



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING MINUTES

Monday, July 22, 2024,
7:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

PRESENT

Mayor David Still

Council Member Bruce Johnson

Council Member Victoria Jones

Council Member Austin Thompson

Mayor Pro-Tem Marlene Taylor-Crawford

Prayer

Elizabeth Bailey Copeland was present to provide the invocation.

Pledge of Allegiance

Mayor Still led the group in the Pledge of Allegiance.

Agenda Additions / Deletions

Chuck Warbington, City Manager tabled item #11 RZM2024-00016; McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP; 0 Hillcrest Green Drive to be heard at the August 07, 2024 Work Session and August 19, 2024 Regular Meeting, tabled item #12 RZR2024-00022 & SUP2024-00090; Embry Development Company, LLC; 448 Grayson Highway to be heard at the August 07, 2024 Work Session and August 19, 2024 Regular Meeting, partially tabled item #19 Appointment of vacant and expired board positions; the Aurora Board to August 19, 2024 Regular Meeting.

Motion to accept agenda as amended made by Council Member Thompson, Seconded by Council Member Johnson.

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

Approval of Prior Meeting Minutes

Motion to approve minutes made by Mayor Pro-Tem Taylor-Crawford, Seconded by Council Member Thompspon.

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

1. June 26, 2024, Regular Meeting and Executive Session
2. July 10, 2024, Special Call, Work Session, and Executive Session

Proclamations

3. Arts and Health Day

July 27, 2024, as Arts and Health Day - Mayor Still recognized and presented a proclamation on behalf of the City of Lawrenceville to the Lawrenceville Arts Commission (Jennifer Hammond, Alicia Chitwood, Alice Stone-Collins, Aura-Leigh Sanders, Jasmine Billings) for their dedication to art as an essential component of community life. The mission of the Lawrenceville Arts Commission is to foster and enhance public art's integration into the daily fabric of community life.

Announcements

Mayor 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.

No public comments

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.

Lee Thompson, City Attorney read the consent agenda items into record.

Motion to accept Consent Agenda items as read into record by Lee Thompson, City Attorney made by Council Member Thompson, Seconded by Council Member Johnson.

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

4. On-Demand Installation of New Gas Mains and New Gas Services on an Annual Contract
5. Power Pole Replacement Service on an Annual Contract
6. Design Management and Production Services on an Annual Contract
7. Approval and ratification for renewal of property and casualty insurance

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.

8. Fiscal Year 2025 Millage Rate Public Hearing

Keith Lee, Chief Financial Officer presented this, 3rd Public Hearing item, and answered questions from Council. Mayor Still opened the Public Hearing:

Speakers Opposed to increase of Millage Rate: Elizabeth B. Copeland, Marla Greene, Alpha Bailey

Speakers in Favor of increase to Millage Rate: Glenn Martin, Sherry Trainor, Josh Skaggs, Joanie Perry Ward, Dr. Sharmi Thor

Hearing or seeing no one further, for or against, Mayor Still closed the Public Hearing on the Fiscal Year 2025 Millage Rate.

Motion to approve Resolution for Fiscal Year 2025 Millage Rate made by Mayor Still, Seconded by Council Member Jones.

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

Voting Nay: Mayor Pro-Tem Taylor-Crawford, Council Member Thompson

9. Resolution for the Abandonment of a portion of the right-of-way of Reynolds Road

Barry Mock, Assistant City Manager presented this item and answered questions from Council. Mayor Still opened the public hearing, hearing or seeing no one for or against, closed the public hearing on.

Motion to approve Resolution for the Abandonment of a portion of the right-of-way on Reynolds Road property made by Council Member Jones, Seconded by Mayor Pro-Tem Taylor-Crawford.

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

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.

10. RZC2024-00058; City of Lawrenceville; Reynolds Road

Todd Hargrave, Director of Planning and Development presented this item, and answered questions from Council. Mayor Still opened the public hearing, hearing or seeing no one for or against, closed the public hearing.

Motion to approve the recommended changes to RZC2024-00058; City of Lawrenceville; Reynolds Road with changes made by staff and Mayor Still; zoning from BG to LM, 1M; max

height from 10' to 11' and 2F; Machinery shall not exceed 10' in height and shall be placed at back of property, made by Mayor Still, Seconded by Council Member Thompson.

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

11. RZM2024-00016; McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP; 0 Hillcrest Green Drive

Tabled item #11 to be heard at the August 07, 2024, Work Session and August 19, 2024, Regular Meeting.

12. RZR2024-00022 & SUP2024-00090; Embry Development Company LLC; 448 Grayson Highway

Tabled item #12 to be heard at the August 07, 2024, Work Session and August 19, 2024, Regular Meeting.

13. RZR2024-00023; Florentina Fisteag; 0 Curtis Road

Todd Hargrave, Director of Planning and Development presented this item, and answered questions from Council, applicant was present to answer any questions from Council. Mayor Still opened the public hearing, hearing or seeing no one for or against, closed the public hearing.

Motion to approve RZR2024-00023; Florentina Fisteag; 0 Curtis Road with conditions made by staff made by Mayor Pro-Tem Taylor-Crawford, Seconded by Council Member Thompson.

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

14. SUP2024-00091; Mushtaq Pasha; 860 Collins Hill Road

Todd Hargrave, Director of Planning and Development presented this item, and answered questions from Council, applicant was present to answer any questions from Council. Mayor Still opened the public hearing, hearing or seeing no one for or against, closed the public hearing.

Motion to approve SUP2024-00091; Mushtaq Pasha; 860 Collins Hill Road with staff conditions made by Council Member Jones, Seconded by Council Member Johnson.

Voting Yea: Mayor Still, Council Member Johnson, Council Member Jones, Council Member Thompson, Mayor Pro-Tem 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.

15. Gwinnett Urban County Community Development Block Grant (CDBG) Renewal

Keith Lee, Chief Financial Officer presented this item and answered questions from Council.

Motion to approve the Cooperation Agreement with Gwinnett County for the CDBG Program for Federal Fiscal Years 2025-2027 made by Council Member Jones, Seconded by Mayor Pro-

Tem Taylor-Crawford.

Voting Yea: Mayor Still, Council Member Johnson, Council Member Jones, Council Member Thompson, Mayor Pro-Tem 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.

16. Rhodes Jordan Trail Connection Project

Eranildo Lustosa, Jr., Engineer II presented this item and answered questions from Council.

Motion to award Rhodes Jordan Trail Connection Project to low bidder, Ohmshiv Construction, LLC, amount not to exceed \$886,295.75. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney made by Council Member Jones, Seconded by Council Member Thompson.

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

17. Agreement with Impact46 for FIRST Center renovations

Barry Mock, Assistant City Manager presented this item and answered questions from Council.

Motion Approve agreement with Impact46 to provide funding for the FIRST Center renovations in the amount of \$440,000, and to authorize Mayor to execute agreement subject to review by the City Attorney made by Mayor Still, Seconded by Council Member Thompson.

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

18. Demolition of Deauville Apartments Project

Eranildo Lustosa, Jr., Engineer II presented this item and answered questions from Council.

Motion Award Demolition of Deauville Apartments Project to low responsive bidder, Southern Environmental Services, Inc., amount not to exceed \$554,500.00. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney made by Council Member Jones, Seconded by Council Member Thompson.

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

19. Appointment of vacant and expired board positions

Davis Still, Mayor presented this item and answered questions from Council. Partially tabled item #19 Appointment of vacant and expired board positions; position of the Aurora Board to August 19, 2024, Regular Meeting.

Motion to approve the appointment of the following individuals for vacant and expired board positions:

Arts Commission:

Post 2 - Wesley Brooks to replace Katrina Fellows - Term ends 12/31/2024;

RECAST Advisory Board:

Post 1 - Taheerah Demby – to replace Alisha Jordan - Term ends 12/31/ 2024,

Post 12 – Residential Vacancy will remain vacant – Term ends 12/31/2025;

Stormwater Authority:

Post 2 - Huston Gillis - to replace Jim Wright – Term ends 12/31/2026,

Post 5 - Carl Walls - to replace Jay Johnson – Term ends 12//31/2026

as presented by Mayor Still made by Council Member Thompson, Seconded by Council Member Thompson.

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

Final Adjournment

Motion to adjourn regular meeting made by Council Member Thompson, Seconded by Mayor Pro-Tem Taylor-Crawford.

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

Minutes Signatures

David R. Still, Mayor

Karen Pierce, City Clerk

RESOLUTION RES-2024-7

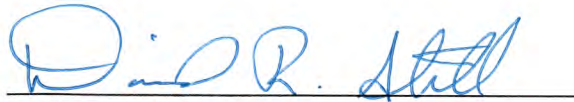
**RESOLUTION OF THE CITY OF LAWRENCEVILLE
TO SET THE MILLAGE RATE FOR 2024**

WHEREAS, the City of Lawrenceville depends upon revenue derived from various sources; and

WHEREAS, the City of Lawrenceville is dependent upon revenues generated from property taxes;

NOW, THEREFORE, BE IT RESOLVED that the City of Lawrenceville hereby sets its 2024 tax rate at 3.26 mills.

IT IS SO RESOLVED this 22nd day of July 2024.



David R. Still, Mayor

ATTEST:



Karen Pierce, City Clerk

RESOLUTION RES-2024-8

RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that a primarily dirt road known as Reynolds Road from the intersection of that street with the existing right-of-way of Reynolds Road to its dead end has ceased to be used by the public to such an extent that no substantial public purpose is accomplished by leaving the street as part of the municipal street system; and

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that the abandonment and closing of the street as shown on the plat which is attached hereto as Exhibit "A" is in the best interest of the citizens of the City of Lawrenceville;

NOW THEREFORE, the Council of the City of Lawrenceville hereby resolves and ordains that the primarily dirt road known as Reynolds Road, as shown on Exhibit "A" which is attached hereto and incorporated herein by reference, is hereby declared to be closed and abandoned as a part of the municipal streets system of the City of Lawrenceville. This action is taken pursuant to O.C.G.A. §32-7-210 following proper notice to all property owners located on the portions of the municipal streets system closed and abandoned by this action. This abandonment is subject to any and all previous utility easements conveyed to any public or private entity or franchise holder and the easements or other property rights previously conveyed shall not be extinguished or altered by this action.

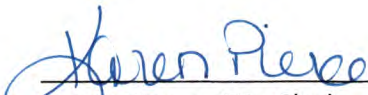
IT IS FURTHER RESOLVED AND ORDAINED that the Council hereby authorizes the Mayor, City Manager, City Clerk, and the City Attorney to take such action and execute such documents as are necessary to dispose of the abandoned property in accordance with the laws of the State of Georgia and the City of Lawrenceville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

IT IS SO RESOLVED AND ORDAINED this 7 day of August, 2024.



David R. Still, Mayor

ATTEST:



Karen Pierce, City Clerk

Exhibit A

Plat of Abandoned Street

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

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

<u>PRESENT</u>	<u>VOTE</u>
<u>David R. Still</u> , Mayor	<u>Yes</u>
<u>Marlene Taylor-Crawford</u> , Mayor Pro Tem	<u>Yes</u>
<u>Victoria Jones</u> , Council Member	<u>Yes</u>
<u>Austin Thompson</u> , Council Member	<u>Yes</u>
<u>Bruce Johnson</u> , Council Member	<u>Yes</u>

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

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from BG (General Business District)

to LM (Light Manufacturing District) by City of Lawrenceville for the proposed use of Contractors Office, Landscape 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 July 22, 2024, and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 22nd day of July 2024, that the aforesaid application to amend the Official Zoning Map from BG (General Business District) to LM (Light Manufacturing District) is hereby APPROVED.

Approval of an LM (Light Manufacturing District), subject to the following enumerated conditions:

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

- A.** A Contractors Office, Landscape.
- B.** The development shall be designed in general accordance with the site plan titled “Rezone Plan, Proposed Luxury Landscape Supply” dated April 30, 2024, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments subject to final approval by the Director of Planning and Development.

- C.** Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with the rules and regulations of applicable governing agencies.
- D.** The design of the façades shall meet minimum architectural standards and shall be in accordance with the proposed renderings presented at the July 22 Council meeting. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department. A temporary building shall be allowed for 8 months to allow for a new facility to be constructed on site.
- E.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
- F.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- G.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
- H.** Outdoor Storage is to be allowed in the front yard if a 6 foot opaque fence or 4 foot berm with landscaping along Reynolds Road is provided.
- I.** Outdoor Storage shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials
- J.** Stacking of pallets of material is allowed on the interior of the site. Stacking of pallets of material higher than ten (10) feet shall be prohibited.
- K.** Gravel is allowed in storage areas and drives only. All drives that tie into a public Right of Way shall be paved within 100' of the property line and all pedestrian vehicle parking areas and drives shall be paved.
- L.** The area indicated as truck parking is only allowed for trucks, vehicles and equipment that is a part of the operation of Luxury Landscape. Storage of truck, vehicle or equipment that is not part of the operation of Luxury Landscape is prohibited

- M.** Bin Blocks used to separate loose, bulk landscape material may be stacked to a max height of eleven (11) feet.

2. To satisfy the following site development considerations:

- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B.** The area between the truck parking and Reynolds Road shall maintain a 50-foot undisturbed buffer from the ROW of Reynolds Road to shield the truck parking from Reynolds Road.
- C.** Underground utilities shall be provided throughout the development.
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** All disturbed areas not paved shall be sodded and/or landscaped.
- F.** Dust from operations at the site shall be controlled at all times. Machinery shall not exceed ten feet (10 ft.) and shall be placed at the back of the property.
- G.** Provide a twenty-foot-wide (20 ft.) Landscape Strip along the northern right-of-way of Reynolds Road and southern right-of-way of Wimberly Way. The final design shall be subject to the review and approval of the Director of Planning and Development.
- H.** Provide a 20-foot wide (20 ft.) Buffer along the eastern property line. The final design shall be subject to the review and approval of the Director of Planning and Development.
- I.** Landscape Strips and Buffer shall be planted with one (1) Overstory Tree, one (1) Understory Tree, eighteen (18) Evergreen Shrubs, eighteen (18) Ornamental Grasses and eighteen (18) Ground Coverings per one hundred (100 ft.) of road frontage along Reynolds Road and Wimberly Way. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to the review and approval of the Director of Planning and Development.

- J.** Planted Conifer and Evergreen trees shall be at least six feet in height at time of planting.
 - K.** Planted Deciduous trees shall be at least three inches caliper at time of planting.
 - L.** Ornamental Grasses and Ground Covering shall be a minimum size of one-gallon container at time of planting with a minimum height of one foot.
 - M.** Preserved Trees may be counted toward fulfilling the tree requirement within the twenty-foot (20 ft.) Landscape Strip and Buffer. Bradford Pear, Gingko (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
 - N.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outer most perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, Undisturbed Wetlands or Zoning Buffer.
 - O.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
 - P.** Ground Signage shall be limited to a maximum height of twelve-feet (12 ft.) and shall be setback from the right-of-way a minimum of twelve feet (12 ft.) from the property line. The maximum sign display area shall be limited to seventy-five (75 sq. ft.) Wall signage shall be limited to 36 square feet per elevation, with a total wall sign area limited to seventy-two (72 sq. ft.).
 - Q.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.
 - R.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 3. The following variances are requested:**
- A.** A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and OI (Office Institutional District) parcel(s) located in unincorporated Gwinnett County (PIN 7012 076) from fifty feet (50 ft.) to twenty feet (20

ft.).

- B.** A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) parcel(s) located within the municipal boundaries of the City of Lawrenceville (PIN 7012 076) from fifty feet (50 ft.) to twenty feet (20 ft.).
- C.** A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) zones from fifty feet (50 ft.) to forty feet (40 ft.).
- D.** A variance from the Zoning Ordinance, Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required allows a reduction in the number of required Off-Street Parking Spaces from one-hundred sixty-two (162) to one hundred thirty-two (132).



David R. Still, Mayor

Date Signed: 7/29/2024

ATTEST:


Karen Pierce, City Clerk

Legal Description

All that tract or parcel of land lying and being in Land Lot 12, of the 7th District, of the City of Lawrenceville, Gwinnett County, Georgia, consisting of 7.44 acres, and being more particularly described as follows:

To arrive at the **True Point of Beginning**, begin at a $\frac{3}{4}$ -inch open top pipe found at the southeast intersection of Reynolds Road (having a variable Right-of-Way) and Wimberly Way (having a 60-foot Right-of-Way), said point being the **Point of Beginning**, thence commencing in northeasterly direction along the southern right-of-way of Wimberly Way (having a 60-foot right-of-way) North 60 degrees 15 minutes 43 seconds East a distance of 199.00 feet to a $\frac{1}{2}$ -inch open top pipe found; thence continuing along said right-of-way in a northeasterly direction North 60 degrees 15 minutes 43 seconds East a distance of 162.18 feet to a $\frac{3}{4}$ -inch open top pipe found; thence continuing along said right-of-way North 60 degrees 15 minutes 43 seconds East a distance of 171.28 feet to a $\frac{1}{2}$ -inch rebar found; thence continuing along said right-of-way North 60 degrees 15 minutes 43 seconds East a distance of 191.70 feet to a $\frac{1}{2}$ -inch rebar found; thence leaving said right-of-way in a southeasterly direction South 29 degrees 08 minutes 42 seconds East a distance of 235.10 feet to a 1-inch iron rod found; thence continuing in a southeasterly direction South 30 degrees 20 seconds 07 minutes East a distance of 391.35 feet to a $\frac{1}{2}$ -inch rebar found at the northern right-of-way of Reynolds Road (having a variable right-of-way); thence commencing in a southwesterly direction along the northern right-of-way of Reynold Road (having a variable right-of-way) South 89 degrees 10 minutes 36 seconds West to an iron rebar set; thence continuing along said right-of-way; thence continuing along said right-of-way South 89 degrees 10 minutes 33 seconds West a distance of 154.19 feet to an iron rebar set; thence continuing along said right-of-way South 89 degrees 10 minutes 37 seconds West a distance of 114.10 feet to an iron rebar set; thence continuing along said right-of-way South 89 degrees 10 minutes 33 seconds West a distance of 209.09 feet to an iron rebar set; thence continuing along said right-of-way North 33 degrees 06 minutes 20 seconds West a distance of 44.42 feet to an $\frac{1}{2}$ -inch iron rebar found; thence continuing along said right-of-way an arc distance of 147.96 feet (having a radius of 139.20 feet), being subtended by a chord bearing of North 64 degrees 49 minutes 39 seconds West a distance of 141.09 feet to an

iron rebar set; thence continuing along said right-of-way North 40 degrees 13 minutes 17 seconds West a distance of 28.55 feet to a right-of-way monument found; thence continuing along said right-of-way to a $\frac{3}{4}$ -inch open top pipe found at the southeast intersection of Reynolds Road (having a variable Right-of-Way) and Wimberly Way (having a 60-foot Right-of-Way), said point being the ***True Point of Beginning***.

"NOT FOR FINAL RECORDING"
TOTAL AREA = 7.22 ± ACRES

PARCEL: 055 038 ZONED: B-G

REZONE REQUEST: CURRENTLY ZONED B-G
REQUESTING L-M ZONING TO ALLOW FOR THE
LUXURY LANDSCAPE SUPPLY DEVELOPMENT.
TOTAL SITE AREA = 7.22 ± ACRES

PROPOSED USE = LANDSCAPE SUPPLY RETAILER

SITE ANALYSIS

BUILDING OFFICE	5,400 S.F.
ZONED	LM.
TOTAL AREA	7.22 AC.
PARKING CALCULATION	
1 SP. / 300 S.F. MIN.	18 SPACES
TOTAL REQUIRED MIN.	18 SPACES
TOTAL PROVIDED	59 SPACES
H.C. SPACES REQ.	
1 H.C. SP. / 25 SP.	3 SPACES
H.C. SPACES REQUIRED	3 SPACES
H.C. SPACES PROVIDED	4 SPACES

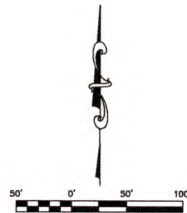
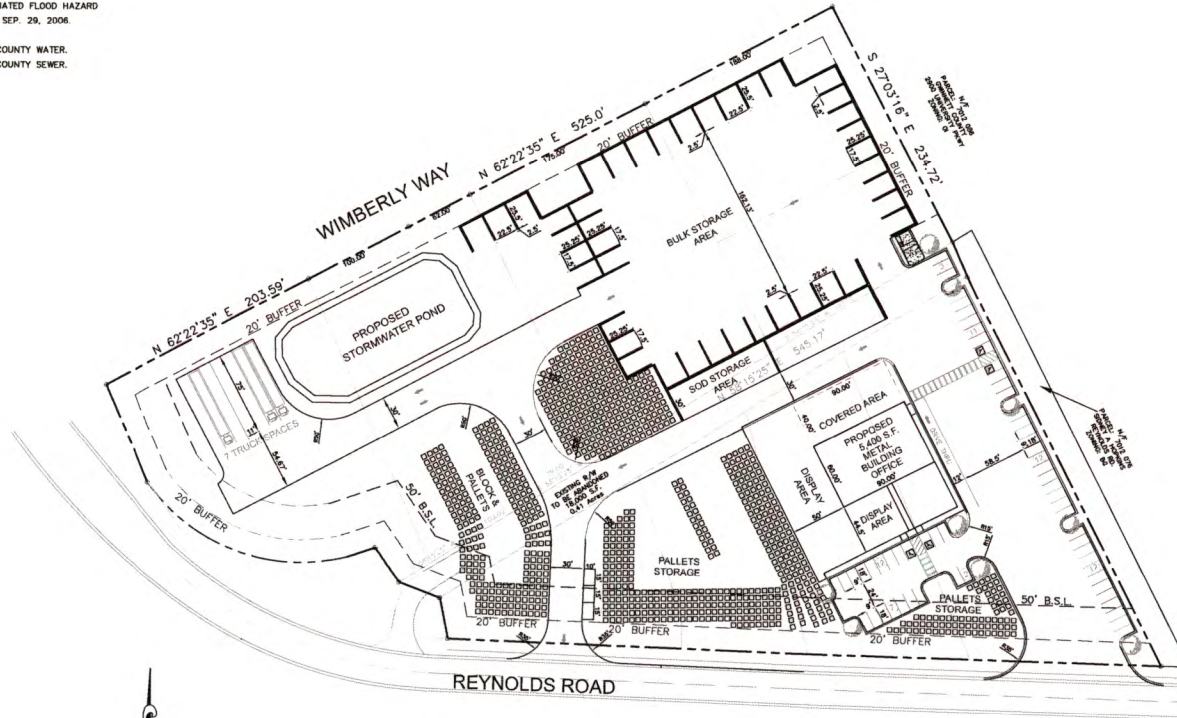
TOTAL SITE AREA = 7.22 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.
NOTES: NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13135C0074F, DATED SEP. 29, 2006.



VICINITY MAP
N.T.S.

NOTES:

- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY XXXXXX, DATED XX/XX/2024.
- THERE ARE NO NWI WETLAND ON THE SITE.
- UN-NAMED TRIBUTARY OF CEDAR CREEK IS LOCATED ALONG THE SOUTH SIDE OF THE SITE.
- NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13135C0074F, DATED SEP. 29, 2006.
- THERE ARE NO STATE WATERS ON SITE.
- THE PROJECT WILL BE SERVED BY GWINNETT COUNTY WATER.
- THE PROJECT WILL BE SERVED BY GWINNETT COUNTY SEWER.



GEORGIA811
www.Georgia811.com

A.C.E.

ALCOY CONSULTING ENGINEERING
AND ASSOCIATES, L.L.C.
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REZONE PLAN

PROPOSED LUXURY LANDSCAPE SUPPLY

7012 062 7012 039
7012 061 7012 048
7012 022A 7012 026A
PARCEL: 7012 021 7012 035

LAND LOT: 12
DISTRICT: 7th
REYNOLDS ROAD
CITY OF LAWRENCEVILLE, GA

DATE: 4/30/2024

SCALE: 1"=50'

DEVELOPER

LUXURY LANDSCAPE SUPPLY
185 PARK ACCESS DR.
LAWRENCEVILLE, GA 30046
ALEC RICHARDSON
PHONE: 770-513-7333
alec@luxurylandscape.com

24 HOUR - EMERGENCY CONTACT
ALEC RICHARDSON
PHONE: 770-513-7333
alec@luxurylandscape.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 24-020

RZ

RZC2024-00058
RECEIVED: MAY 3, 2024
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 R. Still</u> , Mayor	<u>Yes</u>
<u>Marlene Taylor-Crawford</u> , Mayor Pro Tem	<u>Yes</u>
<u>Victoria Jones</u> , Council Member	<u>Yes</u>
<u>Austin Thompson</u> , Council Member	<u>Yes</u>
<u>Bruce Johnson</u> , Council Member	<u>Yes</u>

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

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from RM-12 (Multifamily Residential District)

to RS-60 (Single-Family Residential District) by Florentina Fisteag for the proposed use of Single-Family Dwellings and Dwelling Units 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 July 22, 2024, and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 22nd day of July 2024, that the aforesaid application to amend the Official Zoning Map from RM-12 (Multifamily Residential District) to RS-60 (Single-Family Residential District) is hereby APPROVED.

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

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

- A.** New Construction of Single-family detached dwellings and dwelling units, accessory uses, and structures at maximum of two (2) dwelling units on approximately zero & forty-three hundredths (0.43) acres at a density of four and six tenths (4.6) Units Per Acre (UPA).

- B.** The development shall be in general accordance with the concept plan titled “Rezoning Plat for Florentina Fisteag,” prepared by Georgia Premier Land Services, Inc. on April 29, 2024. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The façade, rear and side elevations of the single-family detached residential dwellings and dwelling units shall be designed and constructed consisting of four (4) sides of masonry, which could be brick, stone, or a combination of brick and stone (with accents of fiber cement siding). The final design shall be in general accordance with the provided elevations and shall be subject to final review and approval of the Director of the Planning and Development Department.
- D.** The minimum heated floor area per dwelling unit shall be 1,800 square feet for one-story homes and 2,000 square feet for two-story homes.
- E.** The single-family detached dwelling unit shall have a double-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** The single-family detached dwelling units shall include a two (2) car garage, with a driveway measuring twenty (20) feet in width and thirty-six (36) feet in depth, providing sufficient space for two (2) passenger vehicles. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- G.** The single-family detached dwelling unit shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the finished floor. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- H.** The Front Yard Area shall be adjacent to Curtis Road. The Front Yard Area shall have a Building Setback of thirty-five (35) feet.
- I.** The Rear Yard Area shall have a Building Setback of twenty (20) feet.
- J.** The Side Yard Area shall have a Building Setback of five (5) feet.

- K.** Vehicular access to the subject property shall be provided by a pair of new curb cuts along Curtis Road.

2. To satisfy the following site development considerations:

- A.** Detached Single-Family dwellings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, Section 601 Residential Minimum Architectural and Design Standards, and International Residential Code (IRC). Final building elevations shall be subject to the review and approval of the Director of the Planning and Development Department.
- B.** Maintain or provide a five (5) foot concrete sidewalk adjacent to the Curtis Road right-of-way.
- C.** Natural vegetation shall remain on the property until the issuance of a development permit.
- D.** Any utility relocations shall be the responsibility of the developer.
- E.** Property shall be subdivided before any development activity commences.

3. The following variances are requested:

- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.4 – RS-60 Single-Family Residential District, Table B., Lot Development Standards – Minimum Development Size. Allows the reduction of the minimum development size from ten (10) acres to 0.43 acres.
- B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.4 – RS-60 Single-Family Residential District, Table B., Lot Development Standards – Minimum Lot Width. Allows the reduction of the minimum lot width from sixty (60) feet to fifty (50) feet.

ORDINANCE NO: ZON-ORD-2024-8

CASE NO: RZR2024-00023



David R. Still, Mayor

Date Signed: 7/29/2024

ATTEST:



Karen Pierce, City Clerk

Curtis Road Rezoning

Tax Parcel No. 5145 013C

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

To find the point of beginning, commence at the centerline intersection of Curtis Road and Downing Street; THENCE traveling South 64 Degrees 16 Minutes 52 Seconds East for a distance of 16.66 feet to a point on the easterly right of way of Curtis Road (right of way varies), said point marked by a ½ inch rebar pin found, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, traveling on said easterly right of way North 03 Degrees 30 Minutes 05 Seconds East for a distance of 100.02 feet to a point, said point marked by a ½ inch rebar pin set; THENCE leaving said right of way South 87 Degrees 24 Minutes 26 Seconds East for a distance of 184.29 feet to a point, said point marked by a ½ inch rebar pin found; THENCE South 02 Degrees 37 Minutes 35 Seconds West for a distance of 99.94 feet to a point, said point marked by a ½ inch rebar pin found; THENCE North 87 Degrees 25 Minutes 42 Seconds West for a distance of 185.81 feet to a point on the easterly right of way of Curtis Road (right of way varies), said point marked by a ½ inch rebar pin found, said point being THE TRUE POINT OF BEGINNING.

Said property contains 0.425 Acres.

UTILITY LINES TRAVERSING PROPERTY MAY CONTAIN AN EASEMENT. NO RECORD OF EASEMENT WAS FOUND, HOWEVER, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY IF WORK IS PLANNED IN THIS AREA.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

A TRIMBLE S-7 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR
PLAT IS BASED HAS A CLOSURE PRECISION
OF ONE FOOT IN 15,339
FEET AND AN ANGULAR ERROR OF 12"
PER ANGLE POINT, AND WAS ADJUSTED USING
THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 75,692
FEET AND CONTAINS 0.425 ACRES.

NO PORTION OF SUBJECT PROPERTY LIES
WITHIN A DESIGNATED 100 YEAR FLOOD
HAZARD AREA AS DEPICTED BY SCALED MAP
LOCATION AND GRAPHIC PLOTTING ONLY PER
F.I.R.M. PANEL NO. 13135C0073F,
DATED SEPTEMBER 29, 2006.

811

Know what's below.
Call before you dig.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

LOCATED IN THE CITY LIMITS OF LAWRENCEVILLE

REZONING PLAT FOR:

FLORENTINA FISTEAG

CURTIS ROAD
PARCEL NO. 5145 013C

**GEORGIA PREMIER
LAND SERVICES, INC.**
PROFESSIONAL LAND SURVEYING

3010 HAMILTON MILL ROAD
 BUFORD, GEORGIA 30519
 (770) 614-3004 FAX (770) 614-3956
 LAND SURVEY FIRM COA #1177

Date: 04.29.2024	Land Lot: 145	District: 5th	Sheet No. 1 of 1
County: GWINNETT, GEORGIA		Scale: 1" = 20'	
Project: 24097		Drawn By: AS	

RZR2024-00023

RECEIVED: MAY 2, 2024

RECEIVED: MAY 2, 2024
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.

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

On motion to APPROVE the requested Special Use Permit by Council Member Jones, seconded by Council Member Johnson, which carried 5-0, the following ordinance was ADOPTED:

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Special Use Permit from Mushtaq Pasha for the proposed use of Place of Worship 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 July 22, 2024, and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 22nd day of July 2024, that the aforesaid application for a Special Use Permit is hereby APPROVED.

Approval of a Special Use Permit for a Place of Worship in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

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

- A.** Light Industrial uses, which may include a Place of Worship as a special use.
- B.** No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- C.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- D.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- E.** Outdoor storage shall be prohibited.

2. To satisfy the following site development considerations:

- A.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- B.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- C.** The property's parking lot shall be brought into a state of good repair and maintenance. This includes cleaning out runoff that has built up, repairing cracks that have formed, and restriping the parking bays.
- D.** The property's landscaping shall be replanted and consistently maintained so that patches of bare dirt and soil are minimized.
- E.** Business must acquire a new Certificate of Occupancy within 90 days of approval from the City Council or this Special Use Permit is void. The name of the business/tenant name shall be consistent across the Gwinnett Fire Marshall Certificate of Occupancy, City of Lawrenceville Certificate of Occupancy, and the City of Lawrenceville Occupational Tax Certificate.



David R. Still, Mayor

Date Signed: 7/29/2024

ATTEST:



Karen Pierce, City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT ONE:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10 of the 7th District of Gwinnett County, City of Lawrenceville, Georgia, and being designated as Tract 2 containing 0.43 acres according to a survey for Collins Hill Professional Center, City of Lawrenceville, dated April 18, 1999 and prepared by Ringo Abernathy & Associates, more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at an iron pin found located at the intersection of the southwesterly right-of-way line of Collins Hill Road (80 foot right-of-way) and the southeasterly right-of-way line of Collins Industrial Way (60 foot right-of-way); run thence along the southeasterly right-of-way line of Collins Industrial Way South 58 degrees 41 minutes 59 seconds West a distance of 218.40 feet to a point marked by an iron pin set; leaving said right-of-way line run thence South 31 degrees 18 minutes 00 seconds East a distance of 167.0 feet to a point marked by an iron pin set, said point being the TRUE POINT OF BEGINNING; run thence South 31 degrees 18 minutes 00 seconds East a distance of 132.09 feet to a point marked by an iron pin set; run thence South 58 degrees 55 minutes 00 seconds West a distance of 145.78 feet to a point marked by an iron pin set; run thence North 31 degrees 40 minutes 22 seconds West a distance of 120.54 feet to a point marked by an iron pin set; run thence North 58 degrees 42 minutes 00 seconds East a distance of 35.0 feet to a point marked by an iron pin set; run thence North 31 degrees 18 minutes 00 seconds West a distance of 11.0 feet to a point marked by an iron pin set; run thence North 58 degrees 42 minutes 00 seconds East a distance of 111.57 feet to a point marked by an iron pin set, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH

TRACT TWO:

All that tract or parcel of land lying and being in Land Lot 10 of the 7th District of Gwinnett County, Georgia, and lying within the city limited of Lawrenceville, Georgia, more particularly described as follows:

BEGINNING at the intersection formed by the southerly 80 foot right of way of Collins Hill Road and the northwesterly right of way of Georgia Highway 316; thence proceeding northwesterly along said right of way of Collins Hill Road 333.60 feet to a point which point represents the TRUE POINT OF BEGINNING; thence proceeding south 58 degrees 55 minutes 00 seconds west 218.40 feet to a point; thence proceeding north 31 degrees 18 minutes 00 seconds west 134.50 feet to a point; thence proceeding north 58 degrees 42 minutes 05 east 218.40 feet to a point on the southerly 80 foot right of way of Collins Hill Road; thence proceeding south 31 degrees 18 minutes 00 seconds east along said right of way 135.32 feet to a point which represents the TRUE POINT OF BEGINNING.

The hereinabove described tract encloses 0.6764 acres and is shown as Tract 1, Building 1 on a plat prepared by Horlbeck & Associates, Inc. for Macor Properties, Inc. dated March 8, 1990.

Less and except any of the above property conveyed pursuant to those certain Final Order and Judgments recorded in Deed Book 51560, Page 393, Gwinnett County, Georgia records, and recorded in Deed Book 51562, Page 836, Gwinnett County, Georgia records.