



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING MINUTES

Wednesday, May 20, 2020
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 Bob Clark
Council Member Keith Roche

Prayer

Police Chief, Tim Wallis led the group in prayer.

Pledge of Allegiance

Mayor Still led the group in the Pledge of Allegiance.

Agenda Additions / Deletions

Staff requested that Item #4 RXC2019-00010 & SUP2019-00022 and #9 Gas Rate Analysis and Ordinance Amendment to the June 22, 2020 Regular meeting.

Motion made by Council Member Clark, Seconded by Council Member Martin.

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

Approval of Prior Meeting Minutes

Motion to approve minutes made by Council Member Jones, Seconded by Council Member Roche.

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

Council Member Roche

1. April 27, 2020 Special Call
2. May 13, 2020 Special Call

Public Comment

Presentations will be limited to 2 minutes per person and Council will not respond to the comment.

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.

3. RZR2019-00003 & SUP2019-00019; 138 Paper Mill Road; Shane Lanham
Todd Hargrave delivered the presentation and Shane Lanham also presented. Tyler Gains also came forward and spoke. Debra Cagle was the Public Hearing speaker that is in favor.

Motion to approve with the conditions as presented by staff to Council this evening with the change of striking out Item 11 text as follows: "Said Subject to applicable City, local and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property said covenants shall include a restriction that no more than 10% of the single-family units (with an additional five percent hardship) may be leased to third parties by individual owners". Also, Item 2F will be changed to read as follows: "The layout of the development shall be in general conformance to the site plan presented at the May 20, 2020 Council Meeting and shall include modifications to units 55 through 68 to truly reflect rear entry units subject of review of the Planning and Development Director made by Mayor Still, Seconded by Council Member Martin.

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

4. RZC2019-00010 & SUP2019-00022; The Residential Group c/o Mahaffey Pickens Tucker, LLP- Shane Lanham; Buford Drive (SR 20) at University Parkway (SR 316) Pending Annexation
This item was tabled to the June 22, 2020 meeting.
5. RZC2020-00012 & SUP2020-00027; One Street Residential LLC, 334 & 354 Grayson Highway
The presentation was delivered by Todd Hargrave and the speakers were Ben Web, Brendan Barr, Lejla Prljaca. There were no speakers during the Public Hearing.

RZC2020-00012 - motion to approve with staff conditions as presented made by Council Member Roche, Seconded by Council Member Martin. Voting Yea: Mayor Still, Council Member Martin, Council Member Jones, Mayor Pro Tem Clark, Council Member Roche (see attached)

SUP2020-00027 - motion to approve with staff conditions except for 2A3 would read interior units features include stainless steel appliances, stone countertops, washer, and dryer. This requirement will only apply to the market rent units. The remaining 75% will be standard appliances.

Motion to approve with above conditions made by Council Member Roche, Seconded by Council Member Martin.

Voting Yea: Mayor Still, Council Member Martin, Council Member Jones, Mayor Pro Tem Clark, Council Member Roche (see attached)

6. SUP2020-00026; Third Rail Distillery, Inc.; 625 N. Clayton Street

Motion to approve with conditions as provided in the meeting tonight as the draft Ordinance made by Council Member Martin, Seconded by Mayor Pro Tem Clark.

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

7. City of Lawrenceville Zoning Ordinance

Todd Hargrave delivered the presentation. There were no comments from the Public Hearing.

Motion to approve with the following conditions: we accept the Resolution as presented on the re-write of the Zoning Ordinance 2020 as presented by staff in our packet and will also include the recommendations that were sent by email at 1:21pm to the Mayor except excluding all suggestions with Article 3. Also, the new zoning map will reflect the two properties that were rezoned this evening – items 3 and 5 made by Mayor Still, Seconded by Council Member Clark.

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

8. FY 2021 Budget

Keith Lee presented this item and was assisted in his presentation by Chief Wallis and Barry Mock. There were no comments during the Public Hearing.

Council Business Old Business

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

9. Gas Rate Analysis and Ordinance Amendment

This item was tabled to the June 22, 2020 meeting.

Council Business New Business

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

10. Intergovernmental Agreement with the Downtown Development Authority for 51 South Clayton Street

Motion to approve agreement made by Council Member Roche, Seconded by Council Member Jones.

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

Final Adjournment

Motion to adjourn made by Mayor Pro Tem Clark, Seconded by Council Member Roche.

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

Minute Signatures

David R. Still, Mayor

Karen Pierce, City Clerk

ORDINANCE NO. ZON-ORD 2020-5

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

David Still, Mayor

Yes

Bob Clark, Council Member

Yes

Victoria Jones, Council Member

Yes

Glenn Martin, Council Member

Yes

Keith Roche, Council Member

Yes

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

AN ORDINANCE TO AMEND 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 (General Residence, 3,600 Square Foot District) to RM-8 (General Residence, Townhouse District) by TPA Acquisitions 1, LLC c/o Mahaffey Pickens Tucker, LLP for the proposed use of a Townhome Development 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 May 20, 2020 and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 20th day of May, 2020, that the aforesaid application to amend the Official Zoning Map from RM-12 (General Residence, 3,600 Square Foot District) to RM-8 (General Residence, Townhouse District) is hereby APPROVED. Approval as RM-8 (General Residence, Townhouse District) for a townhouse development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Attached Townhouse Units.
 - B. The maximum number of units shall be 116.
 - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance in addition to the following standards:
 - i. Vertical and horizontal offsets
 - ii. Sides of buildings (not directly adjacent to another building) shall be predominately brick or stacked stone with windows and other treatments to break up the wall of the structure
 - iii. Front of each structure shall be predominately brick or stacked stone.
 - D. 80% of the units shall have a double-car garage.
 - E. Minimum Square Footage shall be 1300 S.F. for 2 bedroom and 1400 S.F. for 3 bedroom.

F. Interior amenities shall include the following at a minimum:

- i. Stainless Steel Appliances
- ii. Washer and Dryer
- iii. Granite counter tops

G. Four bedroom units are prohibited.

H. Rental of units may be allowed if entire development has one owner. Subdividing portions of the property is prohibited. Professional on-site management that includes leasing, maintenance of grounds and common areas, detention ponds, and interior and exterior of all structures shall be provided.

I. The development shall have a mandatory community association(s) to provide maintenance for all common areas of landscaping within internal right-of-ways and immediately adjacent external right-of-ways), and enforce reasonable and customary property maintenance standards through covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60.

J. Property shall be served with dumpsters for sanitation pickup by the City. Individual unit trash pickup shall be prohibited.

2. To satisfy the following site development considerations:

- A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- B. Natural vegetation shall remain on the property until the issuance of a development permit.
- C. All disturbed areas not paved shall be sodded.
- D. Underground utilities shall be provided throughout the development.
- E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.

- F. The layout of the development shall be in general conformance to the site plan presented at the May 20, 2020 City Council Regular Meeting, and include modifications to Units 55 through 68 that truly reflect rear entry. Subject to the review and approval of the Director of Planning and Development.
- G. Driveway length shall meet the following standards:
 - a. Front Car Garages – 25 feet from structure to sidewalk
 - b. Rear Car Garages – 25 feet from structure to back of curb
- H. Sidewalks are required along Paper Mill Road frontage as well as throughout the interior of the development.
- I. The property shall be gated and a wrought iron type fence with brick or stacked stone columns every 30' shall be installed across the entire frontage of the property. The rest of the property shall be enclosed with a black vinyl coated chain link fence.
- J. The entire frontage shall be landscaped as well as screening landscaping shall be provided around any detention pond. All landscaping plans shall be reviewed and approved by the Director of Planning and Development.
- K. Left turn lanes shall be added to Paper Mill Road in general conformance with the site plan presented at the May 20, 2020 City Council Regular Meeting and shall be reviewed and approved by the City Engineer.
- L. Development amenities shall include a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common area(s)/Park(s) shall be programed with amenities to maximize use such as benches, tables, grills, etc.
- M. Property shall be included in a Crime Free Multi-Housing Program similar to Gwinnett County's program.

IT IS SO ORDAINED this 20th day of May, 2020

David R. Still, Mayor

ATTEST:

Karen Pierce, City Clerk

ORDINANCE NO. ZON-ORD 2020-5.1

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 Still</u> , Mayor	<u>Yes</u>
<u>Bob Clark</u> , Council Member	<u>Yes</u>
<u>Victoria Jones</u> , Council Member	<u>Yes</u>
<u>Glenn Martin</u> , Council Member	<u>Yes</u>
<u>Keith Roche</u> , Council Member	<u>Yes</u>

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

AN ORDINANCE TO AMEND 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 for a Special Use Permit for the proposed use of a Townhome Development 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 May 20, 2020 and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 20th day of May, 2020, that the aforesaid application for a Special Use Permit is hereby APPROVED. Approval of Special Use for front-entry townhouse units, subject to the following enumerated conditions:

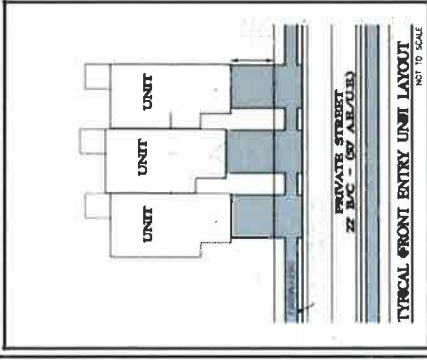
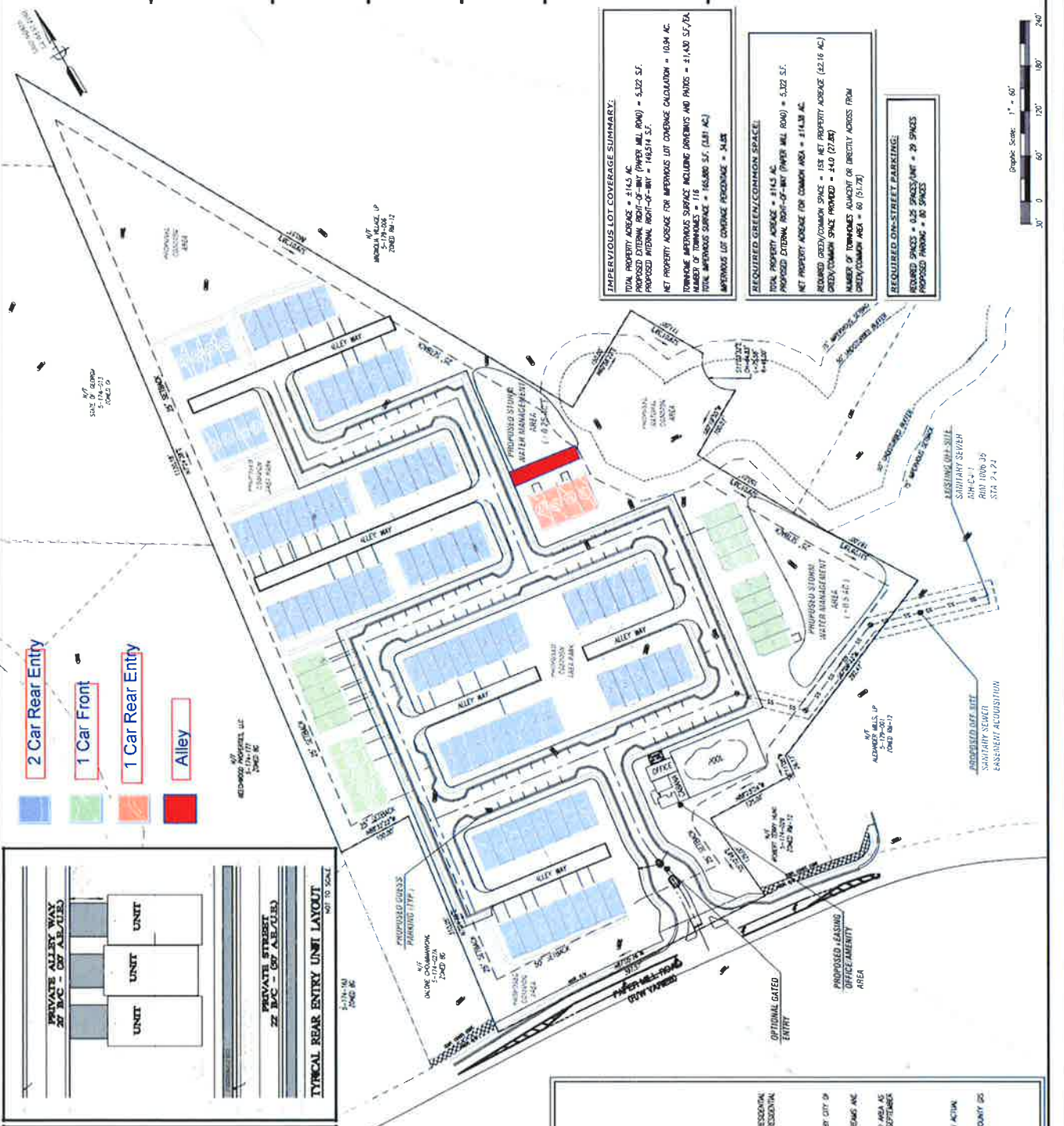
1. To restrict the use of the property as follows:
 - A. Attached Townhouse dwellings.
 - B. The maximum number of front entry units shall be 19 and located in general conformance to the site plan presented at the May 20, 2020 City Council Regular Meeting.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.

IT IS SO ORDAINED this 20th day of May, 2020

David R. Still, Mayor

ATTEST:

Karen Pierce, City Clerk



DEVELOPMENT SUMMARY	
1. TOTAL PROPERTY ACREAGE = 141.6 AC.	
2. TOTAL NUMBER OF UNITS = 116	
FRONT ENTRY = 23 (10%)	
REAR ENTRY = 93 (80%)	
3. CURRENT ZONING = RM-12	
4. PROPOSED ZONING = RM-6	
5. PARCEL : S-114-027	
6. PROPOSED USE: TOWNHOMES	
7. GROSS DENSITY FOR PROPERTY = 8.0 UNITS/AC.	
8. REQUIRED SETBACKS:	
EXTERNAL FRONT YARD = 50'	
EXTERNAL REAR YARD = 40'	
EXTERNAL SIDE YARD = 25'	
9. PROPOSED LENGTH OF STREETS = 62,400 L.F.	
10. ALL LOTS TO BE SERVED BY SANITARY SEWER.	
11. SEWER SERVICE PROVIDED BY CRIMMET COUNTY. WATER SERVICE PROVIDED BY CITY OF JAMESVILLE.	
12. A 30' TYP. UNIMPROVED RECTANGULAR BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.	
13. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER CRIMMET COUNTY FLOOD COMMUNITY PANEL NO. 121300096F, DATED SEPTEMBER 29, 2006.	
14. BOUNDARY INFORMATION FROM CRIMMET COUNTY GIS.	
15. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON CRIMMET COUNTY GIS.	
16. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.	
17. LOCATION OF EXISTING STREAMS AND BUFFERS SHOWN BASED ON CRIMMET COUNTY GIS FIELD VERIFICATION RECOMMENDED.	

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 175, of the 5th District, Gwinnett County, and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at an iron pin set at the intersection of the North line of Land Lot 175 with the south right-of-way line of Lawrenceville Highway (U.S. Highway 29), said land lot line also being the South line of Land Lot 178 thence South 29 degrees 01 minutes 38 seconds East along the common land lot line of Land Lots 175 and 178, 216.62 feet to a point; THENCE South 29 degrees 01 minutes 38 seconds East 178.77 feet to a point; THENCE South 07 degrees 09 minutes 58 seconds 50.80 feet to a point, said point being THE TRUE POINT OF BEGINNING;

THENCE South 29 degrees 01 minutes 38 seconds East a distance of 860.51 feet to a point; THENCE North 60 degrees 58 minutes 22 seconds East a distance of 150.00 feet to a point; THENCE South 29 degrees 01 minutes 38 seconds East a distance of 111.00 feet to a point;

THENCE along a curve to the left for an arc length of 75.58 feet, having a radius of 40.00 feet, being subtended by a chord bearing South 11 degrees 03 minutes 32 seconds East, for a distance of 64.83 feet to a point;

THENCE South 60 degrees 19 minutes 55 seconds West a distance of 100.01 feet to a point; THENCE South 29 degrees 01 minutes 38 seconds East a distance of 150.01 feet to a point; THENCE South 31 degrees 28 minutes 18 seconds East a distance of 187.00 feet to a point; THENCE South 67 degrees 09 minutes 13 seconds West a distance of 292.41 feet to a point; THENCE South 06 degrees 11 minutes 08 seconds West a distance of 26.17 feet to a point; THENCE North 88 degrees 23 minutes 04 seconds West a distance of 125.00 feet to a point; THENCE South 05 degrees 10 minutes 49 seconds East a distance of 125.00 feet to a point; THENCE North 87 degrees 05 minutes 36 seconds West a distance of 397.57 feet to a point; THENCE North 07 degrees 24 minutes 38 seconds East a distance of 310.05 feet to a point; THENCE North 88 degrees 32 minutes 22 seconds West a distance of 100.00 feet to a point;

THENCE North 07 degrees 24 minutes 38 seconds East a distance of 1120.18 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains an area of 14.5 acres more or less.

ORDINANCE NO. ZON-ORD 2020-6

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 Still</u> , Mayor	<u>Yes</u>
<u>Bob Clark</u> , Council Member	<u>Yes</u>
<u>Victoria Jones</u> , Council Member	<u>Yes</u>
<u>Glenn Martin</u> , Council Member	<u>Yes</u>
<u>Keith Roche</u> , Council Member	<u>Yes</u>

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

AN ORDINANCE TO AMEND 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 BG (General Business District) to OI (Office Institutional District) by One Street Residential, LLC for the proposed use of a Multifamily Development 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 May 20th, 2020 and objections were filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 20th day of May, 2020, that the aforesaid application to amend the Official Zoning Map from BG (General Business District) to OI (Office Institutional District) is hereby APPROVED.

Approval as OI (Office Institutional District) for an apartment development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily apartment buildings and its associated accessory use structures.
 - B. The maximum number of units shall be 156.
 - C. The following variances shall be granted:
 - i. Maximum height of structures shall be 45'
 - ii. Parking ratio shall be 1.6 per dwelling unit min.
 - iii. Loading requirements shall be 9 min.
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide natural undisturbed buffer along the eastern property line, immediately adjacent to the Acadia Woods single-family subdivision. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Director of the Planning and Development Department.
 - B. Provide a 10-foot landscape strip along the eastern right-of-way of Grayson Highway, and the southern right-of-way of Applewood Drive. Final landscaping design shall be subject to review and approval of the Director of the Planning and Development Department.

C. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. Maximum Sign Display Area shall not exceed 32 square feet.

D. The front, side and rear facades of associated accessory use structures shall be finished with a minimum of 50 percent brick on each elevation.

E. All grassed areas shall be sodded.

F. All utilities internal to the development shall be placed underground.

G. The developer shall provide a bus shelter along Grayson Highway as well as access from the development to the bus shelter subject to the review and approval of City, GCDOT and GDOT.

H. Exterior site lighting shall be provided and shall be contained in cut-off type luminaries and shall be directed in towards the property so as not to shine directly into adjacent properties or right of ways

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

J. Detention ponds shall include a six foot tall black vinyl coated chainlink fence and landscaping so as to be screened from view of adjacent property or rights of way.

K. Access shall be provided to the development by Applewood Drive and subject to the review and approval of City Engineer.

IT IS SO ORDAINED this 20th day of May, 2020

David R. Still, Mayor

ATTEST:

Karen Pierce, City Clerk

ORDINANCE NO. ZON-ORD 2020-7

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

David Still, Mayor

Yes

Bob Clark, Council Member

Yes

Victoria Jones, Council Member

Yes

Glenn Martin, Council Member

Yes

Keith Roche, Council Member

Yes

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

AN ORDINANCE TO AMEND 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 for a Special Use Permit for the proposed use of a Multifamily Development 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 May 20th, 2020 and objections were filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 20th day of May, 2020, that the aforesaid application for a Special Use Permit is hereby APPROVED.

Approval of Special Use Permit for an apartment development, subject to the following enumerated conditions:

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

- A. Multifamily apartment buildings and its associated accessory use structures.
- B. The maximum number of units shall be 156.
- C. The units shall meet the following:
 - i. Lawrenceville Housing Authority Managed Units – 25% max.
 - ii. Units leased at market rent – 25% min.
 - iii. 3 bedroom – 10% Max
 - iv. 4 bedrooms are prohibited

2. To satisfy the following site development considerations:

- A. The property shall be developed in general accordance with the site plan presented at the May 20, 2020 Council Meeting, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
 - 1. The apartment buildings shall meet the RM-12 architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. All elevations of all structures shall have majority exterior treatments of brick or stacked stone on each elevation. The remainder of the elevation may be the same or of fiber cement shake or siding or architectural metal. Building elevations shall be submitted for review and approval by the Director of Planning and Development prior to the issuance of a development permit.
 - 2. Buildings shall be constructed with internal double loaded corridors (no breezeways).

3. Interior unit features include stainless steel appliances, stone countertops, and washer and dryer. This requirement will only apply to the market rate units.
4. The development shall be a gated community, with automated car access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made in a timely manner. Fencing along public Right of way shall be wrought iron style type fencing with masonry columns spaced 25 feet.
5. Development shall include amenities for residents including active common spaces that include a splash pad, playground, community garden, grilling and picnic areas. Design and location of the amenities shall be subject to the review and approval by the Director of Planning and Development.
6. The leasing facility shall include a community room sized large enough for after school classes for tutoring.

IT IS SO ORDAINED this 20th day of May, 2020

David R. Still, Mayor

ATTEST:

Karen Pierce, City Clerk

ORDINANCE NO. ZON-ORD 2020-8

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 Still</u> , Mayor	<u>Yes</u>
<u>Bob Clark</u> , Council Member	<u>Yes</u>
<u>Victoria Jones</u> , Council Member	<u>Yes</u>
<u>Glenn Martin</u> , Council Member	<u>Yes</u>
<u>Keith Roche</u> , Council Member	<u>Yes</u>

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

AN ORDINANCE TO AMEND 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 for a Special Use Permit for the proposed use of a Distillery 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 May 20th, 2020 and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 20th day of May, 2020, that the aforesaid application for a Special Use Permit is hereby APPROVED.

Approval of Special Use Permit for a Distillery, subject to the following enumerated conditions:

1. The property shall be developed in general accordance with the submitted site plan, dated February 03, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
2. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
3. The building must meet the minimum architectural requirement of the City of Lawrenceville. Final elevations shall be subject to the review and approval of the Director of Planning and Development Department.
4. Ground Signage shall be limited to a maximum height of 16 feet to 18 feet and shall be setback from the right-of-way a minimum of 12 feet. The monument base shall consist of architectural treatments consistent with the exterior architectural treatments of the proposed building. The maximum sign display area shall be limited to 75 square feet. Wall signage shall be limited 36 square feet per elevation, with a total wall sign area limited to 72 square feet.
5. 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.
6. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways.
7. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.

8. Outdoor storage shall be prohibited.
9. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
10. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

IT IS SO ORDAINED this 20th day of May, 2020

David R. Still, Mayor

ATTEST:

Karen Pierce, City Clerk

ORDINANCE NO. ZON-ORD 2020-9

**AN ORDINANCE AMENDING THE CITY OF LAWRENCEVILLE ZONING ORDINANCE
KNOWN, CITED AND REFERRED TO AS "2005 LAWRENCEVILLE ZONING
ORDINANCE", AND ANY AMENDMENTS THERETO BY REPLACING THE ABOVE
INDICATED ORDINANCE AND CODE SECTIONS WITH A NEW ZONING ORDINANCE
ENTITLED "CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020"**

WHEREAS, after the adoption of the City of Lawrenceville 2040 Unified Plan, consultants, staff and stakeholders began work on a Zoning Ordinance to formalize the City's vision for future development in accordance with the adopted 2040 Unified Plan; and

WHEREAS, consultants, staff and stakeholders have reviewed and evaluated City of Lawrenceville existing ordinances and procedures related to land use and zoning to update and coordinate these procedures and ordinances with the goals and themes of the 2040 Unified Plan; and

WHEREAS, based upon that review and evaluation, consultants, staff and stakeholders have developed the City of Lawrenceville Zoning Ordinance 2020 to update and modernize the City's Zoning Ordinance that is easily understood by the public and the development community; and

WHEREAS, after a careful review of the text of the 2005 Lawrenceville Zoning Ordinance and the land classifications contained therein, it is evident that the 2005 Lawrenceville Zoning Ordinance could be logically amended to update and clarify such land use classifications; and

WHEREAS, the City of Lawrenceville Zoning Ordinance 2020 revises and updates the zoning districts and standards previously incorporated into the 2005 Lawrenceville Zoning Ordinance to facilitate and encourage future development in accordance with the goals and policies of the 2040 Unified Plan; and

WHEREAS, the City of Lawrenceville City Council desires that the City of Lawrenceville Zoning Ordinance 2020 provide appropriate and logical regulation of such land uses and business activities; and

WHEREAS, the 2005 Lawrenceville Zoning Ordinance provides that the text and maps thereof may be amended from time to time by the City of Lawrenceville City Council following submission to the City of Lawrenceville Planning Commission for review and recommendation; and

WHEREAS, after a careful review of the 2005 Lawrenceville Zoning Ordinance, it is

evident that the ordinance and regulations can be updated to improve land use and zoning standards and procedures with contemporary terminology and practices; and

WHEREAS, the City of Lawrenceville City Council finds that the City of Lawrenceville Zoning Ordinance 2020 streamlines land use and zoning process and provides new tools and standards that support and further the City's 2040 Unified Plan; and

WHEREAS, the City of Lawrenceville Planning Commission held a public hearing on the City of Lawrenceville Zoning Ordinance on Monday, March 2, 2020; and

WHEREAS, the City of Lawrenceville City Council finds that the City of Lawrenceville Zoning Ordinance 2020, attached hereto as Exhibit A promotes the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Lawrenceville.

NOW, THEREFORE, BE IT ORDAINED that the City of Lawrenceville City Council hereby amends the 2005 Lawrenceville Zoning Ordinance, adopted on September 12, 2005, and any amendments thereto, by replacing the above indicated ordinance and code sections with a new zoning ordinance, entitled "City of Lawrenceville Zoning Ordinance 2020," which ordinance is attached hereto as Exhibit A and is incorporated herein by reference.

BE IT FURTHER ORDAINED, that pursuant to Article 8, Section 803, the map attached hereto as Exhibit B and incorporated herein by reference and bears the legend Official Zoning Map of the City of Lawrenceville, Georgia, May 20, 2020 is adopted as the Official Zoning Map of the City of Lawrenceville, Georgia. The new official zoning map shall be identified by the signature of the Mayor, attested by the City Clerk, and shall bear the seal of the City under the following words: "This is to certify that this official zoning map supersedes and replaces the official zoning map adopted on September 12, 2005, as amended, as part of the adoption of the 2005 Lawrenceville Zoning Ordinance." The previous official zoning map shall be preserved and maintained in the offices of the Planning and Development Department of the City of Lawrenceville. Any property that is located within the municipal boundaries of the City of Lawrenceville, Georgia, that is not shown on the official zoning map of the City of Lawrenceville, Georgia, which is adopted pursuant to this ordinance, or that is not shown within a specific zoning classification on the zoning map attached hereto shall be classified as AR Agricultural Residential District. All conditions of zoning that were placed on any land in the City of Lawrenceville, Georgia at the time of any prior zoning of that property, and any special use permits and conditions related thereto shall remain in full force and effect.

BE IT FURTHER ORDAINED, that the policies and procedures which govern the calling and conducting of public hearings found in Article 9, are hereby approved and adopted.

BE IT FURTHER ORDAINED, that the standards governing the exercise of the zoning power including any factors which the local government finds relevant in balancing the interest and promoting the public, health, safety, morality, or general welfare against the rights of the unrestricted use of property found in Article 9, are hereby approved and adopted.

BE IT FURTHER ORDAINED, that the City of Lawrenceville Zoning Ordinance 2020 adopted hereto and contained within Appendix A of the City of Lawrenceville Code of Ordinances shall be effective upon its adoption by the City of Lawrenceville City Council.

BE IT FURTHER ORDAINED, that all regulations or parts of the same in conflict with this Ordinance are hereby rescinded to the extent of said conflict.

IT IS SO ORDAINED, this 20th day of May 2020.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk