



LAWRENCEVILLE

Planning & Development

PLANNING ~~AND DEVELOPMENT DEPARTMENT~~ COMMISSION

RECOMMENDED CONDITIONS_02022026

BFR2025-00003

Approval of the requested Buffer Reduction, subject to the following enumerated conditions:

1. To restrict the Buffer Reduction as follows:

- A. Allows a one-hundred percent (100%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RS-150), from seventy-five (75) feet to zero (0) feet solely for the purpose of removing and replacing the existing failing retaining wall and completing associated site improvements.
- B. The buffer reduction shall not authorize expansion of the existing building footprint, parking areas, or any additional commercial structures within the reduced buffer area.
- C. Approval of this Buffer Reduction shall apply only to the specific retaining wall replacement and shall not be construed as a waiver of buffer requirements for any future development or redevelopment of the property.
- D. All land disturbance activity within the reduced buffer area shall be limited to the minimum necessary to complete the retaining wall replacement and related construction activities.
- E. All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

2. To satisfy the following site development considerations:

- A. The replacement retaining wall shall be located a minimum of five (5) feet from any property line and shall be constructed outside of all recorded utility easements, unless otherwise approved by the appropriate utility provider.
- B. The retaining wall shall be designed and constructed in accordance with the International Building Code, City of Lawrenceville Development Regulations, and all applicable engineering standards.

- C. Prior to issuance of a Land Disturbance Permit (LDP), the applicant shall obtain and submit any required agreements or easements from adjacent property owners allowing for off-site access or disturbance, if applicable.
- D. Final plans for the retaining wall and associated grading shall be subject to review and approval by the Planning Director, City Engineer, and all applicable departments.
- E. A landscape plan shall be submitted and approved prior to issuance of an LDP, demonstrating replacement of any trees or shrubs removed during construction with appropriate screening vegetation along the shared property line, to the maximum extent practicable.
- F. All landscaping and screening shall be installed prior to final inspection and shall be maintained in a healthy condition for the life of the development.