

MAYOR AND COUNCIL  
CITY OF LAWRENCEVILLE, GEORGIA  
ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
David R. Still, Mayor	Yes/No
Victoria Jones, Mayor Pro Tem	Yes/No
Austin Thompson, Council Member	Yes/No
Bruce Johnson, Council Member	Yes/No
Marlene Taylor-Crawford, Council Member	Yes/No

On motion to APPROVE/DENY the requested Special Use Permit by [Title & Name], seconded by [Title & Name Here], which carried [Vote], the following ordinance was ADOPTED/DENIED:

AN ORDINANCE TO APPROVE/DENY A SPECIAL USE PERMIT

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Special Use Permit from [Insert Applicant Name Here] for the proposed

use of [Insert Proposed Use Here] on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on [Month & Date], 2025, and objections were/were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the [Date] day of [Month] 2025, that the aforesaid application for a Special Use Permit is hereby APPROVED/DENIED.

Approval of a Special Use Permit to allow Outdoor Storage of equipment, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. General Business uses, which may include the Outdoor Storage of equipment. Repairing of equipment shall be limited to the interior of the existing structure.
  - B. Outdoor storage shall be limited to the areas shown on the submitted architectural plans titled “Sosebee’s” prepared by “HEP Architecture”, dated October 14, 2024. Outdoor repair of equipment shall be prohibited.

- C. Outdoor display or sales beneath an awning or canopy shall involve showcasing or selling items outside of a fully enclosed, lawful structure. This includes vehicles, vessels, items, equipment, materials, supplies, merchandise, vending machines, or similar items related to or support the main activity of the business on the property. Outdoor Display or Sales shall be subject to the following restrictions:
1. Outdoor display or sales shall be immediately adjacent to a commercial structure beneath an awning or canopy.
  2. Outdoor display or sales shall be permitted during the hours of 8 a.m. through 5 p.m., every day of the week, from Sunday to Saturday.
  3. Outdoor display or sales shall not exceed 256 square feet (16 ft. X 16 feet).
  4. Outdoor display or sales shall be always kept neat and orderly.
  5. Outdoor display or sales shall not impede ingress or egress to or from a lawful structure.
  6. Final elevations shall be subject to the review and approval of the Director of the Planning and Development Department prior to the issuance of a building permit.
  7. 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. 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.
- E. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- F. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.

- G. The Special Use Permit shall be specific to operation of Sosebee Auto Supply Inc. (Applicant) on the subject 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 thirty (30) days of transfer of property ownership and operation.
  - H. 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.
  - I. 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 design and location of the proposed structures shall be in general accordance with the architectural plans titled "Sosebee's" prepared by "HEP Architecture", dated October 14, 2024, and the images shown with the Letter of Intent (LOI) dated December 6, 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.
  - B. Provide a chain link fence with slats at a minimum height of six feet (6 ft.). The slats and chain link fence shall be coated in durable black or dark green vinyl.
  - C. The fence shall provide effective screening to neighboring properties, especially where the fence faces a public right-of-way (e.g., roads, sidewalks) or neighboring properties that might otherwise have direct sightlines into the property.
  - D. The required fencing shall not contain any signage and shall be always maintained and in good repair. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.
  - E. Prior to the issuance of a Certificate of Completion the new structures shall be in compliance with the rules and regulations of applicable International Building Code (IBC).

ORDINANCE NO: ZON-ORD-202X-XX

CASE NO: SUP2024-00097

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David R. Still, Mayor

Date Signed: \_\_\_\_\_

ATTEST:

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Karen Pierce, City Clerk