

PLANNING COMMISSION

RECOMMENDED CONDITIONS_07052022

RZC2022-00037

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Hookah/Vapor Bar or Lounge
- Machine Shop
- Maintenance Shop (fleet vehicles)

- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

B. 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;

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

~~**D.** Outdoor storage shall be prohibited.~~

E. 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 development shall be constructed in conformity with the “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022”

presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing and in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

- B.** Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.
- C. Woven or knitted shade fabrics made from polypropylene, polyethylene or polyolefin shall be allowed to provide shade to an area described as a “COVERED SHADE AREA” as shown on a “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022.”**
- D. Greenhouses shall be allowed to incorporate the use Plastic Films, Polycarbonate, Glass, and Fiberglass to provide shade to an area described as a “GREENHOUSE” as shown on a “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022.”**
- E.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning

and Development.

F. Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.

G. Provide a five (5) foot landscape strip adjacent to all internal property lines.

H. ~~Provide~~ Maintain a ~~six (6)~~ **five (5)** foot concrete sidewalk adjacent to ~~all public~~ **Lawrenceville Highway** right-of-ways.

I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;

J. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

K. Natural vegetation shall remain on the property until the issuance of a development permit.

L. Any utility relocations shall be the responsibility of the developer.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_06052022

SUP2022-00068

Approval of Special Use Permit for allowing outdoor storage and sales, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

- A. Allow outdoor ~~storage and~~ sales **and display shall be limited to an areas described as “COVERED SHADE AREA” and “GREENHOUSE”** as shown on the “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022” presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing.
- B. **Outdoor storage shall be limited to an area described as a “30’ LANDSCAPED BUFFER WITH 8’ OPAQUE FENCE TO BE MAINTAINED IN LIEU OF 75’ ZONING BUFFER” as shown on a “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022” presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing.**

2. The following variance is granted:

- A. A variance to allow a reduction in buffers from seventy (75) feet in width to thirty (30) feet in width as shown on the “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022” presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing.