

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

David R. Still, Mayor

Victoria Jones, Mayor Pro Tem

Austin Thompson, Council Member

Bruce Johnson, Council Member

Marlene Taylor-Crawford, Council Member

VOTE

Yes/No

Yes/No

Yes/No

Yes/No

Yes/No

On motion of [Title & Name], seconded by [Title & Name], which carried [Vote], the following ordinance was APPROVED/DENIED:

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP

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 to Amend the Official Zoning Map from [Existing Zoning Classification]

to [Proposed Zoning Classification] by [Applicant/Company Name] for the proposed use of [Approved Use] 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, Year], 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, Year], that the aforesaid application to amend the Official Zoning Map from [Existing Zoning Classification] to [Proposed Zoning Classification] is hereby APPROVED/DENIED.

Approval as BG (General Business District) to 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.
1. The following variances are requested:
- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.13 – BG General Business 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 (Office Institutional District) and RS-150 (Single-Family Residential District) zoning districts from seventy-five (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%).

ORDINANCE NO: ZON-ORD-202X-XX

CASE NO: RZR2025-00061

David R. Still, Mayor

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk