



# LAWRENCEVILLE

## Planning & Development

PLANNING COMMISSION ~~AND DEVELOPMENT DEPARTMENT~~

RECOMMENDED CONDITIONS – 05042026

RZC2026~~5~~-0002

Approval of a rezoning to OI (Office Institutional District), subject to the following enumerated conditions:

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

- A.** Limited to office and institutional uses only, including a small private school serving neurodivergent children.
- B.** The maximum enrollment, staffing levels, and hours of operation shall be subject to review and approval by the Director of Planning and Development to ensure compatibility with adjacent residential properties.
- C.** Final building design, site design, fencing, and exterior appearance shall be approved by the Director of Planning and Development.
- D.** Temporary promotional displays (including tents, canopies, banners, balloons, and similar items), yard signs, and sign-twirlers shall be prohibited.
- E.** Outdoor storage, peddlers, and parking lot sales ~~unrelated to the approved use~~ shall be prohibited.
- F.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.

**2. To satisfy the following site development considerations:**

- A.** All site improvements, including parking, drive aisles, curb cuts, and internal circulation, shall be in general conformity with the submitted site plan, received by the Planning and Development Department on April 1, 2026.
- B.** Any existing encroachments into setbacks, buffers, or adjacent properties shall be removed prior to issuance of permits.
- C.** 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.

- D.* The existing structure shall maintain a residential appearance, with exterior modifications limited to minor improvements or maintenance unless otherwise approved.
  - E.* All fencing (four-foot-tall decorative fence in front yard and six-foot-tall privacy fencing in and rear yards) shall be installed as shown on the approved site plan and maintained in good condition.
  - F.* 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.
  - G.* Provide a minimum of one (1) parking space per 500 square feet gross floor area in accordance with the submitted site plan; all parking shall be provided and maintained an approved hard surface and striped.
  - H.* Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
  - I.* 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.
  - J.* 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-way.
  - K.* If provided, dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 3. The following variances are approved:**
- A.* A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection B. Allows for a reduction of the minimum required road frontage from two hundred (200) feet to one hundred and six (106) feet.
  - B.* A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection C. Allows for a reduction of the minimum required lot size from five (5) acres to 0.595 acres.
  - C.* A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection D. Allows for a reduction of the minimum required side setback from twenty (20) feet to ten (10) feet
  - D.* A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection E. Allows for parking to be located within the required fifty (50) foot front yard setback.

- E. A variance from Article 2, Section 200.3.70 Schools and Colleges (Private), Subsection F. Eliminates the required buffer with a property zoned for single-family detached residential use.

RECOMMENDED CONDITIONS\_05042026

BFR2026-00002

Approval of the requested Zoning Buffer Reduction, subject to the following enumerated conditions:

**1. To restrict the Buffer Reduction as follows:**

- A.** Eliminates the required fifty (50) foot buffer along the southern property line adjacent to a RS-180 zoning district, reducing the buffer to zero (0) feet.
- B.** The buffer reduction shall apply only to the existing structure and site improvements as shown on the site plan received April 1, 2026, and shall not authorize additional building area or expansion beyond what is approved.
- C.** Enhanced screening shall be provided along the southern property line as follows:
  - i.** Where feasible, enhanced landscaping shall be installed within the front yard portion, subject to review and approval by the Director of Planning and Development.
  - ii.** A minimum six (6) foot opaque fence and supplemental landscaping shall be installed and maintained along the side and rear yard portions to mitigate impacts on adjacent residential properties.
- D.** All site improvements shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
- E.** Approval of this Buffer Reduction shall not be construed as a waiver of buffer requirements for any future development or redevelopment beyond the scope of this application.
- F.** All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.