure to allow this Change In Conditions 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.

Further, the Applicant respectfully submits that the City Council's failure to approve the requested Change In Conditions application would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the 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.

A refusal to grant the Change In Conditions application in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.


Opponents to this request, if any, lack standing; have failed to exhaust administrative remedies; and have waived their rights to appeal by failing to assert legal and constitutional objections.

**V. CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that the Change In Conditions application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Lawrenceville so that such recommendations or input might be incorporated as conditions of approval of this application.

This 7<sup>th</sup> day of July, 2023.

Respectfully submitted,



Dennis J. Webb, Jr.

Kathryn M. Zickert

J. Alexander Brock

Attorneys for Applicant

# Legal Description

**LAND DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 142 of the 5th Land District, in the City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at the Southeasterly end of the Mitered Intersection of the Northwesterly Right-of-Way of Georgia Highway 124 (a.k.a. Scenic Highway, R/W varies) and the Northeasterly Right-of-Way of Constitution Boulevard (f.k.a. Hillside Drive, 80' R/W); THENCE continuing along said Right-of-Way of Georgia Highway 124 in a Northerly direction for 403.24 feet to a 1/2" Rebar Found; THENCE continuing along said Right-of-Way of Georgia Highway 124 the following three (3) courses and distances, North 41 degrees 23 minutes 37 seconds East for a distance of 6.06 feet to a Point; THENCE North 41 degrees 26 minutes 07 seconds East for a distance of 148.96 feet to a 5/8" Rebar Found; THENCE North 42 degrees 40 minutes 29 seconds West for a distance of 11.14 feet to an Iron Pin Set, said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving said Right-of-Way, North 42 degrees 40 minutes 29 seconds West for a distance of 173.34 feet to a 1/2" Rebar Found; THENCE South 42 degrees 33 minutes 47 seconds West for a distance of 66.23 feet to a Point; THENCE North 39 degrees 17 minutes 05 seconds West for a distance of 40.74 feet to a Point; THENCE North 76 degrees 46 minutes 58 seconds West for a distance of 75.00 feet to a 1/2" Rebar Found; THENCE North 41 degrees 29 minutes 42 seconds East for a distance of 118.00 feet to a 1/2" Rebar Found; THENCE North 48 degrees 30 minutes 18 seconds West for a distance of 240.00 feet to a 1/2" Rebar Found; THENCE South 35 degrees 45 minutes 56 seconds West for a distance of 85.41 feet to an Axle Found; THENCE North 46 degrees 01 minutes 59 seconds West for a distance of 64.97 feet to a 1" Open Top Pipe Found; THENCE North 36 degrees 31 minutes 31 seconds West for a distance of 86.95 feet to a 1" Bar; THENCE North 21 degrees 27 minutes 35 seconds West for a distance of 122.40 feet to a Point; THENCE North 45 degrees 05 minutes 16 seconds West for a distance of 204.25 feet to an Axle Found on the Southeasterly Right-of-Way of Stone Mountain Street (R/W Varies); THENCE continuing along said Right-of-Way of Stone Mountain Street along a curve to the left having a radius of 710.00 feet and arc length of 188.00 feet being subtended by a chord of North 35 degrees 13 minutes 19 seconds East for a distance of 187.45 feet to a Mag Nail Set; THENCE leaving said Right-of-Way, South 46 degrees 24 minutes 36 seconds East for a distance of 94.68 feet to a 1/2" Rebar Found; THENCE South 34 degrees 01 minutes 41 seconds East for a distance of 383.27 feet to an Axle Found; THENCE North 71 degrees 27 minutes 19 seconds East for a distance of 350.15 feet to a 1/2" Rebar Found with cap (PPI LSF 313); THENCE South 25 degrees 13 minutes 52 seconds East for a distance of 204.96 feet to a 5/8" Open Top Pipe Found; THENCE South 42 degrees 37 minutes 20 seconds West for a distance of 200.05 feet to a 1" Open Top Pipe Found; THENCE South 25 degrees 38 minutes 16 seconds East for a distance of 189.73 feet to an Iron Pin Set on the aforesaid Right-of-Way of Georgia Highway 124; THENCE continuing along said Right-of-Way of Georgia Highway 124 the following two (2) courses and distances, South 66 degrees 03 minutes 21 seconds West for a distance of 12.03 feet to a Point; THENCE South 41 degrees 29 minutes 01 seconds West for a distance of 68.83 feet to an Iron Pin Set, said point being **THE POINT OF BEGINNING**.

Said property contains 5.030 Acres.

TOGETHER WITH easement benefiting the property by virtue of that Parking and Infrastructure Easement Agreement by and between the Housing Authority of the City of Lawrenceville, Georgia and Gwinnett Housing Corporation dated as of March 18, 2022 and recorded in Deed Book 59791, Page 400, Gwinnett County records.

# Survey



1.

PROPOSED DEVELOPMENT SITE SUMMARY  
INFORMATION BELOW PROVIDED BY LEGRAW ENGINEERING, JOB #187513  
OVERALL SITE PLAN FOR HEARTSIDE AT LAWRENCEVILLE, DATED 02/20/21  
GWINNETT COUNTY PROJECT NUMBER: 201-00000  
LAWRENCEVILLE CASE NUMBER: LPP201-0042

LAND DESCRIPTION

ZONING CLASSIFICATION: CITY OF LAWRENCEVILLE... BUILDING SETBACKS: FRONT, SIDE, REAR... BUILDING SUMMARY: ZONING, ADJACENT ZONING, SENIOR HOUSING UNITS, TYPICAL UNIT COUNT, DENSITY, FINANCING SUMMARY...

ALL THAT TRACT OR PARCEL OF LAND NOW BEING IN AND OF THE 17400 DISTRICT IN THE CITY OF LAWRENCEVILLE... TO THE POINT OF COMMENCEMENT, BEG AT THE SOUTHWEST CORNER OF THE INTERSECTION OF THE WESTERN 1/4 SECTION 30... TRACT NORTH 20 DEGREES 31 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 424.18 FEET TO A 1/2" BEAR... TRACT NORTH 89 DEGREES 51 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 170.00 FEET TO A 1/2" BEAR... TRACT NORTH 89 DEGREES 51 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 170.00 FEET TO A 1/2" BEAR... TRACT NORTH 89 DEGREES 51 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 170.00 FEET TO A 1/2" BEAR... TRACT NORTH 89 DEGREES 51 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 170.00 FEET TO A 1/2" BEAR...

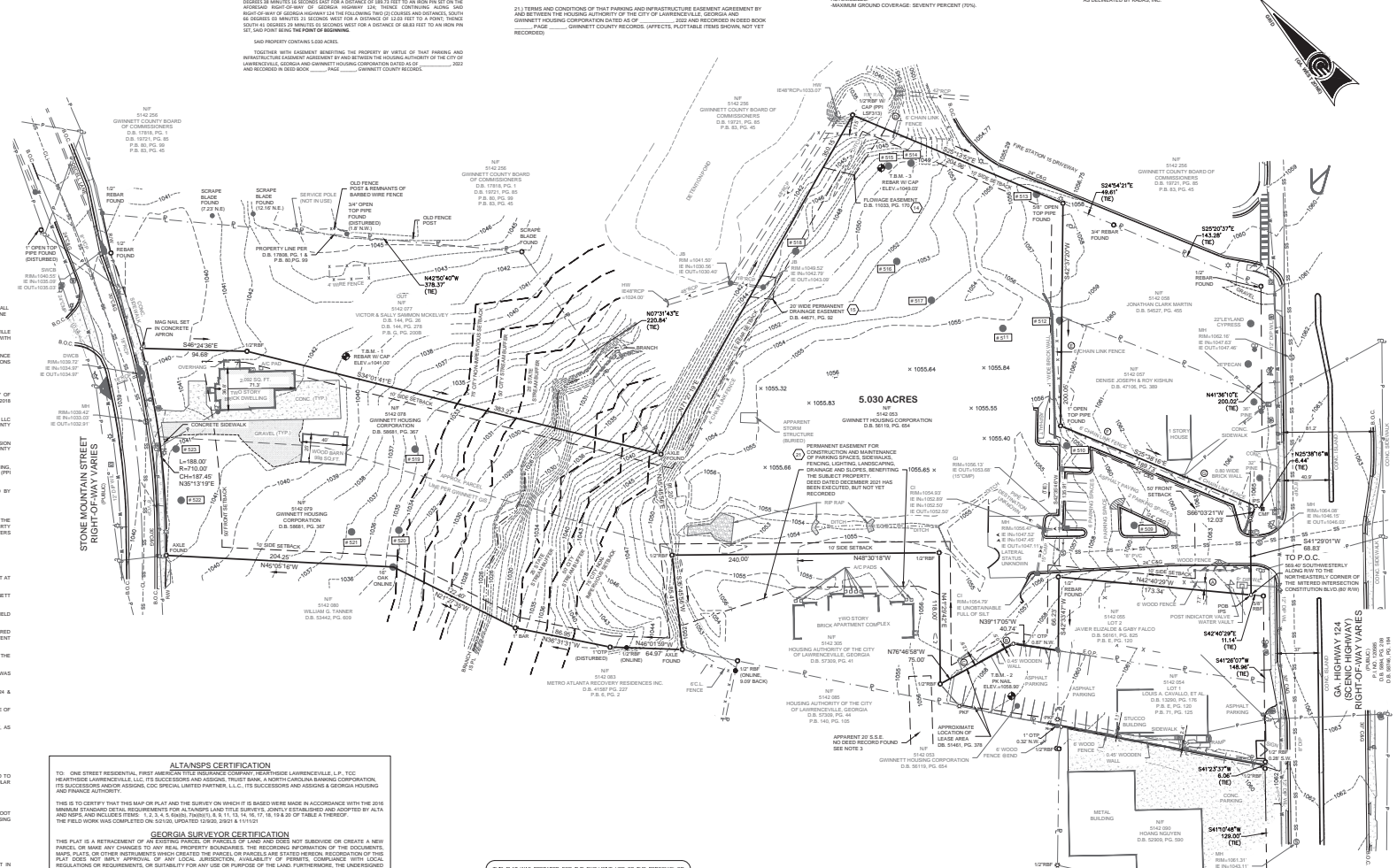
SPECIAL EXCEPTIONS ADDRESSED PER ALTA COMMITMENT FOR TITLE INSURANCE, FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 88-378-1874-32, COMMITMENT DATE: JANUARY 17, 2022

POTENTIAL ENCROACHMENTS: STARTING AT SURVEY POINT OF BEGINNING, RUNNING CLOCKWISE... 11) DELETED, 12) DELETED, 13) DELETED, 14) FLOODING ENCROACHMENT IN FAVOR OF GWINNETT FINANCIAL SERVICES INC... 15) DRAINAGE ENCROACHMENT IN FAVOR OF GWINNETT COUNTY WATER AND SEWERAGE AUTHORITY... 16) DELETED, 17) DELETED, 18) DELETED, 19) RIGHTS OF UPPER AND LOWER REPAIR OWNERS IN AND TO THE WATERS OF THE CREEKS... 20) TERMS AND CONDITIONS OF THAT PARKING AND INFRASTRUCTURE EASEMENT AGREEMENT... 21) TERMS AND CONDITIONS OF THAT PARKING AND INFRASTRUCTURE EASEMENT AGREEMENT...

TREE TABLE: DBH, TYPE, QUANTITY... 508 2" BRADFORD PEAR, 510 3" YELLOW POPLAR, 511 2" BLACK OAK, 512 2" WATER OAK, 513 2" SOUTHERN RED OAK, 514 2" WATER OAK, 515 2" WATER OAK, 516 2" SOUTHERN RED OAK, 517 3" WATER OAK, 518 3" SHEET OAK, 519 2" WHITE OAK, 520 3" WATER OAK, 521 3" WATER OAK, 522 3" POST OAK, 523 4" OAK, 524 4" OAK, 45 TREES DELETED BY PROPOSAL.



LEGEND: Symbols for various features like easements, utility lines, and survey points. Includes symbols for 10' FLOOD ZONE, 50' BUFFER, and various utility lines.

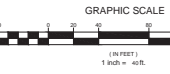


PROPERTY INFORMATION: 138 & 170 STONE MOUNTAIN STREET, 213 SCENIC HIGHWAY, LAWRENCEVILLE, GEORGIA 30046... SUBJECT PROPERTY IS COMPOSED OF TAX PARCELS: 5142 DR, 5142 DR, 5142 DR, 5142 DR... PLAT & DEED REFERENCES: 1. 1/4 INCH INDICATED DIMENSIONS WITHIN... 2. 12" REAR WITH YELLOW PLASTIC CLAUDED LABELS... 3. UNRECORDED EASEMENTS... 4. CONTOUR INTERVAL SHOWN HEREIN IS ONE (1) FOOT... 5. STREAM BUFFERS SHOWN TAKEN FROM REPORT OF JURISDICTION... 6. NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK... 7. NO EVIDENCE OF CURRENT STREET OR SEWERAL CONSTRUCTION OR REPAIRS... 8. SUBJECT PROPERTY HAS VEHICULAR AND PEDESTRIAN ACCESS TO STATE ROUTE 104... 9. NO ABOVE GROUND VISIBLE EVIDENCE OF A CEMETERY... 10. BUILDING AREAS LETT ARE COMPUTED ON THE EXTERIOR BUILDING FOOTPRINT... 11. EXISTING PARKING SPACES WITHIN SUBJECT BOUNDARY AS MARKED BY 'S' SPACES...

EQUIPMENT USED: SURVEYING INSTRUMENTATION AND A CHAMBER 2016 GNS RECEIVER... FIELD CLOSURE STATEMENT: THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR PRECISION OF ONE FOOT IN 240.0 IN AN ANGULAR ERROR OF 2.6 SECONDS PER ANGULAR POINT... GEORGIA SURVEYOR CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD OF PRACTICE... ALTANSPS CERTIFICATION: TO: ONE STREET RESIDENTIAL, FIRST AMERICAN TITLE INSURANCE COMPANY HEARTSIDE LAWRENCEVILLE, L.P.C....

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED IN THE CERTIFICATE HEREIN... INFORMATION REGARDING THE CERTIFICATE PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING HYDROLOGICAL UTILITIES AND STRUCTURES IS SHOWN HEREIN... THE USER OF THIS PLAT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN HEREIN... THE USER OF THIS PLAT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN HEREIN...

PRECISION Planning Inc. logo and contact information. Includes 'HEARTSIDE AT LAWRENCEVILLE' title, 'ALTANSPS SURVEY' logo, and a table with dates and sheet numbers.



# Property Tax Verification






# LAWRENCEVILLE

GEORGIA

### VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER:	5	-	142	-	079
(Map Reference Number)	District		Land Lot		Parcel
					6.21.23
					Date

Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP  
Type or Print Name and Title

\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\*

### **TAX COMMISSIONER'S USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Jacquleen Garcia	Tax Associate II
NAME	TITLE
06/22/2023	
DATE	



# Site Plan

BUILDING NUMBER	UNIT	UNIT TYPE	BUILDING TYPE	BUILDING QUANTITY	UNIT QUANTITY	BUILDING		
						DIMENSIONS	AREA (SF)	HEIGHT (FT)
102	102	A	MAIN BUILDING					
101	101							
102.A	102.A	E						
103	103	C						
104	104.A	F						
105	105.A	G						
106	106.B	B						
107	107	A						
108	108	A						
109	109	B						
110	110.A	D						
111	111.A	D						
112	112	C						
113	113	A						
114	114.A	F						
115	115.A	F						
116	116.B	E						
117	117	A						
TOTAL				18	140			

**NOTE:**  
PROPOSED UNITS AND ASSOCIATED SIDEWALK CONNECTIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURE PLANS FOR MORE INFORMATION.

**BUILDING LEGEND**

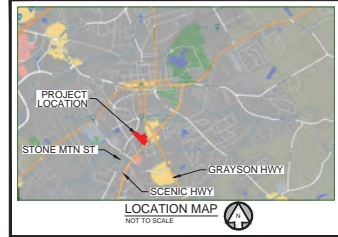
BUILDING NUMBER	102
BUILDING TYPE	E

- GENERAL SITE NOTES:**
- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
  - 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
  - 3) BOUNDARY & TOPOGRAPHIC SURVEY BY PRECISION PLANNING INC., DATED JANUARY 4, 2021. BENCHMARK IS NOTED ON SURVEY.
  - 4) FLOOD PLAN IS NOT PRESENT ON THE SITE AS SHOWN ON THE FEMA FIRM MAPS NUMBERED 1315020W & 1315020W, DATED SEPTEMBER 29, 2004.
  - 5) 1' HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 8' WIDE ACCESS AREA.
  - 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
  - 7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURBS AND GUTTER AND PAVEMENT, TREES AND GRASSING.
  - 8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
  - 9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY MATRIX ENGINEERING GROUP, INC., DATED AUGUST 7, 2020.
  - 10) A SEPARATE BUILDING PERMIT MUST BE ISSUED BY THE CITY TO ALLOW CONSTRUCTION OF EACH RETAINING WALL. THE PLANS FOR THE WALLS MUST BE PREPARED AND CERTIFIED BY A PROFESSIONAL STRUCTURAL ENGINEER.

**NOTE:**  
SEPARATE BUILDING PERMIT MUST BE ISSUED BY THE CITY TO ALLOW CONSTRUCTION OF EACH RETAINING WALL. THE PLANS FOR THE WALLS MUST BE PREPARED AND CERTIFIED BY A PROFESSIONAL STRUCTURAL ENGINEER.

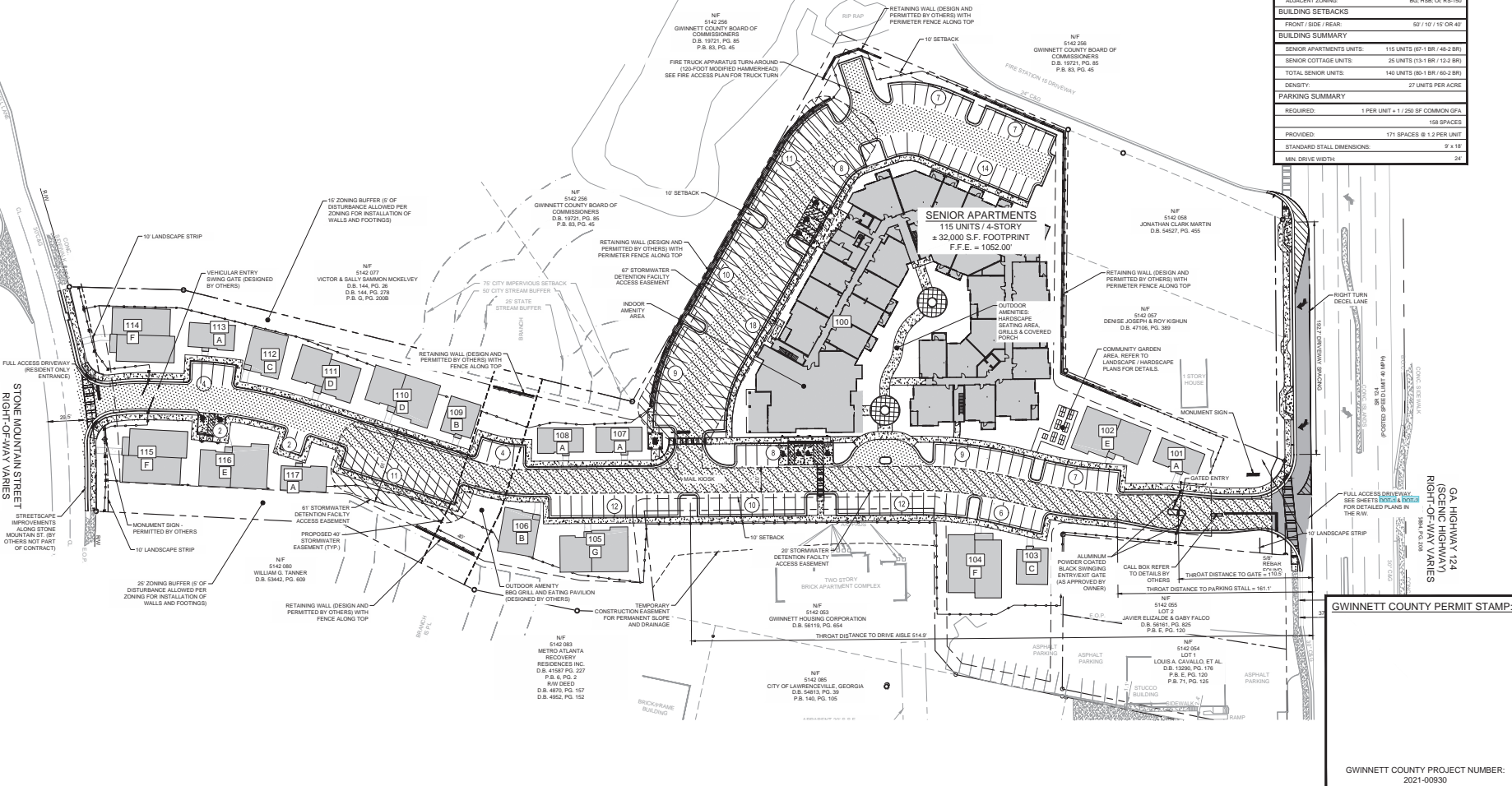
**HATCH LEGEND:**

[Hatch Pattern]	HEAVY DUTY ASPHALT PAVEMENT SEE SHEET 021 FOR SECTION
[Hatch Pattern]	GOOD ASPHALT PAVEMENT SEE SHEET 021 FOR SECTION
[Hatch Pattern]	STANDARD DUTY ASPHALT PAVEMENT SEE SHEET 021 FOR SECTION
[Hatch Pattern]	STANDARD DUTY CONCRETE PAVEMENT/ OR PEDESTRIAN SIDEWALK SEE SHEETS 03 AND 03B FOR DETAILS
[Hatch Pattern]	DECORATIVE STAMPED CONCRETE OR CONCRETE PAVEMENT SIDEWALK SEE HARDSCAPE PLANS FOR DETAILS (BY OTHERS)
[Hatch Pattern]	DETENTION FACILITY ACCESS EASEMENT



**SITE SUMMARY**

<b>SITE AREA</b>	5.99 ACRES
<b>IMPERVIOUS AREA:</b>	3.55 ACRES
<b>IMPERVIOUS RATIO (MAX / PROVIDED):</b>	70% / 68%
<b>ZONING CLASSIFICATION</b>	
<b>JURISDICTION:</b>	CITY OF LAWRENCEVILLE
<b>ZONING:</b>	OH
<b>ADJACENT ZONING:</b>	BQ, H5B, OL, RS-10
<b>BUILDING SETBACKS</b>	
<b>FRONT / SIDE / REAR:</b>	50' / 10' / 15' OR 40'
<b>BUILDING SUMMARY</b>	
<b>SENIOR APARTMENTS UNITS:</b>	115 UNITS (87-1 BR / 45-2 BR)
<b>SENIOR COTTAGE UNITS:</b>	25 UNITS (13-1 BR / 12-2 BR)
<b>TOTAL SENIOR UNITS:</b>	140 UNITS (80-1 BR / 60-2 BR)
<b>DENSITY:</b>	27 UNITS PER ACRE
<b>PARKING SUMMARY</b>	
<b>REQUIRED:</b>	1 PER UNIT + 1 / 250 SF COMMON SPA
<b>PROVIDED:</b>	158 SPACES
<b>STANDARD STALL DIMENSIONS:</b>	9' x 18'
<b>MIN. DRIVE WIDTH:</b>	24'



**PRECISION PLANNING INC.**  
ENGINEERING  
3475 CORPORATE WAY  
DUBLIN, GA 30098  
PHONE: 770.444.0200  
WWW.PRECISIONPLANNING.COM

**CLIENT:** ONESTREET RESIDENTIAL  
**PROJECT:** HEARTHSIDE - LAWRENCEVILLE  
**LAND LOT 142 OF THE TRACT DESCRIBED PARCEL NO. 51, 53, 78 & 79 LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA**

**SEAL:**  
KYLE SHANNON  
REGISTERED PROFESSIONAL ENGINEER  
625/21

**DESIGN TEAM:**  
DRAWN BY: JDR  
DESIGNED BY: JDR  
REVIEWED BY: TKR

**GWINNETT COUNTY PERMIT STAMP:**  
Know what's below.  
Call before you dig.  
SCALE & NORTH ARROW:  
SCALE: 1"=40'  
DATE: 08/11/23  
JOB # 08113  
DATE: 08/25/2023  
OVERALL SITE PLAN  
C-3.0

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



# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
 Planning & Development  
**Location Map & Surrounding Areas**

**File # CIC2023-00010**

**Applicant: Dennis Webb**

-  Subject Property
-  Parcels
-  Downtown Development Authority Boundary
-  County Maintained Streets
-  City Maintained Streets












# LAWRENCEVILLE

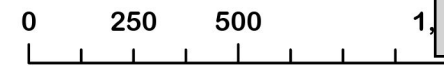
GEORGIA

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**File # CIC2023-00010**

**Applicant: Dennis Webb**

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-  Parcels
-  Downtown Development Authority Boundary
-  County Maintained Streets
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# LAWRENCEVILLE

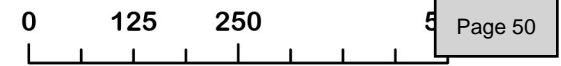
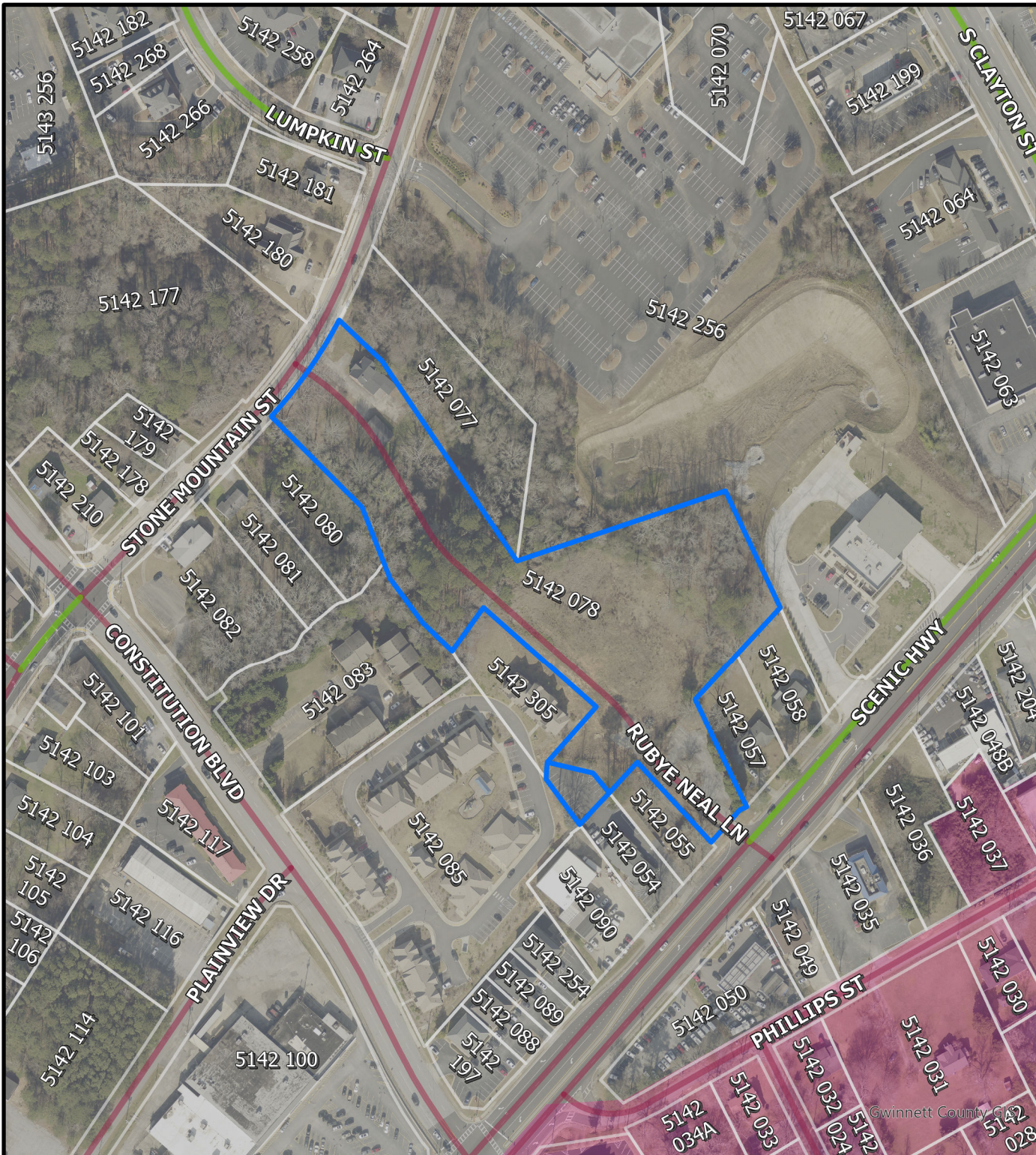
GEORGIA

The City of Lawrenceville  
Planning & Development  
**Location Map & Surrounding Areas**

**File # CIC2023-00010**

**Applicant: Dennis Webb**

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- Character Areas**
-  Community Mixed Use
-  Downtown








# LAWRENCEVILLE

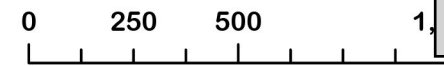
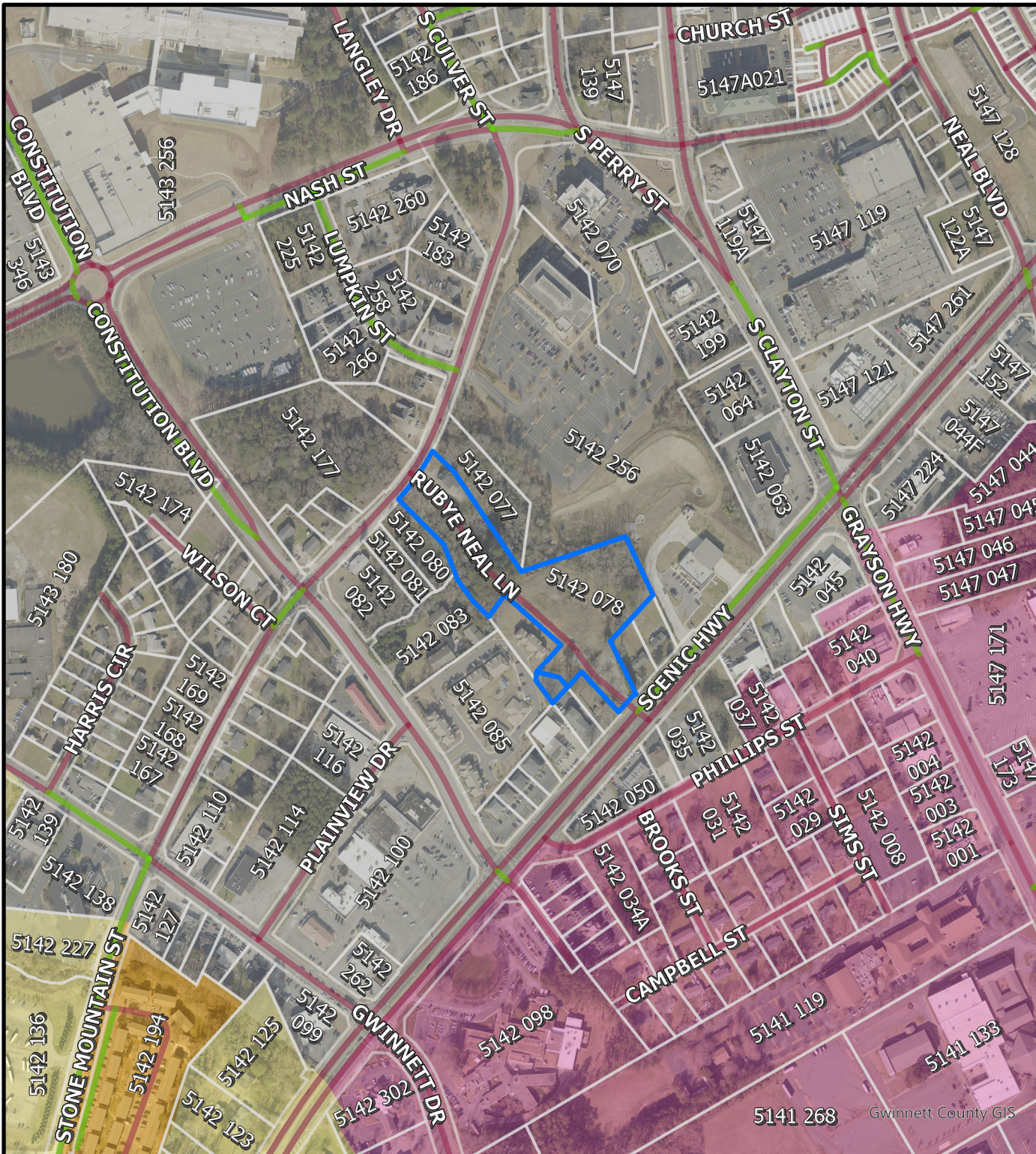
GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # CIC2023-00010**

**Applicant: Dennis Webb**

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- Character Areas**
-  Community Mixed Use
-  Traditional Residential
-  Mixed Residential
-  Downtown









# LAWRENCEVILLE

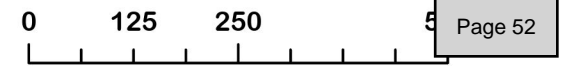
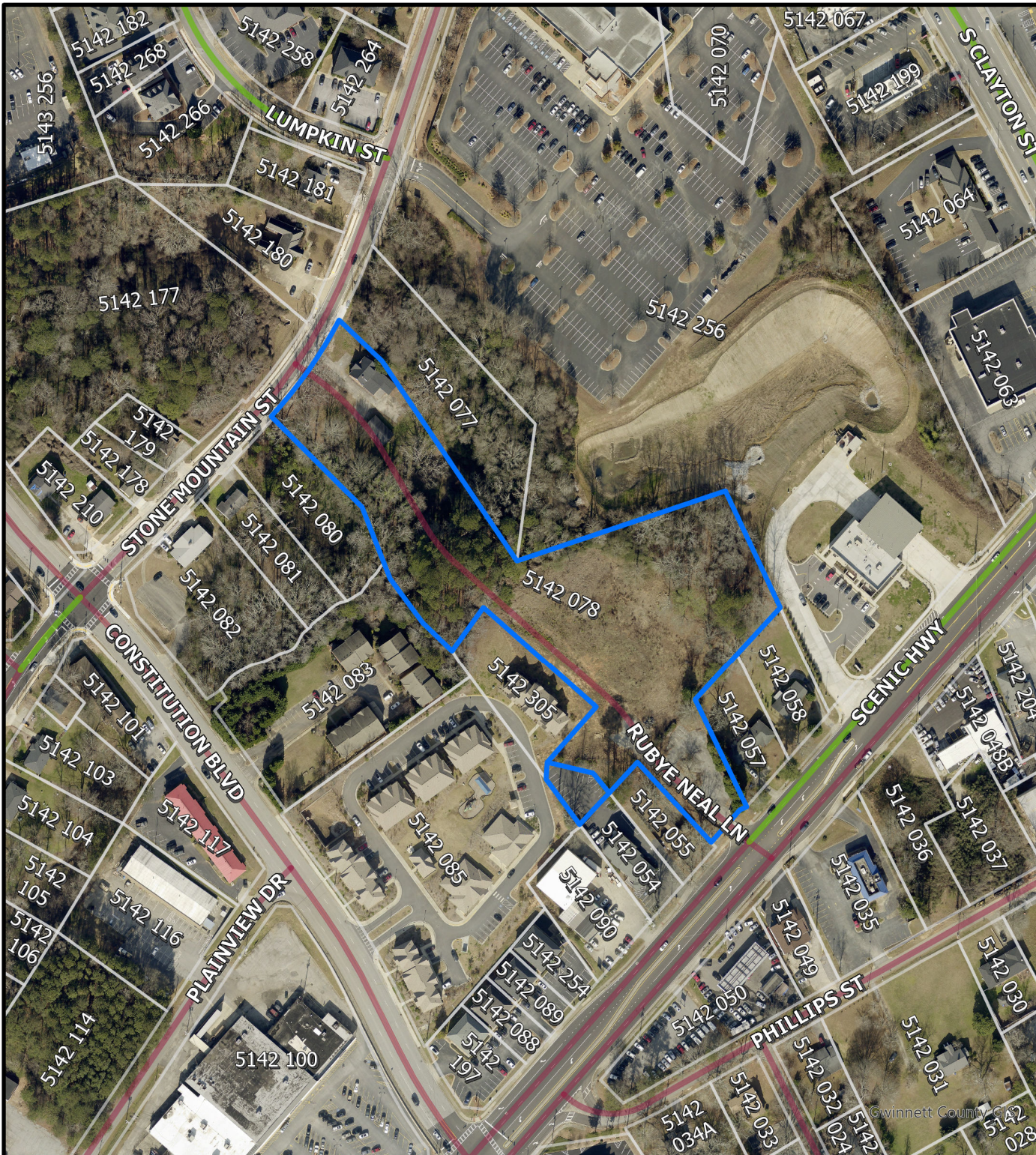
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Planning & Development  
Location Map & Surrounding Areas

**File # CIC2023-00010**

**Applicant: Dennis Webb**

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-  County Maintained Streets
-  City Maintained Streets









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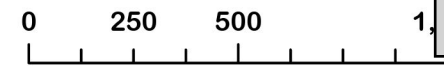
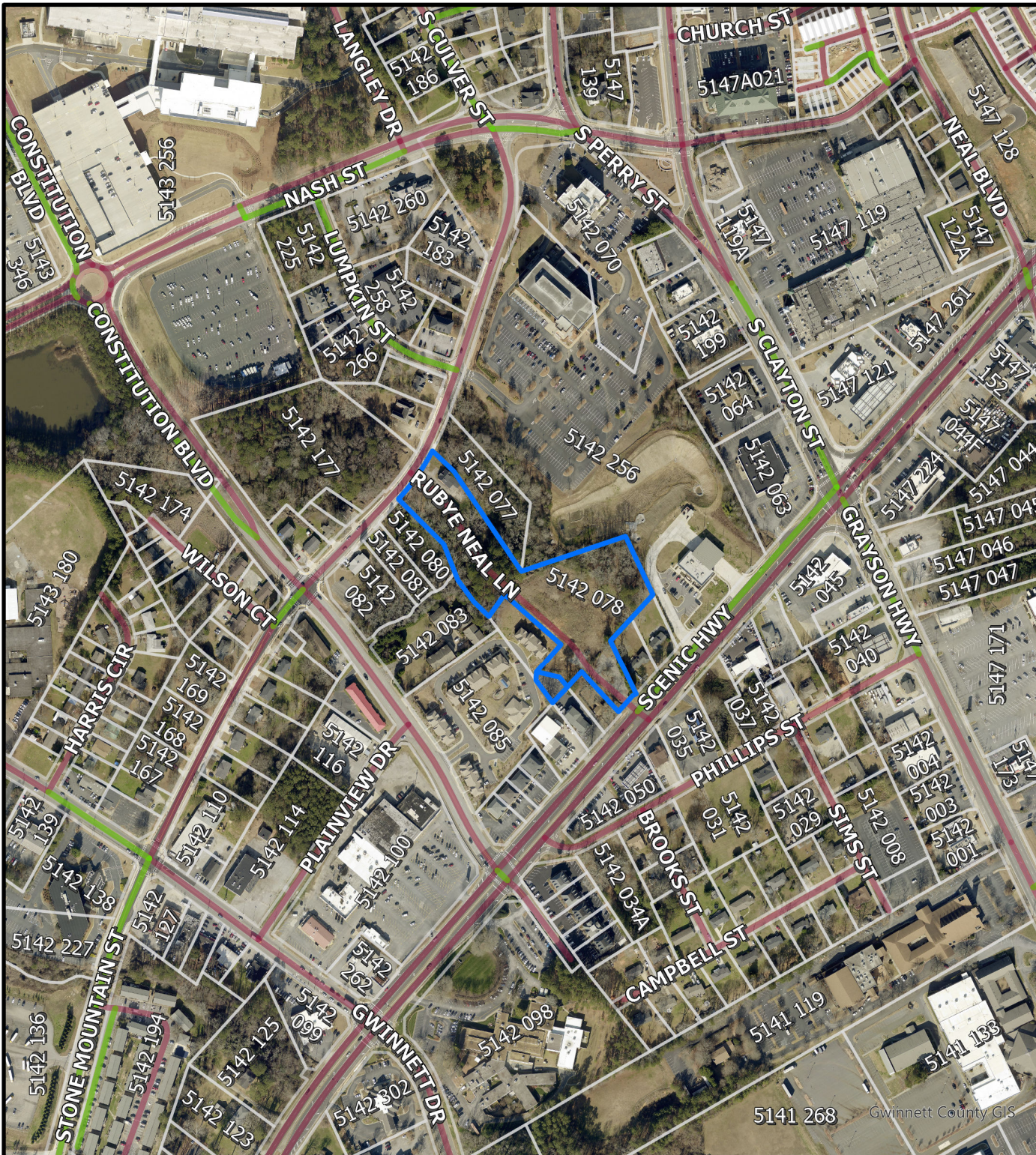
GEORGIA

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# LAWRENCEVILLE

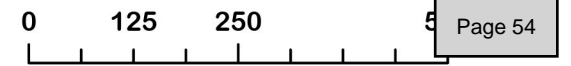
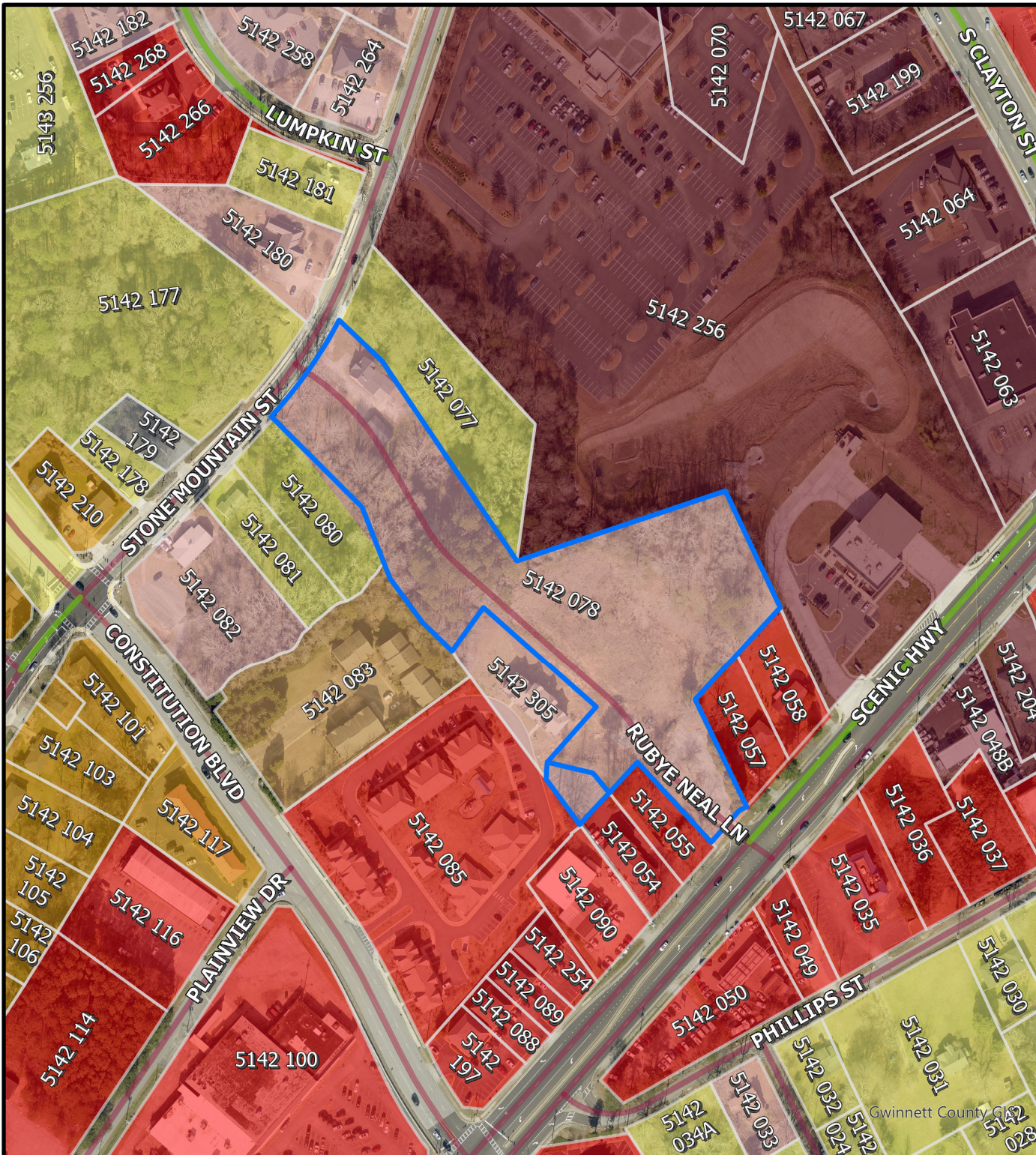
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Location Map & Surrounding Areas

**File # CIC2023-00010**

**Applicant: Dennis Webb**

-  Subject Property
  -  Parcels
  -  County Maintained Streets
  -  City Maintained Streets
- Zoning Districts**
-  BG General Business
  -  HSB Highway Service Business
  -  OI Office/Institutional
  -  ON Office/Neighborhood
  -  RM-12 Multifamily Residential
  -  RM-8 Townhouse Residential
  -  RS-150 Single-Family Residential


















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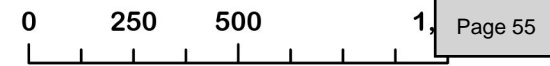
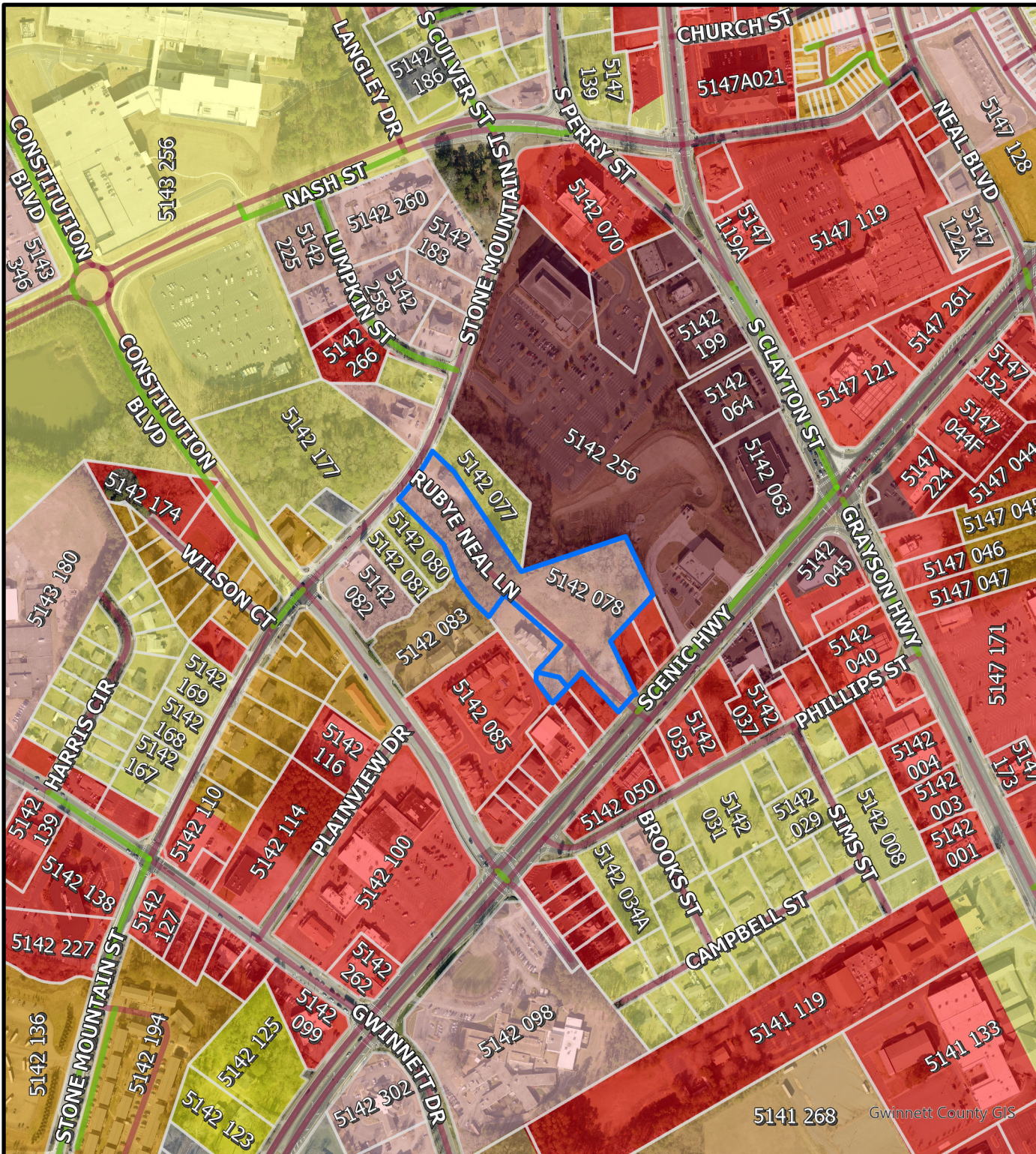
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**File # CIC2023-00010**

**Applicant: Dennis Webb**

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-  BG General Business
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  -  ON Office/Neighborhood
  -  RM-12 Multifamily Residential
  -  RM-8 Townhouse Residential
  -  RS-150 Single-Family Residential
  -  RS-180 Single-Family Residential





# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** An Ordinance to Amend the Zoning Ordinance, ARTICLE 1; Districts  
**Department:** Planning and Development  
**Date of Meeting:** Tuesday, September 5, 2023  
**Applicant Request:** Review of Amendment  
**Presented By:** Todd Hargrave, Director of Planning and Development  
**Department Recommendation:** **Approval**

---

**Summary:** Amendment to ARTICLE 1 Districts is necessary to clarify language that is consistent with Georgia State Law and the remainder of the Zoning Ordinance.

**Attachments/Exhibits:**

- ZON ORD\_ART 1 DIST\_ADLT BDY MASS\_08142023



**AN ORDINANCE TO AMEND ARTICLE 1 DISTRICTS  
OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020**

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 is amended as follows:

Section 1. That the Zoning Ordinance Article 1 Districts, is amended by inserting the following Section 102.5 RS-50INF One-Family Residential District.

**102.5 RS-50INF One-Family Residential District**

**A. Purpose**

This RS-50INF zoning district is intended for the infill development of medium-density detached one-family dwelling units within the North Downtown Lawrenceville area.

**B. Special Use Permit Required**

1. On-Street Parking shall require the approval of a Special Use Permit (see *Article 5 Parking, Section 509 On-Street Parking Standards*).

**C. Site Development Standards**

**1. Road Classification**

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

Exception: RS-50INF one-family lots located within the North Downtown Lawrenceville Area may be approved with direct access to an external classified Collector (Major, Minor)

**2. Minimum External and Internal Road Frontage**

The minimum external or internal road frontage width for which the RS-50INF zoning classification is permitted shall be fifty (50) feet.

**3. Minimum Cul-de-sac Road Frontage**

Lots within one-family, townhouse, and two-family residential zoning classifications fronting cul-de-sacs shall be required to maintain a chord distance of thirty-five (35 ft.) as measured along the arc of the right-of-way

or utility easement unless otherwise noted within the applicable zoning classification.

**D. Minimum Architectural Standards**

Architectural Standards shall be subject to the review and approval of the Director of the Planning and Development Department (See Article 6 Architectural and Design Standards).

**E. Mandatory Homeowners Association**

A Mandatory Homeowners Association shall be required for all one-family developments (see Article 1, Section 102.13, Mandatory Homeowners Association).

**F. Property Development Standards**

Property in the RS-50INF District 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. Density**

Net density in an RS-50INF zoning classification shall not exceed eight (8) Units Per Acre (UPA). Density shall be calculated as defined in Article 10 Definitions, Section 96. Density, Gross, and Section 97. Density, Net.

**2. Sewer Capacity**

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

**3. Dimensional Standards – Principal Structure**

<b>Table 102.5.E.3.A – Principal Structure</b>		
<b>Minimum Lot Area (sq. ft.)</b>	<b>Maximum Impervious Surface (sq. ft.)</b>	<b>Minimum Lot Width (ea.)</b>
5,228 sq. ft.	2,614 sq. ft.	50 feet

<b>Table 102.5.E.3.B – Principal Structure<sup>a, b, c, d, &amp; e</sup></b>					
<i>Maximum Building Height</i>	<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>
35 feet	15 feet	10 feet	5 feet	2,000 sq. ft. (1 story)	2,200 sq. ft. (2 stories)

- a. The Minimum Building Setback for exterior walls shall factor any openings, penetrations, projections, and walls associated the construction of an exterior wall (See IRC - International Residential Code, Part III, Chapter 3, Section 302 Fire-Resistant Construction)
- b. Minimum Building Setback adjacent to an internal Local Residential Street or Private Street shall be fifteen (15) feet.
- c. Minimum Building Setback adjacent to an internal Private Alley shall be five (5) feet.
- d. Minimum Building Setback adjacent to an external Collector (Major, Minor) shall be fifteen (15) feet (see Section 102.5, C.1. Exception).
- e. Minimum Building Setback adjacent to a classified Freeway/Expressway, Arterial (Principal, Major, Minor), or Collector (Major, Minor) shall be fifty (50) feet (see Section XXX.XXX, C.1. Exception).

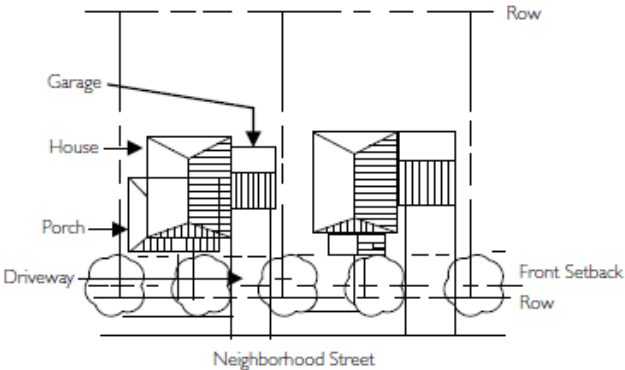
**4. Dimensional Standards – Accessory Structure**

<b>Table 102.5.E.3.C – Accessory Structure</b>					
<i>Allowance</i>	<i>Height</i>	<i>Front Yard Setback</i>	<i>Rear Yard Setback</i>	<i>Side Yard Setback</i>	<i>Maximum Square Footage</i>
One Per Lot	18 feet	Prohibited	5 feet	5 feet	400 sq. ft.

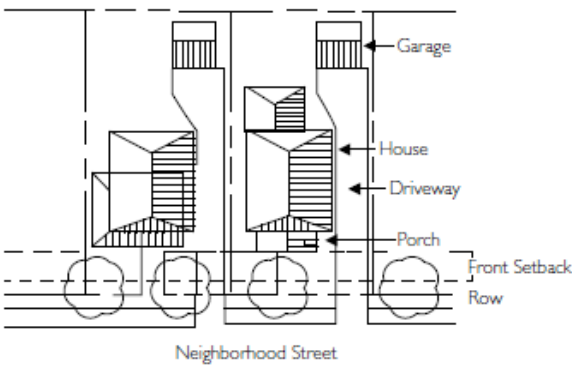
**5. Front Access Units**

Front Access Units shall be designed and constructed subject to the following rules and regulations:

**Front Access Unit - Attached**



**Front Access Unit - Detached**



- a. Front façade(s) of One-Family Detached Units shall be parallel or radial to a Local Street (Public Right-of-Way) or Private Street.
- b. Front façade(s) of One-Family Units Detached shall be constructed with a porch facing a Local Street (Public Right-of-Way) or Private Street (Utility Easement).

**6. Two-Car Garage**

- a. One-Family Detached Units shall be accessed via a driveway extended from a Local Residential Street (Public Right-of-Way) or Private Street (Utility Easement).
- b. One-Family Detached Units shall have an attached or detached two-car garage with front access as a minimum requirement.
- c. Two-car garages with front access shall be adjacent to and accessed via a driveway extended from a Local Street (Public Right-of-Way) or Private Street (Utility Easement).
- d. Two-car garages shall be a minimum of twenty (20) feet in length and twenty (20) feet in width.
- e. Two-car garage door openings shall be a minimum of sixteen (16) feet in width.
- f. Two-car garages shall not be converted into heated interior space without being replaced with another two-car garage within the building footprint of the property, subject to the terms of this Ordinance.
- g. Two-car garage doors shall not be adjacent to, directly across, or visible from Recreational Areas.

- h.** Detached two-car garages shall be in the rear yard area only and shall be five (5) feet from rear and side yard property lines.
- i.** Attached two-car garages shall be in a side yard area only and shall be offset from the front façade a minimum of ten (10) feet.

IT IS SO ORDAINED, this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

Attest: \_\_\_\_\_  
City Clerk

**AN ORDINANCE TO AMEND ARTICLE 1 DISTRICTS  
OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020**

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 is amended as follows:

Section 2. That the Zoning Ordinance Article 1 Districts, is amended by inserting the following 102.6 RS-TH INF Townhouse Residential District and renumbering the remaining sections accordingly.

**102.6 RS-TH INF Townhouse-Family Residential District**

**A. Purpose**

The RS-TH Townhouse Single-Family Attached Residential District is designed to provide for single-family attached townhome development amongst compatible density and zoning; this intended for infill development within the North Downtown Lawrenceville area.

Property in the RS-TH Townhouse Single-Family Attached Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

**B. Special Use Permit Required**

- 1. On-Street Parking shall require the approval of a Special Use Permit (see *Article 5 Parking, Section 509 On-Street Parking Standards*).

**C. Site Development Standards**

**1. Minimum Site Area**

The Minimum Site Area for which the RS-TH zoning classification is permitted shall be one-half (1/2) acres. The minimum Site Area shall not be reduced by a Variance. If a 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 the property does not meet the Minimum Site Area then the property owner may apply for a Variance.

**2. Townhouse-Family Attached**

A townhouse-family attached dwelling unit constructed in a group of four (4) attached units, but not more than eight attached units in which each unit extends from foundation to roof. Each single-family attached townhouse unit is separated from any other 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 or private street (see Article 1, Section 102.12., Table 102.12.I.).

**3. Maximum Impervious Cover or Surface**

The maximum Impervious Cover or Surface area shall be eighty (80%) percent.

**D. Architectural Standards**

Architectural Standards shall be subject to the review and approval of the Director of Planning and Development Department (See Article 6 Architectural and Design Standards).

See figures for examples:

Rear Entry



Front Entry



**E. Minimum Recreation Area Standards**

A minimum of twenty (20) percent of the total project acreage shall be designated as Recreation Area, excluding fifty (50) percent of any 100-year floodplain or wetland areas (see Article 1, Section 102.11, Minimum Recreation Area Standards).

**F. Mandatory Homeowners Association**

A Mandatory Homeowners Association shall be required for all Single-Family developments (see Article 1, Section 102.13, Mandatory Homeowners Association).

**G. Property Development Standards<sup>1&2</sup>**

Property in the RS-TH 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:

**1. Sewer Capacity**

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



**2. Dimensional Standards - Principal Structure**

<b>Table 102.6 E.3.A - Principal Structure<sup>a, b &amp; c</sup></b>					
<i>Minimum Lot Area</i>	<i>Maximum Building Height</i>	<i>Maximum Number of Stories</i>	<i>Minimum Lot/Unit Width</i>	<i>Maximum Units Per Row (UPR)</i>	<i>Minimum Units Per Row (UPR)</i>
2,400 sq. ft.	35 feet	3 Stories	24 feet	8	3

<b>Table 102.6 E.3.B - Principal Structure<sup>a, b, c &amp; d</sup></b>			
<i>Minimum Front Yard Setback</i>	<i>Minimum Rear Yard Setback</i>	<i>Minimum Side Yard Setback</i>	<i>Minimum Building (UPR) Separation</i>
15 feet	20 feet	0 feet	20 feet

a. Minimum Building Setback adjacent to a classified Arterial (Principal, Major, Minor), shall be fifty (50) feet.

**3. Minimum Heated Floor Area - Principal Structure**

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

**5. Maximum % Bedroom Units - Principal Structure**

<b>Table 102.6 E.5.A - Maximum % Bedroom Units</b>	
Three (3) bedroom units - Forty (40%) percent	Four (4) bedroom units - ten (10%) percent

**6. Townhouse Units - General**

- a. The front façade(s) of Townhouse Units shall be parallel or radial to a Local Residential Street (Public Right-of-Way) or Private Street (Utility Easement).
- b. Front façade(s) of Townhouse Units parallel or radial to a Public Street (Public Right-of-Way).
- c. Front façade(s) of Townhouse Units shall be staggered or offset a minimum of two (2) feet providing architectural relief.

- d. Townhouse Units shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor), or Local Street.
- e. Townhouse Units shall have a two-car garage as a minimum requirement. The connecting driveway of the garage shall be a minimum of twenty (feet) in length, as measured from the building footprint to an internal Public Right-of-Way or Utility Easement to accommodate two (2) additional vehicles.
- f. Two-car garage door openings shall be a minimum of sixteen (16) feet in width.
- g. Two-car Garages shall not be converted into heated interior space without being replaced with another two-car garage within the building of the property subject to the terms of this Ordinance.
- h. Garage doors may face a Recreation Area or Local Street (Public Right-of-Way) internal to the development with the approval of a Special Use Permit.

**7. Rear Entry Townhouse Units**

Rear Entry Townhouse Units (Rear Elevation) shall be adjacent to and accessed via a driveway extended from a Private Alley (Utility Easement).

**8. Front Entry Townhouse Units**

Front entry units shall be designed and constructed to include the following:

- a. All Front Entry Townhouse Units shall be internal to the development and concealed from view from of a classified external Freeway/Expressway, Arterial (Principal, Major, Minor) Collector (Major, Minor) or Local Street Public Right-of-Way).
- b. Front Entry Townhouse Units shall be accessed via a driveway internal to the development extended from a Local Street (Public Right-of-Way).

IT IS SO ORDAINED, this \_\_\_\_ day of \_\_\_\_\_, 2023.

-----

Mayor David R. Still

Attest: \_\_\_\_\_

City Clerk

DRAFT

**AN ORDINANCE TO AMEND ARTICLE 1 DISTRICTS  
OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020**

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 is amended as follows:

Section 3. That the Zoning Ordinance Article 1 Districts, is amended by deleting section 102.7 RM-8 Townhouse Residential District and inserting in lieu thereof section 102.7 RS-TH Townhouse Residential District.

**102.7 RS-TH Townhouse Residential District**

**A. Purpose**

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

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

**B. Lot Development Standards**

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

- 40 feet if located on Major Arterial
- 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.

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

Min. Unit width	
Double-car garage	20 ft.

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

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

**C. Mandatory Homeowners Association**

As part of the planning process for the development of a townhome subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way), and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The, and provide other services to be defined within the covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

Restrictive Covenant shall include the following:

- a. Development amenities shall include a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common area(s)/Park(s) shall be programed with amenities to maximize use such as benches, tables, grills, etc.

**D. Architectural Standards**

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

1. 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.

See figures for examples:

Rear Entry



Front Entry



**E. 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 three and a maximum of eight 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 of 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. Front entry units shall require the approval of an associated Special Use Permit. If approved, shall abide by the following rules and regulations:
  - a. Front entry garages: may 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. 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.).
8. Each townhome residence shall have a two-car garage as a minimum requirement.
9. Rear entry garages:
  - a. May 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. Require an 18-foot alley width.
  - c. Shall be 27 feet off of required alley.
  - d. Driveway must provide two external parking spaces (9 ft. x 20 ft.).
  - e. Front facade shall be setback 20 feet from the required 24-foot Private Drive.
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.

**F. Utility Restrictions**

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

**G. 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 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 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.

**H. Zoning Exhibit**

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

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

IT IS SO ORDAINED, this \_\_\_\_ day of \_\_\_\_\_, 2023.

-----  
Mayor David R. Still

Attest: \_\_\_\_\_

City Clerk





# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** An Ordinance to Amend the Zoning Ordinance, ARTICLE 6; Architectural and Design Standards

**Department:** Planning and Development

**Date of Meeting:** Tuesday, September 5, 2023

**Applicant Request:** Approve request

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

**Department Recommendation:** **Approval**

**Summary:** ARTICLE 6 needs to be updated to be consistent with the vision from the 2040 Comprehensive Plan and the 2021 LCI for City of Lawrenceville.

- Attachments/Exhibits:**
- Proposed ARTICLE 6

**AN ORDINANCE TO AMEND ARTICLE 6 ARCHITECTURAL AND DESIGN STANDARDS**

**OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020**

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 is amended as follows:

Section 1. That the Zoning Ordinance Article 6 Architectural and Design Standards, is amended as follows:

**Architectural and Design Standards**

**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 Districts for specific zoning districts shall apply;

The Design Standards were created to:

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

All requests for development and building permits 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 these minimum architectural and design standards. Alternate proposals denied by the Director, may be submitted for review and approval of the Board of Appeals/Planning Commission.

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

If changes to this Article are requested, the following shall be submitted to the Director of Planning and Development for review and approval:

- A. Color Elevations (front, side, and rear) and floor plans and examples exterior architectural treatments shall be required;
- B. Site Plan (i.e. building setbacks, buffers, landscape, right-of-way, alleys, etc.);
- C. Plans should show quality, durable materials on exterior and interior of home. Hardwood floors, hard surface countertops, and upgraded appliance packages are encouraged, as are sustainable materials;

**601 All Zoning Classifications - Minimum Architectural and Design Standards**

**A. Minimum Standards**

The following standards and regulations shall apply to all zoning classifications and overlays, and are subject to review and approval by the Director of the Planning and Development Department;

**1. Building and Structure- Materials**

New development or construction shall maintain compatibility with surrounding buildings and community features; this may include existing materials otherwise not mentioned in this Article;

**2. Building and Structure - Colors**

It is the intent of these guidelines to establish timelessness in the color schemes incorporated in the overall design of the project relating to the exterior architectural treatments of the design of a building and structure. Color scheme shall be used to enhance the architecture of the project, not to attract to specific feature or element.

Exterior colors of building and structure in all zoning classifications shall be limited as follows:

- a. Primary Colors shall be earth-tone, muted, or neutral in nature and considered to be a shade that lacks color (i.e. black, brown, gray, tans, white);
- b. Secondary Colors (Tertiary) shall be used in comparatively small quantities not exceeding twenty-five (25) percent of the total wall area of any façade or elevation;
- c. Shades of color considered bright, fluorescent, glimmering, luminous, or shining shall be prohibited (i.e. blue, green, orange, pink, purple, red, yellow, etc.);
- d. Building and Structure Color shall include roof materials and colors;

**B. Community Mixed-Use District**

Mixed-Use developments shall be designed in accordance with the rules and regulations governing Article 6, Architectural and Design Standards, Section 601.Subsection C. Live/Work Units – Storefront Design and Subsection F. Single-Family Attached and Detached - RS-180, RS-150, RS-60, RS-50 and RS-TH (as applicable);

**C. Live/Work Units – Storefront Design**

The intent of Live/Work units is to preserve the historical character of existing commercial buildings or structures located in the Downtown Entertainment District. Live/Work units are permitted in the *BGC Central General Business District* as a use-by-right and *CMU Community Mixed Use District*;

*Live/Work Units* shall consist of a storefront design constructed with components consisting of awnings, bulkheads, canopies, display windows, indirect illumination, kick plates, knee walls, signage, transom sash and upper floor windows;

The following exterior architectural design standards shall be considered the minimum requirements for all *Live/Work Units* proposed for construction, unless otherwise indicated in the specific zoning classification or conditions of zoning:

**1. Building Height**

Building height shall be limited to three (3) stories or thirty-five (35) feet.

**2. Components**

*Live/Work Units* shall include the following components:

- a. Expression Line/Cornice/Sign board separating non-residential use (first or main floor) from residential use (upper floors);
- b. Masonry Pier or column (capital and base)
- c. Transom Window
- d. Display Windows intended to create storefront transparency. Seventy (70) percent is ideal;
- e. Paneled Bulkhead Base or Window Base shall be a minimum of twenty-four (24) inches or two (2) feet in height.
- f. Recessed Entry Door

**3. Doors and Windows**

Thirty-three (33) percent of the square footage of the wall area of each façade and each side or rear elevation shall consist of doors, louvers skylights windows or other approved openings providing light and ventilation to outdoor air, excluding garage doors;

**a. Doors**

- i. All casing (trim work) shall have mitered corners;
- ii. All exterior entryways shall include casing consisting of entablature (i.e. cornice, frieze, architrave) and pilasters (capital, base);

**b. Windows**

- i. All casing (trim work) shall have mitered corners;

- ii.* All exterior windows shall include casing consisting of entablature (i.e. cornice, frieze, architrave) and pilasters (capital, base);
- iii.* All windows shall be double-hung;
- iv.* All window frames shall be recessed a minimum of two inches from the exterior façade;

**4. Elevations – Rear and Side**

The remaining balance the *Live/Work Units* opposite a public right-of-way shall include components of the following:

- a.* Solid surfaces or masonry walls (i.e. brick, granite, marble);
- b.* Lap Siding (Horizontal);
- c.* Board and Batten (Vertical);

**5. Façade**

*Live/Work Units* (first or main floor) shall consist of a high ratio of void (windows) to solid (wall) areas. Storefront Design shall be predominantly comprised of transparent surfaces (display windows) to foster pedestrian activity and accommodate retail-merchandising needs;

- a.* Building façades *Live/Work Units* shall be adjacent to a public right-of-way;
- b.* Building facades shall be arranged in a staggered pattern, incorporating varying building colors and materials into the overall design;
- c.* Thirty-three (33) percent of the square footage of a wall area of a first or main floor adjacent to a public right-of-way shall be constructed with transparent surfaces (i.e. doors, louvers skylights windows or other approved openings providing light and ventilation to outdoor air);
- d.* Sixty-seven (67) percent of the square footage of a wall area of an upper floor adjacent to a public right-of-way shall be constructed with solid surfaces or masonry walls (i.e. brick, granite, marble);
- e.* Brick color shall be reflective of the existing materials used in the local region (i.e. city, neighborhood, subdivision, etc.),
- f.* Coursing shall be horizontal (common or running);

**Note:** Exceptions to the rule shall include provisions of *IBC Chapter 12 Interior Environment* governing the lighting, rodent proofing, room dimensions, sound transmission, surrounding materials, temperature control, ventilation associated with the interior space of a building;

**6. Garages (as applicable)**

- a. Garages shall be located in a rear yard area accessed via a private utility easement or via a single curb cut extended from a public right-of-way;
- b. Garages shall be accessed via a forty (40) foot private utility easement (alley);
- c. Garage doors shall not be visible from a public right-of-way;
- d. Detached Garages associated with a Live/Work unit shall be located in a rear yard area;

**7. Limitations**

*Live/Work Units* shall be limited to the following:

- a. The *Live/Work Unit* shall not be greater than 3,000 square feet in area.
- b. The nonresidential area is permitted to be not more than fifty (50) percent of the area of each *Live/Work Unit*.
- c. The nonresidential area function shall be limited to the first or main floor only of the *Live/Work Unit*.
- d. Not more than five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

**6. Means of Egress**

Except as modified by *IBC Chapter 4, Section 419.3*, the means of egress components for a *Live/Work Unit* shall be designed in accordance with *IBC Chapter 10* for the function served.

**8. Mechanical Equipment**

Mechanical equipment located on a rooftop shall be concealed from view from a public right-of-way by an enclosed parapet a minimum of forty-two (42) inches height. Additional height may be necessary to properly conceal its view from a public right-of-way.

**9. Occupancy**

*Live/Work Units* shall be classified as a Group R-2 occupancy. Separation requirements found in *IBC Sections 420 and 508* shall not apply within the *Live/Work Unit* where the *Live/Work Unit* is in compliance with IBC Section 419. Either nonresidential uses that would otherwise be classified as a Group H (High-Hazard) or S (Storage) occupancy shall not be permitted in a *Live/Work Unit*.

**10. Outdoor Livable Space**

- i.* Facades adjacent to a public right-of-way shall consist of a cantilevered balcony with security railing and inward opening Double French Doors on each additional story above street level;
- ii.* Balconies shall provide thirty-two (32) square feet of outdoor living space;
- iii.* Balconies may encroach into any front, rear or side yard setback a maximum depth of five (5) feet.
- iv.* Balconies shall be a minimum of twelve (12) feet above the Finished Floor Elevation
- v.* Occupied roofs, such as gardens, terraces, decks and balconies are encouraged.

**7. Parking and Loading Spaces**

Live/Work within the Downtown Entertainment District unable to meet the minimum parking requirements shall be required abide by the rules and regulations regulating the Downtown Parking program (*see Article 5 Parking*).

**D. Multifamily Residential District(s) – RM-12 and RM-24**

Multifamily Residential developments shall be designed in accordance with the rules and regulations governing the *RM-12 and RM-24 Multifamily Residential District* zoning classification;

**1. Double-Loaded Corridor**

A multifamily dwelling unit constructed in a group of twelve (12) attached units or more, including single-level units located in a multistory building. Each unit is accessed internally, via a double-loaded corridor; a building design in which there are apartments or other individual units on both sides



of a passage corridor connecting twelve or more attached units (see Article 10 Definitions, Section 110. Dwelling, a. Apartment);

**E. Commercial and Non-Residential Buildings**

**Exterior Wall Design**

The facade, side and rear elevations of commercial and non-residential buildings shall have glass, brick, stone, and/or stucco/EIFS finish. Textured concrete masonry, architectural precast concrete, and/or fiber cement board siding finish shall be allowed, not to exceed 50 percent of any façade elevation.

The facade, sides, and rear elevations shall incorporate materials, finish, color, style and features that match and are compatible with the adjacent buildings on the same block. Applicant shall submit a site location plan and photographs of all buildings located within the same block of the proposed project. The site location plan shall include photograph markers that key to the photographs of the adjacent buildings.

The front, sides, and rear facades of buildings shall have glass, brick, and/or stone finish. Stucco/EIFS, textured concrete masonry, and/or fiber-cement board siding finish shall be allowed, not to exceed thirty (30) percent of any façade elevation. Architectural precast concrete and architectural non-ribbed metal panels with concealed fasteners may be allowed subject to the review and approval of the Director of Planning and Development.

The facade, sides, and rear elevations of buildings two (2) stories or less, which are not adjacent to residentially zoned property, shall have glass, architectural precast concrete, brick and/or stone finish. Non-ribbed composite metal panels with concealed fasteners may be allowed for up to 50 percent of the façade finish. Stucco/EIFS finish shall be allowed as a minor accent for components such as trim, linear design features, and/or porch gables.

The rear of buildings (not directly visible to streets) shall be brick, stone, stucco/EIFS finish, textured concrete masonry, architectural precast concrete, and/or fiber cement board siding finish.

Buildings in zoning districts that allow industrial classified buildings with industrial factory occupancies may have precast concrete or tilt-up concrete panels with textured coating finish. Concrete panels shall have a design pattern of architectural

reveals and/or insets. The building facades shall incorporate a minimum of two colors.

Multi-tenant retail (mercantile) buildings and shopping centers shall incorporate distinct architectural entry identity for individual tenant suites exceeding 10,000 square feet of gross floor area, such as towers, portico, gables, or offset façade with change of materials.

Portable buildings shall be prohibited.

Exposed neon or other types of color accent lighting shall be prohibited. Neon light graphic features or signage located on interior walls or bulkheads shall be located a minimum of eight (8) feet behind the exterior glass façade.

Ornamental wall-mounted sconce lights located on the building elevation adjacent to an entrance must be of non-clear translucent panels with low wattage (not to exceed thirty (30) watts) light source and the light/wall location must be at least thirty (30) feet from the property line.

Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have finish, which is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately in front of the equipment units.

Ground mounted electrical, mechanical, and like utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have a finish which is consistent with the finish materials of the building façade, or provide vegetative landscape screening immediately around the units.

**1. Architectural Design**

Non-Residential Buildings and Structures shall consist of the following exterior architectural designs and building materials:

**a. Facade**

- i.* Architectural Block;
- ii.* Brick;
- iii.* Exterior Tile;
- iv.* Glass;

**b. Façade Accents**

The façade may include accents or the following materials:

- i.* Concrete Block;
- ii.* Fiber Cement Siding
- iii.* Metal<sup>1</sup>
- iv.* Stone<sup>2</sup>
- v.* Stucco<sup>3</sup>
- vi.* Tilt/Pre-cast Concrete<sup>4</sup>
- vii.* Wood;

1-Metal includes Architectural Metal; 2 - Stone includes cementitious and EIFS; 3 - Stucco includes cementitious and EIFS; 4 - Only allowed in industrially zoned properties;

**b.** The remaining balance of each elevation shall include components of the following:

- i.* Fiber Cement Siding;
- ii.* Board and Batten;
- iii.* Metal – Window Treatment - Accent only;
- iv.* Wood shake- Accent only;

**c.** Public Right-of-Way

The remaining balance of each elevation facing a public right-of-way shall maintain the exterior architectural design and building materials required on the front façade;

**2. Setbacks**

Non-Residential Buildings or Structures shall be designed in accordance with the rules and regulations governing the specific commercial, industrial or office use zoning classifications;

**F. Single-Family Attached and Detached - RS-180, RS-150, RS-60, RS-50 and RS-TH**

The following exterior architectural design standards shall be considered the minimum requirements for all single-family attached and detached units

proposed for construction, unless otherwise indicated in the specific zoning classification or conditions of zoning:

**1. Building Height**

Building Height shall be limited to three stories or 35 feet

**2. Building Setbacks**

Single-Family Attached and Detached dwelling units shall be designed in accordance with the rules and regulations governing the specific single-family zoning classification;

**3. Chimney Design - Single-Family Attached and Detached**

**a.** Chimneys shall begin at-grade and constructed with brick or stone;

**b.** Chimneys shall not extend into any front, rear or side yard setback;

**4. Deck - Single-Family Attached and Detached**

**a.** Rear elevations shall consist of a cantilevered deck providing one-hundred-ninety (190) square feet of outdoor living space;

**b.** Decks shall be accessed internally with inward opening Double French Doors on each unit;

**c.** Decks may not encroach into any front, rear or side yard setback unless approved by the Board of Appeals.

**5. Doors**

Thirty-three (33) percent of the wall area (square footage) of each façade and each side or rear elevation shall consist of doors, louvers skylights windows or other approved openings providing light and ventilation to outdoor air, excluding garage doors;

**a.** All casing (trim work) shall have mitered corners;

**b.** Exterior front entryways shall consist of one of the following doors;

**i.** Solid wood door with transom window (horizontal).

**ii.** Solid wood door with transom window (semi-circle);

**iii.** Solid wood door with transom window (horizontal or semi-circle) and sidelites (vertical);

- c. All exterior entryways shall include casing consisting of entablature (i.e. cornice, frieze, architrave) and pilasters (capital, base);

**6. Façade**

- a. Forty-five (45) percent of the façade shall consist of masonry walls constructed with brick or stone;
- b. Brick and stone color shall be reflective of the existing materials used in the local region (i.e. city, development, neighborhood, subdivision, etc.);
- c. Coursing shall be horizontal (common or running);

**7. Façade Accents**

Twenty-two (22) percent of the remaining balance of the façade may include accents of the following materials:

- a. Lap Siding (Horizontal) - Accent only;
- b. Board and Batten (Vertical) - Accent only
- c. Wood shake- Accent only;

**8. Elevations**

The remaining balance of each elevation shall include components of the following:

- a. Lap Siding (Horizontal);
- b. Board and Batten (Vertical);
- c. Wood shake;

**9. Exterior Trim Work**

Exterior Trim Work shall consist of the following:

- a. Corner pilaster with decorative capital and base;
- b. Mitered corner board or post;
- c. All trim work shall have mitered corners;

**10. Foundation**

- a. Foundations shall consist of a brick or stone water table measuring at a minimum height of thirty-six (36) inches or three (3) feet;

- b. Water tables shall be aligned with wall framing and topped with a skirt board, drip cap;

**11. Garages**

**a. Single-Family Attached (RS-TH)**

- i. Garages shall be located in a rear yard area accessed via a private utility easement or via a single curb cut extended from a public right-of-way;
- ii. Garages shall be accessed via a forty (40) foot private utility easement (alley);
- iii. Garage doors shall not be visible from a public right-of-way;
- iv. Detached Garages associated with a Live/Work or Townhouse unit shall be located in a rear yard area;

**b. Single-Family Detached (RS-180, RS-150, RS-60 & RS-50)**

- i. All Single-Family (attached/detached) units shall provide a double-car garage with a minimum width of sixteen (16) feet;
- ii. Two (2) external off-street parking spaces (9 ft. x 20 ft. each) shall be required for each unit. Tandem style parking shall be prohibited;
- iii. Each lot on which a dwelling is constructed shall have provide two-car garage as a minimum requirement.
- iv. Garages shall not be converted into heated interior space without being replaced with another two car garage;

**12. Porches**

**a. Single-Family Detached (RS-180, RS-150, RS-60 & RS-50)**

- i. A porch shall be installed on the façade of each dwelling unit facing a Public Right-of-Way or Private Street (as applicable);
- ii. Porches shall be a minimum of twelve (12) feet in width or thirty-three (33) percent the width of the front facade, whichever is greater. Said porch shall have a roof, balustrades, columns, and steps;
- iii. Porches shall have the minimum depth of eight (8) feet and a minimum area 100 square feet;

- iv.* Porch Columns, excluding railings or pickets, shall have a minimum width of eight inches;
- v.* All exterior steps adjacent to a public right-of-way shall include enclosed risers and ends;
- vi.* Porches adjacent to a public right-of-way or private utility easement shall not be enclosed with screen wire or glass;
- vii.* Entry lighting for porches shall be installed ten (10) feet above the threshold of the primary entryway to the dwelling unit.

**13. Roof Design**

**a. Single-Family Attached (RS-TH)**

- i.* Each row of buildings shall consist of a minimum of two alternating roof types (i.e. boxed, dormer, flat, hip or open);
- ii.* Eaves shall extend a minimum of eighteen inches beyond exterior building walls, and consist of a decorative cornice;
- iii.* Roofing material must be architectural style shingles.
- iv.* Standing Seam Metal roofing may be permitted if approved by the Director of the Planning and Development Department (See Section 601.A.2. Building and Structures – Colors);

**b. Single-Family Detached (RS-180, RS-150, RS-60, RS-50)**

- i.* Flat roofs shall be prohibited;
- ii.* Eaves shall extend a minimum of eighteen inches beyond exterior building walls, and consist of a decorative cornice;
- iii.* Roofing material must be architectural style shingles.
- iv.* Standing Seam Metal roofing may be permitted if approved by the Director of the Planning and Development Department (See Section 601.A.2. Building and Structures – Colors);

**14. Stoops – Single-Family Attached RS-TH**

- a.* A stoop shall be installed on the façade of each dwelling unit facing a public right-of-way or private access/utility easement;

- b.** Stoops shall be a minimum of six (6) feet in width or thirty-three (33) percent the width of the front facade, whichever is greater. Said stoop shall be constructed with brick or stone only;
- c.** Stoops shall have the minimum depth of four (4) feet and a minimum area of twenty-four (24) square feet;
- d.** All exterior steps adjacent to a public right-of-way shall be constructed with brick or stone only;
- e.** Entry lighting for stoops shall be installed ten (10) feet above the Finished Floor Elevation;

**15. Windows**

Thirty-three (33) percent of the wall area (square footage) of each façade and each side or rear elevation shall consist of doors, louvers skylights windows or other approved openings providing light and ventilation to outdoor air, excluding garage doors;

**a. Windows**

- i.** All casing (trim work) shall have mitered corners;
- ii.** All exterior windows shall include casing consisting of entablature (i.e. cornice, frieze, architrave) and pilasters (capital, base);
- iii.** All windows shall be double-hung;
- iv.** All window frames shall be recessed a minimum of two inches from the exterior façade;
- v.** All doors and windows that operate as horizontal sliders shall be prohibited;
- vi.** Bay windows (i.e. box, canted, oriel, circle, etc.) or enclosed cantilevered extension may include exterior wall finishes of board and batten or lap siding;

**602 Downtown Entertainment Overlay - Minimum Architectural and Design Standards**

**A. Downtown Entertainment Overlay**

**1. Existing Buildings or Structures**



**a.** For all existing buildings within the Downtown Entertainment District, the Architectural Requirements stated in this Article shall not apply if the exterior façade of the building is not being changed and the owner or occupant is requesting a permit to do one or a combination of the following:

- i.** Continuing the existing use of the building without making any changes to the exterior;
- ii.** Performing only interior remodeling of the building even if the use on the interior is changing; or,
- iii.** Making only repairs to the existing façade of the building;

**b.** For all existing buildings within the Downtown Entertainment District, the Architectural Requirements outlined in this Article shall apply if the owner or occupant is requesting approval to do one or a combination of the following:

- i.** A change in the façade of the existing building;
- ii.** New addition, construction, or demolition of any part of the existing building; or
- iii.** A change in the zoning of the property;

**2. Architectural Design - Single-Family and Townhouse**

**a. Craftsman**

- i.** A rectangular building footprint, with the short end facing a street.
- ii.** Gabled roofs having gables with a minimum pitch of twenty and a maximum pitch of forty degrees from horizontal, with rooflines running parallel or perpendicular to the street.
- iii.** Decorative beams or braces under gables.
- iv.** Exposed roof rafters where roofs overhang.
- v.** Optional dormers.
- vi.** Equal height windows entire street façade.
- vii.** A symmetrical or asymmetrical street façade.

**b. Folk**

- i.* A building footprint that is rectangular or “L-shaped,” with the end of the short leg of the “L” facing a street.
- ii.* Gabled roofs having gables with a minimum pitch of thirty (30) degrees and a maximum pitch of forty-five (45) degrees from horizontal, with rooflines running parallel or perpendicular to the street.
- iii.* Ridge vents having a minimum size of one foot by one foot shall be provided along all gables facing a public street.
- iv.* Equal sized windows along the entire street façade.
- v.* A symmetrical street façade for buildings with rectangular footprints.
- vi.* A front porch extending the entire width of the building, except where an “L-shaped” footprint is provided, in which case said requirement shall not apply to the short-leg of the “L.” Said porch shall include turned columns, turned balusters, handrails, and optional lace-like spandrels.

**c. Victorian**

As defined by McAlester, Virginia and Lee (1984). A Field Guide to American Houses. New York: Alfred A. Knopf, Inc.

**d. Greek Revival**

As defined by McAlester, Virginia and Lee (1984). A Field Guide to American Houses. New York: Alfred A. Knopf, Inc.

**e. Colonial Revival**

As defined by McAlester, Virginia and Lee (1984). A Field Guide to American Houses. New York: Alfred A. Knopf, Inc.

**3. Architectural Design - Live/Work Single-Family and Townhouse**

- a. The following shall apply to all Live/Work units in the Downtown Entertainment Overlay:
  - i.* Awnings shall be of fabrics, canvas, fixed metal, or similar material. Internally lit awnings and canopies are prohibited.

- ii. Windows, including display windows but not transoms, shall be greater in height than in width.

**10. Roof Design – Mixed-Use, Multifamily and Live/Work Townhouse**

**4. Porches and Stoops – Single-Family**

- a. A porch or a stoop shall be installed on the façade of each single-family dwelling unit facing a public right-of-way or private utility easement.
- b. Porches shall extend the entire width of the building or with a width of one-half (½) of the building. Said porch shall include square columns that taper from bottom to top, but are not less than eight (8) inches square. Said columns shall be set atop stone or masonry bases extended to the ground. They may include optional square or rectangular balusters and handrails
- c. Stoops shall be a minimum of six (6) feet in width or one-quarter (¼) the width of the front façade, whichever is greater.
- d. Stoops shall be recessed and have the minimum depth of four (4) feet from the façade and have a minimum area of twenty-four (24) square feet;
- e. Entry lighting for a porch or stoop shall be installed at height of ten (10) feet above the Finished Floor Elevation;

**5. Stoops – Live/Work Townhouse and Townhouse Residential**

- a. A stoop shall be installed on the façade of each unit facing a public right-of-way or private utility easement.
- b. Stoops shall be a minimum of six (6) feet in width or one-quarter the width of the front façade, whichever is greater. Said columns shall be set atop stone or masonry bases extended to the ground. They may include optional square or rectangular balusters and handrails
- c. Stoops shall be recessed and have the minimum depth of four (4) feet from the façade and have a minimum area of twenty-four (24) square feet;
- d. Entry lighting for a porch or stoop shall be installed at height of ten (10) feet above the Finished Floor Elevation;

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603 Access, Garage, Driveway and Parking Requirements

A. Access and Driveway Requirements

- 1. Driveways and Curb Cuts shall be required for each proposed development and subject to the rules and regulations regulating the Driveway Design Standards (see Development Regulations Article 12, Section 1200.14), and Non-Residential Parking and Driveways regulating Mixed-Use Occupancy (see Zoning Ordinance, Article 5 Parking, Section 503 & 505);
- 2. No more than one (1) curb cut shall be permitted for each development, provided properties with more than one road frontage may have one curb cut per road frontage. For the purposes of this Section, two (2) curb cuts serving a one-way driveway shall only be counted as one curb cut;
- 3. Driveways and curb cuts shall be limited to a one-way a maximum width of twelve (12) feet or a two-way maximum width of twenty-four (24) feet;
- 4. No curb cuts, driveways or circular drives shall be permitted on roads fronting the Courthouse Square. Access shall be provided from a side or rear street;

B. Off-Street Parking

Off-Street Parking serving any Live/Work, Mixed-Use, Multifamily, Single-Family or Townhouse developments shall be set back a minimum of ten feet behind the built street façade.

- 1. Garage doors serving townhouses shall not face adjacent streets.
- 2. Rear alleys shall be provided to access Live/Work, Mixed-Use, Multifamily, Single-Family or Townhouse developments, and commercial loading and service areas, where such access is feasible. The Director of the Planning and Development Department shall determine feasibility.

C. Parking Requirements

1. Parking and Loading Requirements

- a. Parking and loading requirements shall be as established in the Zoning Ordinance, Article 5 Parking;
- b. Off-Street Parking shall be provided to access Live/Work, Mixed-Use, Multifamily, Single-Family, Townhouse developments, and commercial loading and service areas, where such access is feasible.

Subject to the review and approval of the Director of the Planning and Development Department;

- c. Loading docks and dumpsters shall be screened so as not to be visible from any park, plaza, or sidewalk. In addition, all external dumpsters shall be vertically enclosed with opaque walls;

**2. Reduction of Parking**

The Director of the Planning and Development Department may permit a reduction of parking requirements, subject to an Off-Site Parking arrangement under the following criteria:

- a. All shared parking spaces shall be clearly marked; and,
- b. An applicant shall submit the following information as part of the application to reduce parking requirements and avoid conflicting parking demands:
  - i. Off-Site Parking is within 300 feet of the development;
  - ii. A to-scale map indicating location of proposed parking spaces;
  - iii. Hours of business operation of nonresidential parking users;
  - iv. Written consent of property owners agreeing to the shared parking arrangement (when provided off-site); and,
  - v. Copies of parking lease agreements are required. Renewed leases shall be filed with the Director of the Planning and Development Department. Lapse of a required lease agreement shall terminate approval for shared parking;

**4. Downtown Parking Program**

Developments within the Downtown Entertainment District unable to meet the minimum parking requirements shall be required abide by the rules and regulations regulating the Downtown Parking program (see Article 5 Parking).

**4. Parking Decks and Structures**

- a. Parking Decks and Structures include but are not limited to multi-story parking decks and parking structures.
- b. **Exterior Wall Design**

- i.* The front, sides, and rear facades of parking decks shall have opaque glass, brick, stone, and/or architectural pre-cast concrete finish that relates to the finishes of the adjacent primary building.
- ii.* The front, sides, and rear facades shall incorporate changes in façade material and color.
- iii.* Facades facing public streets or private driveways shall incorporate landscape areas immediately in front of the parking structure.
- iv.* Any openings for ventilation, service, or emergency access located in the façade of the first level must be decorative and be an integral feature of the overall façade design.

**E. Public Space Requirements**

- 1.** All developments within this district shall be required to construct public space within the confines of the development. The minimum on-site requirement shall be as follows:

<b>Minimum Public Space Requirements</b>	
<i>Less than 5 acres</i>	<i>10 percent</i>
<i>5 to 10 acres</i>	<i>15 percent</i>
<i>Greater than 10 acres</i>	<i>20 percent</i>

- 2.** In addition, the requirements contained within its definitions, public space shall be designed and constructed pursuant to the following regulations:
- 3.** Flood plain and detention ponds are not to be used in the calculations for public space.
- 4.** The owner shall submit a notarized document establishing a mechanism for maintaining the required public space, which shall be approved by the Director of the Planning and Development Department;
- 5.** Certificate(s) of Occupancy/Completion shall not be issued until the construction of the required public space is completed;

**F. Other Regulations**

- 1. Fences, Hedges and Retaining Walls are subject to the rules, regulations and exceptions found in Article 13, Property Maintenance Ordinance.
- 2. Loading docks and dumpsters shall be screened so as not to be visible from any park, plaza, or sidewalk. In addition, all external dumpsters shall be vertically enclosed with opaque walls.
- 3. Building mechanical and accessory features:
  - 1. Shall be located to the side or rear of the principal structure and shall not be visible from any park, plaza, or sidewalk.
  - 2. When located on rooftops, shall be incorporated in the design of the building and screened with materials similar to the building.

**G. Building and Sign Structure Colors**

- 1. It is the intent of these guidelines to establish timelessness in the color schemes incorporated in building design, project design, and sign structure design. Colors are intended to enhance the architecture of the project, not to attract attention to specific features or elements such as roof or parapet lines and signs. Building and sign structure colors in all zoning classifications other than residentially zoned properties shall be limited as follows:
  - a. The use of muted, subdued, or earth-tone colors are encouraged while the use of novelty and primary colors are to be avoided;
  - b. The following colors are prohibited: pink, purple, and bright or fluorescent shades of orange, yellow, blue, green, or red;
  - c. Any appeal regarding the application of this section shall be made to the Mayor and Council only;
  - d. Design and colors are subject to review and approval by the Planning and Development Department;

**B. Live/Work Single-Family and Live/Work Townhouse**

Live/Work buildings shall consist of the following exterior architectural designs and building materials:

**1. Minimum Requirements**



- a. Live/Work units consisting of single-family dwellings on an individual lot shall be designed in accordance with the rules and regulations governing the specific zoning classification and Section 602.C.;
- b. Live/Work units consisting of townhouse units shall be designed in accordance with the rules and regulations governing the RM-8 Townhouse Residential District zoning classification and Section 602.D;
- c. Live/Work units shall be limited to the Downtown Entertainment District, and subject to the rules and regulations regulating Article 2 Supplemental and Accessory Use Standards.
- d. Primary pedestrian entrances or street level (storefront) shall be recessed a maximum of five feet from the exterior façade and having a surface area that is at least fifty percent glass;
- e. Interior recessed ceiling shall be a minimum of eighteen inches from the display window opening or primary pedestrian entrance.
- f. Live/Work units within the Downtown Entertainment District unable to meet the minimum parking requirements shall be required abide by the rules and regulations regulating the Downtown Parking program (See Article 5 Parking).

**2. Façade**

- a. Street facades shall delineate upper and lowers facades with windows, belt courses, cornice lines or similar architectural treatments creating a recognizable Tripartite Division (base, shaft and capital).
- b. Primary pedestrian entrance shall be located adjacent to a public right-of-way and have a minimum height of 10 feet;
- c. A primary pedestrian entrance shall be adjacent to a public right-of-way and be directly accessible from an adjacent public sidewalk.
- d. Primary pedestrian entrances or street level shall be recessed a maximum of five feet from the exterior façade and having a surface area that is at least fifty percent glass.
- e. A non-glass base or knee wall beginning at grade and extending to a point no less than eighteen inches but not more than twenty-four inches above the sidewalk.

- f.* A glass transom located above the glass display window and sidewalk level door and having a minimum height of twenty-four inches and a maximum height of thirty-six inches.
- g.* A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than eleven feet above said sidewalk.
- h.* All exterior steps adjacent to a public right-of-way shall include enclosed risers and ends;
- i.* Live/Work units located at an intersection of two public right-of-ways surrounding the Courthouse Square (Clayton Street, Crogan Street, Perry Street and Pike Street) shall provide a primary pedestrian entrance at an angle facing the intersection.

**3. Remaining Balance**

The remaining balance of each elevation may include components of the following:

- a.* Glass
- b.* Metal<sup>1</sup> – Accent only
- c.* Stone<sup>2</sup> - Accent only
- d.* Wood- Accent only

**4. Doors and Windows**

- a.* Entry lighting for entryways shall be installed ten feet above the Finished Floor Elevation;
- b.* All entryways facing a public right-of-way shall consist of a glass transom. In addition, each entryway shall include a non-glass frieze (decorative feature), no less than 24 inches in height, located above the glass transom;
- c.* Exterior walls without windows shall be prohibited;
- d.* Entry window trim shall not be flush with the exterior wall and shall have a minimum relief of one-quarter inch from the exterior wall.
- e.* Doors and windows that operate as horizontal sliders are prohibited.
- f.* All exterior doors shall be wood panel or fixed glass panel in wood frame.

- g.** All windows shall be double-hung;
- h.** Openings above the first story shall not exceed fifty percent of the total façade area, with each façade being calculated independently.
- i.** Window frames shall be recessed a minimum of two inches from the exterior façade;
- j.** Primary pedestrian entrance to all first story individual businesses establishments shall remain unlocked during business hours.
- k.** Windows and storefronts shall be subject to the minimum requirements regulating Window Signage. Tinted glass panels shall be prohibited in the Downtown Entertainment District;
- l.** Porches shall be prohibited;

**C. Mixed-Use and Multifamily - Downtown Entertainment District<sup>3</sup>**

**1. Minimum Requirements**

The following standards shall supplement the minimum requirements of Section 601.B. Community Mixed-Use District and 601.C. Multifamily Residential RM-12 and RM-24 for all townhouse units proposed for construction in the Downtown Entertainment District, unless otherwise indicated in this Article, a specific zoning classification or City Council approved conditions of zoning:

**2. Lot Development Standards**

<b>Min. Acreage (Site)</b>	<b>Min. Road Frontage (Site)</b>	<b>External Min. Front Setback</b>	<b>External Min. Side Setback</b>	<b>External Min. Rear Setback</b>	<b>Max. Building Height</b>
1 ac <sup>1</sup> No Min. <sup>3</sup>	40 ft.	15 ft. <sup>2</sup> 0 ft. <sup>3</sup>	20 ft. <sup>2</sup> 0 ft. <sup>3</sup>	20 ft. <sup>2</sup> 15 ft. <sup>3</sup>	45 ft.

<sup>1</sup> Acreage (ac)

<sup>2</sup> Mixed-Use or Multifamily developments adjacent to an Arterial or Collector roadway shall have a 40 foot Building Setback

<sup>3</sup> Courthouse Square only

**3. Façade**

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

- b.** Front, side, and rear facades shall be finished with primarily brick or stone on each elevation;
- c.** Elevations shall be staggered with alternating exterior treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces;
- d.** Provide a unique architectural entrance with door surround;
- e.** Incorporate changes in building material texture, and color;
- f.** Provide elements such as shutters and roof eave brackets;
- g.** Townhouse units within the Downtown Entertainment District unable to meet the minimum parking requirements shall be required abide by the rules and regulations regulating the Downtown Parking program (See Article 5 Parking).

**C. Non-Residential – Downtown Entertainment District**

Non-Residential buildings and structures shall consist of the following exterior architectural designs and building materials:

**1. Minimum Requirements**

The following standards shall supplement the minimum requirements of the Zoning Ordinance for all non-residential proposed for construction in the Downtown Entertainment District, unless otherwise indicated in this Article, a specific zoning classification or Council approved conditions of zoning:

**2. Architectural Design**

- a.** The front, and sides of buildings shall have glass, brick, stone, and/or stucco/EIFS finish. Textured concrete masonry, architectural precast concrete, and/or fiber-cement siding finish shall be allowed, not to exceed 50 percent of any façade elevation.
- b.** The rear of buildings (not directly visible to streets) shall be brick, stone, stucco/EIFS finish, textured concrete masonry, architectural precast concrete, and/or fiber cement board siding finish.
- c.** Buildings in zoning districts that allow industrial classified buildings with industrial factory occupancies may have precast concrete or tilt-up concrete panels with textured coating finish. Concrete panels shall have a design pattern of architectural reveals and/or insets.

- d.** The building facades shall incorporate a minimum of two colors.
- e.** Multi-tenant retail (mercantile) buildings and shopping centers shall incorporate distinct architectural entry identity for individual tenant suites exceeding 10,000 square feet of gross floor area, such as towers, portico, gables, or offset façade with change of materials.
- f.** Portable buildings shall be prohibited.
- g.** Exposed neon or other types of color accent lighting shall be prohibited. Neon light graphic features or signage located on interior walls or bulkheads shall be located a minimum of 8 feet behind the exterior glass façade.
- h.** Ornamental wall-mounted sconce lights located on the building elevation adjacent to an entrance must be of non-clear translucent panels with low wattage (not to exceed 30 watts) light source and the light/wall location must be at least 30 feet from the property line.
- i.** Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have finish which is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately in front of the equipment units
- j.** Ground mounted electrical, mechanical and like utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have a finish that is consistent with the finish materials of the building façade, or provide a vegetative landscape screening around the units;

***B. Single-Family Residential - Downtown Entertainment District***

***1. Minimum Requirements***

The following standards shall supplement the minimum requirements of Section 601.E. Single-Family Residential for all single-family dwellings proposed for construction in the Downtown Entertainment District, unless otherwise indicated in this Article, a specific zoning classification or Council approved conditions of zoning:

**2. Lot Development Standards**

Min. Acreage (Lot)	Min. Road Frontage (Lot)	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Max. Building Height	Min. % Com. Area
6,000 sq. ft.	40 ft.	15 ft.	5 ft.	20 ft.	35 ft.	85%

<sup>2</sup> Single-Family dwellings adjacent to an Arterial or Collector roadway shall have a 40 foot Building Setback

**D. Townhouse Residential – Downtown Entertainment District<sup>3</sup>**

**1. Minimum Requirements**

The following standards shall supplement the minimum requirements of Section 601.E. Townhouse Residential for all townhouse units proposed for construction in the Downtown Entertainment District, unless otherwise indicated in this Article, a specific zoning classification or City Council approved conditions of zoning:

**2. Lot Development Standards**

Min. Acreage (Site)	Min. Road Frontage (Site)	Unit Width Min.	External Min. Front Setback	External Min. Side Setback	External Min. Rear Setback	Impervious surface Max. Lot Coverage	Max. Building Height	Min. % Com. Area
1 ac <sup>1</sup> No Min. <sup>3</sup>	50 ft.	20 ft.	10 ft. <sup>2</sup> 0 ft. <sup>3</sup>	20 ft. <sup>2</sup> 0 ft. <sup>3</sup>	20 ft. <sup>2</sup> 15 ft. <sup>3</sup>	40%	45 ft.	15%

<sup>1</sup> Acreage (ac)

<sup>2</sup> Townhouse units adjacent to an Arterial or Collector roadway shall have a 40 foot Building Setback

<sup>3</sup> Courthouse Square only

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

Min. Unit width	
Double-car garage	20 ft.

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

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

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**3. Façade**

- h.** Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, and dormer, hip or flat rooflines;
- i.** Front, side, and rear facades shall be finished with primarily brick or stone on each elevation;
- j.** Elevations shall be staggered with alternating exterior treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces;
- k.** Provide a unique architectural entrance with door surround;
- l.** Incorporate changes in building material texture, and color;
- m.** Provide elements such as shutters and roof eave brackets;
- n.** Townhouse units within the Downtown Entertainment District unable to meet the minimum parking requirements shall be required abide by the rules and regulations regulating the Downtown Parking program (See Article 5 Parking).
- e.** Exposed foundation exteriors shall be faced with exterior architectural treatments consisting of brick, stone or other material approved by the Director of Planning and Development;
- f.** Finished floor elevation shall be a minimum of two (2) feet above the centerline elevation of an adjacent public right-of-way or private utility easement;
- g.** Utility meters and relating equipment shall not be installed on the front façade of any structure;
- h.** Vinyl or Metal siding shall be prohibited in all single-family, mixed-use and multifamily zoning classifications;

IT IS SO ORDAINED, this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_



Mayor David R. Still

Attest: \_\_\_\_\_  
City Clerk

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# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** An Ordinance to Amend the Zoning Ordinance, ARTICLE 10; Definitions  
**Department:** Planning and Development  
**Date of Meeting:** Tuesday, September 5, 2023  
**Applicant Request:** Review of Amendment  
**Presented By:** Todd Hargrave, Director of Planning and Development  
**Department Recommendation:** **Approval**

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**Summary:** Amendment to ARTICLE 10 Definitions is necessary to clarify language that is consistent with Georgia State Law.

**Attachments/Exhibits:**

- ZON ORD\_ART 10 DEF\_ADULT ENT\_08142023
- ZON ORD\_ART 10 DEF\_BODY ART\_08142023
- ZON ORD\_ART 10 DEF\_MASSAGE\_08142023

AN ORDINANCE TO AMEND

ARTICLE 10 DEFINITIONS, SECTION 1000

OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 is amended as follows:

**Section 1. Article 10 Definitions, Section 1000 is hereby amended by deleting the defined term Dwelling, One-Family in its entirety, and inserting in lieu thereof the following:**

**95. DWELLING - ONE-FAMILY**

A dwelling containing one and only one dwelling unit, other than a manufactured home.

**Section 2. Article 10 Definitions, Section 1000 is hereby amended by deleting the defined term Dwelling, One-Family in its entirety, and inserting in lieu thereof the following:**

**98. DWELLING - TOWNHOUSE (INFILL)**

A one-family dwelling unit constructed in a group of four attached units, but not more than eight attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides. Each unit is separated from any other unit by one or more vertical common fire-resistance-rated walls. A townhouse shall have at least two stories. This definition shall not include Dwelling Apartment, Dwelling Duplex, Dwelling Residential/Business or Dwelling Villa.

IT IS SO ORDAINED, this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

Attest: \_\_\_\_\_

City Clerk