



LAWRENCEVILLE

GEORGIA

CITY COUNCIL SPECIAL CALL AGENDA

Monday, May 02, 2022
5:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Approval of Agenda

Council Business

There is no public comment during this section of the agenda unless formally requested by the Mayor and the Council.

- [1.](#) An Ordinance to Amend Article 7, Signs, Section 702 of the Zoning Ordinance
- [2.](#) RZC2022-00033, SUP2022-00059 & SUP2022-00065; DeThomas Investments, LLC; Northeast intersection of State Route 20 and State Route 316

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: SPECIAL CALL, MAY 2, 2022

AGENDA CATEGORY: COUNCIL BUSINESS

Item: An Ordinance to Amend Article 7, Signs, Section 702 of the Zoning Ordinance

Department: Planning and Development

Date of Meeting: Monday, May 2, 2022

Presented By: Todd Hargrave, Director of Planning and Development

Planning Department Recommendation: **Approval of Amendment**

Planning Commission Recommendation: **Approval**

Summary: An amendment to Article 7, Section 702 Types of Signs, Subsection 702.1 Billboard: to regulate billboards in relationship to their location, height, separation, setbacks, and zoning classification of the City of Lawrenceville Zoning Ordinance 2020.

Attachments/Exhibits:

- **Ordinance draft**
- **ZO ART 7 SIGNS_SECTION 702_BILLBOARDS_2022 Amdmt Art 7 of ZO Billboards CLEAN**
- **ZO ART 7 SIGNS_SECTION 702_BILLBOARDS_2022 Amdmt Art 7 of ZO Billboards REDLINE**

AN ORDINANCE TO AMEND**THE ZONING ORDINANCE OF THE CITY OF LAWRENCEVILLE**

The City Council of the City of Lawrenceville, Georgia hereby ordains that The Zoning Ordinance of the City of Lawrenceville is amended as follows:

Section 1. Delete Article 7, Signs, Section 702.1 Billboard in its entirety and replace it as follows:

702.1 Billboard

A sign, larger than 200 square feet in area.

**Permitted Sign Dimensions****Maximum Height (including structure)**

45 feet

Minimum Setback from Right-of-Way

60 feet

Maximum Sign Display Size

672 square feet- 14 feet (H) x 48 feet (W)

Quantity Permitted

Special Use Permit required

The standards for billboards shall also apply to digital billboards, electronic message centers (EMCs) billboards and multiple-display area billboards, unless otherwise provided in this Section;

A. Special Use Permit Required

Permitted in an HSB, LM or HM zoning classification with the approval of a Special Use Permit;

B. Restrictions**1. Georgia Highway 316/University Parkway**

- a.** Billboards shall be strictly limited to parcels of land adjacent to and located between the intersection of Georgia Highway 316/University Parkway and Georgia Highway 20/124 and the intersection of Georgia Highway 316/University Parkway and Hi Hope Road;
- b.** Billboards shall be strictly prohibited at any other location;

- a.** Billboards, including base and Sign Surface Display Area, shall not exceed an overall height of forty-five (45) feet, as measured from normal grade to the top of the highest attached component;
- b.** The bottom of a Billboard Sign Surface Display Area shall be thirty-one (31) feet above normal grade to the lowest attached component;
- c.** Billboards below grade and adjacent to an elevated segment of Georgia Highway 316/University Parkway may be granted permission to increase the overall height requirement to not more than forty-five (45) feet above the centerline elevation of Georgia Highway 316/University Parkway with the approval of a Variance by the Board of Appeals. Variance request shall be limited to a particular hardship upon the owner relating specifically to the physical surroundings, shape, or topographical condition of the property;

3. Maximum Sign Surface Display Area

The entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any frame or border but excluding any supports. Curved, spherical, or any other shaped sign face shall be computed based on the actual Sign Surface Display Area. The copy of signs composed of individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letters or devices as well as spaces between each letter, words, lines or device. The Sign Surface Display Area calculation for a double-faced sign shall be the area of one (1) only where the Sign Surface Display Areas are parallel or whether the interior angle formed by the Sign Surface Display Areas is sixty (60) degrees or less. The area of the larger Sign Surface Display Areas shall be computed in cases in which the two (2) sides do not coincide.

- a.** Billboards containing a double-faced Sign Surface Display Area shall be limited to a Maximum Display Area of 672 square feet or fourteen (14) feet in height and forty-eight (48) feet in width;
- b.** Billboard Sign Surface Display Area shall be limited to one (1) display area facing in any one direction. Each sign structure shall have no more than one (1) EMC Sign Surface Display Area per direction with a maximum of three (3) Sign Surface Display Areas per structure;
- c.** Billboards containing multiple display areas shall be limited to three panels totaling a Maximum Sign Surface Display Area of 672 square feet. The Maximum Sign Surface Display Area for each Sign Surface

Staff Recommendation Display Area shall not exceed 224 square feet or fourteen (14) feet in height and sixteen (16) feet in width;
Presented: April 4, 2022
Planning and Development Department

- d.** Any extension, structure or temporary cutout protruding beyond the Sign Surface Display Area of any billboard, excluding aprons, is specifically prohibited;

4. Separation

Sign separation standards are not subject to variation;

- a.** Billboards located along the same side of Georgia Highway 316/University Parkway between its intersection with Georgia Highway 20/124 and Hi Hope Road shall be separated a minimum distance of 1,000 feet;
- b.** Billboards located on opposite sides of Georgia Highway 316/University Parkway between its intersection with Georgia Highway 20/124 and Hi Hope Road shall be separated a minimum distance of 600 feet;
- c.** Billboards (base or sign) shall not be located within 1,500 feet of any property zoned RS-180, RS-150 or RS-60;

5. Setbacks

- a.** Billboard base shall be setback a minimum of sixty (60) feet, and no further than one-hundred (100) feet from the right-of-way of Georgia Highway 316/University Parkway, Georgia Highway 20/124 and Hi Hope Road (See Article 7 Signs, Section 702, Subsection H. Fall Zone);
- b.** Billboard Sign Surface Display Area shall be setback a minimum of twelve (12) feet from the right-way of Georgia Highway 316/University Parkway, Georgia Highway 20/124 and Hi Hope Road (See Article 7 Signs, Section 702, Subsection H. Fall Zone);

6. Design Standards

- a.** Billboards shall be designed and constructed to an engineering standard capable of withstanding one-hundred twenty-five (125) mile per hour (mph) wind velocity;
- b.** Billboards shall be freestanding and not supported by another structure (i.e. bridges, buildings, chimneys, dams, retaining walls, towers, etc.) or affixed, drawn or painted upon rocks, trees or other natural features;

Staff Recommendation
Presented: April 4, 2022
Planning and Development Department

- c. Billboard (base, display area, supports) shall be constructed from a metal material with no more than two (2) upright support poles. Wood materials shall be prohibited in the construction or design of a billboard;
- d. Billboard base and supports shall be uniformly painted or covered with other protected coatings. Color of base and supports shall be limited to black, dark brown or dark green;
- e. No portion of the supporting structure shall be visible above the top of the sign display area;
- f. A billboard may be constructed so as to provide back-to-back display areas facing opposite directions (See Article 7 Signs, Section 702, Subsection 3. Maximum Sign Surface Display Area);
- g. Billboards shall not rotate or have any moving parts;
- h. No auditory message or mechanical sounds may be emitted from the sign;
- i. All illuminated billboards other than EMCs must use base mounted LED, florescent or mercury vapor lights and shall be activated by photocells. Any additional lights, including but not limited to, neon, animation or running lights is specifically prohibited by this Ordinance;

C. EMC Design Standards and Restrictions

Billboard Sign Surface Display Areas may consist of an Electronic Message Center (EMC), which is a computer programmable sign capable of displaying multiple messages figures, images, pictures, symbols or words altered or rearranged on-site or remotely without altering the Sign Surface Display Area;

- 1. EMCs shall not interfere with any public safety vehicle or traffic control device;
- 2. EMCs shall have light sensors/monitors to control brightness as specified below for all times and all weather conditions; day, night, twilight, overcast skies and dark clouds. Excessive brightness is a distraction to vehicular traffic and as such is a hazard. Failure to control a sign's brightness will result in the sign being turned off until the brightness is within the standards;
- 3. Upon the request of the Director of Planning and Development, the agent/applicant/owner of a EMC located within the city limits shall

Staff Recommendation provide a certification of the light intensity indicating compliance with
 Presented: April 4, 2022 the minimum standards of this Section. If the owner of a sign fails to
 Planning and Development Department control brightness within these limits the sign permit will be revoked.

Should a permit be revoked the sign must be turned off immediately and remain off unless and until the sign is re-permitted. Re-permitting requires the owner to reapply in accordance with the procedures in place at the time of the new permit application, including paying fees required for a new permit;

4. EMC light levels shall not increase lighting or brightness levels by more than 0.30 foot-candles above ambient levels as measured using a standard foot-candle meter. The Billboard owner and installer shall provide a letter to the Planning and Development Department certifying that the light sensors are operational and in conformance with this standard;
5. Text messages shall not scroll or flash. All Text messages shall be static for a minimum of 10 seconds;
6. The display of video from an EMC is strictly prohibited regardless of applicant. Failure to abide by this ordinance will result in the revocation of an EMC permit;
7. Types of screens permitted include Color and Monochrome in Light Emitting Diode (LED);
8. For LED sign display areas no screen may have a density of less than 16 mm (Bulb Cluster Spacing on center);
9. All EMCs shall have a switch or circuit breaker located on the property that allows electrical power to be turned off. The Owner of each EMC shall provide to the Planning and Development Department contact information for a twenty-four (24) hour, seven (7) day/week contact person who has the authority and is able to turn off the sign promptly if a malfunction occurs. If at any time more than forty (40%) percent of the digital display lights malfunction or are no longer working properly, the owner of said EMC shall turn off the electronic display until repairs are made.
10. No EMC shall utilize, house or contain any interactive features or components or in any way function as an interactive sign.
11. In considering the Special Use Permit, the City Council shall consider whether the applicant has agreed to publish public service announcements for the benefit of the citizens of the City of Lawrenceville. Public service announcements shall include, but are not

Staff Recommendation limited to, dates and times of meetings of the Mayor and Council of the City, and the date, time, and place of City elections. These announcements would be published in accordance with an agreement consented to by the applicant and made a part of the Special Use Permit.

12. All EMC Billboards shall meet all requirements of the Georgia Department of Transportation for construction, placement and operation of such billboards.

D. Fall Zone

In order to construct a billboard under the standards of this provision, the applicant is required to own a fee simple property interest in the site large enough for a Fall Zone. A Fall Zone shall be defined as an area large enough and set back far enough from any buildings, structures or property lines equal to 133% of the height of the entire structure in every direction. Within the Fall Zone, no buildings or other structures may be constructed;

E. Access

Each billboard site shall have a designated driveway access point which is shown on the site plan presented with the application. The applicant shall have a property interest specifically providing for ingress and egress to the site. The ingress and egress driveway shall be paved and two (2) additional paved parking spaces shall be provided for inspection, maintenance and supervision of the billboard;

F. Abandoned or Discontinued Sign

Any Billboard or Sign adjacent to a state, county or municipal controlled route that has not contained a message for six (6) consecutive months and which has not had a message displayed within thirty (30) days after receipt of notice by certified mail from the Planning and Development Department shall be considered as an Abandoned or Discontinued Sign;

The addition of a “for rent” panel or a phone number shall not qualify as a message for purposes of this subsection, but a self-promotional copy covering at least one entire sign face, advertising copy benefitting charitable, nonprofit, religious, or other noncommercial groups shall qualify as a message;

Billboards and relating base considered by the Planning and Development Department as Abandoned or Discontinued Sign shall be removed at the expense of the sign owner;

G. Maintenance

Staff Recommendation: Billboards, together with their supports, braces, guy-wires, and anchors shall be kept in good repair. All trash and unused materials shall be removed from the area by the sign owner;

Presented: April 4, 2021
Planning and Development Department

H. Issuance of the Special Use Permit

1. At the time of issuance of a special use permit for a billboard, the applicant shall complete a registration form that contains the name of the owner of the property, the tenants if the site is leased, the billboard company operating the billboard sign, addresses and telephone numbers of all interested parties, as well as, other contact information necessary to communicate with the billboard owners in the event of an emergency. The actual form of the registration shall be devised by the Director of the Planning and Development Department;
2. Should the City have a reasonable belief that the safety of a billboard may be in question, the Director of Planning and Development may request submission of an inspection report. The inspection report shall certify and guarantee that the billboard is being maintained in a sound and safe condition. It will certify that all the welds and structural components of the sign have been physically inspected within the last two (2) months by a Professional Engineer Registered in the State of Georgia. The certification shall guarantee and certify that there is no structural weakness in the sign and that it will withstand the wind conditions established for a new permit in the existing billboard sign Ordinance. This certification shall be in a form acceptable to the Director of Planning and Development. The form shall contain a provision for the current operator to certify that it will hold harmless the City from any structural defects not disclosed in the report and will indemnify the City, its agents, employees and related parties from any liability resulting from a failure that occurs after the inspection. The certification required by this provision shall be executed by a certified professional engineer;
3. When property is annexed into the City of Lawrenceville and the property to be annexed already has a billboard constructed on the property at the time the application is filed, the owner shall submit with the annexation petition a registration form pursuant to paragraph 702.1.H.2 above and an inspection report pursuant to paragraph 702.1.H.2 above before the annexation hearing. The Property shall not be annexed unless this inspection report shows the billboard meets all existing regulations and requirements of the City;

IT IS SO ORDAINED, this ____ day of _____, 2022.
Staff Recommendation
Presented: April 4, 2022
Planning and Development Department

Mayor David R. Still

Attest: _____
City Clerk

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF LAWRENCEVILLE

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Permitted Sign Dimensions

Maximum Height (including structure)

45 feet

Minimum Setback from Right-of-Way

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Maximum Sign Display Size

672 square feet- 14 feet (H) x 48 feet (W)

Quantity Permitted

Special Use Permit required

The standards for billboards shall also apply to digital billboards, electronic message centers (EMCs) billboards and multiple-display area billboards, unless otherwise provided in this Section;

A. Special Use Permit Required

Permitted in an HSB, LM or HM zoning classification with the approval of a Special Use Permit;

B. Restrictions

1. Georgia Highway 316/University Parkway

- a.** Billboards shall be strictly limited to parcels of land adjacent to Georgia Highway 316/University parkway and located between the intersection of Georgia Highway 316/University Parkway and Georgia Highway 20/124 and the intersection of Georgia Highway 316/University Parkway and Hi Hope Road;
- b.** Billboards shall be strictly prohibited at any other location;

2. Height

- a.** Billboards, including base and Sign Surface Display Area, shall not exceed an overall height of forty-five (45) feet, as measured from normal grade to the top of the highest attached component;
- b.** The bottom of a Billboard Sign Surface Display Area shall be a minimum of thirty-one (31) feet above normal grade to the lowest attached component;
- c.** Billboards below grade and adjacent to an elevated segment of Georgia Highway 316/University Parkway may be granted a variance to increase the overall height requirement to not more than forty-five (45) feet above the centerline elevation of Georgia Highway 316/University Parkway.
- d.** Variance requests related to height of a billboard shall be limited to a particular hardship upon the owner relating specifically to the physical surroundings, shape, or topographical condition of the property. A height exceeding seventy-five (75) feet shall be prohibited

3. Maximum Sign Surface Display Area

The entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any frame or border but excluding any supports. Curved, spherical, or any other shaped sign face shall be computed based on the actual Sign Surface Display Area. The copy of signs composed of individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letters or devices as well as spaces between each letter, words, lines or device. The Sign Surface Display Area calculation for a double-faced sign shall be the area of one (1) only where the Sign Surface Display Areas are parallel or whether the interior angle formed by the Sign Surface Display Areas is sixty (60) degrees or less. The area of the larger Sign Surface Display Areas shall be computed in cases in which the two (2) sides do not coincide.

- a.** Billboard Sign Surface Display Area shall be limited to a Maximum Display Area of 672 square feet per face or fourteen (14) feet in height and forty-eight (48) feet in width;
- b.** Billboard Sign Surface Display Area shall be limited to one (1) display area facing in any one direction. Each sign structure shall have no more than one (1) EMC Sign Surface Display Area per direction with a maximum of three (3) Sign Surface Display Areas per structure;

- c. Any extension, structure or temporary cutout protruding beyond the Sign Surface Display Area of any billboard, excluding aprons, is specifically prohibited;
- d. A display area exceeding 672 square feet per face of a billboard shall be prohibited.

4. Separation

Sign separation standards are not subject to variation;

- a. Billboards located along the same side of Georgia Highway 316/University Parkway between its intersection with Georgia Highway 20/124 and Hi Hope Road shall be separated a minimum distance of 1,000 feet;
- b. Billboards located on opposite sides of Georgia Highway 316/University Parkway between its intersection with Georgia Highway 20/124 and Hi Hope Road shall be separated a minimum distance of 600 feet;
- c. Billboards (base or sign) shall not be located within 1,500 feet of any property zoned RS-180, RS-150 or RS-60;

5. Setbacks

- a. Billboard base shall be setback a minimum of twenty- five (25) feet from any right of way, and no further than one-hundred (100) feet from the right-of-way of Georgia Highway 316/University Parkway. (See Article 7 Signs, Section 702, Subsection H. Fall Zone);
- b. Billboard Sign Surface Display Area shall be setback a minimum of ten (10) feet from the right-way. (See Article 7 Signs, Section 702, Subsection H. Fall Zone);

6. Design Standards

- a. Billboards shall be designed and constructed to an engineering standard capable of withstanding one-hundred twenty-five (125) mile per hour (mph) wind velocity;
- b. Billboards shall be freestanding and not supported by another structure (i.e. bridges, buildings, chimneys, dams, retaining walls, towers, etc.) or affixed, drawn or painted upon rocks, trees or other natural features;

- c. Billboard (base, display area, supports) shall be constructed from a metal material with no more than two (2) upright support poles. Wood materials shall be prohibited in the construction or design of a billboard;
- d. Billboard base and supports shall be uniformly painted or covered with other protected coatings. Color of base and supports shall be limited to black, dark brown or dark green;
- e. No portion of the supporting structure shall be visible above the top of the Sign Surface Display Area;
- f. A billboard may be constructed so as to provide back-to-back display areas facing opposite directions (See Article 7 Signs, Section 702, Subsection 3. Maximum Sign Surface Display Area);
- g. Billboards shall not rotate or have any moving parts;
- h. No auditory message or mechanical sounds may be emitted from the sign;
- i. All illuminated billboards other than EMCs must use base mounted LED, florescent or mercury vapor lights and shall be activated by photocells. Any additional lights, including but not limited to, neon, animation or running lights is specifically prohibited by this Ordinance;

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Billboard Sign Surface Display Areas may consist of an Electronic Message Center (EMC), which is a computer programmable sign capable of displaying multiple messages figures, images, pictures, symbols or words altered or rearranged on-site or remotely without altering the Sign Surface Display Area;

- 1. EMCs shall not interfere with any public safety vehicle or traffic control device;
- 2. EMCs shall have light sensors/monitors to control brightness as specified below for all times and all weather conditions; day, night, twilight, overcast skies and dark clouds. Excessive brightness is a distraction to vehicular traffic and as such is a hazard. Failure to control a sign's brightness will result in the sign being turned off until the brightness is within the standards;
- 3. Upon the request of the Director of Planning and Development, the agent/applicant/owner of a EMC located within the city limits shall

- provide a certification of the light intensity indicating compliance with the minimum standards of this Section. If the owner of a sign fails to control brightness within these limits the sign permit will be revoked. Should a permit be revoked the sign must be turned off immediately and remain off unless and until the sign is re-permitted. Re-permitting requires the owner to reapply in accordance with the procedures in place at the time of the new permit application, including paying fees required for a new permit;
- 4.** EMC light levels shall not increase lighting or brightness levels by more than 0.30 foot-candles above ambient levels as measured using a standard foot-candle meter. The Billboard owner and installer shall provide a letter to the Planning and Development Department certifying that the light sensors are operational and in conformance with this standard;
 - 5.** Text messages shall not scroll or flash. All Text messages shall be static for a minimum of 10 seconds;
 - 6.** The display of video from an EMC is strictly prohibited regardless of applicant. Failure to abide by this ordinance will result in the revocation of an EMC permit;
 - 7.** Types of screens permitted include Color and Monochrome in Light Emitting Diode (LED);
 - 8.** For LED sign display areas no screen may have a density of less than 16 mm (Bulb Cluster Spacing on center);
 - 9.** All EMCs shall have a switch or circuit breaker located on the property that allows electrical power to be turned off. The Owner of each EMC shall provide to the Planning and Development Department contact information for a twenty-four (24) hour, seven (7) day/week contact person who has the authority and is able to turn off the sign promptly if a malfunction occurs. If at any time more than forty (40%) percent of the digital display lights malfunction or are no longer working properly, the owner of said EMC shall turn off the electronic display until repairs are made.
 - 10.** No EMC shall utilize, house or contain any interactive features or components or in any way function as an interactive sign.
 - 11.** In considering the Special Use Permit, the City Council shall consider whether the applicant has agreed to publish public service announcements for the benefit of the citizens of the City of Lawrenceville. Public service announcements shall include, but are not

limited to, dates and times of meetings of the Mayor and Council of the City, and the date, time, and place of City elections. These announcements would be published in accordance with an agreement consented to by the applicant and made a part of the Special Use Permit.

- 12.** All EMC Billboards shall meet all requirements of the Georgia Department of Transportation for construction, placement and operation of such billboards.

D. Fall Zone

In order to construct a billboard under the standards of this provision, the applicant is required to provide a Fall Zone for the billboard. A Fall Zone shall be defined as an area surrounding the billboard equal to one hundred per cent (100%) of the height of the entire structure in every direction. The Fall Zone may not encroach on any property not owned by the applicant other than public right of way. Within the Fall Zone, no buildings or other structures may be constructed and if the Fall Zone encroaches on public right of way, the Fall Zone may not include any portion of the public right of way that includes improvements such as sidewalks and roadways and shall comply with all rules and regulations related to billboard fall zones that may exist for the government entity controlling the public right of way including approval of that government entity if required.;

E. Access

Each billboard site shall have a designated driveway access point which is shown on the site plan presented with the application. The applicant shall have a property interest specifically providing for ingress and egress to the site. The ingress and egress driveway shall be paved and two (2) additional paved parking spaces shall be provided for inspection, maintenance and supervision of the billboard;

F. Abandoned or Discontinued Sign

Any Billboard or Sign adjacent to a state, county or municipal controlled route that has not contained a message for six (6) consecutive months and which has not had a message displayed within thirty (30) days after receipt of notice by certified mail from the Planning and Development Department shall be considered as an Abandoned or Discontinued Sign;

Billboards and relating base considered by the Planning and Development Department as Abandoned or Discontinued Sign shall be removed at the expense of the sign owner;

G. Maintenance

Billboards, together with their supports, braces, guy-wires, and anchors shall be kept in good repair. All trash and unused materials shall be removed from the area by the sign owner;

H. Issuance of the Special Use Permit

1. At the time of issuance of a special use permit for a billboard, the applicant shall complete a registration form that contains the name of the owner of the property, the tenants if the site is leased, the billboard company operating the billboard sign, addresses and telephone numbers of all interested parties, as well as, other contact information necessary to communicate with the billboard owners in the event of an emergency. The actual form of the registration shall be devised by the Director of the Planning and Development Department;
2. Should the City have a reasonable belief that the safety of a billboard may be in question, the Director of Planning and Development may request submission of an inspection report. The inspection report shall certify and guarantee that the billboard is being maintained in a sound and safe condition. It will certify that all the welds and structural components of the sign have been physically inspected within the last two (2) months by a Professional Engineer Registered in the State of Georgia. The certification shall guarantee and certify that there is no structural weakness in the sign and that it will withstand the wind conditions established for a new permit in the existing billboard sign Ordinance. This certification shall be in a form acceptable to the Director of Planning and Development. The form shall contain a provision for the current operator to certify that it will hold harmless the City from any structural defects not disclosed in the report and will indemnify the City, its agents, employees and related parties from any liability resulting from a failure that occurs after the inspection. The certification required by this provision shall be executed by a certified professional engineer;
3. When property is annexed into the City of Lawrenceville and the property to be annexed already has a billboard constructed on the property at the time the application is filed, the owner shall submit with the annexation petition a registration form pursuant to paragraph 702.1.H.2 above and an inspection report pursuant to paragraph 702.1.H.2 above before the annexation hearing. The Property shall not be annexed unless this inspection report shows the billboard meets all existing regulations and requirements of the City;

IT IS SO ORDAINED, this ____ day of _____, 2022.

Mayor David R. Still

Attest: _____
City Clerk

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF LAWRENCEVILLE

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- a.** Billboards shall be strictly limited to parcels of land adjacent to Georgia Highway 316/University parkway and located between the intersection of Georgia Highway 316/University Parkway and Georgia Highway 20/124 and the intersection of Georgia Highway 316/University Parkway and Hi Hope Road;
- b.** Billboards shall be strictly prohibited at any other location;

2. **Height**

- a. Billboards, including base and Sign Surface Display Area, shall not exceed an overall height of forty-five (45) feet, as measured from normal grade to the top of the highest attached component;
- b. The bottom of a Billboard Sign Surface Display Area shall be a minimum of thirty-one (31) feet above normal grade to the lowest attached component;
- c. Billboards below grade and adjacent to an elevated segment of Georgia Highway 316/University Parkway may be granted a variance ~~permission~~ to increase the overall height requirement to not more than forty-five (45) feet above the centerline elevation of Georgia Highway 316/University Parkway. ~~with the approval of a Variance by the Board of Appeals.~~
- ~~c.d.~~ _____ Variance requests related to height of a billboard shall be limited to a particular hardship upon the owner relating specifically to the physical surroundings, shape, or topographical condition of the property. A height exceeding seventy-five (75) feet shall be prohibited;

3. **Maximum Sign Surface Display Area**

The entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any frame or border but excluding any supports. Curved, spherical, or any other shaped sign face shall be computed based on the actual Sign Surface Display Area. The copy of signs composed of individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letters or devices as well as spaces between each letter, words, lines or device. The Sign Surface Display Area calculation for a double-faced sign shall be the area of one (1) only where the Sign Surface Display Areas are parallel or whether the interior angle formed by the Sign Surface Display Areas is sixty (60) degrees or less. The area of the larger Sign Surface Display Areas shall be computed in cases in which the two (2) sides do not coincide.

- a. Billboards ~~s-containing a double-faced~~ Sign Surface Display Area shall be limited to a Maximum Display Area of 672 square feet per face or fourteen (14) feet in height and forty-eight (48) feet in width;
- b. Billboard Sign Surface Display Area shall be limited to one (1) display area facing in any one direction. Each sign structure shall have no

more than one (1) EMC Sign Surface Display Area per direction with a maximum of three (3) Sign Surface Display Areas per structure;

~~Billboards containing multiple display areas shall be limited to three panels totaling a Maximum Sign Surface Display Area of 672 square feet. The Maximum Sign Surface Display Area for each Sign Surface Display Area shall not exceed 224 square feet or fourteen (14) feet in height and sixteen (16) feet in width;~~

- ~~c. Any extension, structure or temporary cutout protruding beyond the Sign Surface Display Area of any billboard, excluding aprons, is specifically prohibited;~~
- ~~d. Variance requests related to display area of a billboard shall be limited to a particular hardship upon the owner relating specifically to the physical surroundings, shape, or topographical condition of the property. A display area exceeding 672 square feet per face of a billboard shall be prohibited.~~

4. Separation

Sign separation standards are not subject to variation;

- a. Billboards located along the same side of Georgia Highway 316/University Parkway between its intersection with Georgia Highway 20/124 and Hi Hope Road shall be separated a minimum distance of 1,000 feet;
- b. Billboards located on opposite sides of Georgia Highway 316/University Parkway between its intersection with Georgia Highway 20/124 and Hi Hope Road shall be separated a minimum distance of 600 feet;
- c. Billboards (base or sign) shall not be located within 1,500 feet of any property zoned RS-180, RS-150 or RS-60;

5. Setbacks

- a. Billboard base shall be setback a minimum of ~~twenty-five sixty~~ (2560) feet ~~from any right of way~~, and no further than one-hundred (100) feet from the right-of-way of Georgia Highway 316/University Parkway, ~~Georgia Highway 20/124 and Hi Hope Road~~ (See Article 7 Signs, Section 702, Subsection H. Fall Zone);

- b.** Billboard Sign Surface Display Area shall be setback a minimum of ~~tentwelve~~ (1012) feet from the right-way. ~~of Georgia Highway 316/University Parkway, Georgia Highway 20/124 and Hi Hope Road~~
(See Article 7 Signs, Section 702, Subsection H. Fall Zone);

6. Design Standards

- a.** Billboards shall be designed and constructed to an engineering standard capable of withstanding one-hundred twenty-five (125) mile per hour (mph) wind velocity;
- b.** Billboards shall be freestanding and not supported by another structure (i.e. bridges, buildings, chimneys, dams, retaining walls, towers, etc.) or affixed, drawn or painted upon rocks, trees or other natural features;
- c.** Billboard (base, display area, supports) shall be constructed from a metal material with no more than two (2) upright support poles. Wood materials shall be prohibited in the construction or design of a billboard;
- d.** Billboard base and supports shall be uniformly painted or covered with other protected coatings. Color of base and supports shall be limited to black, dark brown or dark green;
- e.** No portion of the supporting structure shall be visible above the top of the Sign Surface Display Area;
- f.** A billboard may be constructed so as to provide back-to-back display areas facing opposite directions (See Article 7 Signs, Section 702, Subsection 3. Maximum Sign Surface Display Area);
- g.** Billboards shall not rotate or have any moving parts;
- h.** No auditory message or mechanical sounds may be emitted from the sign;
- i.** All illuminated billboards other than EMCs must use base mounted LED, florescent or mercury vapor lights and shall be activated by photocells. Any additional lights, including but not limited to, neon, animation or running lights is specifically prohibited by this Ordinance;

C. EMC Design Standards and Restrictions

Billboard Sign Surface Display Areas may consist of an Electronic Message Center (EMC), which is a computer programmable sign capable of displaying multiple messages figures, images, pictures, symbols or words altered or

rearranged on-site or remotely without altering the Sign Surface Display Area;

1. EMCs shall not interfere with any public safety vehicle or traffic control device;
2. EMCs shall have light sensors/monitors to control brightness as specified below for all times and all weather conditions; day, night, twilight, overcast skies and dark clouds. Excessive brightness is a distraction to vehicular traffic and as such is a hazard. Failure to control a sign's brightness will result in the sign being turned off until the brightness is within the standards;
3. Upon the request of the Director of Planning and Development, the agent/applicant/owner of a EMC located within the city limits shall provide a certification of the light intensity indicating compliance with the minimum standards of this Section. If the owner of a sign fails to control brightness within these limits the sign permit will be revoked. Should a permit be revoked the sign must be turned off immediately and remain off unless and until the sign is re-permitted. Re-permitting requires the owner to reapply in accordance with the procedures in place at the time of the new permit application, including paying fees required for a new permit;
4. EMC light levels shall not increase lighting or brightness levels by more than 0.30 foot-candles above ambient levels as measured using a standard foot-candle meter. The Billboard owner and installer shall provide a letter to the Planning and Development Department certifying that the light sensors are operational and in conformance with this standard;
5. Text messages shall not scroll or flash. All Text messages shall be static for a minimum of 10 seconds;
6. The display of video from an EMC is strictly prohibited regardless of applicant. Failure to abide by this ordinance will result in the revocation of an EMC permit;
7. Types of screens permitted include Color and Monochrome in Light Emitting Diode (LED);
8. For LED sign display areas no screen may have a density of less than 16 mm (Bulb Cluster Spacing on center);
9. All EMCs shall have a switch or circuit breaker located on the property that allows electrical power to be turned off. The Owner of each EMC

shall provide to the Planning and Development Department contact information for a twenty-four (24) hour, seven (7) day/week contact person who has the authority and is able to turn off the sign promptly if a malfunction occurs. If at any time more than forty (40%) percent of the digital display lights malfunction or are no longer working properly, the owner of said EMC shall turn off the electronic display until repairs are made.

10. No EMC shall utilize, house or contain any interactive features or components or in any way function as an interactive sign.

11. In considering the Special Use Permit, the City Council shall consider whether the applicant has agreed to publish public service announcements for the benefit of the citizens of the City of Lawrenceville. Public service announcements shall include, but are not limited to, dates and times of meetings of the Mayor and Council of the City, and the date, time, and place of City elections. These announcements would be published in accordance with an agreement consented to by the applicant and made a part of the Special Use Permit.

12. All EMC Billboards shall meet all requirements of the Georgia Department of Transportation for construction, placement and operation of such billboards.

D. Fall Zone

In order to construct a billboard under the standards of this provision, the applicant is required to provide a Fall Zone for the billboard.~~own a fee simple property interest in the site large enough for a Fall Zone.~~ A Fall Zone shall be defined as an area surrounding the billboard ~~large enough and set back far enough from any buildings, structures or property lines~~ equal to one hundred per cent (100%)~~133%~~ of the height of the entire structure in every direction. The Fall Zone may not encroach on any property not owned by the applicant other than public right of way. Within the Fall Zone, no buildings or other structures may be constructed and if the Fall Zone encroaches on public right of way, the Fall Zone may not include any portion of the public right of way that includes improvements such as sidewalks and roadways and shall comply with all rules and regulations related to billboard fall zones that may exist for the government entity controlling the public right of way including approval of that government entity if required.;

E. Access

Each billboard site shall have a designated driveway access point which is shown on the site plan presented with the application. The applicant shall have a property interest specifically providing for ingress and egress to the site. The ingress and egress driveway shall be paved and two (2) additional paved parking spaces shall be provided for inspection, maintenance and supervision of the billboard;

F. Abandoned or Discontinued Sign

Any Billboard or Sign adjacent to a state, county or municipal controlled route that has not contained a message for six (6) consecutive months and which has not had a message displayed within thirty (30) days after receipt of notice by certified mail from the Planning and Development Department shall be considered as an Abandoned or Discontinued Sign;

~~The addition of a "for rent" panel or a phone number shall not qualify as a message for purposes of this subsection, but a self-promotional copy covering at least one entire sign face, advertising copy benefitting charitable, nonprofit, religious, or other noncommercial groups shall qualify as a message;~~

Billboards and relating base considered by the Planning and Development Department as Abandoned or Discontinued Sign shall be removed at the expense of the sign owner;

G. Maintenance

Billboards, together with their supports, braces, guy-wires, and anchors shall be kept in good repair. All trash and unused materials shall be removed from the area by the sign owner;

H. Issuance of the Special Use Permit

1. At the time of issuance of a special use permit for a billboard, the applicant shall complete a registration form that contains the name of the owner of the property, the tenants if the site is leased, the billboard company operating the billboard sign, addresses and telephone numbers of all interested parties, as well as, other contact information necessary to communicate with the billboard owners in the event of an emergency. The actual form of the registration shall be devised by the Director of the Planning and Development Department;
2. Should the City have a reasonable belief that the safety of a billboard may be in question, the Director of Planning and Development may request submission of an inspection report. The inspection report shall certify and guarantee that the billboard is being maintained in a sound

and safe condition. It will certify that all the welds and structural components of the sign have been physically inspected within the last two (2) months by a Professional Engineer Registered in the State of Georgia. The certification shall guarantee and certify that there is no structural weakness in the sign and that it will withstand the wind conditions established for a new permit in the existing billboard sign Ordinance. This certification shall be in a form acceptable to the Director of Planning and Development. The form shall contain a provision for the current operator to certify that it will hold harmless the City from any structural defects not disclosed in the report and will indemnify the City, its agents, employees and related parties from any liability resulting from a failure that occurs after the inspection. The certification required by this provision shall be executed by a certified professional engineer;

- 3. When property is annexed into the City of Lawrenceville and the property to be annexed already has a billboard constructed on the property at the time the application is filed, the owner shall submit with the annexation petition a registration form pursuant to paragraph 702.1.H.2 above and an inspection report pursuant to paragraph 702.1.H.2 above before the annexation hearing. The Property shall not be annexed unless this inspection report shows the billboard meets all existing regulations and requirements of the City;

IT IS SO ORDAINED, this ____ day of _____, 2022.

Mayor David R. Still

Attest: _____
City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: SPECIAL CALL, MAY 2, 2022

AGENDA CATEGORY: COUNCIL BUSINESS

Item: RZC2022-00033, SUP2022-00059 & SUP2022-00065; DeThomas Investments, LLC; Northeast intersection of State Route 20 and State Route 316

Department: Planning and Development

Date of Meeting: Monday, May 2, 2022

Presented By: Todd Hargrave

Planning Department Recommendation: **Approval with Conditions**

Planning Commission Recommendation: **Approval with Staff Recommended Conditions**

Summary: The applicant request rezoning of a 1.87-acre parcel assemblage from BG (General Business District) to HSB (Highway Service Business District), along with two Special Use Permit(s) to allow the installation of a Billboard with an Electronic Message Center (EMC), and an increase in the overall height of Billboard from 45 to a maximum height of 75 feet. The subject property is located at the northeast intersection of Georgia Highway 20/Buford Drive and Georgia Highway 316/University Parkway, with road frontage along the western right-of-way of Reynolds Road. In addition, access to site is limited to two (2) existing curb cut along Reynolds Road. The property has been vacant for several years and was utilized as a staging area during the construction of the Georgia Department of Transportation (GDOT) Buford Drive Project; which included the Reynolds Road Extension.

Attachments/Exhibits:

RZC2022-00033- Report

RZC2022-00033- Planning Development Recommendations

RZC2022-00033- Application
RZC2022-00033- Letter of Intent
RZC2022-00033- Alta NSPS
RZC2022-00033- Schedule B
RZC2022-00033- Deed
RZC2022-00033- Miscellaneous documents
RZC2022-00033- Aerial Zoom out
RZC2022-00033- Aerial Zoom in
RZC2022-00033- Zoning Map Zoom out
RZC2022-00033- Zoning Map Zoom in
RZC2022-00033- PC Recommendations
RZC2022-00033- Applicant Recommendations
RZC2022-00033- Council Recommendations
RZC2022-00033 SUP2022-00059 SUP2022-00065_Billboard at 316-20 FINAL CLEAN
RZC2022-00033 SUP2022-00059 SUP2022-00065_Billboard at 316-20 REDLINE

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING AND SPECIAL USE REPORT**

CASE NUMBER:	RZC2022-00033, SUP2022-00059 AND SUP2022-00065
APPLICANT:	DeTHOMAS INVESTMENTS, LLC.
CONTACT:	RONNIE DeTHOMAS
PHONE NUMBER:	678.584.9990
LOCATION:	733 BUFORD DRIVE, 346 REYNOLDS ROAD
PARCEL ID:	R7012 016A, R7012 017, R7012 020
ACREAGE:	1.87
ZONING PROPOSAL:	GDOT RIGHT-OF-WAY (GDOT RAMP “Z”) AND BG (GENERAL BUSINESS DISTRICT) TO HSB (HIGHWAY SERVICE BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	REZONING WITH SPECIAL USE PERMIT(S) ALLOWING THE INSTALLATION OF A BILLBOARD WITH AN ELECTRONIC MESSAGE CENTER (EMC), AND AN INCREASE IN THE OVERALL HEIGHT OF A BILLBOARD FROM FORTY-FIVE (45) FEET TO SEVENTY-FIVE (75) FEET
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The subject properties have been zoned BG (General Business District) since 1971.

PROJECT DATA

The applicant request rezoning of a 1.87-acre parcel assemblage from BG (General Business District) to HSB (Highway Service Business District), along with two Special Use Permit(s) to allow the installation of a Billboard with an Electronic

Message Center (EMC), and an increase in the overall height of Billboard from 45 to a maximum height of 75 feet. The subject property is located at the northeast intersection of Georgia Highway 20/Buford Drive and Georgia Highway 316/University Parkway, with road frontage along the western right-of-way of Reynolds Road. In addition, access to site is limited to two (2) existing curb cut along Reynolds Road. The property has been vacant for several years and was utilized as a staging area during the construction of the Georgia Department of Transportation (GDOT) Buford Drive Project; which included the Reynolds Road Extension.

Since 2012, the existing EMC Billboard has been at its present location (PIN 7012 016A), pursuant to the approval of an application and permit for an outdoor advertising sign by the City of Lawrenceville Planning and Development Department (Ref#: 2674656) and the Georgia Department of Transportation (G.D.O.T.S.P D3840). The approval allowed the construction of one illuminated billboard, consisting of two (2) back-to-back panels measuring 672 square feet each with a point of view extended to the north and south along Buford Drive.

Due to the completion of the Buford Drive Project the applicant is requesting approval of a Special Use Permit allowing the installation of a new EMC billboard consisting of three (3) EMC sign display areas directed towards the south (Lawrenceville), east (Athens) and west (Atlanta). The overall square footage of the combination of sign display area would be approximately 1,342 square feet. Additionally, the applicant is requesting a Special Use Permit allowing overall sign height of 75 feet to potentially avoid existing and proposed man-made structures (i.e. bridge, building, topography) from obstructing the view of the proposed sign to the west. Therefore, the applicant is requesting a sign height increase from 45 feet to 75 feet. In addition, the billboard would be located approximately sixty 60 feet to the east of the Buford Drive right-of-way and approximately seven (7) feet to the north of the Georgia Highway 316/University Parkway intersection.

The area along the Georgia Highway 316/University Parkway corridor could be characterized by commercial, office institutional and light industrial uses and zoning. There are a total of eight (8) approved billboards located along the Georgia Highway 316/University Parkway corridor, four (4) of which were constructed with either EMC sign surface display areas or movable parts. Additionally, six (6) of the billboards are located along Georgia Highway 316/ University Parkway between its intersections with Georgia Highway 20/Buford Drive and Hi-Hope Road, three (3) of which, including the subject property, contain EMC sign surface display areas or movable parts. Therefore, the proposed relocation and enhancement of the an

existing billboard could be considered to be consistent with the precedent established by the City.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Community Mixed Use Character Area. Policies of this character area recognize the distinct possibility of higher intensity relating to transportation, use and zoning. The request to install an electronic billboard at this location could be consistent with the previous approvals of similar request along the Georgia Highway 316/University Parkway corridor.

The proposal could be consistent with the precedent established by the City relating to the number of billboards located along the segment of Georgia Highway 316/University Parkway between the intersections of Georgia Highway 20/Buford Drive and Hi-Hope Road. Therefore, the rezoning, relocation and enhancement of an existing billboard with an EMC sign surface display area at this location may be appropriate if properly conditioned. Therefore, the Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the Rezoning and Special Use Permit proposal allow a use that is suitable in view of the use and development of an adjacent and nearby property?**
Yes. The proposed rezoning and Special Use Permits would be suitable of in view of similar uses and zoninig in the immediate area.
2. **Will the Rezoning and Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?**
No. The proposed zoning classification and EMC billboard would be compatible with surrounding zoning and billboards located in the immediate area.
3. **Does the property to be affected by the Rezoning and Special Use Permit proposal have a reasonable economic use as currently zoned?**
Yes.
4. **Will the Rezoning and Special Use Permit proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**
No.
5. **Is the Rezoning and Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan?**
Yes. Due to the construction of the Buford Drive Project, the subject property has remained vacant for several years. The proposed rezoning and Special Use Permits would allow a redevelopment opportunity for under utilized parcels of land. Therefore, the proposal could be considered to be in conformity with the policies and intent of the 2040 Comprehensive Plan.
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Rezoning and Special Use proposal?**
Yes. The proposed rezoning and Special Use Permits would allow the applicant an opportunity to use the property in compliance with the rules and regulations of the City of Lawrenceville.

PLANNING AND DEVELOPMENT RECOMMENDATION_03162022
RZC2022-00033, SUP2022-00059, SUP2022-00065

RZC2022-00033

Approval as HSB (Highway Service Business District), subject to the following enumerated conditions:

To restrict the use of the property as follows:

1. The following uses shall be prohibited:

- A.** Auction House
- B.** Automobile Accessories Sales and Installation
- C.** Automobile Body Repair, Painting or Rebuilding
- D.** Automobile Broker
- E.** Automobile Manufacturing Plant
- F.** Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- G.** Automobile Parts Store (with/without installation)
- H.** Automobile Repair and Maintenance (Principal Use)
- I.** Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- J.** Automobile Wash (Carwash)
- K.** Bail Bonding
- L.** Building Materials Sales (indoors/outdoors)

M. Depot / Passenger Terminal (bus or rail)

N. Garden Supply Center

O. Hookah/Vapor Bar or Lounge

P. Machine Shop

Q. Maintenance Shop (fleet vehicles)

R. Motorcycle and Personal Watercraft Sales and Related Service

S. Motorcycle and Personal Watercraft Service and Repair

T. Motorcycle Parts, Accessories and Apparel Store

U. Pawn Shop

V. Smoke or Novelty Shop

W. Tobacco or Novelty Shop

X. Tattoo and Body Piercing

Y. Title Loan Facility

2. To satisfy the following site development considerations:

A. 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;

- B.** 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;
- C.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
- D.** Outdoor storage shall be prohibited;
- E.** Dumpsters shall be screened by solid brick walls, with an opaque metal gate enclosure;
- F.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

SUP2022-00059

Approval of Special Use Permit for a Billboard with an Electronic Message Center (EMC) Sign, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

- A.** Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B.** Billboard shall be limited to (3) EMC or Static Sign Surface Display Areas, measuring a maximum of 224 square each, or fourteen (14) feet in height and sixteen (16) feet in width. The total Sign Surface Display Area for all three (3) Sign Surface Display Areas shall not exceed 672 square feet;
- C.** Existing Billboard and Structure shall be demolished and removed from the site;

SUP2022-00065

Approval of Special Use Permit for a Billboard and Electronic Message Center (EMC) Sign height increase, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

- A.** Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B.** One (1) Billboard and structure shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area.
- C.** One (1) EMC or Static Sign Surface Display Area shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area shall be no less than sixty-one (61) feet above grade;
- D.** Each or three (3) Sign Surface Display Areas shall be limited to a maximum of 224 square feet or fourteen (14) feet in height and sixteen (16) feet in width. The total Sign Surface Area for all three (3) Sign Surface Areas shall not exceed 672 square feet;
- E.** Two (2) of the EMC or Static Sign Surface Display Areas shall be limited to a maximum height of forty-five (45) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area

shall be no less than thirty-one (31) feet above grade, as measured from grade to the bottom of the Sign Surface Display Area;

- F.** Existing Billboard and Structure shall be demolished and removed from the site;

PUBLIC HEARING APPLICATION

City of Lawrenceville

Planning and Development Department

70 S. Clayton Street

Lawrenceville, Georgia 30046

678.407.6583

Rezoning

Special Use Permit

Board of Appeals

Architectural Review Board

Change in Conditions

Buffer Reduction (> 50%)

Annexation

Administrative Variance

RZC2022-00033
Received: February 28, 2022
Planning and Development Department



AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LAWRENCEVILLE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>DeThomas Investments, LLC.</u>	NAME: <u>DeThomas Investments, LLC.</u>
ADDRESS: <u>1505 Lakes Parkway, Suite 190</u>	ADDRESS: <u>1505 Lakes Parkway, Suite 190</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>Georgia</u> ZIP: <u>30043</u>
PHONE: <u>678.584.9990</u>	PHONE: <u>678.584.9990</u>
CONTACT PERSON: <u>Ronnie DeThomas</u> PHONE: <u>678.584.9990</u>	
CONTACT'S E-MAIL: <u>rdthomas@swopedethomas.com</u> or <u>rdethomas@abernathytimberlake.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG (General Business District)</u> ACREAGE: <u>0.657 Acres</u>	
PARCEL NUMBER(S): <u>R7012 017</u>	
ADDRESS OF PROPERTY: <u>State Route 20 (Buford Drive) @ Ramp "Z"</u>	
PROPOSED USE: <u>General Business</u>	

SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RZC2022-00033

Received: February 28, 2022

Planning and Development Department



NOTIFICATION REQUIREMENTS

Written Notification

The applicant is required to notify all adjoining property owners (including those across any streets) of their intention to rezone the property. The notification shall be sent by Certified Mail and be postmarked no later than the published deadline contained in the Rezoning Schedule. A sample notification letter is provided at the end of this packet.

The written notice shall include:

1. Special Use case number
2. Dates, times and place of public hearings
3. Copy of the application
4. Applicant contact information
5. Letter of Intent
6. Site plan
7. Vicinity map

Proof that the notifications were mailed as required must be delivered to the Planning Department as soon as is feasible, but no later than 12:00 p.m. (noon) on the Wednesday prior to the Planning Commission meeting. Failure to submit the required proof of mailing will result in the application being tabled to the next month's meeting.

Notification Sign

The applicant is required to post a notification sign (provided by the Planning Department) in a clearly visible location on the property, at or near the public street, no later than the published deadline contained in the Rezoning Schedule. It is the responsibility of the applicant to insure that the notification sign remain on the property throughout the rezoning proceedings. (COPY TO BE GIVEN TO APPLICANT)

CASE NUMBER

DATE

ACKNOWLEDGED BY (PRINT NAME)

SIGNATURE

RZC2022-00033
Received: February 28, 2022
Planning and Development Department



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? _____
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? _____
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

RZC2022-00033
Received: February 28, 2022
Planning and Development Department



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER: 7 - 012 - 017
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date

Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

TAX COMMISSIONER'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME

TITLE

DATE

RZC2022-00033
Received: February 28, 2022
Planning and Development Department



Application Checklist

The following is a checklist of information required for submission of a Special Public Hearing application.

- Application Form with Notarized Signature
- Disclosure of Campaign Contribution Form
- Letter of Intent
- Legal Description
- Boundary Survey
- Site Plan (one (1) 11"x17" copy and one (1) full-size copy)
- Application Fee
- Other exhibits :
 - Elevations
 - Drawings
 - Legal representation letter
- Traffic Study (If applicable)
- Review Form for Development of Regional Impact (if applicable)

PLEASE BRING THIS CHECKLIST WHEN FILING FOR A PUBLIC HEARING

RZC2022-00033
Received: February 28, 2022
Planning and Development Department



INSTRUCTIONS FOR REQUIRED ITEMS

PRE-APPLICATION MEETINGS (if applicable)

A pre-application meeting will be required prior to the submittal of Rezoning, Special Use Permit, Buffer Reduction, and Change in Conditions applications. This process will provide Applicants and staff time to have preliminary discussions and review intended submittal information prior to official application submittal.

The following will require a pre-application meeting prior to official application submittal:

- Single-Family residential zoning district rezoning applications (10 lots or greater);
- Townhouse district rezoning applications;
- Multi-family apartment district rezoning applications;
- Mixed-use district rezoning applications;
- Office, Commercial, and Industrial district rezoning applications;
- Special Use Permit applications (related to the above listed districts);
- Buffer reduction applications; and
- Change in Condition applications.

A pre-application meeting may be scheduled by emailing a site plan of the project to planning@lawrencevillega.org

Minimum site plan requirements for the pre-application meeting should include:

- Project/building locations or lot design/layout;
- Gross and net density;
- Open space/common area;
- Access driveways and parking;
- Buffers and setbacks; and
- Anticipated stormwater management facility location(s).

The Applicant is required to attend the pre-application meeting; however, the Applicant's legal counsel and design professionals are also encouraged to attend. At the conclusion of the pre-application meeting, the Applicant and a staff member will sign a required acknowledgment form. The signed form and all action items/site plan changes noted at the pre-application meeting must be included with the future officially submitted application.

APPLICATION FORM

One (1) copy of the appropriate Application Form must be submitted. Separate applications will be required for non-contiguous property and a separate application will be required for each zoning classification requested (BG and OI, for example, would require two applications) even if properties are contiguous.

RZC2022-00033
Received: February 28, 2022
Planning and Development Department



APPLICATION FEE

See attached Fee Schedules. Acceptable payment methods are: cash, check, debit or credit card (Visa, MasterCard, or Discover). Checks should be made payable to City of Lawrenceville.

LEGAL DESCRIPTION

The legal description must be a "metes and bounds" description. It must establish a point of beginning and from the point of beginning give each dimension bounding the property, calling the directions (such as north, northeasterly, southerly, etc.) which the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested.

BOUNDARY SURVEY

One (1) copy of a boundary survey to scale for the subject property, displaying all metes and bounds. This is not necessary if the Site Plan (next item) includes this information.

SITE PLAN

Four (4) copies of a Site Plan to scale (except rezoning applications requesting one single family residence). This site plan must show (as applicable):

- Gross and net acreage (net acreage excludes 50% of 100-year floodplain or electric/gas transmission easements)
- Existing and proposed streets (paving and right-of-way)
- Existing and proposed building locations
- Driveways and parking spaces
- Required or proposed setbacks and buffers
- Floodplain
- Additional exhibits as may be required.
- One 8-1/2" X 11" reduction of the site plan and any other supporting documents/ exhibits shall be provided by the Applicant.

ADDITIONAL SITE PLAN REQUIREMENTS IF APPLICABLE

LETTER OF INTENT

A. One (1) copy of a Letter of Intent

B. The Letter of Intent must give details of the proposed use of the property and should include at least the following information (as applicable):

- A statement regarding the proposed use of the property
- The acreage or size of the tract

RZC2022-00033

Received: February 28, 2022

Planning and Development Department



- The zoning classification requested
- The number of lots or number of dwelling units proposed house size proposed
- The density in terms of gross square footage per acre for proposed commercial, industrial, office or institutional use)
- The number of parking spaces
- The height of buildings
- Any requested change in buffers

NOTARIZED SIGNATURES

The application form must have notarized signatures of both the property owner(s) and the Applicant(s), and an attachment if multiple owners are involved.

CONFLICT OF INTEREST CERTIFICATION FORM

This form must be signed, notarized and submitted with the required information.

PROOF OF PAID PROPERTY TAXES

The Applicant must provide proof that current property taxes have been paid on the land proposed for rezoning, change in condition or Special Use Permit. The form provided must be signed by the Applicant, verified and signed by the Tax Commissioner's Office, and submitted when the application is filed. The Tax Commissioner's Office is located at the Gwinnett Justice and Administration Center, 75 Langley Drive, Lawrenceville, GA 30046.

ADDITIONAL INFORMATION:

NOTIFICATION

Staff will provide a list of tax parcel numbers and property owner's names and mailing addresses for properties within 250 feet of the proposed Rezoning, Change in Conditions, or Special Use Permit. Each property owner of record within 250 feet of the subject property must be sent the following information by mail:

- The rezoning, change in conditions, and/or special use permit case number(s)
- The contact person and phone number
- The dates, time and place of the public hearings (Council Chambers, 4th floor, City Hall at 70 S Clayton Street, Lawrenceville, GA 30046
- The submitted application form (first page only)
- The Applicant's letter of intent
- A vicinity map indicating the location of the property

This mailing must go to the Property Owner of Record with the Tax Commissioner's Office, and not to the tenant or lessee of the property. This list will only include tax parcels within the City limits and Gwinnett County.

RZC2022-00033
Received: February 28, 2022
Planning and Development Department



Letters must be mailed with first class postage (certified or registered mail is not required). You **MUST** use Postal Service Form(s) 3877 (copy attached), and include the itemized name and address of each and every addressee, and it must be postmarked no later than the Notification Deadline stated on the parcel list. Each and every PS Form 3877 must be stamped by the U.S. Postal Service showing the date of mailing. The original Postal Service Form(s) 3877 must be submitted to the Planning and Development Department by the Notification Deadline.

TRAFFIC STUDIES

A traffic study is required for a Rezoning or Special Use Permit proposal which meets any of the following criteria:

- Office proposals in excess of 200,000 gross square feet
- Commercial proposals in excess of 250,000 gross square feet
- Industrial proposals which would employ over 500 persons
- Multi-family residential proposals in excess of 200 units

CONVERSION OF RESIDENTIAL STRUCTURES TO COMMERCIAL OR OFFICE USE

- Conversion of an existing one-family or two-family residential structure will typically require substantial code related upgrades to the homes mechanical systems and may require new installation of fire and life safety upgrades.
- Concurrent with the zoning process, the Department suggests that the Applicant consult with a registered architect or third-party engineer to determine the extent and costs of these code related improvements.
- You may contact the Fire Plan Review Sections (678.518.6000) at Gwinnett County with any additional questions regarding building and fire code requirements.

DEVELOPMENT OF REGIONAL IMPACT (DRI)

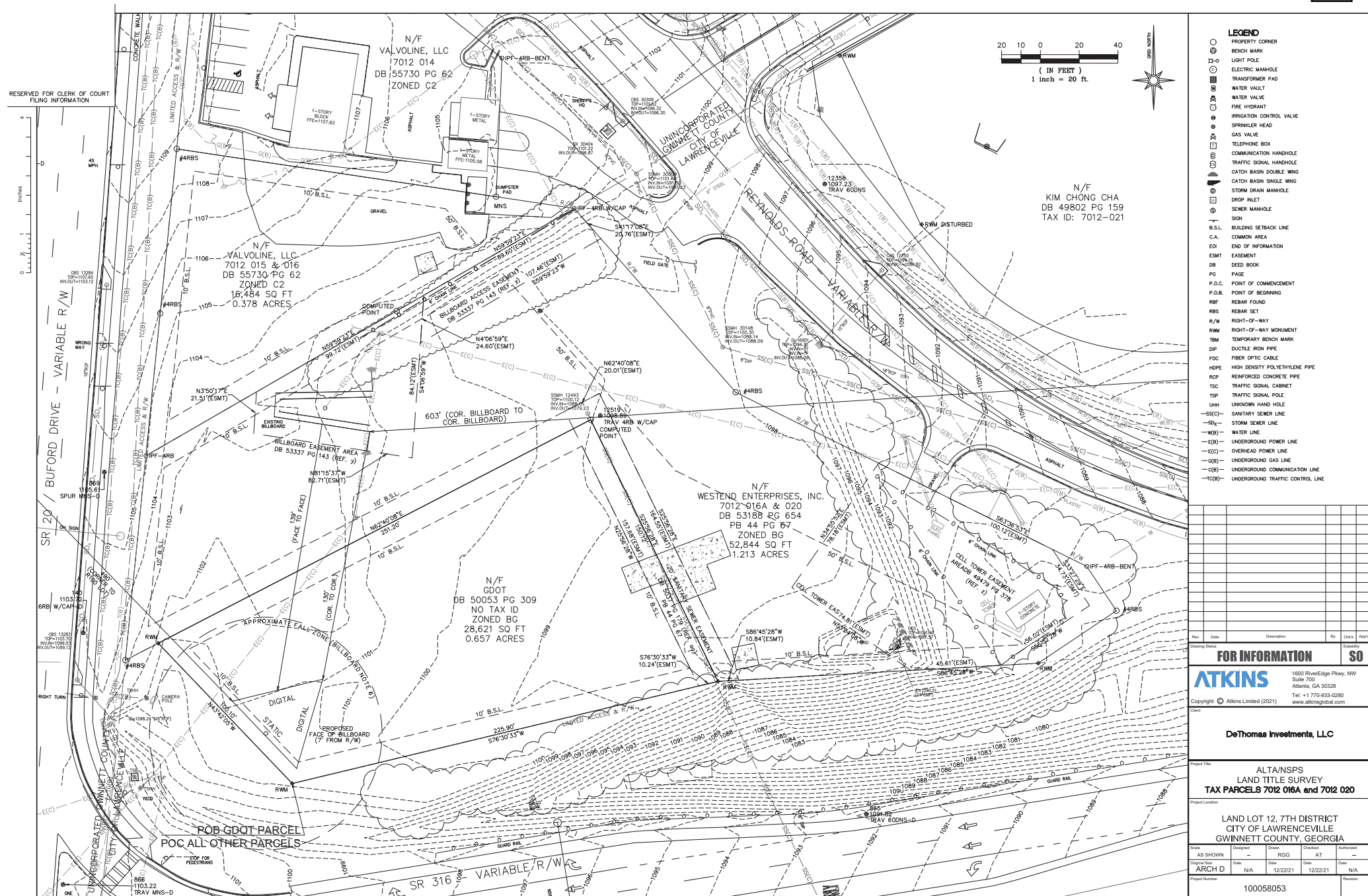
For information regarding thresholds for a DRI please contact the Planning and Development Department.

Letter of Intent
DeThomas Investments, LLC
State Route 20 (Buford Highway at Ramp "Z")
Tax Parcel R7012 017

The Applicant and Owner seek rezoning to BG to allow the relocation of a billboard sign. An existing non-conforming sign is "grandfathered" at a location along Highway GA Hwy. 20. The proposed rezoning would allow the City to permit a new location for that sign more in conformance with the purpose and intent of the City's sign ordinance.

The Applicant respectfully requests approval of the rezoning to permit the sign as shown on the site plan. The Applicant would be happy to meet with City staff, Planning Commission members, Council members and any neighboring property owners as necessary.

If you have any questions or need any additional information, please do not hesitate to contact me.



**GEORGIA DEPARTMENT OF TRANSPORTATION
QUITCLAIM DEED**

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: MSL-0004-00(86)
GWINNETT COUNTY
PARCEL 61R, PI # 0004086
PM # 3349

THIS INDENTURE, made this 11 day of April, ²⁰¹⁹~~2018~~, between the **DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia (herein called "Grantor") and **DeTHOMAS DEVELOPMENT, LLC**. (herein called "Grantee").

WITNESSETH: that the Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever Quitclaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that parcel of land as described in Exhibit "A" and shown on Exhibit "B".

EXCEPTING AND RESERVING those access rights to **State Route 20 (Buford Drive) and Ramp "Z"** as described in Exhibit "A" and as shown on Exhibit "B".

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever.

THIS CONVEYANCE IS MADE SUBJECT TO any easement of record.

THIS CONVEYANCE IS MADE SUBJECT TO any utilities facilities permitted by the Department of Transportation, and any utilities existing on the property at the time of this transfer.

STATE OF GEORGIA
COUNTY OF **FULTON**

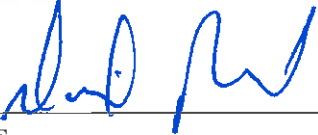
PROJECT: **MSL-0004-00(86)**
GWINNETT COUNTY
PARCEL **61R**, PI # **0004086**
PM # **3349**

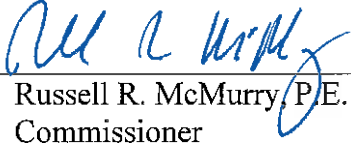
IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

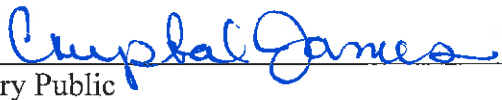
**DEPARTMENT OF
TRANSPORTATION**

An agency of the State of Georgia

Signed, Sealed, and Delivered this the
6 day of December, 2018 in the
Presence of


Witness

BY:  (Seal)
Russell R. McMurry, P.E.
Commissioner


Notary Public

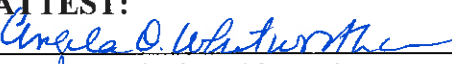
ATTEST:
 (Seal)
Angela O. Whitworth
Treasurer



EXHIBIT “A”

PROJECT NO.:	MSL-0004-00(86)	GWINNETT COUNTY:
P. I. NO.:	0004086	
PARCEL NO.:	PARCEL 61R	
AREA:	0.656 ACRES	
P.M. #:	3349	

All that tract or parcel of land lying and being in Land Lot 12 of the 7th Land District, Gwinnett County, Georgia, being more particularly described and designated as “Parcel 61R” as follows:

Beginning at a concrete right of way marker at the northwest and westernmost corner of Parcel 61R, 100.29 feet left of and opposite Station 85+22.74 on the construction centerline of State Route 20, Buford Drive, on Georgia Highway Project MSL-0004-00(86). Said point being shown and designated as right of way point number SVX018812 on Exhibit “B”.

Thence proceeding northeasterly leaving the easterly r/w of State Route 20, Buford Drive, along the original northwesterly property line of Parcel 61R a bearing of N 62° 37’ 03” E for a distance of 250.99 feet to a point. Said point being 230.83 feet right of and opposite Station 3336+88.47 on said construction centerline of Ramp “Z”, on Georgia Highway Project MSL-0004-00(86). Said point monumenting the northeast and northernmost corner of said Parcel 61R and shown and designated as r/w point number SVX018813 on Exhibit “B”.

Thence proceeding southeasterly along the east property line of Parcel 61R a bearing of S 25° 59’ 33” E a distance of 150.00 feet to a concrete right-of-way marker 87.25 feet right of and opposite Station 3336+45.04 on said construction centerline of Ramp “Z” on Georgia Highway Project MSL-0004-00(86). Said concrete right-of-way marker monumenting the southeast and easternmost corner of said Parcel 61R. Said concrete right-of-way marker being located along the northeasterly r/w of Ramp “Z” and as shown and designated as r/w point number SVX018300 on Exhibit “B”.

Thence proceeding southwesterly along the southerly property line of Parcel 61R and the northerly r/w of Ramp “Z” a bearing of S 76° 27’ 12” W for a distance of 225.63 feet to a concrete right-of-way marker monumenting the southernmost corner of Parcel 61R. Said concrete right-of-way marker being 70.00 feet left of and opposite Station 3338+70.00 on said construction centerline of Ramp “Z” on Georgia Highway Project MSL-0004-00(86). Said concrete right-of-way marker being along the southerly property line of said Parcel 61R and the northerly r/w of Ramp “Z”. Said concrete right-of-way marker being shown and designated as r/w point number KC50579 on Exhibit “B”.

Thence proceeding northwesterly along the westerly property line of Parcel 61R and along the mitered intersection of State Route 20, Buford Drive and Ramp “Z” a bearing of N 43° 47’ 27” W for a distance of 100.08 feet to a concrete right-of-way marker monumenting the westernmost corner of Parcel 61R and **THE TRUE POINT OF BEGINNING**. Said concrete right-of-way marker being located 100.29 feet left of and opposite Station 85+22.74 on the construction centerline of State Route 20, Buford Drive, on Georgia Highway Project MSL-0004-00(86). Said point being shown and designated as right of way point number SVX018812 on Exhibit “B”.

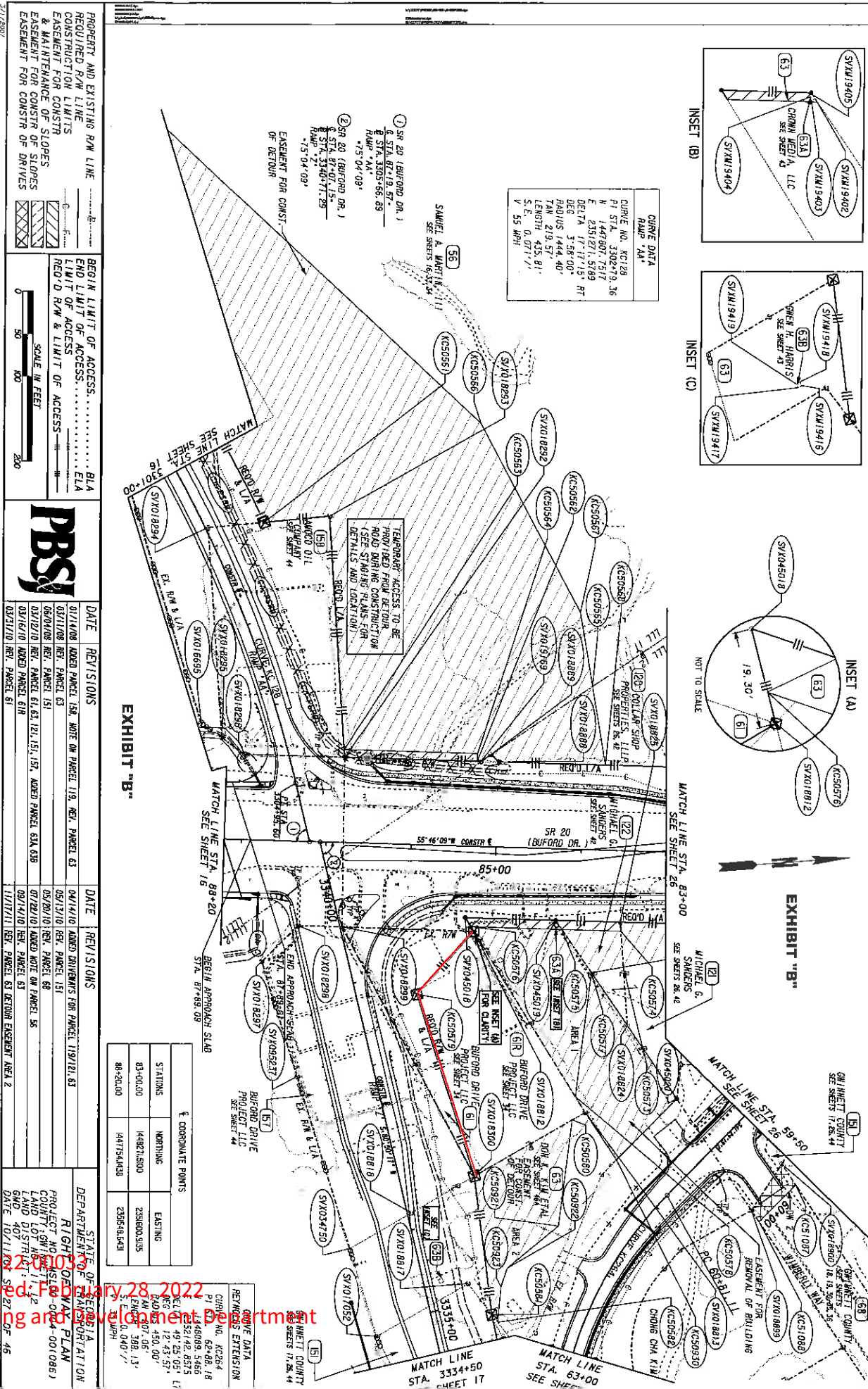
Said tract or parcel of land contains **0.656 acres** and is the complete tract of that remainder defined as **Parcel 61R** previously conveyed from **Buford Drive Project, LLC** to **Ga. Dept. of Transportation** in Deed Book 50053 Page 300-307, dated April 28, 20104 of Gwinnett County, Georgia, records.

EXCEPTING AND RESERVING those access rights to **State Route 20, Buford Drive, and Ramp “Z”** as described in Exhibit “A” and shown in red on Exhibit “B”. Said access rights **BEGINNING** at a concrete right-of-way marker monumenting the southeast and easternmost corner of Parcel 61R. Said concrete right-of-way marker being 87.25 feet right of and opposite Station 3336+45.04 on said construction centerline of Ramp “Z” on Georgia Highway Project MSL-0004-00(86). Said concrete right-of-way marker being located along the northeasterly r/w of Ramp “Z” and as shown and designated as r/w point number SVX018300 on Exhibit “B”.

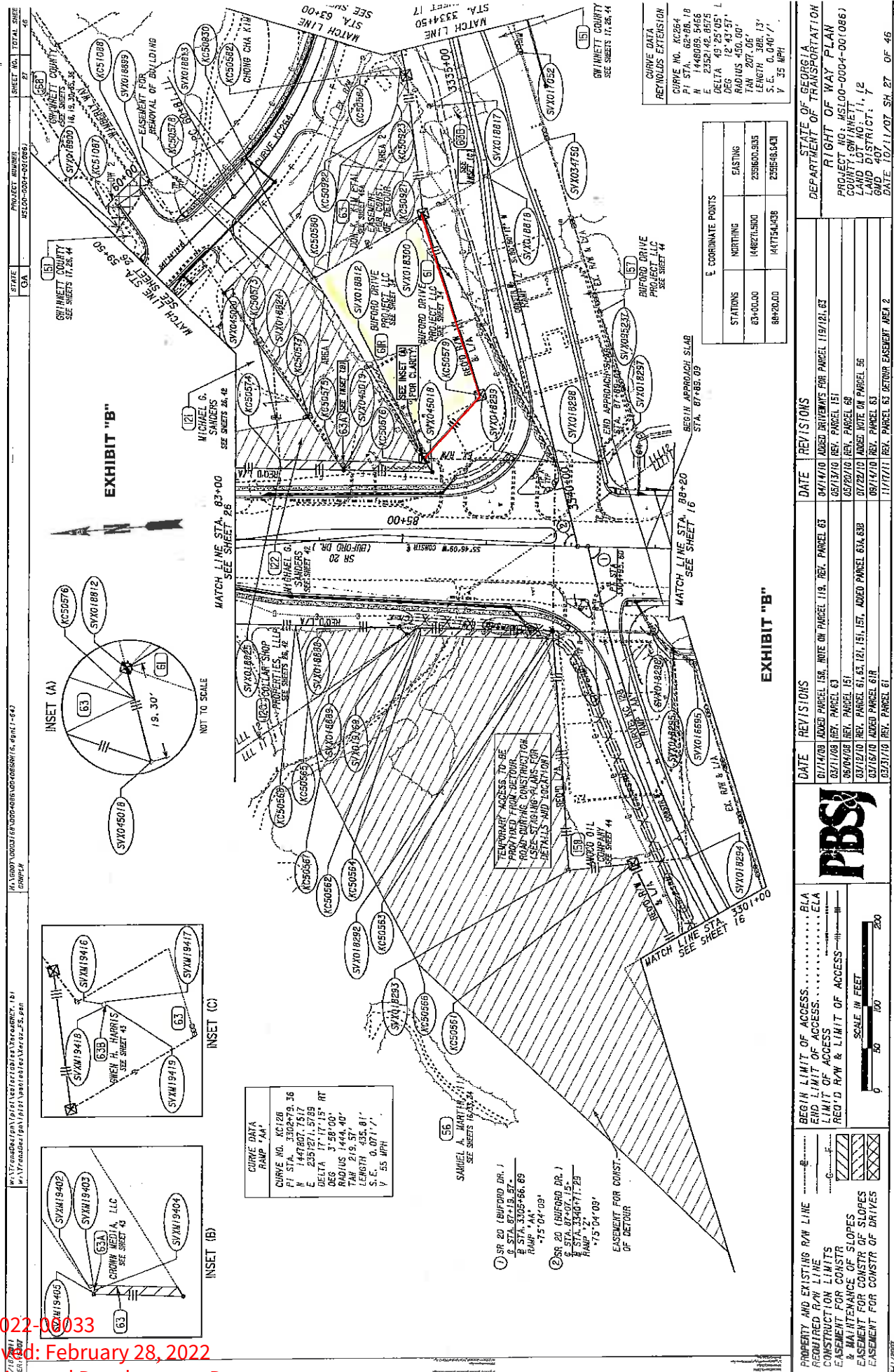
Thence proceeding southwesterly along the southerly property line of Parcel 61R and the northerly r/w of Ramp “Z” a bearing of S 76° 27’ 12” W for a distance of 225.63 feet to a concrete right-of-way marker monumenting the southernmost corner of Parcel 61R. Said concrete right-of-way marker being 70.00 feet left of and opposite Station 3338+70.00 on said construction centerline of Ramp “Z” on Georgia Highway Project MSL-0004-00(86). Said point being along the southerly property line of said Parcel 61R and the northerly r/w of Ramp “Z”. Said concrete right-of-way marker being shown and designated as r/w point number KC50579 on Exhibit “B”.

Thence proceeding northwesterly along the westerly property line of Parcel 61R and along the mitered intersection of State Route 20, Buford Drive and Ramp “Z” a bearing of N 43° 47’ 27” W for a distance of 100.08 feet to a concrete right-of-way marker monumenting the westernmost corner of Parcel 61R and **ENDING** of said access rights. Said concrete right-of-way marker being located 100.29 feet left of and opposite Station 85+22.74 on the construction centerline of State Route 20, Buford Drive, on Georgia Highway Project MSL-0004-00(86). Said point being shown and designated as right of way point number SVX018812 on Exhibit “B” Containing 325.71 Lineal Feet of Rights of Access.

This conveyance is made subject to any easement of record and any utilities facilities permitted by the Department of Transportation.



RZC2022-005133
 Received: February 8, 2022
 Planning and Development Department



CITY OF LAWRENCEVILLE *****

P.O. Box 2200
Lawrenceville, GA 30046
(770) 963-2414

Date: 02/09/2012

-SIGN PERMIT-

17809

INT: LAMAR ADVERTISING
ON: 733 BUFORD DRIVE

CITY OF LAWRENCEVILLE

RECH: 04306433 2/09/2012 10:01 AM
OPER: JE TERM: 004
REF#: 2674656

TRAN: 246.0000 SIGN PERMITS
17809/LAMAR ADVERTISING
SIGN PERMITS 672.00CR

TENDERED: 672.00 CHECK
APPLIED: 672.00-

CHANGE: 0.00

Applicant's Signature

Dennis Biller
Planning and Zoning Administrator
(Chief Building Inspector)

REC-2022-00033 SUP2022-00059 SUP2022-00065

Received: March 4, 2022

Planning and Development Department

— PERMIT FEES MAINTENANCE —

Permit Number: 17809

Applicant: LAMAR ADVERTISING

Building Permit Fee:	\$0.00	Plan Review Fee:	\$0.00
Sign Fee:	\$672.00	Development Fee:	\$0.00
Certificate Occ Deposit:	\$0.00	Temporary Electric:	\$0.00
Detector on City Main: No		Sewer Development Permit:	\$0.00
Size: 0	Detector Fee: \$0.00	Sewer Development Impact:	\$0.00
# of Ponds: 0		Sewer Building Connection:	\$0.00
	Detention Fee: \$0.00	Sewer Connection Permit:	\$0.00
Total Misc Fees:	\$672.00	Utility Deposit:	\$0.00
Total Sewer Tap:	\$0.00		
Water Tap:	\$0.00	Meter Size: 0	# Taps: 0
Gas Tap:	\$0.00	Capacity: 0	Cap Type:
Hot Water: No	Furnace: No	** Total Tap Fees **	\$0.00
Other: No	DF Heat: No		
Total Due:	\$672.00	Opened: 12/09/2012	Closed:

RZC2022-00033 SUP2022-00059 SUP2022-00065

Received: March 4, 2022

Planning and Development Department

Field Investigation Results

Working Number : 740264

Field Agent : Tammi Mullen

- *1. **Type of road on which proposed sign is located:** Primary Road
- *2. **Is the proposed sign location within the blocked-out area ?** No
- *3. **Is there a permitted sign within 1,000 feet on the same side of the roadway ?** Yes
Distance: 617 Permit #: D3832
- *4. **Has the sign been erected ?** No
- *5. **Is any other sign erected at this location ?** No

Comments for Other Signs :

- *6. **Proposed location is:**
3775 feet EAST of milepost # 14
209 feet EAST of Reynolds Road
- *7. **Does the location fall within the area of an existing right of way project ?**
Yes, Project Numbers & Comments : Project is underway.

- 8. **Limited/controlled access property only :**
Does this location have apparent access other than the highway rights of way?

- *9. **Is the property developed ?** No
100 Distance to nearest development (if within 1,000 feet of sign)

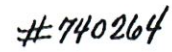
- 10. **Unzoned Area Only :**
Number of residences within 300 feet of sign location, where the residence owner is:
Different from owner of land on which sign is located
Distance to nearest development (If within 1,000 feet of sign)
Distance to nearest commercial activity, if located on the same side of interstate 100
Note : Please attach at least one photograph of nearest commercial activity.

- *11. **Inspection Date :** 04/04/2012
- 12. **Field Recommendation :** Approved
- *13. **Field Comment:** Approval recommended.
- 14. **Select Upload File:**

Uploaded Files: [View All Images](#)

RZC2022-00033 SUP2022-00059 SUP2022-00065

Received: March 4, 2022



Note: SR 20 is a West to East roadway.

COUNTY GWINNETT DISTRICT: 1
PERMIT NUMBER _____
WORKING NUMBER 740264
APPLICANT LAMAR OUTDOOR ADVERTISING-ATLANTA
PHYSICAL ADDRESS: 6597 PEACHTREE INDUSTRIAL BLVD.
NORCROSS, GA 30092

BILLING ADDRESS: SAME AS ABOVE

STATE ROUTE 20

MILE LOG 14.72

OTHER DESCRIPTION _____

	DATE	DATE RENEWED
PRE-FIELD CHECK	_____	_____
RECEIPT NO. <u>65318</u>	<u>03/26/2012</u>	_____
FIELD CHECK	OUT _____ IN _____	_____
RETURNED TO DISTRICT	OUT _____ IN _____	_____
RETURNED FOR CORRECTION	_____	_____
RESUBMITTED	_____	_____
APPROVED	_____	_____
SENT TO APPLICANT	_____	_____
REFUND REQUESTED	_____	_____

COORDINATOR: BRIAN ASHERBRANNER

FEB 22 2012

Keith Golden, P.E., Commissioner



GEORGIA DEPARTMENT OF TRANSPORTATION

One Georgia Center, 600 West Peachtree Street, NW
 Atlanta, Georgia 30308
 Telephone: (404) 631-1000

February 20, 2012

Lamar Outdoor Advertising-Atlanta
 6597 Peachtree Ind. Blvd.
 Norcross, GA 30092

Dear Sir or Madam:

Re: Outdoor Advertising Conforming Permit

Enclosed please find a copy of the following conforming permit issued to Lamar Outdoor Advertising - Atlanta, as well as the identification tag which must be attached to the first sign support of each sign structure so as to be visible from the roadway (Department of Transportation Rules and Regulations §672-6-.05):

Permit Number	Working Number	Location	Milepost	S.R.	County	Side of Roadway
D3840	740242	3805ft. EAST	14	002000	Gwinnett	North

The above referenced sign must be erected at the exact location for which they are permitted. It is the responsibility of the sign owner to ensure the correct placement of the outdoor advertising sign and structure and to relocate it at his/her expense in the event of an error.

These permits shall be valid for one (1) year from the effective date of February 20, 2012. The permit is issued for and "shall be valid only if the signs are erected and maintained in accordance with this part during the twelve (12) month period" following the effective date of the permit (O.C.G.A. §32-6-74). The renewal period for this permit is January 1 to April 1 of each year.

A renewal notice will be mailed to the sign owner each December following the year of issuance. If the renewal fee is not received by April 1 of each year, the Department will notify the sign owner that the renewal fee is overdue and give the sign owner forty-five (45) days to submit the appropriate fee. If the sign owner does not send the permit renewal fee within forty-five (45) days after the postmark of such notice, the permit shall expire and the sign shall then become an illegal sign.

Please send electronic photographs of the outdoor advertising sign and identification tag location within ten (10) days of the sign erection.

If you have any questions or concerns, please contact our office at (404) 631-1392.

Sincerely,

Bill Wright
 Outdoor Advertising

Enclosure

cc: Tammi Mullen, Outdoor Advertising Agent
 File

RZC2022-00033 SUP2022-00059 SUP2022-00065
 Received: March 4, 2022
 Planning and Development Department

DEPARTMENT OF TRANSPORTATION

One Georgia Center
600 West Peachtree Street N.W., 10th Floor
Atlanta, Georgia 30308

APPLICATION AND PERMIT FOR AN OUTDOOR ADVERTISING SIGN
TYPE OR PRINT LEGIBLY (Please sign original in blue ink- ALL SECTIONS MUST BE COMPLETED)

Rev. Aug. 2011 JANUARY 6, 2012
Date of Application

Name of Applicant
LAMAR ADVERTISING
Address
6597 PEACHTREE INDUSTRIAL BLVD
City NORCROSS State GA Zip 30092
Phone (770) 447-8610
F.E.L.# or S.S.# (Whichever applicable) 721462298

Working Number
740242
Name of Landowner
DON KIM
Address
212 SWANSON DRIVE
City LAWRENCEVILLE State GA Zip 30043
Phone (678) 549-9446

Property Information: Parcel Number R7012 061A Parcel Size .74 AC Parcel Dimensions APX 120 x 160
Sign Location: State Route No. 20, in WINNETT County, 10 feet from the nearest edge of right-of-way
on the E side of the roadway and 4000 feet from milepost number 14. 3805' E MP 14
Sign Description: Delineate size desired of each face to be permitted. Number of faces 2

Length <u>48'</u>	Height <u>14'</u>	Area <u>672</u>	Sq. Ft. Viewed from the <u>NORTH</u>	Direction
Length <u>48'</u>	Height <u>14'</u>	Area <u>672</u>	Sq. Ft. Viewed from the <u>SOUTH</u>	Direction
Length	Height	Area	Sq. Ft. Viewed from the	Direction
Length	Height	Area	Sq. Ft. Viewed from the	Direction

Type of Construction (circle all that apply): Single Face ☐ Back-to-Back ☒ Double Face ☐ Type-V ☒ Illuminated ☒

Is this sign in place? Yes ☐ No ☒ If yes, date sign erected

Is sign located within the Corporate Limits of a Municipality? Yes ☒ No ☐ Name: LAWRENCEVILLE

Is sign to be located in a zoned jurisdiction? (Yes) No

How far is it to the nearest commercial or industrial activity in feet 200'

Name of Activity PENNZOIL LUBE 3000

Residence Owner- Un-zoned areas only: Written consent of the owners of all residences within 300 feet (if different from the owner of the land on which the sign is to be located) must be provided (use additional sheets if necessary)

I hereby give my consent for the sign described on this application to be erected within 300 feet of my residence.

Residence Owner

Date

Applicant - Landowner Affidavit

State of GEORGIA, County of DEKALB

I, TIM ADRIEN FOR LAMAR (Applicant) and I, SEE ATTACHED LEASE (Landowner) who being duly sworn do swear that the information given herein is true to the best of their knowledge and belief that we will comply with Georgia Code 32-6-70 through 32-6-97 and the Rules and Regulations of the Georgia Department of Transportation covering the granting, renewal, and revocation of permits for Outdoor Advertising and that the Agent for the applicant attests that he has the authority to contract in this matter and that the landowner does hereby acknowledge that the applicant has my consent to erect and maintain said advertising sign and that both applicant, landowner, and their assigns herein grant to the DOT the right to enter the property in question for the purpose of inspecting said sign or remove any illegal sign. We also agree to hold the DOT harmless and indemnify the Department for any damages caused either directly or indirectly by the erection and maintenance of said structure. In lieu of the landowner's acknowledgment, attach a lease or dated statement signed by the landowner (identify sign location by State Route, County, side of roadway, and distance to milepost). Should the landowner be represented by an Agent in this matter, identification of said Agent's authority which is satisfactory to the Department is required. A dated statement of lease must include a right of entry in favor of the Department for the purpose of inspecting said sign site or to remove any illegal sign.

Signed, sealed, and delivered this the 6th day of January 2012.

Sharon Phillips Notary Public

TIM ADRIEN FOR LAMAR
Print Applicant Signature/Agent

DON KIM
Print Landowner Signature/Agent

Approval Recommended

Don K. Williams
Outdoor Advertising Regional Coordinator

This permit is granted to erect and/or maintain the above described sign adjacent to State Route 20 in Gwinnett county, Georgia for a period of one year. This is not a building permit. Nothing in this permit shall be construed to abrogate or affect any lawful ordinance, regulation or resolution which is more restrictive than State Law as it pertains to the structure permitted. (O.C.G.A. 32-6-97)

This 20th day of Feb. 2012
Sharon Phillips
Chief Engineer

My Commission Expires 2/7/2015
TIM ADRIEN FOR LAMAR
Sign Applicant Signature/Agent

SEE ATTACHED LEASE
Sign Landowner Signature/Agent

For DOT Use Only

Don K. Williams
Outdoor Advertising Manager

Don K. Williams
Outdoor Advertising Agent

RZC2022-00059 SUP2022-00059 SUP2022-00065

Received: March 4, 2022

Planning and Development Department

FEB 27 2012

Keith Golden, P.E., Commissioner



GEORGIA DEPARTMENT OF TRANSPORTATION

One Georgia Center, 600 West Peachtree Street, NW
 Atlanta, Georgia 30308
 Telephone: (404) 631-1000

February 23, 2012

Lamar Advertising-Atlanta
 Attn: Tim Adrien
 6597 Peachtree Industrial Blvd.
 Norcross, GA. 30092

Re: Outdoor Advertising Conforming Permit
 Location: Gwinnett County

Dear Mr. Adrien:

This letter is in response to your request to revise an outdoor advertising sign being maintained under DOT permit number D3840 in Gwinnett County, the City of Lawrenceville for a multi-message display(s) described as:

Permit Number	Working Number	Location	Milepost	S.R.	County	Side of Roadway
D3840	740242	3805ft. East	14	002000	Gwinnett	North

Enclosed, please find your approved application for revision. The approved revision will be valid for twelve (12) months from the effective date of February 21, 2012. This revision is subject to and made conditional upon the granting of any required local building permits or compliance with more restrictive local zoning, ordinance, or regulations, if any, at time said revisions are in fact made.

All revisions must be completed prior to the expiration date. In the event the revisions are not completed within the time allotted, the permit will revert back to the original sign configuration prior to the approved revision.

Further, all revisions must be completed prior to the anniversary/expiration date of the original permit should there not be an existing sign structure at the location. The revision of the above referenced permit is not an extension of the 12-month time allotted to erect a sign under the original permit.

Should you have any questions concerning this matter, contact Pam Hooks, Outdoor Advertising Office Manager at (404) 631-1392.

Sincerely,

Bill Wright
 Landscape Architect Manager/ODA

BW/twh

Enclosure

cc: Tammi Mullen, Outdoor Advertising Agent
 File

RZC2022-00033 SUP2022-00059 SUP2022-00065

Received: March 4, 2022

Planning and Development Department

GEORGIA DEPARTMENT OF TRANSPORTATION APPLICATION FOR MULTIPLE MESSAGE SIGN

"Multiple Message" sign means, a sign, display, or device, which changes the message or copy of the sign electronically or mechanically by movement or rotation of panels or slats. O.C.G.A. §32-6-71

DOT permit number 13840

Check here if this application is to change the multi-message type for an already permitted multiple message sign

APPLICANT:

Applicant: LAMAR ADVERTISING
Address: 6397 PEACHTREE INDUSTRIAL BLVD
NORCROSS, GA 30092
Phone: (770) 447-8610

Landowner: DON KIM
Address: 212 SWANSON DR.
LAWRENCEVILLE, GA 30043
Phone: (678) 549-9446

SIGNATURE OF APPLICANT OR AGENT:

All Signs:

Sign Location:

State Route 20, on the N / S W side of the roadway at milepost 14.75, City of LAWRENCEVILLE, County of WINNETT Georgia.

Sign Description:

Multiple Message type: Mechanical Electronic ✓

Number of Faces: 2 Size of Faces: 672

Configuration: Single Face Back to Back Side by Side V-Type ✓

Number of faces to be Multiple Message: 2 Direction(s) Multiple Message Signs will be viewed from: NORTH & SOUTH

Electronic Signs Only:

After Hours contact: Name JIM ROUSSEAU Phone: (770) 314-5253

Local Government Approval:

[FOR CITY OR COUNTY USE ONLY]

I hereby certify that the City or County of LAWRENCEVILLE allows they type multiple message sign (mechanical or electronic), provided all zoning requirements are met at the time application for building permit is submitted.

Name of Authorized Official: JOSHUA M. BERGERON

Signature of Authorized Official: [Signature]

Title of Authorized Official: CITY PLANNER

City of LAWRENCEVILLE, County of WINNETT, Date 01-06-12

Departmental Approval:

[FOR DEPARTMENT USE ONLY]

Approval for Multiple Message Sign

Note: This is not a building permit. Nothing in this permit shall be construed to abrogate or affect any lawful ordinance, regulation or resolution which is more restrictive than State Law as it pertains to the structure permitted. (O.C.G.A. 32-6-97) In the event this multiple message application is approved, all work must be completed within twelve (12) months from the date of approval, and the underlying outdoor advertising permit must also be kept in good standing during the entire twelve (12) month period.

Effective Date 2/21/2012

Rachel S. Brown
Maintenance Activities Engineer

[Signature]
Outdoor Advertising Control Manager



RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department

Georgia Department of Transportation
One Georgia Center
600 West Peachtree Street NW
Atlanta, Georgia 30308 (Please sign original in blue ink)

Local Government Certification for Outdoor Advertising

PART 1.

I hereby certify that the (City of) (County of) LAWRENCEVILLE
(Check all that apply):

- ☒ Has a zoning plan and ordinances dated 2005.
- ☐ Does not have a zoning plan and ordinances.
- ☐ Has other land use controls or ordinances. Please specify:

- ☐ Has a sign ordinance dated _____ separate from any zoning or land use plan.
- ☒ Has a sign ordinance which requires sign spacing of more than 500', size or height limits, or includes the "I-95 plan".
Please specify:

ARTICLE X OF ZONING ORDINANCE BUT APPROVED
LOCATION, SIZE & HEIGHT VIA AGREEMENT ~~BE~~ BETWEEN
CITY OF LAWRENCEVILLE & ADVANTAGE DATED 12-21-11.

- ☐ Has no sign controls of any kind.

PART 2.

Current zoning of the parcel where the sign is to be located.

BUSINESS GENERAL (BG)

Approved uses for this zoning type

MANY RETAIL & COMMERCIAL FOUND IN SECTION
7.

Date of MOST RECENT zoning of this parcel UNKNOWN

Previous zoning of this parcel

BG SINCE ANNEXATION

I JOSHUA M. FERGUSON, a duly qualified official of the City county of

LAURENCEVILLE, do hereby certify that I have reviewed the location and description of the outdoor advertising structure described on the attached application and find the sign is to be located in an area appropriate for such structures and is in compliance with all local laws, ordinances or regulations. I further understand that in evaluating any application for an Outdoor Advertising permit GDOT does not review for compliance with local ordinances and that any such permit issued by GDOT is not a building permit.

This the 06 day of JANUARY, 20 12.

Authorized Official Signature

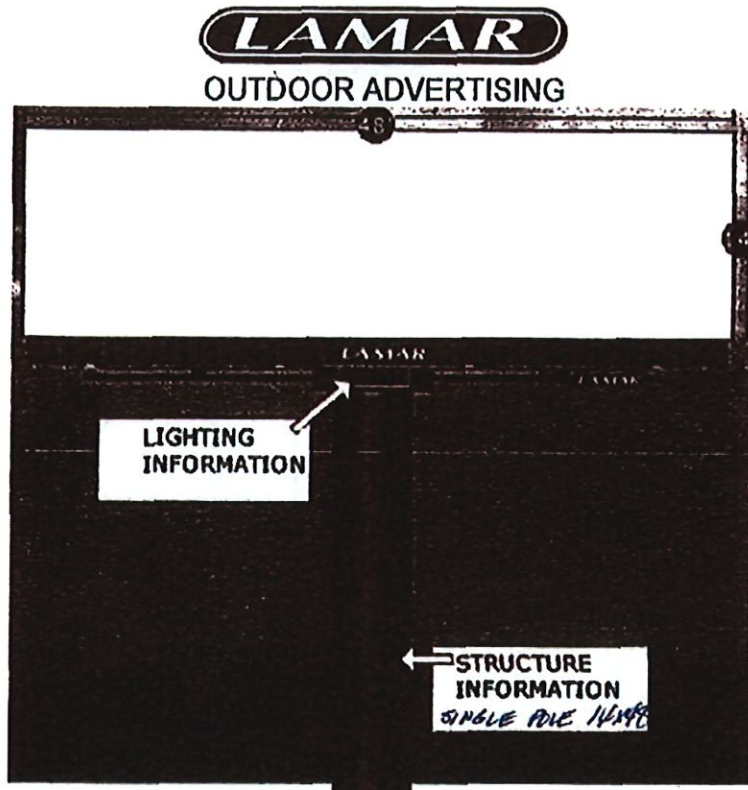
CITY PLANNER
Title



Google earth

feet
meters 200 800





HAGL _____

OVERALL HEIGHT 50'

ADDITIONAL COMMENTS:

BULLETIN
CENTER MOUNT
SINGLE POLE

gwinnettcountry

Tax Assessor's Office

Secure Login

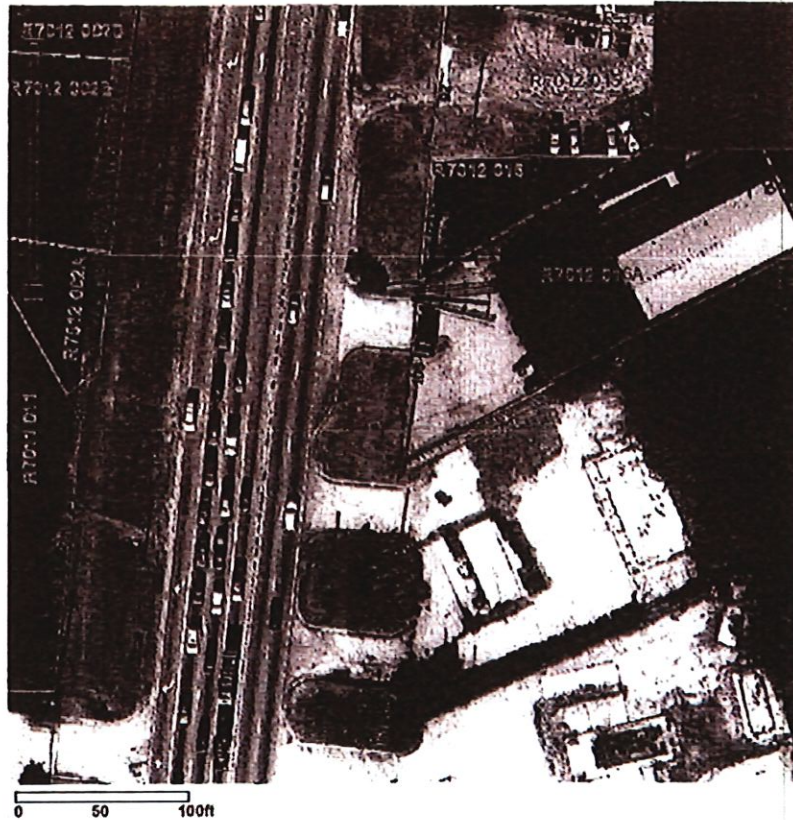
Steve Pruitt, Division Director

Real Property eFile System My Portfolio Gwinnett Assessor

Base Maps Map Layers

Your search returned 1 records.

KIM DON KIL
212 SWANSON DR
LAWRENCEVILLE,
GA 30043-8529
Land: \$388,200
RETAIL-MULTI Improvements: \$276,900
OCCUPANCY 0.74 Total Market: \$665,100
ACRES
733 BUFORD DR LAWRENCEVILLE 30043 | R7012
016A

[Map It!](#)

Terms Of Use Privacy Statement Copyright 2011 by Gwinnett County Assessor's Office

THE SIGN AND BUILDING SHOWN
HAVE BEEN REMOVED

PREVIOUS PERMIT C0409

99205

OK# 740242

		DEPARTMENT OF TRANSPORTATION		# 64549
STATE OF GEORGIA		2 CAPITOL SQUARE		Nº 82642
ATLANTA, GEORGIA 30334				
Received of	Tim Adrien (Lamar Atl.)		Date	Jan. 11 2012
Street	6597 Peachtree Ind. Blvd.	City	Norcross	State GA
Two hundred fifty dollars and 00/100			Dollars \$	250.00
Descriptive Section New Application fee (partial pymt) per permit # D3840				
Payment made by: application # 2				
DEPARTMENT OF TRANSPORTATION				
Cash	☐			
Check	☒ No. 1447			
Money Order	☐ No.			
			By: Tanya C. West/Harris	

OK# 740242

		DEPARTMENT OF TRANSPORTATION		# 64548
STATE OF GEORGIA		2 CAPITOL SQUARE		Nº 82643
ATLANTA, GEORGIA 30334				
Received of	Tim Adrien (Lamar Atl.)		Date	Jan. 11 2012
Street	6597 Peachtree Ind. Blvd.	City	Norcross	State Ga
Fifty dollars and 00/100			Dollars \$	50.00
Descriptive Section New Application fee (1st of partial pymt) per Permit # D3840				
Payment made by: application # 2				
DEPARTMENT OF TRANSPORTATION				
Cash	☐			
Check	☒ No. 1446			
Money Order	☐ No.			
			By: Tanya C. West/Harris	



R2C2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022



02 28 2022

RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department



02 28 2022

R2C2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022

Planning and Development Department



R2C2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022

Planning and Development Department



02 28 2022

R202822-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022

Planning and Development Department



02 28 2022
RZC2022-00033 SUP2022-00029 SUP2022-00031
Received: March 4, 2022
Planning and Development Department



02 28 2022

RZU2022-00055 SUP1012-00055 SUP2022-00065
Received: March 4, 2022

Planning and Development Department



02 28 2022

RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022

Planning and Development Department



LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

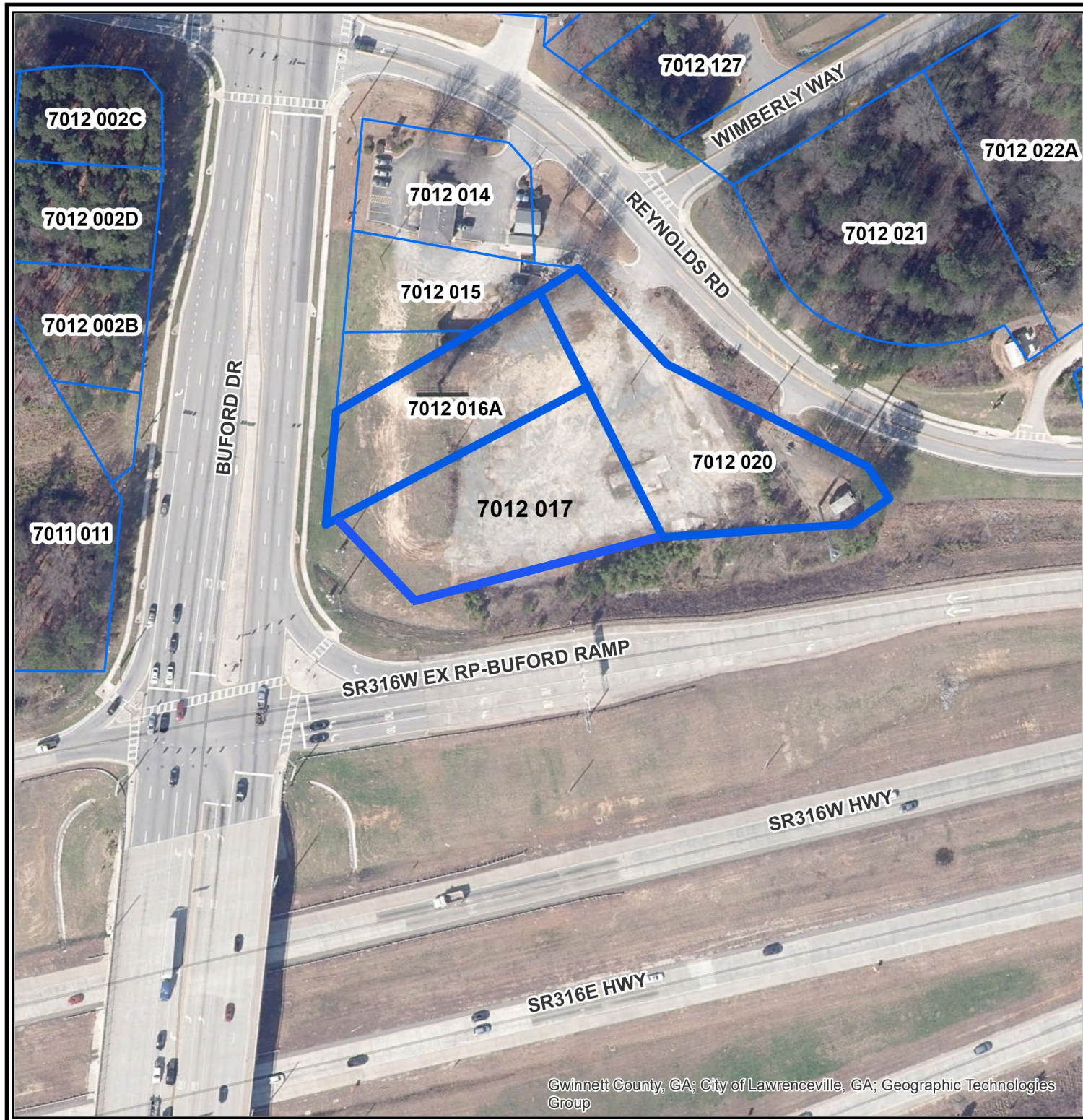
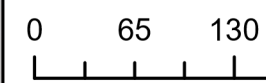
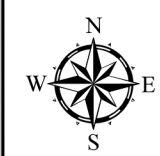
File #: RZC2022-00033
SUP2022-00059
SUP2022-00065

Applicant:
Dethomas Investments, LLC.

Property Owner:
Dethomas Investments, LLC.

Legend

- Subject Parcels
- Parcels
- Roads





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #: RZC2022-00033
SUP2022-00059
SUP2022-00065

Applicant:
Dethomas Investments, LLC.

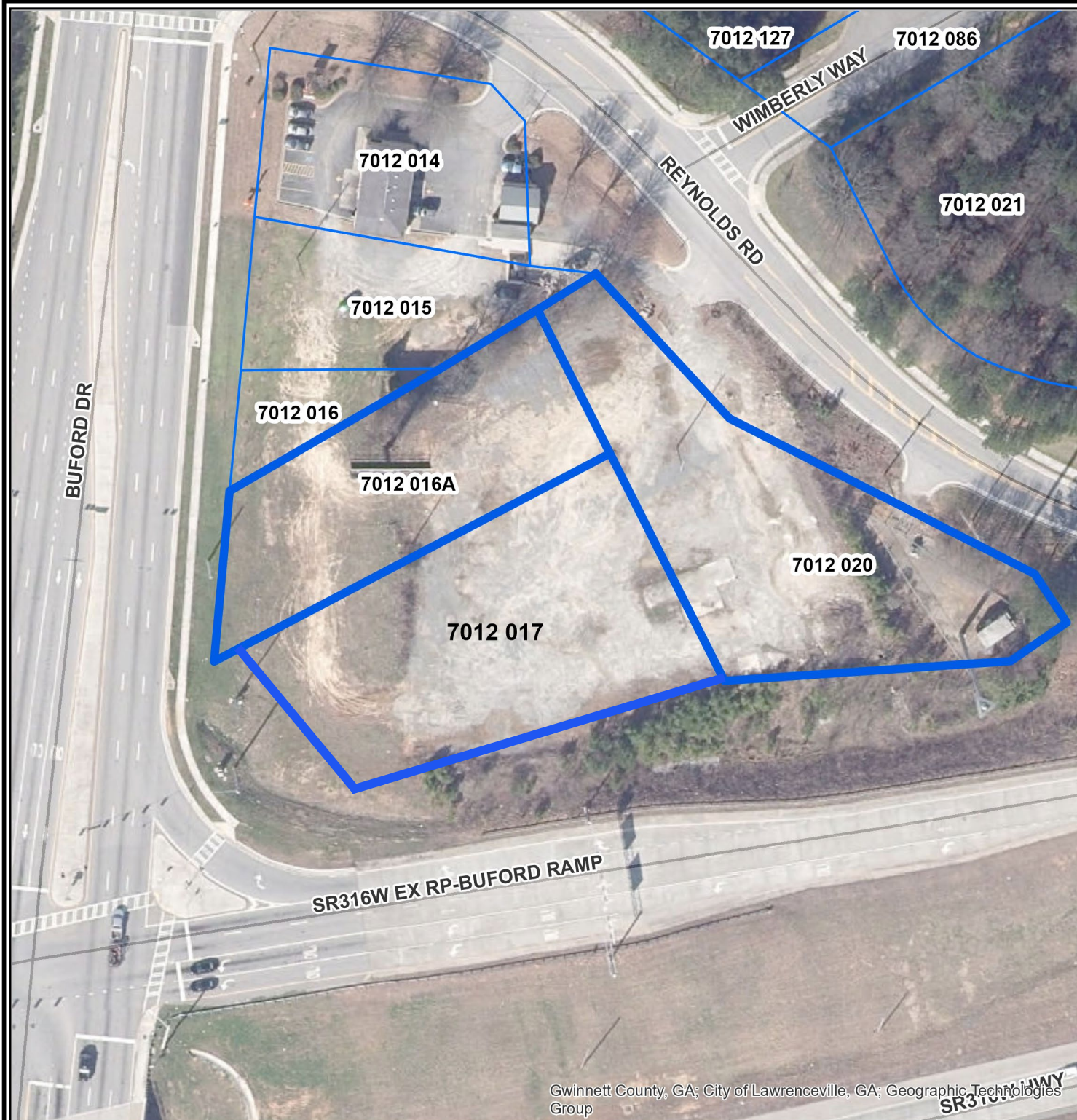
Property Owner:
Dethomas Investments, LLC.

Legend

-  Subject Parcels
-  Parcels
-  Roads



0 45 90





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZC2022-00033
SUP2022-00059
SUP2022-00065

Applicant:
Dethomas Investments, LLC.

Property Owner:
Dethomas Investments, LLC.

Legend

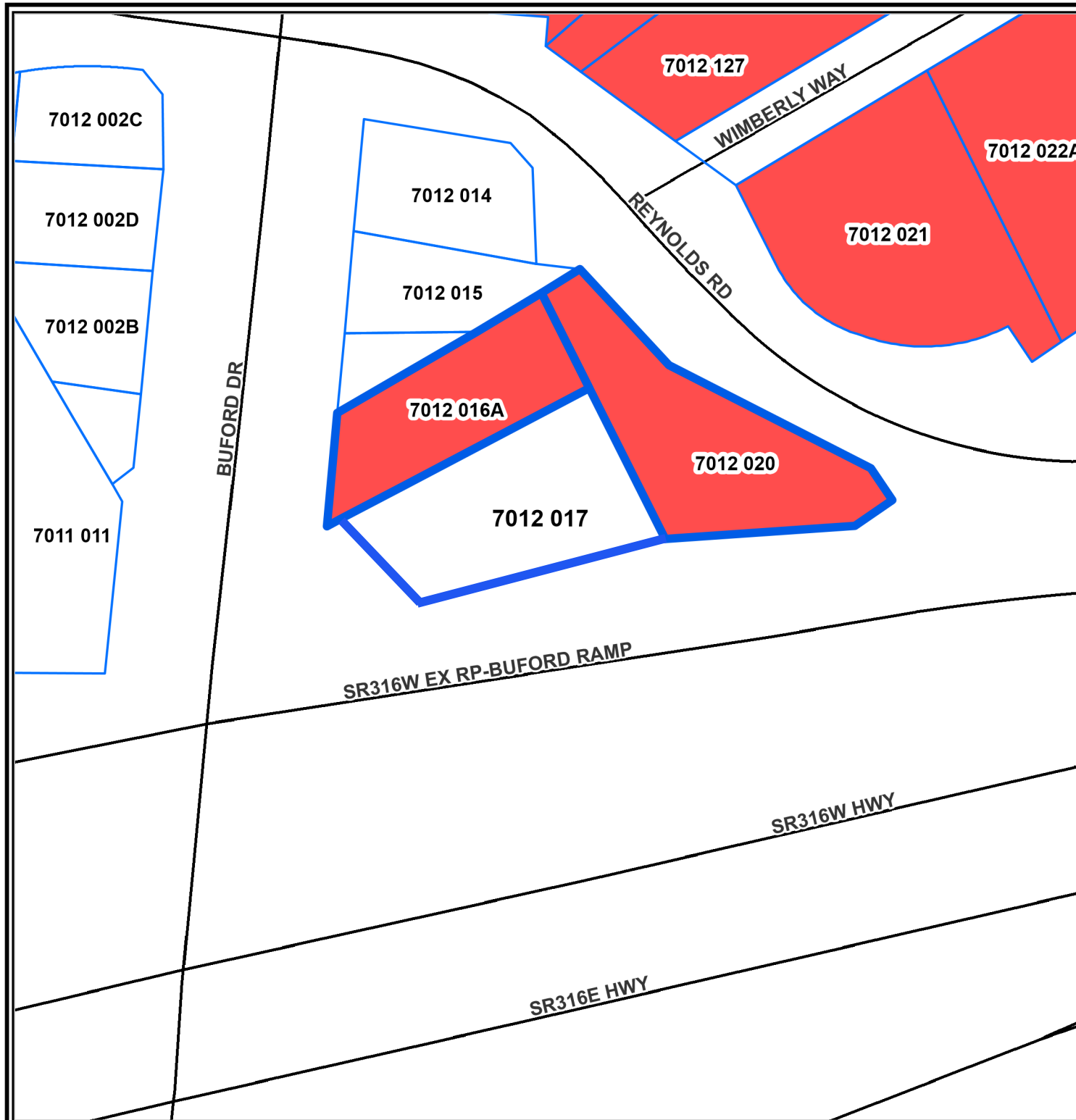
-  Subject Parcels
-  Parcels

Zoning Districts

-  BG General Business
-  Roads



0 65 130





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZC2022-00033
SUP2022-00059
SUP2022-00065

Applicant:
Dethomas Investments, LLC.

Property Owner:
Dethomas Investments, LLC.

Legend

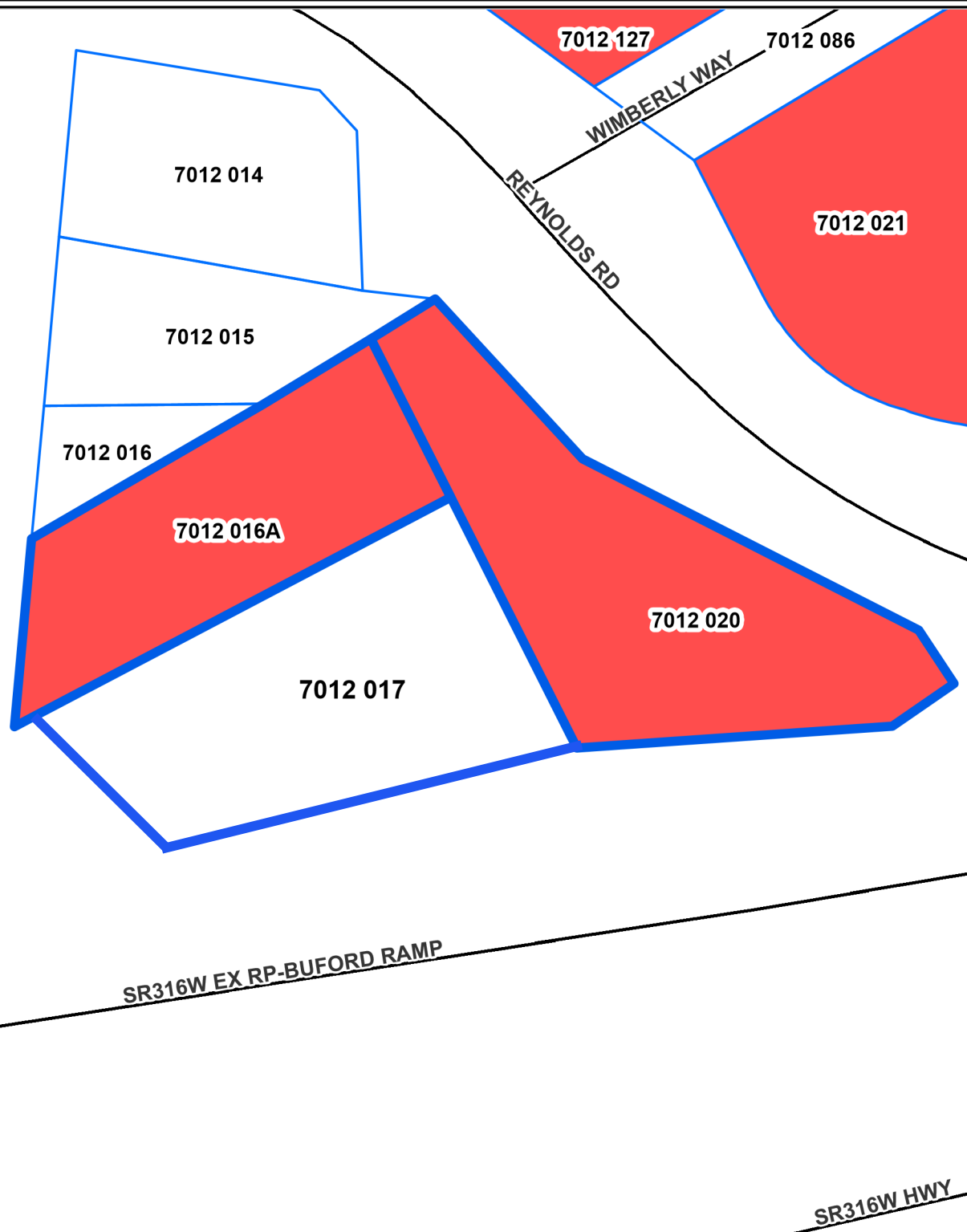
-  Subject Parcels
-  Parcels

Zoning Districts

-  BG General Business
-  Roads



0 45 90



SUP2022-00059

Approval of Special Use Permit for a Billboard with an Electronic Message Center (EMC) Sign, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

- A. Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B. Billboard shall be limited to (3) EMC or Static Sign Surface Display Areas, measuring a maximum of ~~224~~672 square each, or fourteen (14) feet in height and ~~sixteen-forty eight~~ (~~1648~~) feet in width. The total Sign Surface Display Area for all three (3) Sign Surface Display Areas shall not exceed ~~672~~ 2016 square feet;
- C. Existing Billboard and Structure shall be demolished and removed from the site;

SUP2022-00065

Approval of Special Use Permit for a Billboard and Electronic Message Center
(EMC) Sign height increase, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

- A.** Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B.** One (1) Billboard and structure shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area.
- C.** One (1) EMC or Static Sign Surface Display Area shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area shall be no less than sixty-one (61) feet above grade;
- D.** Each or three (3) Sign Surface Display Areas shall be limited to a maximum of ~~224-672~~ square feet or fourteen (14) feet in height and ~~sixteen~~forty eight (~~1648~~) feet in width. The total Sign Surface Area for all three (3) Sign Surface Areas shall not exceed ~~672-2016~~ square feet;
- E.** Two (2) of the EMC or Static Sign Surface Display Areas shall be limited to a maximum height of forty-five (45) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area

shall be no less than thirty-one (31) feet above grade, as measured from grade to the bottom of the Sign Surface Display Area;

- F.** Existing Billboard and Structure shall be demolished and removed from the site;

PLANNING COMMISSION RECOMMENDATION_04042022
RZC2022-00033, SUP2022-00059, SUP2022-00065

RZC2022-00033

Approval as HSB (Highway Service Business District), subject to the following enumerated conditions:

To restrict the use of the property as follows:

1. The following uses shall be prohibited:

- A.** Auction House
- B.** Automobile Accessories Sales and Installation
- C.** Automobile Body Repair, Painting or Rebuilding
- D.** Automobile Broker
- E.** Automobile Manufacturing Plant
- F.** Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- G.** Automobile Parts Store (with/without installation)
- H.** Automobile Repair and Maintenance (Principal Use)
- I.** Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- J.** Automobile Wash (Carwash)
- K.** Bail Bonding
- L.** Building Materials Sales (indoors/outdoors)

M. Depot / Passenger Terminal (bus or rail)

N. Garden Supply Center

O. Hookah/Vapor Bar or Lounge

P. Machine Shop

Q. Maintenance Shop (fleet vehicles)

R. Motorcycle and Personal Watercraft Sales and Related Service

S. Motorcycle and Personal Watercraft Service and Repair

T. Motorcycle Parts, Accessories and Apparel Store

U. Pawn Shop

V. Smoke or Novelty Shop

W. Tobacco or Novelty Shop

X. Tattoo and Body Piercing

Y. Title Loan Facility

2. To satisfy the following site development considerations:

A. 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;

- B.** 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;
- C.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
- D.** Outdoor storage shall be prohibited;
- E.** Dumpsters shall be screened by solid brick walls, with an opaque metal gate enclosure;
- F.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

SUP2022-00059

Approval of Special Use Permit for a Billboard with an Electronic Message Center (EMC) Sign, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

- A.** Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B.** Billboard shall be limited to (3) EMC or Static Sign Surface Display Areas, measuring a maximum of 224 square each, or fourteen (14) feet in height and sixteen (16) feet in width. The total Sign Surface Display Area for all three (3) Sign Surface Display Areas shall not exceed 672 square feet;
- C.** Existing Billboard and Structure shall be demolished and removed from the site;

SUP2022-00065

Approval of Special Use Permit for a Billboard and Electronic Message Center (EMC) Sign height increase, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

- A.** Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B.** One (1) Billboard and structure shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area.
- C.** One (1) EMC or Static Sign Surface Display Area shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area shall be no less than sixty-one (61) feet above grade;
- D.** Each or three (3) Sign Surface Display Areas shall be limited to a maximum of 224 square feet or fourteen (14) feet in height and sixteen (16) feet in width. The total Sign Surface Area for all three (3) Sign Surface Areas shall not exceed 672 square feet;
- E.** Two (2) of the EMC or Static Sign Surface Display Areas shall be limited to a maximum height of forty-five (45) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area

shall be no less than thirty-one (31) feet above grade, as measured from grade to the bottom of the Sign Surface Display Area;

- F.** Existing Billboard and Structure shall be demolished and removed from the site;

**DRAFT COUNCIL CONDITIONS
REVISED PLANNING COMMISSION RECOMMENDATION_04042022
RZC2022-00033, SUP2022-00059**

RZC2022-00033

Approval as HSB (Highway Service Business District), subject to the following enumerated conditions:

To restrict the use of the property as follows:

1. The following uses shall be prohibited:

- A.** Auction House
- B.** Automobile Body Repair, Painting or Rebuilding
- C.** Automobile Manufacturing Plant
- D.** Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- E.** Automobile Parts Store (with/ installation)
- F.** Automobile Repair and Maintenance (Principal Use)
- G.** Automobile Wash (Carwash)
- H.** Bail Bonding
- I.** Building Materials Sales (indoors/outdoors)
- J.** Depot / Passenger Terminal (bus or rail)
- K.** Garden Supply Center

L. Hotel or Motel

M. Hookah/Vapor Bar or Lounge

N. Machine Shop

O. Maintenance Shop (fleet vehicles)

P. Motorcycle and Personal Watercraft Service and Repair

Q. Motorcycle Parts, Accessories and Apparel Store

R. Night Club, Dance Club or Lounge

S. Pawn Shop

T. Smoke or Novelty Shop

U. Tobacco or Novelty Shop

V. Tattoo and Body Piercing

W. Taxi or Limousine Service

X. Title Loan Facility

2. To satisfy the following site development considerations:

A. 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;

- B.** 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;
- C.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
- D.** Outdoor storage shall be prohibited;
- E.** Dumpsters shall be screened by solid brick walls, with an opaque metal gate enclosure;
- F.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

SUP2022-00059

Approval of Special Use Permit for a Billboard with an Electronic Message Center (EMC) Sign, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

- A.** Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B.** Billboard shall be limited to two(2) EMC and one(1) Static Sign Surface Display Areas.
- C.** The existing billboard and structure located on the property shall be demolished and removed from the site before construction can begin on the new billboard. The Owner(s) of the rights given in the Settlement Agreement dated May 29, 2009 between the City of Lawrenceville, Georgia and Trinity Outdoor, LLC and Advantage Outdoor Advertising, LLC, as amended shall sign a written waiver and release any right to erect or reconstruct any additional billboards that may exist under that Settlement Agreement. It has been represented to the City that Lamar Outdoor Advertising-Atlanta is the current beneficiary of such agreement. This written waiver shall be received and approved by the City before any permits will be issued authorizing construction to begin on the new billboard;

2. The following variance is granted:

A. A variance to the height of the billboard is granted. The height of billboard and structure shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area.

3. Development shall include at no cost to the City a standard City of Lawrenceville gateway sign. Design and Construction shall be reviewed and approved by the Planning and Development Director.

DRAFT COUNCIL CONDITIONS
REVISED PLANNING COMMISSION RECOMMENDATION_04042022
RZC2022-00033, SUP2022-00059, ~~SUP2022-00065~~

RZC2022-00033

Approval as HSB (Highway Service Business District), subject to the following enumerated conditions:

To restrict the use of the property as follows:

1. The following uses shall be prohibited:

- A.** Auction House
- B.** Automobile Body Repair, Painting or Rebuilding
- C.** Automobile Manufacturing Plant
- D.** Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- E.** Automobile Parts Store (with/ installation)
- F.** Automobile Repair and Maintenance (Principal Use)
- G.** Automobile Wash (Carwash)
- H.** Bail Bonding
- I.** Building Materials Sales (indoors/outdoors)
- J.** Depot / Passenger Terminal (bus or rail)
- K.** Garden Supply Center

L. Hotel or Motel

M. Hookah/Vapor Bar or Lounge

N. Machine Shop

O. Maintenance Shop (fleet vehicles)

P. Motorcycle and Personal Watercraft Service and Repair

Q. Motorcycle Parts, Accessories and Apparel Store

R. Night Club, Dance Club or Lounge

S. Pawn Shop

T. Smoke or Novelty Shop

U. Tobacco or Novelty Shop

V. Tattoo and Body Piercing

W. Taxi or Limousine Service

X. Title Loan Facility

2. To satisfy the following site development considerations:

A. 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;

- B.** 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;
- C.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
- D.** Outdoor storage shall be prohibited;
- E.** Dumpsters shall be screened by solid brick walls, with an opaque metal gate enclosure;
- F.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

SUP2022-00059

Approval of Special Use Permit for a Billboard with an Electronic Message Center (EMC) Sign, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

A. Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;

~~**B.** Billboard shall be limited to two(23) EMC and/or one(1) Static Sign Surface Display Areas., measuring a maximum of 672 square each, or fourteen (14) feet in height and forty eight (48) feet in width. The total Sign Surface Display Area for all three (3) Sign Surface Display Areas shall not exceed 2016 square feet;~~

~~**B.** The Existing Bbillboard and Sstructure located on the property shall be demolished and removed from the site before construction can begin on the new bBillboard. The Owner(s) of the rights given in the Settlement Agreement dated May 29, 2009 between the City of Lawrenceville , Georgia and Trinity Outdoor, LLC and Advantage Outdoor Advertising, LLC, as amended shall sign a written waiver and release any right to erect or reconstruct any additional billboards that may exist under that Settlement Agreement. It has been represented to the City that Lamar Outdoor Advertising-Atlanta is the current beneficiary of such agreement. This written waiver shall be received and~~

approved by the City before any permits will be issued authorizing construction to begin on the new billboard;

~~C. and waive and surrender all rights given in the Settlement Agreement dated May 29, 2009 and amended in 2011 where Lamar Outdoor Advertising Atlanta is the beneficiary of such agreement; D. Fall zone and minimum setback requirement adjacent to GDOT property shall meet GDOT requirements and shall be approved by GDOT. Fall zone interior to the property shall be a minimum of the height of the billboard.~~

2. The following variance is granted:

A. A variance to the height of the billboard is granted. The height of billboard and structure shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area.

3. Development shall include at no cost to the City a standard City of Lawrenceville gateway sign. Design and Construction shall be reviewed and approved by the Planning and Development Director.

~~E. Development shall include at no cost to the City a Gateway Standard City of Lawrenceville sign. Design and Construction shall be reviewed and approved by the Planning and Development Director.~~

SUP2022-00065

~~Approval of Special Use Permit for a Billboard and Electronic Message Center~~

~~(EMC) Sign height increase, subject to the following enumerated conditions:~~

~~1. Satisfy the following site development considerations:~~

~~A. Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;~~

~~B. One (1) Billboard and structure shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area.~~

~~C. One (1) EMC or Static Sign Surface Display Area shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area shall be no less than sixty-one (61) feet above grade;~~

~~D. Each or three (3) Sign Surface Display Areas shall be limited to a maximum of 672 square feet or fourteen (14) feet in height and forty-eight (48) feet in width. The total Sign Surface Area for all three (3) Sign Surface Areas shall not exceed 2016 square feet;~~

~~E. Existing Billboard and Structure shall be demolished and removed from the site before construction can begin on new Billboard;~~

~~F.~~ Fall zone and minimum setback requirement adjacent to GDOT property shall meet GDOT requirements and shall be approved by GDOT. Fall zone interior to the property shall be a minimum of the height of the billboard.

~~G.A.~~ Development shall include at no cost to the City a Gateway Standard City of Lawrenceville sign. Design and Construction shall be reviewed and approved by the Planning and Development Director.