

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.

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes/No/Abstain
<u>Bruce Johnson</u> , Mayor Pro Tem	Yes/No/Abstain
<u>Victoria Jones</u> , Council Member	Yes/No/Abstain
<u>Randy Travis</u> , Council Member	Yes/No/Abstain
<u>Bryant Harris</u> , Council Member	Yes/No/Abstain

On motion of [INSERT NAME], seconded by [INSERT NAME], which carried [INSERT VOTE], the following ordinance was [INSERT MOTION]:

AN ORDINANCE TO APPROVE AN AMENDMENT 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 [INSERT EXISTING ZONING CLASSIFICATION] to [INSERT PROPOSED ZONING CLASSIFICATION] by [INSERT APPLICANT NAME] for the proposed use of [INSERT TYPE OF USE} 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 [INSERT MONTH, DATE, YEAR] and objections [INSERT OBJECTIONS] filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the [INSERT DATE, MONTH, YEAR], that the aforesaid application to amend the Official Zoning Map from [INSERT EXISTING ZONING CLASSIFICATION] to [INSERT PROPOSED ZONING CLASSIFICATION] is hereby [INSERT DECISION].

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, including offices of physicians; mental health specialists; physical occupational and speech therapists; audiologist; and dentists. The following uses shall be prohibited.
 - Community Center or Cultural Facility
 - Community Living Arrangement
 - Data Center
 - Personal Care Home
 - Place of Worship
 - School
- B.** The existing structure shall remain and shall be improved based on the submitted renderings and elevations, including the proposed building addition. Final exterior modifications shall be approved by the Director of Planning and Development.

- C.* 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.
 - D.* Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
 - E.* Outdoor storage 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.* The required twenty-five (25) foot undisturbed buffer along the western rear of the property shall be restored and all existing gravel shall be removed from the property.
 - B.* All structures that encroach into the required setback or buffer areas shall be removed prior to issuance of any 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 building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair.
 - E.* 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.
 - 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 300 square feet gross floor area, all parking must be on an approved surface and stripped.
 - H.* Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
 - I.* 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.
 - J.* Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

ORDINANCE NO: ZON-ORD-[INSERT YEAR & #]

CASE NO: [INSERT CASE #]

David R. Still, Mayor

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk