

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 DECISION]:

AN ORDINANCE TO [INSERT DECISION] 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 Nursing Care Facilities (Skilled Nursing Facilities), which would include but not limited to Assisted Living Facilities, Convalescent Home or Hospitals (except psychiatric), Personal Care Homes, Hospice (inpatient care), Nursing Home, Rest Home. The Following uses shall be prohibited:
 - Community Center or Cultural Facility
 - Community Living Arrangement
 - Data Center
 - Place of Worship
 - School
- B. Final building design, site design, and exterior appearance shall be in general accordance with site plan and renderings provided with the application. Final plans 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 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 the Planning and Development Department.
- B. 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 the Planning and Development Department.
- C. Prior to the issuance of a Land Disturbing Activity Permit or Building Permit, a Landscape Plan be submitted for review and approval by the Director of the Planning and Development Department. A Landscape Plan shall include perimeter buffers, street frontage and internal parking lots, driveways, and planting areas.
- D. Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- E. 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.
- F. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

David R. Still, Mayor

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk

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

CASE NO: [INSERT CASE #]