

## **PLANNING COMMISSION**

### **RECOMMENDED CONDITIONS\_10302024**

**SUP2024-00096**

**Note: The following conditions are provided as a guide should the City Council choose to approve the request.**

Approval of a Special Use Permit to allow an Automobile, Truck, or Vehicle Storage Lot (excluding junk/wrecked vehicles), subject to the following enumerated conditions:

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

- A.** General Business uses, which may include a Vehicle Storage Lot for the storage of moving trucks.
- B.** The development shall be designed in general accordance with the conceptual site plan titled “El Charro Tienda,” prepared by Gwinnett County, dated October 17, 2024, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments subject to final approval by the Director of Planning and Development.
- C.** Vehicle storage on the front (north side) of the store shall be limited to four (4) parking spaces, indicated in the submitted site plan. These parking spaces shall store moving trucks no larger than 10’ in length.
- D.** Vehicle storage in the rear (south side) of the store shall be limited to the eighteen (18) parking spaces as indicated on the submitted site plan. These parking spaces shall store moving trucks no larger than 17’ in length.
- E.** Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with the rules and regulations of applicable governing agencies.
- F.** 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.
- G.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be

prohibited.

- H.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
- I.** The Special Use Permit shall only be valid during the Applicant and/or the Property Owner's (El Charro Tienda and/or Dahar Properties LLC) property ownership and operation on the property, and in the event of a transfer, this Special Use Permit shall expire. The Applicant shall notify the City's Planning and Development Department within 30 days of transfer of property ownership and operation.
- J.** In the event that the property is issued three (3) Citations by the City's Code Enforcement Department within one (1) year, 365-day period, this Special Use Permit shall be revoked.
- K.** 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.

**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.** Provide a solid wood fence, masonry wall or slatted fence at least 6-feet in height around the rear parking area.
- C.** The required fencing shall not contain any signage and shall be maintained and in good repair at all times. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.
- D.** Outdoor parking/storage of moving trucks shall be solely within the screened parking areas.