

## **P&D RECOMMENDED CONDITIONS**

### **RZC2023-00053\_01192024**

Approval of an LM (Light Manufacturing District), subject to the following enumerated conditions:

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

- A.** A Flex Office Space facility not exceeding 50,000 square feet in gross floor area and/or 22 units.
- B.** The development shall be designed in general accordance with the site plan titled "Site Plan #2 for Curtis Road Development, Lawrenceville, GA 30046, prepared by Y Studio, LLC" dated November 1, 2023, 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.
- C.** Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with the rules and regulations of applicable governing agencies.
- D.** The design of the façades shall meet minimum architectural standards and shall be clad in brick, in accordance with the proposed rendering submitted. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
- E.** Roll up doors shall not be visible from the rights-of-way of Curtis Road or Hurricane Shoals Road. Roll up doors shall only be located on the rear elevation of each building.
- F.** 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.
- G.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- H.** Outdoor storage shall be prohibited.
- I.** The owner shall repaint or repair any graffiti or vandalism that occurs on the

property within seventy-two (72) hours.

**A. 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.** Provide a minimum of five-foot wide (5 ft.) concrete sidewalk adjacent to the public right-of-way along Curtis Road. Required five-foot wide (5 ft.) concrete sidewalk shall be a minimum of two feet (2 ft.) from the required back-of-curb.
- C.** All grassed areas shall be sodded.
- D.** Underground utilities shall be provided throughout the development.
- E.** Natural vegetation shall remain on the property until the issuance of a development permit.
- F.** Provide a ten-foot-wide (10 ft.) Landscape Strip along the eastern right-of-way of Curtis Road. The final design shall be subject to the review and approval of the Director of Planning and Development.
- G.** Provide a forty-foot wide (40 ft.) Landscape Strip along the northern and southern property lines. The final design shall be subject to the review and approval of the Director of Planning and Development.
- H.** Landscape Strips shall be planted with one (1) Overstory Tree, one (1) Understory Tree, eighteen (18) Evergreen Shrubs, eighteen (18) Ornamental Grasses and eighteen (18) Ground Coverings per one hundred (100 ft.) of road frontage along Curtis Road. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to the review and approval of the Director of Planning and Development.
- I.** Planted Conifer and Evergreen trees shall be at least six feet in height at time of planting.
- J.** Planted Deciduous trees shall be at least three inches caliper at time of planting.
- K.** Ornamental Grasses and Ground Covering shall be a minimum size of one-gallon container at time of planting with a minimum height of one foot.

- L.** Preserved Trees may be counted toward fulfilling the tree requirement within the twenty-five-foot (25 ft.) Landscape Strip. Bradford Pear, Ginkgo (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
- M.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outer most perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, or Undisturbed Wetlands.
- N.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
- O.** Provide a two-hundred-foot (200 ft.) acceleration/deceleration lane with fifty-foot (50 ft.) taper along the eastern right-of-way of Curtis Road, subject to the approval of City of Lawrenceville Engineering Department.
- P.** Ground Signage shall be limited to a maximum height of twelve-feet (12 ft.) and shall be setback from the right-of-way a minimum of twelve feet (12 ft.) from the property line. The maximum sign display area shall be limited to seventy-five (75 sq. ft.) Wall signage shall be limited to 36 square feet per elevation, with a total wall sign area limited to seventy-two (72 sq. ft.).
- Q.** 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.
- R.** 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, Section 102.14, Subsection B. Lot Development Standards, Minimum Front Setback allows for the reduction of the Minimum Front Yard Setback along Curtis Road from fifty feet (50 ft.) to forty feet (40 ft.).
- B.** A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) zones from fifty feet (50 ft.) to forty feet (40 ft.).

- C.** A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) zones from fifty feet (50 ft.) to forty feet (40 ft.).
- D.** A variance from the Zoning Ordinance, Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required allows a reduction in the number of required Off-Street Parking Spaces from one-hundred sixty-two (162) to one hundred thirty-two (132).