



# LAWRENCEVILLE

## GEORGIA

### CITY COUNCIL REGULAR MEETING MINUTES

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Monday, October 07, 2019  
7:00 PM

Council Assembly Room  
70 S. Clayton St, GA 30046

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#### **Call to Order**

PRESENT

Mayor Judy Johnson

Council Member Victoria Jones

Council Member Keith Roche

Council Member David Still

Council Member Bob Clark

#### **Prayer**

Detective Josh Morris provided the invocation.

#### **Pledge of Allegiance**

Mayor Johnson led the group in the Pledge of Allegiance.

#### **Agenda Additions / Deletions**

Staff made the following recommendations at the request of the applicants. Item #23 under Public Hearing Old Business was requested to be withdrawn. Item #25 Public Hearing Old Business Old Business was requested to be tabled until the April 2020 meeting.

Motion to amend the agenda as requested made by Council Member Roche, Seconded by Council Member Clark.

Voting Yea: Mayor Johnson, Council Member Jones, Council Member Roche, Council Member Still, Council Member Clark

Motion to approve the agenda as amended made by Council Member Roche, Seconded by Council Member Clark.

Voting Yea: Mayor Johnson, Council Member Jones, Council Member Roche, Council Member Still, Council Member Clark

### **Approval of Prior Meeting Minutes**

Motion to approve the minutes listed in the agenda as amended made by Council Member Still, Seconded by Council Member Jones.

Voting Yea: Mayor Johnson, Council Member Jones, Council Member Roche, Council Member Still, Council Member Clark

1. August 5, 2019 Executive Session
2. September 4, 2019 Council Meeting
3. September 4, 2019 Executive Session
4. September 18, 2019 Special Cal
5. September 18, 2019 Work Session

### **Recognitions**

6. Police Department - Officers Phillips and Hixson

Mayor Johnson recognized Officer D. Phillips and Officer K. Hixson for letters of commendation received from citizens on each of these officers.

7. Water Department - Evan Dunaway

Mayor Johnson recognized Evan Dunaway for a letter of commendation received from a Lawrenceville citizen.

### **Announcements**

8. Gwinnett County Entrepreneur Center

Mr. Mark Farmer with the Gwinnett County Entrepreneur Center made a presentation to provide information about the program. The power point can be found in the Council agenda packet or viewed in the meeting video.

### **Public Comment**

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

Several residents of the Paper Mill Road community were present to speak about the Paper Mill pedestrian project. The residents that came forward were Maureen Terry, Vera McCalla, Calvin Terry, Justina Carroll, Bernice Serrano, Ed Kirkland, Larry Phillips, Tonya Burns, and Cindy Wynn. All residents commended the City on the work that has already been completed and provided feedback to items that they would like to see in future projects.

## **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 consent agenda as read by the City Attorney and presented in the Council agenda packet made by Council Member Roche, Seconded by Council Member Jones.

Voting Yea: Mayor Johnson, Council Member Jones, Council Member Roche, Council Member Still, Council Member Clark

9. Purchase of (70) Glock Model 17 9MM and (80) Glock 26LE 9MM firearms and Budget Amendment 211-10-07-2019
10. Lawrenceville Public Works Access Drive Project and Budget Amendment 355-10-7-2019
11. Purchase of Residential Garbage Carts on an Annual Contract
12. Purchase of Materials for GJAC Electrical Project
13. Jackson Street Three Phase Overhead to Underground Conversion Project
14. Engineering Inspections for CSX Railroad Crossings Gas Pipe Replacement Project Change Order 1
15. 2019 Annual LMIG Resurfacing Project
16. Intergovernmental Agreement [IGA] between Gwinnett County and the City of Lawrenceville regarding adding Sanitary Sewer upgrades to the City Storm Water Project located on Sims and Phillips Streets, which are located west of Grayson Highway
17. Special Events Policy Update
18. Lawrenceville Housing Authority Vertical Development Project Change Order 3
19. Extension of FFY 2018 Gwinnett Community Block Grant Subrecipient Agreement
20. Resolution to support Locally-Established Building Design Standards for Residential Dwellings
21. Resolution to Appoint Election Officers / Resolución Para Nombrar Oficiales De La Elección

## **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.

22. SU-19-12, Accessory Car Wash, Enterprise Leasing Company

Motion to accept the Resolution/Ordinance as presented for case number SU-19-12 by the City staff and also as it was emailed to us on Monday the 10th, today at 1:49 pm and also that the elevations and the site plans which were given to us at the last work session and today will be in general conformance to the plans that they presented to us made by Council Member Still, Seconded by Council Member Jones.

Voting Yea: Mayor Johnson, Council Member Jones, Council Member Roche, Council Member

Still, Council Member Clark

23. SUP2019-00016; 566 West Pike Street; Anthony Brown

This item was withdrawn during the agenda additions/deletions section of the agenda.

24. RZR2019-00002 & SUP2019-00013; 192 & 0 Paper Mill Road and 319 Springlake Road;  
International Property Consortium

Motion to accept the rezoning as presented by staff for case number RZR2019-00002 and given by email to the Council today at 1:49pm with the only change to be condition 1.E. to add..."site plan, titled Paper Mill Site Concept #3 dated, September 24, 2019, presented..." made by Council Member Still, Seconded by Council Member Roche.

Voting Yea: Council Member Jones, Council Member Roche, Council Member Still, Council Member Clark

Voting Nay: Mayor Johnson

Motion to approve the request of the applicant to withdraw SUP2019-00013 made by Council Member Clark, Seconded by Council Member Still.

Voting Yea: Mayor Johnson, Council Member Jones, Council Member Roche, Council Member Still, Council Member Clark

25. SU-18-21, Gann Enterprises Inc., c/o Andersen, Tate & Carr, P.C.; 45 East Crogan Street

This item was tabled to the April 2020 meeting during the agenda additions/deletions section of the agenda.

### **Council Business Old Business**

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

26. Paper Mill Road Pedestrian Safety Project [From Springlake Road to McCart Road]. Project includes Storm Drainage Design as necessary.

During the public hearing the Council heard from Maureen Terry and Ed Kirkland who were concerned with the project.

Motion to approve the agreement for consulting services related to Paper Mill Road pedestrian safety project in the amount of \$247,082.02 as presented and authorize a purchase order to be issued made by Council Member Clark, Seconded by Council Member Jones.

Voting Yea: Mayor Johnson, Council Member Jones, Council Member Roche, Council Member Still, Council Member Clark

27. Proposed Ordinance for a Lawrenceville Arts Commission

Motion to approve the Ordinance creating the Lawrenceville Arts Commission as provided in the Council agenda packet made by Council Member Roche, Seconded by Council Member Jones.

Voting Yea: Mayor Johnson, Council Member Jones, Council Member Roche, Council Member

Still, Council Member Clark

### **Council Business New Business**

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

28. Health Plan Approval

Motion to approve this plan of health coverage's to begin January 1, 2020 and give the City Manager or his designee the authority to approve and execute the necessary coverage's and documents to implement the plan made by Council Member Clark, Seconded by Council Member Still.

Voting Yea: Mayor Johnson, Council Member Jones, Council Member Roche, Council Member Still, Council Member Clark

29. Resolution of Abandonment of Buchanan Street Right of Way

Motion to approve the Resolution of abandonment of Buchanan Street Right of Way as read into record by City Manager Chuck Warbington made by Council Member Roche, Seconded by Council Member Still.

Voting Yea: Mayor Johnson, Council Member Jones, Council Member Roche, Council Member Still, Council Member Clark

30. Construction Manager at Risk Services for Lawrenceville Performing Arts Center Expansion Project Guaranteed Maximum Price #2 Amendment

Motion for approval of Construction Manager at Risk Services for Lawrenceville Performing Arts Center Expansion Project Guaranteed Maximum Price #2 Amendment to awarded Contractor, Carroll Daniel Construction Co. for the original amount of \$21,080,394.00 plus inclusion of the following additional items:

- A. VE Item #79 - \$5,276.00 – Curtain Wall at Monumental Stair
- B. VE Item # 95 - \$85,000.00 – Precast Concrete Cornice
- C. VE ITEM #12 and #13 – Provide Parklex Wood Veneer soffit panels - \$56,140.00

Bringing the total amount approved for GMP#2 to \$21,226,810.00. This motion also funds the addition of the three VE items with interest funds from the Bond proceeds and the future elevations shall be in general conformance with the plans presented to the Council tonight made by Council Member Still, Seconded by Council Member Roche.

Voting Yea: Mayor Johnson, Council Member Jones, Council Member Roche, Council Member Still, Council Member Clark

### **Final Adjournment**

Motion to adjourn made by Mayor Johnson, Seconded by Council Member Roche.

Voting Yea: Mayor Johnson, Council Member Jones, Council Member Roche, Council Member Still,  
Council Member Clark

### **Minute Signatures**

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Judy Jordan Johnson, Mayor

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Karen Pierce, City Clerk

MAYOR AND COUNCIL

CITY OF LAWRENCEVILLE, GEORGIA

RESOLUTION AND 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.

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| <u>PRESENT</u>                 | <u>VOTE</u> |
|--------------------------------|-------------|
| Judy Jordan Johnson, Mayor     | No          |
| Bob Clark, Council Member      | Yes         |
| Victoria Jones, Council Member | Yes         |
| Keith Roche, Council Member    | Yes         |
| David Still, Council Member    | Yes         |

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On motion of Councilman Member Still, which carried 4-1, the following resolution and ordinance was adopted:

A RESOLUTION AND ORDINANCE TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from RM-12 (General Residence, 3,600 Square Foot District) and RS-150 (Single-Family Residence District) to RM-8 (Townhome Residential District) by City of Lawrenceville for the proposed use of a Townhouse Development on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on October 7<sup>th</sup>, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED by the Mayor and Council of the City of Lawrenceville this the 7<sup>th</sup> day of October, 2019, that the aforesaid application to amend the Official Zoning Map from RM-12 (General Residence, 3,600 Square Foot District) and RS-150 (Single-Family Residence District) to RM-8 (Townhome Residential District) is hereby APPROVED.

Approval as RM-8 (Townhome Residential District) for a townhouse development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family attached dwellings with a minimum heated space of 1,800 square feet.
  - B. The maximum number of units shall be 6 units per acre.
  - C. Each row of townhomes shall be four-sided brick or stone, with accents of the same or fiber-cement siding. Each row of townhomes shall consist of alternating roof types, specifically open gable, box gable, dormer, hip or flat rooflines (minimum two per building). Each side elevation visible from Paper Mill Road shall include, at a minimum, one window and associated shutters, subject to the review and approval of the Planning and Development Director.
  - D. All dwellings shall have a double-car garage, with decorative carriage type doors.



- E. All townhome units shall be rear entry units only. The property shall be developed in general accordance with the submitted site plan titled 'Paper Mill Site Concept #3', dated September 24, 2019, presented to the City Council at the Regular Meeting held on October 7, 2019, subject to the review and approval of the Planning and Development Director.
2. To satisfy the following site development considerations:
- A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
  - B. Natural vegetation shall remain on the property until the issuance of a development permit.
  - C. All grassed areas on dwelling lots shall be sodded.
  - D. Underground utilities shall be provided throughout the development.
  - E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.
  - F. Provide a 30-foot undisturbed buffer along the eastern property line immediately adjacent to Springlake Cove, RM-4-C Multifamily residential development. Sparsely vegetated areas shall be replanted. All buffers shall be subject to the review and approval of the Planning and Development Director.
  - G. The existing curb cuts along Paper Mill Road shall be removed.
  - H. A mandatory homeowners association shall be incorporated which provides for building and ground maintenance, insurance and repair. Said association must also include declarations and bylaws including rules and regulations which shall at a minimum regulate and control the following:
    - a. Exterior home maintenance to include roofing and painting.
    - b. All grounds and common area maintenance, including detention facilities.
    - c. Exterior decorative masonry entrance feature and associated brick columns and fencing maintenance to include the requirement that any graffiti shall be removed, repaired or repainted within 72 hours
    - d. Restrictions on single-family residential uses only of the total townhome units. Individual owners may lease no more than 10 percent of the total townhome units at any time.

- I. The Paper Mill Road frontage and project entrance shall be landscaped by the developer and maintained by the Homeowner Association. Entrance shall include a decorative masonry entrance feature and decorative fencing with a brick column every twenty-five feet. Landscape and entrance feature plans shall be subject to the review and approval of the Planning and Development Director.
- J. Each lot shall have a landscape plan that includes, at a minimum, one tree and three shrubs in front of each townhome unit.
- K. Provide a 5-foot sidewalk along Paper Mill Road.
- L. 40-inch oak tree located in the front setback along Paper Mill Road shall be saved. Tree save fencing shall be installed prior to the issuance of any permit, including a Land Disturbance Permit or Demolition Permit.

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Judy Jordan Johnson, Mayor

Date Signed: \_\_\_\_\_

ATTEST:

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Karen Pierce, City Clerk



John M. Davis RLA  
 10000 Wilshire Blvd, Suite 200  
 Beverly Hills, CA 90210  
 Tel: 310.277.1100  
 Fax: 310.277.1101  
 www.jmdrla.com

LANDSCAPE ARCHITECT  
 10000 Wilshire Blvd, Suite 200  
 Beverly Hills, CA 90210  
 Tel: 310.277.1100  
 Fax: 310.277.1101  
 www.jmdrla.com

PAPER MILL RD PROPERTY TOWN HOME CONCEPT  
 LARKSPRINGVILLE, CA

DATE: 09/24/2019  
 DRAWN BY: JMD  
 CHECKED BY: JMD



1" = 50'-0"



PROPOSED 30' NATURAL BUFFER  
 REQUIRED 40' SETBACKS FOR SIDES AND REAR OF PROPERTY

- SITE NOTES**
1. SITE AREA: +/- 2 ACRES
  2. PROPOSED UNITS: 42
  3. PROPOSED DENSITY: 5.8 DU/ACRE
  4. ALL HOMES HAVE REAR ENTRY GARAGES (2 CARS) WITH 10' ALLEYS
  5. ALL BUILDINGS ARE DESIGNED IN TWO UNIT MODULES WHICH ARE STAGGERED 2' FRONT TO BACK AND MAY BE STAGGERED 2-4' VERTICALLY DEPENDING UPON GRADING REQUIREMENTS
  6. BUILDINGS C.D.R. WILL HAVE BASEMENTS
  7. BUILDINGS A.D.F.G. WILL BE SLAB ON GRADE
  - 8-26 PARALLEL GUEST PARKING SPACES ARE PROVIDED ON THE MAIN ENTRY ROAD
  9. MAIL SERVICE WILL BE LOCATED ON THE MAIN ROAD NEAR THE CENTER OF THE COMMUNITY

**PAPER MILL SITE CONCEPT #3**  
 Scale: 1" = 50'-0"



GRAPHIC SCALE IN FEET  
 PLAN DATE 9-24-2019

DECORATIVE FENCE WITH BRICK COLUMNS AND METAL FENCING

REQUIRED 50' SETBACKS FOR FRONT OF PROPERTY

PROPOSED ENTRY MONUMENT WITH SIGNAGE ON TWO SIDES

PROPOSED ACCEL/DECEL AT ENTRY

PROPOSED SIDEWALK SYSTEM WILL CONNECT TO THE EXISTING CITY SYSTEM ON PAPER MILL RD.

MAYOR AND COUNCIL

CITY OF LAWRENCEVILLE, GEORGIA

RESOLUTION AND ORDINANCE

READING AND ADOPTION:

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| <u>PRESENT</u>                 | <u>VOTE</u> |
|--------------------------------|-------------|
| Judy Jordan Johnson, Mayor     | Yes         |
| Bob Clark, Council Member      | Yes         |
| Victoria Jones, Council Member | Yes         |
| Keith Roche, Council Member    | Yes         |
| David Still, Council Member    | Yes         |

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On motion of Councilman Member Clark, which carried 5-0, the following resolution and ordinance was adopted:

A RESOLUTION AND ORDINANCE TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Special Use Permit by International Property Consortium, LLC proposed use of a Townhouse Development on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on October 7<sup>th</sup>, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED by the Mayor and Council of the City of Lawrenceville this the 7<sup>th</sup> day of October, 2019, that the aforesaid application for a Special Use Permit is hereby WITHDRAWN.

\_\_\_\_\_  
Judy Jordan Johnson, Mayor

Date Signed: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Karen Pierce, City Clerk