



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS - 05052025

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

RZC2025-00067

Approval of a rezoning of the subject property to BG (General Business District), 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



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- Yard Trimmings Composting Facilities
 - B.** A Showroom/Service/Warehouse facility not exceeding 20,000 square feet in gross floor area.
 - C.** The design of the façades shall be clad in brick. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
 - 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.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
- 2. To satisfy the following site development considerations:**
- B.** The design and location of the proposed structures shall be in general accordance with the architectural plans titled “Jet Thrust Performance” prepared by “Carter – Harkleroad Group”, dated January 2, 2025, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments subject to final approval by the Director of Planning and Development.
 - C.** Provide a minimum of five-foot wide (5 ft.) concrete sidewalk adjacent to the public right-of-way along Scenic Highway. Required five-foot wide (5 ft.) concrete sidewalk shall be a minimum of two feet (2 ft.) from the required back-of-curb.
 - D.** All outdoor storage shall be limited to the enclosed area to the rear of the subject property. Outdoor storage shall be prohibited within the boundaries of any easements or buffers.



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- E.** Provide a chain link fence with slats at a minimum height of six feet (6 ft.). The slats and chain link fence shall be coated in durable black or dark green vinyl.
- F.** The fence shall provide effective screening to neighboring properties, especially where the fence faces a public right-of-way (e.g., roads, sidewalks) or neighboring properties that might otherwise have direct sightlines into the property.
- G.** The required fencing shall not contain any signage and shall be always maintained and in good repair. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.
- 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.** Provide a minimum fifteen-foot (15 ft) wide Landscape Strip along the right-of-way of Scenic Highway. The landscaping shall provide an opaque year round visual screening at a minimum height of six feet. The final design shall be subject to the review and approval of the Director of Planning and Development.
- L.** Landscape Strips shall be planted with one (1) Overstory Tree, one (1) Understory Tree, eighteen (18) Evergreen Shrubs, eighteen (18) Ornamental Grasses and eighteen (18) Ground Coverings per one hundred (100 ft.) of road frontage along Scenic Highway. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to the review and approval of the Director of Planning and Development.
- M.** Planted Conifer and Evergreen trees shall be at least six feet in height at time of planting.
- N.** Planted Deciduous trees shall be at least three inches caliper at time of planting.



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- O.** Ornamental Grasses and Ground Covering shall be a minimum size of one-gallon container at time of planting with a minimum height of one foot.
- P.** Preserved Trees may be counted toward fulfilling the tree requirement within the twenty-five-foot (25 ft.) Landscape Strip. Bradford Pear, Ginkgo (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
- Q.** Fencing, landscaping and outdoor storage parking shall not be located within a drainage easement, pipeline easement or sanitary sewer easement.
- R.** 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.
- S.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
- T.** Exit/entrance design and location shall be subject to review and approval of the City Engineer.
- U.** Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick base, complementing the building's architectural treatment. The brick base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed 6 feet in height.
- V.** 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 public right-of-way.
- W.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- X.** Prior to the issuance of a Certificate of Completion the new structures shall be in compliance with the rules and regulations of applicable International



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Building Code (IBC).

3. The following variances are requested:

- A.** A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table – to allow a forty-eight percent (48%) reduction of minimum buffer requirements between dissimilar zoning classifications (BG and RS-60) (Scenic Crossing subdivision) from fifty feet (50 ft.) to twenty-six feet (26 ft.).



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PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS

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

SUP2025-00100

Approval of Special Use Permits to allow Outdoor Storage of equipment and Boat and Marine Equipment Sales and Service, subject to the following enumerated conditions:

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

- A.** Outdoor storage shall be limited to the areas shown on the submitted architectural plans titled “Jet Thrust Performance” prepared by “Carter – Harkleroad Group”, dated January 2, 2025. Outdoor repair of equipment shall be prohibited.
- B.** The Special Use Permit shall be specific to operation of Jet Thrust Performance (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.
- 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.
- D.** The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.



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- ~~D.~~** ~~The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.~~

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