

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	[INSERT VOTE]
Victoria Jones, Mayor Pro Tem	[INSERT VOTE]
Austin Thompson, Council Member	[INSERT VOTE]
Bruce Johnson, Council Member	[INSERT VOTE]
Marlene Taylor-Crawford, Council Member	[INSERT VOTE]

On motion of [INSERT NAME], seconded by [INSERT NAME], which carried [INSERT VOTE], the following ordinance was [INSERT APPROVED / DENIED]:

AN ORDINANCE TO [INSERT APPROVE / DENY] AN AMENDMENT 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 [INSERT EXISTING ZONING CLASSIFICATION] to [INSERT PROPOSED ZONING CLASSIFICATION] by [INSERT APPLICANT NAME] for the proposed use of [INSERT PROPOSED 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 [INSERT MDY], and objections [INSERT WERE/WERE NOT] filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the [INSERT DMY], that the aforesaid application to amend the Official Zoning Map from [INSERT EXISTING ZONING CLASSIFICATION] to [INSERT PROPOSED ZONING CLASSIFICATION] is hereby [INSERT APPROVED / DENIED].

Approval of a rezoning of the subject property to BG (General Business District) to allow a Convenience Store with fuel pumps, subject to the following enumerated conditions:

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

A. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:

- Adult Bookstores or Entertainment
- Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
- Contractor's Offices
- Emission Inspection Stations
- Equipment Rental
- Extended Stay Hotels or Motels
- Recovered Materials Processing Facilities
- Smoke Shops/Novelty Stores
- Tattoo Parlors
- Taxidermists
- Yard Trimmings Composting Facilities

B. The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated February 14, 2025, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The proportions of materials of the exterior facades shall be in general accordance with those detailed in the elevations received on February 20, 2025.

- C.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- D.** Metal building facades are prohibited.
- E.** Prefabricated awning type structures are only permitted at automatic carwash facilities.

2. To satisfy the following site development considerations:

- A.** Provide a fifty-foot-wide (50 ft.) building setback adjacent to all rights-of-way (Sugarloaf Parkway and Old Snellville Highway).
- B.** Provide a minimum ten-foot (10 ft.) landscape strip along all rights-of-way (Sugarloaf Parkway and Old Snellville Highway). Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final approval of a landscape plan shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** Provide a minimum 30-foot-wide enhanced landscape buffer adjacent to the northernmost property line. Landscape Plan shall require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a dissimilar use or zoning classification, four (4) overstory trees; eight (8) understory trees (up to 100% may be conifer or evergreen trees); twelve (12) shrubs. Final approval of a landscape plan shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** The required parking ratio shall be a minimum of 1 space per 300 square feet of retail sales & services gross floor area.
- F.** Provide a 5-foot concrete sidewalk along the road frontages of Sugarloaf Parkway and Old Snellville Highway.

- G.** Ground signage shall be limited to one monument-type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- H.** Billboards or oversized signs shall be prohibited.
- I.** Outdoor storage shall be prohibited.
- J.** 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 rights-of-way.
- K.** Compactor/dumpsters shall be located interior in the site away from adjacent residential property and screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- L.** 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. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- M.** Peddlers and/or parking lot sales shall be prohibited.
- N.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- O.** Gwinnett County DOT has a programmed improvement for widening Sugarloaf Parkway from Old Snellville Road to SR 124/Scenic Highway. Coordinate development with GCDOT to ensure proposed designs are not in conflict and dedicate any right-of-way and easements at no cost to Gwinnett County.
- P.** Any access to Old Snellville Road and Sugarloaf Parkway shall be coordinated with GCDOT.

Q. The owner at their own expense shall construct the improvements required by Gwinnett County for public water and sewer for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include on- and off-site improvements as are required by the County to provide service to the subject property.

David R. Still, Mayor _____

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk _____