



# LAWRENCEVILLE

## Planning & Development

### PLANNING COMMISSION & DEVELOPMENT

### MAYOR AND COUNCIL

### **RECOMMENDED CONDITIONS - 0902152025**

#### **RZC2025-00069**

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 use only. A professional Office Complex consisting of multiple fire separated office suites of approximately 600 square feet in size.~~
- B. The development shall be in general accordance with the ~~submitted~~ site plan presented at the September 22, 2025 Regular Council Meeting received by the Department of Planning and Development, dated August 12, 2025, with variances necessary to meet zoning conditions and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- C. ~~The design and exterior appearance shall be in general accordance with the elevation exhibits received on August 12, 2025.~~ The design and appearance shall be in accordance with the elevations presented at the September 22, 2025 City Council Regular Council Meeting. Final building design and exterior appearance shall be approved by the Director of Planning and Development.
- D. 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.

**E.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.

**F.** Outdoor storage shall be prohibited.

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

**G.**

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**2. 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.** 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.
- C.** Provide a minimum of one (1) parking space per 300 square feet gross floor area, all parking must be on an approved surface and striped.
- D.** Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- E.** Provide a five (5) foot concrete sidewalk adjacent to all public rights-of-way.
- F.** 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;
- G.** Dumpsters shall be located to the interior of 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. Dumpster enclosure shall be a minimum of eleven feet (11 ft) in width and fourteen feet (14 ft) in length.
- H.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outermost perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, or Undisturbed Wetlands.
- I.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
- J.** All grassed areas shall be sodded.
- K.** Underground utilities shall be provided throughout the development.
- L.** Natural vegetation shall remain on the property until the issuance of a development permit.

M. Primary Ground Signage for the planned office center 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. Maximum Height (including structure) of the Primary Ground Sign shall not exceed twelve (12) feet and shall be setback from a Public Right-of-Way distance equal to the maximum height of the Primary Ground Sign. Maximum Sign Surface Display Area shall not exceed thirty-two (32) square feet.

~~M.~~ Exception: Accessory Ground Signs intended for directional purposes only may be permitted and limited to a two (2) signs per entrance to the development and shall not exceed a maximum height of three (3) feet, and a Maximum Sign Surface Display Area size of three (3) square feet.

N. Billboards, Electronic Message Center (EMC) Signs, Sandwich Board or A-Frame Signs, Oversized Signs, Temporary Signs, or Wall Signage, including Door Signs, Mural Signs, Projecting Signs and Window Signs shall be prohibited.

~~Billboards or oversized signs as well as signage (other than address or suite numbers) attached to the building shall be prohibited.~~

~~N.O.~~ Access to Langley Drive and Nash Street is prohibited.

**3. The following variances are approved:**

- A.** A variance from the Zoning Ordinance, Article 1 Districts, Section 102.12 Office Institutional, B. Lot Development Standards. Allows for an encroachment of twenty (20) feet into the required fifty (50) feet front setback along Culver Street.
- B.** A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table. Allows a fifty percent (70%) reduction of the minimum buffer requirements between dissimilar zoning classifications (OI and RS-150).