



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING MINUTES

Wednesday, November 15, 2023
7:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

PRESENT

Mayor David Still
Council Member Glenn Martin
Council Member Victoria Jones
Mayor Pro Tem Austin Thompson
Council Member Marlene Taylor-Crawford

Prayer

Pastor Derek Spain presented the invocation.

Pledge of Allegiance

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

Agenda Additions / Deletions

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

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

Recognitions

1. School of the Arts - One Act Play Region Champs

Mayor David Still recognized the members of the School of the Arts for their accomplishments for their production of Head over Heels. They earned State Runner Up. Members in attendance were Shane Orr, Megan Rose Houchins, Emily McClain, Kenya Perry, Moira Dean, Kyana Roberson, Anneleise Dunn, Jacob Kim, Juliana Hurtado, Josue Martinez, Erin Moore, Nickie Moore, Jacob Kim's Mom.

Approval of Prior Meeting Minutes

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

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

2. October 23, 2023 Special Call, Executive Session, and Regular Meeting

Announcements

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

Public Comment

To participate in the Public Comment part of the Agenda, you must register with the City Clerk prior to the beginning of the meeting. Presentations will be limited to 2 minutes per person and Council will not respond to the comment.

Frank Hartley spoke of Leadership Gwinnett and recognized Council Member Victoria Jones for her work on Infrastructure Day with Leadership Gwinnett this year.

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

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

3. Provision of Landscape and Maintenance Services on an Annual Contract
4. TI Training Firearms Training Simulator (FATS) Purchase Proposal
5. Scenic Highway Pole Replacement Project
6. South Town Square Underground Electrical Project
7. Wayside Underground Electric Project
8. Resolution to Approve Authorized Officials and Voting Delegates to Electric Cities of Georgia, Inc.
9. Authorization to sign signature cards and approval of resolution for 2023 Bond Series Bank Accounts
10. Ordinance setting the time and place of the regularly scheduled meetings of the Lawrenceville City Council for 2024

11. Resolution to Appoint Municipal Electrical Authority of Georgia (MEAG) Voting Delegates

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.

12. RZR2023-00020; City of Lawrenceville; 360, 342, & 328 N Perry Street; 112 W Oak Street; 287, 247, 248, 288, 344, & 372 N Clayton Street; 145 & 164 Oak Street; 269, 292, 386, 407, & 409 Chestnut Street

Planning and Development Director Todd Hargrave presented this item and answered questions from Council. The public hearing was opened and hearing and seeing no one come forward the public hearing was closed.

Motion to approve RZR2023-00020; City of Lawrenceville; 360, 342, & 328 N Perry Street; 112 W Oak Street; 287, 247, 344, & 372 N Clayton Street; 145 & 164 Oak Street; 269, & 407, Chestnut Street removing the 5 parcels that have entered into a settlement agreement made by Mayor Still, Seconded by Council Member Martin.

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

13. CIC2023-00011; Enterprise Leasing Company of Georgia, LLC; 176 Scenic Highway

Planning and Development Director Todd Hargrave presented this item and answered questions from Council. The public hearing was opened and hearing and seeing no one come forward the public hearing was closed.

Motion to approve with amended staff conditions as presented to Council today made by Council Member Martin, Seconded by Mayor Pro Tem Thompson.

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

Council Business Old Business

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

14. Settlement Agreements related to RZR2023-00020

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

Motion to approve the settlement agreements made by Council Member Jones, Seconded by Mayor Pro Tem Thompson.

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

Council Business New Business

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

15. Acquisition of GDOT Surplus Property 161900 – Parcel A (SE Corner of Buford Drive and East Pike Street Intersection)

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

Motion to approve the acquisition of GDOT Surplus Property 161900 – Parcel A made by Council Member Taylor-Crawford, Seconded by Council Member Jones.

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

16. Acquisition of GDOT Surplus Property 161900 – Parcel B (NW Corner of Buford Drive and East Pike Street Intersection)

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

Motion to approve the acquisition of GDOT Surplus Property 161900 – Parcel B made by Council Member Martin, Seconded by Mayor Pro Tem Thompson.

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

Final Adjournment

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

Minutes Signatures

David R. Still, Mayor

Karen Pierce, City Clerk

RESOLUTION RES-2023-20

**RESOLUTION TO APPROVE THE AUTHORIZED OFFICIALS AND VOTING DELEGATES
FOR THE CITY OF LAWRENCEVILLE TO ELECTRIC CITIES OF GEORGIA, INC.**

WHEREAS, the City of Lawrenceville wishes to appoint the authorized official to communicate the decisions of the City and appoint the voting delegate to represent the City; and

WHEREAS, the authorized official is approved with authority to complete service confirmation forms, nomination forms for the Board of Directors of ECG, submit ballots for the election of the Board of Directors of ECG, and enter into any contracts on behalf of the city; and

WHEREAS, the voting delegate is approved with the authority to cast all votes to which the City is entitled,

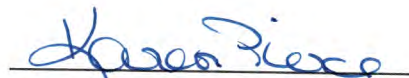
NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lawrenceville hereby appoints Huston Gillis to serve as the voting delegate, Chuck Warbington to serve as the Authorized Official and Barry Mock to serve as the alternate Authorized Official and alternate voting delegate.

IT IS SO RESOLVED this 15th day of November 2023.



David R. Still, Mayor

Attest:



Karen Pierce, City Clerk

RESOLUTION RES-2023-21

**RESOLUTION OF THE CITY COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
2023 BOND SERIES BANK ACCOUNTS RESOLUTION**

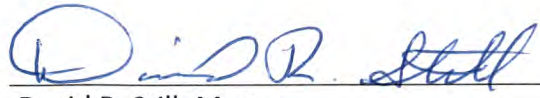
WHEREAS, City of Lawrenceville, Georgia entered into an intergovernmental agreement for 2023 Bond Series funds with the Lawrenceville Building Authority; and

WHEREAS, the City is opening two bank depository accounts with Renasant Bank to separate bond funds from other City Funds; and

WHEREAS, Renasant Bank requires a resolution be adopted by the governing board; and

NOW, THEREFORE, the City Council of the City of Lawrenceville, Georgia does hereby approve and authorize the Mayor, City Manager, and City Clerk to sign the Renasant Bank signatory cards.

IT IS SO RESOLVED this 15th day of November, 2023



David R. Still, Mayor

ATTEST:



Karen Pierce, City Clerk

ORDINANCE ADM-ORD-2023-5


**ORDINANCE SETTING TIME AND PLACE OF
REGULARLY SCHEDULED MEETINGS
OF THE LAWRENCEVILLE CITY COUNCIL FOR YEAR 2024**

WHEREAS, the Council of the City of Lawrenceville desires to establish the time and place of its regular meetings for the 2024 calendar year in accordance with the requirements of Georgia Law.


NOW THEREFORE, the Council of the City of Lawrenceville hereby ordains that its regularly scheduled Council Meetings and Work Sessions will be held every month, as shown on the attached schedule. Meetings will be held in the Lawrenceville City Hall Council Chambers located at 70 S. Clayton Street, Lawrenceville, Georgia; and

IT IS FURTHER ORDAINED, that other special call meetings may be duly called as needed and properly noticed. All meetings are open to the public, and the City Council welcomes and encourages attendance at these meetings.

IT IS SO ORDAINED this 15th day of November, 2023.


David R. Still, Mayor

ATTEST:


Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

2024 CITY COUNCIL MEETING SCHEDULE

The City Council meets on the second Wednesday for Work Session each month at 5:00 PM and on the fourth Monday of each month at 7:00 PM for Regular Council Meetings unless otherwise specified. All meetings are held on the fourth floor of City Hall in the Council Assembly Room

City Council Work Session (2nd Wednesday)	City Council Hearing (4th Monday)
01/10/2024	01/22/2024
02/07/2024	02/26/2024
03/14/2024 (Thursday)	03/25/2024
04/17/2024	04/29/2024
05/08/2024	05/22/2024 (Wednesday)
06/05/2024	06/26/2024 (Wednesday)
07/10/2024	07/22/2024
08/07/2024	08/19/2024
09/04/2024	09/16/2024
10/09/2024	10/28/2024
11/13/2024 (2:00 PM)	11/13/2024 (Wednesday)
12/11/2024 (2:00 PM)	12/11/2024 (Wednesday)

RESOLUTION RES-2023-22

**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 Huston Gillis to serve as the voting delegate and Chuck Warbington to serve as the alternate voting delegate.

IT IS SO RESOLVED this 15th day of November, 2023.



David R. Still, Mayor

Attest:



Karen Pierce, City Clerk

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

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

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

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

AN ORDINANCE TO APPROVE AN AMENDMENT THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from BG (General Business District), BGC (Central General Business District), and ON (Office Neighborhood District - Retired) to RS-60 (Single-Family Residential District) by City of Lawrenceville

the proposed use of single-family zoning and land use on tracts of land described by the attached legal descriptions, 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 November 15th, 2023, and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 15th day of November 2023, that the aforesaid application to amend the Official Zoning Map from BG (General Business District), BGC (Central General Business District), ON (Office Neighborhood District) to RS-60 (Single-Family Residential District) is hereby APPROVED.

Approval of an RS-60 (Single-Family Residential District), subject to the following enumerated conditions:

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

Single-family detached dwelling unit, Live/Work Unit, and accessory structure.

2. To satisfy the following site development considerations:

A. The new construction, building design, architectural materials and color selection of a Single-Family Detached Dwelling Unit shall be subject to the minimum requirements of the City of Lawrenceville, Zoning Ordinance, Article 6 Architectural and Design Standards. All submittals shall be subject to the review and approval of the Director of Planning and Development, or designee, prior to the issuance of a Building Permit.

i. The new construction of a single-family detached dwelling unit shall be subject to the following dimensional standards:

Principal Structure		
<i>Minimum Lot Area (sq. ft.)</i>	<i>Maximum Lot Coverage (%)</i>	<i>Minimum Lot Width (ea.)</i>
5,228 sq. ft.	50 %	50 feet

Principal Structure					
<i>Maximum Building Height</i>	<i>Minimum Front Yard Setback</i>	<i>Minimum Rear Yard Setback</i>	<i>Minimum Side Yard Setback</i>	<i>Minimum Heated Floor Area</i>	<i>Minimum Heated Floor Area</i>
35 feet	15 feet	10 feet	5 feet	1,800 sq. ft. (1 story)	2,200 sq. ft. (2 stories)

ii. Exterior architectural treatments shall consist of masonry or fiber cement siding with a thirty-six (36) inch water table on four (4) sides.

iii. The new construction of a single-family detached dwelling unit shall have an attached two-car garage with carriage-style garage doors. The garage shall be in the Rear Yard Area.

iv. The new construction of a single-family detached dwelling unit shall consist of a driveway constructed of an approved hard surface.

B. The new construction of an accessory structure shall be subject to the following dimensional standards:

Accessory Structure					
<i>Allowance</i>	<i>Height</i>	<i>Front Yard Setback</i>	<i>Rear Yard Setback</i>	<i>Side Yard Setback</i>	<i>Maximum Square Footage</i>
<i>One Per Lot</i>	<i>18 feet</i>	<i>Prohibited</i>	<i>5 feet</i>	<i>5 feet</i>	<i>400 sq. ft.</i>

i. The new construction of an accessory structure shall be prohibited within the Front Yard Area.

ii. The new construction of a detached accessory structure intended to be used as a garage shall have carriage-style garage doors. The Carriage-style garage doors shall face an adjacent Rear or Side Yard Area property line.

C. Provide and maintain a five (5) foot concrete sidewalk adjacent to public right-of-way(s).

D. Natural vegetation shall remain on the property until the issuance of a building permit or development permit, as applicable.

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

3. The following variances are granted:

A. Variances to allow the rehabilitation of the existing structure or new construction, subject to the following:

i. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Development Size Requirement, allows the forty (40) percent reduction of the Minimum Development Size Requirement from ten (10) acres.

ii. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows the fifty-seven (57) percent reduction of the Minimum Front Yard Setback from thirty-five (35) feet to fifteen (15) feet.

- iii.** A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Rear Yard Setback, allows the fifty (50) percent reduction of the Minimum Rear Yard Setback from twenty (20) feet to ten (10) feet.
- iv.** A variance from the Zoning Ordinance, Article 1, Section 103.2, Use Table and related supplemental regulations of Article 2, Section 200.3 Supplemental Use Standards Subsection 200.3.47 Live/Work allows a Live/Work Unit as an Accessory Use at the subject property. The final design shall be subject to the review and approval of the Director of Planning and Development.



David R. Still, Mayor

12/4/2023
Date Signed:

ATTEST:



Karen Pierce, City Clerk

BK53070 PG0187

Return to O'KELLEY & SOROHAN ATTORNEYS AT LAW, LLC
2220 WISTERIA DR.
SUITE 208 SNELLVILLE, GA 30078
File # 6801S

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

14 AUG 11 PM 2:00

STATE OF GEORGIA
COUNTY OF GWINNETT

RICHARD ALEXANDER, CLERK

LIMITED WARRANTY DEED

THIS INDENTURE, made on June 20th, 2014, between

LYNN P. WOODS AKA LYNN F. WOODS

PT-81 # 017-2014-014062
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 99.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

(hereinafter referred to as "Grantor") and

DISCOVERY REALTY, LLC, A GEORGIA LIMITED LIABILITY COMPANY,

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties 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 CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 146 of the 5th Land District of Gwinnett County, Georgia, in the City of Lawrenceville, being 0.425 acres, according to a plat of survey for Paulina Green prepared by S.R. Fields, Surveyor, dated July 27, 1983, and being more particularly described as follows:

Begin at an iron pin set on the northeasterly right of way of Perry Street (42 foot apparent right of way), which point is northerly along said right of way 300.8 feet from the back of sidewalk on Oak Street; continue thence along said right of way, north 08 degrees 32 minutes 21 seconds west 113.41 feet to an iron pin found; thence north 84 degrees 14 minutes 21 seconds east 163.75 feet to an iron pin set; thence south 07 degrees 52 minutes 34 seconds east 114.10 feet to an iron pin set; thence south 84 degrees 30 minutes 00 seconds west 162.07 feet to an iron pin set and the point of beginning.

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed, and delivered in the presence of:

Witness

Notary Public
Commission expires:

2/16/18



L P Woods
LYNN P. WOODS AKA LYNN F. WOODS

0061028

360 NORTH PERRY ST; PIN: 5146B009
LEGAL DESCRIPTION

BK52985 PG0349

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2014 JUN 24 AM 10:07

RICHARD ALEXANDER, CLERK

STATE of GEORGIA
COUNTY of GWINNETT

PT-61 # 067-2014-014125
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 0
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

305001

Rt: Gerry Davis Inc
1951 Pine Dr.
Snellville, Ga 30078

QUIT CLAIM DEED

THIS INDENTURE is made 24 day of June, 2014, by and between GERALD DAVIS and KEITH DAVIS, as party or parties of the first part, hereinafter called the Grantor, and GERRY DAVIS INC., as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 5th Land District, Gwinnett County, Georgia and in the City of Lawrenceville bounded and described as follows:

BEGINNING at a point on the east side of North Perry Street, adjoining property of W.P. Ezzard, formerly known as the Sasser Old Place and running thence in a Northerly direction along the East side of North Perry Street a distance of eighty (80) feet to a corner with the property of P.D. Green and Mrs. Pauline Green; running thence in a Easterly direction, North 84 1/2 degrees East, along a made line, one hundred and sixty three (163) feet to a corner with property of Townley; running thence in a Southerly direction south 5 1/2 degrees East to a corner with Ezzard property; running thence in a Westerly direction South 84 1/2 degrees West one hundred sixty two (162) feet to the point of beginning on North Perry Street.

This is a part of the Property purchased by P.D. Green and Mrs. Pauline W. Green from G.I. Shields in 1945; and it is the same Property conveyed to Mrs. R.L. Crowe by P.D. Green and Mrs. Pauline Green by Deed dated July 11, 1947 and Recorded in Deed Book 86, Page 224, Gwinnett County, Georgia Records. On this Land is a Five Room Dwelling. AND

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 146 of the 5th Land District, Gwinnett County, Georgia in the City of Lawrenceville, containing 0.015 acres according to survey prepared for Pauline Green by S.R. Fields, Surveyor dated July 27, 1983 and recorded in Plat Book _____, Page _____, Gwinnett County, Georgia Records according to said plat and survey particularly as follows:

0046703

12

342 NORTH PERRY ST; PIN: 5146B010
LEGAL DESCRIPTION

BK45118PG0077

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
2005 NOV -3 PM 2:00
TOM LAWLER, CLERK

①

Return Recorded Document to:
Gaskill York, LLC
Attorneys at Law
1815 Satellite Blvd
Suite 404
Duluth, GA 30097

067-2005-044946
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 110.00
TOM LAWLER CLERK OF
SUPERIOR COURT

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF Gwinnett

File #: 05R-379

This Indenture made this 28th day of October, 2005 between Dorothy Callaway, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and John L Hoseit, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

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

Beginning at a point on the east side of North Perry Street 140 feet north of the corner formed by the intersection of the east side of north Perry Street with the north side of Oak Street; running thence north along the east side of North Perry Street 74.5 feet to a point; running thence east 163 feet to a point; running thence south 74.5 feet to a point; running thence west 163 feet to a point on the east side of North Perry Street and the point of beginning.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

John J. Gaskill
Witness



Dorothy Callaway (Seal)
Dorothy Callaway

(Seal)

183875

328 NORTH PERRY ST; PIN: 5146B011
LEGAL DESCRIPTION

BK55553 PG0107

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
17 NOV 28 PM 2:00
RICHARD ALEXANDER, CLERK

PT-61 # 0672017-031913
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 310.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

Return Recorded Document to:
Stephen R. Lewis, Attorney at Law, LLC
1805 Herrington Road
Bldg. 3, Suite C
Lawrenceville, GA 30043

**LIMITED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF Gwinnett

FILE #: SL170526

THIS INDENTURE made this 27th day of November, 2017, between PHOTOGRAPHIC TRADITIONS, INC., SARA J. BIADASZ and SHARON A. KEY of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and THOMAS BALOG and DAWN BALOG, as joint tenants with survivorship and not as tenants in common 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.

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

BEGINNING AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF OAK STREET (HAVING A 30 FOOT RIGHT OF WAY) AND THE WESTERN RIGHT OF WAY OF NORTH CLAYTON STREET (HAVING A 60 FOOT RIGHT OF WAY), FROM SAID POINT OF BEGINNING RUN NORTH 01 DEGREES, 19 MINUTES, 04 SECONDS WEST ALONG THE WESTERN RIGHT OF WAY OF NORTH CLAYTON STREET 221.24 FEET TO AN IRON PIN; THENCE NORTH 86 DEGREES, 57 MINUTES, 02 SECONDS WEST 87.62 FEET TO AN IRON PIN LOCATED ON THE EASTERN LINE OF PROPERTY NOW OR FORMERLY OWNED BY NELLIE CAMP HEITMAN; THENCE SOUTH 00 DEGREES, 13 MINUTES, 41 SECONDS WEST ALONG SAID HEITMAN PROPERTY 227.48 FEET TO AN IRON PIN LOCATED ON THE NORTHERN RIGHT OF WAY OF OAK STREET; THENCE NORTH 88 DEGREES, 59 MINUTES, 58 SECONDS EAST ALONG THE NORTHERN RIGHT OF WAY OF OAK STREET 93.50 FEET TO THE IRON PIN AND THE POINT OF BEGINNING, BEING IMPROVED PROPERTY KNOWN AS 112 OAK STREET ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA.

PARCEL ID# R5146 B015

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:

[Signature]
Witness

[Signature]
Notary Public



PHOTOGRAPHIC TRADITIONS, INC.
[Signature] (SEAL)
SARA J. BIADASZ, SECRETARY
[Signature] (SEAL)
SARA J. BIADASZ
[Signature] (SEAL)
SHARON A. KEY

0110712

112 OAK ST; PIN: 5146B015
LEGAL DESCRIPTION

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 146 of the 5th Land District, Gwinnett County, Georgia, being in the City of Lawrenceville, and more particularly described as follows:

BEGINNING at a point on the West side of North Clayton Street at a common corner with property now or formerly owned by Cooper, and run thence South along the West side of North Clayton Street a distance of 127 feet to a point at a corner with property now or formerly owned by the M. A. Allison Estate (Madison Allison Webb); run thence West along the line of said Allison Estate property a distance of 133 feet, more or less, to a corner; run thence North a distance of 126 feet, more or less, to a corner with property of Cooper; run thence East along the South line of property now or formerly owned by Cooper 137 feet to a point on the West side of North Clayton Street.

After Recording, Return To:
HILL & WATCHKO, LLC
Sarah R. Watchko, Esq.
1815 Lockeway Drive, # 106
Alpharetta, Georgia 30004
Phone No.: (770) 475-8041
File No. 11305

STATE OF GEORGIA
COUNTY OF FORSYTH

Deed Preparation Only
LIMITED WARRANTY DEED

THIS INDENTURE is made as of February 27, 2020, between POLLY ANN E. EZZARD (hereinafter referred to as "Grantor") and 224 CLAYTON, LLC (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

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

One town lot in the City of Lawrenceville, Georgia, containing one-half (1/2) of an acre, more or less, described as follow, to-wit: Fronting one hundred eleven (111) feet on Clayton Street, and one hundred thirty four (134) feet on Oak Alley the opposite sides being the same – Bounded on the North by Oak Alley, East by Clayton Street, South by F. F. Juhan, and West by lot of R. W. Peebles. The same being the lot where the dwelling house occupied by Mrs. Anna L. Cooper as of April 19, 1906 is located. This being the same property that was conveyed by W. J. Born to Anna L. Cooper for life recorded in Deed Book 17, page 192, Gwinnett County, Georgia Records.

For informational purposes only: Map Parcel ID No. R5146B029

TO HAVE AND TO HOLD, the 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 and in FEE SIMPLE.

AND THE SAID GRANTOR WILL ONLY WARRANT and forever defend the right and title of the above described property unto Grantee against the claims of those persons claiming by, through or under Grantor.

EXECUTED under seal as of the date above.

Signed this 27 day of February, 2020
in the presence of:

Cheryle Alexander
Unofficial Witness

Polly Ann E. Ezzard (S)
POLLY ANN E. EZZARD

Sarah R. Watchko
Notary Public

(My commission expires 4/9/2021)

(Notary Public Seal Affixed)



DEED B: 57328 P: 00394
03/16/2020 03:06 PM Pgs: 1 Fees: \$25.00
TTax: \$0.00
Richard T. Alexander, Jr., Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672020006516
RECORDED
eFile Participant ID: 1362783037.

287 NORTH CLAYTON ST; PIN: 5146B029
LEGAL DESCRIPTION

BK51124 PG0607

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 146 of the 5th District, being Lots 11, 12, 13, and 14 of the W. J. Born Homeplace, as per plat of survey recorded in Plat B, Page 70, Gwinnett County, Georgia records, being more particularly described as follows:

Beginning at an iron pin on the east right of way of North Clayton Street 228.9 feet southeasterly from the intersection of the easterly right of way of North Clayton Street and the north right of way of Born Street; run thence north 82 degrees 38 minutes 15 seconds east 221.26 feet to a point; run thence south 07 degrees 32 minutes 00 seconds east 16.10 feet to an iron pin found; run thence south 05 degrees 10 minutes 25 seconds east 90.33 feet to an axle found; run thence south 82 degrees 28 minutes 25 seconds west 222.99 feet to a point on the east right of way of North Clayton Street; run thence north 04 degrees 36 minutes 54 seconds west 107.12 feet to the point of beginning; being improved property known as 372 North Clayton Street, in Lawrenceville, Georgia, according to survey by M.V. Ingram Enterprises, Inc., dated January 10, 1992.

DEED B: 58821 P: 00560
06/09/2021 11:43 AM Pgs: 2 Fees: \$25.00
TTax: \$200.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672021018829
ERECORDED
eFile Participant IDs: 9043936402,

Parcel ID: R5146B046

After Recording Return To:
KATZ DURELL, LLC
Attn: Josh Katz
6065 Roswell Road, Suite 880
Atlanta, GA 30328

Order No.: GA2021506

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 9th day of June, 2021, between Sohail Qadir, as party or parties of the first part, hereinafter called Grantor, and Joanna Barona and Guillermo Barona as party or parties of the second part, as joint tenants with survivorship and not as tenants in common, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars 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,

All that tract or parcel of land lying and being in the Land Lot 145 of 5th Land District of Gwinnett County, Georgia, and in the City of Lawrenceville, fronting on the east side of North Clayton Street, seventy-five (75) feet, and being Lots No. Eight (8), No. Nine (9), and No. Ten (10) of the subdivision of the lands of W. P. Johnson and Mrs. Kister Born Johnson, as shown on a survey and plat made by G.L. Veal, Surveyor, on January 13-14, 1925, a blueprint of which is recorded in Plat Book B, Page 70, Gwinnett County records, which by reference is made a part hereof. Said three lots joining and forming one body of land and described together as follows:

Beginning at a point on the East side of North Clayton Street where Lots 7 and 8 of said subdivision corner, and running along said land and street on the East side for seventy-five (75) feet to the lands of Roy L. Johnson; thence running in an Easterly direction along the lands of Roy L. Johnson, two hundred and twenty-four (224) feet; thence in a Southerly direction along Lots 20 and 24 of said subdivision, seventy-eight (78) feet; thence in a Westerly direction along Lot No. 7 of said subdivision, two hundred and twenty-four (224) feet to the beginning corner.

Subject Property Address: 344 North Clayton Street, Lawrenceville, GA 30046

SUBJECT to restrictive covenants and general utility easements of record.

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

THIS CONVEYANCE is made pursuant to Official Code of Georgia Annotated § 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

344 NORTH CLAYTON ST; PIN: 5146B046
LEGAL DESCRIPTION

EXHIBIT "A"

File No.: W-09245-22-CO

All that tract or parcel of land lying and being in the city of Lawrenceville, County of Gwinnett, State of Georgia, and being part of what was formerly known as The W.E. Simmons Estate, and being particularly described as follows:

Beginning at an iron pin on the South side of a paved alley, at the Northeast corner of the Huscusson lot; thence east along said alley a distance of 137 feet to an iron pin at paved street, formerly known as Railroad Avenue. Thence South along Railroad Avenue a distance of 67 feet to an iron pin; thence West a distance of 137 feet to corner at Huscusson property, thence North along property line of Huscusson property a distance of 67 feet to an iron pin at paved alley, the beginning point. Said tract herein conveyed being bounded on the East by paved street, now known as Chestnut Street and formerly known as Railroad Avenue; on the South by property of Marvin A. Allison, on the west by Huscusson property, and on the North by paved alley, said described tract being a portion of what was designated as lot No. 5 of the survey and plat of the W.E. Simmons Estate made by G. L. Veal, Surveyor, July 1, 1936, which plat is of record in the clerk's office of Gwinnett County, Georgia.

Parcel ID No: R5146B058,

For information purposes only: 269 N Chestnut Street, Lawrenceville, GA 30046

**269 CHESTNUT ST; PIN: 5146B058
LEGAL DESCRIPTION**

BK 4 8 7 6 8 P 6 0 3 4 1

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND BEING A PART OF WHAT IS FORMERLY KNOWN AS THE W. E. SIMMONS ESTATE AND BEING PARTICULARLY DESCRIBED ACCORDING TO SURVEY AND PLAT OF G. L. VEAL, SURVEYOR, JUNE 1950, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF PAVED ALLEY 137' WEST OF THE INTERSECTION OF SAID ALLEY (NOW PAVED STREET) WITH RAILROAD AVENUE AT AN IRON PIN CORNER; THENCE WEST ALONG SAID PAVED ALLEY OR STREET, A DISTANCE OF 70' TO AN IRON PIN CORNER AT HUSCUSSON PROPERTY; THENCE IN A SOUTHERLY DIRECTION ALONG WITH THE HUSCUSSON PROPERTY LINE, A DISTANCE OF 108' TO AN IRON PIN CORNER; THENCE IN A SOUTHERLY DIRECTION, A DISTANCE OF 70' TO AN IRON PIN CORNER; THENCE IN A NORTHERLY DIRECTION, A DISTANCE OF 107' TO SAID PAVED ALLEY, THE BEGINNING POINT, SAID DESCRIBED TRACT BEING A PORTION OF LOT DESIGNATED AS NO. 5 OF SURVEY AND PLAT MADE BY G. L. VEAL, SURVEYOR, OF THE W. E. SIMMONS ESTATE, JULY 1, 1936, AND BEING JOINTLY OWNED BY MRS. J. A. ALFORD AND MARVIN A. ALLISON. SAID LOT BEING BOUNDED ON THE NORTH BY WHAT IS DESIGNATED, ON THE WEST, BY THE HUSCUSSON PROPERTY; ON THE SOUTH AND EAST BY PROPERTY BELONGING TO, NOW OR FORMERLY, MRS. J. A. ALFORD AND MARVIN A. ALLISON.

164 OAK ST; PIN: 5146B059
LEGAL DESCRIPTION

BK 45480 PG 0225

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 146 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, and more particularly described as follows:

BEGINNING at a point on the north side of Oak Street located 174 feet East as measured along the north side of Oak Street from the East side of North Clayton Street, said point also being a common corner between Lots 1 and 25 of the W. J. Born Homeplace; run thence North along the line dividing Lots 1 and 25 a distance of 95.7 feet to a point; run thence North 4 degrees 05 minutes West 51.8 feet to a point; run thence North 81 degrees 50 minutes East 48.7 feet to an iron pin; run thence South 3 degrees 58 minutes East 1 foot to a point; continue thence Southerly along the line separating Lots 24 and 25 a distance of 148 feet to a point on the North side of Oak Street; run thence West along the North side of Oak Street 50 feet to the point or place of beginning.

The above described tract includes all of Lot 25 of the W. J. Born Homeplace as shown on a plat of survey recorded in Plat Book "B", Page 70, Gwinnett County Records, which lot was conveyed to Mrs. Margaret Brown Gann by deed from F. Q. Sammon recorded in Deed Book 65, Page 96, Gwinnett County Records, less and except only a narrow triangle off the west side of said lot conveyed to H. L. Cooper. The tract described above also includes a small area off the south side of the Lot 5 of the W. J. Born Homeplace which was conveyed from H. L. Cooper to H. P. Gann by Warranty Deed dated February 14, 1962.

145 OAK ST; PIN: 5146B061
LEGAL DESCRIPTION

Type: DEED Book: 53174 Page: 00247

Return to: OKELLEY & SOROMAN, LLC. BK53174 PG0247
1305 MALL OF GEORGIA BLVD.
SUITE 180 BUFORD, GEORGIA 30519
File # 7450B

PT-61 # 47-2014-023545
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 59.92
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

STATE OF GEORGIA
COUNTY OF

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
2014 OCT -9 PM 2:00
RICHARD ALEXANDER, CLERK

LIMITED WARRANTY DEED

THIS INDENTURE, made on October 7th, 2014, between
CHESTNUT TOWERS, LLC

(hereinafter referred to as "Grantor") and

JOHN CASSIDY and REBECCA CASSIDY
as Joint Tenants with Rights of Survivorship

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties 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 CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 146, in the city of Lawrenceville, Gwinnett County, Georgia, containing .3629 acres, and more particularly described and delineated according to plat and survey prepared by Robert M Burch Land Surveying, certified by Robert M. Burch, GA RLS #2054, dated July 19, 1985, entitled "Boundary survey for James Weathers & Doug Michael," and recorded in Plat Book 32, page 203, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written

Signed, sealed, and delivered
in the presence of:


Witness

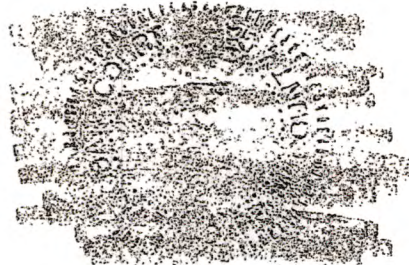
CHESTNUT TOWERS, LLC

By  (Seal)
RONALD S. FOSTER
as its MEMBER

[Attach seal or attesting officer signature]

Notary Public
Commission expires:


_____ (Seal)



0078623

10

407 CHESTNUT ST; PIN: 5146B081
LEGAL DESCRIPTION

Below is a list of parcels located within the North DTL Study Area that will NOT be part of the city-initiated rezoning (RZR2023-00020). The individual property owners have entered into a settlement agreement with the City of Lawrenceville.

BGC CENTRAL GENERAL BUSINESS DISTRICT

- PIN: R5146B049_CURRENT ZON: BGC_PROP ZON: BGC_OWNER: 288 N CLAYTON ST, LLC_ADDR: 288 NORTH CLAYTON ST
- PIN: R5146B051_CURRENT ZON: BGC_PROP ZON: BGC_OWNER: NORTH CLAYTON VENTURES LLC_ADDR: 248 NORTH CLAYTON ST

BG GENERAL BUSINESS DISTRICT

- PIN: R5146B080_CURRENT ZON: BG_PROP ZON: BG_OWNER: NEW CITY CHURCH ATLANTA INC_ADDR: 166 BUFORD DR (SIGNED AGREEMENT)
- PIN R5146B083_CURRENT ZON: BG_PROP ZON: BG_OWNER: L TERRA HOLDINGS LLC_ADDR: 386 CHESTNUT ST
- PIN R5146B086_CURRENT ZON: BG_PROP ZON: BG_OWNER: L TERRA HOLDINGS LLC_ADDR: 292 CHESTNUT ST

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

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

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

On motion of Council Member Martin, seconded by Mayor Pro Tem Thompson, which carried 5-0, the following ordinance was APPROVED:

AN ORDINANCE TO APPROVE AN AMENDMENT THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from BG (General Business District) to BG (General Business District) Change-in-Conditions by Enterprise Leasing Company of Georgia, LLC for the proposed use of Car Wash 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 November 15th, 2023, and objections were not filed.

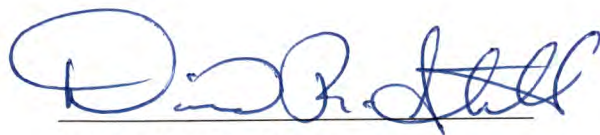
NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 15th day of November 2023, that the aforesaid application to amend the Official Zoning Map from BG (General Business District) to BG (General Business District) Change-in-Conditions is hereby APPROVED.

Approval of Change-in-Conditions as BG (General Business District) for an Accessory Car Wash, subject to the following enumerated conditions:

- 1.** The car wash may only be used to serve business inventory as an accessory use.
- 2.** The car wash shall be designed and constructed to include a masonry wall measuring a minimum of forty-five (45 ft.) feet in length, and eleven (11 ft.) in height as measured above the existing grade. The masonry wall shall be offset from the existing rear building elevation a minimum distance of eighteen (18 ft.) feet.
- 3.** The required masonry wall shall include two (2) attached masonry wing walls with an interior angle of ninety (90^o) degrees. The two (2) attached masonry wing walls shall be designed and constructed measuring one (1 ft.) foot in length and eleven (11 ft.) feet in height as measured above the existing grade. The two (2) masonry wing walls shall be offset from the existing rear building elevation a minimum distance of seventeen

(17 ft.) feet.

4. The required masonry walls shall be painted a neutral color consistent with the existing exterior architectural treatments of the existing building.
5. The car wash shall be limited to a maximum of 1,500 square feet.
6. The Special Use Permit will be an accessory to the primary use of the property and will end should the existing primary use cease or change to another use.
7. Prior to the issuance of a Building Permit and Certificate of Occupancy the design and construction of the car wash shall be subject to review and approval of the Director of Planning and Development.



David R. Still, Mayor

12/4/2023

Date Signed:

ATTEST:



Karen Pierce, City Clerk

Exhibit "B"

LEGAL DESCRIPTION OF PREMISES

ALL THAT TRACT or parcel of land lying and being in Land Lot 147 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, being designated as 0.490 acres of land shown on a survey by McNally & Patrick, dated March 1, 2000, for Cidpro, Inc., recorded in Plat Book 84, Page 255, Gwinnett County, Georgia Records, which plat is incorporated herein by reference as a part of this description.

LESS AND EXCEPT from the above that certain tract of land containing approximately 120 square feet of right of way deeded to the State of Georgia by Right of Way Deed dated November 7, 2000, and recorded in Deed Book 21641, Page 60, Gwinnett County, Georgia Records, which deed is incorporated herein by reference