

## **PLANNING COMMISSION RECOMMENDATION\_DENIAL\_09132023**

**NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.**

### **SUP2023-00082**

Approval as LM (Light Manufacturing District) for a wide range of light industrial uses, all of which shall be able to meet comparatively rigid specifications as to nuisance free performance, 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 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 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.** 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. 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.