

PLANNING COMMISSION

RECOMMENDED CONDITIONS

SUP2023-00085_11222023

Approval of Special Use Permit for a Self-Storage or Mini-Warehouses Facility, subject to the following enumerated conditions:

- 1.** To restrict the use of the property as follows:
 - A.** A Self-Storage Facility not exceeding 104,640 square feet in gross floor area and/or 700 storage units.
 - B.** The development shall be in general accordance with the site plan titled “Rezoning Plan for StorGard Self Storage, prepared for Amburgy Properties Buford, LLC, prepared by Integrity Engineering & Development Services, Inc.,” revised October 13, 2023. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - C.** The design of the façade along West Pike Street shall meet minimum architectural standards and shall be clad in brick, in accordance with the proposed rendering submitted. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - D.** Roll up doors for storage units shall not be visible from the right-of-way of West Pike Street.
 - 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 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 Planning and Development.

- B.** The building shall maintain its character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion of the existing footprint shall be prohibited.
 - C.** 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.
 - D.** Provide a ten (10) foot landscape strip adjacent to public right-of-way. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - E.** Provide a five (5) foot landscape strip adjacent to interior property lines and private access easement or drives. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - F.** Provide a five (5) foot concrete sidewalk adjacent to public right-of-way.
 - G.** 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 public right-of-way.
 - H.** 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, Section 508 Number of Off-Street Parking Spaces allows for the reduction of the required number of parking spaces from seventy (70) to seven (7) spaces.