



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

RZC2025-00066 & BFR2025-00001

Approval of a rezoning of the subject property to BG (General Business District), subject to the following enumerated conditions:

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

A. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:

- Adult Bookstores or Entertainment
- Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
- Contractor's Offices
- Emission Inspection Stations
- Equipment Rental
- Extended Stay Hotels or Motels
- Recovered Materials Processing Facilities
- Smoke Shops/Novelty Stores



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- Tattoo Parlors
- Taxidermists
- Yard Trimmings Composting Facilities

B. The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated March 10, 2025, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.

C. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.

D. Metal building facades are prohibited.

2. To satisfy the following site development considerations:

A. Provide a fifty-foot-wide (50 ft.) building setback adjacent to Buford Drive.

B. Provide a minimum ten-foot (10 ft.) landscape strip along Buford Drive. Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final approval of a landscape plan shall be subject to the review and approval of the Director of the Planning and Development Department.

C. Provide a minimum 30-foot-wide enhanced landscape buffer adjacent to the northern and eastern property lines. Landscape Plan shall require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a dissimilar use or zoning classification, four (4) overstory trees; eight (8) understory trees (up to 100% may be conifer or evergreen trees); twelve (12) shrubs. Final approval of a landscape plan shall be subject to the



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review and approval of the Director of the Planning and Development Department.

- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** Ground signage shall be limited to one monument-type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- F.** Billboards or oversized signs shall be prohibited.
- G.** 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 rights-of-way.
- H.** Compactor/dumpsters shall be located interior in the site away from adjacent residential property and screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- I.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- J.** Peddlers and/or parking lot sales shall be prohibited.
- K.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- L.** Any access to/from Buford Drive shall be coordinated with GDOT.



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M. The owner at their own expense shall construct the improvements required by Gwinnett County for public water and sewer for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include on- and off-site improvements as are required by the County to provide service to the subject property.

3. The following variance is approved:

A. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table. Allows a fifty percent (50%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RS-150). Disturbed areas shall be replanted prior to the issuance of a Certificate of Completion, Certificate of Occupancy, or the issuance of a Building Permit.



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NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

SUP2025-00105

Approval of a Special Use Permit to allow an outdoor Automobile Sales or Auction and Related Service facility at the subject property with an accessory Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles), subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A.** Allow an Automobile Sales or Auction and Related Service facility on the front portion of the subject property, as designated by those tracts labeled “**BG**” on the “**SURVEY**” prepared for “**417 BUFORD HIGHWAY**,” prepared by “**CONROY & ASSOCIATES, P.C.**,” dated “**JULY 11, 2008**,” received by the Planning and Development Department on March 10, 2025.
- B.** Allow an accessory Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles) on the rear portion of the subject property, as designated by those tracts labeled “**RS-150**” on the “**SURVEY**” prepared for “**417 BUFORD HIGHWAY**,” prepared by “**CONROY & ASSOCIATES, P.C.**,” dated “**JULY 11, 2008**,” received by the Planning and Development Department on March 10, 2025.
- C.** All vehicles associated with the auto sales business must be parked in the designated vehicle storage area located in the rear of the property upon close of business. Storage of vehicles shall be prohibited within the boundaries of any easements or buffers.
- D.** Storage and/or sales of vehicles over twenty (20) feet in length; seven (7) feet in height; or seven (7) feet in width shall be prohibited.
- E.** The rear vehicle storage lot shall be screened from view by a solid opaque



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fence at least six (6) feet in height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence and/or landscaping materials.

- F.** The rear vehicle storage lot shall be accessed by a solid opaque screened gate at least six (6) feet in height. The gate may remain opened during business hours and shall be closed upon the end of the business day.
- G.** Automobile service & repairs shall be limited to vehicles for sale on the subject property indoors only.
- H.** Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any part thereof, outdoors.
- I.** The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.