

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

RZC2021-00026

Approval of the request as BGC (Central General Business District), subject to the following enumerated conditions:

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

- A. Uses permitted in the BGC (Central General Business District).
- B. Provide and maintain an enhanced screening along the western property line subject to review and approval by the Planning and Development Department.
- C. Provide and maintain a 10-foot enhanced buffer along the southern property line. Sparsely vegetated area shall be enhanced.
- D. The existing structure shall be brought into compliance with the minimum building codes as set by the City of Lawrenceville and Article VII of the Development Regulations.
- E. All parking and driveway surfaces shall be paved and striped to City standards.
- F. The property shall have a 10-foot wide landscape strip along the right-of-way fronting West Crogan Street except for ingress and egress in compliance with Article VIII of the Development Regulations, subject to the review and approval by the Planning and Development Department.
- G. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or required by the city, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- H. No tents, canopies, temporary banners, streamers or roping decorated flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- I. Lighting shall be contained in cut-off type luminaries and shall be directed in towards the property so as not to shine directly into adjacent properties or right-of-ways.
- J. Peddlers and/or parking lot sales shall be prohibited.
- K. Outdoor storage shall be prohibited.
- L. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure