



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING MINUTES

Monday, December 13, 2021
7:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

PRESENT

Mayor David Still
Council Member Glenn Martin
Mayor Pro Tem Victoria Jones
Council Member Bob Clark
Council Member Keith Roche

Bicentennial Fact

Mayor David Still stated: This of a picture of one of the local Lawrenceville restaurants on Crogan Street back in the early 1900's. It also happens to be a future City Council Member of the Lawrenceville Council of the late 1950s. Who could that be? Well that happens to be Ulmont R. Still who was married to Grace Still who raised their 5 children on Jackson Street. He also just happens to be my grandfather. Pretty Cool if you ask me.



Prayer

Pastor Inman Houston provided the invocation.

Pledge of Allegiance

Mayor Still led the group in the Pledge of Allegiance.

Agenda Additions / Deletions

Motion to approve the agenda as presented made by Council Member Roche, Seconded by Mayor Pro Tem Jones.

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

Approval of Prior Meeting Minutes

Motion to approve the minutes as presented by staff made by Council Member Roche, Seconded by Council Member Martin.

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

1. November 17, 2021 Work Session and Executive Session
2. November 17, 2021 Regular Meeting

Announcements

Mayor Still recognized outgoing Council Members Roche and Clark for all of their hard work over the years and provided them a small gift from the City. He then read from the slide of future city events.

Public Comment

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

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 the consent agenda as presented made by Council Member Martin, Seconded by Mayor Pro Tem Jones.

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

3. Architectural and Engineering Consulting Services on an Annual Contract
4. Purchase of Itron Electric Meters
5. Purchase of Pad-Mounted and Pole Mounted Transformers
6. Purchase of a Front Load Garbage Truck
7. Comprehensive HVAC Services on an Annual Contract
8. City of Lawrenceville Depot District Signs Project
9. Amendment to Chapter 36, Section 36-7 for Speed Zone Ordinance
10. Approval of a Statement of Work for a compensation study by Mercer
11. Approve a Purchase Sale Agreement with CSX Transportation Inc. along Pike Street as indicated on Exhibit A
12. Purchase of new Fleet Management Software

Public Hearing Old 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.

13. SUP2021-00051; Wade Marketing & Consulting Services; 3130 Sugarloaf Parkway, Suite 1200

Planning and Development Director Todd Hargrave presented this item. The applicant Ms. Juanita Wade and her attorney Joseph Brickman were present to provide information answer

questions from the Council. The Mayor opened the public hearing was opened and hearing and seeing no one come forward the public hearing was closed.

Motion to approve SUP2021-00051 with the special conditions presented made by Mayor Pro Tem Jones, Seconded by Council Member Clark.

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

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.

14. RCZ2021-00030 & SUP2021-00053; Highlands Residential, LLC; 77 E Pike, 250 McArthur Street and City of Lawrenceville Public Right-of-way

Planning and Development Director Todd Hargrave presented this item. The applicant Mr. David Loeffel was present to provide information and answer questions from Council. The Mayor opened the public hearing was opened and hearing and seeing no one come forward the public hearing was closed.

Motion to approve with revised Planning and Development Conditions from 12/13/2021 made by Council Member Martin, Seconded by Mayor Pro Tem Jones.

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

15. RZM2021-00010; Southeast Capital Land, LLC; 35 Gwinnett Drive, multiple parcels

Planning and Development Director Todd Hargrave presented this item. The applicant Carl Westmoreland was present to provide information and answer questions. The Mayor opened the public hearing was opened and hearing and seeing no one come forward the public hearing was closed.

Motion to approve RZM2021-00010 with the work session conditions - 12-13-2021 as amended by the Mayor made by Council Member Roche, Seconded by Council Member Martin.

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

16. Resolution for the Abandonment of a portion of the right-of-way of Collins Hill Road

City Manager Chuck Warbington presented this item. The Mayor opened the public hearing was opened and hearing and seeing no one come forward the public hearing was closed.

Motion to approve the Resolution for the abandonment of a portion of right-of-way of Collins Hill Road made by Council Member Martin, Seconded by Mayor Pro Tem Jones.

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

17. Resolution for the Abandonment of a portion of the right-of-way of Fair Street

City Manager Chuck Warbington presented this item. The Mayor opened the public hearing was opened and hearing and seeing no one come forward the public hearing was closed.

Motion to approve the Resolution for the abandonment of a portion of right-of-way of Fair Street by Mayor Pro Tem Jones, Seconded by Council Member Martin.

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

18. Resolution for the Abandonment of a portion of the right-of-way of McArthur Street

City Manager Chuck Warbington presented this item. The Mayor opened the public hearing was opened and hearing and seeing no one come forward the public hearing was closed.

Motion to approve the Resolution for the abandonment of a portion of right-of-way of McArthur Street by Council Member Martin, Seconded by Mayor Pro Tem Jones.

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

Council Business New Business

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

19. Approve the Second Amendment to an Intergovernmental Agreement with the Downtown Development Authority of Lawrenceville, GA for the due date for a hotel loan originally approved August 12, 2020 to extend the due date to June 30, 2022

Assistant City Manager Barry Mock presented this item.

Motion to approve the amendment to the Intergovernmental agreement with the Downtown Development Authority as presented made by Council Member Roche, Seconded by Mayor Pro Tem Jones.

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

20. Ordinance to Create the ReCAST Advisory Board

Lawrenceville ReCast Project Manager Marcus Thorne presented this item.

Motion to approve the Ordinance to create the ReCast advisory board made by Mayor Pro Tem Jones, Seconded by Council Member Clark.

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

21. Approval of an update to the City Code of Ordinances, Chapter 4 Alcoholic Beverages

City Attorney Lee Thompson presented this item.

Motion to approve Ordinance amendment to Chapter 4 as presented made by Council Member Roche, Seconded by Council Member Martin.

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

22. Approval of a First Amendment to the Operation Agreement for the Lawrenceville Arts Center with the Aurora Theatre

City Manager Chuck Warbington presented this item.

Motion to approve the amendment to the operating agreement as presented made by Council Member Clark, Seconded by Mayor Pro Tem Jones.

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

23. Approval of Board Appointments for 2022

Mayor David Still presented this item.

Motion to approve the board appointments as presented made by Council Member Roche, Seconded by Mayor Pro Tem Jones.

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

Final Adjournment

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

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

Minute Signatures

David R. Still, Mayor

Karen Pierce, City Clerk

ORDINANCE ORD-2021-13

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA, CHAPTER 36, SECTION 36-7 TO PROVIDE FOR UPDATED SPEED ZONES

The City Council of the City of Lawrenceville, Georgia hereby ordains that Chapter 36 of the Code of the City of Lawrenceville, Georgia is hereby amended by deleting Section 36-7 – Speed Zones in its entirety and replacing it with the following:

Sec. 36-7. - Speed zones.

- (a) *Purpose.* The purpose of this section is to establish speed zones and speed limits for the City of Lawrenceville and to replace and amend those as necessary from time to time.
- (b) *Adoption of speed zones.* The speed zones adopted by the City Council and approved by the Georgia Department of Transportation numbered 3830-11-2021 shall be maintained in the office of the City Clerk and shall be available for copying or inspection by any person.
- (c) *Enforcement.* The Lawrenceville Police Department, Georgia Gwinnett College Police Department, Gwinnett County Sheriff, and the Georgia Department of Public Safety are authorized to use any appropriate and approved speed detection devices, whether hand held or attached to a motor vehicle, to enforce the duly adopted speed zones.

Except as amended in this Ordinance, all other provisions of Chapter 36 of the Code of the City of Lawrenceville, Georgia, shall remain in full force and effect.

IT IS SO ORDAINED, this 13th day of December, 2021.



David R. Still, Mayor

Attest:



Karen Pierce, City Clerk

MAYOR AND COUNCIL

CITY OF LAWRENCEVILLE, GEORGIA

ORDINANCE

READING AND ADOPTION:

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

<u>PRESENT</u>	<u>VOTE</u>
<u>David R. Still</u> , Mayor	<u>Yes</u>
<u>Victoria Jones</u> , Mayor Pro Tem	<u>Yes</u>
<u>Bob Clark</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 to APPROVE the requested Special Use Permit by Mayor Pro Tem Jones, seconded by Council Member Clark, which carried 5-0, the following ordinance was adopted:

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Special Use Permit from Wade Marketing & Consulting Services for the proposed use of Special Events Facility on a tract of land described in 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 December 13th 2021 and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 13th day of December, 2021, that the aforesaid application for a Special Use Permit is hereby APPROVED.

Approval of Special Use Permit for a Special Events Facility subject to the following conditions:

1. General Business uses, which may include a Special Events Facility as a special use allowing conferences, galas, weddings and other similar events.
2. 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.
3. 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.
4. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
5. Outdoor storage shall be prohibited.
6. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
7. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
8. The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.

9. Alcoholic beverages shall be prohibited from being sold, served or brought into the facility.



David R. Still, Mayor

Date Signed: 1/19/2022

ATTEST:

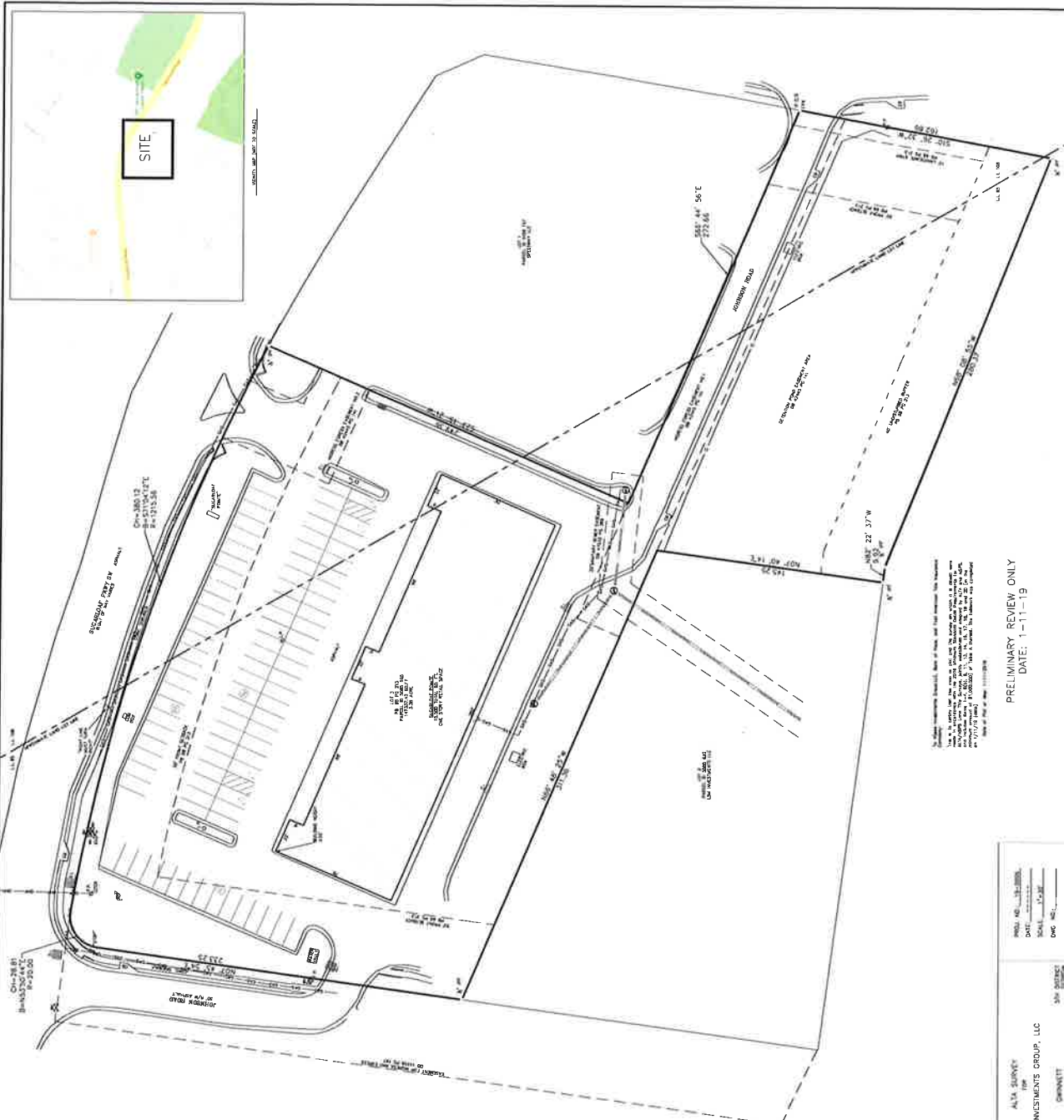


Karen Pierce, City Clerk

TITLE DESCRIPTION PER AS-SURVEYED (LOT #3)

ALL TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 85 AND 108 OF THE 5TH DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF SUGARLOAF PARKWAY (SAID ROAD HAVING A RIGHT OF WAY THAT VARIES) IF BOTH ROADS WERE EXTENDED TO FORM AN ANGLE; THENCE SOUTHERLY FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF OLD SNELLVILLE ROAD (sic); THENCE SOUTH 09 DEGREES 03 MINUTES 02 SECONDS WEST ALONG THE RIGHT OF WAY OF OLD SNELLVILLE ROAD FOR A DISTANCE OF 86.89 FEET TO A POINT; THENCE SOUTHERLY ALONG THE RIGHT OF WAY OF OLD SNELLVILLE ROAD ALONG THE CURVE TO THE RIGHT HAVING A RADIUS OF 2824.79 FEET AND ARC LENGTH OF 72.14 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 09 DEGREES 46 MINUTES 56 SECONDS WEST AND A CHORD DISTANCE OF 72.14 TO A POINT; THENCE SOUTH 10 DEGREES 30 MINUTES 50 SECONDS WEST ALONG THE RIGHT OF WAY OF OLD SNELLVILLE ROAD FOR A DISTANCE OF 45.04 FEET TO A POINT ON SAID RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 10 DEGREES 26 MINUTES 32 SECONDS WEST 162.86 FEET TO A POINT ON SAID RIGHT OF WAY; THENCE LEAVING THE RIGHT OF WAY F OLD SNELLVILLE ROAD NORTH 68 DEGREES 08 MINUTES 44 SECONDS WEST 280.37 FEET TO A POINT; THENCE NORTH 82 DEGREES 22 MINUTES 37 SECONDS WEST 9.92 FEET TO A POINT; THENCE NORTH 07 DEGREES (sic) 40 MINUTES 14 SECONDS EAST (sic) 145.25 FEET TO A POINT; THENCE NORTH 66 DEGREES 48 MINUTES 25 SECONDS WEST 311.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JOHNSON ROAD (50 FOOT RIGHT OF WAY); THENCE PROCEEDING NORTH 07 DEGREES 45 MINUTES 54 SECONDS EAST 233.25 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH 32.17 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 53 DEGREES 50 MINUTES 44 SECONDS EAST AND A CHORD DISTANCE 28.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SUGARLOAF PARKWAY; THENCE SOUTHERLY ALONG THE RIGHT OF WAY OF SUGARLOAF PARKWAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1213.56 FEET AND ARC LENGTH OF 381.69 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 71 DEGREES 04 MINUTES 12 SECONDS EAST AND A CHORD DISTANCE OF 380.12 FEET TO A POINT ON SAID RIGHT OF WAY; THENCE LEAVING THE RIGHT OF WAY OF SUGARLOAF PARKWAY SOUTH 23 DEGREES 15 MINUTES 21 SECONDS WEST 249.36 FEET TO A POINT; THENCE SOUTH 66 DEGREES 44 MINUTES 56 SECONDS WEST 272.66 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD SNELLVILLE ROAD AND THE TRUE POINT OF BEGINNING.



RELIMINARY REVIEW ONLY
DATE: 11-18-2011

ALTA SURVEY
for
4SEAS INVESTMENTS GROUP, LLC

SCALE 1"=30'

DATE 11-10-2009

DWG NO. 100

SUB DISTRICT

CORRECTION

MADE BY ALAN
DATE 11-10-2009

LOWE
ENGINEERS
380 HARMON DR. SUITE 200 ALBANY, CA 94533
TEL: 709-881-1400 FAX: 709-881-1401

DATE _____ TIME _____
DOWNED BY _____
CHECKED BY _____
APPROVED BY _____

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There is a large literature on the effects of the environment on the development of the brain and behavior. The present study was designed to investigate the effects of the environment on the development of the brain and behavior in a non-human primate model. The subjects were 12 male rhesus monkeys, born in the laboratory, and reared in a semi-natural environment. The subjects were divided into two groups: a control group and an experimental group. The control group was reared in a semi-natural environment, while the experimental group was reared in a semi-natural environment with a high level of social interaction. The subjects were tested at 12 months of age. The results of the study showed that the experimental group had significantly higher scores on a number of behavioral measures than the control group. These results suggest that the environment has a significant effect on the development of the brain and behavior in non-human primates.

LOW ENGINE

DOWN: _____
 CRACKED: _____
 MISSING: _____

DATE: _____

2007 1534 W. 24
GEOGRAPHY

[illegible]

DATE	NAME	ADDRESS	CITY	STATE	ZIP
10/1/78	JOHN J. MURPHY	12345 MAIN ST	NEW YORK	NY	10001
10/2/78	MARY K. SMITH	67890 AVE	LOS ANGELES	CA	90001
10/3/78	ROBERT L. JONES	11111 BLVD	CHICAGO	IL	60601
10/4/78	SARAH E. BROWN	22222 ST	HOUSTON	TX	77001
10/5/78	WILLIAM D. WHITE	33333 DR	PHOENIX	AZ	85001
10/6/78	JANE A. GREEN	44444 CIRCLE	ATLANTA	GA	30301
10/7/78	CHARLES F. BLACK	55555 PARK	MIAMI	FL	33101
10/8/78	ELIZABETH G. HARRIS	66666 COURT	SEATTLE	WA	98101
10/9/78	THOMAS H. MARTIN	77777 LANE	PORTLAND	OR	97201
10/10/78	BARBARA J. WATSON	88888 TERRACE	SPRINGFIELD	MA	01101
10/11/78	JOHN P. ANDERSON	99999 BOULEVARD	INDIANAPOLIS	IN	46201
10/12/78	MICHAEL R. THOMAS	10101 STREET	COLUMBIA	SC	29201
10/13/78	LUCAS M. HENRY	11111 AVENUE	MEMPHIS	TN	38101
10/14/78	ANGELA K. WARD	12121 DRIVE	ALBUQUERQUE	NM	87101
10/15/78	DAVID L. COLE	13131 ROAD	SAN ANTONIO	TX	78201
10/16/78	JENNIFER E. PERKINS	14141 CIRCLE	EL PASO	TX	79901
10/17/78	CHRISTOPHER D. ROSS	15151 PARKWAY	IRVING	TX	75001
10/18/78	AMANDA J. KING	16161 BLVD	PLANO	TX	75074
10/19/78	ANTHONY G. WALKER	17171 STREET	AMERIKEN	TX	75001
10/20/78	STEPHANIE L. NELSON	18181 AVENUE	WICHITA	KS	67201
10/21/78	ANDREW M. HILL	19191 DRIVE	TOPEKA	KS	66601
10/22/78	HELEN R. SCOTT	20201 ROAD	OVERLAND PARK	KS	66201
10/23/78	JOSEPH T. GREEN	21211 CIRCLE	SHAWNEE	KS	66201
10/24/78	KAREN A. BAKER	22221 PARKWAY	WYANDOTT	KS	66201
10/25/78	DAVID E. NELSON	23231 BLVD	WYANDOTT	KS	66201
10/26/78	JANET M. HARRIS	24241 STREET	WYANDOTT	KS	66201
10/27/78	ROBERT J. WALKER	25251 AVENUE	WYANDOTT	KS	66201
10/28/78	LUCAS M. HENRY	26261 DRIVE	WYANDOTT	KS	66201
10/29/78	ANGELA K. WARD	27271 ROAD	WYANDOTT	KS	66201
10/30/78	DAVID L. COLE	28281 CIRCLE	WYANDOTT	KS	66201
10/31/78	JENNIFER E. PERKINS	29291 PARKWAY	WYANDOTT	KS	66201
11/1/78	CHRISTOPHER D. ROSS	30301 BLVD	WYANDOTT	KS	66201
11/2/78	AMANDA J. KING	31311 STREET	WYANDOTT	KS	66201
11/3/78	ANTHONY G. WALKER	32321 AVENUE	WYANDOTT	KS	66201
11/4/78	STEPHANIE L. NELSON	33331 DRIVE	WYANDOTT	KS	66201
11/5/78	ANDREW M. HILL	34341 ROAD	WYANDOTT	KS	66201
11/6/78	HELEN R. SCOTT	35351 CIRCLE	WYANDOTT	KS	66201
11/7/78	JOSEPH T. GREEN	36361 PARKWAY	WYANDOTT	KS	66201
11/8/78	KAREN A. BAKER	37371 BLVD	WYANDOTT	KS	66201
11/9/78	DAVID E. NELSON	38381 STREET	WYANDOTT	KS	66201
11/10/78	JANET M. HARRIS	39391 AVENUE	WYANDOTT	KS	66201
11/11/78	ROBERT J. WALKER	40401 DRIVE	WYANDOTT	KS	66201
11/12/78	LUCAS M. HENRY	41411 ROAD	WYANDOTT	KS	66201
11/13/78	ANGELA K. WARD	42421 CIRCLE	WYANDOTT	KS	66201
11/14/78	DAVID L. COLE	43431 PARKWAY	WYANDOTT	KS	66201
11/15/78	JENNIFER E. PERKINS	44441 BLVD	WYANDOTT	KS	66201
11/16/78	CHRISTOPHER D. ROSS	45451 STREET	WYANDOTT	KS	66201
11/17/78	AMANDA J. KING	46461 AVENUE	WYANDOTT	KS	66201
11/18/78	ANTHONY G. WALKER	47471 DRIVE	WYANDOTT	KS	66201
11/19/78	STEPHANIE L. NELSON	48481 ROAD	WYANDOTT	KS	66201
11/20/78	ANDREW M. HILL	49491 CIRCLE	WYANDOTT	KS	66201
11/21/78	HELEN R. SCOTT	50501 PARKWAY	WYANDOTT	KS	66201
11/22/78	JOSEPH T. GREEN	51511 BLVD	WYANDOTT	KS	66201
11/23/78	KAREN A. BAKER	52521 STREET	WYANDOTT	KS	66201
11/24/78	DAVID E. NELSON	53531 AVENUE	WYANDOTT	KS	66201

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

☒ E.C.	THE SHIPMENT CONNECTION
☐ C.A.	SAS METER
☐ P.O.	SAS PLATE
☐ *	FIRE OPTIC MIRROR
☐ S	MULTI VALUE METER

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>Victoria Jones</u> , Mayor Pro Tem	<u>Yes</u>
<u>Bob Clark</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 Mayor Pro Tem Jones, 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 LM (Light Manufacturing District), and City of Lawrenceville Right-of-Way (Martin Street) to OI (Office Institutional District) by Highlands Residential, LLC, c/o Dave Loeffel for the proposed use of a Retirement Community, Independent Living Facility 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 December 13th, 2021 and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 13th day of December, 2021, that the aforesaid application to amend the Official Zoning Map from LM (Light Manufacturing District) and City of Lawrenceville Right-of-Way (Martin Street) to OI (Office Institutional District) is hereby APPROVED WITH CONDITIONS.

Approval as OI (Office Institutional District) for a Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The proposed development shall be limited to a total of 150 multifamily residential units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
 - B. The maximum building height shall be 65 feet.
 - C. Allow a 45-foot encroachment into the required front yard setback along East Pike Street and Buford Drive.
 - D. Maximum impervious surface requirement shall not exceed 80-percent
 - E. The development shall be age-restricted to residents 55 years of age and older.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the site Concept Views, as presented at the Council meeting December 13, 2021 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 Planning and Development Department.

- B. The buildings shall be constructed in general accordance with the submitted Conceptual Floor Plans – One Bedroom and Conceptual Floor Plans – Two Bedrooms, dated November 29, 2021 and as presented at the Council meeting December 13, 2021. Building elevations shall be subject to the review and approval by the Planning and Development Department.
- C. Ingress/Egress to the subject property shall be limited to one point of access along East Pike Street and Jarman Street. Point of access shall meet City and GDOT regulations as appropriate, including any dedication of Right-of-Way.
- D. Parking spaces shall be limited to 190 total spaces, including required parking spaces for common space. Parking and driveway surfaces shall be paved and striped to City standards.
- E. Elimination of a 10-foot landscape strip along all right-of-ways shall be permitted consistent with the submitted Conceptual Site Plan, dated November 29, 2021, with minor adjustments as may be approved by the Planning and Development Department. Internal and external landscaping and screening shall be subject to review and approval of the Planning and Development Department.
- F. 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
- G. The development shall consist of the installation of an eight (8) foot sidewalk adjacent to Buford Drive, a (5) foot sidewalk adjacent to Jarman Street, and a ten (10) foot sidewalk adjacent to E. Pike Street as shown on the plans presented at the December 13, 2021 Council meeting, with minor adjustments as may be approved by the Planning and Development Department.
- H. Provide and dedicate, at the owner's expense, all appropriate Right-of-Way and Easements for the future construction of a greenway along the abandoned rail spur per the direction of the City Engineer.
- I. 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. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Other signage will be allowed consistent with the submitted Concept Views dated

December 9, 2021, and presented to the City Council on December 13, 2021, with minor adjustments as may be approved by the Planning and Development Department.

- J. All grassed areas shall be sodded.
- K. The utilities internal to the development must be placed underground.
- L. 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.
- M. Lighting, other than streetscape lighting, shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways. Streetscape lighting along Buford Drive and East Pike Street shall be consistent with the minimum requirements of the City of Lawrenceville Zoning Ordinance, Article 6, Architectural and Design Standards, Section 603 Performance Standards-Lighting.
- N. Outdoor storage shall be prohibited.
- O. City dumpsters shall be utilized for the entire development. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5-feet. The dumpster shall be screened on all sides by a minimum 6-foot high masonry wall with access via an opaque gate. The project may incorporate a trash room inside the building.
- P. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.
- Q. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- R. 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. The building itself can function as a fence along the public right-of-way.
- S. Unless provided underground, Stormwater Detention facilities shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans

ORDINANCE NO: ZON-ORD-2021-24

RZC2021-00030

shall be subject to the review and approval of the Planning and Development Department.


David R. Still, Mayor

Date Signed: 1/19/2022

ATTEST:


Karen Pierce, City Clerk

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

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

<u>PRESENT</u>	<u>VOTE</u>
<u>David R. Still</u> , Mayor	<u>Yes</u>
<u>Victoria Jones</u> , Mayor Pro Tem	<u>Yes</u>
<u>Bob Clark</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 Mayor Pro Tem Jones, which carried 5-0, the following ordinance was adopted:

AN ORDINANCE TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Special Use Permit for the proposed use of Retirement Community, Independent Living Facility 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 December 13th, 2021 and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 13th day of December, 2021, that the aforesaid application for a Special Use Permit is hereby APPROVED WITH CONDITIONS.

Approval of a Special Use Permit for a 150-unit Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:
 - A. The proposed development shall be limited to a total of 150 residential units The final site and building design shall be subject to review and approval of the Planning and Development Department.
 - B. Each multifamily living unit shall be accessed internally, via a double-loaded conditioned corridor (hallway), consisting of apartment units on both sides of the passage corridor.
 - C. Interior unit features include stainless steel appliances and stone countertops.
 - D. The development shall include outdoor amenities for residents including active common spaces that may include a community garden, covered pavilion and grilling areas. Interior amenities may include a community room with bistro, cardio/fitness center, as well as additional areas for residential activity. The design and location of the amenities shall be subject to the review and approval by the Planning and Development Department.



David R. Still, Mayor

Date Signed: 1/19/2022

ATTEST:


Karen Pierce, City Clerk

HIGHLANDS RESIDENTIAL, LLC Assemblage Parcel

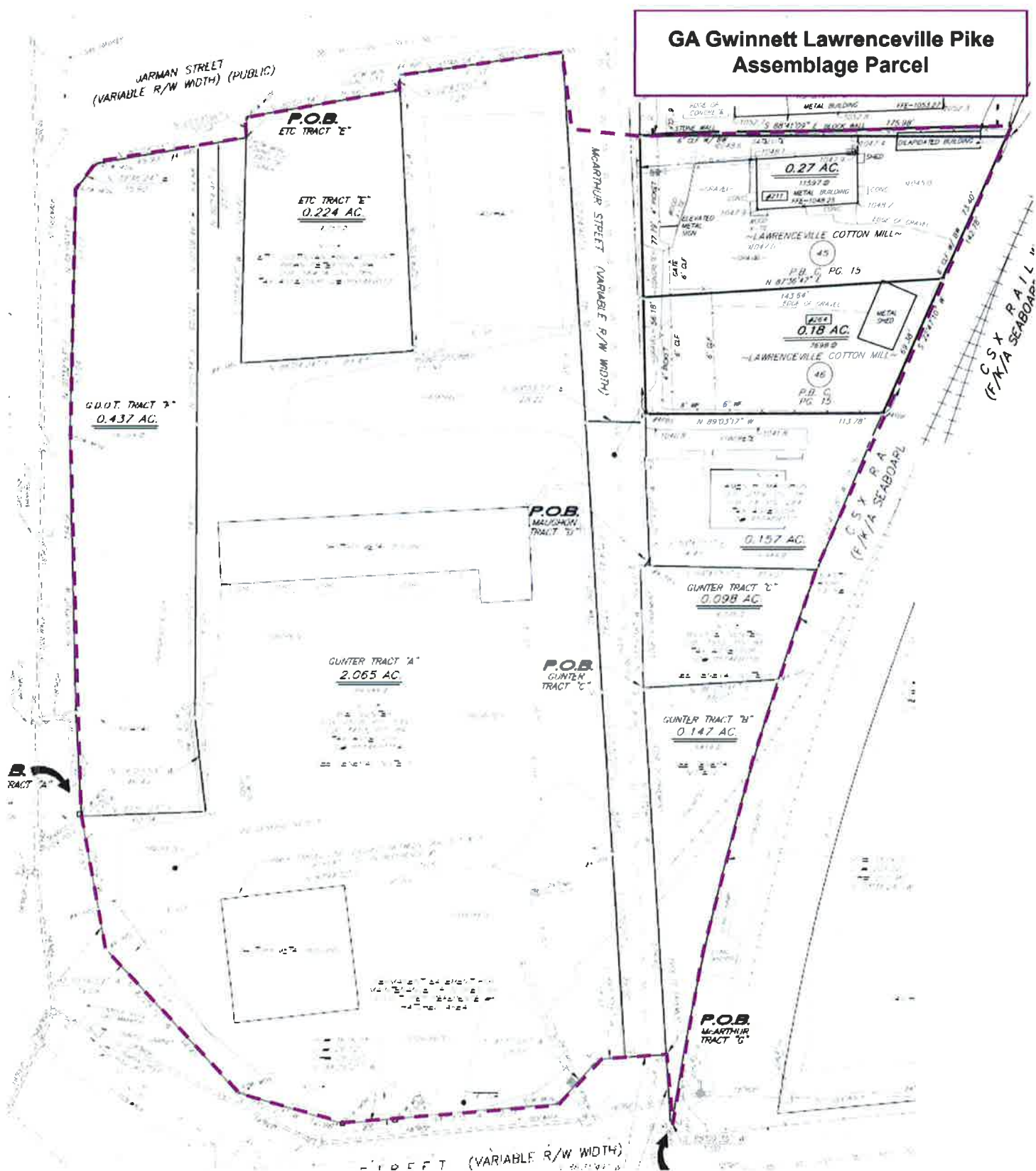
All that tract or parcel of land lying and being in Land Lot 146 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a nail set along the easterly right-of-way margin of McArthur Street (R/W Varies), said nail being shown as Point of Commencement for McArthur Tract "G" on that certain plat or boundary retracement survey of 77 East Pike Street for Highlands Residential, LLC by Gaskins, bearing the seal of Bryant G. Kachel (GA PLS #2700) dated June 6, 2019, last revised February 11, 2020, and having a Georgia State Plane Coordinate value of (N: 1439740.43', E: 2351815.40, NAD 83, Georgia West Zone); Said point being the POINT OF BEGINNING; Thence from the POINT OF BEGINNING as thus established and departing the said easterly right-of-way margin of McArthur Street, South 86 degrees 31 minutes 49 seconds West a distance of 20.02 feet to a nail set along the westerly right-of-way margin of McArthur Street (R/W Varies); Thence departing said westerly right-of-way margin of McArthur Street and following the northerly right-of-way margin of East Pike Street the following five courses and distances: South 84 degrees 53 minutes 15 seconds West a distance of 13.33 feet to a nail found; Thence South 41 degrees 17 minutes 05 seconds West a distance of 28.55 feet to a concrete right-of-way monument found; Thence South 84 degrees 53 minutes 15 seconds West a distance of 79.54 feet to a point; Thence along a curve to the right having an arc length of 26.02 feet and a radius of 1,676.51 feet and being subtended by a chord bearing South 84 degrees 28 minutes 21 seconds West a chord distance of 26.02 feet to a concrete right-of-way monument found; Thence North 73 degrees 20 minutes 23 seconds West a distance of 52.96 feet to a concrete right-of-way monument found at the intersection of said northerly right-of-way margin of East Pike Street and the easterly right-of-way margin of Buford Drive (R/W varies); Thence departing said northerly right-of-way margin of East Pike Street and following said apparent easterly right-of-way margin of Buford Drive the following seven courses and distances: North 42 degrees 28 minutes 12 seconds West a distance of 94.45 feet to a #4 rebar set; Thence North 10 degrees 16 minutes 59 seconds West a distance of 19.69 feet to a # 4 rebar set; Thence North 10 degrees 16 minutes 59 seconds West a distance of 45.83 feet to a point; Thence North 02 degrees 59 minutes 01 seconds West a distance of 51.28 feet to a point; Thence North 01 degrees 17 minutes 18 seconds West a distance of 134.56 feet to a concrete right-of-way monument; Thence North 01 degrees 32 minutes 53 seconds East a distance of 63.04 feet to a point; Thence North 01 degrees 15 minutes 31 seconds East a distance of 57.07 feet to a concrete right-of-way monument found at the southeasterly mitered right-of-way intersection of said easterly right-of-way margin of Buford Drive and the southerly right-of-way margin of Jarman Street (R/W varies); Thence departing the said easterly right-of-way margin of Buford Drive and following the mitered right-of-way of said Buford Drive and Jarman Street North 39 degrees 46 minutes 24 seconds East a distance of 15.60 feet to a concrete right-of-way monument found; Thence departing said mitered right-of-way of said Buford Drive and said Jarman Street and following the said southerly right-of-way margin of Jarman Street the following six courses and distances: North 80 degrees 08 minutes 23 seconds East a distance of 49.99 feet to a #4 rebar set; Thence North 80 degrees 14 minutes 46 seconds East a distance of 23.77 feet to a point; Thence North 01 degrees 13 minutes 08 seconds East a distance of 10.02 feet to a concrete right-of-way monument found; Thence North 80 degrees 01 minutes 34 seconds East a distance of 75.66 feet to a point; Thence

North 02 degrees 43 minutes 00 seconds West a distance of 7.26 feet to a #4 rebar set; Thence North 81 degrees 46 minutes 54 seconds East a distance of 80.50 feet to a nail set at the right-of-way intersection of the said southerly right-of-way margin of Jarman Street and the westerly right-of-way margin of McArthur Street (R/W varies); Thence departing said southerly right-of-way margin of Jarman Street and following the said westerly right-of-way margin of McArthur Street South 03 degrees 24 minutes 40 seconds East a distance of 46.14 feet; Thence departing said westerly right-of-way margin of McArthur Street South 88 degrees 41 minutes 09 seconds East a distance of 29.34 feet to a #4 rebar set on the easterly right-of-way margin of McArthur Street; Thence departing said easterly right-of-way margin of McArthur Street South 88 degrees 41 minutes 09 seconds East a distance of 175.98 feet to a #4 rebar set on the westerly right-of-way margin of CSX Railway (50' R/W) (f/k/a Seaboard Air Line Railway Co.); Thence following said westerly right-of-way margin of CSX Railway the following five courses and distances: South 22 degrees 47 minutes 10 seconds West a distance of 73.40 feet to a point; Thence South 22 degrees 47 minutes 10 seconds West a distance of 69.38 feet to a #4 rebar found; Thence South 22 degrees 47 minutes 08 seconds West a distance of 75.76 feet to a point; Thence along a curve to the left having an arc length of 56.74 feet and a radius of 1,379 feet and being subtended by a chord bearing South 19 degrees 24 minutes 51 seconds West a chord distance of 56.74 feet to a #4 rebar set; Thence along a curve to the left having an arc length of 221.20 feet and a radius of 1,379 feet and being subtended by a chord bearing South 13 degrees 38 minutes 24 seconds West a chord distance of 220.96 feet to a nail set along the northerly right-of-way margin of East Pike Street (R/W Varies); Thence departing the said westerly right-of-way margin of CSX Railroad and along the said northerly right-of-way margin of East Pike Street South 85 degrees 09 minutes 35 seconds West a distance of 1.00 foot to a nail set along the easterly right-of-way margin of McArthur Street (R/W Varies); Thence departing the said northerly right-of-way margin of East Pike Street and along the said easterly right-of-way margin of McArthur Street North 03 degrees 28 minutes 11 seconds West a distance of 32.49 feet to the POINT OF BEGINNING.

Said tract or parcel contains 3.81 acres (being 166,232 square feet).

**GA Gwinnett Lawrenceville Pike
Assemblage Parcel**



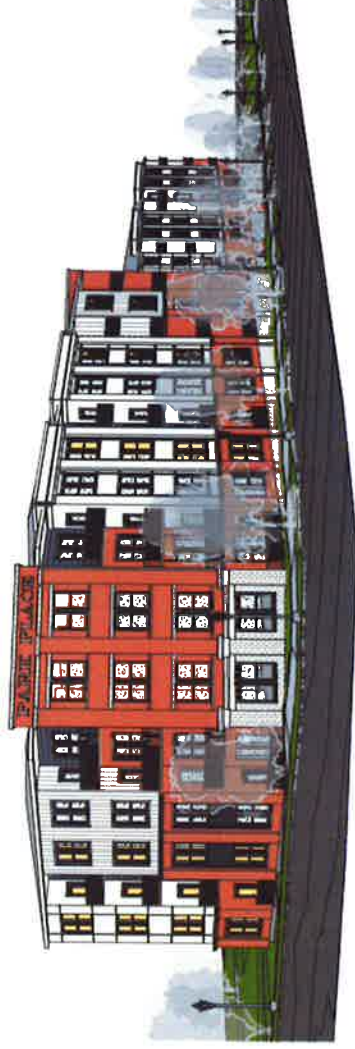
RZC2021-00030 & SUP2021-00053

Received: December 9, 2021

Planning and Development Department

NELSON

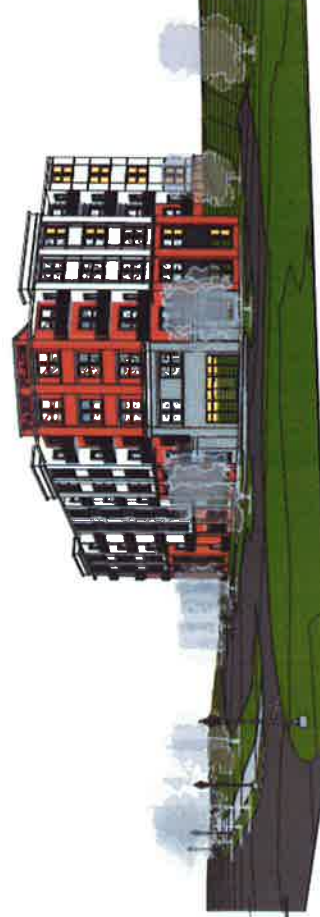
WWW.NELSONAKERS.COM



VIEW C
LOOKING SOUTH



VIEW B
LOOKING NORTH EAST



VIEW A
LOOKING WEST ON PIKE STREET

HIGHLANDS
RESIDENTIAL, LLC.

PARK PLACE
LAWRENCEVILLE, GA

CONCEPT VIEWS

SK1
2021.12.09

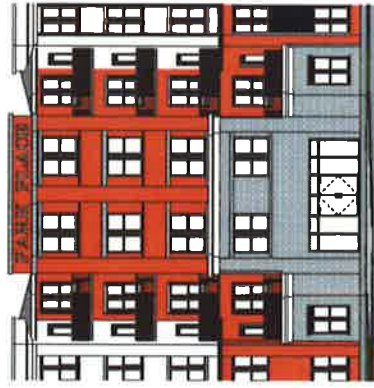
RZC2021-00030 & SUP2021-00053

Received: December 9, 2021

Planning and Development Department

NELSON

WWW.NELSONAKER.COM



Elevation 1
Front

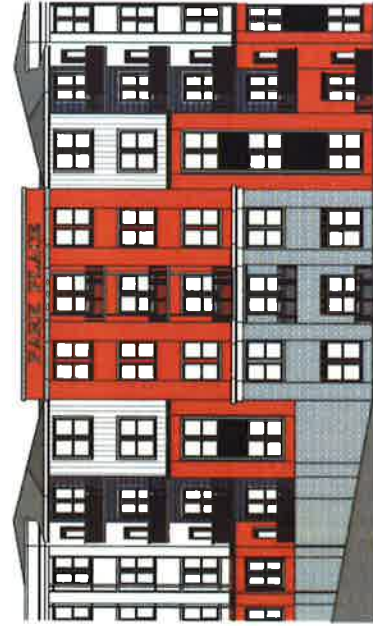


Elevation 2
Side

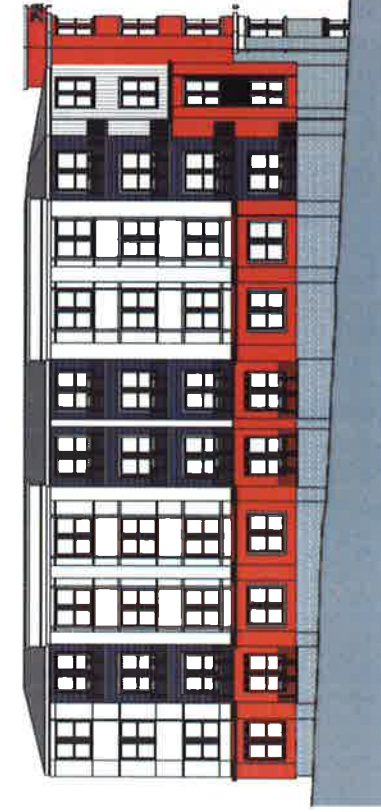
HIGHLANDS
RESIDENTIAL, LLC

PARK PLACE
LAWRENCEVILLE, GA

CONCEPT ELEVATIONS



Elevation 3
Rear



Elevation 4
Side

7/1/21

SK-2

2021.12.09

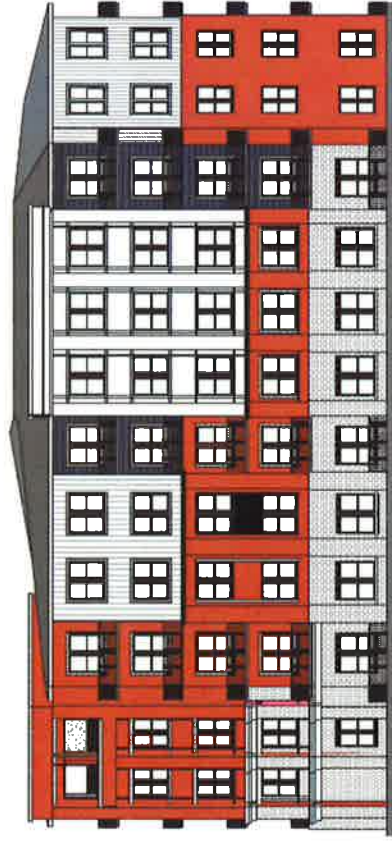
RZC2021-00030 & SUP2021-00053

Received: December 9, 2021

Planning and Development Department

NELSON

WWW.NELSON-ANALYTICS.COM



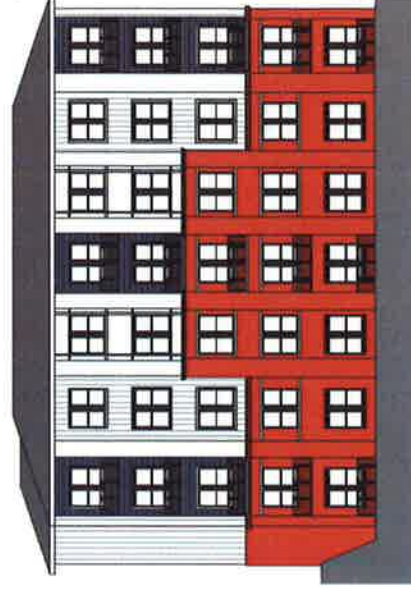
Elevation 5
Rear



Elevation 6
Rear

HIGHLANDS
RESIDENTIAL, LLC

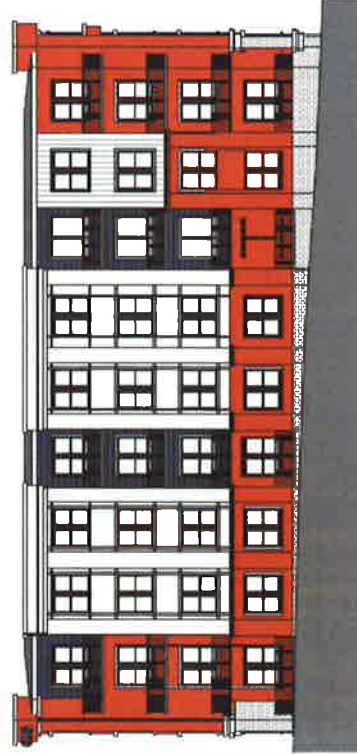
PARK PLACE
LAWRENCEVILLE, GA



CONCEPT ELEVATIONS



Elevation 8
Rear

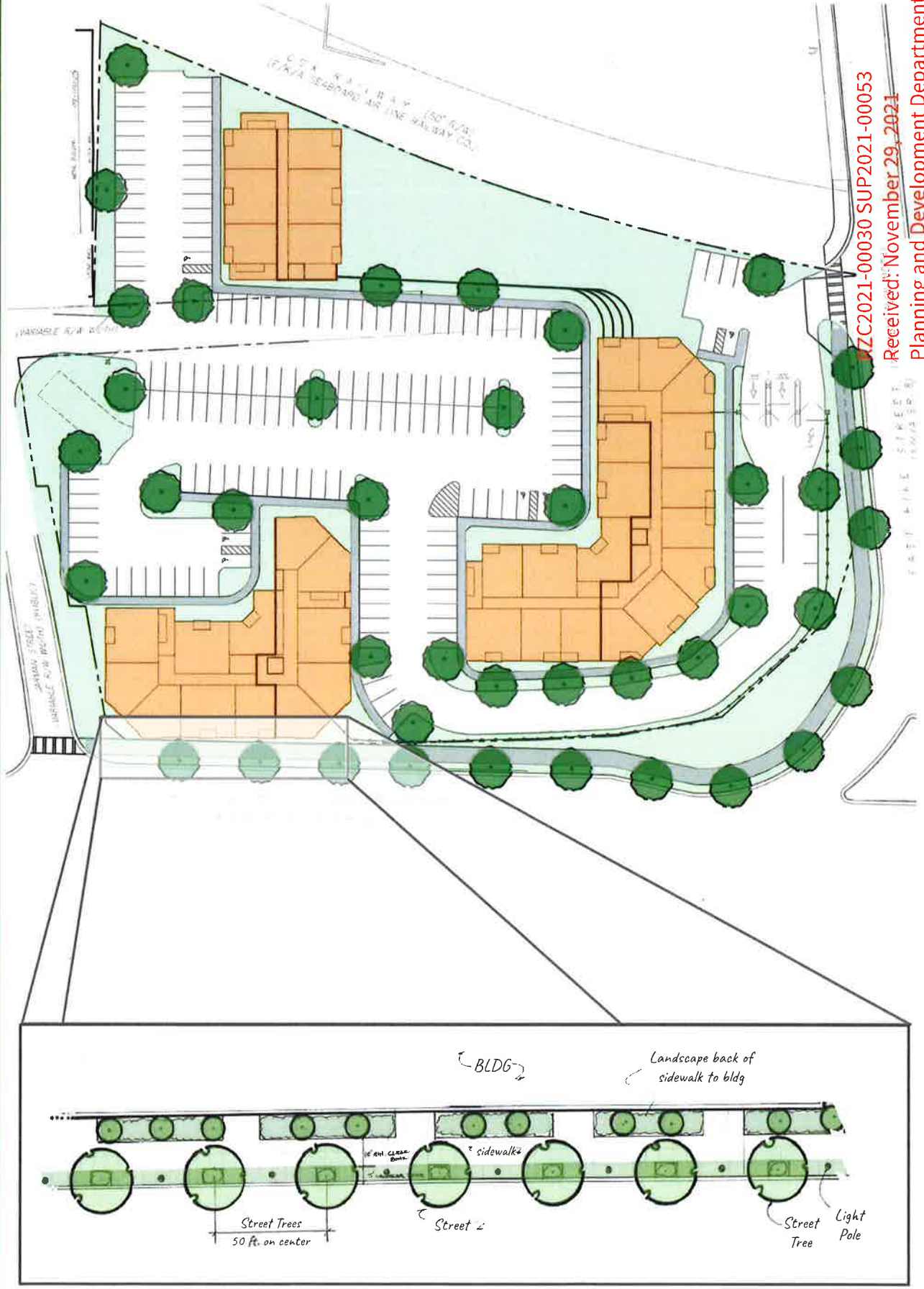


Elevation 9
Rear

Elevation 10
Rear

SK.3
2021.12.09

CONCEPTUAL SITE PLAN



MZC2021-00030 SUP2021-00053

Received: November 29, 2021

Planning and Development Department

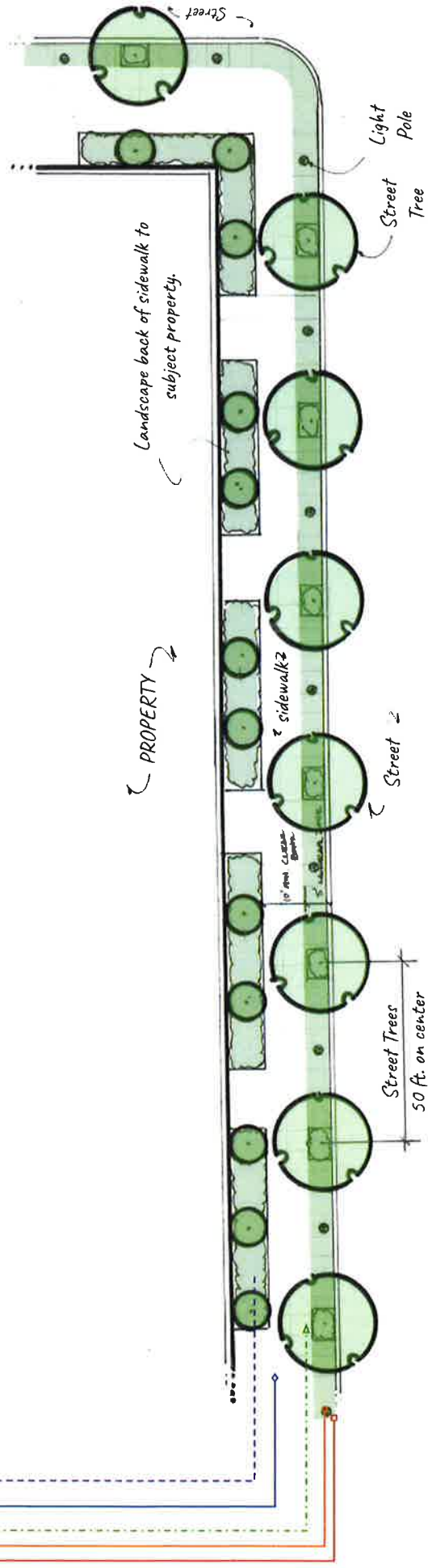


November 29, 2021

CONCEPTUAL SITE PLAN - STREETSCAPE

- 5 Foot Landscape Zone
- Light poles, 50 ft. on center
- Street trees, 50 ft. on center
- 8 - 10 Foot Sidewalk
- Landscaped zone to building

CONCEPTUAL STREETSCAPE



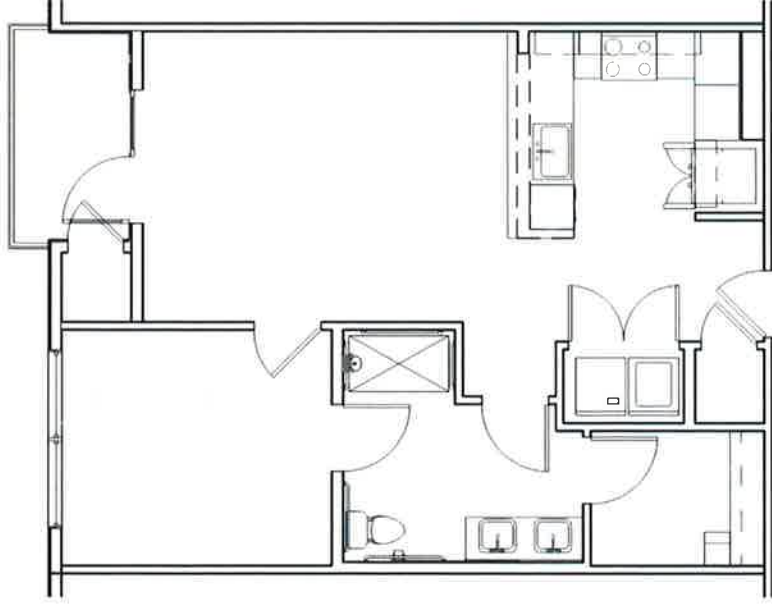
RZC2021-00030 SUP2021-00053

Received: November 29, 2021

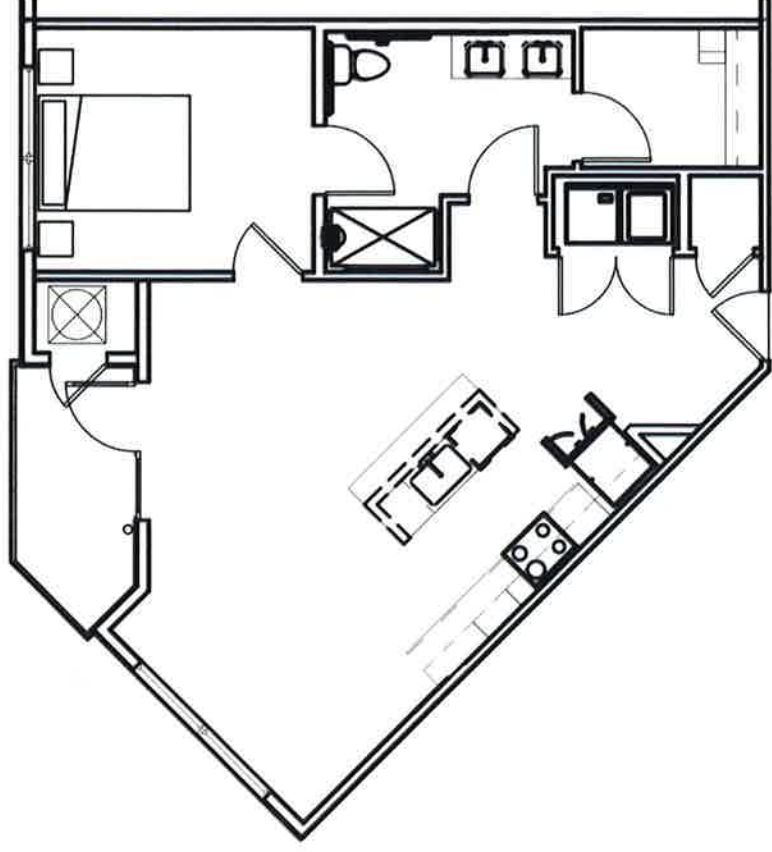
Planning and Development Department

September 21, 2021

CONCEPTUAL FLOOR PLANS - ONE BEDROOMS

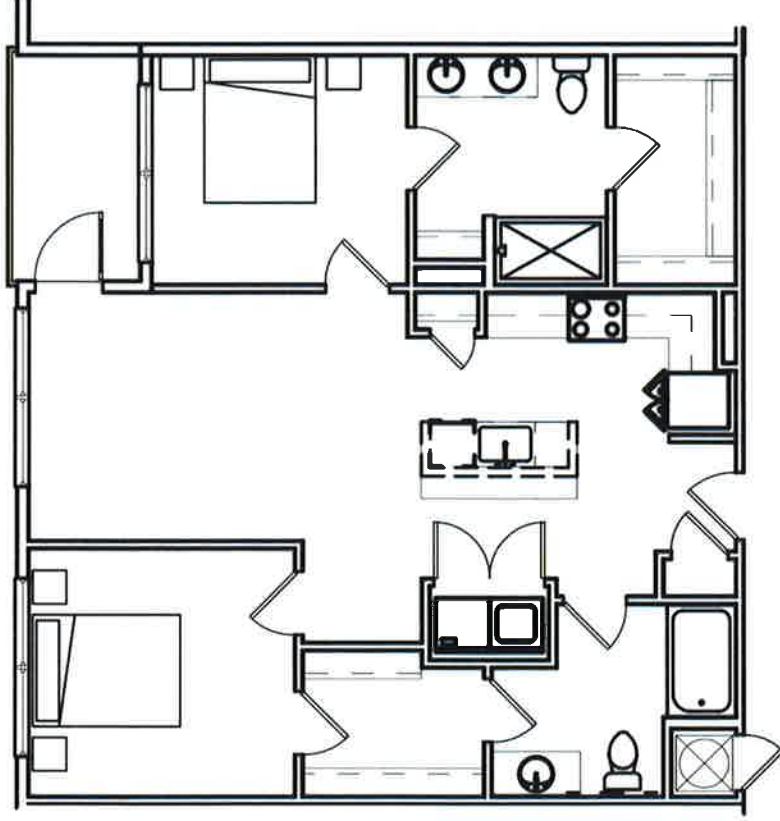


A1: 814 sq ft

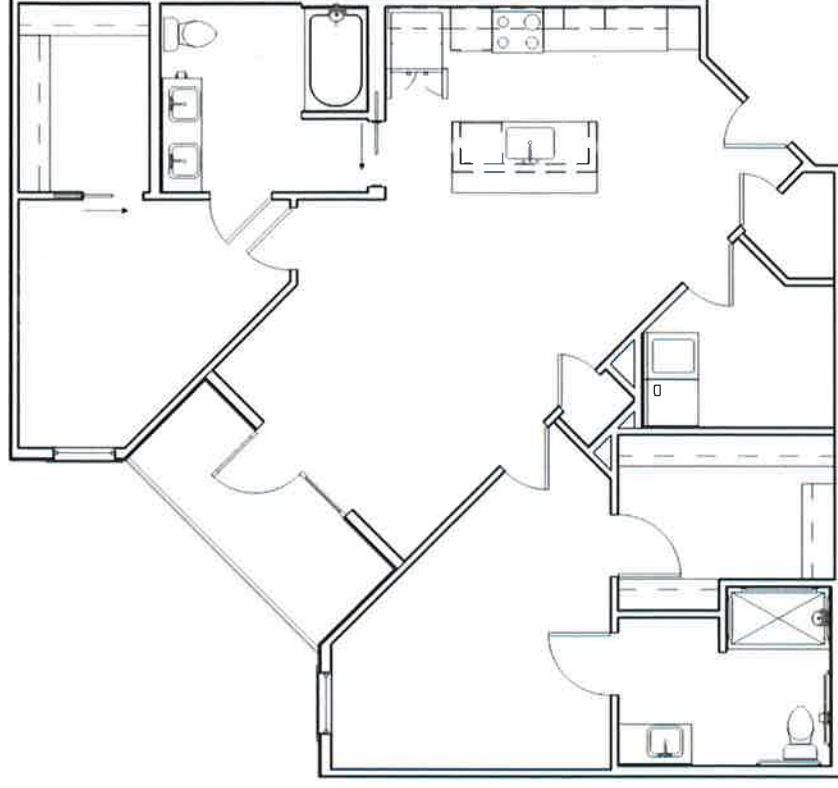


A2: 882 sq ft

CONCEPTUAL FLOOR PLANS - TWO BEDROOMS



B1: 1,110 sq ft



B2: 1,208 sq ft



LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #:
RZC2021-00030 & SUP2021-00053

Applicant:
Highlands Residential, LLC

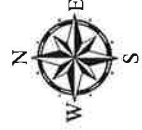
Owner:
GA Gwinnett Lawrenceville Pike, LLC

Legend

- Subject Properties
- Parcels

Zoning Districts

- BG General Business
- LM Light Manufacturing
- OI Office Institutional
- Roads



0 45 90 180 FT



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, MayorYesVictoria Jones, Mayor Pro TemYesBob Clark, Council MemberYesGlenn Martin, Council MemberYesKeith Roche, Council MemberYes

On motion of Mayor Pro Tem Jones 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 HSB (Highway Service Business District), OI (Office Institutional District), and City of Lawrenceville Right-of-Way (Fair Street) to CMU (Community Mixed-Use District) by Southeast Capital Land, LLC, for the proposed use of a Community Mixed-Use 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 December 13th, 2021 and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 13th day of December, 2021, that the aforesaid application to amend the Official Zoning Map from HSB (Highway Service Business District), OI (Office Institutional District) and City of Lawrenceville Right-of-Way (Fair Street) to CMU (Community Mixed-Use District) is hereby APPROVED WITH CONDITIONS.

Approval as CMU (Community Mixed-Use District), subject to the following enumerated conditions:

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

- A. A mix of residential townhouse units and single-family detached dwellings at maximum of 95 units/dwellings on approximately 15.02 acres at a density of 6.32 Units Per Acre (UPA). A minimum of 27 single-family detached dwellings shall be provided.
- B. The development shall be in general accordance with the site plan titled "The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-15-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November 29, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- C. Landscape, Lighting and Streetscape Design plans shall be subject to the review and approval of the Director of Planning and Development prior to issuance of development or building permit.
- D. Townhouse rows consisting of paired townhouse dwelling units shall not exceed three (3) townhouse rows within the project with approval of Director of Planning and Development.

- E. The townhouse units and single-family dwelling structures shall be designed in general accordance with the submitted elevations shown in the Pattern Book titled "Lawrenceville Central Block Architecture Patterns and Specifications," dated November 15, 2021, prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November 29, 2021. All townhouse units and single-family dwellings shall be constructed meeting requirements of the City of Lawrenceville Building and Building Regulations and 2018 IRC International Residential Code for One- and Two-Family Dwellings. Building Permits shall require the review and approval of the Director of Planning and Development.
- F. The front façade of each townhouse unit or single-family dwelling shall be adjacent to a public right-of-way or a green/common space as shown on "The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-15-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November 29, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- G. Each dwelling unit/townhouse unit shall have a garage that accommodates two cars. Tandem garages shall not be allowed. Minimum parking requirements shall be as follows:
 - 1. Single family – Detached lots shall have a two-car garage and space for two (2) cars in the driveway 20' min. in length.
 - 2. Townhouse units shall have a two car garage, no parking outside of the garage, and one additional space per townhouse within the project for guest parking. Plan shall be approved by the Director of Planning and Development.
- H. Each unit/dwelling shall be rear loaded and accessed via a private alley (30 foot Utility Easement) as shown on "The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-15-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November 29, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- I. A minimum of 13.5% of the net project acreage shall be designated as Green/Common Space.
- J. Wall and fence height shall not exceed a height of six feet, including ornamental features. At a minimum walls shall be a width of one foot. All walls shall be constructed meeting requirements of the City of Lawrenceville Building and Building Regulations and 2018 IRC International Residential Code for One- and Two-Family Dwellings. Building Permits shall require the review and approval of the Director of Planning and Development.

- K. Front Yard Building Setbacks along the boundary or adjacent to West Crogan Street and Gwinnett Drive shall be 25 feet as measured from the boundary line/right-of-way.
- L. Rear Yard Building Setbacks along the boundary shall be 20 feet as measured from the boundary line.
- M. Side Yard Building Setbacks along boundary shall be 20 feet as measured from the boundary line.
- N. Front Yard Building Setbacks adjacent to internal public right-of-way shall be 5 feet as measured from the property line/right-of-way.
- O. Rear Yard Building Setbacks adjacent to an internal private alley (30 foot Utility Easement) shall be 0 feet.
- P. Side Yard Building Setbacks for single-family dwellings within the boundary of the development along internal property lines shall be 5 feet as measured from the property line.
- Q. Architectural features such as exterior or enclosed porches, stoops balconies, bay windows, roof overhangs and similar features may encroach into the minimum building setback.
- R. Townhouse lots shall be range in size from 1,250 square feet to 3,000 square feet).
- S. Townhouse units shall have a Minimum Heated Floor Area of 1,200 square feet for two bedroom units, 1,400 square feet for three bedroom units and 1,600 square feet for four bedroom units.
- T. Single-Family lots shall be range in size from 3,000 square feet to 8,000 square feet).
- U. Single-Family units shall have a Minimum Heated Floor Area of 1800 square feet. No more than one-third (1/3) of the total single-family units may be fewer than 2,000 square feet.
- V. The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way), and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The 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. 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 5% hardship) may be leased to third parties by individual owners.

W. With initial construction, all residential units shall have the following interior features:

1. Base and crown molding
2. Granite, marble, or quartz counter tops
3. Stainless Steel appliances
4. Smart home applications and systems
5. Each garage shall have a 240V receptacle on a 50-amp circuit sufficient for supporting a level 2 EV charger.



David R. Still, Mayor

Date Signed: 1/19/2022

ATTEST:



Karen Pierce, City Clerk

Property Description
The Central Block Project
Proposed Rezoning Area
(10-27-2021)

All that tract or parcel of land lying and being in Land Lots 142 & 143 of the 5th District, Gwinnett County, City of Lawrenceville, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found located at the northern end of a miter right-of-way intersection between the southerly right-of-way of West Crogan Street (U.S. Hwy 29 / State Route 8 / Lawrenceville Hwy)(variable right-of-way) and the easterly right-of-way of Gwinnett Drive (variable right-of-way), thence continuing with said southerly right-of-way of West Crogan Street, along a curve to the left having an arc length of 141.06 feet, with a radius of 3319.04 feet, being subtended by a chord bearing of North 49 degrees 28 minutes 29 seconds East, for a distance of 141.05 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 125.79 feet, with a radius of 3319.04 feet, being subtended by a chord bearing of North 47 degrees 10 minutes 17 seconds East, for a distance of 125.79 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 217.69 feet, with a radius of 3319.04 feet, being subtended by a chord bearing of North 44 degrees 12 minutes 24 seconds East, for a distance of 217.65 feet to a 1/2-inch rebar found; Thence departing said right-of-way South 39 degrees 00 minutes 26 seconds East, a distance of 208.29 feet to a 1/2-inch open top pipe found; Thence South 38 degrees 44 minutes 15 seconds East, a distance of 388.48 feet to a 1/2-inch rebar found; Thence South 38 degrees 41 minutes 56 seconds East, a distance of 400.53 feet to a 1/2-inch rebar found; Thence South 60 degrees 17 minutes 29 seconds West, a distance of 137.93 feet to a 1/2-inch rebar found; Thence South 29 degrees 58 minutes 01 seconds East, a distance of 255.25 feet to a 1/2-inch rebar found; Thence South 58 degrees 13 minutes 45 seconds West, a distance of 553.41 feet to a 5/8-inch rebar set on the easterly right-of-way of said Gwinnett Drive; Thence continuing with said right-of-way North 32 degrees 34 minutes 55 seconds West, a distance of 68.86 feet to a 1/2-inch rebar found; Thence North 60 degrees 12 minutes 38 seconds East, a distance of 251.76 feet to a 1/2-inch rebar found; Thence North 21 degrees 14 minutes 47 seconds West, a distance of 115.93 feet to a nail found; Thence North 78 degrees 09 minutes 08 seconds West, a distance of 50.02 feet to a 1/2-inch rebar found; Thence North 30 degrees 16 minutes 56 seconds West, a distance of 90.02 feet to a 5/8-inch rebar set; Thence South 60 degrees 20 minutes 04 seconds West, a distance of 237.90 feet to a 5/8-inch rebar set on the easterly right-of-way of said Gwinnett Drive; Thence continuing with said right-of-way North 31 degrees 20 minutes 56 seconds West, a distance of 64.50 feet to a 5/8-inch rebar set; Thence North 31 degrees 02 minutes 56 seconds West, a distance of 100.02 feet to a 5/8-inch rebar set; Thence North 29 degrees 03 minutes 52 seconds West, a distance of 124.69 feet to a 1-inch open top pipe found; Thence North 29 degrees 54 minutes 04 seconds West, a distance of 100.17 feet to a 3/4-inch open top pipe found; Thence along a curve to the right having an arc length of 74.78 feet, with a radius of 1067.72 feet, being subtended by a chord bearing of North 27 degrees 54 minutes 25 seconds West, for a distance of 74.76 feet to a 1/2-inch open top pipe found; Thence along a curve to the right having an arc length of 74.68 feet, with a radius of 1109.92 feet, being subtended by a chord bearing of North 24 degrees 00

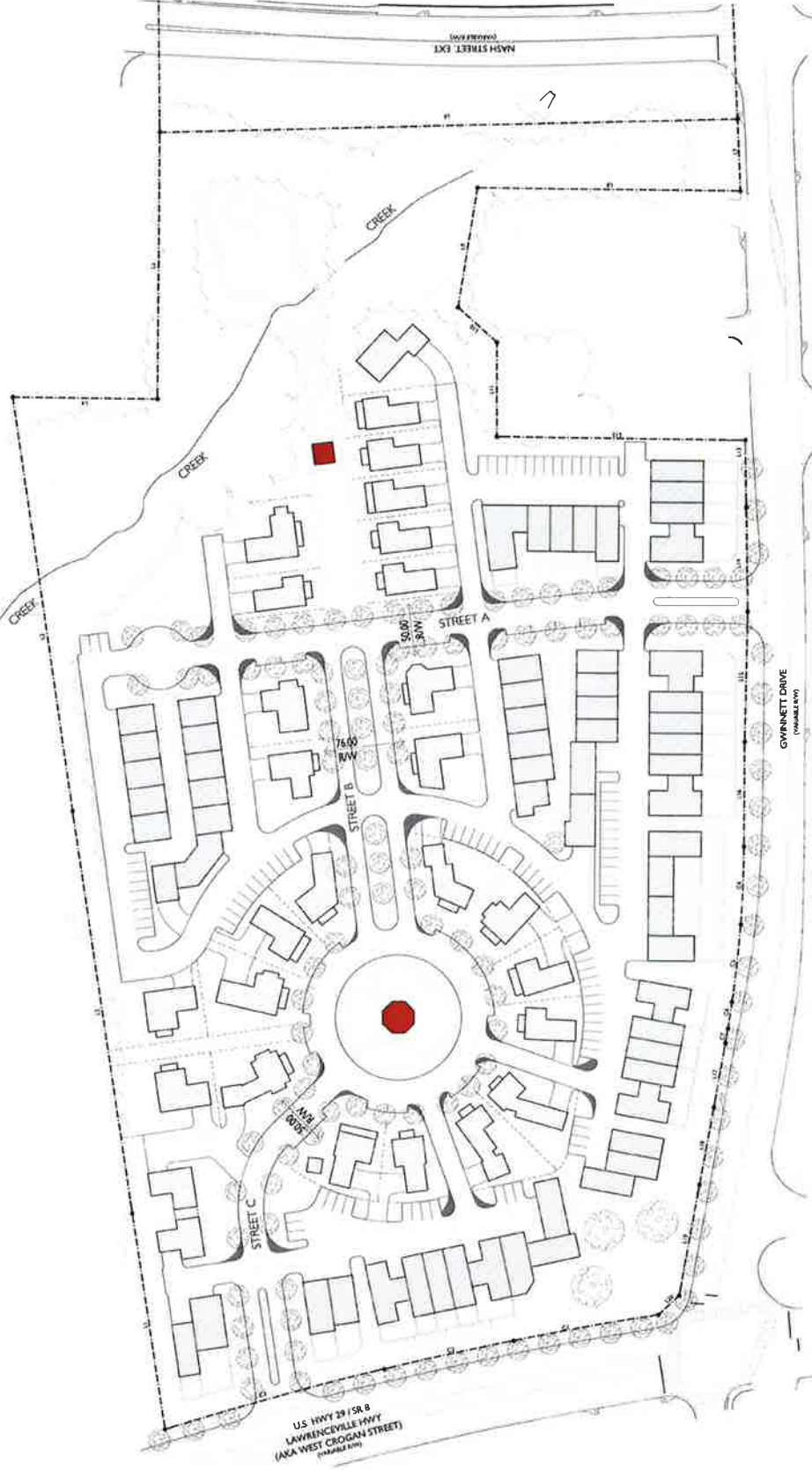
RZM2021-00010

Received: November 2, 2021

Planning and Development Department

minutes 42 seconds West, for a distance of 74.66 feet to a 5/8-inch rebar set; Thence along a curve to the right having an arc length of 25.26 feet, with a radius of 1109.92 feet, being subtended by a chord bearing of North 21 degrees 25 minutes 56 seconds West, for a distance of 25.26 feet to a 5/8-inch rebar set; Thence along a curve to the right having an arc length of 14.41 feet, with a radius of 1109.92 feet, being subtended by a chord bearing of North 20 degrees 24 minutes 29 seconds West, for a distance of 14.41 feet to a 5/8-inch rebar set; Thence North 20 degrees 08 minutes 32 seconds West, a distance of 62.37 feet to a 1/2-inch rebar found; Thence North 20 degrees 00 minutes 00 seconds West, a distance of 75.00 feet to a 5/8-inch rebar set; Thence North 20 degrees 00 minutes 00 seconds West, a distance of 107.71 feet to a 5/8-inch rebar set at the southern end of the mitered right-of-way intersection between the southerly right-of-way of West Crogan Street and the easterly right-of-way of Gwinnett Drive, thence continuing along said miter North 17 degrees 04 minutes 42 seconds East, a distance of 26.79 feet to a concrete monument found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 15.022 Acres.



Key

- Mailbox Kiosk / Pavilion
- Single Family House
- Townhouse

Summary

Up to 100 Total Units (Two-Car Garage-Alley Loaded)
Minimum Parking Requirements Single Family - 4 per Unit Townhouse - 2 per Unit Townhouse Guest Parking - 1 pr Unit

Area

Total Area - 15.02 Acres
Bulldable Area - 13 Acres +/-
Density - 7 units (All Types) per Acre



The Central Block Project
Lawrenceville, Georgia

Preliminary Conceptual 11.15.21

RZM2021-00010

Received: November 18, 2021

Planning and Development Department



Lawrenceville

central block

RZM2021-00010

Received: November 29, 2021
Planning and Development Department

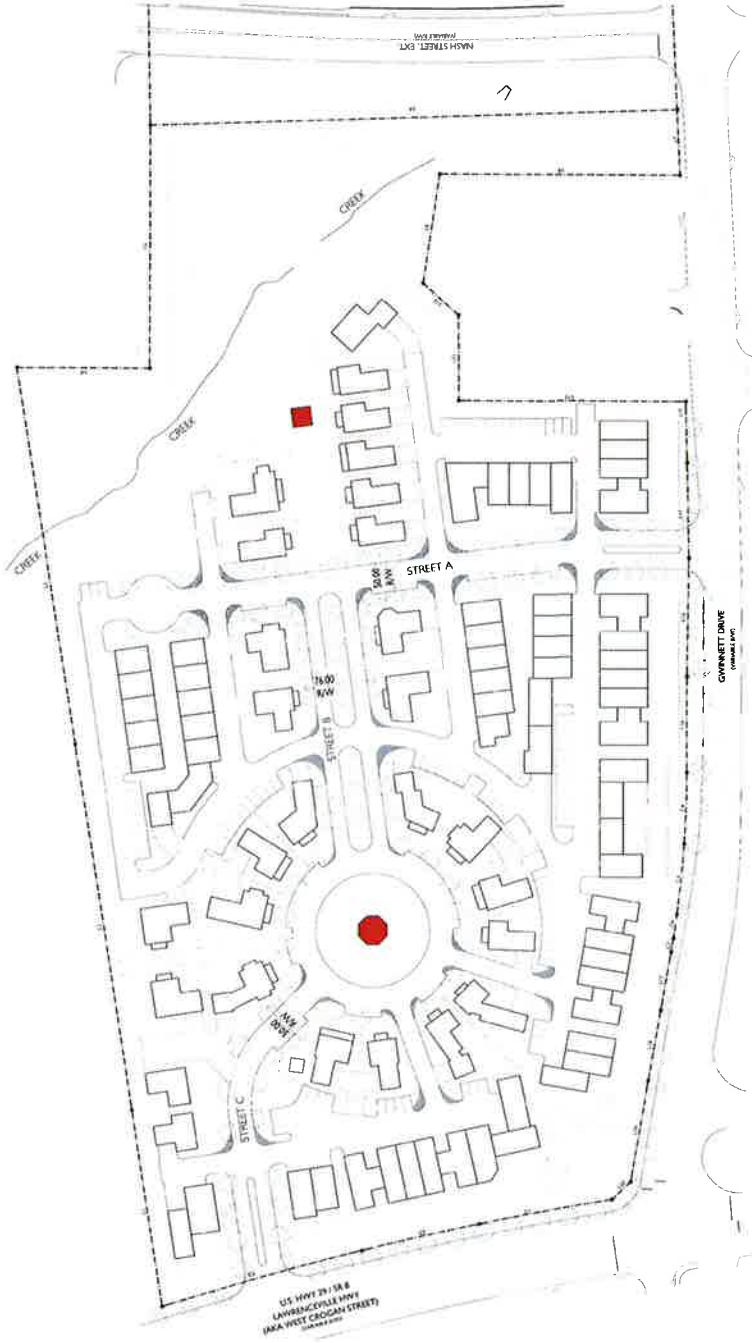


Rhinehart Pulliam & Company
Architecture and Design
404.308.0439
rhinehart-pulliam.com



Site Location Map:

RZM2021-00010
 Received: November 29, 2021
 Planning and Development Department



Area

Total Area - 1507 Acres
 Building Area - 13 Acres +/-
 Density - 7 units (all types) per acre

Summary

Up to 100 Total Units
 (Two-Car Garage/Alley Included)
 Minimum Parking Requirements
 Single Family - 4 per Unit
 Townhouse - 2 per Unit
 Townhouse Guest Parking - 1 per Unit

Key



K&L Companies

Preliminary Conceptual 11-15-21

The Central Block Project
 Lawrenceville, Georgia



Development Patterns: Preliminary Site Plan

- Traditional Neighborhood Street
- Courtyard Townhouse
- Pocket Neighborhood
- Townhouse Muse
- Paired Townhouse
- Paths and Trails
- Street Sections and Intersections

RZM2021-00010
 Received: November 29, 2021
 Planning and Development Department



Development Patterns:

Preliminary Site Plan

Traditional Neighborhood Street

Courtyard Townhouse

Pocket Neighborhood

Townhouse Muse

Paired Townhouse

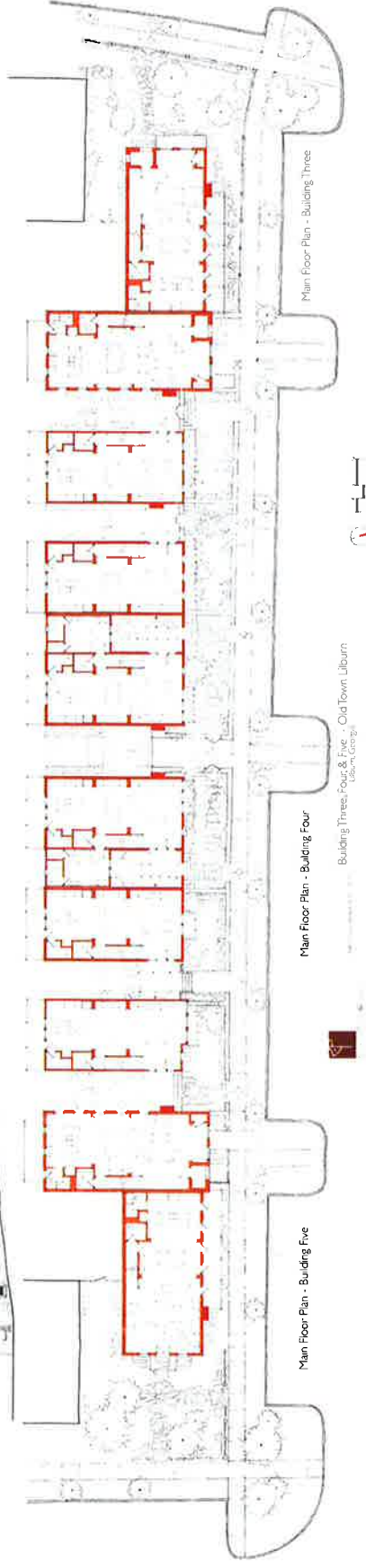
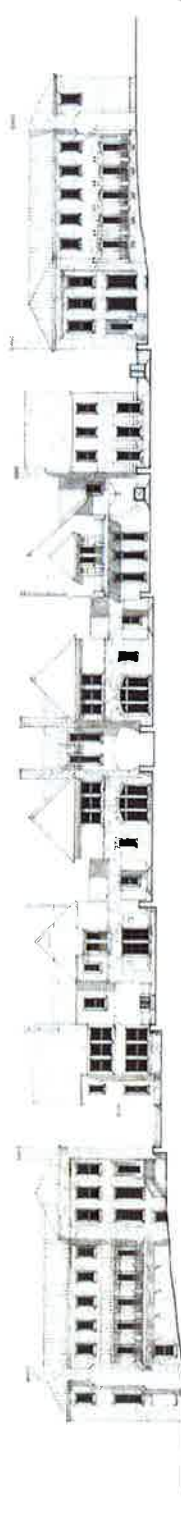
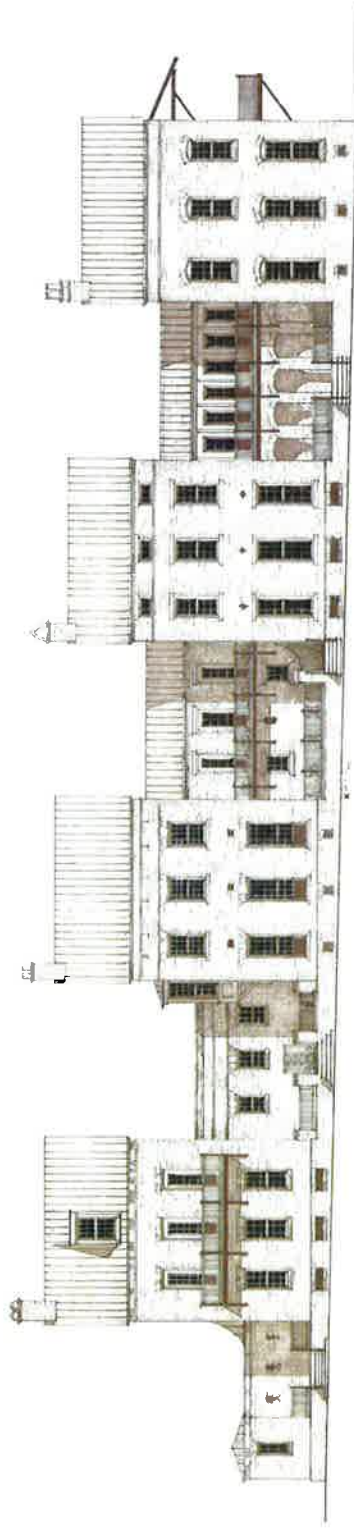
Paths and Trails

Street Sections and Intersections

RZM2021-00010

Received: November 29, 2021

Planning and Development Department



Development Patterns:

Preliminary Site Plan

Traditional Neighborhood Street

Courtyard Townhouse

Pocket Neighborhood

Townhouse Muse

Paired Townhouse

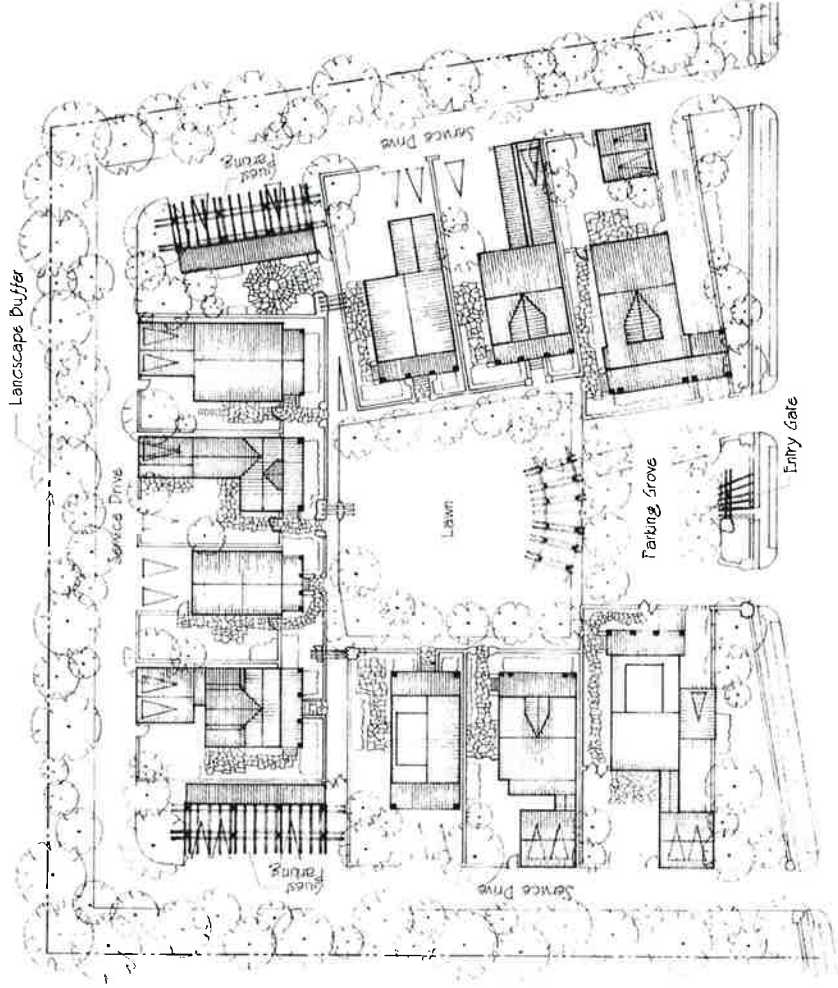
Paths and Trails

Street Sections and Intersections

RZM2021-00010

Received: November 29, 2021

Planning and Development Department



Development Patterns:

- Preliminary Site Plan
 - Traditional Neighborhood Street
 - Courtyard Townhouse
 - Pocket Neighborhood**
 - Townhouse Muse
 - Paired Townhouse
 - Paths and Trails
 - Street Sections and Intersections

RZM2021-00010
 Received: November 29, 2021
 Planning and Development Department



Development Patterns:

Preliminary Site Plan

Traditional Neighborhood Street

Courtyard Townhouse

Pocket Neighborhood

Townhouse Muse

Paired Townhouse

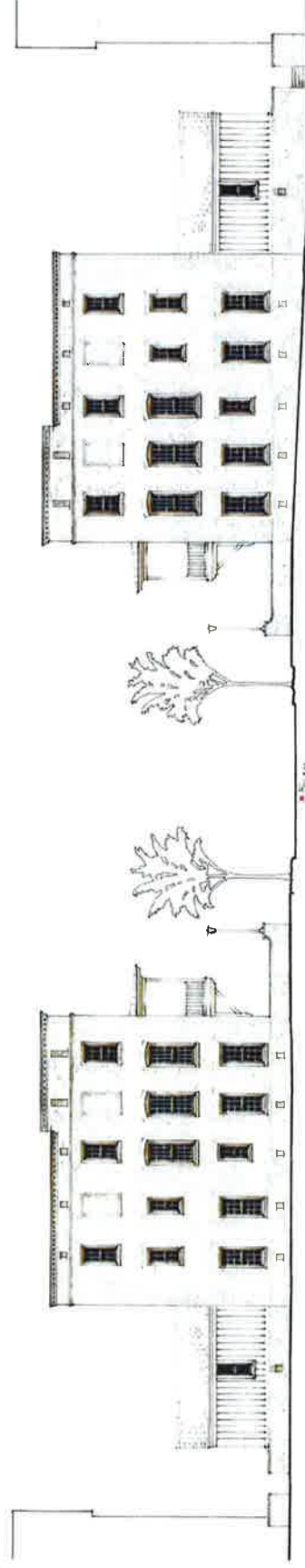
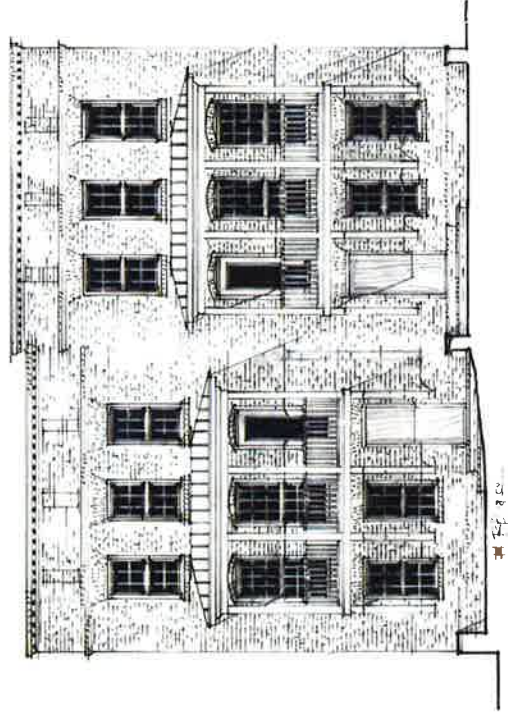
Paths and Trails

Street Sections and Intersections

RZM2021-00010

Received: November 29, 2021

Planning and Development Department



Development Patterns:

Preliminary Site Plan

Traditional Neighborhood Street

Courtyard Townhouse

Pocket Neighborhood

Townhouse Muse

Paired Townhouse

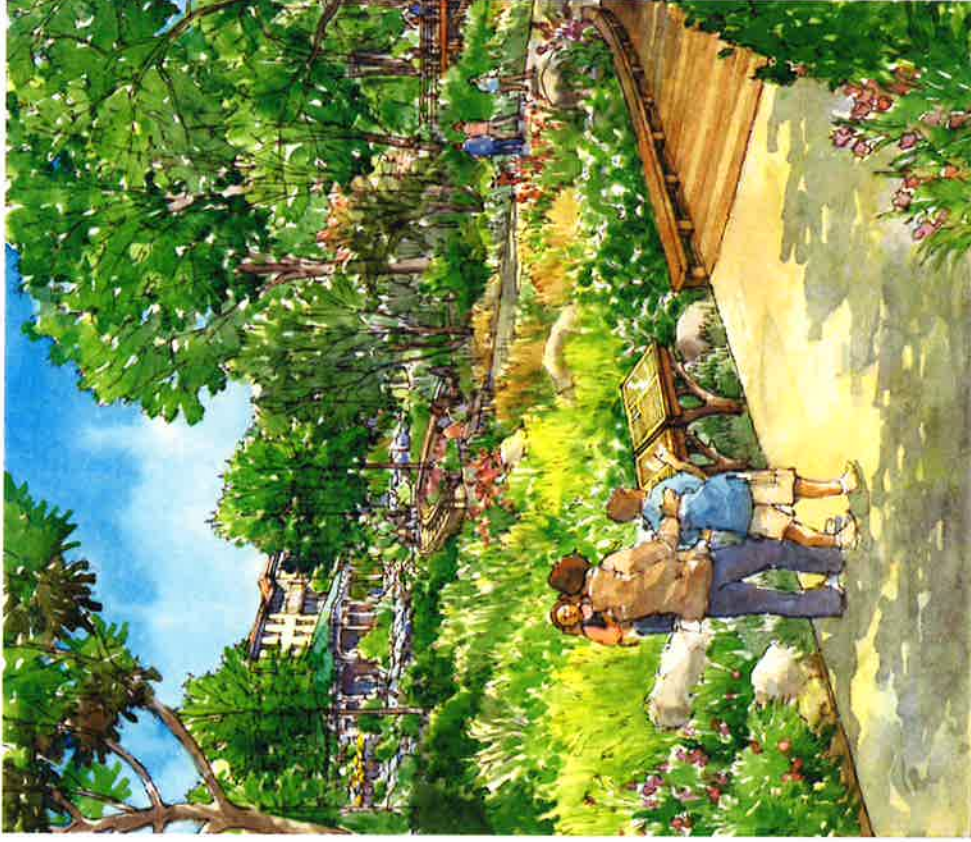
Paths and Trails

Street Sections and Intersections

RZM2021-00010

Received: November 29, 2021

Planning and Development Department



Development Patterns:

Preliminary Site Plan

Traditional Neighborhood Street

Courtyard Townhouse

Pocket Neighborhood

Townhouse Muse

Paired Townhouse

Paths and Trails

Street Sections and Intersections

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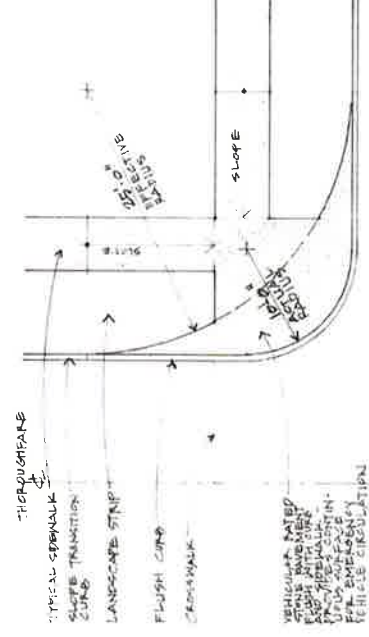
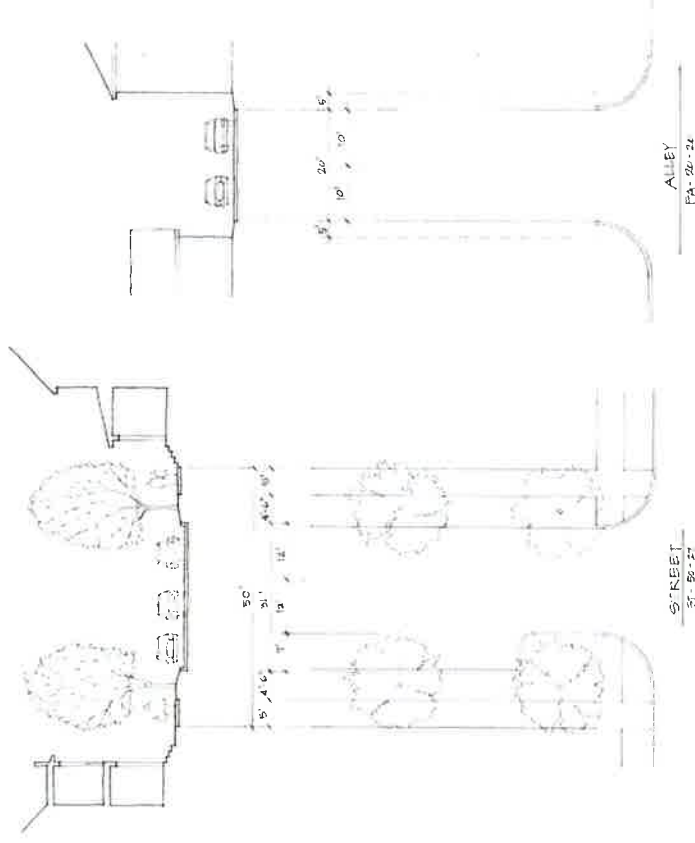
Planning and Development Department



Development Patterns:

- Preliminary Site Plan
- Traditional Neighborhood Street
- Courtyard Townhouse
- Pocket Neighborhood
- Townhouse Muse
- Paired Townhouse
- Paths and Trails

Street Sections and Intersections



RZM2021-00010

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MOUNTABLE CURB DESIGN



Architectural Patterns:

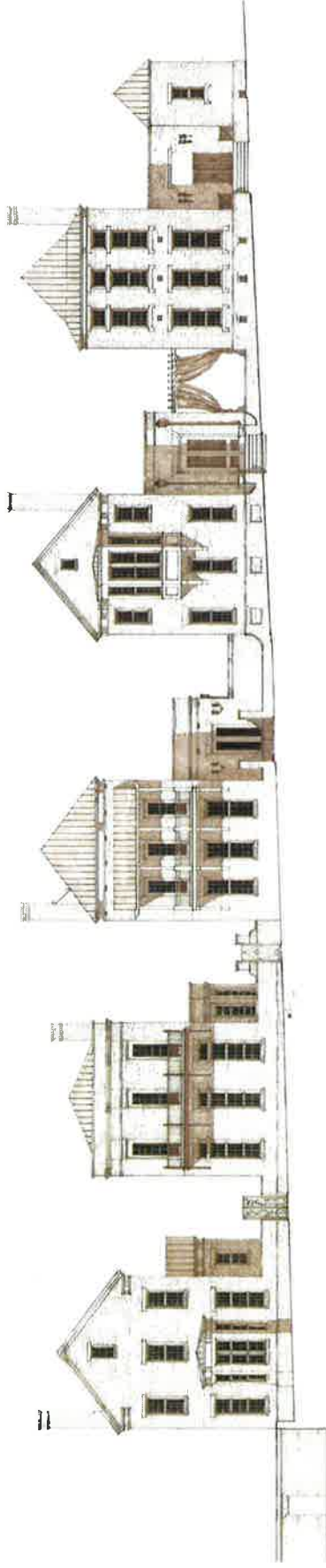
Architectural Styles

- Classical Revival
- Contemporary Vernacular
- Southern Vernacular
- Craftsman

RZM2021-00010

Received: November 29, 2021

Planning and Development Department



Architectural Patterns:

Architectural Styles

Classical Revival

Contemporary Vernacular

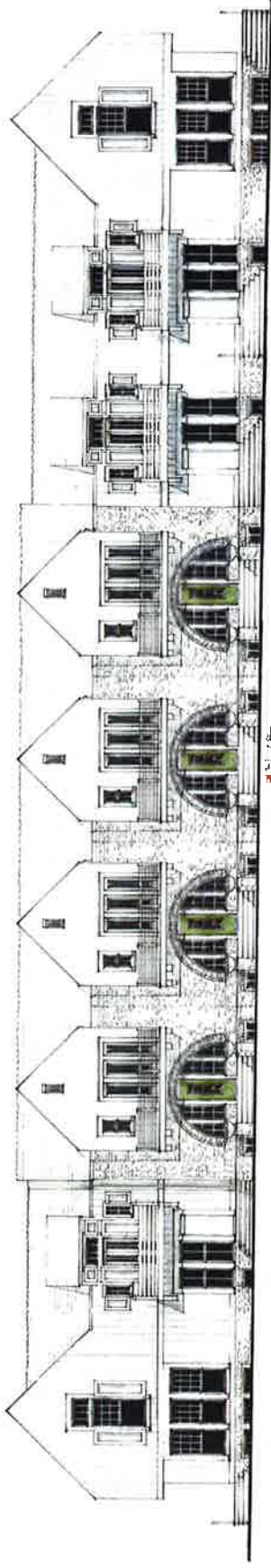
Southern Vernacular

Craftsman

RZM2021-00010

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Planning and Development Department



Architectural Patterns:

Architectural Styles

Classical Revival

Contemporary Vernacular

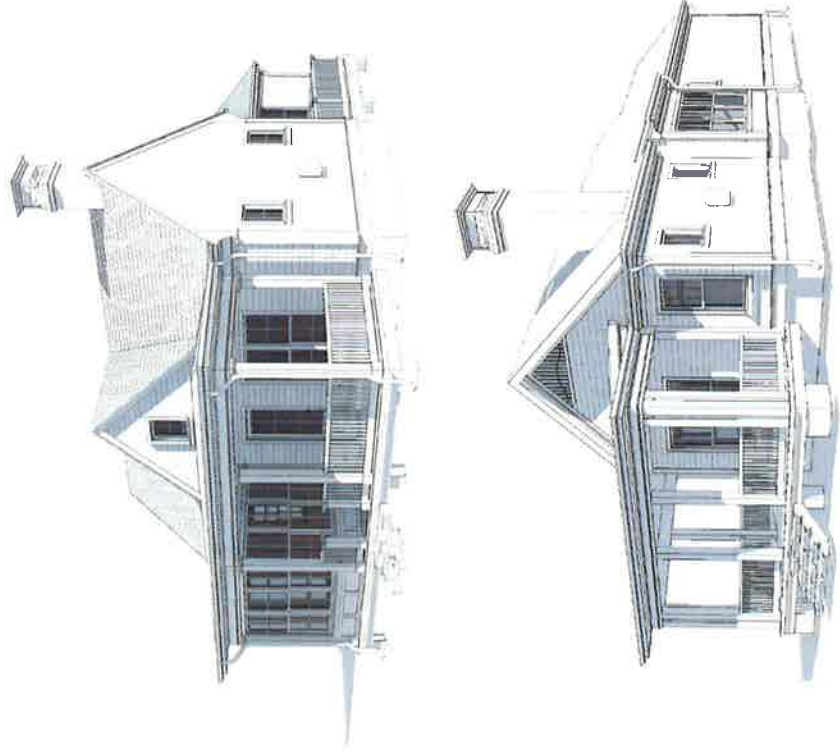
Southern Vernacular

Craftsman

Planning and Development Department

RZM2021-00010

Received: November 29, 2021



Architectural Patterns:

Architectural Styles

Classical Revival

Contemporary Vernacular

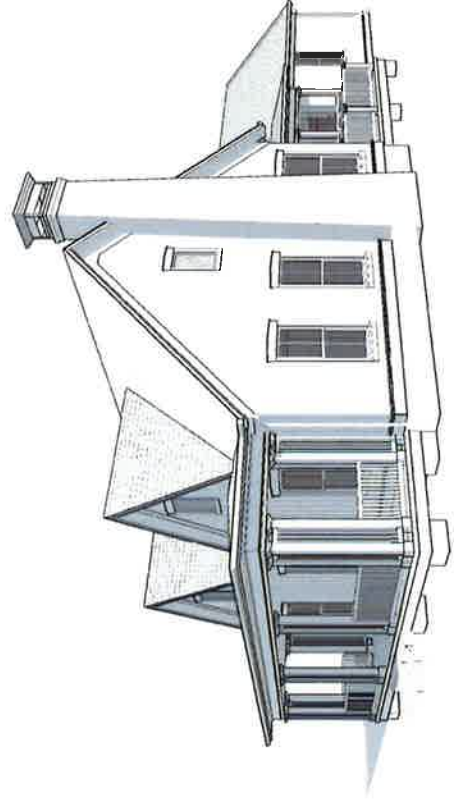
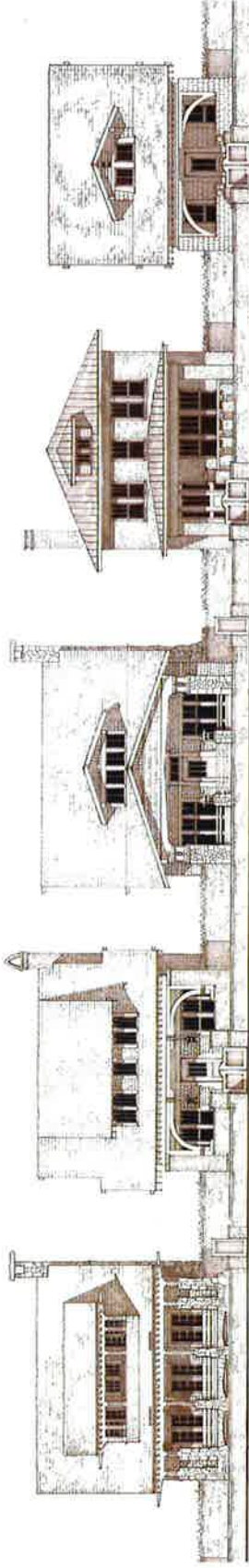
Southern Vernacular

Craftsman

RZM2021-00010

Received: November 29, 2021

Planning and Development Department



Architectural Patterns:

Architectural Styles

Classical Revival

Contemporary Vernacular

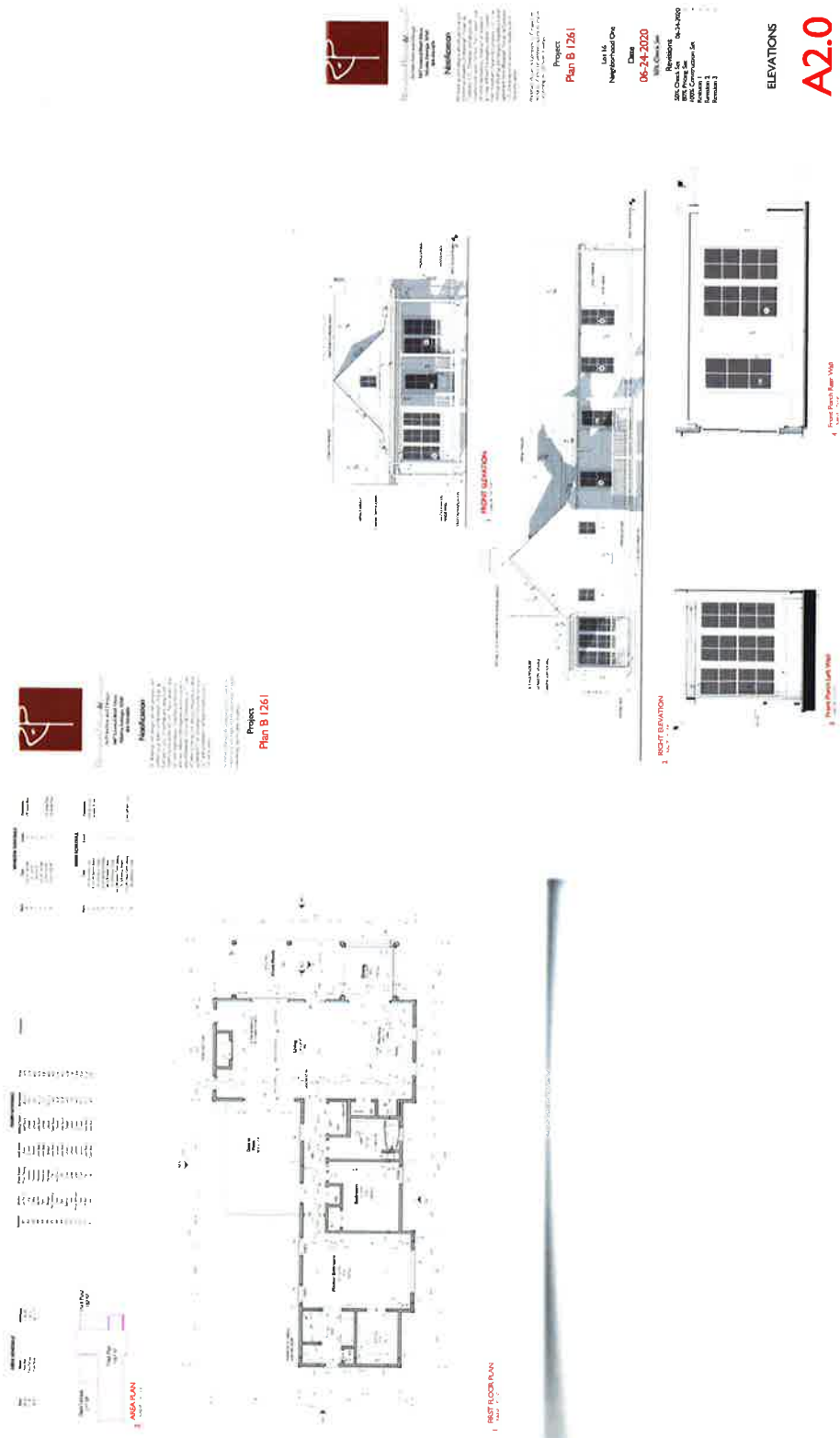
Southern Vernacular

Craftsman

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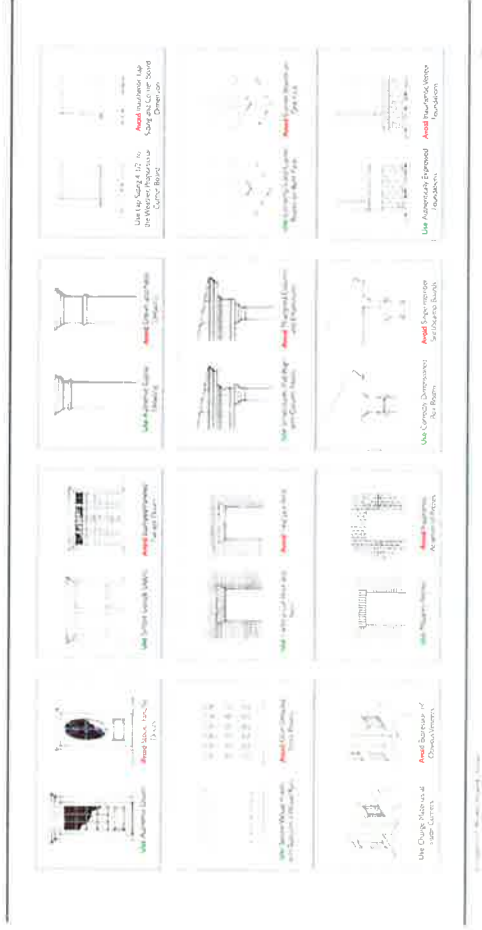
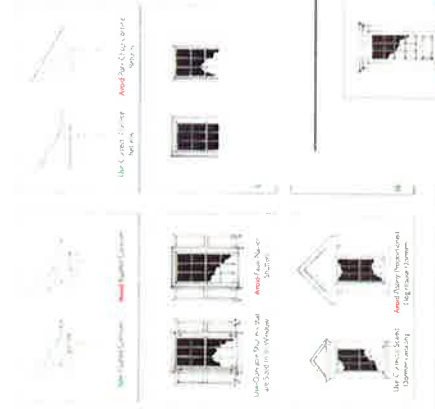


Construction Quality & Specifications:
Construction Quality
Best Practices
Architectural Specifications

RZM2021-00010
Received: November 29, 2021
Planning and Development Department

Best Practices

When reviewing a drawing, look for the following best practices to ensure that the drawing is clear and easy to understand. If you find a drawing that does not follow these best practices, please contact the project manager or the architect to discuss the drawing. The project manager or the architect will be able to provide you with the information you need to understand the drawing. If you have any questions or concerns, please contact the project manager or the architect. They will be able to provide you with the information you need to understand the drawing. If you have any questions or concerns, please contact the project manager or the architect. They will be able to provide you with the information you need to understand the drawing.

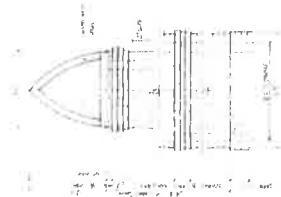


Construction Quality & Specifications: Construction Quality Best Practices Architectural Specifications

RZM2021-00010
Received: November 29, 2021
Planning and Development Department

Architectural Specifications

The Architectural Specifications for the Lawrenceville Central Black Architectural & Construction are intended to provide a comprehensive guide for the selection and installation of materials and construction methods. These specifications are intended to be used in conjunction with the drawings and other project documents to ensure the highest quality of construction.



Planning and Design

The Planning and Design section of the specifications provides guidance on the selection and installation of materials and construction methods. This section includes detailed information on the selection and installation of materials and construction methods, as well as the selection and installation of materials and construction methods.

Materials

The Materials section of the specifications provides guidance on the selection and installation of materials and construction methods. This section includes detailed information on the selection and installation of materials and construction methods, as well as the selection and installation of materials and construction methods.

Techniques

Notes

The Notes section of the specifications provides guidance on the selection and installation of materials and construction methods. This section includes detailed information on the selection and installation of materials and construction methods, as well as the selection and installation of materials and construction methods.

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Techniques

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Notes and Remarks

The Notes and Remarks section of the specifications provides guidance on the selection and installation of materials and construction methods. This section includes detailed information on the selection and installation of materials and construction methods, as well as the selection and installation of materials and construction methods.

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Construction Quality & Specifications: Construction Quality Best Practices Architectural Specifications

Rhinehart Pulliam
&
Company



RZM2021-00010

Received: November 29, 2021

Planning and Development Department

RESOLUTION RES-2021-13

RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that a portion of the right-of-way of Collins Hill Road that contains 1.345 acres, more or less, has ceased to be used by the public to such an extent that no substantial public purpose is accomplished by leaving the street as part of the municipal street system; and

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that the abandonment and closing of a portion of the right-of-way of Collins Hill Road as shown on the plat which is attached hereto as Exhibit "A" and described on Exhibit "B" is in the best interest of the citizens of the City of Lawrenceville;

NOW THEREFORE, the Council of the City of Lawrenceville hereby resolves and ordains that that portion of the right-of-way of Collins Hill Road containing 1.345 acres, as shown on Exhibit "A" and described on Exhibit "B" which are attached hereto and incorporated herein by reference, is hereby declared to be closed and abandoned as a part of the municipal streets system of the City of Lawrenceville. This action is taken pursuant to O.C.G.A. §32-7-2(c) following proper notice to all property owners located on the portions of the municipal streets system closed and abandoned by this action. This abandonment is subject to any and all previous utility easements conveyed to any public or private entity or franchise holder and these utility easements previously conveyed shall not be extinguished or altered by this action. The City of Lawrenceville specifically reserves an easement for all utilities located within the area abandoned and a forty foot access easement as shown on Exhibit "A" and described on Exhibit "B".

IT IS FURTHER RESOLVED AND ORDAINED that the Council hereby authorizes the Mayor, City Manager, City Clerk, and the City Attorney to take such action and execute such documents as are necessary to dispose of the abandoned property in accordance with the laws of the State of Georgia including, but not limited to, the sale of the abandoned property by sealed bids to the highest bidder. Any deed disposing of said property shall contain a provision that the transfer is subject to all existing utility easements.

IT IS SO RESOLVED AND ORDAINED this 13th day of December, 2021.



David R. Still, Mayor

ATTEST:



Karen Pierce, City Clerk

917	1.94	N16°46'Z4°E
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LAND DESCRIPTION RIGHT-OF-WAY ABANDONMENT

All that tract or parcel of land lying and being in Land Lots 10 & 145 of the 5th & 7th Land District, in the City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF COMMENCEMENT, begin at a point at the Southerly end of the mitered Right-of-Way at the intersection of the Westerly Right-of-Way of Collins Hill Road (R/W varies) and the Northwesterly Right-of-Way of Hurricane Shoals Road (100' R/W), said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and continuing along said existing Right-of-Way of Collins Hill Road the following eight (8) courses and distances, North 14 degrees 51 minutes 34 seconds East for a distance of 45.65 feet to a Point; **THENCE** North 13 degrees 13 minutes 36 seconds West for a distance of 179.51 feet to a Point; **THENCE** North 06 degrees 42 minutes 35 seconds West for a distance of 35.07 feet to a Point; **THENCE** South 54 degrees 08 minutes 20 seconds West for a distance of 32.18 feet to a Point; **THENCE** North 25 degrees 18 minutes 45 seconds West for a distance of 196.97 feet to a Point; **THENCE** North 75 degrees 42 minutes 16 seconds East for a distance of 67.92 feet to a Point; **THENCE** North 13 degrees 17 minutes 28 seconds West for a distance of 30.74 feet to a Point; **THENCE** along a curve to the left having a radius of 1297.94 feet and arc length of 128.13 feet being subtended by a chord of North 16 degrees 07 minutes 04 seconds West for a distance of 128.08 feet to a Point; **THENCE** leaving said existing Right-of-Way and continue along said required Right-of-Way of Collins Hill Road (Realigned), South 34 degrees 59 minutes 19 seconds East for a distance of 453.68 feet to a Point at the Northerly end of the mitered Right-of-Way intersection of Collins Hill Road and Hurricane Shoals Road; **THENCE** continuing along said mitered Right-of-Way, South 03 degrees 41 minutes 36 seconds West for a distance of 62.50 feet to a Point at the Southerly end of the aforesaid mitered Right-of-Way intersection; **THENCE** continuing along said Right-of-Way of Hurricane Shoals Road, South 42 degrees 22 minutes 31 seconds West for a distance of 201.13 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 1.345 acres (58,596 square feet) as shown on the Exhibit for the City of Lawrenceville, prepared by Precision Planning, Inc., dated 10/1/21.



**LAND DESCRIPTION
40' ACCESS EASEMENT**

All that tract or parcel of land lying and being in Land Lots 10 & 145 of the 5th & 7th Land District, in the City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF COMMENCEMENT, begin at a point at the Southerly end of the mitered Right-of-Way at the intersection of the Westerly Right-of-Way of Collins Hill Road (R/W varies) and the Northwesterly Right-of-Way of Hurricane Shoals Road (100' R/W); **THENCE** continuing along said existing Right-of-Way the following two (2) courses and distances, North 14 degrees 51 minutes 34 seconds East for a distance of 45.65 feet to a Point; **THENCE** North 13 degrees 13 minutes 36 seconds West for a distance of 179.51 feet to a Point, said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and continuing along said existing Right-of-Way, North 13 degrees 13 minutes 36 seconds West for a distance of 40.00 feet to a Point; **THENCE** leaving said existing Right-of-Way, North 76 degrees 46 minutes 24 seconds East for a distance of 7.64 feet to a Point; **THENCE** along a curve to the right having a radius of 60.00 feet and arc length of 78.29 feet being subtended by a chord of South 65 degrees 50 minutes 51 seconds East for a distance of 72.85 feet to a Point; **THENCE** South 28 degrees 28 minutes 06 seconds East for a distance of 50.87 feet to a Point on the aforesaid required Right-of-Way of Hurricane Shoals Road; **THENCE** continuing along said Right-of-Way, South 42 degrees 22 minutes 31 seconds West for a distance of 42.34 feet to a Point; **THENCE** leaving said Right-of-Way, North 28 degrees 28 minutes 06 seconds West for a distance of 64.77 feet to a Point; **THENCE** along a curve to the left having a radius of 20.00 feet and arc length of 26.10 feet being subtended by a chord of North 65 degrees 50 minutes 51 seconds West for a distance of 24.28 feet to a Point; **THENCE** South 76 degrees 46 minutes 24 seconds West for a distance of 7.64 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 0.108 acres (4,706 square feet) as shown on the Exhibit for the City of Lawrenceville, prepared by Precision Planning, Inc., dated 10/1/21.

RESOLUTION RES-2021-14

RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that a portion of the right-of-way of Fair Street from its intersection with Gwinnett Drive to the point that the street dead ends has ceased to be used by the public to such an extent that no substantial public purpose is accomplished by leaving the street as part of the municipal street system; and

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that the abandonment and closing of a portion of the right-of-way of Fair Street as shown on the plat which is attached hereto as Exhibit "A" and described on Exhibit "B" is in the best interest of the citizens of the City of Lawrenceville;

NOW THEREFORE, the Council of the City of Lawrenceville hereby resolves and ordains that that portion of the right-of-way of Fair Street containing 0.190 acres, as shown on Exhibit "A" and described on Exhibit "B" which are attached hereto and incorporated herein by reference, is hereby declared to be closed and abandoned as a part of the municipal streets system of the City of Lawrenceville. This action is taken pursuant to O.C.G.A. §32-7-2(c) following proper notice to all property owners located on the portions of the municipal streets system closed and abandoned by this action. This abandonment is subject to any and all previous utility easements conveyed to any public or private entity or franchise holder and the easements or other property rights previously conveyed shall not be extinguished or altered by this action. The City of Lawrenceville specifically reserves an easement for all utilities located within the area abandoned.

IT IS FURTHER RESOLVED AND ORDAINED that the Council hereby authorizes the Mayor, City Manager, City Clerk, and the City Attorney to take such action and execute such documents as are necessary to dispose of the abandoned property in accordance with the laws of the State of Georgia. Any deed disposing of said property shall contain a provision that the transfer is subject to all existing utility easements.

IT IS SO RESOLVED AND ORDAINED this 13th day of December, 2021.



David R. Still, Mayor

ATTEST:



Karen Pierce, City Clerk

4

Bilumberg No. 6119

THIS SUMMARY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREIN. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREIN IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREIN.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 171200002E, AND THE DATE OF SAID MAP IS 9-29-2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATA FOR THIS SET WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON PORTIONIAL VALUES FOR THE INITIAL REFERENCE STATION DEVELOPED BY GPS'S SOLUTIONS. THE MODERNIZED REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD 83). STATE PLANE COORDINATE SYSTEM OF GEORGIA—WEST ZONE. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD 83). THE VERTICAL REFERENCE FRAME IS A GEOMETRIC MEAN OF THE VERTICAL POSITIONS OF 1988. ANY DIRECTIONS OR DISCREPANCIES SHOWN ARE A RESULT OF THE GEOMETRIC MEAN OF THE VERTICAL POSITIONS OF 1988. ANY DIRECTIONS OR DISCREPANCIES SHOWN ARE A RESULT OF THE GEOMETRIC MEAN OF THE VERTICAL POSITIONS OF 1988.

CURVE	CHORD L	CHORD ARC	RADIUS	ARC LEN
C1	74.43'	50074.75'	1100.97'	18.41'
C2	75.70'	50175.56'	1100.97'	18.75'

LINE	FE ASSESS	EXT. TAXES
1.1	\$17,704.47	\$6.79
1.2	\$20,100.00	\$6.71
1.3	\$20,100.00	\$6.70
1.4	\$20,100.00	\$6.70
1.5	\$60,729.54	\$27.66
1.6	\$60,729.54	\$27.66
1.7	\$60,729.54	\$27.66
1.8	\$20,233.02	\$7.57
1.9	\$60,947.10	\$26.60
2.0	\$60,947.10	\$26.60
2.1	\$60,947.10	\$26.60
2.2	\$60,947.10	\$26.60
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9.7	\$60,947.10	\$26.60
9.8	\$60,947.10	\$26.60
9.9	\$60,947.10	\$26.60
10.0	\$60,947.10	\$26.60



CLOSURE STATEMENT
THE FIELD CLOSURE UPON WHICH THIS PLAN IS BASED HAS A CLOSURE FREQUENCY OF ONE FOOT IN 100 YRS. AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TROMBLE 5" SERIES TAIL STATION AND PROBABLE 150-J DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN
CALCULATED FOR CLOSURE AND
HAS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 71 ACRA.

Certificate of Authorization LSC-000621

RIGHT-OF-WAY ABANDONMENT EXHIBIT

Southeast Capital Companies

CS JOB NO:	202217141	DRAWING SCALE:	1" = 50'
FIELD WORK:	DT & CS	CITY:	LAWRENCEVILLE
PROJ WORK:	GEE	COUNTY:	CHWANNETT
REVENDED:	DUH	STATE:	GA
		LAND LOTS:	143
		DISTRICT:	506
DWG FILE:	7141-1-REVENDED.dwg	SURVEY DATE:	10-26-2021

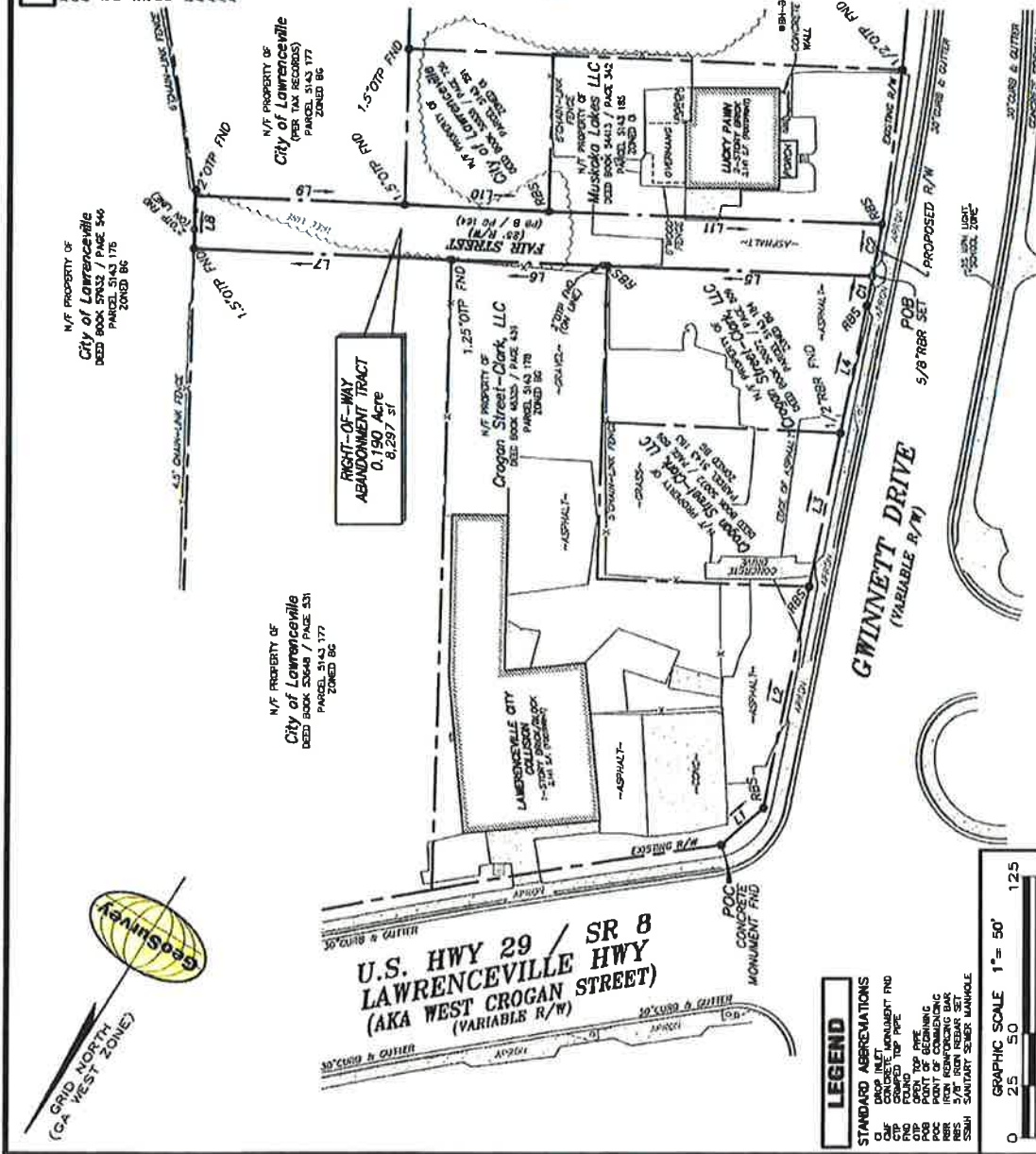


EXHIBIT "B"
Property Description
The Central Block Project
Fair Street – Right-of-Way Abandonment Tract
(12-2-2021)

All that tract or parcel of land lying and being in Land Lot 143 of the 5th District, Gwinnett County, City of Lawrenceville, Georgia, and being more particularly described as follows:

Commencing at a concrete monument found located at the northern end of a miter right-of-way intersection between the southerly right-of-way of West Crogan Street (U.S. Hwy 29 / State Route 8 / Lawrenceville Hwy)(variable right-of-way) and the easterly right-of-way of Gwinnett Drive (variable right-of-way), Thence South 17 degrees 04 minutes 42 seconds West, a distance of 26.79 feet to a 5/8-inch rebar set at the south end of said miter; Thence continuing with said easterly right-of-way of Gwinnett Drive South 20 degrees 00 minutes 00 seconds East, a distance of 107.71 feet to a 5/8-inch rebar set; Thence South 20 degrees 00 minutes 00 seconds East, a distance of 75.00 feet to a 1/2-inch rebar found; Thence South 20 degrees 08 minutes 32 seconds East, a distance of 62.37 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 14.41 feet, with a radius of 1109.92 feet, being subtended by a chord bearing of South 20 degrees 24 minutes 29 seconds East, for a distance of 14.41 feet to a 5/8-inch rebar set at the intersection of easterly right-of-way of Gwinnett Drive and the northwestern right-of-way of Fair Street (25-foot right-of-way), which is the **POINT OF BEGINNING**; Thence departing the right-of-way of Gwinnett Drive and continuing with northwestern right-of-way of Fair Street North 60 degrees 20 minutes 54 seconds East, a distance of 127.66 feet to a 5/8-inch rebar set; Thence North 60 degrees 20 minutes 54 seconds East, a distance of 75.00 feet to a 1.25-inch open top pipe found; Thence North 60 degrees 44 minutes 28 seconds East, a distance of 123.93 feet to a 1.5-inch open top pipe found at the westerly terminus of said right-of-way; Thence South 30 degrees 23 minutes 02 seconds East, a distance of 25.52 feet to a 2-inch open top pipe found at the easterly terminus of said right-of-way; Thence continuing with said southeastern right-of-way of Fair Street South 60 degrees 41 minutes 10 seconds West, a distance of 100.60 feet to a 1.5-inch open top pipe found; Thence South 60 degrees 59 minutes 15 seconds West, a distance of 69.63 feet to a 5/8-inch rebar set; Thence South 60 degrees 20 minutes 54 seconds West, a distance of 160.31 feet to a 5/8-inch rebar set at the intersection of easterly right-of-way of Gwinnett Drive and the southeastern right-of-way of Fair Street; Thence continuing with a proposed easterly right-of-way of Gwinnett Drive along a curve to the right having an arc length of 25.26 feet, with a radius of 1109.92 feet, being subtended by a chord bearing of North 21 degrees 25 minutes 56 seconds West, for a distance of 25.26 feet to a 5/8-inch rebar set, and the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.190 Acre (8297 Square Feet).

RESOLUTION RES-2021-15

RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that a portion of the right-of-way of McArthur Street that contains 0.09 acres, more or less, has ceased to be used by the public to such an extent that no substantial public purpose is accomplished by leaving the street as part of the municipal street system; and

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that the abandonment and closing of a portion of the right-of-way of McArthur Street as shown on the plat which is attached hereto as Exhibit "A" and described on Exhibit "B" is in the best interest of the citizens of the City of Lawrenceville;

NOW THEREFORE, the Council of the City of Lawrenceville hereby resolves and ordains that that portion of the right-of-way of McArthur Street containing 0.09 acres, more or less, as shown on Exhibit "A" and described on Exhibit "B" which are attached hereto and incorporated herein by reference, is hereby declared to be closed and abandoned as a part of the municipal streets system of the City of Lawrenceville. This action is taken pursuant to O.C.G.A. §32-7-2(c) following proper notice to all property owners located on the portions of the municipal streets system closed and abandoned by this action. This abandonment is subject to any and all previous utility easements conveyed to any public or private entity or franchise holder and the easements or other property rights previously conveyed shall not be extinguished or altered by this action. The City of Lawrenceville specifically reserves an easement for all utilities located within the area abandoned.

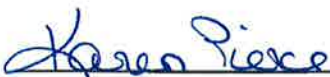
IT IS FURTHER RESOLVED AND ORDAINED that the Council hereby authorizes the Mayor, City Manager, City Clerk, and the City Attorney to take such action and execute such documents as are necessary to dispose of the abandoned property in accordance with the laws of the State of Georgia. Any deed disposing of said property shall contain a provision that the transfer is subject to all existing utility easements.

IT IS SO RESOLVED AND ORDAINED this 13th day of December, 2021.



David R. Still, Mayor

ATTEST:



Karen Pierce, City Clerk

Exhibit No. 5119

EXHIBIT

A

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

N ~ F
EQUITY TRUST COMPANY
D.B. 58310, PG. 353

McARTHUR STREET
RIGHT OF WAY
TO BE ABANDONED
0.09 AC.

3848 @
LIMITS OF PUBLIC R/W

N89°03'17"W
28.22'

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



DEAN C. OLSON, RLS
GA RLS NO. 2800
email: dolson@gsurvey.com

04/28/21

DATE



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/10,215; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/276,076. MATTERS OF TITLE ARE EXCEPTED.

DRAWN BY: MAN

CHECKED BY: DCO

FILE: 211 & 204 McARTHUR ST RW EX

FIELD DATE: 4-14-20

OFFICE DATE: 4-15-21

SCALE: 1"=30'

REVISIONS

#1 4-28-21: REVISE PER CLIENT

Gaskins

ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION MGMT
www.gksurvey.com LSP# 789

Main Office
1266 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168

Lawrenceville Office
558 Old Marietta Rd Ste. 204
Lawrenceville, GA 30046
Phone: (770) 299-1005

Centon Office
147 Reinhardt College Pkwy
St. J. Canton, GA 30114
Phone: (770) 479-9698

Scottdale Office
4046 Ga Hwy 15 S, Ste 100
Scottdale, GA 30065
Phone: (770) 424-2168

RIGHT OF WAY EXHIBIT FOR:

HIGHLAND RESIDENTIAL
"McARTHUR STREET"

LOCATED IN L.L. 146
5th DISTRICT,
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GA.

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

LEGEND

⊗	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊗	F.H. - FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
⊗	W.M. - WATER METER
⊗	RBS - REINFORCING BAR SET
⊗	RBG - REINFORCING BAR FOUND
⊗	CTF - CRIMP TOP PIPE FOUND
⊗	OTF - OPEN TOP PIPE FOUND
---	OVERHEAD POWER LINES
---	W - WATER LINE
---	T - UNDERGROUND TELEPHONE LINE
---	G - GAS LINE
---	E - UNDERGROUND ELECTRICAL LINE

N ~ F
C.E. SMITH
D.B. 7275, PG. 225
P.B. C, PG. 15
P.B. 55, 158-A

N ~ F
DAVID W. TYSON
D.B. 58590, PG. 634
P.B. C, PG. 15
#211

N ~ F
DAVID W. TYSON
D.B. 58590, PG. 634
P.B. C, PG. 15
#264

P.O.B.
N=1440048.05
E=2351804.90
N ~ F
250 McARTHUR, LLC
D.B. 56773, PG. 357

*NOTE: FORMER RIGHT OF WAY OF McARTHUR STREET WAS ABANDONED BY MAYOR AND CITY COUNCIL OF THE CITY OF LAWRENCEVILLE BY RESOLUTION NO. RES-2020-28 ON OCTOBER 26, 2020.

Plotted on: Apr 28, 2021 - 8:41am
Drawing name: G:\Survey\GWINNETT\G01\02_0146\211 & 204 McARTHUR STREET\DWG\211 & 204 McARTHUR ST RW EX.dwg
Plotted By: Matt Nuse

EXHIBIT "B"

McARTHUR STREET RIGHT OF WAY TO BE ABANDONED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 146, 5TH DISTRICT, CITY OF LAWRENCEVILL, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT #4 REBAR SET ON THE EASTERLY RIGHT OF WAY LINE OF McARTHUR STREET (VARIABLE R/W WIDTH) AT GEORGIA STATE PLAIN COORDINATE OF (NAD83, GEORGIA WEST ZONE) N.1440048.05 AND E. 2351804.90, SAID #4 REBAR SET BEING THE POINT OF BEGINNING

THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND FOLLOWING ALONG THE TERMINUS OF THE PUBLIC RIGHT OF WAY OF McARTHUR STREET NORTH 89 DEGREES 03 MINUTES 17 SECONDS WEST A DISTANCE OF 28.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF McARTHUR STREET;

THENCE FOLLOWING ALONG SAID WESTERLY RIGHT OF WAY LINE OF McARTHUR STREET NORTH 03 DEGREES 24 MINUTES 40 SECONDS WEST A DISTANCE OF 134.24 FEET TO A POINT; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF McARTHUR STREET SOUTH 88 DEGREES 41 MINUTES 09 SECONDS EAST A DISTANCE OF 29.34 FEET TO A #4 REBAR SET ON THE EASTERLY RIGHT OF WAY LINE OF McARTHUR STREET;

THENCE FOLLOWING ALONG SAID EASTERLY RIGHT OF WAY LINE OF McARTHUR STREET SOUTH 02 DEGREES 56 MINUTES 24 SECONDS EAST A DISTANCE OF 133.97 FEET TO A #4 REBAR SET, SAID #4 REBAR SET BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 0.09 ACRES (3848 S.F.) MORE OR LESS.

ORDINANCE ADM-ORD-2021-3

AN ORDINANCE TO CREATE THE LAWRENCEVILLE ReCAST Advisory Board

WHEREAS, the Mayor and Council of the City of Lawrenceville recognize the important role of assisting youth and families to promote resiliency, mental wellbeing, and community healing for the City's residents, and the community of the City of Lawrenceville; and

WHEREAS, the Mayor and Council of the City of Lawrenceville are dedicated to creating community change through community based participatory approaches that strengthen the integration of behavioral health services and other community systems to address social determinants of health, promote community and youth engagement, leadership development, improved governance, and capacity building; and

WHEREAS, the Mayor and City Council desire to form an official entity to support the City's vision that leads to improved behavioral health, empowered residents, and reductions in trauma, and sustained community changes; and

WHEREAS, the Mayor and City Council will appoint a ReCAST Advisory Board to establish its function as the behavioral health and mental wellbeing advocates for the City governing body; and

NOW THEREFORE, be it ordained and resolved by the Mayor and Council of the City of Lawrenceville as follows:

Section 1. Creation. The City of Lawrenceville Resiliency in Communities After Stress and Trauma Advisory Board, hereinafter known as "ReCAST" is hereby created and established.

Section 2. Purpose and Authority. ReCAST Advisory Board is charged with the following tasks and responsibilities:

1. Increase well-being and community engagement through community-based participatory approaches;
2. Increase youth engagement and youth leadership development;
3. Increase access to trauma informed community behavioral health resources;
4. Increase level of cultural understanding with the City of Lawrenceville's employees and citizens;
5. Strengthen the integration of community-based services addressing the social determinants of health for high risk youth and their families;
6. Prepare an annual report to the City Council on ReCAST activities;
7. Study, assess, render advice, and as needed make recommendations on specific projects, plans, and City programs related to the ReCAST Grant, and bring forth any issues or concerns to the City's elected officials about behavioral health services;
8. Assist with the development of the Strategic plan based on the Community Needs Assessment.

Section 3. Membership. ReCAST Advisory Board shall consist of twelve (12) members. All members shall be volunteers and not receive compensation or reimbursement for their time, efforts or personal expense unless specifically approved by the City Council.

One (1) member of ReCAST Advisory Board may be a City Council member. All other members shall represent a broad diversity of experience and backgrounds and shall be selected because of their expertise, involvement or interest in behavioral health, substance and mental health awareness, youth advocacy, minority and ethnic advocacy. All ReCAST Advisory Board members shall be citizens of Lawrenceville or affiliated with a business or organization located within the Greater Lawrenceville/Gwinnett region.

Six (6) ReCAST Advisory Board members shall be appointed by the Mayor and City Council consistent with pre-established policies and procedures by the City of Lawrenceville through the office of the City Clerk and affiliated with a business or organization located within the Greater Lawrenceville/Gwinnett region. In addition, six (6) ReCAST Advisory Board members shall be city residents at large approved by a public online application process, appointed by council. ReCAST Advisory Board members serve at the pleasure of the City Council and may be removed or replaced at any time at the discretion of the City Council.

All appointments to the ReCAST Advisory Board shall be for a two (2) year term with initial appointments staggered so that six (6) of the twelve (12) appointees initially serve a one (1) year term. If an Advisory Board Member is removed or resigns prior to completing their term, the replacement Member shall only serve that remaining term.

Section 4. Members of the ReCAST Advisory Board shall elect one of their members as chairperson and another as vice chairperson and shall also elect a secretary. Officers shall be selected by the members of the ReCAST Advisory Board and shall serve a one (1) year term from time of appointment. ReCAST Advisory Board shall determine the duties of the Officers.

Section 5. Meetings. ReCAST Advisory Board shall hold regularly scheduled meetings; ReCAST Advisory Board shall determine the time and location of meetings. Additional meetings may be held upon call of the ReCAST Advisory Board Chair or by a vote of at least seven (7) board members of the ReCAST Advisory Board. The ReCAST Advisory Board shall provide notice of all meetings to the Lawrenceville City Clerk a minimum of forty-eight (48) hours prior to the meeting. There must be seven (7) board members present to maintain a quorum.

All meetings shall be open to the public and shall be conducted in accordance with the Georgia Open Meetings Act and any amendments thereto. Meetings shall be held at a location within the corporate limits of Lawrenceville that is open to the public and accessible to persons with disabilities. All minutes and records of the ReCAST Advisory Board shall be public records and kept in the custody of the City Clerk.

Section 6. Conflicts of Interest. All ReCAST Advisory Board members shall comply with the City of Lawrenceville Code of Ethics, Conflicts of Interest ordinance and related policies.

Section 7. Rules of Procedure. The ReCAST Advisory Board shall make its own rules of procedure, which shall be submitted to the City Council for formal approval.

Section 8. Legal Counsel. Upon written request by the ReCAST Advisory Board Chair, and approval by the City Manager or designee, the ReCAST Advisory Board may seek appropriate legal advice from the City Attorney.

Section 9. City Staff and Resources. The ReCAST Advisory Board bears no oversight authority over any City department, personnel, consultant, budget, or other committee. ReCAST Advisory Board recommendations shall be advisory to the City Council and City Manager.

The City Manager may assign staff to provide support and assistance for the ReCAST Advisory Board. The staff liaison may provide guidance and input to the ReCAST Advisory Board, and may be consulted on an as-needed basis for additional information. Any requests for staff support shall be coordinated with the City Manager or his/her designee.

The ReCAST shall have access to the following City resources for its use:

- Use of meeting rooms in City facilities
- Reasonable use of City office equipment (copier, fax, telephone, Internet access, etc.)
- Copies of publicly available reports maintained by the City that are relevant to ReCAST business
- Any financials held by this board would be subject to annual City Audit

IT IS SO ORDAINED, this 13th day of December, 2021.



David R. Still, Mayor

Attest:



Karen Pierce, City Clerk

ORDINANCE ORD-2021-14

AN ORDINANCE TO AMEND CHAPTER 4 (ALCOHOLIC BEVERAGES) OF THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA TO ADOPT AND/OR AMEND REGULATIONS RELATED TO GROWLERS / GROWLER SHOPS; TO ADOPT AND/OR AMEND REGULATIONS RELATED TO INDOOR SPECIAL EVENT FACILITIES; TO ADOPT AND/OR AMEND REGULATIONS RELATED TO OUTDOOR SPECIAL EVENTS; TO ADOPT AND/OR AMEND REGULATIONS RELATED TO AND FIXED/MOVABLE BARS; TO ADOPT AND/OR AMEND REGULATIONS RELATED TO WINE SHOPS; AND FOR OTHER PURPOSES

The City Council of the City of Lawrenceville, Georgia hereby ordains that Chapter 4 (Alcoholic Beverages) of the Code of the City of Lawrenceville, Georgia is hereby amended as follows:

Section 1:

That Sec. 4-2 (Definitions) is hereby amended by replacing the definition of the term "growler" with a new definition, which shall read as follows:

Growler means a reusable container used to transport draft beer or wine for off-premises consumption that is not to exceed 68 ounces and not less than 12 ounces and is filled with beer or wine from a keg by a licensee or an employee of a licensee holding a license as a retail dealer of beer sold in original packages for consumption off the premises from the City or holding a license as a growler shop subject to the provisions of section 4-151.

Section 2:

That Sec. 4-2 (Definitions) is hereby amended by adding the definition of "high gravity beer," which shall read as follows:

High gravity beer means any beer or malt beverage containing six (6) percent or more alcohol by volume.

Section 3:

That Sec. 4-2 (Definitions) is hereby amended by deleting the definition of "indoor special event facility" and replacing it to read as follows:

Indoor special event facility means a privately-owned commercial establishment which:

- (1) Provides a gathering space for rental purposes for special events;
- (2) Serves prepared food at every event held at the facility at which alcohol is consumed and has a food or catering preparation area consisting of a sink and warming unit(s), where food is prepared and/or staged;

- (3) Charges a rental fee for use of the event facility for special events;
- (4) Has at least 3,000 square feet of enclosed heated space;
- (5) Has an occupant capacity of at least 200 people;
- (6) May allow professional, live, or musical entertainment to be performed on-site indoors during a private special event or a properly permitted special event; and
- (7) Does not allow sexually related adult entertainment to be performed in the event facility.

The primary activity on the premises of the indoor special event facility shall be family-oriented in nature, generally meaning a use which attracts a range of individuals from all age groups. Uses may specifically include, but are not limited to: corporate events, wedding receptions, birthday parties, holiday parties, and other similar uses. Bingo parlors, dance halls, nightclubs, taverns, billiard parlors, video arcades, skating arenas, adult entertainment and/or sexually related entertainment activities, and similar uses are specifically excluded from this definition of indoor special event facility.

Section 4:

That Sec. 4-29 (License fees enumerated) is hereby amended by deleting Section 4-29 in its entirety and by replacing it to read as follows:

Sec. 4-29. License fees enumerated.

License fees applicable to this article are set out as follows:

- (1) Retail dealers of distilled spirits to be consumed on the premises, \$2,500.00 per (subject to fixed bar/moveable bar regulations).
- (2) Retail dealers of beer to be consumed on the premises, \$600.00 per year (subject to fixed bar/moveable bar regulations).
- (3) Retail dealers of wine to be consumed on the premises, \$600.00 per year (subject to fixed bar/moveable bar regulations).
- (4) Retail dealers of beer and wine to be consumed on the premises, \$1,200.00 per year (subject to fixed bar/moveable bar regulations).
- (5) Retail dealers of beer sold in original packages for consumption off the premises, \$600.00 per year.

- (6) Retail dealers of wine sold in original packages for consumption off the premises, \$600.00 per year.
- (7) Retail dealers of beer and wine sold in original packages for consumption off the premises, \$1,200.00 per year.
- (8) Wholesale dealers in beer, whose principal place of business is in the City, \$250.00 per year.
- (9) Wholesale dealers in wine, whose principal place of business is in the City, \$250.00 per year.
- (10) Wholesale dealers in beer and wine, whose principal place of business is in the City, \$500.00 per year.
- (11) Any additional fixed bar at any previously licensed location for consumption of alcoholic beverages on the premises, \$500.00 per year.
- (12) Any movable bar at any previously licensed location for consumption of alcoholic beverages on the premises, \$100.00 per year.
- (13) Temporary license for nonprofit civic organizations, \$50.00 per day, maximum five days per year.
- (14) Nonprofit private club beer to be consumed on the premises, \$250.00 per year.
- (15) Nonprofit private club wine to be consumed on the premises, \$250.00 per year.
- (16) Nonprofit private club beer and wine to be consumed on the premises, \$500.00 per year.
- (17) Nonprofit private club distilled spirits to be consumed on the premises, \$1,000.00 per year.
- (18) Hotel-motel in-room service, \$100.00 per year.
- (19) Wholesale dealers in distilled spirits whose principal place of business is in the City, \$1,000.00 per year.
- (20) Retail dealers of distilled spirits, beer and wine by the drink to be consumed outdoors or in a public facility pursuant to a special use permit, \$2,000.00 per event.
- (21) Patio sales, \$200.00 per year

- (22) Catering license, \$200.00 per year.
- (23) Catering permit for out-of-jurisdiction catering licensee, \$50.00 per event.
- (24) Wine shop license, \$2,500.00 per year (subject to fixed bar/moveable bar regulations).
- (25) Performing arts facility license, \$500.00 per year (subject to fixed bar/moveable bar regulations).
- (26) Indoor special events facility license, \$2,000.00 per year.
- (27) Art shop license, \$500.00 per year.
- (28) Brewpub license, \$2,500.00 per year (subject to fixed bar/moveable bar regulations).
- (29) Growler shop license, \$500.00 per year (subject to fixed bar/moveable bar regulations).
- (30) Brewer's license, \$2,500.00 per year (subject to fixed bar/moveable bar regulations).
- (31) Distiller's license, \$2,500.00 per year (subject to fixed bar/moveable bar regulations).
- (32) Alcoholic frozen consumables license, \$100.00 per year.

Section 5:

That Sec. 4-70 (Drinking in public; consumption of alcohol on city streets prohibited or limited to certain areas) is hereby amended by deleting Section 4-70 in its entirety and by replacing it to read as follows:

Sec. 4-70. Drinking in public; consumption of alcohol on City streets prohibited or limited in certain areas

(a) Except as provided in subsection (b) of this section or in a licensed establishment, it shall be unlawful for any person to consume any alcoholic beverage in or upon any street, alley, sidewalk or other public way or place in the City or within any public building. Except as provided in subsection (b) of this section, it shall be unlawful for any licensed establishment to dispense any alcoholic beverage in an open container for removal from the premises, and it shall be unlawful for any person to remove from an alcoholic beverage establishment any open container of an alcoholic beverage or to drink or attempt to drink any alcoholic beverage from any open container or to possess in any open container any alcoholic beverage on the streets, sidewalks, rights-of-way, and parking lots, whether public or private, or within any public building within the City limits of Lawrenceville.

(b) Consumption of alcohol in an open container outside of a licensed establishment shall be allowed only in the locations specified below:

(1) Inside the Historic Courthouse Building by a licensed caterer as set forth in section 4-144;

(2) On the patio of a licensed establishment which meets all of the requirements and is specifically licensed for patio sales in accordance with section 4-146;

(3) Outdoor special event permit.

(i) This subsection shall apply to all events except those exempted by (ii) below. Outside in an area clearly marked for identification as an outdoor alcohol drinking area pursuant to a special event permit issued by Mayor and Council to allow consumption outside of a licensed establishment. Only establishments licensed and properly permitted by the State of Georgia shall be eligible for special event permit and license under this subsection. The license shall be granted for a maximum of three consecutive days and shall be governed by all of the other rules and regulations of the City as if the alcohol was being dispensed within an establishment licensed by the City for sale of alcohol for consumption on the premises. A permit fee of \$1.00 per square foot or \$2,000.00, whichever is greater, shall be charged per event payable at the time of issuance of the permit. The applicant shall be required to provide adequate security officers for the event as established by the Mayor and Council at the expense of the applicant. Security officers shall be off duty Police Officers or Sheriff's deputies from Gwinnett County or one of its municipalities.

(ii) This subsection shall apply only in the case of an event sponsored by the City. Outside in an area clearly marked for identification as an outdoor alcohol drinking area pursuant to a special event permit issued by the City Manager to allow consumption outside of a licensed establishment. Only establishments licensed and properly permitted by the State of Georgia shall be eligible for special event permit and license under this subsection. An application fee of \$100.00 shall be submitted with the special event application. The license shall be granted for a maximum of three consecutive days and shall be governed by all of the other rules and regulations of the City as if the alcohol was being dispensed within an establishment licensed by the City for sale of alcohol for consumption on the premises;

(4) A person may remove an alcoholic beverage purchased from an establishment licensed for consumption on the premises and possess and consume said alcoholic beverage subject to the following requirements:

(i) The alcoholic beverage shall be purchased from an establishment licensed for consumption on the premises and located within the Downtown Entertainment District;

(ii) The alcoholic beverage shall be in a shatterproof or plastic cup no larger than 16 ounces;

(iii) Only one drink at a time per person may be carried out of an establishment;

(iv) The hours of open carry under this paragraph shall be Monday through Sunday from 11:00 a.m. until 11:59 p.m.

(v) The beverage cannot be carried into an establishment that does not serve alcohol unless permitted by the establishment; and

(vi) The area in which this subsection applies shall be known as the Downtown Entertainment District. The boundaries of the Downtown Entertainment District are 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 to which this subsection applies.

Section 6:

That Sec. 4-71 (Special event permit minimum requirements) is hereby amended by deleting Section 4-71 in its entirety and by replacing it to read as follows:

Sec. 4-71. Outdoor special event permit minimum requirements.

(a) The following are minimum special event permit requirements for the exemptions set forth in section 4-70(b)(3).

(1) The applicant shall be required to provide adequate security officers for the event as established by the Mayor and Council at the expense of the applicant; however, there shall be a minimum of one security officer for all events. Security officers used to comply with this section shall be off-duty police officers or sheriff's deputies from Gwinnett County or one of its municipalities.

(2) An outdoor special event permit shall only be granted within the Downtown Entertainment District.

(3) A separate event application shall be required for any party/person/use seeking to obtain an outdoor special event permit.

(b) The following additional regulations shall apply to dispensing and drinking alcohol pursuant to the exceptions set forth in section 4-70(b)(3) and shall be made conditions of each special event permit issued for such exceptions:

(1) *Two drink limit.* Any establishment licensed to dispense alcoholic beverages by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in a paper or plastic cup or aluminum container, for removal from the premises; provided, however, that no establishment shall dispense to any person more than two such alcoholic beverages at a time and provided the alcohol is consumed in the area specified in the special event permit granted in section 4-70(b)(3).

(2) *Size limitation.* No container in which an alcoholic beverage is dispensed or served pursuant to section 4-70(b)(3) shall exceed 16 fluid ounces in size; provided, however, that beer or a malt beverage may be dispensed or served in a container up to but not exceeding 24 fluid ounces in size. No person shall hold in possession within the defined area any open alcoholic beverage container which exceeds 16 fluid ounces in size, except for a container of beer or a malt beverage which shall not exceed 24 fluid ounces in size.

(3) *Drinking from glass prohibited.* It shall be unlawful for any person to drink or attempt to drink any alcoholic beverage from a glass container or to possess in a glass container any alcoholic beverage outside or in the defined area.

(4) *Drinking outside the designated area.* It shall be a violation of this article to take an alcoholic beverage served in the designated area outside of the designated area for any reason.

(5) *Hours and days.* It shall be unlawful for any person to purchase, distribute, or consume alcoholic beverages outside of the hours of sale provisions contained in this article.

Section 7:

That the Code is amended by adding a new section to be numbered Sec. 4-90, which section shall read as follows:

Sec. 4-90. Fixed bar and moveable bar regulations.

All licensees are entitled to one bar. A licensee may permit additional fixed or moveable bar(s) subject to the fee schedule in this chapter and subject to the regulations set below:

(1) A map showing the location of any additional fixed or moveable bar shall be submitted to the City Clerk for approval.

(2) The City Clerk may limit the number of additional fixed or moveable bars based on the square footage of the licensed establishment.

(3) A moveable bar shall be a temporary bar that is used occasionally and is not in regular operation.

Section 8:

That Sec. 4-138 (Retail sales of malt beverages and wine for consumption on the premises) is hereby amended by replacing the entire section and all of its subsections, which shall read as follows:

Sec. 4-138. Retail sales of malt beverages and wine for consumption on the premises.

No beer or wine may be sold by the drink for consumption on the premises where sold except pursuant to a license and under one of the following categories:

(1) In restaurants with a seating capacity of at least 30 people, excluding stools and counter seating, regularly serving prepared food, with a full-service kitchen. A full-service kitchen will consist of a three-compartment pot sink, a stove or grill permanently installed, and a refrigerator, all of which must be approved by the Gwinnett County Health and Fire Departments. Such restaurant shall regularly serve food every hour it is open and derive at least as much gross receipts annually from the sale of prepared meals or food as it derives from the sale of beer and wine.

(2) In zoning districts where such restaurants are conforming uses or where such establishments are incident to a hotel.

(3) In indoor commercial recreation establishments.

(4) In an indoor publicly owned civic and cultural center.

(5) In a performing arts facility where the facility meets the definition for a performing arts facility set forth in section 4-2 (establishment located in the Downtown Overlay District; operates in a building owned by the City of Lawrenceville or the Lawrenceville Building Authority, has its principal objective or business as the presentation of live music, mainline dramatic arts, plays, theatre productions and stand-up comedy; and does not feature, show, allow, promote or advertise adult businesses as defined and regulated in chapter 10 of this Code, including, but not limited to, adult dancing establishments, adult mini-motion picture theatres, adult motion picture theatres, adult motion picture arcades and erotic dance establishments); provided, however, that a performing arts facility license shall not authorize the licensee to serve or sell alcohol in any location other than the performing arts facility.

a. A business meeting the definition of a performing arts facility under this Code shall be eligible to apply for and be considered for an annual license to allow alcohol consumption on the premises from the City Clerk in the same manner as set forth in article II of this chapter.

b. A business granted a performing arts facility license for consumption of alcohol on the premises shall be required to obtain all required licenses from the State and to follow all State and local laws, ordinances and rules governing the consumption of alcohol on the premises.

c. Alcohol may also be sold and/or dispensed at a performing arts facility as defined in section 4-2 by a licensed caterer in the same manner set forth in section 4-144 without the need for the facility or the caterer to obtain a performing arts facility license.

d. In addition to the hours of sale requirements set out in section 4-139, alcohol may not be dispensed at a performing arts facility earlier than one hour before the start of a performance or later than one hour after the performance has ended.

(6) In a wine shop under the conditions set forth in section 4-147.

(7) In a brewery, provided that only beer is sold and such establishment meets all requirements of O.C.G.A. § 3-5-24.1.

(8) In indoor special event facilities under the conditions set forth in section 4-156.

Section 9:

That Sec. 4-140 (Distilled spirits consumption on the premises) is hereby amended by replacing the entire section and all of its subsections, which shall read as follows:

Sec. 4-140. Distilled spirits consumption on the premises.

(a) No distilled spirits may be sold by the drink for consumption on the premises where sold except:

(1) In restaurants regularly serving prepared food, with a full-service kitchen. A full-service kitchen will consist of a three-compartment pot sink, a stove or grill permanently installed, and a refrigerator, all of which must be approved by the Gwinnett County Health and Fire Departments. Such restaurant shall regularly serve food every hour it is open and derive at least as much gross receipts annually from the sale of prepared meals or food as it derives from the sale of distilled spirits.

(2) In zoning districts where such restaurants are conforming uses or where such establishments are incident to a hotel.

(3) In indoor commercial recreation establishments.

(4) In an indoor publicly owned civic and cultural center.

(5) In a performing arts facility which holds a performing arts facility alcohol license and which meets all of the definitional requirements set forth in this chapter; provided, however, that a performing arts facility license shall not authorize the licensee to serve or sell alcohol in any location other than the performing arts facility.

(6) In a distillery as permitted by O.C.G.A. § 3-4-24.2.

(7) In indoor special event facilities under the conditions set forth in section 4-156.

(b) Any restaurant or indoor commercial recreational establishments where distilled spirits are to be consumed on the premises shall also meet the following requirements:

(1) Such establishments shall have a seating capacity of at least 30 people, excluding stools and counters;

(2) The establishment shall be used, advertised and held out to the public as a place where meals are served and meals are actually served;

(3) Such establishment shall serve two meals per day for at least six days per week, with the exception of holidays, vacations, and periods of redecorating, and the serving of such meals shall be the principal business conducted with the serving of distilled spirits to be consumed on the premises as incidental thereto. Eating establishments serving full course meals during an extended period of not less than six hours per day at least six days per week shall be deemed to be serving two meals per day.

Section 10:

That Sec. 4-144 (Licensed caterers) is hereby amended by deleting Section 4-144 in its entirety and by replacing it to read as follows:

Sec. 4-144. Licensed caterers.

(a) Notwithstanding any other provision of this chapter to the contrary, a licensed caterer shall be permitted to sell alcoholic beverages for consumption on the premises of a duly authorized catered event held at one of the following locations:

(1) Performing arts facilities as defined in this chapter;

(2) Indoor publicly owned civic and cultural centers as defined in this chapter (the City-owned Depot building, the City-owned Oakes House, and the Historic Courthouse);

(3) Indoor special event facilities as defined in this chapter; and

(4) An authorized outdoor special event which has been granted an outdoor special event permit in accordance with section 4-70(b)(3).

(b) A licensed caterer authorized under this section must be a retail dealer licensed pursuant to State law and must possess the following licenses and permits:

(1) A license permitting the sale of alcoholic beverages for consumption on the premises issued by the city or another licensing jurisdiction;

(2) An alcoholic beverage catering license issued by the City or another licensing jurisdiction; and

(3) An off-premises permit for the specific event being catered.

(c) All licensed alcoholic beverage caterers desiring to engage in activities permitted by this section shall make written application to the City Clerk for the appropriate off-premises permit. The application shall include, but not be limited to, the name, address and telephone number of the applicant; the date, address and time of the proposed catered event and the licensed alcoholic beverage caterer's State license number. All applications shall be sworn to by the applicant before a notary public or other officer authorized to administer oaths. If an applicant has had his license to sell alcohol by the drink for consumption on the premises issued by another jurisdiction, the application shall be accompanied by an off-premises permit fee of \$50.00. If the application is denied, or if the applicant withdraws the application prior to its approval, the license fee (without interest) shall be refunded. If an applicant has had his license to sell alcohol by the drink for consumption on the premises issued by the City, such off-premises permit fee is waived. However, such permit must still be obtained.

(d) The City Clerk shall have authority to prescribe forms for applications. Failure to furnish any requested data shall automatically serve to dismiss the application with prejudice.

(e) Any untrue or misleading information contained in, or material statement omitted from, an original or renewal application for an off-premises permit shall be cause for the denial or revocation thereof.

(f) If such off-premises permit is granted by the City Clerk, it shall be good only for the specific event at the specified address, for the date(s) and time set forth in the application.

- (g) Except as set forth in this section, an off-premises permit holder must comply with all other provisions set forth in this chapter.

Section 11:

That Sec. 4-147 (Wine shop) is hereby amended by deleting Section 4-147 in its entirety and by replacing it to read as follows:

Sec. 4-147. Wine shop.

- (a) Notwithstanding any other provision of this chapter to the contrary, the City Clerk is authorized to issue a wine shop license to businesses:

(1) Which meet all other license application requirements set forth in this chapter; and

(2) Which operate primarily as a retail package dealer and earn a minimum of 70 percent of annual gross revenue from package sales of wine.

- (b) A wine shop established under this section may:

(1) Sell and serve beer and wine by the drink for consumption on the premises except on Sundays; and

(2) Sell wine and beer by the package.

- (c) Nothing in this subsection shall prohibit a wine shop from serving food, provided that it meets all of the requirements for restaurants in this Code and is properly permitted by the City.

Section 12:

That Sec. 4-151 (Growler shop) is hereby amended by deleting Section 4-151 in its entirety and by replacing it to read as follows:

Sec. 4-151. - Growler shop.

- (a) No person shall be permitted to own or operate a growler shop without first obtaining a growler shop license from the City Clerk pursuant to the same procedures as are set forth in this article, and each growler shop license holder shall comply with all other applicable state and local requirements.

- (b) A growler shop shall be located in the Downtown Overlay District. Growlers may not be sold at any establishment engaged in the sale of distilled spirits.

(c) The filling of growlers by means of a tapped keg shall not constitute the breaking of a package as contemplated by O.C.G.A. § 3-3-26 or other provisions of this article, provided that after the growler is filled the growler must be sealed on the licensed premises with a tamper-proof plastic cap and may not thereafter be opened or consumed on the premises. Licensees or employees of the growler shop may fill or refill growlers with draft beer or wine at a growler shop as provided in this section in a growler not smaller than 12 ounces in volume and not to exceed 68 ounces in volume.

(d) A growler shop shall be authorized to sell samples of draft beer or wine to patrons over the age of 21 years. Samples of beer whether under subsection (d) or (e) shall not exceed a total of 32 ounces in volume to any one individual within a 24-hour period, but if a person is sold a sample of high gravity beer the total sample about in a 24-hour period shall be reduced to 20 ounces in volume. Samples of wine whether under subsection (d) or (e) shall not exceed a total of 10 ounces in volume to any one individual within a 24-hour period. A growler shop shall not be permitted to sell 20/32 ounces of beer and 10 ounces of wine to one individual. The intent of this ordinance is that the primary purpose of a growler shop is to be a package off premises operation but may provide samples as an ancillary part of its operations. The intent of this provision is to restrict the amount of the samples sold to one individual to the lowest volume (10, 20 or 32 ounces) based on any combination of alcoholic beverage.

(e) In addition to growlers, a growler shop may sell beer and/or wine in cans, bottles, or other sealed package as a retail dealer. The growler shop shall be authorized to sell samples of beer or wine to patrons over the age of 21 years. Samples of beer whether under subsection (d) or (e) shall not exceed a total of 32 ounces in volume to any one individual within a 24-hour period, but if a person is sold a sample of high gravity beer the total sample about in a 24-hour period shall be reduced to 20 ounces in volume. Samples of wine whether under subsection (d) or (e) shall not exceed a total of 10 ounces in volume to any one individual within a 24-hour period. A growler shop shall not be permitted to sell 20/32 ounces of beer and 10 ounces of wine to one individual. The intent of this ordinance is that the primary purpose of a growler shop is to be a package off premises operation but may provide samples as an ancillary part of its operations. The intent of this provision is to restrict the amount of the samples sold to one individual to the lowest volume (10, 20 or 32 ounces) based on any combination of alcoholic beverage.

(f) Nothing in this section shall prohibit a growler shop from serving food or other non-alcoholic products, provided that it meets all of the requirements provided in this Code and is properly permitted by the City.

Section 13:

That the Code is amended by adding a new section to be numbered Sec. 4-156, which section shall read as follows:

Sec. 4-156. Indoor Special Event Facility.

In an indoor special event facility pursuant to a license issued by the Mayor and Council setting forth specific operational requirements and restrictions for the facility that control consumption at the facility. An annual permit fee of \$2,000.00 shall be charged for a permit to authorize alcohol consumption and sales at an indoor special event facility. Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in section 4-144 or by the owner of the indoor special events facility event facility. An indoor special events facility shall be located in the Downtown Entertainment District (map on file with City Clerk) in order to obtain an alcohol license.

Section 14:

This ordinance shall become effective on December 15, 2021.

Section 15:

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

Section 16:

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

IT IS SO ORDAINED this 15th day of December, 2021.



David R. Still, Mayor

Attest:



Karen Pierce, City Clerk