

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS – June 9, 2020**

**PLANNING AND DEVELOPMENT DEPARTMENT
WORK SESSION COMMENTS – June 11, 2020**

Additions – **BOLD**

Deletions - ~~Strikethrough~~

SUP2020-00030

Approval of Special Use Permit for Gravel Parking, Outdoor Storage and Commercial Vehicle Parking (Tractor and/or Trailer), subject to the following enumerated conditions:

1. The property shall be developed with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments and shall be subject to the review and approval of the Director of Planning and Development.
 - a. To abide by the following requirements, dedications, and improvements:
 - i. Access to the property must align with Industrial Park Circle; ~~be at least 30' wide and be paved. Pavement in R/W must be heavy duty asphalt or concrete. Private Drive/Entrance shall be 32 feet in width, with a 40 foot radius, and designed to the following minimum standards~~
 1. **28 feet of pavement width**
 2. **8 inch X 24 Inch X 14" at 3000 PSI curb and gutter**
 3. **40 foot radii on curbs**
 - ii. Parcels must be combined before the issuance of any development permits.
 - iii. The building shall be of brick, stacked stone, and/or glass finish on all sides. Architectural plans shall be submitted to the Planning and Development Department for review and approval.
 - iv. ~~Construct the building closer to the front setback and provide the client and employee parking in the rear.~~ **The building shall be positioned in the southwestern portion of the property and north of the 50-foot front yard building setback and east of the side yard setback a distance of 1-foot.**
 - v. The **portion of the** property **containing outdoor storage** shall be fenced.
2. **Provide a four-foot concrete sidewalk, with a two-foot beauty strip along the northern right-of-way of Industrial Park Drive. Sidewalk shall be designed to the following minimum standards:**

1. P&D and PC Recommended Conditions – June 9, 2020
2. P&D Work Session Recommended Conditions – June 11, 2020

- a. Sidewalk to be constructed of 3000 PSI concrete at 28 days
 - b. Sidewalk shall be four-inches thick.
 - c. 1/2-inch premoulded expansion joint required at all driveway, curbs, etc.
 - d. Sidewalk slope of typical sidewalk section shall be 1/4-inch per foot.
 - e. Sidewalk slope of sections intersection the driveway shall be 1-inch per foot.
 - f. Sidewalk shall be compacted to 95-percent of maximum theoretical density.
- 3. Provide ~~four~~ 24 parking spaces and ~~two~~ one loading spaces 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.
- 4. Gravel parking shall be limited to the side yard or rear yard areas, and outside of any required stream or zoning buffer located at the subject property. Expansion of the gravel limits is prohibited. Graveled areas shall be kept in a neat and orderly appearance at all times.
- 5. The parking of vehicles used for commercial or industrial related service, sales or delivery shall be limited to the side yard or rear yard areas, and outside of any required stream or zoning buffer.
- 6. Outdoor storage of any items and/or materials shall be subject to the rules and regulations of Article 2, Supplementary Regulations, Section 200.3.52 Outdoor Storage (Industrial). **Subject to the review and approval of the Planning and Development Department.**
 - a. **In industrial zoning districts, outdoor storage of items, equipment, materials and supplies which are not offered for sale but which are considered to be an accessory to the principal permitted use, shall be allowed, subject to the following restrictions and requirements:**
 - i. **Outdoor Storage shall not be located within a required front yard;**
 - ii. **Outdoor storage shall not be located in the area between the front of the principal structure and the public right-of-way;**
 - iii. **Outdoor Storage shall be located within a side or rear yard area only, and screened from ;**
 - iv. **Outdoor storage shall be screened from the Right-of-Way by a slatted or screened chain-link fence at least 6 feet in height;**
 - v. **Fencing shall be not be located within the required front yard, and shall be limited to the side yard or rear yard areas only.**
 - vi. **Fence lines running parallel to Industrial Park Drive or the front yard area shall be landscaped.**
 - vii. **Outdoor Storage shall be setback a distance of at least 15 feet from any side or rear property lines; stream buffer and zoning buffer.**
 - viii. **Setback area shall be landscaped to provide an affective year-round visual screening;**

- ix. **Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence.**
 - x. **Outdoor Storage of junk, scrap materials or metal, rags, paper, abandoned, junk or wrecked vehicles, material shall be prohibited.**
- 7. Provide a 10 foot Landscape Strip adjacent to the right-of-way Industrial Park Drive, excluding encroachments of impervious surfaces except for perpendicular ingress and egress access. **The landscape strip shall consist of 19 Star Magnolia (*Magnolia Stellata*), 29 Fragrant Tea Olive (*Osmanthus Fragens*), and 27 Cleyera (*Ternstroemia Gymnanthera*). At time of planting, deciduous trees shall be three inches in diameter. At time of planting, evergreen shrubs shall be at least three-gallon container size and must be of a species with a minimum mature height of three feet. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.**
- 8. **Provide landscaping immediately adjacent to any fence line running parallel to or facing Industrial Park Drive. The landscaping shall include a variety of evergreen shrubs and trees that are consistent with the genus and species listed in the Development Regulations for the City of Lawrenceville, Article VIII, Landscape Ordinance Appendix A. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.**
- 9. The site shall be required to meet the standards of Article VIII of the Development Regulations for parking lot trees
- 10. Provide a 50 foot undisturbed/natural vegetative buffer and impervious surface setback along the rear and side property lines. Where existing vegetation and site topography are insufficient to accomplish the purpose of the required buffer area, existing vegetation shall be supplemented. The buffer shall be reestablished to provide adequate screening from adjacent residentially-zoned properties. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.
- 11. Ground Signage shall be limited to a monument-type sign with a maximum height of 8 feet and shall be setback from the right-of-way a minimum of 12 feet. The maximum sign display area shall be limited to 32 square feet. Ground Signage shall be prohibited within the required 10 foot landscape strip.
- 12. 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.
- 13. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

- 14.** 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 brick or masonry wall with access via an opaque gate. Dumpster enclosure shall be constructed of materials consistent with materials and colors of the primary structure.
- 15.** 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.