

CITY COUNCIL~~PLANNING COMMISSION~~

RECOMMENDED CONDITIONS 1210~~1028~~2024

RZC2024-00060

Approval as BG (General Business District) for a wide range of retail and service establishments, subject to the following enumerated conditions:

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

- A.** To allow General Business uses not exceeding 9,010 gross square footage of retail, service-commercial, office and accessory uses.
- B.** Other 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
 - Tattoo Parlors
 - Taxidermists
 - Yard Trimmings Composting Facilities
- C.** The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated November

5, 2023, 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.

- D.** 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.
- E.** 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.
- F.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- G.** Outdoor storage shall be prohibited.
- H.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 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 Planning and Development.
- 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 Planning and Development.
- C.** Building design, architectural materials and color selection shall be subject to the review and approval of the City Council prior to the issuance of a development or building permit. To preserve the architectural integrity of the existing 5,010 square foot granite building, the following shall be required relating to any additions or modifications, which shall be as follows:
 - 1. The granite façade of the existing structure shall be the focal point, with any additions or modifications designed to complement, not diminish,

- the original structure. Use compatible materials for repairs or extensions.
2. The proposed 4,000 square foot addition (beauty/nail salon) building design and architectural materials shall consist of glass, granite and metal. Color and tone shall be consistent with the color and tone of the existing granite building.
 3. Any modifications to the exterior architectural treatments of the existing granite building or proposed building shall match the texture, and finish of the existing granite to maintain a seamless appearance. Where granite is damaged or requires replacement, sourcing similar stone or stone finishes shall be required to preserve the building's aesthetic.
 4. The natural color and tone of the existing granite building shall be maintained. Painting or applying coatings altering the stone appearance shall be prohibited.

C.D. A building permit shall be issued for the full scope of work, encompassing both the required modifications to the existing structure and the construction requirements for the proposed new structure. A single Certificate of Occupancy (CO) will be issued for the property as a whole, contingent upon the completion of all work in compliance with applicable codes and standards.

D.E. 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.

E.F. All parking must be on an approved surface and striped.

F.G. Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.

G.H. Provide a five (5) foot concrete sidewalk adjacent to all public right-of-way.

H.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;

I.J. Dumpsters shall be screened by solid masonry walls matching the

building, with an opaque metal gate enclosure.

3. The following variances are requested:

- A.** A variance from the Zoning Ordinance, Article 5 – Parking, Section 508 – Number of Off-Street Parking Spaces Required, Table 5-3. Allows for a twenty-two percent (22%) decrease in the required number of off-street parking spaces for a Studio, Gallery, Meeting Facility or Place of Worship from the required sixty-three (63) parking spaces to forty-nine (49) parking spaces.

SUP2024-00094

Approval of Special Use Permit for a Special Event Facility/Banquet Hall, subject to the following conditions:

- 1.** General Business uses, which may include a Special Event Facility/Banquet Hall as a special use allowing conferences, galas, weddings, and other similar events.
- 2.** Special Event Facility/Banquet Hall shall be limited to the existing structure consisting of 5,010 gross square footage. Any increase in square footage shall require the approval of a Special Use Permit.
- 3.** 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.
- 4.** Lighting shall be contained in cut-off type luminaries and shall be ~~directed~~ indirected toward the property so as not to shine directly into adjacent properties or rights-of-way.
- 5.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- 6.** Outdoor storage shall be prohibited.
- 7.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 8.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

9. Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages or by the owner of the indoor special events facility in compliance with all applicable sections of the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages.
10. Requires proper licenses for food service; must comply with all local, county, and state laws and regulations.
11. Business must acquire a new Certificate of Occupancy within 90 days of approval from ~~City~~the City Council or this Special Use Permit is void. The name of the business/~~tenant~~tenant's name shall be consistent across the Gwinnett Fire Marshall Certificate of Occupancy, City of Lawrenceville Certificate of Occupancy, and the City of Lawrenceville Occupational Tax Certificate.
12. 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.