



LAWRENCEVILLE

Planning & Development

MAYOR AND COUNCIL ~~PLANNING & DEVELOPMENT~~

RECOMMENDED CONDITIONS - 1204~~1~~2025

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

RZC2025-00072

Approval of a rezoning to OI (Office Institutional District), subject to the following enumerated conditions:

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

- A. Limited to office and institutional uses only.
- B. Existing structures shall remain on site and shall be improved based the elevations presented at the December 10, 2025. Final exterior modifications ~~Final building design, site design, and exterior appearance~~ shall be approved 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. 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. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- E. Outdoor storage shall be prohibited.
- F. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

2. To satisfy the following site development considerations:

- A. The required 50' undisturbed buffer along the rear of the property shall be restored and all existing gravel shall be removed from the property.

- B.** All structures that encroach into the required setback or buffer areas shall be removed prior to issuance of any permits.
 - C.** 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.
 - D.** The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion of the existing footprint shall be prohibited.
 - E.** 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.
 - F.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - G.** Provide a minimum of one (1) parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.
 - H.** Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
 - I.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-way.
 - 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 right-of-way.
 - K.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 3. To satisfy the following site variance considerations:**
- A.** A variance from the Zoning Ordinance, Article 1 Districts, Section 102.12 Office Institutional, B. Lot Development Standards. Allows for an encroachment of six and two tenths (6.2) feet into the required ten (10) feet side setback.