



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING MINUTES

Monday, February 27, 2023
7:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

PRESENT

Mayor David Still

Council Member Glenn Martin

Council Member Victoria Jones

Mayor Pro Tem Austin Thompson - by video

Council Member Marlene Taylor-Crawford

Prayer

Apostle Fritz Musser provided the invocation.

Pledge of Allegiance

Mayor David Still led the group in the Pledge of Allegiance.

Agenda Additions / Deletions

City Manager Chuck Warbington requested that item #17 RZC2022-00045 be tabled to the March 15 work session.

Motion to approve as amended made by Council Member Martin, Seconded by Council Member Taylor-Crawford.

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

Recognitions

1. Police Department - Captain Sal Ortega

Chief John Mullin introduced a new member of the Police Department Captain Sal Ortega. Captain Ortega briefly addressed the Council and the public.

Approval of Prior Meeting Minutes

Motion to approve the minutes as amended by the Council made by Council Member Martin, Seconded by Council Member Taylor-Crawford.

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

2. December 14, 2022 Work Session and Executive Session
3. December 14, 2022 Regular Meeting and Executive Session
4. January 18, 2023 Work Session and Executive Session
5. January 30, 2023 Regular Meeting and Executive Session
6. February 15, 2023 Work Session and Executive Session

Announcements

7. Council Announcements

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

8. City Manager Announcements

City Manager Warbington introduced Gwinnett Commissioner Jasper Watkins. Commissioner Watkins introduced Mr. Lewis Cooksey who briefly address Council and introduced his team, Ms. China Thomas and Ms. Natasha Tyler who provided a presentation on the new Ride Gwinnett 2023 Expansion and answered questions from Council.

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.

Representative Gregg Kennard spoke on housing.

Ms. Robin Wilson spoke on downtown development moratorium.

Ms. Barbara Brown spoke on downtown development moratorium.

Ms. Linda Nash spoke on downtown development moratorium.

Ms. Genice Chae spoke on downtown development moratorium.

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.

City Attorney Lee Thompson read the Consent Agenda into record.

Motion to approve consent agenda as presented made by Council Member Jones, Seconded by Council Member Martin.

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

9. Ordinance Amendment to Chapter 4 – Alcoholic Beverages
10. On-Demand Annual Streets and Stormwater Maintenance Contract
11. Approve ReCAST Year 2 Contract Addendum
12. Approval of Intergovernmental Agreement with Gwinnett County for Reviewing, Inspecting and Permitting County Projects within the City
13. Purchase Tyler Hosting services for Munis ERP and EnerGov
14. 2023 Event Entertainment Consultant Contract
15. Resolution to seek grant from the Atlanta Regional Commission for a Tactical Livable Centers Initiative (LCI) study
16. Fiscal Year 2023 Mid-Year Budget Adjustment

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.

17. RZC2022-00045; Alessandro Salvo; 530 Lyle Circle

This item was tabled to the March 15th work session in the agenda additions and deletions section.

18. RZR2023-00015: Citywide Rezoning- Derrick Cheek, Mahlon Sweat, Kenny Tong, Sheila and Daniel Huff, Anne and Thomas Iwanowski, Cline Nichols, Mahlon and Carolyn Sweat; Multiple addresses

Planning and Development Director Todd Hargrave presented this item and answered questions from Council. The City is the applicant on this item. The Mayor opened the public hearing and hearing and seeing no one the public hearing was closed.

Motion to approve RZR2023-00015 made by Mayor Still, Seconded by Council Member Martin. Voting Yea: Mayor Still, Council Member Martin, Council Member Jones, Mayor Pro Tem Thompson, Council Member Taylor-Crawford

19. RZR2023-00016: Citywide Rezoning - Derrick Cheek, Pappy and Annamma Samuel, Rickie and Garnett Lance; Multiple addresses

Planning and Development Director Todd Hargrave presented this item and answered questions from Council. The City is the applicant on this item. The Mayor opened the public hearing Mr. Derrick Cheek came forward to make a comment on the notification. The Mayor asked if he was good with the rezoning and he said he was. The Mayor closed the public hearing.

Motion to approve RZR2023-00016 with staff conditions made by Council Member Jones, Seconded by Council Member Martin.

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

20. RZR2023-00017; Karen Wright; 577 Scenic Highway

Planning and Development Director Todd Hargrave presented this item and answered questions from Council. The applicant was not present. The Mayor opened the public hearing and hearing and seeing no one the public hearing was closed.

Motion to approve RZR2022-00017 with staff conditions made by Council Member Martin, Seconded by Council Member Jones.

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

21. RZR2022-00011; Fairlane Capital LLC; 448 Grayson Highway

Planning and Development Director Todd Hargrave was present to answer questions from Council. The applicant requested the item be withdrawn prior to the meeting.

Motion to withdraw RZR2022-00011 without prejudice made by Council Member Martin, Seconded by Council Member Taylor-Crawford.

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

Council Business Old Business

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

22. An Ordinance Establishing the Regulation for the Renaming of Streets

City Engineer Jim Wright presented this item and answered questions from Council.

Motion to approve made by Council Member Jones, Seconded by Council Member Taylor-Crawford.

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

23. Proposed Name of Collins Hill Extension Project

City Engineer Jim Wright presented this item and answered questions from Council.

Motion to table to the March 29th work session made by Mayor Still, Seconded by Council Member Jones.

Voting Yea: Mayor Still, Council Member Martin, Council Member Jones, Mayor Pro Tem

Thompson, Council Member Taylor-Crawford

Council Business New Business

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

24. Renewal and Expansion of Comcast Fiber Data Lines

Senior Systems Analyst Nathan Tullis presented this item and answered questions from Council.

Motion to approve made by Council Member Martin, Seconded by Council Member Jones.
Voting Yea: Mayor Still, Council Member Martin, Council Member Jones, Mayor Pro Tem Thompson, Council Member Taylor-Crawford

25. Add service for Pond & Company to provide consultant services for the North DTL area

Planning and Development Director Todd Hargrave presented this item and answered questions from Council.

Motion to approve made by Mayor Still, Seconded by Council Member Jones.
Voting Yea: Mayor Still, Council Member Martin, Council Member Jones, Mayor Pro Tem Thompson, Council Member Taylor-Crawford

26. Resolution for Temporary Moratorium of North DTL

City Manager Chuck Warbington presented this item and answered questions from Council.

Motion to approve the temporary moratorium changing the amount from \$5000.00 to \$25,000.00 made by Council Member Martin, Seconded by Council Member Jones.
Voting Yea: Mayor Still, Council Member Martin, Council Member Jones, Mayor Pro Tem Thompson, Council Member Taylor-Crawford

27. Acquisition of 124 Benson Street

City Manager Chuck Warbington presented this item and answered questions from Council.

Motion to approve made by Council Member Jones, Seconded by Mayor Still.
Voting Yea: Mayor Still, Council Member Martin, Council Member Jones, Mayor Pro Tem Thompson, Council Member Taylor-Crawford

Executive Session – Personnel, Litigation, Real Estate

Motion to move into executive session made by Council Member Taylor-Crawford, Seconded by Mayor Pro Tem Thompson.

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

Council Member Taylor-Crawford

Motion to adjourn out of executive session made by Council Member Jones, Seconded by Mayor Pro Tem Thompson. Voting Yea: Mayor Still, Council Member Martin, Council Member Jones, Mayor Pro Tem Thompson, Council Member Taylor-Crawford

Report of items discussed in Executive Session

1 Personnel

1 Litigation

No Votes Taken

In Public Meeting

Victoria Jones Motioned for Hector Sanchez to be Appointed to LHA, Seconded by Glenn Martin.

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

Final Adjournment

Motion to adjourn made by Council Member Jones, Seconded by Mayor Pro Tem Thompson.

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

Minutes Signatures

David R. Still, Mayor

Karen Pierce, City Clerk

ORDINANCE ORD-2023-01

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA, CHAPTER 4, SECTION 4-75 TO AMEND REGULATIONS RELATED TO DISTANCE REQUIREMENTS

The City Council of the City of Lawrenceville, Georgia hereby ordains that Chapter 4 of the Code of the City of Lawrenceville, Georgia is hereby amended by deleting Section 4-75 – Distance Requirements in its entirety and replacing it with the following:

Sec. 4-75. Distance requirements.

- (a) For the purposes of this section, distance shall be measured by the most direct route of travel on the ground in a straight line from the front door of the structure from which alcoholic beverages are sold or offered for sale, to the front door of the building of a church, government owned treatment center, housing authority property, or to the nearest property line of the real property being used for school or educational purposes.
- (b) Within the boundaries of the Downtown Entertainment District, no license permitting the retail sale (package) of malt beverages or wine or both shall be issued for any proposed location which is:
 - (1) Within a distance of 100 yards of any school building, educational building, school grounds or college campus; or
 - (2) Within a distance of 100 yards of an alcoholic treatment center owned by the state or any county or municipal government.
- (c) Outside the boundaries of the Entertainment District, no license permitting the retail sale (package) of alcoholic beverages shall be issued for any proposed location which is:
 - (1) Within a distance of 100 yards of any private residence unless such residence is located in a commercially zoned (BN, BG, HSB) district;
 - (2) Within a distance of 100 yards of any church building;
 - (3) Within a distance of 100 yards of any public library or branch thereof;
 - (4) Within a distance of 100 yards of a public park;
 - (5) Within a distance of 200 yards of any school building, educational building, school grounds or college campus; or
 - (6) Within a distance of 100 yards of an alcoholic treatment center owned by the state or any county or municipal government.
- (d) No license permitting the retail sale of alcoholic beverages for consumption on the premises shall be issued for any proposed location which is within a distance of 100 yards of any housing authority property.

- (e) As used in this chapter, the Downtown Entertainment District shall mean the boundaries/area established by a map adopted by resolution of the City Council and a copy of said map shall be maintained in the office of the City Clerk. If no such resolution and map has been adopted or if such resolution and map are repealed, there shall be no area in the City known as the Downtown Entertainment District.
- (f) As used in this section, the term "school building" or "educational building" shall apply only to State, County, City, or church school buildings and to such buildings at such other schools in which are taught subjects commonly taught in the common schools and colleges of this State and which are public schools or private schools as defined in O.C.G.A. § 20-2-690(b).
- (g) As used in this section, the term "church building" shall mean the main structure used by any religious organization for the purpose of worship.

Except as amended in this Ordinance, all other provisions of Chapter 4 of the Code of the City of Lawrenceville, Georgia, shall remain in full force and effect.

IT IS SO ORDAINED, this 3 day of March, 2023.



David R. Still, Mayor

Attest:



Karen Pierce, City Clerk

RESOLUTION RES-2023-2

RESOLUTION OF THE CITY OF LAWRENCEVILLE FOR CONTINUED COMMITMENT TO THE CITY OF LAWRENCEVILLE DOWNTOWN LCI MASTER PLAN AND PARTICIPATION IN THE TACTICAL LIVABLE CENTER INITIATIVE (LCI)

WHEREAS, the City of Lawrenceville supports regional and local efforts to develop a balanced transportation system to reduce dependence upon the automobile, enhance access, improve safety, encourage continued prosperity, and promote quality of life; and

WHEREAS, the City of Lawrenceville concurs that improvements in the quality of life from a well-planned downtown area will enhance the economic position of Lawrenceville; and

WHEREAS, the City of Lawrenceville adopted the Lawrenceville Downtown Livable Centers Initiative Master Plan on July 25, 2005, and is now seeking to implement projects identified in the 2021 LCI, through a Tactical LCI study; and

WHEREAS, the City of Lawrenceville has continued to show its commitment to a well-planned downtown through the implementation of various initiatives including the development of the College Corridor, conversion of Clayton and Perry Streets to two-way operations, and the success of the South Lawn project; and

WHEREAS, the City of Lawrenceville seeks to further leverage recent successes in implementing a well-planned downtown area through further investigation of opportunities for surrounding redevelopment, exploring opportunities for improved mobility connections to and from downtown, and enhancing connectivity to nearby Rhodes-Jordan Park while considering recent advances in SMART City technology and best practices in creative placemaking.

NOW, THEREFORE, BE IT RESOLVED, the City of Lawrenceville hereby expresses its continued commitment to the City of Lawrenceville Downtown LCI Master Plan and approves participation in the Tactical Livable Center Initiative (LCI) program as a major step in preserving the health, well-being and economic vitality of our community.

BE IT FURTHER RESOLVED, that the City Council of the City of Lawrenceville authorizes the filing of a grant application with the Atlanta Regional Commission in an amount not to exceed \$150,000.00, with the commitment to a local match not to exceed \$50,000.00.

1. The City Manager is authorized to execute and file an application for Federal assistance on behalf of the City of Lawrenceville with the Atlanta Regional Commission.
2. The City Manager is authorized to execute and file the necessary certifications, assurances and other documents the Atlanta Regional Commission may require before awarding a Federal assistance grant.

3. The City Manager is authorized to execute the grant and other agreements with the Atlanta Regional Commission on behalf of the City of Lawrenceville.

IT IS SO RESOLVED this 27th day of February, 2023.

**CITY OF LAWRENCEVILLE, GEORGIA
A GEORGIA MUNICIPAL CORPORATION**



David R. Still, Mayor

ATTEST:



Karen Pierce, City Clerk

RESOLUTION RES-2023-3

A RESOLUTION ADOPTING A BUDGET MID-YEAR AMENDMENT FOR THE FISCAL YEAR 2023 FOR THE CITY OF LAWRENCEVILLE, APPROPRIATING THE AMOUNTS SHOWN IN THE FOLLOWING SCHEDULES FOR SELECTED FUNDS; ADOPTING THE ITEMS OF ANTICIPATED FUNDING SOURCES BASED ON THE ESTIMATED FISCAL YEAR 2023 SOURCE OF FUNDS.

WHEREAS, the Mayor and Council of the City of Lawrenceville ("Council") is the governing authority of said City; and

WHEREAS, the City Chief Financial Officer has presented an amendment which outlines the City's financial plan for said fiscal year amendment which includes all projected source of funds and allowable use of funds; and

WHEREAS, the Mayor and Council may authorize and enact adjustments and amendments to appropriations as to balance revenues and expenditures; and

NOW, THEREFORE, BE IT RESOLVED that this Budget Amendment is hereby adopted specifying the Anticipated Funding Sources for each Fund and making Appropriations for Proposed Use of Funds to the Departments or Agencies named in each Fund as specified in Attachment A;

BE IT FUTHUR RESOLVED that this Budget Amendment creates two new full-time positions: Senior Code Enforcement Officer and Assistant City Clerk.

IT IS SO RESOLVED THIS 13 day of March, 2023



Mayor David Still

ATTEST:



Karen Pierce, City Clerk

FY 2023 Mid-Year Budget Adjustment
Attachment A

Operating Budget

General Fund

Source of Funds		Source Amount	Use Amount
1000000	341791 DDA Director- unbudgeted	\$25,000	
Use of Funds			
1001330	511100 Assistant City Clerk (n32) - 25% of Fiscal Year		\$0
1001535	511300 Data Process Overtime- Due to Munis Conversion		\$6,700
1001537	511300 IT Overtime- Due to numerous software upgrades		\$3,300
	Court Refunds of Bonds & Transfers to Gwinnett Courts- General		
1002650	573200 operation of business aprx 15% of revenues		\$155,000
1001565	531122 Gov Bldg AED batteries & Pads- legally required		\$8,000
1004100	511120 DDA Director- unbudgeted		\$25,000
1007450	511100 Senior Code Enforcement Officer (New) - 25% of Fiscal Year		\$21,457
		<u>\$25,000</u>	<u>\$219,457</u>
	Use of Contingency	<u>\$194,457</u>	
		<u>\$219,457</u>	<u>\$219,457</u>

Fleet Fund

Source of Funds			
6200000	135500 Fleet Fund Reserve Funds	\$15,000	
Use of Funds			
	Fleet Repairs to Damaged Assets- Change in deductible coverage		
6204900	522255 results in more out of pocket repairs		\$15,000
		<u>\$15,000</u>	<u>\$15,000</u>

Risk Fund

Source of Funds			
6250000	135500 Risk Fund Reserve Funds	\$135,154	
Use of Funds			
6251555	523100 Risk Insurance Premium- Increase in coverage cost		\$135,154
		<u>\$135,154</u>	<u>\$135,154</u>
	Grand Total	\$369,611	\$369,611

FY 2023 Mid-Year Budget Adjustment
Attachment A

Capital Budget				
Gas Capital Fund				
Source of Funds				
5160000	135500 Gas Capital Reserve Funds		\$90,000	
Use of Funds				
5164700	541000 11-029 Mains & Services- Increase in volume and cost of materials			\$90,000
			\$90,000	\$90,000
2017 SPLOST FUND				
Source of Funds				
3240000	337115 SPLOST Distributions above projections		\$900,000	
Use of Funds				
3241320	541000 Administrative Facilities			\$3,452
3241565	541000 Parking Facilities			\$123,654
3244200	541000 Roads, Streets & Bridges			\$228,394
3246000	541000 Cultural and Recreation Facilities			\$544,499
			\$900,000	\$900,000
2023 SPLOST FUND				
Source of Funds				
3260000	337115 SPLOST Distributions for 2023 SPLOST		\$566,000	
Use of Funds				
3264100	541000 Utility System Improvements			\$566,000
			\$566,000	\$566,000
	Grand Total		\$1,556,000	\$1,556,000

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.

PRESENTVOTEDavid R. Still, MayorYesAustin Thompson, Mayor Pro TemYesGlenn Martin, Council MemberYesMarlene Taylor-Crawford, Council MemberYesVictoria Jones, Council MemberYes

On motion of Mayor Still, seconded by Council Member Martin, which carried 5-0, the following ordinance was ADOPTED:

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE OFFICIAL ZONING MAP

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 to Amend the Official Zoning Map from RM-12 (Multifamily Residential District) to RS-150 (Single-Family Residential District) by City of Lawrenceville for the proposed use of Single-Family zoning and land use 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 February 27th, 2023, and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 27th day of February 2023, that the aforesaid application to amend the Official Zoning Map from RM-12 (Multifamily Residence District) to RS-150 (Single-Family Residential District) is hereby APPROVED.

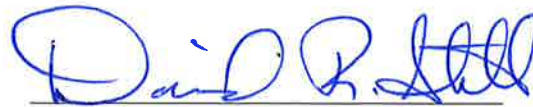
Approval of an RS-150 (Single-Family Residential District), subject to the following enumerated conditions:

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

- A.** New Construction of Single-family detached dwelling units, accessory uses, and structures.
- B.** The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes.
- C.** The façade, rear and side elevations of the single-family detached residential unit shall be designed and constructed consisting of four (4) sides of masonry, which could be brick, stone, or a combination of brick and stone (with accents of fiber cement siding). The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** The single-family detached dwelling unit shall have a double-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- E.** The single-family detached dwelling unit shall consist of two (2) car garages, with a driveway measuring eighteen (18) feet in width (20) feet in depth, providing sufficient space for two (2) passenger vehicles. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - F.** The single-family detached dwelling unit shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the finished floor. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - G.** The Front Yard Area shall be adjacent to the College Corridor. The Front Yard Area shall have a Building Setback of thirty-five (35) feet.
 - H.** The façade of the single-family detached dwelling unit shall face or be adjacent to the College Corridor.
 - I.** The Rear Yard Area shall be adjacent to Northdale Road. The Rear Yard Area shall have a Building Setback of forty (40) feet.
 - J.** The rear elevation of the single-family detached dwelling unit shall face or be adjacent to Northdale Road.
 - K.** The Side Yard Area shall have a Building Setback of ten (10).
 - L.** Vehicular access to the subject property shall be provided by an existing curb cut along Northdale Road.
- 2.** To satisfy the following site development considerations:
- A.** Detached Single-Family dwellings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, Section 601 Residential Minimum Architectural and Design Standards, and International Residential Code (IRC). Final building elevations shall be subject to the review and approval of the Director of the Planning and Development Department.
 - B.** Maintain or provide a five (5) foot concrete sidewalk adjacent to the Northdale Road right-of-way.
 - C.** Natural vegetation shall remain on the property until the issuance of a development permit.

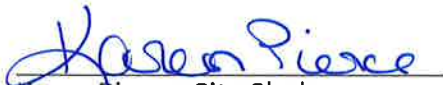
D. Any utility relocations shall be the responsibility of the developer.



David R. Still, Mayor

Date Signed: 3/24/2023

ATTEST:



Karen Pierce, City Clerk

51293
00134

WEBB, TANNER, POWELL,
MERTZ & WILSON
P.O. Box 1390
Lawrenceville, GA 30046

BK 51293 PG 0134

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2012 APR 10 PM 3:48

PT-61 # 067-2012-010364
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 23.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

RICHARD ALEXANDER, CLERK

303811

Commitment Number: 11NL48550

After Recording, Return to:

Wesley Derrick Cheek 249 Grayson hwy Lawrenceville, GA 30046

This instrument prepared by:

Thomas V. Alonzo, Esq. (Georgia Bar Number: 812054), and Jay A. Rosenberg, Esq.,
Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-
9605 Fax: (866) 611-0170.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R5145 027

LIMITED WARRANTY DEED

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST
BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL
BANK FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, F.A., hereinafter
grantor, for \$23,000.00 (Twenty-Three Thousand Dollars and no Cents) in
consideration paid, grants, bargains, sells and conveys with covenants of limited warranty to
Wesley Derrick Cheek, hereinafter grantee, whose tax mailing address is
249 Grayson Highway, Lawrenceville, GA 30046, the following real property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145
OF THE 5TH DISTRICT OF GWINETT COUNTY, GEORGIA, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE WESTERLY SIDE OF NORTHDAL DRIVE
(FORMERLY MCDANIEL STREET) AT THE INTERSECTION FORMED BY THE
WESTERLY SIDE OF NORTHDAL DRIVE WITH THE NORTHERLY LINE OF
PROPERTY ACQUIRED BY DANIEL C. COOPER AT DEED BOOK 144, PAGE 194,
RUNNING THENCE NORTHERLY ALONG THE WESTERLY SIDE OF
NORTHDAL DRIVE, 105 FEET, MORE OR LESS, TO PROPERTY ACQUIRED BY**

0035817

BK 51293 PG 0135

of Mrs. McKelvey. Said tract of land is bounded on the north by the lands of, now or formerly, Rhody Nash; on the east by McDaniel Street; on the south by the lands of, now or formerly, W.P. Bailey, and on the west by the lands of, now or formerly, Mrs. Jessie McKelvey. There is located thereon a dwelling and other improvements. Subject to all easements, restrictions, covenants and zoning ordinances of record, if any.

Property Address is: 432 North Dale Road, Lawrenceville, GA ~~30046~~ 30045 ⑦

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: Official Records Book ⁵¹²³³ ~~50883~~, Page ⁷²⁴ ~~0243~~ ②

The preparing attorney has not been asked to perform any title examination on the conveyed property and therefore makes no representations concerning the state of the title or the accuracy/sufficiency of the legal description.

Grantee or Grantees are advised that if he or she desires to file for a homestead exemption than he or she should immediately contact the tax assessor of the county named in the above legal description.

②

DEED B: 59310 P: 00812
10/19/2021 01:33 PM Pgs: 1 Fees: \$25.00
TTax: \$1.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672021037121
ERECORDED
eFile Participant IDs: 3806765239,

Return Recorded Document to:
The Law Offices of Koo & Sobotta
3775 Venture Drive
Suite # P200
Duluth, Georgia 30096

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, Made the 13 day of October, 2021 between SYLVIA VU TRAN as party or parties of the first part, hereinafter called Grantor, and KENNY TONG, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LYING AND BEING IN THE CITY OF LAWRENCEVILLE, GEORGIA, GWINNETT COUNTY, AND BEING LOCATED ON THE EAST SIDE OF NORTHSIDE ROAD (FORMERLY MCDANIEL STREET) AND SAID PROPERTY (FORMERLY KNOWN AS 253 NORTHDAL ROAD), SAID PROPERTY NOW BEING KNOWN AS 467 NORTHDAL ROAD, LAWRENCEVILLE, GEORGIA, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BETWEEN THE PROPERTY FORMERLY OF ARNOLD AND THIS PROPERTY ON MCDANIEL STREET; THENCE RUNNING EAST ALONG THE LINE OF FORMERLY ARNOLD PROPERTY 200 FEET TO A STAKE; THENCE SOUTH 100 FEET TO A STAKE AND THE PROPERTY FORMERLY OF BELL AND BERTHA PEEPLES (NOW MCCURDY); THENCE WEST 200 FEET ALONG THE LINE OF FORMERLY PEEPLES TO MCDANIEL STREET; THENCE NORTH 100 FEET ALONG MCDANIEL STREET (NOW NORTHDAL ROAD) TO THE POINT OF BEGINNING.

Subject Property Address: 467 Northdale Road, Lawrenceville, GA 30046

Parcel ID: R5145 043

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence of:



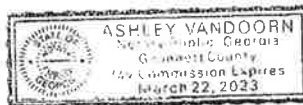
(Unofficial Witness)



(Notary Public)



SYLVIA VU TRAN (Seal)



Record and return to:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File Number: W-11710-22-NA

Parcel ID: R5145 045

DEED B: 60054 P: 00747
06/30/2022 04:47 PM Pgs: 4 Fees: \$145.00
TTax: \$120.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672022021214
ERECORDED
eFile Participant IDs: 2979894615,7067927936

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF FORSYTH

THIS INDENTURE, made this 24th DAY OF June, 2022, between Tracy Pendley as Co Executrix and Kristie Wall as Co Executrix of the last will and testament of Harold Milton Turner late of the State of Georgia and the County of Barrow, deceased, hereinafter called Grantor, and **Sheila M. Huff**, as party or parties of the second part, hereafter called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, (acting under and by virtue of the power and authority contained in the said will, the same having been duly probated and recorded in Court of Probate Barrow County, State of Georgia, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged), has granted, bargained, sold, and conveyed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE ATTACHED EXHIBIT "A and B" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

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 Grantees, forever IN FEE SIMPLE; in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

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

Signed, sealed and delivered
in the presence of:

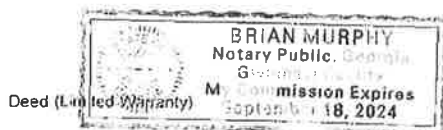
Kristie Wall
Unofficial Witness

[Signature]
Notary Public

My commission expires: 9-18-24

Tracy W. Pendley, as Executrix of the Estate of Harold
Milton Turner

Tracy W. Pendley, Executrix (Seal)
Tracy W. Pendley, Executrix



W-11710-22-NA

EXHIBIT "A"

File No.: W-11710-22-NA

All that tract or parcel of land lying and being in Land Lot 145 of the 5th Land District, Gwinnett County, Georgia, and being more particularly shown and delineated by a plat of survey entitled " Survey for Bobby L. Mosley", dated April 10, 1996, prepared by Advance Survey, Inc., certified by Lannes K. Burkhalter, RLS No. 2581, said plat being of record in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia, in Plat Book 70, Page 128, which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

49039
00900

8K49039PG0900

Return Recorded Document to:
Christopher A. Ballar
Christopher A. Ballar, PC
2050 Buford Highway, Suite 202
Buford, GA 30518

PT-61 # 067-2008-022249
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 74.50
TOM LAWLER CLERK OF
SUPERIOR COURT

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
2008 AUG 25 AM 8:00
TOM LAWLER, CLERK

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

This INDENTURE, made this 14 day of August, 2008, between **LINDA M. MCDANIEL**, as party or parties of the first part, hereinafter called Grantor, and **ANNE M. IWANOWSKI and THOMAS T. IWANOWSKI** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires of permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Seventy-Four Thousand Five Hundred and 00/100's Dollars (\$74,500.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee, a One Hundred Percent (100%) undivided interest in the following described property:

All that tract or parcel of land lying and being in Land Lot 145 of the 5th District, Gwinnett County, Georgia, city of Lawrenceville. Described as follows: On the North by Mrs. C.C. Wall; on the East by Bailey, on the South by Fowler; on the West by McDaniel Street. The lot fronts 100 feet on McDaniel Street and runs back 200 feet, to the lands of Ernest Bailey, fronting on said Bailey 100 feet.

This is a part of the tract of land conveyed to Mrs. C. C. Wall by C. C. Wall January 16th, 1932, by deed recorded in Deed Book 46, Page 566, Gwinnett County Records, and the same property as described in deed from Mrs. C.C. Wall to William H. Miller, recorded in Deed Book 81, page 495, deed records Gwinnett County, Georgia.

The property described was known as 219 McDaniel Street, and under the current system of numbering houses in Gwinnett County, Georgia, the property is now known as 439 Northdale Road.

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 heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for his heirs executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against the claims of all persons whosoever.

0086546

49039
00901

BK49039PG0901

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered
in presence of:



Linda M. McDaniel (SEAL)
LINDA M. MCDANIEL,
GRANTOR

Notary Public, Gwinnett County, Georgia
My Commission Expires Dec. 9, 2009

PT-61 # 0167-2008-022248

BK49039PG0902

WINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ None
TOM LAWLER CLERK OF
SUPERIOR COURT

FILED & RECORDED
CLERK SUPERIOR COURT
WINNETT COUNTY, GA.

2008 AUG 25 AM 8:00

TOM LAWLER, CLERK

Return to:
Christopher A. Ballar
Christopher A. Ballar, PC
2050 Buford Highway
Suite 202
Buford, GA 30518

EXECUTOR'S DEED OF ASSENT

STATE OF GEORGIA
COUNTY OF WINNETT

WHEREAS, **REBECCA P. MILLER**, died a resident of Gwinnett County, Georgia, on February 1, 2008, leaving a Will which has been duly probated in solemn form at the Probate Court of Gwinnett County, Georgia; and

WHEREAS, under the terms of said Will, **REBECCA P. MILLER** conveyed a fee simple estate to her children, **LINDA M. MCDANIEL and ANNE M. IWANOWSKI f/k/a ANNE M. HOUSE**. Therefore, the aforesaid **LINDA M. MCDANIEL and ANNE M. IWANOWSKI f/k/a ANNE M. HOUSE**, are devised the following described property:

All that tract or parcel of land lying and being in Land Lot 145 of the 5th District, Gwinnett County, Georgia, city of Lawrenceville. Described as follows: On the North by Mrs. C.C. Wall; on the East by Bailey, on the South by Fowler; on the West by McDaniel Street. The lot fronts 100 feet on McDaniel Street and runs back 200 feet, to the lands of Ernest Bailey, fronting on said Bailey 100 feet.

This is a part of the tract of land conveyed to Mrs. C. C. Wall by C. C. Wall January 16th, 1932, by deed recorded in Deed Book 46, Page 566, Gwinnett County Records, and the same property as described in deed from Mrs. C.C. Wall to William H. Miller, recorded in Deed Book 81, page 495, deed records Gwinnett County, Georgia.

The property described was known as 219 McDaniel Street, and under the current system of numbering houses in Gwinnett County, Georgia, the property is now known as 439 Northdale Road.

This deed constitutes a transfer of real estate per Last Will and Testament of Rebecca P. Miller, Gwinnett County Probate Court, Estate Number 08-E-313, see attached the Executors' Letters of Testamentary as Exhibit "A".

DOCUMENT PREPARATION ONLY - NO TITLE EXAMINATION

WHEREAS, the undersigned duly qualified as Co-Executrixes of the estate of the said **REBECCA P. MILLER**, and is now administering the estate under the terms of said Will, and it has been determined that all debts and claims against the estate have been fully paid.

NOW THEREFORE, the undersigned, as Co-Executrixes of the Will of the said **REBECCA P. MILLER**, hereby assents to the devise of said property under the terms of said Will, so that a full fee simple title thereto is vested in **LINDA M. MCDANIEL and ANNE M. IWANOWSKI f/k/a ANNE M. HOUSE**, as provided in said Will.

0086567

BK49039PG0903

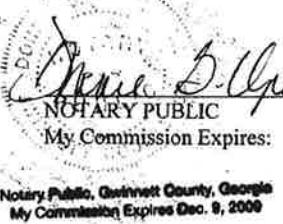
WITNESS my hand and seal, this 14 day of August 2008
Signed, sealed and delivered in the presence of:

M. Joans Arnold
WITNESS

A circular notary seal for Linda M. McDaniel, Notary Public, Guinnett County, Georgia. The seal contains the text "NOTARY PUBLIC" and "My Commission Expires: Dec. 9, 2008".
NOTARY PUBLIC
My Commission Expires:
Notary Public, Guinnett County, Georgia
My Commission Expires Dec. 9, 2008

Linda M. McDaniel (SEAL)
LINDA M. MCDANIEL
Executrix of the Estate of **REBECCA P. MILLER**

M. Joans Arnold
WITNESS

A circular notary seal for Anne M. Iwanaski, Notary Public, Guinnett County, Georgia. The seal contains the text "NOTARY PUBLIC" and "My Commission Expires: Dec. 9, 2008".
NOTARY PUBLIC
My Commission Expires:
Notary Public, Guinnett County, Georgia
My Commission Expires Dec. 9, 2008

Anne M. Iwanaski (SEAL)
ANNE M. IWANASKI s/w/a ANNE M. HOUSE
Executrix of the Estate of **REBECCA P. MILLER**

BK49908 PG0062

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

2010 JAN 21 PM 1:36

TOM LAWLER, CLERK

PT-61 # 067-2010-001969
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 100.00
TOM LAWLER CLERK OF
SUPERIOR COURT

300993-94

[space above for recording data]

Warranty Deed

STATE OF GEORGIA
COUNTY OF GWINNETT

Return to:
LAW OFFICES
GARNER AND STILL
P.O. BOX 707
LAWRENCEVILLE, GA 30046

THIS INDENTURE Made the 20th day of January, in the year of Two thousand-
ten, between

JAMES W. GARNER, Executor of the Estate of Gwendolyn Nelle Jarvis
of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called
Grantor, and

MAHLON O. SWEAT and CAROLYN A. SWEAT

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to
include their respective heirs, successors and assigns where the context requires of permits).

WITNESSETH that: Grantor, for and in consideration 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 whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed
and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said
Grantee,

All that tract or parcel of land lying and being in Land Lot 145 of the 5th District of Gwinnett County,
Georgia and being more particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, commence at a point located in the centerline
of Northdale Road, 1293.4 feet southerly, as measured along the centerline of said Northdale Road from
the intersection formed by the centerline of Northdale Road and the centerline of Hurricane Shoals
Road; running thence south 84 degrees 04 minutes 39 seconds west 25 feet to a point located on the
westerly right of way of Northdale Road, and the TRUE POINT OF BEGINNING, running thence south
05 degrees 23 minutes 11 seconds east along the westerly right of way of Northdale Road 109.36 feet to
an iron pin placed, and the northerly line of property now or formerly owed by Sweat; running thence
north 88 degrees 56 minutes 43 seconds west along the northerly line of said Sweat Property 307.56 feet
to the iron pin found; running thence north 05 degrees 12 minutes 00 seconds west 72.0 feet to an iron
pin found; running thence north 84 degrees 04 minutes 39 seconds east 305.40 feet to the iron pin found
on the westerly right of way of Northdale Road, and the point of beginning, being improved property
known as No. 448 Northdale Road, according to the present system of numbering houses in Gwinnett
County, Georgia and being more particularly shown on survey prepared by J. A. Evans Surveying Co.,
Inc., dated March 3, 1994.

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 Grantee forever in FEE SIMPLE.

0005478

BK49908 PG0063

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 Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Barbara S. Egan
Unofficial Witness

James W. Garner
JAMES W. GARNER, as Executor of the Estate of
Gwendolyn Nelle Jarvis

Nita J. Williams
Notary Public



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.

PRESENTVOTEDavid R. Still, MayorYesAustin Thompson, Mayor Pro TemYesGlenn Martin, Council MemberYesMarlene Taylor-Crawford, Council MemberYesVictoria Jones, Council MemberYes

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

AN ORDINANCE TO APPROVE AN AMENDMENT THE OFFICIAL ZONING MAP

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 to Amend the Official Zoning Map from RM-12 (Multifamily Residential District) to RS-150 (Single-Family Residential District) by City of Lawrenceville for the proposed use of Single-Family zoning and land use 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 February 27th, 2023, and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 27th day of February 2023, that the aforesaid application to amend the Official Zoning Map from RM-12 (Multifamily Residence District) to RS-150 (Single-Family Residential District) is hereby APPROVED.

Approval of an RS-150 (Single-Family Residential District), subject to the following enumerated conditions:

- 1.** To restrict the use of the property as follows:
 - A.** New Construction of Single-family detached dwelling units, accessory uses, and structures.
 - B.** The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes.
 - C.** The façade, rear and side elevations of the single-family detached residential unit shall be designed and constructed consisting of four (4) sides of masonry, which could be brick, stone, or a combination of brick and stone (with accents of fiber cement siding). The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - D.** The single-family detached dwelling unit shall have a double-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- E.** The single-family detached dwelling unit shall consist of two (2) car garages, with a driveway measuring eighteen (18) feet in width (20) feet in depth, providing sufficient space for two (2) passenger vehicles. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - F.** The single-family detached dwelling unit shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the finished floor. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - G.** The Front Yard Area shall be adjacent to the Northdale Road. The Front Yard Area shall have a Building Setback of thirty-five (35) feet.
 - H.** The Rear Yard Area shall have a Building Setback of forty (40) feet.
 - I.** The Side Yard Area shall have a Building Setback of ten (10).
 - J.** Vehicular access to the subject property shall be provided by an existing curb cut along Northdale Road.
- 2.** To satisfy the following site development considerations:
- A.** Detached Single-Family dwellings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, Section 601 Residential Minimum Architectural and Design Standards, and International Residential Code (IRC). Final building elevations shall be subject to the review and approval of the Director of the Planning and Development Department.
 - B.** Maintain or provide a five (5) foot concrete sidewalk adjacent to the Northdale Road right-of-way.
 - C.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - D.** Any utility relocations shall be the responsibility of the developer.

ORDINANCE NO: ZON-ORD-2023-6

CASE NO: RZR2023-00016



David R. Still, Mayor

Date Signed: 3/24/2023

ATTEST:



Karen Pierce, City Clerk

35348
00068

8K35348PG0068

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

03 OCT 13 PM 2:00

Parrie & Cole, LLC
400 Northridge Road
Suite 700
Atlanta, Ga. 30350
File# 0314200
102 North Dale Rd.

\$ 90.00
TOM LAWLER CLERK OF
SUPERIOR COURT

TOM LAWLER, CLERK

SPECIAL WARRANTY DEED

STATE OF GEORGIA

THIS INDENTURE is made as of 16th day of SEPTEMBER, 2003, between TIGER RELOCATION COMPANY, AN AFFILIATE OF AMERICAN BUSINESS CREDIT, INC., A PENNSYLVANIA CORPORATION, (hereinafter referred to as "Grantor") and W. DERRICK CHEEK (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO THOSE MATTER AS SHOWN ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

TO HAVE AND TO HOLD said property, together 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 Grantee forever in FEE SIMPLE; and the said Grantor specially warrants the title to the said above described property against the lawful claims of all persons claiming by, through and under the Grantor.

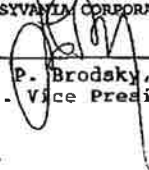
AND GRANTOR WILL WARRANT and forever defend the right and title to said property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

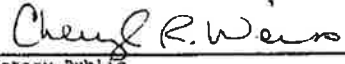
In witness whereof the undersigned have set his hand and affixed his seal as of the date first shown above.

Signed, sealed and delivered in
the presence of:


Unofficial Witness
Karen W. Corbett

TIGER RELOCATION COMPANY, AN AFFILIATE OF
AMERICAN BUSINESS CREDIT, INC., A
PENNSYLVANIA CORPORATION


Joan P. Brodsky, Esq.,
Asst. Vice President


Notary Public
My Commission Expires:
(NOTARIAL SEAL)

NOTARIAL SEAL
Cheryl R. Weiss, Notary Public
City of Morrisville, County of Wake
My Commission Expires Feb. 16, 2004

231999

35348
00069

BK35348PG0069

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, IN THE CITY OF LAWRENCEVILLE, AND BEING THAT CERTAIN TRACT OR LOT OWNED BY MRS. J.B. LOGGINS AT THE TIME OF HER DEATH, LOCATED AT THE NORTHWEST CORNER OF MCDANIEL STREET, AND TANNER STREET, ALSO KNOWN AS TAN YARD STREET, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF MCDANIEL STREET AND TANNER STREET, AND THENCE RUNNING ALONG MCDANIEL STREET 94 FEET TO CORNER OF LOT OF MRS. J.M. DAVIS, FORMERLY J.P. DAVIS; THENCE RUN WESTERLY ALONG THE DAVIS LOT 110 FEET TO LINE OF HUTCHINS LOT, FORMERLY WILLIAMS LOT; THENCE RUN ALONG THE HUTCHINS LOT 84 FEET TO TANNER STREET; THENCE RUN ALONG TANNER STREET IN AN EASTERLY DIRECTION TO THE BEGINNING POINT, A DISTANCE OF 132 FEET.

BK49844PG0885

INGLESBY, FALLIGANT, HORNE,
COURINGTON & CHISHOLM, P.C.
P. O. Box 1368
Savannah, GA 31402

PT-81# 067-2009-032657
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 21.00
TOM LAWLER CLERK OF
SUPERIOR COURT

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
2009 DEC 10 AM 8:00
TOM LAWLER, CLERK

Space above this line for recorders use only

Inglesby, Falligant, Horne,
Courington & Chisholm, P.C.
P.O. Box 1368
Savannah, Georgia 31402-1368
Attn: Stephen E. Jackson, Jr.
File: 09-R-20097-477

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 4th of December, 2009 by and between
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE, FKA BANKERS TRUST
COMPANY OF CALIFORNIA, N.A. AS TRUSTEE FOR UCFC LOAN TRUST 1998-C: BY EMC
MORTGAGE CORPORATION AS ITS ATTORNEY IN FACT,
a corporation,

as party of the first part , and

DERRICK CHEEK

as party of the second part.

WITNESSETH that, the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said party of the second part, and assigns:

Said property is briefly described as **0.2884 acres on Northdale Road, Gwinnett County, Georgia,** and more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference.

Subject to:

- a) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property(hereinafter, the "Property");
- b) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- c) All restrictive covenants, terms, condition, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portions(s) of the Property, but only to the extent that same are still in effect;
- d) All presently recorded instruments (other than liens and conveyances by, through or under the party of the first part) that affect the Property and any portion(s) thereof;
- e) Ad valorem taxes, fees, and assessments, if any, for the current year and all prior and subsequent years, the payment of which said party of the second part assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which said party of the second part assumes; and
- f) Any conditions that would be revealed by a physical inspection and survey of the Property.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the only proper use, benefit and behoof of the said party of the second part, and assigns, forever, **IN FEE SIMPLE.**

123 Northdale Road
Lawrenceville, GA 30034

0111418

BK 49844 PG 0886

AND THE SAID PARTY OF THE FIRST PART, for its successors and assigns will warrant and forever defend the right and title to the above described Property unto the said party of the second part, and assigns, against the lawful claims of all persons claiming by, through or under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal the day and year first above written.

Signed, sealed and delivered this 6 day of
November, 2009, in the presence
of: [Signature]
Unofficial Witness [Signature]
Notary Public [Signature]
My Commission Expires: 2/11/10
(NOTARIAL SEAL)



123 Northdale Road
Lawrenceville, GA 30034

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE, FKA BANKERS
TRUST COMPANY OF CALIFORNIA, N.A.
AS TRUSTEE FOR UCFC LOAN TRUST
1998-C: BY EMC MORTGAGE
CORPORATION AS ITS ATTORNEY IN
FACT

By: [Signature]
, as

[Signature]
Dena Grimes
Assistant Vice President
(CORPORATE SEAL)
Dena Grimes
Assistant Vice President



*Power of Attorney to be recorded
simultaneously herewith and made a part
hereof by reference as Exhibit "B"

EXHIBIT "A"

BK 4 9 8 4 4 PG 0 8 8 7

All that tract or parcel of land lying and being in Land Lot 145, 5th District, City of Lawrenceville, Gwinnett County, Georgia, containing 0.2884 acres as shown on a plat of survey for Ethyl E. Whitaker by Ian M. Gragg, Registered Land Surveyor, dated January 29, 1990, recorded in Plat Book 50, Page 169, Gwinnett County Plat Records, which plat is hereby referred to, incorporated herein, and made a part hereof. Being improved property known as 123 Northdale Road, Lawrenceville, according to the present system of numbering houses in Gwinnett County, Georgia.

123 Northdale Road
Lawrenceville, GA 30034

File No. 09-R-20097-477

22316
0067

Corrective - 2676250

BK22316 PG0067

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

01 FEB 22 AM 8:00

TOM LAWLER, CLERK

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

FILE NO. 00-G7406

\$ 170.00
TOM LAWLER CLERK OF
SUPERIOR COURT

JACKSON AND HARDWICK
3237 SATELLITE BOULEVARD
BUILDING 300, SUITE 120
DULUTH, GA 30096

WARRANTY DEED

STATE OF GEORGIA, COUNTY OF GWINNETT

This Indenture made this 9th day of February, in the year Two Thousand One, between WILLIAM E. FOSTER and HARRY L. GRAVITT, of the County of GWINNETT, State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and SAMUEL PAPPY and ANNAMMA SAMUEL, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHWESTERLY RIGHT-OF-WAY OF NORTHDAL ROAD (FORMERLY KNOWN AS MCDANIEL STREET) A DISTANCE OF 592.7 FEET NORTHWESTERLY AS MEASURED ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF NORTHDAL ROAD (FORMERLY MCDANIEL STREET) FROM THE CENTER LINE OF TANNER STREET; THENCE SOUTH 87 DEGREES 00 MINUTES WEST A DISTANCE OF 150 FEET TO AN IRON PIN; THENCE NORTHEASTERLY FORMING AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES WITH THE PRECEDING COURSE A DISTANCE OF 100 FEET TO AN IRON PIN; THENCE NORTHEASTERLY FORMING AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES WITH THE PRECEDING COURSE A DISTANCE OF 150 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF NORTHDAL ROAD; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF NORTHDAL ROAD A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, AS PER PLAT RECORDED IN PLAT BOOK L, PAGE 193, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

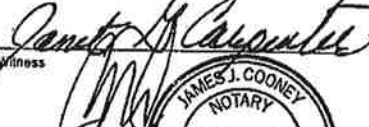
SUBJECT to restrictive covenants and general utility easements of record.

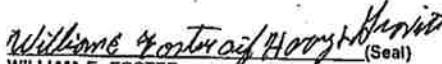
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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 Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public



WILLIAM E. FOSTER (Seal)

HARRY L. GRAVITT (Seal)
021837
(Seal)

26176
0250

BK 26176-PG0250

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

02 JAN 30 AM 8:00

TOM LAWLER, CLERK

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$
TOM LAWLER CLERK OF
SUPERIOR COURT

AFTER RECORDING RETURN TO:
Jackson and Hardwick
3237 Satellite Blvd. Suite 120
Duluth, GA. 30096

NOTE TO CLERK
PLEASE CROSS REFERENCE TO THE WARRANTY
DEED RECORDED AT DEED BOOK 22316 PAGE 67.

STATE OF GEORGIA
COUNTY OF GWINNETT

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made this 9th day of February, in the year Two Thousand and One, William E. Foster and Harry L. Gravitt as party or parties of the first part, herein after called Grantor, and Samuel Pappy and Annamma Samuel as party or parties of the second part, hereinafter called Grantee (the words "Grantor and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration for the sum of TEN DOLLARS and other good and valuable considerations (\$10.00) in hand paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE .

This Corrective Warranty Deed is being recorded to correct the legal description of the property. The new legal adds Tract two.

This Corrective Warranty Deed is subject to the Security Deed Recorded at DEED BOOK 22316 PAGE 68.

THIS CONVEYANCE is made subject to all zoning ordinance, easements and restrictions of record affecting bargained premises.

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 Grantee 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 and Grantee's heirs and assigns against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the
Presence of:

F. Schmitt
(Unofficial witness)

William E. Foster (Seal)
William E. Foster

Harry L. Gravitt (Seal)
Harry L. Gravitt

[Signature]
(Notary Public)

My commission expires: 

019400-26

BK 26176 PG 0251

EXHIBIT "A"

TRACT ONE:

All that tract or parcel of land lying and being in the City of Lawrenceville in Land Lot 145 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin on the southwesterly right-of-way of Northdale Road (formerly known as McDaniel Street), 592.7 feet northwesterly as measured along the southwesterly right-of-way of Northdale Road (formerly McDaniel Street) from the center line of Tanner Street; thence South 67 degrees 00 minutes West, 150 feet to an iron pin; thence northeasterly forming an interior angle of 90 degrees 00 minutes with the preceding course, 100 feet to an iron pin; thence northeasterly forming an interior angle of 90 degrees 00 minutes with the preceding course, 150 feet to the southwesterly right-of-way of Northdale Road; thence southeasterly along the southwesterly right-of-way of Northdale Road, 100 feet to the POINT OF BEGINNING. Being described according to plat of survey for Mrs. E. E. Whitaker by Higginbotham & James, Associates, dated April 22, 1964.

TRACT TWO:

All that tract or parcel of land lying and being in Land Lot 145 of the 5th District, Gwinnett County, Georgia District of Gwinnett County, Georgia, encompassing 0.5820 Acres, more or less, and being more particularly described and delineated according to a plat of survey prepared by Hambrick Surveying, certified by Wallace Long Hambrick, dated 12/14/87, entitled "Survey for Ronald S. Cole," said plat being of record in the Office of the Clerk of Superior Court of Gwinnett County, Georgia in Plat Book 44, Page 16A, which plat is hereby referred to and made a part of this description.



BK 51902 PG 0805

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2012 DEC 31 PM 4:37

RICHARD ALEXANDER, CLERK

Please Return Document To
RUSSELL, STELL, SMITH & MATTISON, P C
485 Perry Street, Suite A
Lawrenceville, GA 30046
No Title Examination

314301

WARRANTY DEED

PT-61# 67 2012-039161
GWINNETT CO GEORGIA
REAL ESTATE TRANSFER TAX
\$ None
RICHARD T ALEXANDER, JR CLERK OF
SUPERIOR COURT

STATE OF GEORGIA,
COUNTY OF GWINNETT

THIS INDENTURE made this 28th day of **December, 2012**, between **Kenneth L. Lance**, of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Rickie L. Lance**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property

All that tract or parcel of land lying and being in Land Lot 145 of the 5th District, Gwinnett County, Georgia, in the City of Lawrenceville, being Tracts 1, 2 and 3 containing 3.70 Acres as per plat of survey for 131 Northdale Land Trustee as prepared by D. J. Baggett Land Surveying, dated April 5, 2000, as revised April 26, 2000 and recorded in Plat Book 84, Page 237, Gwinnett County Records, which plat is hereby referred to and made a part of this description.

Tax ID #RS145 023 and 297, 131 Northdale Road

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises

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 Grantee 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 Grantor has hereunto set grantor's hand and seal this day and year first above written

Signed, sealed and delivered in the presence of

Witness

Notary Public

My commission expires
(Notary Seal)



Kenneth L. Lance (Seal)
Kenneth L. Lance

0136492

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.

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

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

AN ORDINANCE TO APPROVE AN AMENDMENT THE OFFICIAL ZONING MAP

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 to Amend the Official Zoning Map from O-I (Office Institutional District) to RS-180 (Single-Family Residential District) by Karen Wright for the proposed use of Single-Family zoning and land use 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 February 27th, 2023, and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 27th day of February 2023, that the aforesaid application to amend the Official Zoning Map from O-I (Office Institutional District) to RS-180 (Single-Family Residential District) is hereby APPROVED.

Approval of an RS-180 (Single-Family Residential District), subject to the following enumerated conditions:

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

- A.** New construction of single-family detached dwelling units, accessory uses, and structures.
- B.** The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,400 square feet for two-story homes.
- C.** The façade, rear and side elevations of the single-family detached residential unit shall be designed and constructed consisting of four (4) sides of masonry, which could be brick, stone, or a combination of brick and stone (with accents of fiber cement siding). The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** The single-family detached dwelling unit shall have a double-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- E.** The single-family detached dwelling unit shall consist of two (2) car garages, with a driveway measuring eighteen (18) feet in width (20) feet in depth, providing sufficient space for two (2) passenger vehicles. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - F.** The single-family detached dwelling unit shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the finished floor. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - G.** The Front Yard Area shall be adjacent to the Scenic Highway. The Front Yard Area shall have a Building Setback of no less than fifty (50) feet.
 - H.** The Rear Yard Area shall have a Building Setback of forty (40) feet.
 - I.** The Side Yard Area shall have a Building Setback of ten (10).
 - J.** Vehicular access to the subject property shall be provided by an existing curb cut along Scenic Highway.
- 2.** To satisfy the following site development considerations:
- A.** Detached Single-Family dwellings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, Section 601 Residential Minimum Architectural and Design Standards, and International Residential Code (IRC). Final building elevations shall be subject to the review and approval of the Director of the Planning and Development Department.
 - B.** Maintain or provide a five (5) foot concrete sidewalk adjacent to the Scenic Highway right-of-way.
 - C.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - D.** Any utility relocations shall be the responsibility of the developer.
- 3.** The following variances are granted:
- A.** Variances to allow the rehabilitation of the existing structure or new construction, subject to the following:

- i.* A variance from the Zoning Ordinance, Article 1, Section 102.2, Subsection B. Lot Development Standards, Lot Minimum Width, allows reduction of the minimum lot width requirement from 100 feet to 99.88 feet.



David R. Still, Mayor

Date Signed: 3/24/2023

ATTEST:



Karen Pierce, City Clerk

BK53657 PG0796

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

15 JUN 30 PM 2: 00

RICHARD ALEXANDER, CLERK

Return to:

GANEK WRIGHT MINSK PC

Harold L. Minsk, Esq.

1735 North Brown Road #150

Lawrenceville, GA 30043

Phone: (678)376-8008

Facsimile: (678)376-2292

HM150576

PT-61 # 017-2015-015155
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 110.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made this 25th day of June, in the year 2015, between CLARA SOYOOLA AND EMMANUEL SOYOOLA, hereinafter called Grantor, and KAREN WRIGHT, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH:

GRANTOR, FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 116 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, IN THE CITY OF LAWRENCEVILLE, AND BEING LOT 3, BLOCK A, UNIT 2 OF SCENIC FOREST AS SHOWN ON PLAT OF SRUYEY RECORDED IN PLAT BOOK Z, PAGE 24, GWINNETT COUNTY RECORDS.

LESS AND EXCEPT:

THAT PROPERTY TAKEN IN THE RIGHT OF WAY ORDER RECORDED AT DEED BOOK 6182, PAGE 73, GWINNETT COUNTY, GEORGIA RECORDS, BEING THE SAME PROPERTY CONVEYED TO GRANTORS AT DEED BOOK 36990, PAGE 258, GWINNETT COUNTY RECORDS.

This conveyance is made subject to the following:

- 1 State and county ad valorem real property taxes and assessments for 2015, a lien not yet due and payable at the time of execution, and subsequent years.
- 2 All easements and restrictions of record

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 Grantee forever in FEE SIMPLE.

AND 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 owning, holding or claiming by, through or under Grantor, but not otherwise.

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

Signed, sealed and delivered
this 25th day of June, 2015,
in the presence of

Clara Soyoola
Clara Soyoola

(SEAL)

Witness
h

Notary Public
My Commission Expires



(HM150576 PFD/HM150576/15)

0055832

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.

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

On motion of Council Member Martin, seconded by Council Member Taylor-Crawford, which carried 5-0, the following ordinance was DENIED WITHOUT PREJUDICE:

AN ORDINANCE TO DENY AN AMENDMENT THE OFFICIAL ZONING MAP

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 to Amend the Official Zoning Map from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) by Fairlane Capital LLC for the proposed use of Townhouse Residential 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 February 27th, 2023, and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 27th day of February 2023, that the aforesaid application to amend the Official Zoning Map from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) is hereby DENIED WITHOUT PREJUDICE.



David R. Still, Mayor

Date Signed: 3/24/2023

ATTEST:



Karen Pierce, City Clerk

Warranty Deed — Page 3**Exhibit "A"**

A one-half (½) undivided interest in and to the following real property of the Grantor:

All that tract or parcel of land lying and being in the Fifth Land District of Gwinnett County, Georgia, part of Land Lot Number 148, and being tracts Numbers thirty-one (31), thirty-two (32), thirty-three (33), thirty-four (34), thirty-five (35), and seventy-two (72) of the subdivision of the lands of R. H. Cooper, as shown on survey and plat of S. C. Moon, made in September 1946, a blue print of which is recorded in plat Book "D," Page 180, Gwinnett County Records, reference to which is hereby made for the correct shape, metes, courses and distances of each of said tracts of land, and which are more particularly described as follows: Tracts numbers thirty-one, thirty-two, thirty-three, thirty-four, and thirty-five join and are bounded together as one tract on the north by the lands of S.C. Moon; on the east by tract number seventy-two, purchased by P.C. Roberts; on the south by the lands of E.F. Hannah; on the west by the right-of-way of the Lawrenceville and Loganville highway. Each of these tracts front fifty (50) feet on the highway and run back even width two hundred and fifty (250) feet. Tract number seventy-two contains five and 74/100 (5.74) acres, and is bounded on the north by the lands of S.C. Moon; on the east by the lands of B.B. Crane and Allen Puckett; on the south by the lands of Leonard Jackson; on the west by the lands of P.C. Roberts.

Being the same as that property conveyed to Grantor by Warranty Deed dated October 16, 1946, and recorded in Deed Book 81, Folio 459, Gwinnett County, Georgia Records.

Together with a one-half (½) undivided interest in and to the following real property of the Grantor:

All that tract or parcel of land lying and being in the Fifth Land District of Gwinnett County, Georgia, part of Land Lot Number 148, and being tracts Numbers thirty-six (36), thirty-seven (37), thirty-eight (38), thirty-nine (39), forty (40), and seventy-one (71) of the subdivision of the lands of R.H. Cooper, as shown on survey and plat of S.C. Moon, made in September 1946, a blue

Warranty Deed — Page 4

print of which is recorded in plat Book "D," Page 180, Gwinnett County Records, reference to which is hereby made for the correct shape, metes, courses and distances of each of said tracts of land, and which are more particularly described as follows: Tracts numbers thirty-six, thirty-seven, thirty-eight, thirty-nine and forty join and are bounded together, on the north by the lands of P.C. Roberts; on the east by tract number seventy-one, purchased by J.H. Carter; on the south by the lands of E.F. Hannah; on the west by the right-of-way of the Lawrenceville and Loganville Highway. Each of these tracts fronts on said highway fifty (50) feet and extends back even width two hundred and fifty (250) feet. Tract number seventy-one contains five and 74/100 (5.74) acres according to said plat, and is bounded on the north by the lands of formerly P.C. Roberts, now Mrs. Lorene T. Bowen; on the east by the lands of H.J. Hinton; on the south by the lands of formerly E.F. Hannah; on the west by the lands of J.H. Carter.

Being the same as that property conveyed to Grantor by Warranty Deed dated June 19, 1948, and recorded in Deed Book 88, Folio 56, Gwinnett County, Georgia Records.

Less approximately one (1) acre which the Grantor has previously conveyed to her brother; being a total of approximately fourteen (14) acres.

ORDINANCE ORD-2023-2

AN ORDINANCE ESTABLISHING THE REGULATION FOR THE RENAMING OF STREETS IN THE CITY OF LAWRENCEVILLE, GEORGIA TO BE INCLUDED AS CHAPTER 32, ARTICLE 1, SECTION 32.2 OF THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA

PURPOSE: The purpose of this ordinance is to establish a system to rename streets throughout Lawrenceville, Georgia that is uniform.

WHEREAS, it is in the best interest of the City of Lawrenceville to have a fair and uniform procedure for the renaming of City streets;

NOW, THEREFORE, be it ordained by the City Council of the City of Lawrenceville, Georgia the establishment of Section 32.2 (Regulation for the Renaming of Streets) of Article I (In General), of Chapter 32 (Streets, Sidewalks and other Public Property) as follows:

Sec. 32-2. Regulation for the renaming of streets.

(a) Applicability

- 1) Request for renaming a street will be accepted only from an individual or entity meeting one of the following criteria:
 - a. A person or entity who owns property fronting the street in question; or
 - b. A developer of property, such property having received concept plan approval from the City's Planning and Development Department, that has approved access to the street in question; or
 - c. A legally authorized representative of the City of Lawrenceville, and agency of the U.S. Government or Gwinnett County.
- 2) Proposed street shall be a street residing within the City Limits of Lawrenceville, GA and be owned and maintained by the City.
- 3) The proposed name change shall be effective for the entire length of the street that resides within the limits of the City.
- 4) The renaming of public streets shall only be considered if one of the following criteria are met;
 - a. It honors and commemorates a noteworthy person associated with the City of Lawrenceville, Gwinnett County, the State of Georgia or the United States of America; or
 - b. It commemorates local history, places, events or culture; or
 - c. It will strengthen neighborhood identity.
- 5) Proposed street name should follow the current subdivision regulation requirements for the naming of streets.
- 6) Commercial names where usage of such name would amount to advertising is prohibited.

(a) Procedure and Application

- 1) An application requesting a street name change shall be submitted to the Planning and Development Department and contain the following:
 - a. A written petition bearing signatures of a minimum of 75 percent of the property owners fronting the street; and
 - b. Existing name of street and the proposed name change; and
 - c. Reason for requesting change and how it complies with this Ordinance; and
 - d. Map showing street affected by change; and
 - e. The name, address, email and telephone number of the person requesting the name change.
- 2) The application shall be processed and scheduled for public hearing as follows:
 - a. The proposed name shall be checked by the city to ensure nonduplication.
 - b. The application shall be forwarded with the Planning and Development Department's recommendation to the City Council for consideration at the scheduled public hearing.
 - c. The final decision on the proposed change shall be made by the City Council after having held the scheduled public hearing.
- 3) Applications affecting the same street shall not be submitted more than once every 24 months.
- 4) An application fee of \$500.00 shall be due for the administrative costs associated with processing the request. Government units are exempt from the application fee.
- 5) Requests initiated by an authorized representative of the City of Lawrenceville, Gwinnett County or the U.S. Government shall be exempt from submitting a petition in the application.

Secs. 32-3 - 32.18. – Reserved.

Except as amended in this Ordinance, all other provisions of Chapter 32 of the Code of the City of Lawrenceville, Georgia, shall remain in full force and effect.

IT IS SO ORDAINED, this 13 day of March, 2023.



David R. Still, Mayor

Attest:



Karen Pierce, City Clerk

RESOULTION RES-2023-4

CITY OF LAWRENCEVILLE

**RESOLUTION TO PLACE A TEMPORARY MORATORIUM ON
DEVELOPMENT PERMITS, BUILDING PERMITS,
REZONING APPLICATIONS AND SPECIAL USE PERMIT
APPLICATIONS WITHIN A SPECIFIED GEOGRAPHIC
AREA AND FOR OTHER PURPOSES**

WHEREAS, the Mayor and City Council of the City of Lawrenceville, Georgia are committed to utilizing available resources to promote the preservation and improvement of the health, welfare, and public safety of the citizens of the City of Lawrenceville; and

WHEREAS, the Mayor and City Council of the City of Lawrenceville are committed to protecting the health and welfare of its citizens through appropriate land use regulation and the encouragement of appropriate development and redevelopment of certain areas of the City; and

WHEREAS, the Mayor and City Council of the City of Lawrenceville believe it is in the best interest of the citizens of Lawrenceville to provide for proper land use regulations and well planned preservation and/or redevelopment of older properties located in the municipal boundaries; and

WHEREAS, the Mayor and City Council of the City of Lawrenceville seek to review certain provisions of the current City of Lawrenceville Zoning Ordinance 2020 ("Zoning Ordinance"); and

WHEREAS, the Mayor and City Council of the City of Lawrenceville intend to undertake a review and revision of the Zoning Ordinance, including possible zoning district revisions, and other provisions regulating preservation of existing development and redevelopment of a designated geographical area with its planning department, outside consultants, legal counsel, and the public.

NOW THEREFORE the Council of the City of Lawrenceville does hereby Ordain and Resolve that the City of Lawrenceville place a temporary moratorium on the acceptance of development permit applications and building permit applications, the issuance of development permits and building permits, and the acceptance of rezoning or special use permit applications for any

property located within the geographical area designated on the map and description attached hereto as Exhibit A. This temporary moratorium shall extend through and including August 31, 2023, unless terminated earlier by official action of the City Council.

IT IS FURTHER RESOLVED that this temporary moratorium shall not affect any development permit applications, building permit applications, or rezoning or special use permits applications that were submitted to and accepted by the City prior to the adoption of this Resolution and shall not delay or suspend any property being developed or building being constructed under a valid permit issued prior to the adoption of this Resolution. This temporary moratorium shall not prohibit the issuance of development permits or building permits required for building maintenance or improvement of existing buildings totaling less than \$5,000.00 or to bring existing buildings into compliance with property maintenance regulations.

IT IS FURTHER RESOLVED that this Resolution and temporary moratorium shall become effective immediately upon its adoption by the Mayor and Council.

IT IS SO RESOLVED AND ORDAINED this 27th day of February, 2023, by the Mayor and Council of Lawrenceville, Georgia.



David R. Still, Mayor

Attest:



Karen Pierce, City Clerk

EXHIBIT A DESCRIPTION

All that area located in the City of Lawrenceville being the area located within a boundary that begins at the intersection of Perry Street and Born Street and runs along Perry Street in a southerly direction until its intersection with Pike Street, then runs along Pike Street in an easterly direction to its intersection with Buford Drive, then runs along Buford Drive in a northerly direction until its intersection with Born Street, then runs along Born Street in a westerly direction to its intersection with Perry Street. Said area being shown on the attached map.

