



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING MINUTES

Monday, June 21, 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 read the Bicentennial Fact. It stated, "This whimsical shot was posed in 1915 as a protest against puddles in front of businesses in downtown Lawrenceville. Charles Mason and son, Clarence at right, led the protest by shooting at supposed fish in the puddle. Two gentlemen on the left seine the puddle while others fish with canes. The boy at right center has just caught an enormous fish and the watermelons at his feet may have been used for bait." This quote is from Vanishing Gwinnett, Pictorial History of Bygone Days by W. Dorsey Stancil.

Prayer

Executive Director of Impact 46 Lawrenceville Response Center Jen Young led the group in prayer.

Pledge of Allegiance

Mayor Still led the group in the Pledge of Allegiance.

Agenda Additions / Deletions

Mayor Still recognized Community Development Manager Jasmine Billings on her accomplishment of recently being named one of Gwinnett's young professionals 35 Under 35. This award is given annually to 35 influential young professionals in Gwinnett who are "disruptors, innovators, and change-makers in their fields."

Motion to accept the agenda as amended 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

Recognitions

1. New Employee Recognition - Community Relations Department

Community Relations Director Melissa Hardegree introduced Alaina Tullis as the new Marketing and Communications Coordinator.

Approval of Prior Meeting Minutes

Motion to approve the prior meeting minutes 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

2. May 24, 2021 Regular Meeting and Executive Session
3. June 9, 2021 Work Session

Announcements

Mayor Still and Chief of Police Tim Wallis recognized Police Officer Shawn Humphreys. Officer Humphreys was cut in the back of his arm and had to receive stitches after dealing with a demented person. Mayor Still wants people to realize what our Officers are up against and how great they serve our community. Police Chief Wallis stated that an award has been ordered for Officer Humphreys and he will be presented with this award at a later date.

Council Member Keith Roche announced that he will not be seeking re-election for his seat in November and will not run for his third term. Council Member Roche gave credit to all of the Public Officials that he has had the honor of working with over the years and he looks forward to spending more time with his wife and family.

Mayor Still announced that Hill Jordan recently passed away. Mr. Jordan was the older brother of former Mayor Judy Jordan Johnson.

Mayor Still announced that this past Saturday, June 19, 2021 the City held the Soil Collection Ceremony on Juneteenth remembering Charles Hail who was lynched by a mob in 1911. This Ceremony was a good time for the County and the City to remember the past, giving respect to someone who was not given due process and also a time for healing for the community.

Mayor Still also announced the upcoming special events and meetings that were shown on the PowerPoint slide.

Consent Agenda

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

Motion to approve the Consent Agenda as read into record by City Attorney Lee Thompson made by Council Member Clark, Seconded by Council Member Martin.

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

4. Consideration of a Cooperation Agreement with Gwinnett County for Community Development Block Grant (CDBG) Funds for Federal Fiscal Years 2022 - 2024
5. Raco Drive Feeder Extension Project
6. Resolution to appoint voting delegates to the Municipal Electric Authority of Georgia Election Committee

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.

7. FY 2022 Proposed Budget Public Hearing
Finance Director Keith Lee delivered the presentation.

Motion to approve the resolution and add/delete list made by Council Member Clark, Seconded by Council Member Martin.

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.

8. ANN2021-00004, RZC2021-00021, RZC2021-00022, RZC2021-00023, RZC2021-00024, and RZC2021-00025; Sugarloaf Crossing Association, LLC, Life Storage LP, ISZ, LLC, Sugarloaf Marathon, LLC, and Octavian Group LLLP; 4850 Sugarloaf Parkway, 4855 Sugarloaf Parkway, 4875 Sugarloaf Parkway, 875 Marathon Parkway, 1720 Marathon Blvd

Planning and Development Director Todd Hargrave delivered the presentation.

Motion to approve agenda item #8 which includes the rezoning and annexation with staff conditions 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

Council Business Old Business

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

9. Update to the City Code of Ordinances, Chapter 32, Article I Public Properties

City Attorney Lee Thompson delivered the presentation.

Motion to approve the amendment to the City Code of Ordinances, Chapter 32, Article I Public Properties 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

10. Maltbie Industrial Small Tract Surplus

City Attorney Lee Thompson delivered the presentation.

Motion to authorize staff to solicit offers on the Maltbie Industrial Small Tract 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

Council Business New Business

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

11. Accept quitclaim deed and approve lease with Lawrenceville Lions Club

City Manager Chuck Warbington delivered the presentation.

Motion to approve the acceptance of the quitclaim deed and approve lease with Lawrenceville Lions Club located at Waterworks Road and Rhodes Jordan Park made 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

12. Approval of a contract to purchase property located at Old Snellville Highway, Lawrenceville, Georgia, also known as Tax Parcel 5116 003, consisting of +/- 0.45 acre.

City Manager Warbington delivered the presentation.

Motion that we move forward with the acquisition of \$7,500.00 made by Mayor Still, Seconded by Council Member Roche.

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

13. City Limits Boundary Map Update

City Clerk Karen Pierce delivered the presentation.

Motion to approve the City Limits Boundary Map 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

Executive Session – Personnel, Litigation, Real Estate

Motion to enter Executive Session made by Council Member Martin, Seconded by Council Member Roche. Voting Yea: Mayor Still, Council Member Martin, Mayor Pro Tem Jones, Council Member Clark, Council Member Roche

Motion to adjourn Executive Session made 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

Report of items discussed in Executive Session

4 Litigation

3 Real Estate

No Votes Taken

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

RESOLUTION RES-2021-5

**RESOLUTION TO APPOINT VOTING DELEGATES
TO THE MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA'S ELECTION COMMITTEE**

WHEREAS, the City of Lawrenceville wishes to appoint voting delegates to the Municipal Electric Authority of Georgia Election Committee to represent the City; and

WHEREAS, the voting delegates are appointed with authority to cast all votes to which the City is entitled,

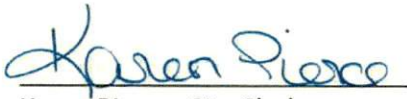
NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lawrenceville hereby appoints Barry Mock to serve as the voting delegate and Steve North to serve as the alternate voting delegate.

IT IS SO RESOLVED this 21st day of June, 2021.



David R. Still, Mayor

Attest:



Karen Pierce, City Clerk

DELEGATE OR ALTERNATE
TO ATTEND
ELECTION COMMITTEE MEETING

MEAG Power
1470 Riveredge Pkwy.
Atlanta, Georgia 30328
Attn: Peter M. Degnan, Sr. V.P. & General Counsel
pdegnan@meagpower.org

I, Steve North [Insert Delegate or Alternate Name], am a delegate or alternate to the MEAG Power Election Committee on behalf of City of Lawrenceville [Insert Participant Name] and will participate in the committee meeting call on July 01, 2021 at 10:30 A.M. using the following phone number: 678-407-6393 [Insert Phone Number that will be used to dial in]. I understand that the Committee will use this number to identify me.

This 22nd day of June, 2021.

CITY OF Lawrenceville

Alternate

Delegate or Alternate

Steve North

Name

RESOLUTION RES-2021-6

A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR 2022 FOR EACH FUND OF THE CITY OF LAWRENCEVILLE, APPROPRIATING THE AMOUNTS SHOWN IN THE FOLLOWING SCHEDULES FOR SELECTED FUNDS; ADOPTING THE ITEMS OF ANTICIPATED FUNDING SOURCES BASED ON THE ESTIMATED FISCAL YEAR 2022 REVENUES; AFFIRMING THAT EXPENDITURES IN EACH DEPARTMENT MAY NOT EXCEED APPROPRIATIONS; AND PROHIBITING EXPENDITURES FROM EXCEEDING ANTICIPATED FUNDING SOURCES.

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

WHEREAS, the City Manager has presented a Proposed Budget which outlines the City's financial plan for said fiscal year which includes all projected revenues and allowable expenditures; and

WHEREAS, advertised public hearings have been held on the 2022 Proposed Budget, as required by State and Local Laws and regulations; and

WHEREAS, the Mayor and Council decrees that the Proposed 2022 Budget and changes presented in Attachment A shall in all cases apply to and control the financial affairs of City departments and all other agencies subject to the budgetary and fiscal control of the governing authority; and

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

WHEREAS, each of the funds has a balanced budget, such that Anticipated Funding Sources equal Proposed Expenditures;

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

BE IT FURTHER RESOLVED that Expenditures of any Operating Budget Fund shall not exceed the Appropriations authorized by this Budget Resolution and any Amendments thereto or Actual Funding Sources, whichever is less; and

BE IT FURTHER RESOLVED that all Expenditures of any Operating Budget Fund are subject to the policies as established by the Mayor and Council and City Manager; and

BE IT FURTHER RESOLVED that the Five-Year Capital Plan as specified in

Attachment B is accepted, as specified herein, with multiple-year project budgets as provided for in Official Code of Georgia Annotated Section § 36-81-3(b)(2); and

BE IT FURTHER RESOLVED that transfers of appropriations in any Fund among the various categories within a Department shall require only the approval of the City Finance Director so long as the total budget for each Department is not increased; and

BE IT FURTHER RESOLVED that the 2022 Budget shall be amended so as to adapt to changing governmental needs during the fiscal year as follows: Any increase in Appropriations in any Fund for a Department, whether through a change in Anticipated Revenues in any Fund or through a transfer of Appropriations among Departments, shall require the approval of the Mayor and Council, except in the following cases where authority is granted to:

I. The City Manager to:

- (a) set fee structures provided that they are not restricted by rate setting policies and agreements approved by the Mayor and Council;
- (b) transfer funds from Department budgets to establish Capital Projects for amounts matching the City Procurement Ordinance City Manager authorization;
- (c) transfer funds within a capital project from fund or program contingencies and/or savings in existing projects to establish new projects for amounts matching the City Procurement Ordinance City Manager authorization;

II. The City Finance Director to:

- (a) allocate funds to the appropriate Department from insurance proceeds and/or from the Casualty and Liability Insurance fund for the replacement or repair of damaged equipment items within existing approved policies and procedures;
- (b) allocate funds to the appropriate Department or Agency or Fund from insurance proceeds and/or from the Worker's Comp and/or Health Insurance funds for the payment of claims as approved by the appropriate adjusting third party management company;
- (c) allocate funds from the established contingency to the appropriate Department or Agency for required expenses as approved by Mayor and Council;
- (d) allocate funds from Non-Departmental contingencies and reserves to

cover existing obligations/expense in accordance with the intent and actions of the Mayor and Council; however, in no case shall appropriations exceed actual available funding sources; allocate funds from established reserves for leave balances at retirement; transfer funds resulting from salary savings or transfer balances resulting from under expenditures in operating accounts into contingencies or reserves;

- (e) authorize preparation and submission of applications for grant funding; however, acceptance of all grant awards is subject to the approval of the Mayor and Council
- (f) adjust revenue and appropriation budgets to capital projects as necessary to incorporate grant awards previously approved by the Mayor and Council;
- (g) adjust revenue and appropriation budgets to incorporate collected revenue for confiscated assets as approved by Mayor and Council;

BE IT FURTHER RESOLVED that such amendments shall be recognized as approved changes to this resolution in accordance with O.C.G.A. 36-81-3. These authorities for transfers of appropriations shall not be used as an alternative to the normal budget process and are intended to be used only when necessary to facilitate the orderly management of projects and/or programs; transfers approved under these authorities may not be used to change the approved scope or the objective of any capital project; and

BE IT FURTHER RESOLVED that the compensation for city appointments by the Mayor and Council to the various Boards and Authorities have been set. This does not preclude any department from reimbursing those members for actual expenses incurred in the performance of duty as approved by law or City Ordinance or Policy; and

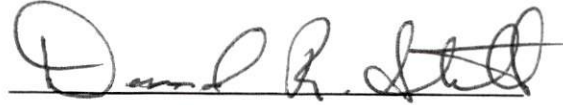
BE IT FURTHER RESOLVED that the budget authorizes the City Manager to implement average salary increase of 5.5% on or after January 1, 2022; and

BE IT FURTHER RESOLVED that one new full-time Planner position and part-time staff in the Police Department for Court and City Hall Security. These positions are authorized as of July 1, 2022; and

BE IT FURTHER RESOLVED that the City Council hereby approves allocated positions as outlined in Attachment C and shall approve increases in total City authorized positions. Vacant positions and associated budget may be reallocated within the same Department or reassigned to another Department and filled authorized positions and associated budget may be reassigned at the same grade level between Departments

with authorization of the City Manager. All changes are authorized within the pay and classification plan and the City Manager is authorized to approve changes in individual salaries in conformity with the adopted plan and existing City policies.

IT IS SO RESOLVED this 21st day of June, 2021.

A handwritten signature in black ink, appearing to read "David R. Still", written over a horizontal line.

David R. Still, Mayor

Attest:

A handwritten signature in black ink, appearing to read "Karen Pierce", written over a horizontal line.

Karen Pierce, City Clerk

FY 2022 Budget
Add / Delete List

Account	Account Type	Change	Amount
5150000-133000 Fund Balance	Equity	Decrease	\$700,330
5400000-344110 Refuse Collection	Revenue	Increase	\$417,280
5400000-391000 Operating Transfers In	Revenue	Increase	\$700,330
5400000-523990 Recycled Material Collection	Expense	Increase	\$72,000

Fiscal Year 2022
Attachment A

Proposed Budget:

Fund	Department	FY 2022
100 - GENERAL FUND		
	110 - LEGISLATIVE	\$224,627
	132 - CITY MANAGER	\$2,871,264
	133 - CITY CLERK	\$412,500
	150 - FINANCE	\$3,176,096
	151 - PURCHASING	\$207,442
	153 - DATA PROCESSING	\$3,086,332
	154 - HUMAN RESOURCES	\$1,807,843
	157 - ENGINEERING	\$486,720
	160 - COMMUNITY RELATIONS	\$3,398,610
	265 - COURT	\$923,868
	320 - POLICE	\$10,734,501
	410 - PUBLIC WORKS	\$2,079,179
	420 - STREETS	\$1,826,247
	498 - DAMAGE PREVENTION	\$1,385,631
	741 - PLANNING & DEVELOPMENT	\$1,052,568
100 - GENERAL FUND Total		\$33,673,428
210 - CONFISCATED ASSETS-FEDERAL		\$0
211 - CONFISCATED ASSETS-LOCAL		\$337,821
215 - 911 FUND		\$1,159,757
275 - HOTEL/MOTEL TAX FUND		\$275,000
280 - RENTAL MV EXCISE TAX FUND		\$90,000
355 - CAPITAL PROJECTS FUND		\$4,206,864
510 - ELECTRIC FUND OPERATING		\$38,307,400
511 - ELECTRIC FUND CAPITAL		\$3,080,000
515 - GAS FUND OPERATING		\$46,156,830
516 - GAS FUND CAPITAL		\$3,107,700
540 - SOLID WASTE FUND OPERATING		\$2,515,860
541 - SOLID WASTE FUND CAPITAL		\$0
555 - L'VILL PERFORMING ARTS CENTER		\$1,000,000
560 - STORMWATER FUND OPERATING		\$2,360,675
561 - STORMWATER FUND CAPITAL		\$1,827,469
610 - GROUP HEALTH FUND		\$7,500,000
615 - WORKERS COMPENSATION FUND		\$342,100
620 - FLEET SERVICE FUND		\$1,910,432
625 - RISK MANAGEMENT FUND		\$693,890
Grand Total		\$148,545,226

Fiscal Year 2022

Attachment C

		FY 2022		FY 2021		FY 2020	
	General Fund	Full-Time	Part-Time	Full-Time	Part-Time	Full-Time	Part-Time
100	City Manager	3	1	3	1	3	1
100	Clerk	2		2		2	
100	Communications	6		6		5	
100	Damage Prevention	13		13		14	
100	Engineering	3		3		3	
100	Finance	10	1	10	1	12	1
	Customer Service	10		10		6	
	Meter (Field Customer Service)	8		8		8	
100	Human Resources	4		4		3	
100	IT/Data Processing	14		14		10	
100	Court	7		7		7	
100	Police	89		89		85	
100	Purchasing	2		2		2	
100	Public Works	4		3		6	
100	Planning & Development	10		10		13	
100	Street	21		22		19	
	Total 100 Fund	206	2	206	2	198	2
	E-911 Fund						
215	E-911	13		13		13	
	Water Fund						
505	Water	0		9		9	
	Electric Fund						
510	Electric	18		18		17	
	Gas Fund						
515	Gas	42		42		43	
	Solid Waste Fund						
540	Sanitation	11		11		12	
	Stormwater Fund						
560	Stormwater	2		2		1	
	Fleet Fund						
620	Fleet	8		8		8	
	Total FTE's	300	2	309	2	301	2

New Postions:

Public Works (Full-Time)

1

Police (Part-Time)

Number of Employees

Attachment B
Capital Projects

Description		FY 2022 07/2021 - 06/2022	FY 2023 07/2022 - 06/2023	FY 2024 07/2023 - 06/2024	FY 2025 07/2024 - 06/2025	FY 2026 07/2025 - 06/2026	FY 2027 07/2026 - 06/2027
General Fund							
GCPS Arts Conservatory	Admin						
Honest Alley Improvements	Admin	\$100,000					
Land at Lawn / Parking at FBC	Admin						
Upgrade Backup System for City Hall Network	IT	\$0	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
GIS Strategic Plan & Implementation	IT	\$0	\$198,000	\$113,000			
Upgrade Financial/ERP Systems	Revised IT	\$249,656					
Fleet Management Software	Revised IT	\$22,000	\$23,100	\$24,255	\$25,468	\$26,741	\$28,078
Police Department Phone System	New IT	\$75,000					
Upgrade GwMA Conference Room to "Zoom Room"	New IT	\$0					
Migrate to Office 365	New IT	\$71,716	\$56,716	\$56,716	\$56,716	\$56,716	\$56,716
Penetration Testing for City & PD Networks	New IT	\$50,700					
Network & Security Upgrades	New IT	\$200,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Planning & Development Software	New IT	\$100,000					
Security Camera System (150 cams)	New IT	\$175,000					
Police Department - UPS System	New IT	\$72,750					
Police/E911 - Upgrade Dispatch Recording System	New IT	\$28,500					
Tourism Website Upgrade	New IT	\$0					
Digital Signage	New IT	\$0	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Downtown Kiosk Signs	New Communications	\$50,000					
Art Commission Projects	New Communications	\$250,000					
Speed Detection Devices (LIDAR)	Police		\$2,100	\$2,100	\$2,100	\$2,100	
Speed Detection Devices (RADAR)	Police		\$8,849	\$8,849	\$8,849	\$8,849	
Body Armor	Police		\$9,000	\$9,000	\$9,000	\$9,000	
Taser	Police		\$11,000	\$11,000	\$11,000	\$11,000	
Primary Pistols Weapons	Police		\$3,225	\$3,225	\$3,225	\$3,225	
Backup Pistol Weapons	Police		\$3,225	\$3,225	\$3,225	\$3,225	
Police Radios	Police	\$71,142	\$185,705	\$69,650	\$69,650	\$69,650	
CCTV Video Cameras for PD Building	Police		\$9,000	\$9,000	\$9,000	\$9,000	
Body Worn Camera Replacements	Police		\$36,075	\$36,075	\$36,075	\$36,075	
Facilities - HVAC Upgrades (Citywide)	New PW	\$108,000	\$108,500	\$112,000	\$80,000	\$80,000	\$80,000
Facilities - Exterior Maintenance (Citywide)	New PW	\$51,000	\$46,000				
Facilities - Interior Maintenance (Citywide)	New PW	\$100,000	\$50,000				
Downtown S/W/Brick Impr/Repair	PW		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Sidewalk Maintenance and Infill	PW	\$50,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Street Resurfacing	Streets	\$1,130,000	\$1,130,000	\$1,130,000	\$1,130,000	\$1,130,000	\$1,130,000
Zero turn mowers	New Streets	\$18,000	\$9,000				
Enclosed landscape trailers for mowing crews	New Streets	\$7,000	\$7,000				
Wood Grinder at Mulch Yard (replacement)	New Streets			\$950,000			
Rubber tire Tractor	New Streets				\$65,000		
Car reprogramming equipment	New Fleet	\$9,000					
Tig Welder	New Fleet	\$3,000					
5 yard metal rolling dumpster	New Fleet	\$3,200					
Tire Balancing Machine	New Fleet	\$4,200					
Tire Mounting Machine	New Fleet	\$7,000					
A frame Crane	New Fleet		\$4,500				
Hoist for A Frame Crane	New Fleet		\$13,000				
Lawn Mower Cross Beams	New Fleet		\$1,500				
Saddale Jacks	New Fleet		\$5,000				
Metal Brake	New Fleet			\$8,000			
Metal Shear	New Fleet			\$8,000			
Drive on lift	New Fleet			\$20,000			
Drive on lift	New Fleet				\$20,000		
Hydraulic line machine- Gates	New Fleet					\$2,000	
Vehicle Replacement Program	Fleet	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	
		\$4,206,864	\$3,548,495	\$4,202,095	\$3,197,308	\$3,075,581	\$1,722,794

Attachment B
Capital Projects

Description			FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
			07/2021 - 06/2022	07/2022 - 06/2023	07/2023 - 06/2024	07/2024 - 06/2025	07/2025 - 06/2026	07/2026 - 06/2027
Confiscated Assets								
Speed Detection Devices (LIDAR)	Police		\$2,100					
Speed Detection Devices (RADAR)	Police		\$8,849					
Body Armor	Police		\$9,000					
Taser	Police		\$11,000					
Primary Pistols Weapons	Police		\$3,225					
Backup Pistol Weapons	Police		\$3,225					
Police Radios	Police		\$152,752					
CCTV Video Cameras for PD Building	Police		\$9,000					
Interdev Unitrends	Police		\$55,420					
Body Worn Camera Replacements	Police		\$83,250					
			\$337,821	\$0	\$0	\$0	\$0	\$0
Electric Fund								
Overhead Maintenance	Revised	Electric	\$390,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000
Infrastructure Improvements	Revised	Electric	\$530,000	\$690,000	\$355,000	\$355,000	\$715,000	\$215,000
Underground Maintenance	Revised	Electric	\$790,000	\$990,000	\$590,000	\$590,000	\$490,000	\$490,000
New Services (Reimbursable)	Revised	Electric	\$1,190,000	\$750,000	\$400,000	\$400,000	\$400,000	\$400,000
Equipment (New and Replacement)	Revised	Electric	\$180,000	\$60,000	\$40,000	\$75,000	\$0	\$0
			\$3,080,000	\$2,910,000	\$1,765,000	\$1,765,000	\$2,025,000	\$1,525,000

Attachment B
Capital Projects

Description			FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
			07/2021 - 06/2022	07/2022 - 06/2023	07/2023 - 06/2024	07/2024 - 06/2025	07/2025 - 06/2026	07/2026 - 06/2027
Gas Fund								
Meter Change-Outs		Gas	\$85,000	\$294,300	\$557,700	\$557,700	\$204,500	\$204,500
New Mains & Services	Revised	Gas	\$1,446,700	\$1,389,300	\$1,430,700	\$1,473,000	\$1,517,600	\$1,557,700
Pressure Improvements	Revised	Gas	\$182,000	\$1,140,000	\$822,000	\$609,000	\$2,870,000	\$980,000
Steel Replacement	Revised	Gas	\$797,000	\$965,000	\$285,000	\$223,000	\$327,000	\$2,110,000
Plastic Replacement	Revised	Gas	\$565,000	\$683,600	\$261,000	\$275,000	\$500,000	\$300,000
Gas Flow Comp Change Out for Transco Stations	Revised	Gas	\$0					
Cedars Rd to Sugarloaf DOT Project #13895	New	Gas		\$1,578,800				
New Vehicle	New	Gas	\$32,000					
Rectifier Replacements		Gas		\$25,000	\$25,000			
Ground Bed Updates		Gas		\$65,000	\$65,000			
Hurricane Shoals @ Hwy 316 DOT Project #13893	New	Gas		\$2,176,400				
Excavator Replacement		Gas			\$75,000			
CNG Station Rehab/CNG Trailer		Gas			\$350,000			
Case Backhoe Replacement		Gas				\$75,000		
Trencher (Replacement)		Gas				\$120,000		
Station Valve Installation		Gas				\$350,000		
ERT Replacement		Gas				\$400,000		
Series 3 Snap Prover	New	Gas						\$70,000
TD Williams Tapping Equipment	Revised	Gas						\$90,000
Regulator Station Upgrades	New	Gas						\$650,000
			\$3,107,700	\$8,317,400	\$3,871,400	\$4,082,700	\$5,419,100	\$5,962,200
Solid Waste Fund								
Standardized Garbage Cans for Residential		Solid Waste						
			\$0	\$0	\$0	\$0	\$0	\$0

Attachment B

Capital Projects

Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
	07/2021 - 06/2022	07/2022 - 06/2023	07/2023 - 06/2024	07/2024 - 06/2025	07/2025 - 06/2026	07/2026 - 06/2027
Storm Water Fund						
Storm Water Maintenance						
Stormwater	\$1,827,469	\$1,900,000	\$1,900,000	\$1,900,000	\$1,900,000	\$1,900,000
New Position Vehicle for Stormwater (1)						
Stormwater	\$1,827,469	\$1,900,000	\$1,900,000	\$1,900,000	\$1,900,000	\$1,900,000
Fleet Fund						
Fleet Services						
	\$0	\$0	\$0	\$0	\$0	\$0
	\$12,222,033	\$16,675,895	\$11,738,495	\$10,905,008	\$12,419,681	\$11,109,994

Attachment B
Capital Projects

Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
	07/2021 - 06/2022	07/2022 - 06/2023	07/2023 - 06/2024	07/2024 - 06/2025	07/2025 - 06/2026	07/2026 - 06/2027
Total Capital	\$12,222,033	\$16,675,895	\$11,738,495	\$10,905,008	\$12,419,681	\$11,109,994
General	\$3,005,199	\$3,194,279	\$2,994,379	\$2,882,592	\$2,883,865	\$1,533,078
SPLOST	\$1,300,000	\$0	\$0	\$0	\$0	\$0
SPLOST Joint	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$3,080,000	\$2,910,000	\$1,805,000	\$1,840,000	\$2,025,000	\$1,525,000
Gas	\$3,075,700	\$4,562,200	\$3,871,400	\$4,082,700	\$5,419,100	\$5,892,200
Solid Waste	\$0	\$0	\$0	\$0	\$0	\$0
Storm Water	\$0	\$0	\$0	\$0	\$0	\$0
Fleet Services	\$0	\$0	\$0	\$0	\$0	\$0

**ORDINANCE TO ANNEX PROPERTY INTO THE MUNICIPAL LIMITS OF THE
CITY OF LAWRENCEVILLE, GEORGIA**

The Council of the City of Lawrenceville, Georgia hereby ordains:

WHEREAS, the City of Lawrenceville did receive an application to have lands annexed into the existing corporate limits of the City of Lawrenceville, Georgia; and

WHEREAS, it appears to the governing body of the City of Lawrenceville, Georgia, that the area proposed to be annexed is contiguous to the existing corporate limits of the City of Lawrenceville, that the applicants represent one hundred percent (100%) of the owners of the land area proposed to be annexed and that said application complies with the laws of the State of Georgia; and

WHEREAS, the governing body of the City of Lawrenceville, Georgia, has determined that the annexation of the area proposed to be annexed would be in the best interests of the property owners of the area proposed for annexation and of the citizens of the City of Lawrenceville, Georgia;

BE IT, THEREFORE, ordained that the property described on Exhibit A, which is attached hereto and incorporated herein by reference, be and the same hereby is, annexed to the existing corporate limits of the City of Lawrenceville, Georgia, and the same shall hereafter constitute a part of the lands within the corporate limits of the City of Lawrenceville, Georgia.

BE IT FURTHER ORDAINED that the Clerk of the City of Lawrenceville or her designee certify a copy hereof and file such reports as are required by state and federal law.

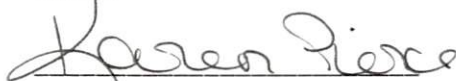
IT IS SO ORDAINED, this 21st day of June, 2021.

A handwritten signature in dark ink, appearing to read "D. R. Still", written over a horizontal line.

David R. Still, Mayor

Date Signed: 7/22/2021

Attest:

A handwritten signature in dark ink, appearing to read "Karen Pierce", written over a horizontal line.

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 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 request to amend the Official Zoning Map of Council Member Roche, seconded by Mayor Pro Tem Jones, which carried 5-0, the following ordinance was adopted:

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to amend the Official Zoning Map from Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District) by Sugarloaf Crossing Association, LLC; for the proposed use of an General Business Uses 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 June 21st, 2021 and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 21st-day of June, 2021, that the aforesaid application to amend the Official Zoning Map from Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District) is hereby APPROVED.

Approval as BG (General Business District), subject to the following enumerated conditions:

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

- A. Uses permitted in the BG (General Business District).
- B. Current uses shall be considered legal nonconforming if they do not meet the 2020 City of Lawrenceville Zoning Ordinance standards. In the case the current uses cease, the property shall come into compliance.

A handwritten signature in black ink, appearing to read "D. R. Still", written over a horizontal line.

David R. Still, Mayor

Date Signed: 7/22/2021

ATTEST:

A handwritten signature in black ink, appearing to read "Karen Pierce", written over a horizontal line.

Karen Pierce, City Clerk



LAWRENCEVILLE

Date Received _____ Case File #: _____

City of Lawrenceville
Planning and Development Department
70 S. Clayton Street
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: PLANNING.ANDZONING@LawrencevilleGA.Org

APPLICATION FOR ANNEXATION

DATE _____

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of C2

Address of Property to be annexed: 4850 Sugarloaf Pkwy., Lawrenceville, GA. 3004-2859

Area: 17.22 acres or _____ square feet

Tax Map Numbers: R7035-004

Owners of Property: Sugarloaf Crossing Association, LLC

Address if different from Property: 146 Highway 138, Suite 376
Monroe, GA. 30655

Applicant Name and Address: J. Ron Stephens Phone: 404-456-0239
146 Highway 138, Suite 376
Monroe, GA. 30655

Signature of Applicant

Date

Signature of Owner

Date

Print Name of Applicant

Date

Print Name of Owner

Date

Signature of Notary

Date

Signature of Notary

Date



ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

38131
00100

BK38131PG0100

ANDERSEN, TATE, MAHAFFEY, & MCGARITY, P.C.
1505 Lakes Parkway, Suite 100
Lawrenceville, GA 30043
P.O. Box 2000
Lawrenceville, GA 30046

After Recording Return to:
Hartman, Simons, Spielman & Wood, LLP
6400 Powers Ferry Road, N.W., Suite 400
Atlanta, Georgia 30339
Attn: Charles A. Brake, Jr., Esq.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GEORGIA

04 MAY -6 AM 11:40

TOM LAWLER, CLERK

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ 7380.20
TOM LAWLER CLERK OF
SUPERIOR COURT

305322-27

LIMITED WARRANTY DEED

THIS INDENTURE, made the 3rd day of April, 2004, between **SUGARLOAF CROSSINGS ASSOCIATES**, a Georgia general partnership, as party of the first part, hereinafter called "Grantor," and **SUGARLOAF CROSSING ASSOC., LLC**, a Delaware limited liability company, as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land lying and being in Land Lots 35 and 36, 7th District, Gwinnett County, Georgia, and being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

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

Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons, claiming by, through or under Grantor.

The conveyance and warranty of title hereunder are expressly subject to those matters shown on Exhibit "B," attached hereto and made a part hereof by reference.

666107-2 8306.0141000

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ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

BK38131PG0101

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

Signed, sealed and delivered
in the presence of:

Angela King
Official Witness
Angela King
Notary Public

(NOTARY SEAL)

My Commission Expires:

1-14-07

SELLER:

SUGARLOAF CROSSINGS ASSOCIATES,
a Georgia general partnership

By: Wilwat Properties, Inc., a Georgia
corporation, its Manager and General
Partner

By: W. Neal Freeman
Name: W. Neal Freeman
Title: Vice President

[CORPORATE SEAL]



ANGELA K. KING
Notary Public, Polk County, Georgia
My Commission Expires Jan. 14, 2007

ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

EXHIBIT A

All that tract or parcel of land lying and being located in Land Lots 35 & 36, 7th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a point located at the Southeast end of a miter in the Easterly right of way (R/W) line of Cruse Road (Relocated - R/W varies) at its intersection with the Northwest R/W line of Old Norcross Road (R/W varies); thence following said R/W line of Cruse Road North 61°02'18" West, a distance of 90.45 feet to a point; thence North 02°15'25" East, a distance of 171.92 feet to a ½" rebar set and the TRUE POINT OF BEGINNING; thence continuing along said R/W line North 02°15'25" East, a distance of 79.60 feet to a point; thence 423.91 feet along a curve to the right, said curve having a chord of North 21°24'32" East 416.06 feet and a radius of 634.07 feet to a concrete nail set; thence North 40°50'14" East, a distance of 349.80 feet to a ½" rebar set; thence North 84°11'09" East, a distance of 63.47 feet to a concrete nail set at the intersection of said R/W line with the Southwest R/W line of Sugarloaf Parkway (R/W varies); thence following said R/W line of Sugarloaf Parkway 8.91 feet along curve to the left, said curve having a chord of South 66°22'25" East 8.91 feet and a radius of 1205.92 feet to a concrete nail set; thence South 53°17'56" East, a distance of 36.76 feet to a concrete nail set; thence leaving said R/W line South 10°16'49" West, a distance of 217.86 feet to a concrete nail set; thence South 78°05'10" East, a distance of 136.81 feet to a concrete nail set; thence North 10°11'00" East, a distance of 12.62 feet to a ½" rebar set; thence South 79°49'00" East, a distance of 67.74 feet to a ½" rebar set; thence North 10°07'54" East, a distance of 123.14 feet to a ½" rebar set; thence North 09°10'42" East, a distance of 47.65 feet to a ½" rebar set; thence North 45°28'28" West, a distance of 22.15 feet to a concrete nail set on the Southwest R/W line of Sugarloaf Parkway; thence following said R/W line 63.92 feet along a curve to the left, said curve having a chord of South 78°23'21" East 63.91 feet and a radius of 1218.01 feet to a ½" rebar set; thence South 79°20'58" East, a distance of 301.78 feet to a concrete nail set; thence South 79°21'12" East, a distance of 64.51 feet to a mark set in a sidewalk; thence leaving said R/W line South 55°33'47" West, a distance of 28.33 feet to a ½" rebar set; thence South 10°28'32" West, a distance of 143.61 feet to a ½" rebar set; thence South 79°51'28" East, a distance of 236.49 feet to a ½" rebar set; thence North 07°15'48" East a distance of 78.44 feet to a concrete nail set; thence North 07°22'41" East, a distance of 50.25 feet to a ½" rebar set; thence North 13°05'19" East, a distance of 12.15 feet to a ½" rebar set; thence North 33°06'06" West, a distance of 28.75 feet to a ½" rebar set on the Southwest R/W line of Sugarloaf Parkway; thence following said R/W line 70.78 feet along a curve to the right, said curve having a chord of South 75°31'14" East 70.77 feet and a radius of 969.64 feet to a ½" rebar set; thence leaving said R/W line South 13°05'19" West, a distance of 30.33 feet to a ½" rebar set; thence South 18°47'57" West, a distance of 50.25 feet to a concrete nail set; thence South 07°15'48" West, a distance of 67.74 feet to a concrete nail set; thence South 29°50'04" East, a distance of 148.47 feet to a ½" rebar set; thence North 56°10'37" East, a distance of 197.71 feet to a ½" rebar set; thence South 33°49'23" East, a distance of 75.61 feet to a ½" rebar found on the Northwest R/W line of Cruse Road (R/W varies); thence following said R/W line South 33°49'23" East, a distance of 13.02 feet to a ½" rebar

AA980350.057

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RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

found; thence South 59°35'29" West, a distance of 34.38 feet to a ½" rebar set; thence South 61°44'21" West, a distance of 329.82 feet to a ½" rebar set; thence South 59°13'05" West a distance of 203.91 feet to a ½" rebar set at the intersection of said R/W line with the Northwest R/W line of Old Norcross Road; thence following said R/W line of Old Norcross Road 198.73 feet along a curve to the left, said curve having a chord of South 85°22'38" West 198.65 feet and a radius of 2050.00 feet to a ½" rebar set; thence North 80°35'41" West, a distance of 25.59 feet to a ½" rebar set; thence 25.37 feet along a curve to the left, said curve having a chord of South 81°34'56" West 25.37 feet and a radius of 2335.44 feet to a ½" rebar set; thence 103.86 feet along a curve to the left, said curve having a chord of South 79°49'35" West 103.86 feet and a radius of 28029.67 feet to a ½" rebar set; thence South 78°46'54" West, a distance of 85.70 feet to a ½" rebar set; thence South 74°32'28" West, a distance of 114.38 feet to a ½" rebar set; thence South 75°50'49" West, a distance of 140.40 feet to a ½" rebar set; thence 61.37 feet along a curve to the left, said curve having a chord of South 76°22'00" West 61.37 feet and a radius of 3913.68 feet to a ½" rebar set; thence South 75°23'07" West, a distance of 102.97 feet to a ½" rebar set; thence leaving said R/W line 54.86 feet along a curve to the left, said curve having a chord of North 20°35'19" East 51.52 feet and a radius of 45.00 feet to a ½" rebar set; thence North 14°20'09" West, a distance of 84.28 feet to a concrete nail set; thence 28.13 feet along a curve to the left, said curve having a chord of North 54°37'36" West 25.87 feet and a radius of 20.00 feet to a ½" rebar set; thence 48.40 feet along a curve to the right, said curve having a chord of South 88°30'21" West 48.37 feet and a radius of 405.00 feet to a ½" rebar set; thence North 88°04'13" West, a distance of 187.83 feet to the TRUE POINT OF BEGINNING.

Said tract being shown as containing 17.220 acres on that certain ALTA/ACSM Land Title Survey prepared for Nationwide Life Insurance Company, Sugarloaf Crossings Associates and Commonwealth Land Title Insurance Company, prepared by Rochester & Associates, Inc. dated January 19, 1998, last revised February 4, 1998, bearing the seal and certification of James C. Jones, GRLS #2298. Said Survey being incorporated herein by this reference.

TOGETHER WITH non-exclusive rights in and to that Cross Easement Agreement by and between Dale P. Seefeldt and Sugarloaf Crossings Associates, dated June __, 1997 filed June 26, 1997 and recorded at Deed Book 14367, page 148 aforesaid records.

EXHIBIT "B"

(Permitted Exceptions)

1. Taxes and assessments not yet due and payable.
2. The rights of tenants in possession as tenants only.
3. Applicable zoning.
4. All matters of record.
5. All matters that would be revealed by a current accurate survey and inspection of the property.

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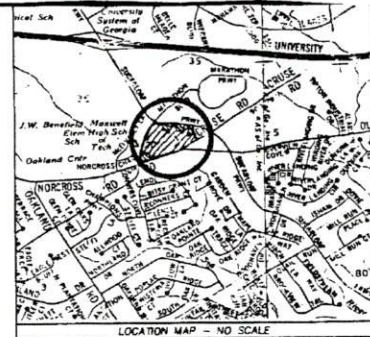
ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

LEGEND

- AC - ACRES
- AKA - ALSO KNOWN AS
- BL - BUILDING SETBACK LINE
- C&G - CURB & GUTTER
- CI - CURB INLET
- CL - CENTER LINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CO - CLEANOUT
- CONC - CONCRETE
- DB, PG - DEED BOOK, PAGE
- DI - DRAIN INLET
- DIP - DUCTILE IRON PIPE
- DP - DUMPMETER PAD
- DWCB - DOUBLE-WING CATCH BASIN
- FH - FIRE HYDRANT
- GH - GAS LINE
- GM - GAS METER
- GMH - GREASE TRAP MANHOLE
- GV - GAS VALVE
- GW - GUY WIRE
- H - HEADWALL
- IFP - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" R/B)
- JB - JUNCTION BOX
- LL - LAND LOT
- LL - LAND LOT LINE
- LS - LANDSCAPE STRIP
- L - LIGHT POLE
- M - MANHOLE
- N/F - NOW OR FORMERLY
- OCS - OUTLET CONTROL STRUCTURE
- P - POWER LINE
- P/T - POWER & TELEPHONE LINE
- PAV - PAVEMENT
- PBX - POWER BOX
- PB, PG - PLAT BOOK, PAGE
- PL - PROPERTY LINE
- PM - POWER METER
- PGB - POINT OF BEGINNING
- PP - POWER POLE
- PTP - POWER & TELEPHONE POLE
- R/B - REINFORCING IRON BAR
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- SPV - SPRINKLER VALVE
- SS - SANITARY SEWER LINE
- SSE - SANITARY SEWER EASEMENT
- S/W - SIDEWALK
- SWCB - SINGLE-WING CATCH BASIN
- TBX - TELEPHONE BOX
- TR - TRANSFORMER
- TP - TELEPHONE POLE
- TPGB - TRUE POINT OF BEGINNING
- TS - TRAFFIC SIGNALS
- TSB - TRAFFIC SIGNAL BOX
- TSP - TRAFFIC SIGNAL POLE
- WE - WATER EASEMENT
- WI - WEIR INLET
- W - WATER LINE
- WA - WATER VALVE
- WV - WATER VALVE
- WVT - WATER VAULT
- ① - NUMBER OF PARKING SPACES

NOTES

1. TOTAL SITE AREA = 21.069 ACRES. TOTAL NUMBER OF LOTS = 5
DENSITY = 35,602 SQUARE FEET OF BUILDING PER 1 ACRE AREA.
2. ZONING: LOTS 1 THROUGH 5 ARE ZONED C-2
3. MINIMUM BUILDING SETBACKS (ZONE C-2)
FRONT = 50 FEET
SIDE = 10 FEET
REAR = 15 FEET
4. IRON PIN (1/2" REBAR) SET AT ALL LOT CORNERS & PROPERTY CORNERS
UNLESS NOTED OTHERWISE
5. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A FLOOD
HAZARD ZONE AS PER FEMA FLOOD INSURANCE RATE MAP FOR
GWINNETT COUNTY, GEORGIA, COMMUNITY PANEL NO. 130322 0183 G.
REVISED: JULY 20, 1999
6. OWNER & SUBDIVIDER
SUGARLOAF CROSSINGS ASSOCIATES
1346 MONROE DRIVE
ATLANTA, GEORGIA 30324
404-872-3841
CONTACT: NEAL FREEMAN
7. ENGINEER
DOUGLERAKIS CONSULTING ENGINEERS, INC.
2665 OLD MILTON PARKWAY
ALPHARETTA, GEORGIA 30201
770-753-9800
8. SURVEYOR
ROCHESTER & ASSOC., INC.
425 OAK ST. N.W.
GAINESVILLE, GA 30601
(770) 718-0600 ATLANTA
(770) 534-5106 GAINESVILLE
9. BEARINGS ARE BASED ON MAGNETIC NORTH AND WERE COMPUTED
FROM ANGLES TURNED IN THE FIELD
10. DETENTION AREA AND ALL STORM DRAINS SHALL BE PRIVATELY
OWNED AND MAINTAINED
11. THIS PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS RECORDED IN DB 12959 PG. 95 AND DECLARATIONS
OF RESTRICTIONS RECORDED IN DB 14387 PG. 154
12. NOTE: GWINNETT COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS
IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO ENSURE
COMPLIANCE WITH PROTECTIVE COVENANTS
13. REFERENCE PLAT: ALTA/ASOM LAND TITLE SURVEY FOR NATIONWIDE
LIFE INSURANCE COMPANY, SUGARLOAF CROSSINGS ASSOCIATES AND
COMMONWEALTH LAND TITLE INSURANCE COMPANY PREPARED BY
ROCHESTER & ASSOC., INC. DATED 1/19/98 (LAST REVISED 2/4/98)
14. PER ARTICLE 8, SECTION 8.2.6 OF THE DEVELOPMENT REGULATIONS, IT
IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY
DETENTION FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE
THE FACILITY IS FREE OF OBSTRUCTION, SILT, OR DEBRIS.
15. LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE
16. 100 YEAR PONDING ELEVATIONS PROVIDED BY DOUGLERAKIS CONSULTING
ENGINEERS, INC.
17. THIS PLAT IS TO SHOW THE SUBDIVISION OF SUBJECT PROPERTY ONLY.
THIS PROPERTY CONTAINS IMPROVEMENTS WHICH ARE NOT SHOWN HEREON.



SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND
CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN
THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY
MADE BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN
HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND
MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS
PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 40,000 FEET
AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED
USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 37,417 FEET, AND
CONTAINS A TOTAL OF 21.069 ACRES. THE EQUIPMENT USED TO OBTAIN
THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TOPCON GTS-313

BY: *[Signature]*
REGISTERED GEORGIA LAND SURVEYOR
REG. NO. 2298 DATE OF EXPIRATION 12-31-98

OWNERS ACKNOWLEDGMENT AND DECLARATION (STATE OF GEORGIA) (COUNTY OF GWINNETT)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE
NAME IS SUBSCRIBED THEREON, AND IN PERSON OR THROUGH A DULY
AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN
ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF
THE PUBLIC FOREVER ALL STORM SEWER, WATER FACILITIES, SEWER
COLLECTORS, LIFT STATIONS AND APPURTENANCES THEREON SHOWN,
AND AGREES TO TRANSFER OWNERSHIP OF ALL PUBLIC USE AREAS
IN FEE SIMPLE BY DEED, FOR THE PURPOSES THEREIN EXPRESSED

OWNER/SUBDIVIDER: *[Signature]*
DATE: 5/19/98

FINAL PLAT APPROVAL:

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND
DEVELOPMENT OF GWINNETT COUNTY, GEORGIA, CERTIFIES THAT THIS
PLAT COMPLIES WITH THE GWINNETT COUNTY ZONING RESOLUTION,
CONDITIONS OF ZONING APPROVAL, AND THE GWINNETT COUNTY
DEVELOPMENT REGULATIONS AS AMENDED, AND HAS BEEN APPROVED BY ALL
OTHER AFFECTED COUNTY DEPARTMENTS, AS APPROPRIATE. THE DIRECTOR
HEREBY ACCEPTS ON BEHALF OF GWINNETT COUNTY THE DEDICATION OF
ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS, AND PUBLIC WATER, SEWER,
STORM DRAINAGE, AND OTHER PUBLIC FACILITIES AND APPURTENANCES
SHOWN THEREON, SUBJECT TO RATIFICATION BY THE BOARD OF
COMMISSIONERS OF GWINNETT COUNTY. THIS PLAT IS APPROVED
SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT
PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT
BETWEEN THE OWNER AND GWINNETT COUNTY.

DATED THIS 21ST DAY OF October 1998

[Signature]
DIRECTOR, FPL 98-00082
DEPARTMENT OF PLANNING AND DEVELOPMENT

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 10-21-98 TIME 5:00 PM
PLAT BOOK 79 PAGE 9
TOM LAWLER, CLERK

54068.69
BLOCK "A" - 5 LOTS
TOTAL AREA 21.069 ACRES 004
ZONED: C-2

RZC2021-00021, RZC2021-00022
JOB NO. 96051.01-2062

RZC2021-00023, RZC2021-00024, RZC2021-00025

FINAL SUBDIVISION PLAT OF
SUGARLOAF CROSSINGS
UNIT 1
LOCATED IN

LAND LOTS 35 & 36 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

rochester
Rochester & Associates, Inc.
Atlanta (770) 718-0600 • Gainesville (770) 534-5106
Birmingham (205) 745-9106
425 oak st. n.w. gainesville, ga 30601

DRAINAGE

GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR
OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS
BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE
EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE
APPROVED AND RECORDED SUBDIVISION PLAT.

CONDITIONS OF REZONING - CASE NO. RZ-96-015

1. TO RESTRICT THE USE OF THE PROPERTY AS FOLLOWS:
A. RETAIL AND SERVICE COMMERCIAL AND ACCESSORY USES.
2. TO SATISFY THE FOLLOWING SITE DEVELOPMENT CONSIDERATIONS:
A. PROVIDE A TEN-FOOT WIDE LANDSCAPED STRIP OUTSIDE THE DEDICATED RIGHTS-OF-WAY OF ALL
ROAD FRONTAGES.
B. PROVIDE A FIVE-FOOT WIDE LANDSCAPED STRIP ADJACENT TO ALL INTERNAL PROPERTY LINES.
C. NO MORE THAN THREE EXITS/ENTRANCES ON SUGARLOAF PARKWAY, AND TWO EXITS/ENTRANCES
ON OLD NORCROSS ROAD. LOCATION AND EXIT/ENTRANCE DESIGN SHALL BE SUBJECT TO THE
REVIEW AND APPROVAL OF THE GWINNETT DEPARTMENT OF TRANSPORTATION.
D. NO MORE THAN FIVE OUTPARCELS SHALL BE ALLOWED.
E. THE NUMBER AND LOCATION OF MEDIAN BREAKS ALONG SUGARLOAF PARKWAY AND ACCESS TO
MEDIAN BREAKS SHALL BE SUBJECT OF REVIEW AND APPROVAL OF THE GWINNETT COUNTY
DEPARTMENT OF TRANSPORTATION.
F. NO BILLBOARDS SHALL BE PERMITTED.
G. DUMPMETERS SHALL BE SCREENED BY A FENCE OR WALL. PICKUPS SHALL BE LIMITED TO
BETWEEN THE HOURS OF 7:00 AM AND 9:00 PM.
H. PROVIDE INTERPARCEL ACCESS AS REQUIRED BY THE DEVELOPMENT DIVISION.
3. BUILDINGS SHALL BE FINISHED WITH ARCHITECTURAL TREATMENTS OF BRICK, STONE, OR BRICK,
STONE OR STUCCO, OR SUBMIT ALTERNATE ARCHITECTURAL PLANS FOR APPROVAL OF THE
PLANNING COMMISSION PRIOR TO ISSUANCE OF A BUILDING PERMIT.
4. PROVIDE SIDEWALKS WITHIN THE NEW DEDICATED RIGHTS-OF-WAY OF ALL ROAD FRONTAGES
BORDERING THE PROPERTY.
5. LIGHTING SHALL BE CONTAINED IN CUT-OFF TYPE LUMINAIRES AND SHALL BE DIRECTED IN
TOWARD THE PROPERTY SO AS NOT TO REFLECT INTO NEARBY RESIDENTIAL PROPERTIES.
6. PROVIDE LANDSCAPED ISLANDS THROUGHOUT THE PARKING AREAS. AT A MINIMUM, LANDSCAPED
ISLANDS SHALL CONSIST OF A 100-SQUARE FOOT PLANTED AREA PER EIGHTEEN (18) SPACES OF
DOUBLE ROW PARKING WITH A 100-SQUARE FOOT PLANTED AREA AT THE END OF EACH ROW.
THESE LANDSCAPED ISLANDS SHALL INCLUDE AT LEAST TWO TREES PER ISLAND. TREES SHALL
BE A MINIMUM OF FIVE FEET IN HEIGHT AT THE TIME OF PLANTING. SUBMIT LANDSCAPE PLANS
FOR REVIEW AND APPROVAL BY THE DEVELOPMENT REVIEW SECTION.
7. TO ABIDE BY THE FOLLOWING REQUIREMENTS, DEDICATIONS AND IMPROVEMENTS:
A. CONTRIBUTE AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT 25% OF THE COST OF
SIGNALIZATION OF THE INTERSECTION OF SUGARLOAF PARKWAY AND CROSS ROAD NOT TO
EXCEED \$12,500.
B. WHEN A TRAFFIC SIGNAL IS DEEMED NECESSARY BY THE GWINNETT COUNTY D.O.T., CONTRIBUTE
50% OF THE COST OF SIGNALIZATION OF SUGARLOAF PARKWAY AND THE MAIN SHOPPING CENTER
ENTRANCE/MEDIAN BREAK, NOT TO EXCEED \$25,000.
C. INITIATE ABANDONMENT PROCEDURES FOR ATKINSON ROAD THROUGH THE SUBJECT PROPERTY.

THIS PLAT IS FOR THE EXCLUSIVE USE OF
SUGARLOAF CROSSINGS.
ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

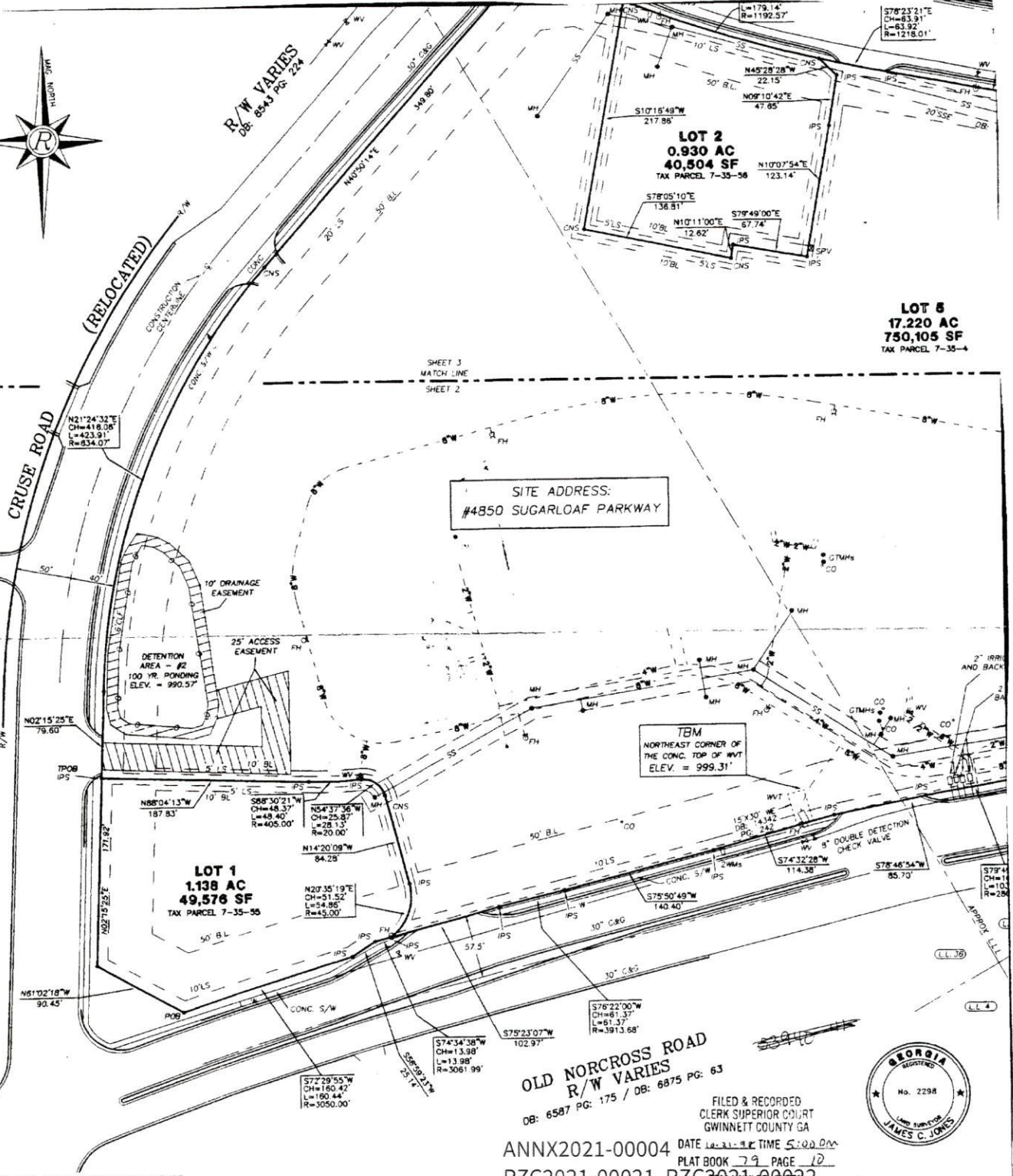
SHEET 1 OF 4

DATE: 6/4/98
SCALE: NONE
JOB NO. 96051.01
DRAWN BY: LAC
DWG. NO. S-001-137

THIS PLAT IS NOT VALID UNLESS IT
BEARS THE ORIGINAL SIGNATURE
OF THE REGISTRANT ACROSS
THE REGISTRANT'S SEAL.

NO.	DATE	REVISIONS

APR 5, 2021
Planning and Development Department



THIS PLAT IS FOR THE EXCLUSIVE USE OF SUGARLOAF CROSSINGS. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

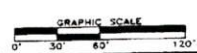
OLD NORCROSS ROAD
R/W VARIES
DB: 6587 PG: 175 / DB: 6875 PG: 63

ANNX2021-00004 DATE 10-11-2021 TIME 5:00 PM
RZC2021-00021, RZC2021-00022, RZC2021-00023, RZC2021-00024 & RZC2021-00025
PLAT BOOK 79 PAGE 10
JOB NO. 96051.01-2062



SHEET 2 OF 4
DATE 5/4/98
SCALE 1"=40'
JOB NO. 96051.01
DRAWN BY L.B.C.
DWG NO. 9-001537

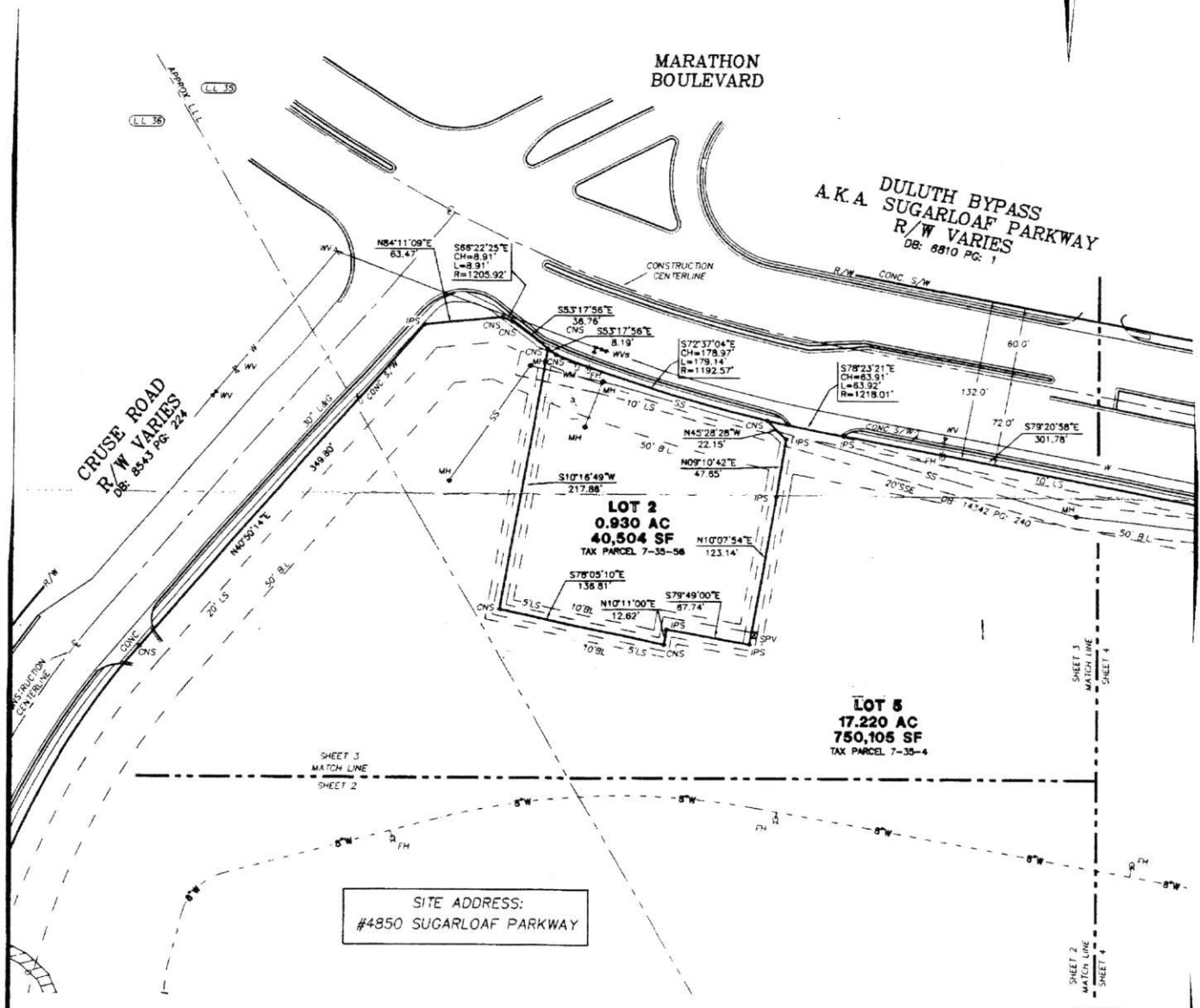
THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.



NO.	DATE	REVISIONS

Received April 5, 2021
SUGARLOAF CROSSINGS
Planning and Development Department
LOCATED IN
LAND LOTS 35 & 36 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

rochester
rochester & associates, inc.
Atlanta (770) 778-0800 • Greenville (770) 834-5106
Savannah (770) 748-5106
425 oak st. n.w. atlanta, ga. 30501



THIS PLAT IS FOR THE EXCLUSIVE USE OF
SUGARLOAF CROSSINGS.
ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 10-21-98 TIME 5:00 PM
PLAT BOOK 79 PAGE 11
TOM LAWLER, CLERK



ANNX2021-00004
RZC2021-00021, RZC2021-00022, JOB NO. 96051.01-2062

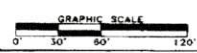
RZC2021-00023, RZC2021-00024 & RZC2021-00025
SUGARLOAF CROSSINGS
Received April 5, 2021

Planning and Development Department
LAND LOTS 35 & 36 5TH DISTRICT
GWINNETT COUNTY, GEORGIA

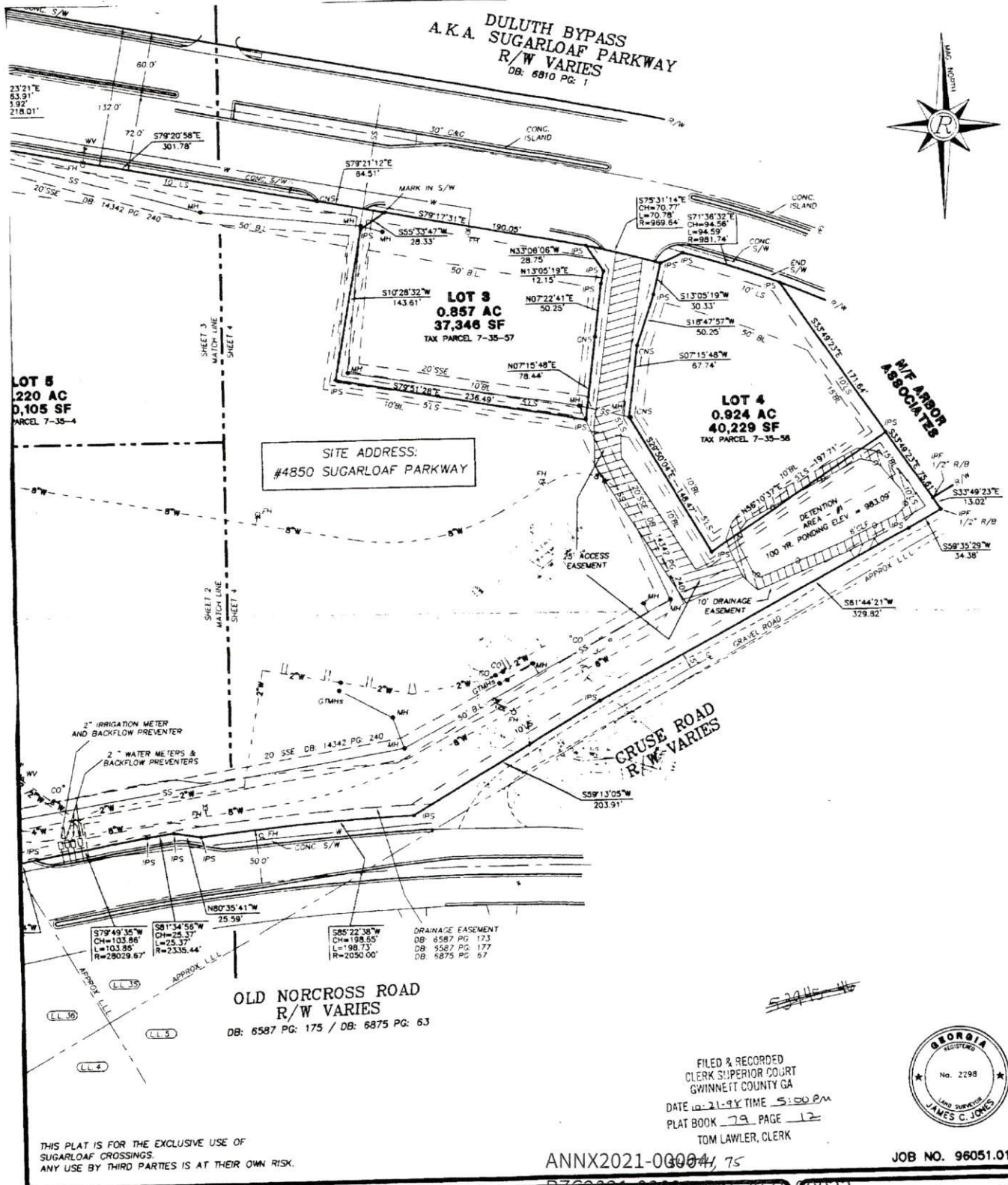
rochester
rochester & associates, inc.
1702 N. Peachtree St., Suite 1000
Atlanta, GA 30309
phone (770) 434-5100
fax (770) 434-5106
425 oak st., n.w. gainesville, ga. 30601

SHEET 3 OF 4
DATE 5/4/98
SCALE 1"=80'
JOB NO. 96051.01
DRAWN BY LBC
DWG NO. 3-001537

THIS PLAT IS NOT VALID UNLESS IT
BEARS THE ORIGINAL SIGNATURE
OF THE REGISTRANT ACROSS
THE REGISTRANT'S SEAL.



NO.	DATE	REVISIONS



4 4

DATE 5/4/98
SCALE 1"=60'
JOB NO. 96051.01
DRAWN BY: SAC
DWG. NO. S-001537

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

NO.	DATE	DESCRIPTION

ANNX2021-00004, 75

RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 &
UNIT 1
Received April 5, 2021
LAND LOTS 35 & 36 7TH DISTRICT
PLANNING AND DEVELOPMENT DEPARTMENT

rochester
rochester & associates, inc.
phone (770) 798-0000 • fax (770) 834-5104
425 oak st. n.w. gwinnett, ga. 30051



MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

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

<u>PRESENT</u>	<u>VOTE</u>
<u>David Still</u> , Mayor	<u>YES</u>
<u>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 request to amend the Official Zoning Map of Council Member Roche, seconded by Mayor Pro Tem Jones, which carried 5-0, the following ordinance was adopted:

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to amend the Official Zoning Map from Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District) by Life Storage LP; for the proposed use of an General Business Uses 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 June 21st, 2021 and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 21st-day of June, 2021, that the aforesaid application to amend the Official Zoning Map from Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District) is hereby APPROVED.

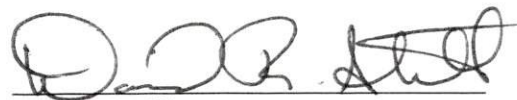
Approval as BG (General Business District), subject to the following enumerated conditions:

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

- A. Uses permitted in the BG (General Business District).
- B. Current uses shall be considered legal nonconforming if they do not meet the 2020 City of Lawrenceville Zoning Ordinance standards. In the case the current uses cease, the property shall come into compliance.

ORDINANCE NO: ZON-ORD-2021-10

CASE NO: RZC2021-00022

A handwritten signature in black ink, appearing to read "D. R. Still", written over a horizontal line.

David R. Still, Mayor

Date Signed: 7/22/2021

ATTEST:

A handwritten signature in black ink, appearing to read "Karen Pierce", written over a horizontal line.
Karen Pierce, City Clerk



LAWRENCEVILLE

Date Received _____ Case File #: _____

City of Lawrenceville
Planning and Development Department
70 S. Clayton Street
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: PLANNING.ANDZONING@LawrencevilleGA.Org

APPLICATION FOR ANNEXATION

DATE 10/28/2020

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of C-2

Address of Property to be annexed: 875 Marathon Pkwy., Lawrenceville, GA. 30046

Area: 2.15 acres or _____ square feet

Tax Map Numbers: R7035 026

Owners of Property: Life Storage LP

Address if different from Property: 6467 Main St.
Williamsville, NY. 14221

Applicant Name and Address: Life Storage LP Phone: 716-632-7796
6467 Main St.
Williamsville, NY. 14221

Signature of Applicant Date _____
Andrew J. Gregoire 10/28/20
Signature of Owner Date

Print Name of Applicant Date _____
Andrew J. Gregoire
Print Name of Owner Date

Signature of Notary Date _____
Ann E. Hughes 10/28/20
Signature of Notary Date

ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: APR 13 2021
Notary Public in the State of New York
Qualified in Erie County
My Commission Expires 02/01/2023



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

ANNX2021-00004

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department



LAWRENCEVILLE

GWINNETT - METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Signature of Applicant Date

Andrew J. Bagnore 10/28/20
Signature of Owner Date

Print Name of Applicant Date

Andrew Bagnore 10/28/20
Print Name of Owner Date

Anne E. Hughes 10/28/2020
Signature of Notary Public Date

Stamp:

ANNE E. HUGHES
No. 01HU6019276
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 02/01/2023

ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

51669
00616

BK51669 PG0616

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

12 SEP 26 PM 2:00

RICHARD ALEXANDER, CLERK

RETURN TO:
NEIL S. MORRISROE
MCLAIN MERRITT, P.C.
3445 PEACHTREE RD, NE, SUITE 500
ATLANTA, GA 30326

PT-61 # 007-2012-029412
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 3,495.90
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

1281095/KED

(ABOVE SPACE RESERVED FOR RECORDING DATA)

AFTER RECORDING, RETURN TO:

John A. Pappano, Esq.
Phillips Lytle LLP
3400 HSBC Center
Buffalo, NY 14203

LIMITED WARRANTY DEED

THIS DEED, made this 11 day of September, 2012, between, Climatized Development Sugarloaf, LLC, a Georgia limited liability company ("Grantor"), and, Sovran Acquisition Limited Partnership, a Delaware limited partnership ("Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits),

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND MORE DOLLARS (\$10.00 and more), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the real property (inclusive of the land and all buildings and improvements thereon) described on Exhibit "A" attached hereto and made a part hereof (the "Property").

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

MBU 141203A1-6
875 Marathon Parkway
Lawrenceville, Georgia
aka SUGARLOAF

ANNX2021-00004

0098873-74 RZC2021-00022,

RZC2021-00023, RZC2021-00024 & RZC2021-00025

Received: April 5, 2021

Planning and Development Department

18

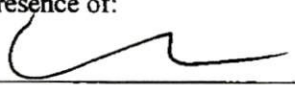
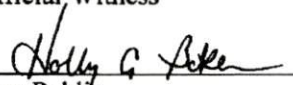
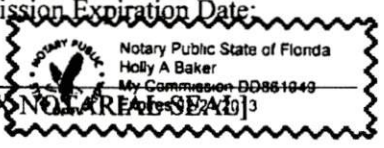
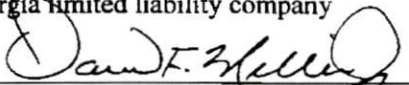
51669
00617

BK51669 PG0617

SUBJECT TO the title matters expressly set forth on Exhibit "B" attached hereto and made a part hereof.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming, owning or holding by, through or under Grantor but not otherwise.

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

Signed, sealed and delivered in the presence of:  Unofficial Witness  Notary Public Commission Expiration Date:  [AFFIDAVIT NOT A REAL SEAL]	Climatized Development Sugarloaf, LLC, a Georgia limited liability company By:  David F. Miller, Jr., as it Managing Member
--	--

Doc # 01-2601310 3
SAGi

051669 PG0618

EXHIBIT A

875 Marathon Pkwy
Lawrenceville, Georgia

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 35 of the 7th District of Gwinnett County, Georgia being Lots 1B and 2A-2, Block B, per As-Built Final Plat for Arbor Business Park f/k/a Northeast Gwinnett Business Park, recorded on February 27, 2001, in Plat Book 88, Page 69, Gwinnett County Georgia Records, which plat is incorporated herein and made a part of this legal description by reference.

TOGETHER WITH AND SUBJECT TO Declaration of Protective Covenants for Northeast Gwinnett Business Park, dated October 6, 1988 and recorded October 24, 1988, in Deed Book 5168, Page 165, Gwinnett County Georgia Records, as amended or affected by First Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park by Marathon U.S. Realities, Inc., dated October 1, 1989, recorded October 27, 1989 in Deed Book 5730, Page 71, aforesaid records; Assignment and Assumption Agreement by and between Marathon U.S. Realities, Inc. and Arbor Associates Limited Partnership, dated November 26, 1991, recorded December 2, 1991 in Deed Book 6917, Page 188, aforesaid records; Second Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park and Reservation of Easement for an Inter-Parcel Access Drive by Arbor Associates Limited Partnership, dated January 20, 1998, recorded January 27, 1998 in Deed Book 15361, Page 204, aforesaid records, and Third Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park by Arbor Associates Limited Partnership, dated May 31, 2001, recorded July 2, 2001 in Deed Book 23691, Page 60, aforesaid records.

ALSO DESCRIBED AS:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 35 of the 7th District of Gwinnett County, Georgia containing 2.169 acres or 94,463 square feet and being more particularly described as follows:

Commence the southeastern corner of the miter at the intersection of Marathon Blvd and Marathon Pkwy.; thence along the right of way of Marathon Pkwy., 63.18' to a 1/2" rebar found and the Point of Beginning. Thence continuing along said right of way along an arc of a curve 130.21', said arc having a radius of 262.20' and being subtended by a chord having a bearing of S 18° 51' 31" E 128.88' to a 1/2" rebar found; thence S 33° 05' 10" E 53.92' to a PK nail found; thence S 33° 05' 10" E 68.93' to a 1/2" rebar found; thence along an arc of a curve 10.41', said arc having a radius of 316.00' and being subtended by a chord having a bearing of S 34° 01' 49" E 10.41' to a 1/2" rebar found; thence leaving said right of way, S 57° 47' 59" W 359.23' to a 1/2" rebar found; thence N 33° 35' 57" W 79.35' to a 1/2" rebar found; thence N 33° 35' 57" W 179.37' to a 1/2" rebar found; thence N 57° 47' 59" E 393.06' to the Point of Beginning.

875 Marathon Parkway
Lawrenceville, Georgia

ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

EXHIBIT B

1. Rights of tenants, as tenants only with no rights of purchase.
2. All taxes for the year 2012 and subsequent years, and any re-billings or re-assessments for 2008.
3. State of acts as shown on plat recorded in Plat Book 88, page 69, Gwinnett County Georgia.
4. Easement from H.C. Deaton to Georgia Power dated 6/20/1946, recorded 7/19/1967, in Deed Book 77, page 504.
5. Declaration of Protective Covenants for Northeast Gwinnett Business Park by Marathon U.S. Realities, Inc., dated 10/6/1988, recorded 10/24/1988 in Deed Book 5168, page 165, as amended by:
 - a. First Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park by Marathon U.S. Realities, Inc., dated 10/1/1989, recorded 10/27/1989 in Deed Book 5730, page 71.
 - b. Assignment and Assumption Agreement by and between Marathon U. S. Realities, Inc. and Arbor Associates Limited Partnership, dated 11/26/1991, recorded 12/2/1991 in Deed Book 6917, page 188.
 - c. Second Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park and Reservation of Easement for an Inter-Parcel Access Drive by Arbor Associates Limited Partnership dated 1/20/1998 recorded 1/27/1998 in Deed Book 15361, page 204.
 - d. Third Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park by Arbor Associates Limited Partnership dated 5/31/2001 recorded 7/2/2001 in Deed Book 23691, page 60.
11. Interparcel Grading and Fill and Reciprocal Easement Agreement by and between Hayes Microcomputer Products, Inc. and Arbor Associates Limited Partnership dated 8/16/1995, in Deed Book 11635, page 62 as amended by:
 - a. Easement Agreement and First Amendment to Interparcel Grading and Fill and Reciprocal Easement Agreement by and among Scientific-Atlanta, Inc. Arbor Associates Limited Partnership, KinderCare Real Estate Corp., PNC Commercial Corp., and ACE Hardware Corporation, with Arbor Business Park Owners Association Inc., Architectural Review Committee of the Association and Webster Holdings Corporation dated 2/8/1999 and recorded 2/9/2000 in Deed Book 20008, page 168.

875 Marathon Parkway
Lawrenceville, Georgia

ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

12. Slope Easement Agreement by and between Arbor Associates Limited Partnership, KinderCare Real Estate Corp., dated 1/20/1998 and recorded 1/23/1998 in Deed Book 15351, page 264 as re-recorded in Deed Book 15731, page 220.
13. Sanitary Sewer Easement Agreement by and between Arbor Associates Limited Partnership, KinderCare Real Estate Corp., dated January 1998, recorded 1/23/1998 in Deed Book 15352, page 1, as re-recorded in Deed Book 115731, page 228.
14. Sign Easement Agreement by and between Arbor Associates Limited Partnership, KinderCare Real Estate Corp., dated 1/20/1998 recorded 1/23/1998 in Deed Book 15352, page 10 as amended by:
 - a. Sign Easement Agreement First Amendment by and between Arbor Associates Limited Partnership, Kinder Care Real Estate Corp., AMSS Development, L.P. and Sewick Properties, LLC dated 1/27/2000, recorded 7/10/2000 in Deed Book 20848, page 180.
15. Easement between Arbor Associates Limited Partnership and Gwinnett County dated 11/12/1993, recorded 10/12/1998 in Deed Book 16943, page 185.
16. Underground Easement from Climatized Development Sugarloaf, LLC to Georgia Power Company dated 10/2/2006, recorded 10/31/2006 I Deed Book 47192, page 638.
17. Water Meter Device Easement to Gwinnett County Water and Sewerage Authority dated 4/14/2006 recorded in Deed Book 46506, page 296.
18. Maintenance Agreement to Gwinnett County dated 4/14/2006 recorded in Deed Book 46695, page 776.

Doc # 01-2601310 2
SAgi

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ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

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

<u>PRESENT</u>	<u>VOTE</u>
<u>David 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 request to amend the Official Zoning Map of Council Member Roche, seconded by Mayor Pro Tem Jones, which carried 5-0, the following ordinance was adopted:

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to amend the Official Zoning Map from Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District) by ISZ, LLC; for the proposed use of an General Business Uses 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 June 21st, 2021 and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 21st day of June, 2021, that the aforesaid application to amend the Official Zoning Map from Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District) is hereby APPROVED.

Approval as BG (General Business District), subject to the following enumerated conditions:

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

- A. Uses permitted in the BG (General Business District).
- B. Current uses shall be considered legal nonconforming if they do not meet the 2020 City of Lawrenceville Zoning Ordinance standards. In the case the current uses cease, the property shall come into compliance.

ORDINANCE NO: ZON-ORD-2021-11

CASE NO: RZC2021-00023


David R. Still, Mayor

Date Signed: 7/22/2021

ATTEST:


Karen Pierce, City Clerk



LAWRENCEVILLE

Date Received _____, Case File #: _____

City of Lawrenceville
Planning and Development Department
70 S. Clayton Street
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: PLANNING_AND_ZONING@LawrencevilleGA.Org

APPLICATION FOR ANNEXATION

DATE _____

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of C-2

Address of Property to be annexed: 1720 Marathon Blvd., Lawrenceville, GA. 30046

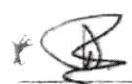
Area: 1.33 acres or _____ square feet

Tax Map Numbers: R7035 027

Owners of Property: ISZ, LLC

Address if different from Property: 1176 Lanford Dr.
Lilburn, GA. 30047

Applicant Name and Address: ISZ, LLC Phone: 404-610-0797
1176 Lanford Dr.
Lilburn, GA. 30047

	<u>3-31-21</u>		<u>3-31-21</u>
Signature of Applicant	Date	Signature of Owner	Date
<u>RAHIMA Soudyge</u>		<u>Rahima Soudyge</u>	
	<u>3-31-21</u>		<u>3-31-21</u>
Print Name of Applicant	Date	Print Name of Owner	Date

Paula Foil 3-31-21
Signature of Notary Date

Paula Foil 3-31-21
Signature of Notary Date



ANNX2021-00004
RZC2021-00021, RZC2021-00022, RZC2021-00023, RZC2021-00024, RZC2021-00025
Received: April 5, 2021
Planning and Development Department



LAWRENCEVILLE

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Signature of Applicant

3.30.21

Date

Signature of Owner

3.30.21

Date

*Rahima Sandhya

Print Name of Applicant

3.30.21

Date

*Rahime Sandhya

Print Name of Owner

3.30.21

Date

Signature of Notary Public

3.30.21

Date

Stamp:



ANNX2021-00004

RZC2021-00021, RZC2021-00022,

RZC2021-00023, RZC2021-00024 & RZC2021-00025

Received: April 5, 2021

Planning and Development Department



LAWRENCEVILLE

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

ANNX2021-00004

RZC2021-00021, RZC2021-00022,

RZC2021-00023, RZC2021-00024 & RZC2021-00025

Received: April 5, 2021

Planning and Development Department

054835 PG0628

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2016 DEC 29 PM 12: 33

RICHARD ALEXANDER, CLERK

310349

Return Recorded Document to
STELL, SMITH & MATTISON, P C
485 South Perry Street, Suite A
Lawrenceville, GA 30046
FILE # L16-412A

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

PT-61 # 67-2016-033713
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 0
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

THIS INDENTURE made this 9th day of December, 2016, between Al Turab LLC of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and ISZ LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

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

Parcel One: Marathon Blvd.

ALL THAT TRACT or parcel of land lying and being in Land Lot 35 of the 7th District of Gwinnett County, Georgia, being shown as Lot 1A, Block "B" of Arbor Business Park, as shown on a Plat of Survey recorded in Plat Book 75, Page 290, Gwinnett County, Georgia Records, and more particularly described according to said plat as follows:

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, begin at the point of intersection of the southerly right of way line of Marathon Boulevard (a 100-foot right of way) with the westerly right of way line of Marathon Parkway, if the rights of way were extended to form a point of intersection instead of a miter; running thence South 01 degree 58 minutes 17 seconds West a distance of 20.00 feet to a point on the west right of way line of Marathon Parkway, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, running thence South 01 degree 58 minutes 17 seconds West and continuing along said right of way line a distance of 32.97 feet to a point; running thence southeasterly and continuing along said right of way line and following a curve to the left an arc distance of 30.22 feet, said curve having a radius of 262.20 feet and a chord bearing and distance of South 01 degrees 19 minutes 48 seconds East 30.20 feet to a point; thence leaving said right of way line, run South 57 degrees 47 minutes 59 seconds West a distance of 393.06 feet to a point; thence North 33 degrees 35 minutes 57 seconds West a distance of 126.90 feet to a point located on the southeasterly right of way line of Marathon

ANNX2021-00004

0122264

67-2016-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025

Received: April 5, 2021

Planning and Development Department

Document4

8K54835 PG0629

Boulevard; running thence North 50 degrees 06 minutes 31 seconds East along said right of way line a distance of 209.07 feet to a point; running thence northeasterly and continuing along said right of way line and following a regular curve to the right an arc distance of 173.79 feet to a point, said arc having a radius of 238.71 feet and a chord bearing and distance of North 70 degrees 57 minutes 55 seconds East 169.98 feet; running thence South 88 degrees 10 minutes 36 seconds East and continuing along said right of way line a distance of 62.89 feet to a point; thence South 43 degrees 06 minutes 10 seconds East a distance of 28.25 feet to the true place or point of beginning.

Parcel Two: Rockbridge Road

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 169 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows: **BEGINNING** at a point on the northern right-of-way of Rockbridge Road (80 foot R/W) a distance of 438 feet westerly from the intersection of the north right-of-way of Rockbridge Road and the east line of Land Lot 169; thence North 9 degrees 00 minutes 00 seconds East a distance of 10.01 feet to the true **POINT OF BEGINNING** on the northern right-of-way (90 foot R/W) of Rockbridge Road (as widened); running thence North 83 degrees 37 minutes 10 seconds West a distance of 115.0 feet along the northern right-of-way of Rockbridge Road to an iron pin; running thence North 9 degrees 00 minutes 00 seconds East a distance of 390.0 feet to an iron pin; running thence South 81 degrees 31 minutes 45 seconds East a distance of 165.93 feet to an iron pin; running thence South 37 degrees 40 minutes 49 seconds West a distance of 81.95 feet to an iron pin; running thence South 15 degrees 24 minutes 01 second West a distance of 105.0 feet to an iron pin; running thence South 9 degrees 00 minutes 00 seconds West a distance of 210.40 feet to an iron pin and the true **POINT OF BEGINNING**.

TAX MAP NO. 6-169-143

This Deed is given subject to all easements and restrictions of record

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written

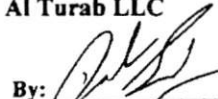
Signed, sealed and delivered in presence of


Witness


Notary Public
[Notary Seal]

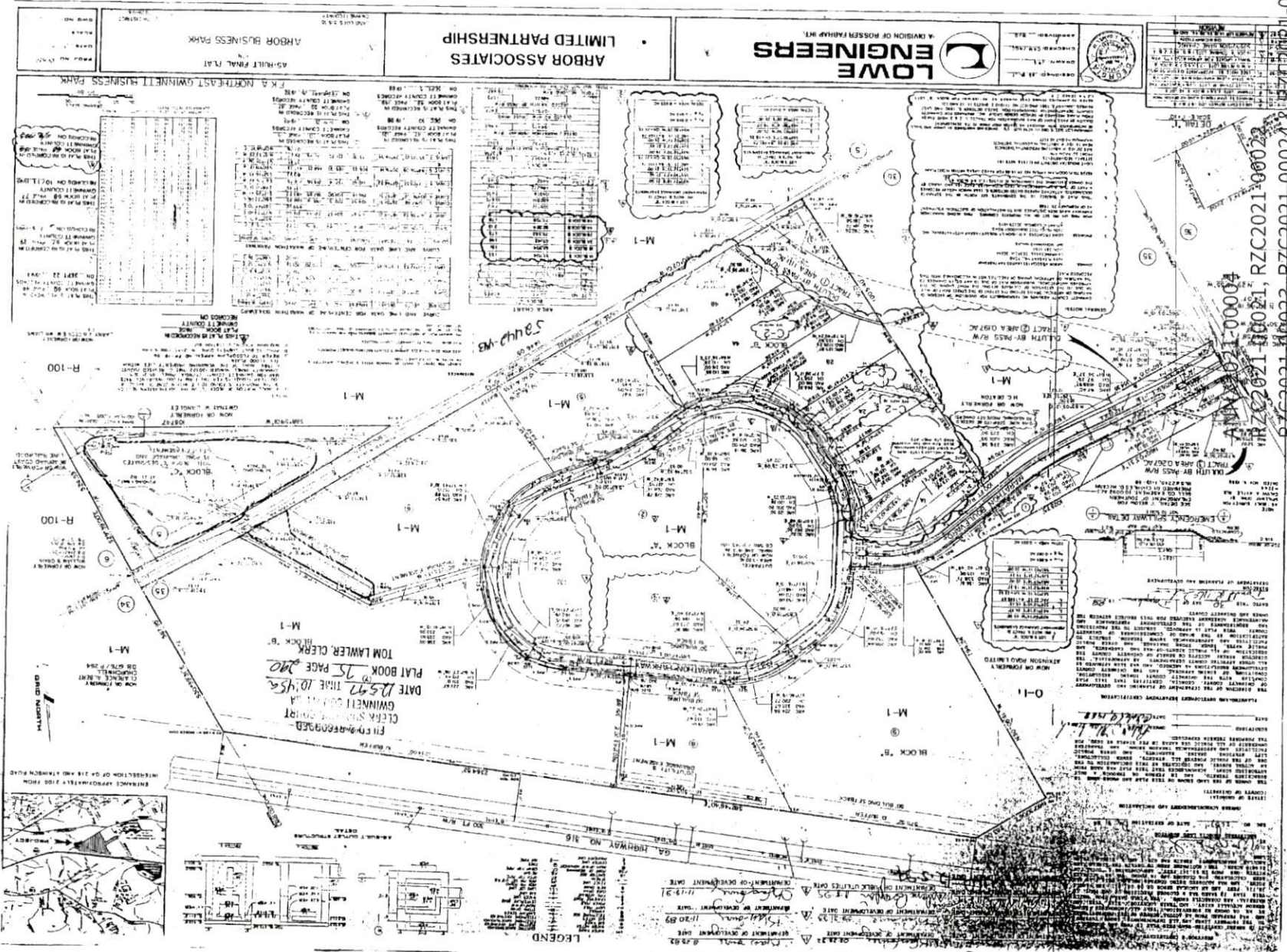


Al Turab LLC

By:  (SEAL)
Raheel Sohani, Member

ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

Document4



ANNEX 2021-00004
RZC2021-00021, RZC2021-00022, RZC2021-00023, RZC2021-00024, RZC2021-00025

Received: April 5, 2021
Planning and Development Department

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

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

<u>PRESENT</u>	<u>VOTE</u>
<u>David 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 request to amend the Official Zoning Map of Council Member Roche, seconded by Mayor Pro Tem Jones, which carried 5-0, the following ordinance was adopted:

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to amend the Official Zoning Map from Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District) by Sugarloaf Marathon, LLC; for the proposed use of an General Business Uses 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 June 21st, 2021 and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 21st day of June, 2021, that the aforesaid application to amend the Official Zoning Map from Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District) is hereby APPROVED.

Approval as BG (General Business District), subject to the following enumerated conditions:

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

- A. Uses permitted in the BG (General Business District).
- B. Current uses shall be considered legal nonconforming if they do not meet the 2020 City of Lawrenceville Zoning Ordinance standards. In the case the current uses cease, the property shall come into compliance.

A handwritten signature in black ink, appearing to read "David R. Still", written over a horizontal line.

David R. Still, Mayor

Date Signed: 7/27/2021

ATTEST:

A handwritten signature in black ink, appearing to read "Karen Pierce", written over a horizontal line.

Karen Pierce, City Clerk



LAWRENCEVILLE

GWINNETT METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE 4-29-20

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of B6

Address of Property to be annexed: 4855 Sugarloaf Parkway, Lawrenceville, GA

Area: .81 acres or 35,284 square feet.

Tax Map Number: R7035-037

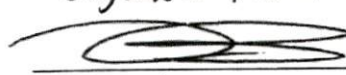
Owners of Property: Sugarloaf Marathon, LLC

Address if different from Property: 1505 Lakes Pkwy, Suite 190 Phone: 678-689-0397
Lawrenceville, GA 30043

Applicant Name and Address: Sugarloaf Marathon, LLC Phone: 678-689-0397
1505 Lakes Pkwy, Suite 190
Lawrenceville, GA 30043

Sugarloaf Marathon, LLC

Signature of Applicant manager Date 4-29-20

Sugarloaf Marathon, LLC

Signature of Owner manager Date 4-29-20

Richard Surpe, manager 4-29-20
Print Name of Applicant Date

Richard Surpe, manager 4-29-20
Print Name of Owner Date

Gale Marie Puck april 29, 2020
Signature of Notary Date

Gale Marie Puck april 29, 2020
Signature of Notary Date



ANX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department



LAWRENCEVILLE

GWINNETT COUNTY, GEORGIA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, Title 36, Chapter 67A, Official Code of Georgia Annotated. The following questions must be answered.

Have you, within the last four years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Lawrenceville City Council, a member of the Planning and Zoning Commission or a member of the Zoning Board of Appeals, a member of the Planning Department, or any other government officials who will consider the application?

_____ YES X NO

If yes, please complete the following section:

Name and Official Position of Government Official(s):

Please list the Date and Amount of Contribution(s) (list all which aggregated \$250.00 or more):

Sugarbush Marathon, LLC
[Signature] Manager
Signature of Applicant

4-29-20
Date

Richard Swice, Manager
Print Name of Applicant

Signature of Applicant's Attorney or Representative

Print Name of Applicant's Attorney or Representative

ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department



LAWRENCEVILLE

GWINNETT • METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Sugarloaf Marathon, LLC

Signature of Applicant Manager Date 4-29-20

Sugarloaf Marathon, LLC

Signature of Owner Manager Date 4-29-20

Richard Swope, Manager
Print Name of Applicant Date 4-29-20

Richard Swope, Manager
Print Name of Owner Date 4-29-20

Gale Marie Pride
Signature of Notary Public Date April 29, 2020

Stamp:



ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

BK55470 PG0340

BK55087 PG0235

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2017 MAY -1 PM 4: 08

RICHARD ALEXANDER, CLERK

PT-61 # 67-2017-010580
GWINNETT CO GEORGIA
REAL ESTATE TRANSFER TAX
\$ 200.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

303883

308563-66

AFTER RECORDING, RETURN TO:

Thomas J. Andersen
ANDERSEN, TATE & CARR, P.C.
One Sugarloaf Centre, Suite 4000
1960 Satellite Boulevard
Duluth, GA 30097
File #026464.070001 MT

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made the 28th day of April, 2017, between

GWINNETT COUNTY HABITAT FOR HUMANITY, INC., a Georgia corporation

as party or parties of the first part, hereinafter called Grantor, and

SUGARLOAF MARATHON, LLC, a Georgia limited liability company

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

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

All that tract or parcel of land lying and being in the Land Lot 35 of the 7th District, Gwinnett County, Georgia, as more particularly described in Exhibit "A" attached hereto and by reference made a part hereof.

Said property is conveyed subject to the permitted title exceptions as described on Exhibit "B" attached hereto and by reference made a part hereof.

0097608

ANNX2021-00004

0039408

2021-00021, RZC2021-00022,

RZC2021-00023, RZC2021-00024 & RZC2021-00025

Received: April 5, 2021

Planning and Development Department

20
16

This document is being re-recorded to add the corporate seal.

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
17 OCT 18 PM 4: 06
RICHARD ALEXANDER, CLERK

BK55470 PG0341

BK55087 PG0236

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor.

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

GRANTOR:

Signed, sealed and delivered in
in the presence of:

Samp Correll
Unofficial Witness

Maree E. Thomas
Notary Public



GWINNETT COUNTY HABITAT FOR
HUMANITY, INC., a Georgia corporation

By: *Brent Bohanan* (SEAL)
Brent Bohanan, Executive Director



ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

BK55470 PG0342

BK55087 PG0237

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 35 OF THE 7TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SUGARLOAF PARKWAY (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARATHON BOULEVARD (HAVING A 100 FOOT WIDE RIGHT-OF-WAY) IF THE RIGHT-OF-WAY LINES WERE EXTENDED TO FORM A POINT OF INTERSECTION RATHER THAN A MITER AND ALONG SAID EXTENDED SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARATHON BOULEVARD NORTH 62 DEGREES 57 MINUTES 15 SECONDS EAST A DISTANCE OF 123.88 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARATHON BOULEVARD; THENCE ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARATHON BOULEVARD THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 62 DEGREES 57 MINUTES 15 SECONDS EAST A DISTANCE OF 183.32 FEET TO A POINT, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,001.99 FEET, AN ARC LENGTH OF 11.54 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 62 DEGREES 38 MINUTES 29 SECONDS EAST AND A CHORD DISTANCE OF 11.54 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR) AT THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARATHON BOULEVARD THE FOLLOWING TWO COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,001.99 FEET, AN ARC LENGTH OF 214.84 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 56 DEGREES 09 MINUTES 04 SECONDS EAST AND A CHORD DISTANCE OF 214.43 FEET TO A POINT; THENCE NORTH 50 DEGREES 00 MINUTES 34 SECONDS EAST A DISTANCE OF 59.71 FEET TO A MASONRY NAIL FOUND IN A PRIVATE ASPHALT DRIVE; THENCE DEPARTING THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARATHON BOULEVARD SOUTH 33 DEGREES 35 MINUTES 12 SECONDS EAST A DISTANCE OF 310.91 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 79 DEGREES 15 MINUTES 21 SECONDS WEST A DISTANCE OF 187.38 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 11 DEGREES 27 MINUTES 24 SECONDS EAST A DISTANCE OF 20.28 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 79 DEGREES 27 MINUTES 07 SECONDS WEST A DISTANCE OF 215.82 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 27 DEGREES 36 MINUTES 40 SECONDS WEST A DISTANCE OF 7.76 FEET TO THE POINT OF BEGINNING

SAID TRACT OR PARCEL OF LAND CONTAINS 0.961 ACRE (BEING 41,872 SQUARE FEET) INCLUDING ALL EASEMENTS.

ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

BK55470 PG0343 BK55087 PG0238

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. All taxes for the year 2017 and subsequent years, not yet due and payable.
2. Subject to all matters on that certain plat recorded at Plat Book 50, Page 18, Gwinnett County, Georgia records.
3. Declaration of Protective Covenants for Northeast Business park, dated October 6, 1988, recorded October 24, 1988, in Deed Book 5168, Page 165, aforesaid records; and as amended by that certain First Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park, dated October 1, 1989, recorded October 27, 1989, in Deed Book 5730, Page 71, aforesaid records.
4. Easement from H. C Deaton to Georgia Power Company, dated June 20, 1946, recorded July 19, 1946, in Deed Book 77, Page 504, aforesaid records.
5. Easement from H. C. Deaton and Ruby Paden Deaton to W.H. Hughes, his heirs and assigns, dated July 12, 1955, recorded July 14, 1955, in Deed Book 119, Page 578, aforesaid records.
6. Easement from H. C. Deaton to Georgia Power Company, dated November 17, 1959, recorded December 1, 1959, in Deed Book 156, Page 130, aforesaid records.
7. Easement from B.L. Greason to Georgia Power dated June 19, 1946, recorded July 19, 1946, in Deed Book 77, Page 510, aforesaid records.
8. Easement from Hayes Microcomputer Products, Inc. to Jackson Electric Membership Corporation, dated March 1, 1993, recorded August 20, 1993, in Deed Book 9215, Page 271, aforesaid records.
9. Reciprocal Easement Agreement between Hayes Microcomputer Products, Inc., and QuikTrip Corporation, dated April 25, 1995, recorded April 27, 1995, in Deed Book 11253, Page 323, aforesaid records; and as amended by that certain Amendment to Reciprocal Easement Agreement dated June 6, 1995, recorded June 27, 1995, in Deed Book 11421, Page 131, aforesaid records; and as further amended by that certain Agreement and Second Amendment to Reciprocal Easement Agreement dated February 8, 2000, recorded February 9, 2000, in Deed Book 20008, Page 136, aforesaid records.
10. Easement Agreement between Hayes Microcomputer Products, Inc., and QuikTrip Corporation, dated September 12, 1995, recorded October 5, 1995, in Deed Book 11813, Page 160, aforesaid records.
11. Interparcel Grading and Fill and Reciprocal Easement Agreement between Hayes Microcomputer Products, Inc., and Arbor Associates Limited Partnership, dated August 16, 1995, recorded August 21, 1995, in Deed Book 11635, Page 62, aforesaid records; and as amended by that certain Easement Agreement and First Amendment to Interparcel Grading and Fill and Reciprocal Easement Agreement among Scientific-Atlanta, Inc., Arbor Associates Limited Partnership, Kindercare Real Estate Corp, PNC Commercial Corp, Ace

ANNX2021-00004

RZC2021-00021, RZC2021-00022,

RZC2021-00023, RZC2021-00024 & RZC2021-00025

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: BK55470 PG0344

BK55087 PG0239

Hardware Corporation, Arbor Business Park Owners Association, Inc., the Architectural Review Committee of the Association, and Webster Holdings Corporation, dated February 8, 1999, recorded February 9, 2000, in Deed Book 20008, Page 168, aforesaid records.

12. Declaration of Covenants, Conditions and Restrictions, dated July 17, 1996, recorded July 17, 1996, in Deed Book 12959, Page 95, aforesaid records.

2903665_1.DOC

ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

MAYOR AND COUNCIL

CITY OF LAWRENCEVILLE, GEORGIA

ORDINANCE

READING AND ADOPTION:

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

PRESENTVOTEDavid Still, MayorYESVictoria Jones, Mayor Pro TemYESBob Clark, Council MemberYESGlenn Martin, Council MemberYESKeith Roche, Council MemberYES

On motion to approve the request to amend the Official Zoning Map of Council Member Roche, seconded by Mayor Pro Tem Jones, which carried 5-0, the following ordinance was adopted:

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to amend the Official Zoning Map from Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District) by Octavian Group, LLLP; for the proposed use of an General Business Uses 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 June 21st, 2021 and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 21st day of June, 2021, that the aforesaid application to amend the Official Zoning Map from Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business District) is hereby APPROVED.

Approval as BG (General Business District), subject to the following enumerated conditions:

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

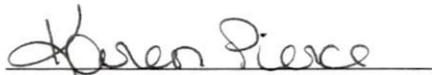
- A. Uses permitted in the BG (General Business District).
- B. Current uses shall be considered legal nonconforming if they do not meet the 2020 City of Lawrenceville Zoning Ordinance standards. In the case the current uses cease, the property shall come into compliance.

A handwritten signature in black ink, appearing to read "David R. Still", written over a horizontal line.

David R. Still, Mayor

Date Signed: 7/22/2021

ATTEST:

A handwritten signature in black ink, appearing to read "Karen Pierce", written over a horizontal line.

Karen Pierce, City Clerk



LAWRENCEVILLE

Date Received _____ Case File #: _____

City of Lawrenceville
Planning and Development Department
70 S. Clayton Street
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: PLANNING.ANDZONING@LawrencevilleGA.Org

APPLICATION FOR ANNEXATION

DATE _____

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of C-2

Address of Property to be annexed: 4875 Sugarloaf Pkwy., Lawrenceville, GA. 30046

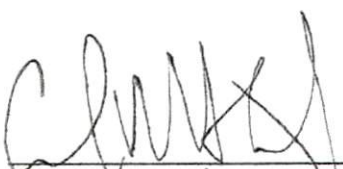
Area: 0.97 acres or _____ square feet

Tax Map Numbers: R7035-084

Owners of Property: Octavian Group LLLP

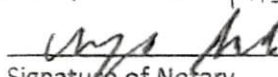
Address if different from Property: P.O. Box 422627
Atlanta, GA. 30342

Applicant Name and Address: Carl R Harttrampf, III Phone: 404-213-9177
P.O. Box 422627
Atlanta, GA. 30342

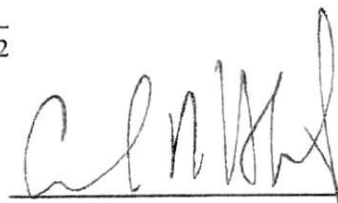

Signature of Applicant _____ Date 1/6/21


Print Name of Applicant _____ Date 1/6/21

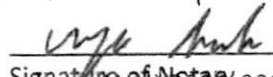
Carl R Harttrampf, III


Signature of Notary _____ Date 01/06/2021




Signature of Owner _____ Date 1/6/21

Print Name of Owner _____ Date
Octavian Group LLLP


Signature of Notary _____ Date 01/06/2021

ANNEX 2021-000021
RZC2021-000021, RZC2021-000022,
RZC2021-000023, RZC2021-000024 & RZC2021-000025
Received: April 5, 2021
Planning and Development Department





LAWRENCEVILLE

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department



LAWRENCEVILLE

Lawrenceville, Georgia

City of Lawrenceville Planning Department

P.O. Box 2200

Lawrenceville, GA 30046

Phone: 678-407-6583

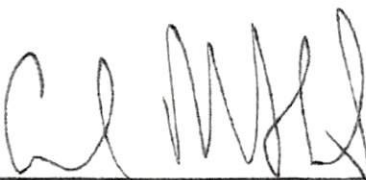
E-Mail: Planning@lawrencevillega.org

Date Received _____

Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

 1/6/21

Signature of Applicant

Date

 1/6/21

Signature of Owner

Date

Carl R. Hentropff III

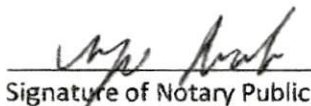
Print Name of Applicant

Date

Octavian Group LLC

Print Name of Owner

Date



Signature of Notary Public

ms
01/06/2021

Date

Stamp:



ANNX2021-00004

RZC2021-00021, RZC2021-00022,

RZC2021-00023, RZC2021-00024 & RZC2021-00025

Received: April 5, 2021

Planning and Development Department

DEED B: 56473 P: 00707

03/20/2019 11:13 AM Pgs: 5 Fees: \$18.00

TTax: \$2,771.80

Richard T. Alexander, Jr., Clerk of Superior Court
Gwinnett County, GA

PT-61 #: 0672019006178

ERECORDED

eFile Participant IDs: 7702621529,

The space above this line is reserved for the use of the Clerk of the Superior Court

After recording, return to:

Gwinnett County Tax Parcel Nos.

R7035-047 and R7035-037

Specialized Title Services, Inc.

Attn: Charles Gioino, Esq.

6133 Peachtree Dunwoody Rd.

Atlanta, Georgia 30328

STS File No. 1065.0185(O)(R)

STATE OF GEORGIA

WINNETT COUNTY

LIMITED WARRANTY DEED

THIS INDENTURE, made on the date set forth on the signature page hereof below, between SUGARLOAF MARATHON, LLC, a Georgia limited liability company (herein called "Grantor"), and OCTAVIAN GROUP, L.L.P. a Georgia limited liability limited partnership, and (herein called "Grantee"); the words "Grantor" and "Grantee" to include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.

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

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

This instrument, and the warranty of title contained herein, are made expressly subject to the items set forth on Exhibit "B", attached hereto and made a part hereof.

Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

ANNX2021-00004

RZC2021-00021, RZC2021-00022,

RZC2021-00023, RZC2021-00024 & RZC2021-00025

Received: April 5, 2021

Planning and Development Department

IN WITNESS WHEREOF, the aforesaid Grantor has caused its duly authorized and empowered representative to sign and seal this instrument on behalf of Grantor, this 28th day of March, 2019.

Signed, sealed and delivered in the presence of:

Emily Burnett
Unofficial Witness

Unaru E Thomas
Notary Public
My Commission Expires: 5-9-2022

GRANTOR:

SUGARLOAF MARATHON, LLC, a Georgia limited liability company

By: *[Signature]* (L.S.)
Richard Swope
Its: Manager



ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department

EXHIBIT "A" TO LIMITED WARRANTY DEED

Tract Description of Premises

All that tract or parcel of land lying and being in Land Lot 35 of the 7th District, Gwinnett County, Georgia and being more particularly shown and described as "Parcel 2" by that certain plat of survey entitled "Final Plat for Sugarloaf Place" prepared for Sugarloaf Marathon, LLC by SCI Development Services, Project No. 53063, having a plat date of March 30, 2018 and bearing the signature and seal of John A. Steerman, Georgia R.L.S. seal no. 2576 and a signature date of October 1, 2018, said plat being recorded on October 9, 2018 at 03:14 p.m., and recorded in Plat Book 00143, page 00115, Gwinnett County, Georgia records.

ANNX2021-00004
RZC2021-00021, RZC2021-00022,
RZC2021-00023, RZC2021-00024 & RZC2021-00025
Received: April 5, 2021
Planning and Development Department



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # ANN2021-00004

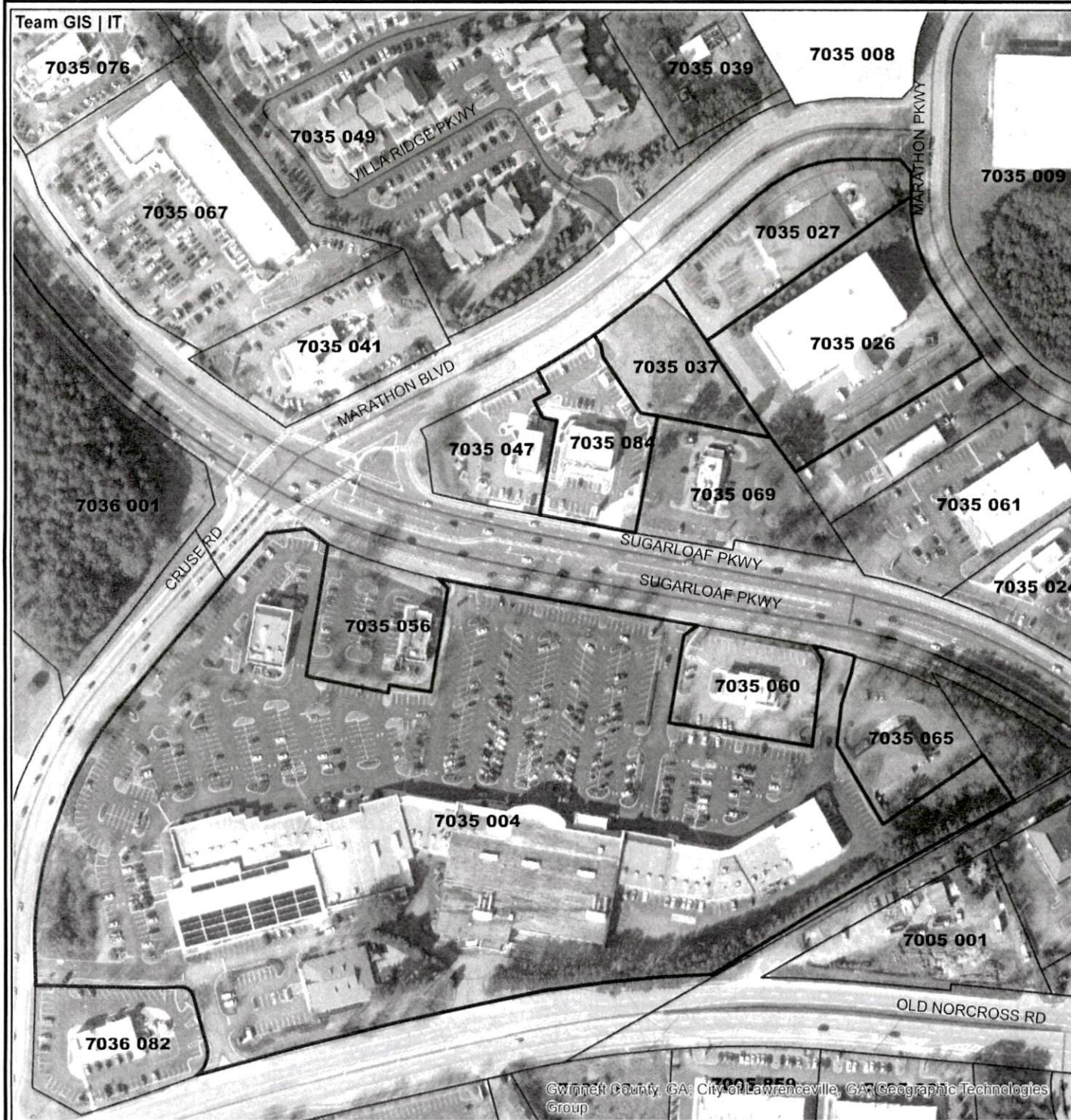
Legend

-  Subject Properties
-  Roads
-  City of Lawrenceville Boundary
-  Parcels



0 435 870 1,740 FT

Team GIS | IT



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # ANN2021-00004

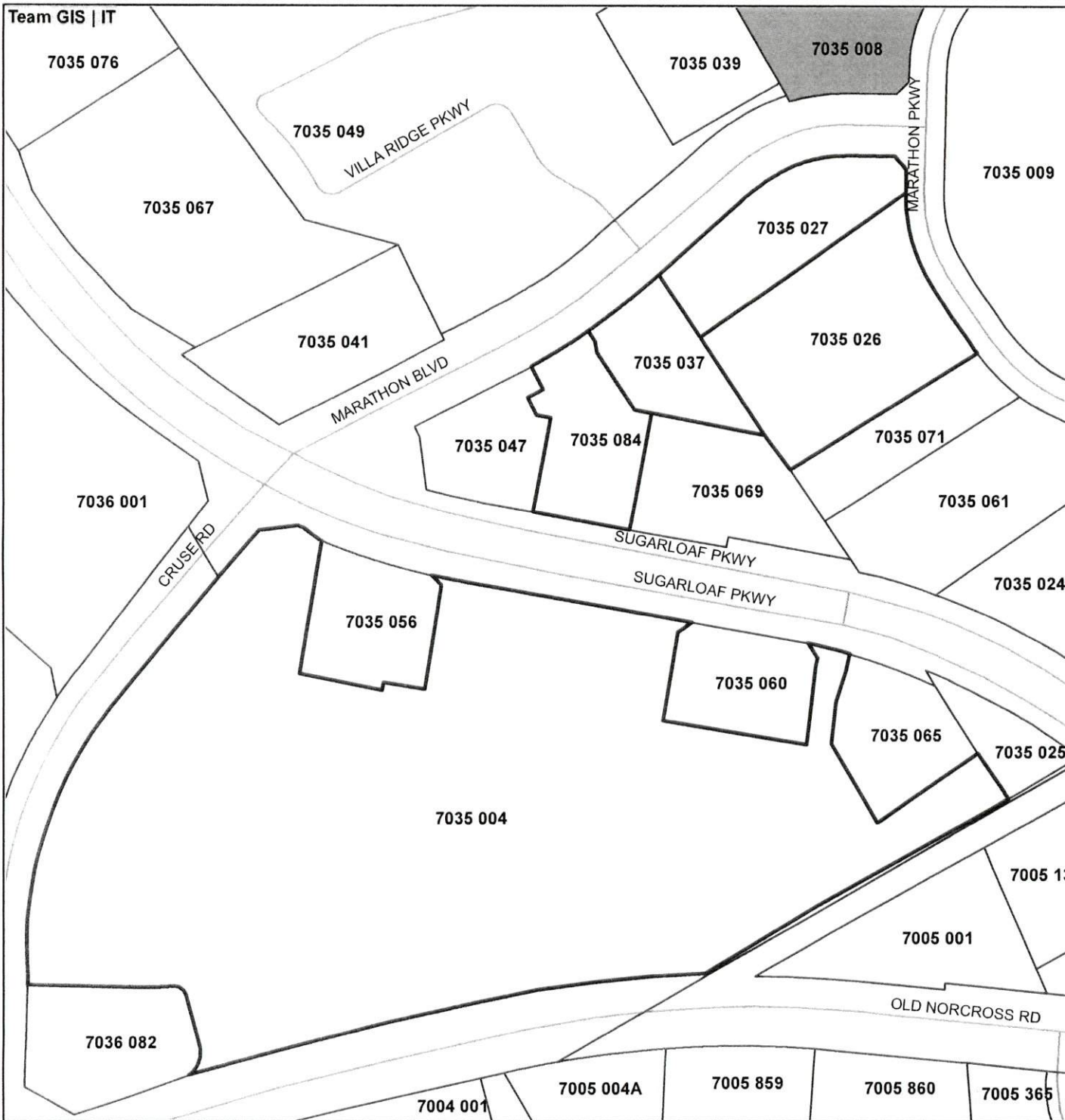
Legend

-  Subject Properties
-  Parcels
-  City of Lawrenceville Boundary
-  Roads



0 120 240 480 FT

Team GIS | IT



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # ANN2021-00004

Legend

Subject Properties

Parcels

Zoning Districts

LM Light Manufacturing

Roads



0 120 240 480 FT

ORDINANCE ORD-2021-7

**AN ORDINANCE TO AMEND ARTICLE I OF CHAPTER 32
OF THE CODE OF THE CITY OF LAWRENCEVILLE,
GEORGIA REGARDING PUBLIC PROPERTIES**

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

By amending Article I of Chapter 32 by deleting the current sections 32-1 – 32-18. - Reserved in their entirety and inserting in lieu thereof, the following:

Section 32-1. - Sale of parcels of property too small to be used independently.

The City Council is hereby authorized to sell and convey parcels of property owned by the City which are narrow strips of land so shaped or so small as to be incapable of being used independently as zoned or under applicable subdivision regulations or other development ordinances or as streets whether the property is owned in fee by the City or has been obtained by grant of easement. The property may be sold to abutting owners where such sales and conveyances facilitate the enjoyment of the highest and best use of the abutting owner's property. Such sales shall not require the use of the process of an auction or solicitation of sealed bids, however, for any such sale each abutting property owner shall be notified of the availability of the property and shall have an opportunity to present a proposal of purchase for said property to the City. Upon receipt of any such proposals from any abutting property owners, the City shall be authorized to negotiate with such property owners, and the City Council shall by motion authorize the sale of such property on such terms as the City Council determines to be appropriate and in the best interest of the City.

Secs. 32-2 – 32-18. - Reserved

This Ordinance shall be effective upon its adoption by the Mayor and Council of the City of Lawrenceville.

IT IS SO ORDAINED, this 21st day of June, 2021.



David R. Still, Mayor

Attest:



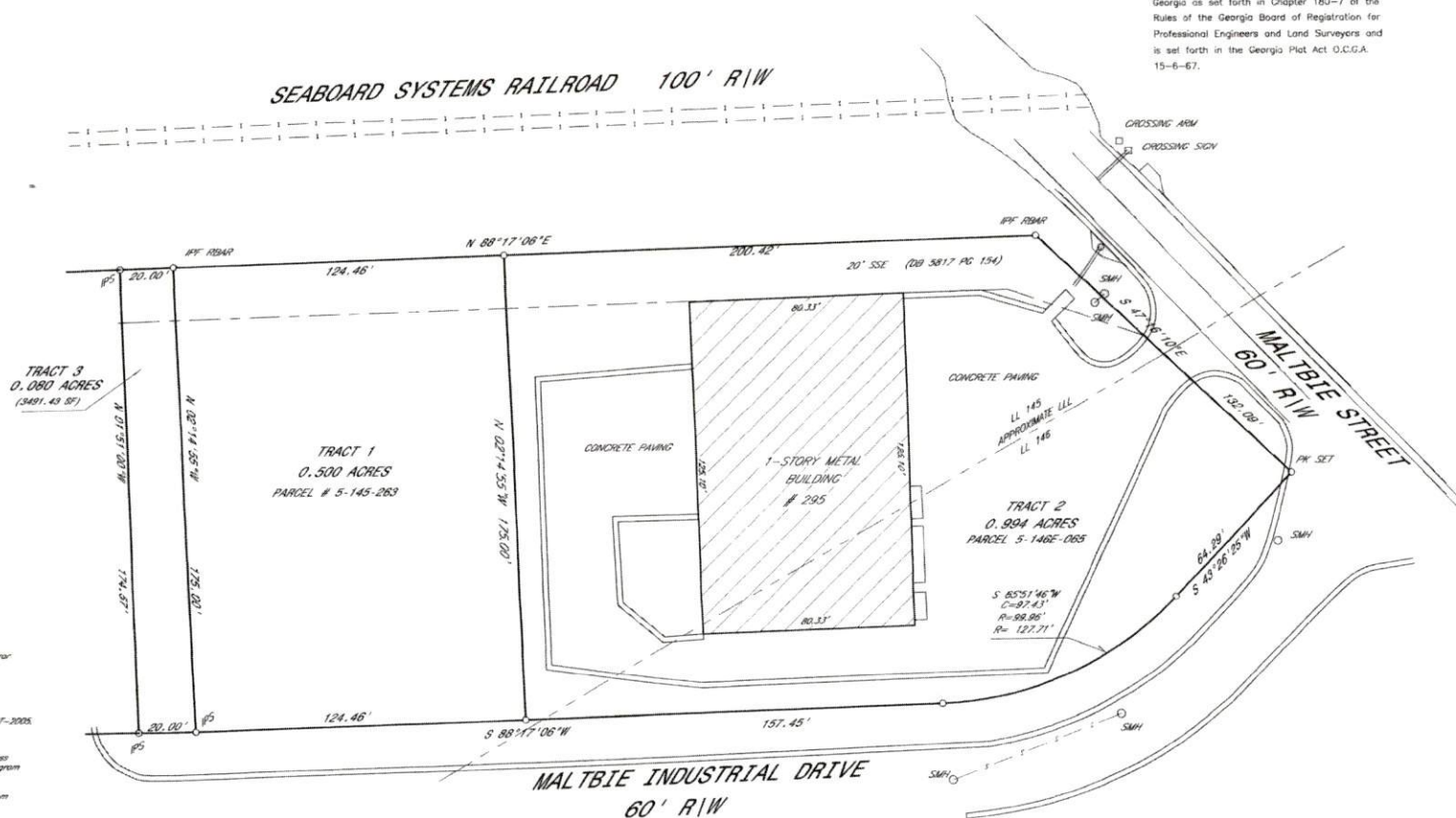
Karen Pierce, City Clerk

** LEGEND **

IPF = IRON PIN FOUND
 IPS = IRON PIN SET
 CMF = CONCRETE MONUMENT FOUND
 R/W = RIGHT OF WAY
 BL = BUILDING LINE
 LLL = LAND LOT LINE
 LL = LAND LOT
 N/T = NOW OR FORMERLY
 NTS = NOT TO SCALE
 CL = CENTER LINE
 BM = BENCH MARK
 TBM = TEMPORARY BENCH MARK
 PC = POINT OF CURVATURE
 PI = POINT OF INTERSECTION
 PT = POINT OF TANGENCY
 R = RADIUS
 CH = CHORD
 IE = INVERT ELEVATION
 -T- = TELEPHONE LINE
 -W- = WATER LINE
 -G- = GAS LINE
 -S- = SEWER LINE
 -P- = POWER LINE
 MH = MAN HOLE
 SSE = SANITARY SEWER EASEMENT
 DE = DRAINAGE EASEMENT
 CE = CONSTRUCTION EASEMENT
 CB = CATCH BASIN
 JB = JUNCTION BOX
 DI = DRAIN INLET
 HW = HEAD WALL
 FH = FIRE HYDRANT
 RCP = REINFORCED CONCRETE PIPE
 HP = HANDICAPPED PARKING



SEABOARD SYSTEMS RAILROAD 100' R/W



N.T. CITY OF LAWRENCEVILLE
 DB 12883 PG 169

GENERAL NOTES

- 1) The field data upon which this plot is based has a precision of one foot in 45,000 feet and an angular error of 3" per angle point and was adjusted using least squares.
- 2) This plot has been calculated for closure and has an accuracy of one foot in 100,000 feet.
- 3) Field equipment used for this survey was a Topcon DPT-2005.
- 4) All easements, restrictions, or encroachments to title are shown based on information supplied to M.V. Ingram Enterprises, Inc. No Certification as to the completeness or accuracy of any matters of title is made by M.V. Ingram Enterprises, Inc.
- 5) Underground utilities shown on this plot were taken from field observation and from plans by others. The exact location of all utilities should be verified by the respective utility company. M.V. Ingram Enterprises, Inc. assumes no liability as to the exact location of any underground utility. For verification contact the Utilities Protection Center Inc. 1-800-282-7411.
- 6) This survey is a correct representation of the land plotted and has been plotted in conformity with the minimum standards of Georgia law. It does not intend to indicate ownership of any parcel or easement, this information should be verified by an attorney licensed by the state of Georgia.
- 7) Said described property is located within an area having a Flood Designation of the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 17150C0073F, dated 9-29-2008.
- 8) This property may be subject to easements, rights of way, reservations or restrictions, which are not recorded or not disclosed by the title policy or otherwise unknown to the surveyor. Exception is taken to any such items.
- 9) Survey references: 1) Survey for G. Michael Owen, dated 4-30-82, Pg. 43, 68-1
2) Survey for Robert Hill & Associates, dated 12-12-88, Pg. 47, 282

BOUNDARY SURVEY FOR:

693H20, LLC

LL 145 & 146 5TH DISTRICT

GWINNETT COUNTY GEORGIA

CITY OF LAWRENCEVILLE

1"= 30' JN2789-16 1-11-16

FIELD SURVEY 1-8-16

REVISED 5-18-21 (ADD TRACT 3)

1.574 ACRES TOTAL

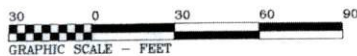
M. V. INGRAM ENTERPRISES, INC.

LAND SURVEYING AND PLANNING

125 GENERALS PLACE

CANTON, GEORGIA 30114

(770) 963-4801



L E G A L D E S C R I P T I O N

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

Beginning at an iron pin on the northerly right of way of Maltbie Industrial Drive (60' R\W) a distance of 446.16' westerly of the southwesterly right of way of Maltbie Street (60' R/W);

THENCE South 88 degrees 18 minutes 29 seconds West for a distance of 20.00' feet along the northerly right of way of Maltbie Industrial Drive to an iron pin;

THENCE North 01 degrees 51 minutes 00 seconds West for a distance of 174.57' feet to an iron pin on the southerly right of way of Seaboard Systems Railroad (100' R\W);

THENCE North 88 degrees 17 minutes 06 seconds East for a distance of 20.00' feet along said right of way to an iron pin;

THENCE South 01 degrees 51 minutes 00 seconds East for a distance of 174.58' feet to an iron pin on the northerly right of way of Maltbie Industrial Drive and the Point Of Beginning.

Said property contains 0.080 acres (3491.43 SF) more or less.

AGREEMENT FOR USE
OF PROPERTY AT WATER WORKS ROAD BY LAWRENCEVILLE LION'S CLUB

WHEREAS, Lawrenceville Lions Club, Inc., (hereinafter "TENANT") seeks to use the property at Water Works Road, Lawrenceville, Georgia, Tax Parcel R5175 031, portion (hereinafter "the Subject Property"), which is attached hereto and incorporated herein as Exhibit A by reference, and desires to use the Subject Property for meeting purposes; and

WHEREAS, the former ground lease dated May 1, 1999 with the Lawrenceville Lions Club was for use of the underlying real property to build a Boy Scout Hut for exclusive use of Boy Scout Troop 54; and

WHEREAS, based on the terms of the prior lease, once the property stopped being used by Boy Scout Troop 54 due to the Troop disbanding, the Lions Club conveyed a quit-claim deed relinquishing any ownership in the Subject Property to the CITY OF LAWRENCEVILLE, GEORGIA (hereinafter "CITY"); and

WHEREAS, TENANT currently desires to utilize the Subject Property for meetings twice per month and has requested that TENANT be permitted to use a portion of the Subject Property for meeting space; and

WHEREAS, TENANT and CITY desire to memorialize the terms and conditions of TENANT utilizing a portion of the Subject Property in a written document.

NOW THEREFORE in consideration of the transfer of the Subject Property from TENANT to CITY as referenced above, the payment of One Dollar the receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration, TENANT and CITY hereby agree as follows:

1. TENANT shall have the right to use the Subject Property, rent free, through and until August 31, 2021. Beginning September 1, 2021, rent shall be paid by TENANT at the rate of Ten Dollars (\$10) per month. It is agreed that either party may terminate this agreement on 30 days' notice to the other in writing. This agreement shall be a month to month use of the Subject property. Notice to the TENANT shall be delivered to:

Mr. Pete Stamsen, President
Lawrenceville Lions Club
2343 Cedar Valley Ct.
Lawrenceville, Georgia 30043

Notice to the CITY shall be delivered to:

Mr. Chuck Warbington, City Manager
P.O. Box 2200
Lawrenceville, Georgia 30046

TENANT shall be responsible for garbage collection and generally leaving the facility clean with the TENANT's use of the Subject Property. TENANT agrees to carry at its own expense public liability insurance covering the Premises and TENANT's use thereof, in a form reasonably satisfactory to CITY with minimum of \$1,000,000.00 on account of bodily injuries to and death of more than one person as a result of any one accident or disaster and to deposit said policy or policies (or certificates thereof) with CITY prior to the date of any use or occupancy of the Premises by TENANT; said policy shall protect TENANT and CITY, as their interest may appear (including but not limited to naming CITY as an additional insured party).

2. The CITY shall be responsible for maintaining property and liability insurance on the Subject Property and structures thereon, but shall not be responsible for maintaining any insurance on any personal property or contents belonging to TENANT. TENANT shall be responsible for obtaining renters' insurance or other appropriate insurance if TENANT desires for personal property and contents to be insured during time of use. In the event of fire or other casualty or such other governmental ordinance, rule regulation or law that renders the Subject Property uninhabitable, the right of TENANT to use the Subject Property shall terminate immediately and the CITY shall have the right to immediate possession of the Subject Property.

3. Should TENANT fail to vacate use of the Subject Property on or before any date of termination given in compliance with this rental, the CITY shall have the right to immediate possession of the Subject Property. Should TENANT not have vacated the Subject Property on or before such date and time, TENANT shall be considered a TENANT at sufferance and may be immediately removed from the premises. Any property of TENANT remaining on the subject property as of such date and time, shall be considered abandoned, and the CITY shall have the right to remove the property and dispose of said property in any manner deemed appropriate, and shall owe absolutely no duty to TENANT regarding the abandoned property.

4. CITY shall be responsible for maintenance and utilities of the facility at the CITY's discretion with the intent to have a clean, well-maintained facility for community use.

5. CITY shall own and operate the facility as the CITY best decides and is in no way obligated to Lions Club beyond providing meeting space twice per month. Nothing prevents the Lions Club and City to agree to other uses of the facility from time to time.

6. CITY may use or allow other entities to use the facility at the CITY's sole discretion. Anyone using the facility will be responsible for keeping the facility clean and damage free.

7. TENANT shall not sublet, assign, or otherwise convey the right to use the Subject Property to any person, individual, corporation, partnership, association or other legal entity.

8. Indemnity and Hold Harmless. TENANT shall indemnify and save harmless the CITY from and against any and all loss, cost (including reasonable attorney's fees), damage, expense and liability in connection with any and all claims for damages as a result of injury or death of any person or property damage to any property sustained by TENANT or TENANT's guests, invitees, etc., regardless and irrespective of the cause of such claims for damages.

It is so agreed this _____ day of June 2021.

LAWRENCEVILLE LIONS CLUB

By: _____

Pete Stamsen, President

By: _____

Tom Arnette, Secretary

DATE: _____

DATE: _____

CITY OF LAWRENCEVILLE, GEORGIA

David R. Still, Mayor

By: _____

Kathryn Gibbs, Treasurer

DATE: _____

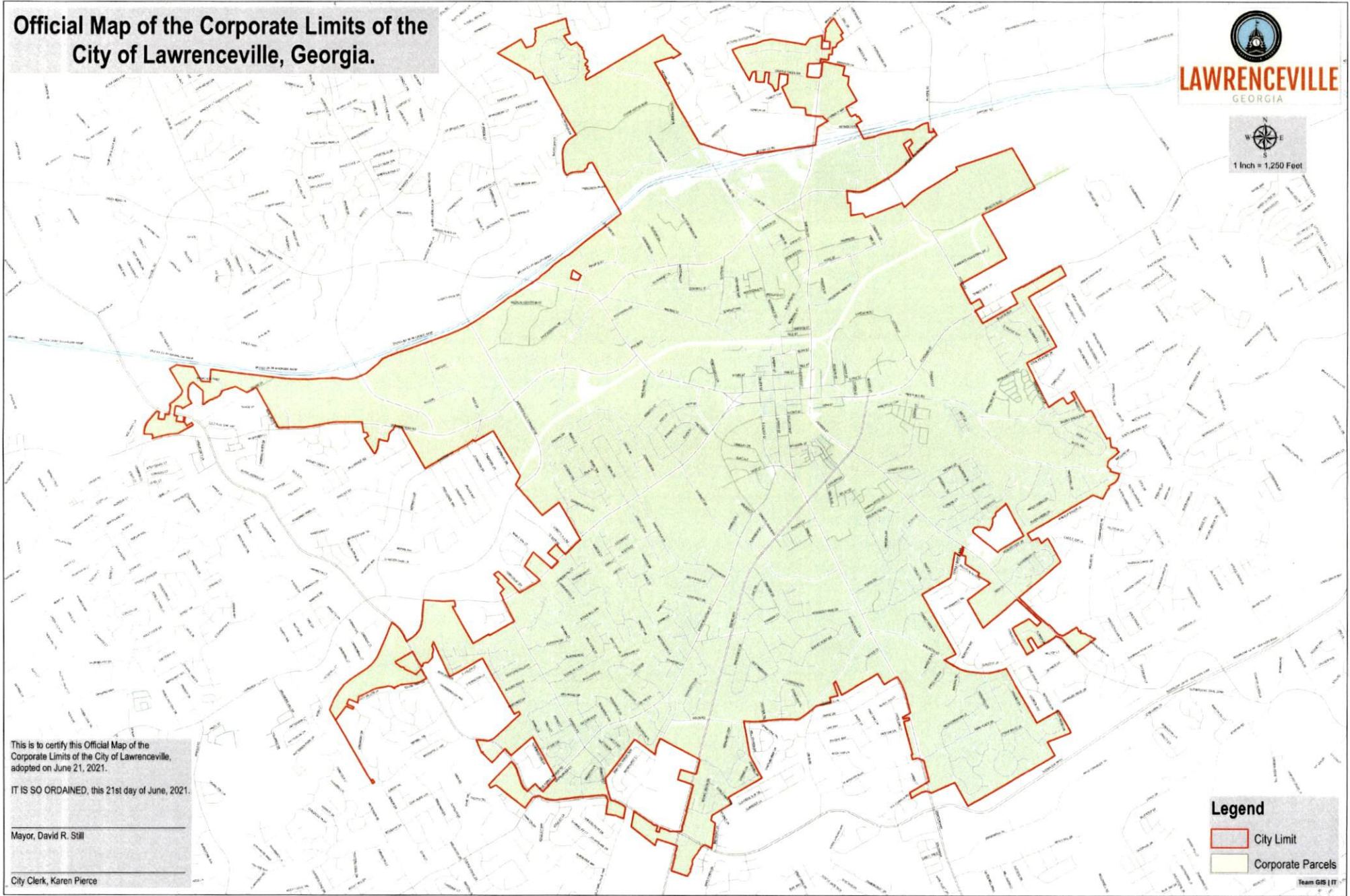
DATE: _____

ATTEST: _____

Karen Pierce, City Clerk

DATE: _____

**Official Map of the Corporate Limits of the
City of Lawrenceville, Georgia.**



This is to certify this Official Map of the
Corporate Limits of the City of Lawrenceville,
adopted on June 21, 2021.

IT IS SO ORDAINED, this 21st day of June, 2021.

Mayor, David R. Still

City Clerk, Karen Pierce

Legend

- City Limit
- Corporate Parcels

Team GIS | IT