



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING MINUTES

Wednesday, November 19, 2025
7:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

PRESENT

Mayor David Still
Council Member Bruce Johnson
Mayor Pro-Tem Victoria Jones
Council Member Austin Thompson
Council Member Marlene Taylor-Crawford

Prayer

Dr. Joanne Malone was present to provide the invocation.

Pledge of Allegiance

Mayor Still led the group in the Pledge of Allegiance.

Agenda Additions / Deletions

Motion to approve agenda as presented made by Mayor Pro-Tem Jones, Seconded by Council Member Taylor-Crawford.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

Approval of Prior Meeting Minutes

Motion to approve prior meeting minutes made by Council Member Johnson, Seconded by Mayor Pro-Tem Jones.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

1. October 27, 2025 - Regular Meeting

Announcements

Mayor Still recognized each Council Member who individually made announcements about events and recognition throughout the community. He then read from the slide for upcoming City events.

Public Comment

To participate in the Public Comment part of the Agenda, you must register with the City Clerk prior to the beginning of the meeting. Presentations will be limited to 2 minutes per person and Council will not respond to the comment.

No public comments were made.

Consent Agenda

These are items on which the Mayor and Council are in agreement to approve and are placed on the agenda to be approved in one vote.

Motion to accept Consent Agenda items as presented and read into record by Lee Thompson, City Attorney made by Council Member Johnson, Seconded by Mayor Pro-Tem Jones.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

2. MEAG Power Sale of Excess Power to City of Lawrenceville on Behalf of the City of Elberton
3. Year 5 Contract Renewal of ReCAST Sub-Recipient Partners
4. Ordinance setting the time and place of the regularly scheduled meetings of the Lawrenceville City Council for 2026
5. Professional Services for Springlake Road at Paper Mill Road Roundabout
6. Lawrenceville Arts Center Audio Visual System for Conference Rooms
7. Intergovernmental Agreement (IGA) with the City of Mulberry to Address SB 139 Legislative Annexation of City of Lawrenceville Parcel R5179-296
8. Acquisition of 390 West Pike Street
9. Lease Agreement with Petal and Pond

Public Hearing New Business

Discussion will be limited to 7 minutes per side including rebuttal. Discussions on Zoning issues will be limited to 10 minutes per side including rebuttal. Questions and answers from Council Members will not infringe on the time limit.

10. RZR2025-00030; North DTL CC PH1, LLC; 854 North Clayton Street

Todd Hargrave, Director of Planning and Development presented this item, introduced Jody Campbell, Partner at Blum & Campbell, LLC and answered questions from Council. Mayor Still opened the public hearing, hearing or seeing no one for or against, closed the public hearing.

Motion to approve RZR2025-00030; North DTL CC PH1, LLC; 854 North Clayton Street rezoned from BG (General Business) to CMU (Community Mixed Use) per the approval with staff conditions as presented made by Mayor Pro-Tem Jones, Seconded by Council Member Johnson.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson

Abstained: Council Member Taylor-Crawford

11. SUP2025-00111 & SUP2025-00112; Mechanical Trades Institute; 420 Grayson Highway

Todd Hargrave, Director of Planning and Development introduced this item, Scott Haines, Director of Operations with Mechanical Trades Institute (MTI), Andrew Wilson, Training Director with (MTI) and answered questions from Council. Mayor Still opened the public hearing, hearing or seeing no one for or against, closed the public hearing.

Motion to approve SUP2025-00111 & SUP2025-00112; Mechanical Trades Institute; 420 Grayson Highway per conditions from Mayor and Council made by Mayor Pro-Tem Jones, Seconded by Council Member Taylor-Crawford.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

12. SUP2025-00113; Douglas Garcia; 899 Grayson Highway

Todd Hargrave, Director of Planning and Development presented this item, and answered questions from Council. Mayor Still opened the public hearing,

For this item - no one,

Against this item - Christian Perdomo,

Mayor Still closed public hearing, seeing no one further for or against this item.

Motion to deny SUP2025-00113; Douglas Garcia; 899 Grayson Highway made by Mayor Pro-Tem Jones, Seconded by Council Member Johnson.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

13. SUP2025-00114; Precious Asoro – Edged Events; 3315 Sugarloaf Parkway, Suite 15

Todd Hargrave, Director of Planning and Development presented this item, introduced Precious Asoro and answered questions from Council. Mayor Still opened the public hearing, hearing or seeing no one for or against, closed the public hearing.

Motion to approve SUP2025-00114; Precious Asoro – Edged Events; 3315 Sugarloaf Parkway, Suite 15 a renewal SUP permit to allow for continued operation with staff conditions made by Council Member Taylor-Crawford, Seconded by Council Member Thompson.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

14. SUP2025-00115; Yhana Rouse – The Nexxt Space; 575 Wike Pike Street, Suite 21

Todd Hargrave, Director of Planning and Development presented this item, introduced Yhana Rouse and answered questions from Council. Mayor Still opened the public hearing, hearing or seeing no one for or against, closed the public hearing.

Motion to approve SUP2025-00115; Yhana Rouse – The Nexxt Space; 575 Wike Pike Street, Suite 21 per staff recommended conditions made by Mayor Pro-Tem Jones, Seconded by Council Member Thompson.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

15. Amendment to Natural Gas Ordinance – Large Volume Industrial Customers

Keith Lee, Chief Finance Director introduced this item and answered questions from Council. Mayor Still opened the public hearing, hearing or seeing no one for or against, closed the public hearing.

Motion to approve Amendment to Natural Gas Ordinance – Large Volume Industrial Customers as presented made by Mayor Pro-Tem Jones, Seconded by Council Member Johnson.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

Final Adjournment

Motion to adjourn Regular Meeting made by Council Member Thompson, Seconded by Council Member Johnson.

Voting Yea: Mayor Still, Council Member Johnson, Mayor Pro-Tem Jones, Council Member Thompson, Council Member Taylor-Crawford

Minute Signatures

David R. Still, Mayor

Karen Pierce, City Clerk

ORDINANCE ADM-ORD-2025-6

**ORDINANCE SETTING TIME AND PLACE OF
REGULARLY SCHEDULED MEETINGS
OF THE LAWRENCEVILLE CITY COUNCIL FOR YEAR 2026**

WHEREAS, the Council of the City of Lawrenceville desires to establish the time and place of its regular meetings for the 2026 calendar year in accordance with the requirements of Georgia Law.

NOW THEREFORE, the Council of the City of Lawrenceville hereby ordains that its regularly scheduled Council Meetings and Work Sessions will be held every month, as shown on the attached schedule. Meetings will be held in the Lawrenceville City Hall Council Chambers located at 70 S. Clayton Street, Lawrenceville, Georgia; and

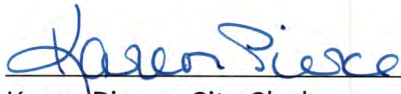
IT IS FURTHER ORDAINED, that other special call meetings may be duly called as needed and properly noticed. All meetings are open to the public, and the City Council welcomes and encourages attendance at these meetings.

IT IS SO ORDAINED this 19th day of November 2025.



David R. Still, Mayor

ATTEST:



Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

2026 CITY COUNCIL MEETING SCHEDULE

The City Council meets on the second Wednesday for Work Session each month at 5:00 PM and on the fourth Monday of each month at 7:00 PM for Regular Council Meetings unless otherwise specified. All meetings are held on the fourth floor of City Hall in the Council Assembly Room

City Council Work Session (2 nd Wednesday)	City Council Regular Meeting (4 th Monday)
01/14/2026	01/28/2026 (Wednesday)
02/11/2026	02/23/2026
03/04/2026	03/19/2026 (Thursday)
04/01/2026 (Wednesday)	04/27/2026
05/13/2026	05/27/2026 (Wednesday)
06/10/2026	06/22/2026
07/08/2026	07/27/2026
08/12/2026	08/24/2026
09/09/2026	09/28/2026
10/14/2026	10/26/2026
11/17/2026 (2:00 PM)	11/17/2026 (Tuesday)
12/16/2026 (2:00 PM)	12/16/2026 (Wednesday)

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes
<u>Victoria Jones</u> , Mayor Pro Tem	Yes
<u>Austin Thompson</u> , Council Member	Yes
<u>Bruce Johnson</u> , Council Member	Yes
<u>Marlene Taylor-Crawford</u> , Council Member	Yes

On motion of Mayor Pro Tem Jones, seconded by Council Member Taylor-Crawford, which carried 5-0, the following ordinance was ADOPTED:

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Special Use Permit from Mechanical Trades Institute C/O W&A Engineering for the proposed use of an Trade or Vocational School on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on November 19, 2025, and objections WERE NOT filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 19th day of November, 2025 that the aforesaid application for a Special Use Permit is hereby APPROVED WITH CONDITIONS.

Approval of Special Use Permit for a Trade/Vocational School at the subject property, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A. General Business uses, which may include a Trade/Vocational School as a special use.
- B. Site/landscape improvements shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated September 5, 2025. Any changes shall be subject to review and approval by the Director of Planning and Development.
- C. 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 at any time. Yard and/or bandit signs, sign-twirlers, or sign-walkers shall be prohibited.
- D. Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
- E. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- F. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

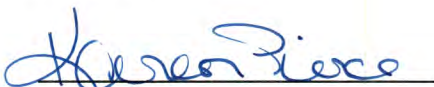
- G. Within one hundred eighty (180) days of approval of this Special Use Permit, the applicant shall submit a written request to the Planning and Development Director to withdraw Special Use Permit SU-15-02, which authorizes a Self-Storage Facility. The withdrawal request shall be processed in accordance with City of Lawrenceville Zoning Ordinance, Article 9 (Administration and Enforcement) requirements and presented to the City Council for approval prior to the issuance of any permits.
- H. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.



David R. Still, Mayor

Date Signed: 6/15/2025

ATTEST:



Karen Pierce, City Clerk

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes
<u>Victoria Jones</u> , Mayor Pro Tem	Yes
<u>Austin Thompson</u> , Council Member	Yes
<u>Bruce Johnson</u> , Council Member	Yes
<u>Marlene Taylor-Crawford</u> , Council Member	Yes

On motion of Mayor Pro Tem Jones, seconded by Council Member Taylor-Crawford, which carried 5-0, the following ordinance was ADOPTED:

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Special Use Permit from Mechanical Trades Institute C/O W&A Engineering for the proposed use of an Outdoor Storage on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on November 19, 2025, and objections WERE NOT filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 19th day of November, 2025 that the aforesaid application for a Special Use Permit is hereby APPROVED WITH CONDITIONS.

Approval of Special Use Permit for Outdoor Storage for a Trade/Vocational School at the subject property, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A. Outdoor storage shall be limited to orderly stacked pipe storage in the rear/side yards only, shown on the submitted site plan titled "420 Grayson Highway" prepared by "W&A Engineering", dated September 2, 2025. Outdoor storage outside this area is prohibited. Outdoor repair of equipment shall be prohibited.
- B. The Special Use Permit shall apply exclusively to the operation of the Mechanical Trades Institute (Applicant) and its affiliated corporations or subsidiaries on the subject property. In the event of a sale, transfer, or conveyance of the business or property to another entity or owner, this Special Use Permit shall automatically expire. The Applicant shall notify the City's Planning and Development Department within thirty (30) days of transfer. The Applicant's failure to notify the City's Planning and Development Department of the sale, transfer, or conveyance of the business or the property shall authorize the Director of the Planning and Development Department to recommend withdrawal of the Special Use Permit in accordance with Article 9 (Administration and Enforcement) of the City of Lawrenceville Zoning Ordinance, by presenting the withdrawal request to the City Council for a decision.
- C. In the event that the property is issued three (3) citations by the City's Code Enforcement Department within one (1) year, 365-day period, this Special Use Permit shall be revoked following appropriate advertisement and public hearing procedures.

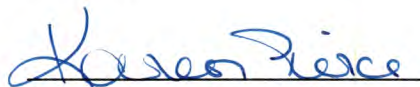
- D. Hours of operation of equipment in the enclosed outdoor storage area shall be from 8:00 a.m. to 9:00 p.m. Monday – Friday; 8:00 a.m. to 6:00 p.m. Saturday and Sunday.
- E. Within one hundred eighty (180) days of approval of this Special Use Permit, the applicant shall submit a written request to the Planning and Development Director to withdraw Special Use Permit SU-CIC-18-15, which authorizes covered outdoor storage of recreational vehicles and vessels. The withdrawal request shall be processed in accordance with City of Lawrenceville Zoning Ordinance, Article 9 (Administration and Enforcement) requirements and presented to the City Council for approval prior to the issuance of any permits.
- F. Within 180 days of approval of this special use request, the applicant shall remove existing canopies on the sides and rear of the facility.
- G. Outdoor speakers or sound amplification systems shall be prohibited.
- H. Applicant shall maintain existing solid brick wall (minimum 10' in length) at the northern side of the building and ensure that the wall is in good repair.
- I. Applicant shall ensure slatted chain-link fence on the sides and rear of the property is in good repair.



David R. Still, Mayor

Date Signed: 12/15/2025

ATTEST:



Karen Pierce, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

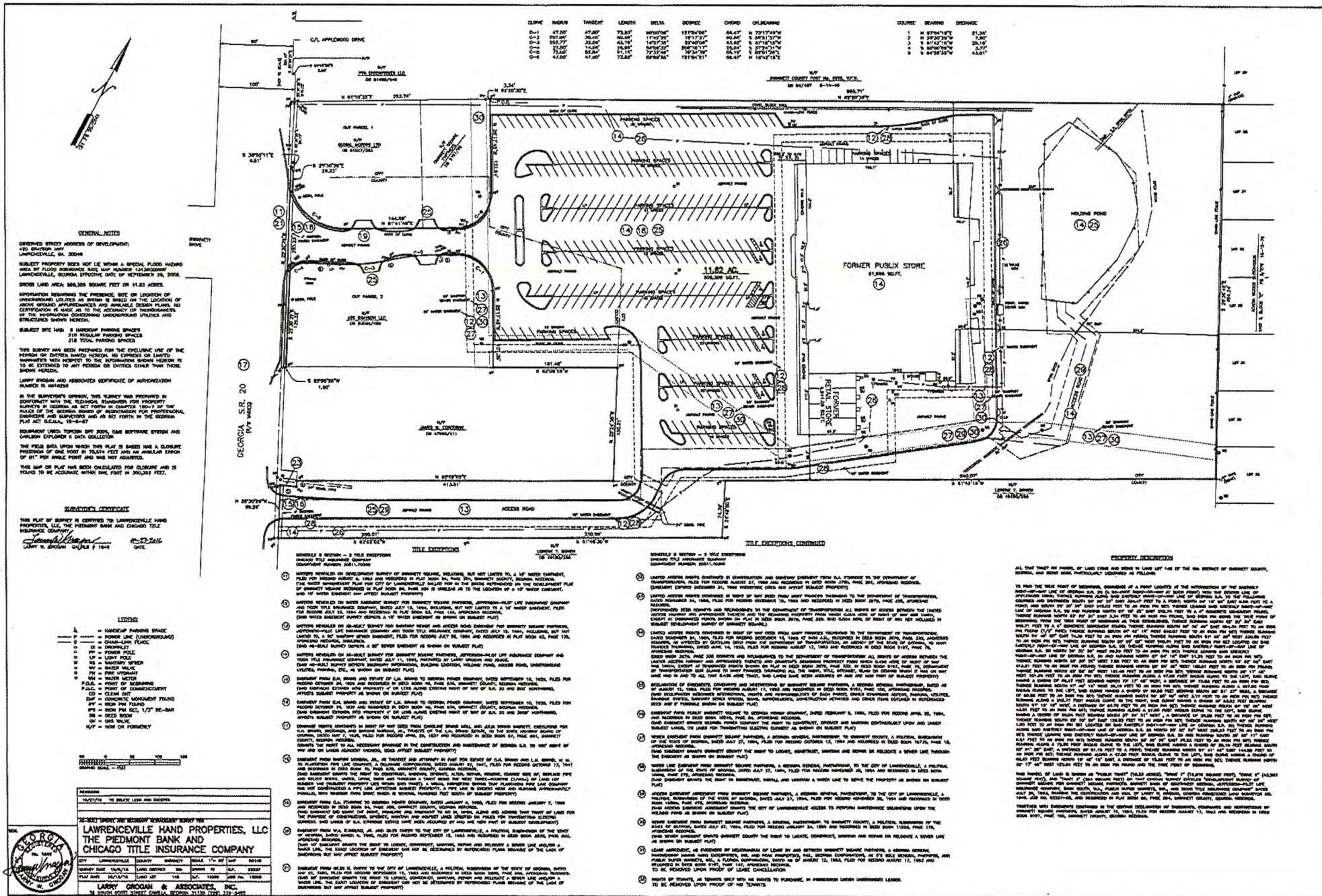
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 148 OF THE 5th DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A POINT LOCATED AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 (A 90-FOOT RIGHT-OF-WAY AT SUCH POINT) WITH THE CENTER LINE OF APPLEWOOD DRIVE; THENCE RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 THE FOLLOWING COURSES AND DISTANCES: SOUTH 25° 28' 24" EAST 324.47 FEET TO A POINT; NORTH 64° 15' 58" EAST 5.00 FEET TO A POINT; AND SOUTH 25° 30' 29" EAST 515.02 FEET TO AN IRON PIN SET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 AND RUNNING NORTH 61° 10' 32" EAST 252.74 FEET TO A 4" CONCRETE MONUMENT FOUND; THENCE RUNNING NORTH 62° 20' 30" EAST 3.34 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE RUNNING NORTH 62° 20' 30" EAST 955.71 FEET TO A 4" CONCRETE MONUMENT FOUND; THENCE RUNNING SOUTH 26° 36' 49" EAST 494.34 FEET TO AN IRON PIN FOUND (1/2" PIPE); THENCE RUNNING SOUTH 61° 42' 15" WEST 640.07 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 24° 48' 00" EAST 74.39 FEET TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 61° 46' 30" WEST 330.59 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 62° 02' 02" WEST 250.01 FEET TO AN IRON PIN SET LOCATED ON SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20; THENCE RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 NORTH 25° 30' 29" WEST 69.29 FEET TO AN IRON PIN SET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 AND RUNNING NORTH 67° 54' 16" EAST 21.35 FEET TO AN IRON PIN SET; THENCE RUNNING NORTH 25° 30' 29" WEST 7.90 FEET TO AN IRON PIN SET; THENCE RUNNING NORTH 62° 02' 02" EAST 413.51 FEET TO AN IRON PIN FOUND; THENCE RUNNING NORTH 25° 24' 38" WEST 150.01 FEET TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 62° 06' 28" WEST 161.48 FEET TO AN IRON PIN SET; THENCE RUNNING NORTH 28° 17' 45" WEST 101.35 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 47.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF 66.47 FEET BEARING NORTH 73° 17' 45" WEST, A DISTANCE OF 73.83 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 61° 42' 15" WEST 25.16 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 297.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF 60.58 FEET BEARING SOUTH 55° 51' 37" WEST, A DISTANCE OF 60.68 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 50° 00' 59" WEST 3.77 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 252.77 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF 63.62 FEET BEARING SOUTH 57° 15' 15" WEST, A DISTANCE OF 63.79 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 64° 28' 35" WEST 43.61 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 27.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF 25.04 FEET BEARING SOUTH 37° 24' 31" WEST, A DISTANCE OF 25.99 FEET TO AN IRON PIN SET;

THENCE RUNNING SOUTH 25°30' 29" EAST 126.52 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 62° 06' 28" WEST 1.50 FEET TO AN IRON PIN SET LOCATED ON SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20; THENCE RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 NORTH 25° 30' 29" WEST 265.23 FEET TO AN IRON PIN SET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 20 AND RUNNING SOUTH 38° 50' 11" EAST 6.51 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 25° 30' 29" EAST 26.23 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 72.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF 85.19 FEET BEARING SOUTH 82° 01' 28" EAST, A DISTANCE OF 91.15 FEET TO A POINT; THENCE RUNNING NORTH 61°41' 48" EAST 144.59 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG A 47.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF 66.47 FEET BEARING NORTH 16° 42' 15" EAST, A DISTANCE OF 73.82 FEET TO AN IRON PIN SET; THENCE RUNNING NORTH 28°17' 45" WEST 122.94 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND IS SHOWN AS "PUBLIX TRACT" (10.33 ACRES), "DRIVE 1" (12,878 SQUARE FEET), "DRIVE 2" (43,203 SQUARE FEET), AND "TRACT 3" (393 SQUARE FEET) ON THAT CERTAIN SURVEY ENTITLED "DEVELOPMENT SURVEY OF GWINNETT SQUARE FOR GWINNETT SQUARE PARTNERS, BARNETT BANK OF SOUTHWEST GEORGIA, JEFFERSON-PILOT LIFE INSURANCE COMPANY, BANK SOUTH, N.A., PUBLIX SUPER MARKETS, INC., AND TICOR TITLE INSURANCE COMPANY" DATED JULY 28, 1993, BEARING THE CERTIFICATION AND SEAL OF LARRY W. GROGAN, GEORGIA REGISTERED LAND SURVEYOR NO. 1649, JOB NO. 92227-05, AND RECORDED IN PLAT BOOK 59, PAGE 204, GWINNETT COUNTY, GEORGIA RECORDS.

TOGETHER WITH EASEMENTS CONTAINED IN THE CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS BY GWINNETT SQUARE PARTNERS, DATED AUGUST 12, 1993, FILED FOR RECORD AUGUST 17, 1993 AND RECORDED IN DEED BOOK 9197, PAGE 100, GWINNETT COUNTY, GEORGIA RECORDS.



SUP2025-00111 & SUP2025-00112
RECEIVED SEPTEMBER 5, 2025
PLANNING & DEVELOPMENT DEPARTMENT

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes
<u>Victoria Jones</u> , Mayor Pro Tem	Yes
<u>Austin Thompson</u> , Council Member	Yes
<u>Bruce Johnson</u> , Council Member	Yes
<u>Marlene Taylor-Crawford</u> , Council Member	Yes

On motion of Mayor Pro Tem Jones, seconded by Council Member Johnson, which carried 5-0, the following ordinance was DENIED:

AN ORDINANCE TO DENY A SPECIAL USE PERMIT

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Special Use Permit from Douglas Garcia for the proposed use of an Automobile Sales or Auction and Related Service (outdoor sales) Including Autobroker on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

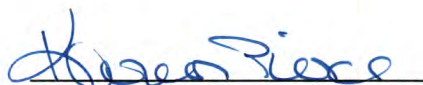
WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on November 19, 2025, and objections WERE NOT filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 19th day of November, 2025 that the aforesaid application for a Special Use Permit is hereby DENIED.


David R. Still, Mayor

Date Signed: 12/15/2025

ATTEST:


Karen Pierce, City Clerk

DEED B: 61505 P: 00650
10/31/2024 03:42 PM Pgs: 4 Fees: \$230.00
TTax: \$205.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672024026008
ERECORDED
eFile Participant IDs: 0175575547,

After Recording, Return to:

Jules Law Group
3985 Steve Reynolds Blvd
Building D
Norcross, GA 30093
Attn: Jules Junker, Esquire

R 5140 180

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

2410-26

THIS INDENTURE, made this 24th day of October, 2024, between RUBI AND FERNANDA REALTY LLC, a Florida limited liability company, having an address of 1393 Sutters Walk, Lawrenceville, GA 30045 ("**Grantor**") and VIZUETH REALTY HOLDINGS I, LLC, a Georgia limited liability company, having an address of 5181 Parks Rd, Cumming, GA 30041 ("**Grantee**").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof, and all improvements situated thereon ("**Property**").

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, improvements, and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

This Limited Warranty Deed and the warranty of title contained herein are made subject to the matters set forth on Exhibit B attached hereto.

Except with respect to matters set forth on Exhibit B, hereto, Grantor will warrant and forever defend the right and title to the Property, unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.

SUP2025-00113

RECEIVED SEPTEMBER 5, 2025

PLANNING & DEVELOPMENT DEPARTMENT

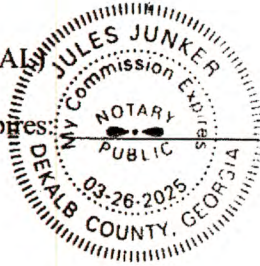
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Michael Granger
Unofficial Witness

[Signature]
Notary Public
(NOTARY SEAL)

My Commission Expires:



RUBI AND FERNANDA REALTY LLC
a Florida limited liability company

[Signature] Managing Member
BY: DESIREC B. TORRES CHAVIANO
ITS: MANAGING MEMBER

[Signature] Managing Member
BY: REINALDO PEREZ
ITS: MANAGING MEMBER

SUP2025-00113

RECEIVED SEPTEMBER 5, 2025

PLANNING & DEVELOPMENT DEPARTMENT

EXHIBIT "A"

LEGAL DESCRIPTION

899 GRAYSON HIGHWAY, LAWRENCEVILLE, GA 30046

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 140 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 51, BLOCK "G", OAKDALE WOODS SUBDIVISION, UNIT TWO AS PER PLAT RECORDED IN PLAT BOOK V, PAGE 5, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

LESS AND EXCEPT THAT PORTION OF THE ABOVE LAND CONVEYED TO THE DEPARTMENT OF TRANSPORTATION IN DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DEED DATED MAY 11, 1987, RECORDED MAY 19, 1987 IN BOOK 4313, PAGE 83, GWINNETT COUNTY, GEORGIA RECORDS, WHICH DEED IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

TAX ID # R5140 180

SUP2025-00113

RECEIVED SEPTEMBER 5, 2025

PLANNING & DEVELOPMENT DEPARTMENT

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes
<u>Victoria Jones</u> , Mayor Pro Tem	Yes
<u>Austin Thompson</u> , Council Member	Yes
<u>Bruce Johnson</u> , Council Member	Yes
<u>Marlene Taylor-Crawford</u> , Council Member	Yes

On motion of Council Member Taylor-Crawford, seconded by Council Member Thompson, which carried 5-0, the following ordinance was ADOPTED:

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Special Use Permit from Precious Asoro for the proposed use of an Special Events Facility / Banquet Hall on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on November 19, 2025, and objections WERE NOT filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 19th day of November, 2025 that the aforesaid application for a Special Use Permit is hereby APPROVED WITH CONDITIONS.

Approval of Special Use Permit for a Special Event Facility/Banquet Hall at the subject property, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A. General Business uses, which may include a Special Event Facility/Banquet Hall as a special use allowing conferences, galas, weddings, and other similar events.
- B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- C. Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
- D. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- E. Outdoor storage shall be prohibited.
- F. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- G. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- H. Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages or by the owner of the indoor special events facility in

compliance with all applicable sections of the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages.

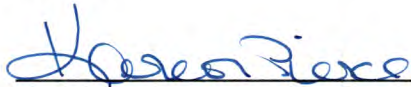
- I. Requires proper licenses for food service; must comply with all local, county, and state laws and regulations.



David R. Still, Mayor

Date Signed: 12/15/2025

ATTEST:



Karen Pierce, City Clerk

DEED B: 56279 P: 00098
11/29/2018 01:23 PM Pgs: 2 Fees: \$12.00
TTax: \$0.00
Richard T. Alexander, Jr., Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672018032535

PLEASE RETURN TO:
STELL, SMITH & MATTISON, P.C.
P.O. BOX 644
WINDER, GEORGIA 30680
JES, JR. /R/18-7388

STATE OF GEORGIA
COUNTY OF BARROW

WARRANTY DEED

THIS INDENTURE, made this 27 day of Nov., 2018, between **HAI TANG LOR** and **JESSICA KOUCH**, of the first part and **3315 SUGARLOAF, LLC**, of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his successors and assigns, the following described property, to-wit:

See Attached Exhibit "A".

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said party of the second part, his successors and assigns, forever, in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hands and seals, the day and year first above written.

Hai Tang Lor (SEAL)
Hai Tang Lor

Jessica Kouch (SEAL)
Jessica Kouch

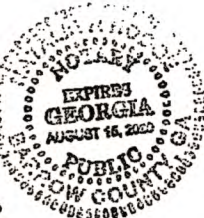
Signed, sealed and delivered
in the presence of:

Witness

Notary Public, State of Georgia

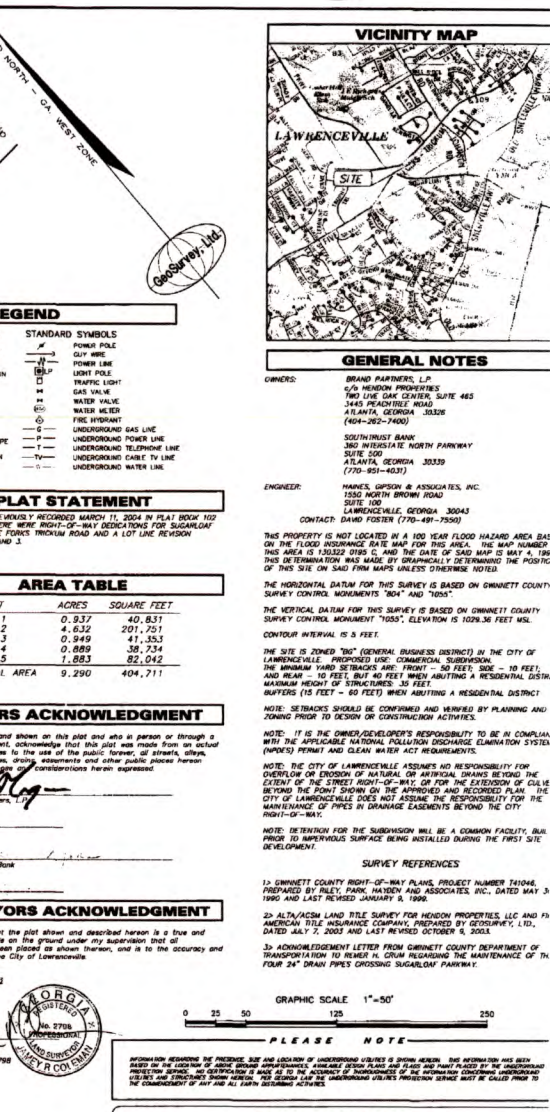
Date Executed: 11/27/18

My Commission Expires: 8/15/2020



**EXHIBIT A
LEGAL DESCRIPTION**

ALL that tract or parcel of land, together with all improvements thereon, situate, lying and being in Land Lot 84 of the 5th District of Gwinnett County, Georgia and being known and designated as Lot 2 containing 4.632 acres, more or less, as shown per Subdivision Plat of Sugarloaf Station for Hendon Properties LLC & Brand Partners, L.P., prepared by GeoSurvey, Ltd., James R. Coleman, Georgia Registered Land Surveyor No. 2798, dated July 7, 2003, last revised February 3, 2005, recorded in Plat Book 108, page 100, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia and being incorporated herein by reference for a more particular description.



Dated this 16th day of Feb, 2005.
Sire
 Fire Department

Dated this 17th day of February, 2005.
A.M. Young
~~Fire Department~~ (Public Utilities)



GeoSurvey, Ltd.

Land Surveying & Mapping

1800 Sandy Plains Ind. Parkway
Suite 104
Marietta, Georgia 30066

Phone: (770) 795-9900
Fax: (770) 795-8850

IF YOU DIG IF YOU DIG GEORGE... CALL US FIRST! 1-800-282-7411 (770) 632-6344 NORTH ATLANTA ONLY BUT WE SERVE YOU		CLOSURE INFORMATION THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,943. AN ANGULAR ERROR OF 0" OR SECOND PER SET OF 100' IS ALLOWED. THERE WAS NO TOTAL STATION AND HUBBLETT PACKARD 4850 DATA COLLECTION WERE USED TO COLLECT THIS FIELD DATA. THIS PLAT HAS BEEN CALIBRATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 18,943 FEET, OR INT.	
---	--	---	--

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes
<u>Victoria Jones</u> , Mayor Pro Tem	Yes
<u>Austin Thompson</u> , Council Member	Yes
<u>Bruce Johnson</u> , Council Member	Yes
<u>Marlene Taylor-Crawford</u> , Council Member	Yes

On motion of Mayor Pro Tem Jones, seconded by Council Member Thompson, which carried 5-0, the following ordinance was ADOPTED:

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Special Use Permit from Yhana Rouse for the proposed use of an Special Events Facility / Banquet Hall on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on November 19, 2025, and objections WERE NOT filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 19th day of November, 2025 that the aforesaid application for a Special Use Permit is hereby APPROVED WITH CONDITIONS.

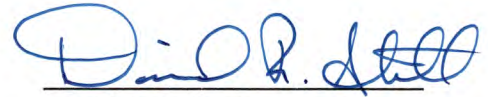
Approval of Special Use Permit for a Special Event Facility/Banquet Hall at the subject property, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A. General Business uses, which may include a Special Event Facility/Banquet Hall as a special use allowing conferences, galas, weddings, and other similar events.
- B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- C. Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
- D. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- E. Outdoor storage shall be prohibited.
- F. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- G. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

ORDINANCE NO: ZON-ORD-2025-31

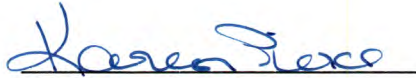
CASE NO: SUP2025-00115



David R. Still, Mayor

Date Signed: 12/15/2025

ATTEST:



Karen Pierce, City Clerk

LEGAL DESCRIPTION

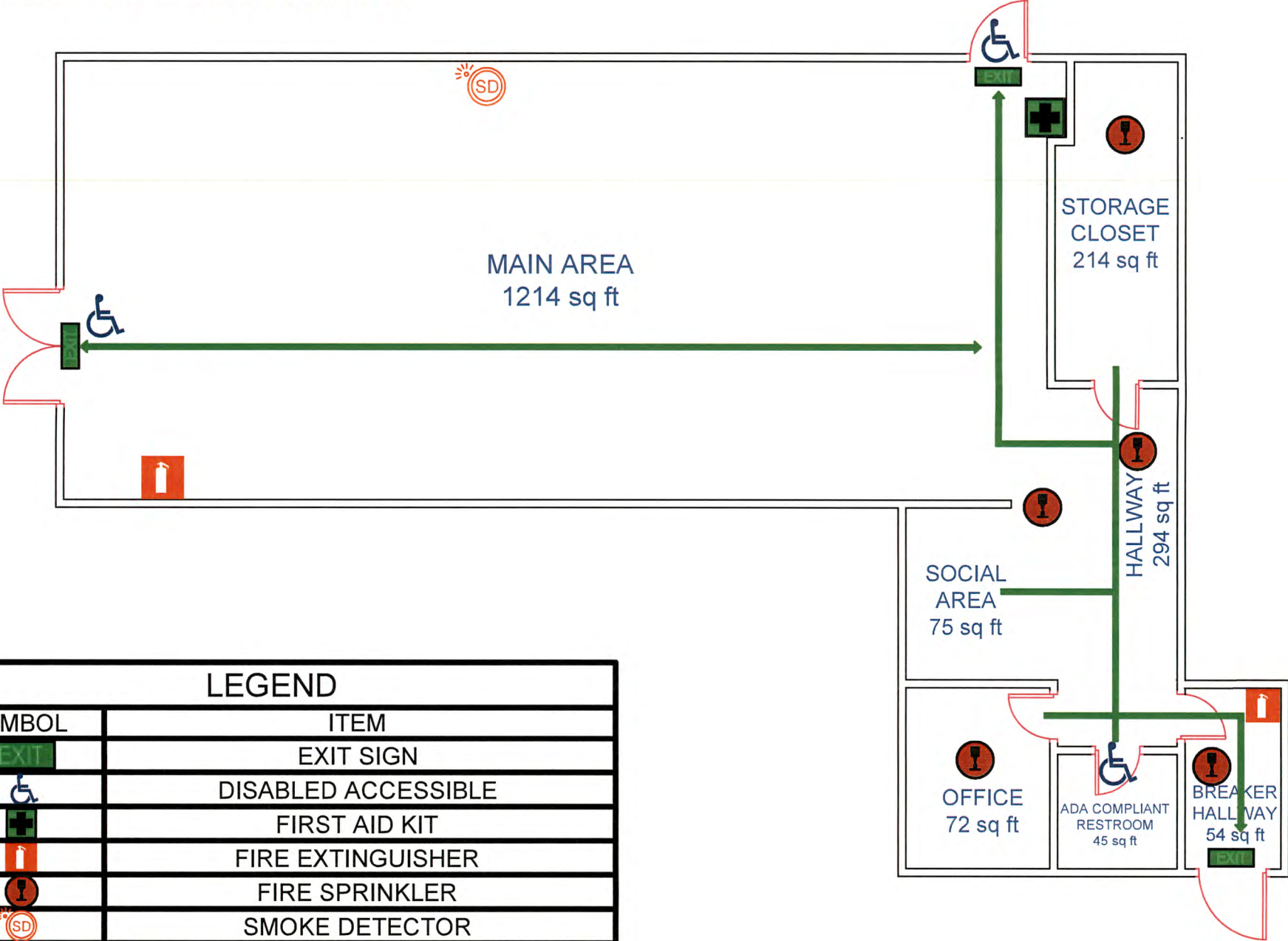
All that tract or parcel of land lying and being in Land Lot 144 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at the point of intersection of the northeasterly right-of-way line of Georgia Highway No. 120 with the line dividing the 5th District and the 7th District of Gwinnett County, Georgia; thence leaving said right-of-way line and running north 60 degrees 56 minutes 54 seconds east along said District line, 299.18 feet to a point; running thence north 61 degrees 04 minutes 07 seconds east along said District line, 142.80 feet to a point located on the southwesterly right-of-way line of Maltbie Street (a 60-foot right-of-way); running thence south 77 degrees 42 minutes 37 seconds east along the southwesterly right-of-way line of Maltbie Street, 386.80 feet to a point; thence leaving said right-of-way line and running south 61 degrees 04 minutes 37 seconds west, 562.55 feet to a point; running thence south 27 degrees 50 minutes 32 seconds east, 97.23 feet to an iron pin found; running thence south 61 degrees 49 minutes 08 seconds west, 180.23 feet to a point located on the northeasterly right-of-way line of Georgia Highway No. 120; running thence north 27 degrees 00 minutes 47 seconds west along the northeasterly right-of-way line of Georgia Highway No. 120, 349.23 feet to the **POINT OF BEGINNING**; and being a tract or parcel of land containing 3.86 acres, together with improvements thereon, all as more particularly shown on and described in accordance with a plat of survey prepared for Simon Chan by McClung Surveying, bearing the seal and certification of Perry E. McClung, Georgia Registered Land Surveyor No. 1541, dated July 2, 1996.

Legal Includes:	575 West Pike Street, Lawrenceville, GA 30046	Parcel: R5144 001
	585 West Pike Street, Lawrenceville, GA 30046	Parcel: R5144 136
	555 Maltbie Street, Lawrenceville, GA 30046	Parcel: R5144 045

Customer Name: The Next Space	Customer Address: 610 W. 1st St. Ste. 21, Lawrenceville, GA 30046	Occupancy Type: Assembly
Description: Detailed Floor Plan	NFPA Max (Standing) Occupancy: 85	Scale: 1 : 1
Total Area: 19,050 SQ. FT.	NFPA Seated Occupancy: 65	Page: 1 OF 1
Emergency Contacts: Yhana Rouse - (770) 981-1671 Tiffany Shaver - (334) 233-0121		

SUP2025-00115
 RECEIVED SEPTEMBER 10, 2025
 PLANNING & DEVELOPMENT DEPARTMENT



LEGEND	
SYMBOL	ITEM
	EXIT SIGN
	DISABLED ACCESSIBLE
	FIRST AID KIT
	FIRE EXTINGUISHER
	FIRE SPRINKLER
	SMOKE DETECTOR

ORDINANCE ORD-2025-11

ORDINANCE TO AMEND SECTION 240 OF CHAPTER 38 OF THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA TO THE ESTABLISHMENT OF A NEW RATE TARIFF FOR NATURAL GAS SERVICE TO LARGE VOLUME INDUSTRIAL CUSTOMERS

The City Council of the City of Lawrenceville, Georgia hereby ordains that the Code of the City of Lawrenceville, Georgia shall be amended as follows:

Section 1:

That subsection (b) of Section 38-240, related to Application, is hereby amended by adding a new clause to be number (5), which shall read as follows:

- (5) A Large Volume Industrial Customer meets the minimum average annual usage threshold of 250 MCF/day, will receive interruptible service; and, if additional facilities are required to serve said Customer, the City may require the Customer to execute a Natural Gas Facilities Agreement and pay all related costs.

Section 2:

That clause (2) of subsection (c) of Section 38-240, related to Surcharge, is hereby amended by deleting said clause in its entirety and replacing it with the following language:

- (2) *Surcharge.* In addition to the cost calculated pursuant to subsection (1) above, an additional surcharge shall be charged to each customer for each MCF used. This surcharge is the cost charged by the City for providing the services from the point of delivery of the units to the city on the transportation system to the customers residential, commercial, or industrial site for utilization. This rate is subject to modification after a public hearing before the City Council, which meeting shall be properly advertised for the purpose of notification of gas customers. The surcharge is effective on July 1 of each year and shall be:

	2025	2026	2027
Residential and commercial	\$4.20	\$4.35	\$4.50
Large volume industrial customers	\$3.33	\$3.33	\$3.33

Section 3:

That clause (4) of subsection (c) of Section 38-240, related to Surcharge, is hereby amended by deleting said clause in its entirety and replacing it with the following language:

(4) *Special rates.*

The City Manager is authorized to enter into specific contracts with customers for gas rates that differ from subsections (1), (2) and (3) above in the event the customer can demonstrate that they utilize a large quantity of natural gas during off-season periods when demand is lower and the utilization of the natural gas assists the City in covering the cost of transportation. This special rate procedure shall only be authorized after a written agreement is submitted to the City Council for review and approval.

Section 4:

All ordinances, regulations, or parts of the same in conflict with this ordinance are hereby rescinded to the extent of said conflict and only to the extent of said conflict.

Section 5:

If any section, article, paragraph, sentence, clause, phrase, or word in this ordinance, or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 6:

This ordinance shall become effective on January 1, 2026, or after based on the City's Manager's determination; however, in no event later than July 1, 2026, unless modified by City Council.

IT IS SO ORDAINED this 19th day of November, 2025.



David R. Still, Mayor

Attest:



Karen Pierce, City Clerk