



# LAWRENCEVILLE

## Planning & Development

### MAYOR AND COUNCIL ~~PLANNING COMMISSION~~ PLANNING COMMISSION

#### RECOMMENDED CONDITIONS\_1110432025

#### SUP2025-00111

Approval of Special Use Permit for a Trade/Vocational School at the subject property, subject to the following enumerated conditions:

**1. To restrict the Special Use Permit as follows:**

- A.** General Business uses, which may include a Trade/Vocational School as a special use.
- B.** Site/landscape improvements shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated September 5, 2025. Any changes shall be subject to review and approval by the Director of Planning and Development.
- C.** 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. , unless granted approval of a banner or temporary use permit by the City. No decorative balloons or hot-air balloons shall be displayed on the site at any time. Yard and/or bandit signs, sign-twirlers, or sign-walkers shall beremain prohibited.~~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.~~
- D.** Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
- E.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- F.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

SUP2025-00111 & 00112; MC RECO COND; 11022025

G. Within one hundred eighty (180) days of approval of this Special Use Permit, the applicant shall submit a written request to the Planning and Development Director to withdraw Special Use Permit SU-15-02, which authorizes a Self Storage Facility. The withdrawal request shall be processed in accordance with City of Lawrenceville Zoning Ordinance, Article 9 (Administration and Enforcement) requirements and presented to the City Council for approval prior to the issuance of any permits.

**G.H.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.



# LAWRENCEVILLE

## Planning & Development

### MAYOR AND COUNCIL APPLICANT PLANNING COMMISSION

### RECOMMENDED CONDITIONS\_1110032025

### SUP2025-00112

Approval of Special Use Permit for Outdoor Storage for a Trade/Vocational School at the subject property, subject to the following enumerated conditions:

**1. To restrict the Special Use Permit as follows:**

**A.** Outdoor storage shall be limited to orderly stacked pipe storage ~~the existing storage units~~ in the rear/side yards only, shown on the submitted site plan titled “420 Grayson Highway” prepared by “W&A Engineering”, dated September 2, 2025. Outdoor storage outside this area is prohibited. Outdoor repair of equipment shall be prohibited.

**B.** The Special Use Permit shall apply exclusively to the operation of the Mechanical Trades Institute (Applicant) and its affiliated corporations or various corporations and subsidiaries on the subject property. In the event of a sale, transfer, or conveyance of the business or property to another entity or owner, this Special Use Permit shall automatically expire. The Applicant shall notify the City’s Planning and Development Department within thirty (30) days of transfer of property. The Special Use Permit shall be specific to operation of the Mechanical Trades Institute (Applicant) on the subject property, and in the event of a transfer, this Special Use Permit shall expire. The Applicant shall notify the City’s Planning and Development Department within thirty (30) days of transfer of property ownership and operation. The Applicant’s failure to notify the City’s Planning and Development Department of the sale, transfer, or conveyance of the business or the property shall authorize the Director of the Planning and Development Department to recommend withdrawal of the Special Use Permit in accordance with Article 9 (Administration and Enforcement) of the City of Lawrenceville Zoning Ordinance, by presenting the withdrawal request to the City Council for a decision.

**C.** In the event that the property is issued three (3) citations by the City’s Code

Enforcement Department within one (1) year, 365-day period, this Special Use Permit shall be revoked following appropriate advertisement and public hearing procedures.

**D.** Hours of operation of equipment in the enclosed outdoor storage area shall be from 8:030\_a.m. to 96:030\_p.m. Monday – FriSaturday; 8:00 a.m. to 6:00 p.m. Saturday and Sunday.-

**E.** Within one hundred eighty (180) days of approval of this Special Use Permit, the applicant shall submit a written request to the Planning and Development Director to withdraw Special Use Permit SU-CIC-18-15, which authorizes covered outdoor storage of recreational vehicles and vessels. The withdrawal request shall be processed in accordance with City of Lawrenceville Zoning Ordinance, Article 9 (Administration and Enforcement) requirements and presented to the City Council for approval prior to the issuance of any permits.

**F.** Within 180 days of approval of this special use request, the applicant shall remove existing canopies on the sides and rear of the facility.

**G.** Outdoor speakers or sound amplification systems shall be prohibited.

**H.** Applicant shall maintain existing solid brick wall (minimum 10' in length) at the northern side of the building and ensure that the wall is in good repair.

**D-I.** Applicant shall ensure slatted chainlink fence on the sides and rear of the property is in good repair.