

PLANNING COMMISSION~~AND DEVELOPMENT~~

RECOMMENDED CONDITIONS 02032025

RZC2024-00061

Approval as OIBG (~~General Business Office Institutional~~ District) to ~~provide~~ for allow a Place of Worship and School, Montessori (Montessori School), subject to the following enumerated conditions:

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

- A.** 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;
- B.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
- C.** Outdoor storage shall be prohibited;
- D.** 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.** The building shall maintain its existing character, and repairs or modifications shall be limited to routine maintenance or repair associated with the exterior of the existing 2,800 square foot structure built in 1968. Any expansion to 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.** 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.** Provide a minimum of one (1) parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.
- F.** Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- G.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-way.
- H.** 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.** 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 1 – Districts, Section 102.1~~23~~ – ~~BG–General–Business~~OI Office Institutional District, Subsection B. Lot Development Standards. A decrease to allow an encroachment of thirty-one feet (31 ft.) into the required fifty foot (50 ft.) Front Yard Setback.
- B.** A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table. A decrease in the required minimum buffer between OI~~BG~~ (Office Institutional~~General–Business~~ District) and RS-150 (Single-Family Residential District) zoning districts from ~~fiftyseventy-five~~ (50~~75~~) feet to zero (0) feet.
- C.** A variance from the Zoning Ordinance, Article 5 – Parking, Section 508 – Number of Off-Street Parking Spaces Required. A decrease in the required number of off-street parking spaces for a Studio, Gallery, Meeting Facility or Place of Assembly and School, Montessori (Montessori School) from the required forty-eight (49) spaces to fifteen (15) spaces results in a decrease of sixty-nine percent (69%).