



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT COMMISSION

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS - 10902012025

SUP2025-00109

Approval of a Special Use Permit to allow a Recreation and Entertainment Facility (outdoor soccer fields) at the subject property, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

A. A Recreation and Entertainment Facility, specifically outdoor soccer fields, as a Special Use Permit in BG (General Business District) zoning.

~~**B.** The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development on July 7, 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 and exhibits received on July 7, 2025.~~

~~**C.**~~ **B.** 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.

C. Metal building facades are prohibited.

D. Operations shall end at 11pm.

E. Amplified PA system shall be prohibited

F. Development shall install security camera system and coordinate with the Lawrenceville Police Real Time Crime Center system.

~~**D-G.**~~ **G.** No land disturbance is allowed south of the existing asphalt pavement on the southern portion of the property adjacent to the existing residential

properties. Per direction of the Planning and Development Director, add additional landscape screening as necessary to ensure an opaque screen from the adjacent residential properties.

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.** Provide a fifty-foot-wide (50 ft.) building setback adjacent to all rights-of-way (Curtis Road).
- C.** Provide a minimum ten-foot (10 ft.) landscape strip along all rights-of-way (Curtis Road). 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.
- D.** 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.
- E.** 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.
- F.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
- G.** ~~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. Dedicate at no cost to the City Right-of-Way to meet City standards, subject to the approval of the City of Lawrenceville Engineering Department.~~
- H.** All grassed areas shall be sodded.
- I.** Underground utilities shall be provided throughout the development.

- J.** Natural vegetation shall remain on the property until the issuance of a development permit.
- K.** 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.
- L.** Billboards or oversized signs shall be prohibited.
- M.** 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.
- N.** 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. Dumpster enclosure shall be a minimum of eleven feet (11 ft) in width and fourteen feet (14 ft) in length.
- O.** 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.
- P.** Peddlers and/or parking lot sales shall be prohibited.
- Q.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- R.** 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.
- S.** All fencing shall be black vinyl coated chainlink fencing.
- T.** Signage and banners (including flags) are prohibited on the exterior of the fence surrounding the fields. Banners (including flags) may be allowed on the interior side of the fence surrounding the fields with the exception of the fence that parallels Curtis Road which banners and flags on the interior of

the fence shall be prohibited. Any signage and flags on the interior of the fence shall be in good repair and shall not be ragged or torn.

U. Any netting used shall be free of any screening and test and shall remain in good repair.

R-V. If soccer operations cease or if soccer operations are not active for 6 months, the SUP shall be remitted to Council for a public hearing to determine if the SUP shall be terminated. If the SUP is terminated, the current property owner shall secure all fencing and all soccer amenities shall be remove from the property.