

MAYOR AND COUNCIL  
CITY OF LAWRENCEVILLE, GEORGIA  
ORDINANCE

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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PRESENT	VOTE
David R. Still, Mayor	Yes/No
Austin Thompson, Mayor Pro Tem	Yes/No
Glenn Martin, Council Member	Yes/No
Marlene Taylor-Crawford, Council Member	Yes/No
Victoria Jones, Council Member	Yes/No

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On motion to APPROVE/DENY the requested Special Use Permit by Council Member [INSERT NAME], seconded by Council Member [INSERT NAME], which carried [INSERT VOTE], the following ordinance was ADOPTED/DENIED:

AN ORDINANCE TO APPROVE/DENY A SPECIAL USE PERMIT

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 for a Special Use Permit from Jason Mundy and/or Mundy's Holding, LLC for

the proposed use of Passenger Vehicle and Light Truck Storage Lot (Excluding Junk/Wrecked Vehicles) 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 May 22, 2024, and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 22<sup>nd</sup> day of May 2024, that the aforesaid application for a Special Use Permit is hereby APPROVED/DENIED.

Approval of a Special Use Permit to allow a passenger vehicle and light truck storage lot (excluding junk/wrecked vehicles), subject to the following enumerated conditions:

- 1.** To restrict the use of the property as follows:
  - A.** A Flex Office Space facility not exceeding 7,500 square feet in gross floor area with a 70-space outdoor passenger vehicle and light truck storage lot. Tractor trailer truck parking is prohibited.
  - B.** The development shall be designed in general accordance with the site plan titled “Site Plan for Mundy Collision,” prepared by Civilscapes, Inc., dated February 7, 2024, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other adjustments subject to final approval by the Director of Planning and Development.

- C.** Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with the rules and regulations of applicable governing agencies.
  - D.** The design of the façades shall be clad in brick. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
  - E.** Roll up doors shall not be visible from the right-of-way of Hurricane Shoals Road.
  - F.** 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.
  - G.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
  - H.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
  - I.** The Special Use Permit shall only be valid during the Applicant and/or the Property Owner's (Jason Mundy and/or Mundy's Holding, LLC) property ownership and operation on the property, and in the event of a transfer, this special use permit shall expire. The Applicant shall notify the City's Planning and Development Department within 30 days of transfer of property ownership and operation.
  - J.** In the event that the property is issued three (3) Citations by the City's Code Enforcement department in one 365-day period, this Special Use Permit shall be revoked.
- A.** To satisfy the following site development considerations:
- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
  - B.** Provide a minimum of five-foot wide (5 ft.) concrete sidewalk adjacent to the public right-of-way along John Connor Court. Required five-foot

wide (5 ft.) concrete sidewalk shall be a minimum of two feet (2 ft.) from the required back-of-curb.

- C.** All grassed areas shall be sodded.
- D.** Underground utilities shall be provided throughout the development.
- E.** Natural vegetation shall remain on the property until the issuance of a development permit.
- F.** Provide a minimum ten-foot (10ft) wide Landscape Strip and a six-foot (6ft) high stained wooden double shadow box fence along the right-of-way of John Connor Court ending at the existing retaining wall at tax parcel 5176 048. The fence and landscaping shall provide an opaque year-round visual screening at a minimum height of six feet. The final design shall be subject to the review and approval of the Director of Planning and Development.
- G.** Provide a fifty-foot wide (50 ft.) Landscape Strip along the northern property line, where not impeded by the Colonial Gas Pipeline or the drainage easement. The final design shall be subject to the review and approval of the Director of Planning and Development.
- H.** Provide a fifteen-foot wide (15 ft.) replanted buffer along the southern and western property lines. The replanted buffer shall contain a mixture of at least two native evergreen species as provided in Section 402 of the Zoning Ordinance, one of which shall be replanted every twenty feet (20ft). The final design shall be subject to the review and approval of the Director of Planning and Development.
- I.** Provide a solid wood stained fence at least 6-feet in height along the inside edge of the eastern property line for the entire property, except for approved access on John Connor Court. The location of a solid wood fence shall be subject to review and approval by the Director of Planning and Development.
- J.** Landscape Strips shall be planted with one (1) Overstory Tree, one (1) Understory Tree, eighteen (18) Evergreen Shrubs, eighteen (18) Ornamental Grasses and eighteen (18) Ground Coverings per one hundred (100 ft.) of road frontage along John Conner Court. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to the review and approval of the Director of Planning and Development.

- K.** Planted Conifer and Evergreen trees shall be at least six feet in height at time of planting.
- L.** Planted Deciduous trees shall be at least three inches caliper at time of planting.
- M.** Ornamental Grasses and Ground Covering shall be a minimum size of one-gallon container at time of planting with a minimum height of one foot.
- N.** Preserved Trees may be counted toward fulfilling the tree requirement within the twenty-five-foot (25 ft.) Landscape Strip. Bradford Pear, Ginkgo (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
- O.** Fencing, landscaping, and outdoor storage parking shall not be located within a drainage easement, pipeline easement or sanitary sewer easement.
- P.** The required fencing shall not contain any signage and shall be maintained in good repair at all times. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.
- Q.** All outdoor parking/storage of passenger vehicles and light truck storage shall be limited to the enclosed area within the property. Storage of vehicles shall be prohibited within the boundaries of any easements or buffers.
- R.** Any one passenger vehicle or light truck shall not be parked in the same location for more than thirty (30) consecutive days. The intent of this condition is to limit storage of passenger vehicles for more than thirty (30) consecutive days and moving a vehicle from one space to another within the property counts towards the thirty (30) consecutive days.
- S.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outer most perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, or Undisturbed Wetlands.
- T.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
- U.** Exit/entrance design and location shall be subject to review and approval of the City Engineer.

- V.** Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick base, complementing the building's architectural treatment. The brick base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed 6 feet in height.
- W.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.
- X.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

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David R. Still, Mayor

Date Signed: \_\_\_\_\_

ATTEST:

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Karen Pierce, City Clerk