



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING MINUTES

Monday, August 19, 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

Pastor SunKi Jeong 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 asked that item #11 RZM2024-00016; McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP; 0 Hillcrest Green Drive to be Tabled to Work Session 09/04/2024 and Regular Meeting 09/16/2024.

Motion to accept agenda as amended by Chuck Warbington, City Manager made by Mayor Pro-Tem Marlene 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

Approval of Prior Meeting Minutes

Motion to approve minutes 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

1. July 22, 2024 - Special Call, Regular Meeting
2. August 7, 2024 - Work Session, Executive Session

Announcements

Mayor Still recognized each Council Member who individually made announcements about events and recognitions throughout the community. Mayor Still 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 Johnson, Seconded by Council Member Thompson.

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

3. Purchase of Diaphragm Gas Meters on an Annual Contract
4. King Arthur Drive Drainage Repair Project
5. Wayside Underground Electric Project Change Order 1
6. Trittech Software Systems, a CentralSquare Company
7. Farber Specialty Vehicles Mobile Command Vehicle
8. ReCAST Behavioral Health Subrecipient Contract
9. Appointment of expired board positions to the Aurora Board

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. RZR2024-00022 & SUP2024-00090; Embry Development Company LLC; 448 Grayson Highway
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 this item Mayor Still closed the hearing to those for this item, Mayor Still opened the hearing to those who wished to speak against this item: Lavetta Lewis, was not against this item, but had a question that was answered to her satisfaction; seeing no one further for or against this item, Mayor Still closed the public hearing.

Motion to approve with recommended changes that were sent by e-mail by staff on August 19, 2024 to Council for RZR2024-00022 & SUP2024-00090; Embry Development Company LLC; 448 Grayson Highway 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
11. RZM2024-00016; McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP; 0 Hillcrest Green Drive

Tabled to Work Session 09/04/2024 and Regular Meeting 09/16/2024.
12. Resolution for Condemnation of Pine Tree Property
Chuck Warbington, 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.

Motion to Approve Resolution for Condemnation of Pine Tree Property 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
13. Resolution for Abandonment of University Center Lane Right of Way on the Georgia Gwinnett College Campus
Chuck Warbington, 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.

Motion to Approve Resolution for the Abandonment of a portion of the right of way of University Center Lan on the Georgia Gwinnett College Campus 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

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. Resolution of the City of Lawrenceville for rules of mayor and council conduct

Michael Fischer, Assistant City Manager presented this item for discussion and answered questions from Council.

Motion made by Council Member Johnson, Seconded by Council Member Jones.

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

Voting Nay: Mayor Pro-Tem Taylor-Crawford

Abstained: Council Member Thompson

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. Lawrenceville City Hall Renovation Project

Michael Fischer, Assistant City Manager presented this item and answered questions from Council.

Motion to Award Lawrenceville City Hall Renovation Project to low bidder, Beatty Construction, Inc., amount not to exceed \$141,789.00. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney. Contracts to follow award 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

16. 427 Reynolds Road property acquisition

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

Motion to Approve the purchase and sale agreement for 427 Reynolds Road in the amount of \$300,000.00 made by Council Member Johnson, Seconded by Council Member Thompson. Voting Yea: Mayor Still, Council Member Johnson, Council Member Jones, Council Member Thompson, Mayor Pro-Tem Taylor-Crawford

17. Neal Blvd Improvements Project

Reginald Anderson, City Engineer presented this item and answered questions from Council.

Motion to Award Neal Blvd Improvements Project to low bidder, Civil Construction & Utilities LLC, amount not to exceed \$817,656.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award 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

18. 2024 Annual LMIG Resurfacing Project

Reginald Anderson, City Engineer presented this item and answered questions from Council.

Motion to Award 2024 Annual LMIG Resurfacing Project to low bidder, The Scruggs Company d/b/a Sunbelt Asphalt Services, Inc., amount not to exceed \$1,711,582.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award 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

19. Change order to amend Axon contract to add 19 additional in-car camera systems

Michael Rudnick, Fleet Director presented this item and answered questions from Council.

Motion to Approve of Purchase of In-Car Camera Systems Change Order 1 to Axon Enterprise, Inc. in the amount of \$267,931.16. Authorization for Mayor or City Manager to execute change order 1 and related documents subject to approval by the City Attorney 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

20. Purchase of 2 new 2023 Dodge Chargers fully upfitted as admin criminal investigations division vehicles on contract

Michael Rudnick, Fleet Director presented this item and answered questions from Council.

Motion to Approve to purchase 2 new 2023 fully upfitting admin Dodge Chargers with contracted vendor Akins Ford for the Lawrenceville criminal investigations division department in the amount of \$87,831.70 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

Executive Session – Personnel, Litigation, Real Estate

Motion to move into Executive Session made by Council Member Thompson, Seconded by Council Member Jones.

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

Motion to adjourn Executive Session 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

Report of items discussed in Executive Session

1 Real Estate

No Votes Taken

Final Adjournment

Motion to adjourn Regular Meeting made by Council Member Thompson, Seconded by Council Member Jones.

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

Minute Signatures

David R. Still, Mayor

Karen Pierce, City Clerk

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

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

<u>PRESENT</u>	<u>VOTE</u>
<u>David R. Still</u> , Mayor	<u>Yes</u>
<u>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 Council Member Jones, seconded by Council Member Johnson, 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 RS-150 (Single-Family Residential District)

to RM-8 (Townhouse Residential District) by Embry Development Company LLC for the proposed use of Townhouse-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 August 19, 2024, and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 19th day of August 2024, that the aforesaid application to amend the Official Zoning Map from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) is hereby APPROVED.

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

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

- A. Residential townhouse units at a maximum of 56 units on approximately 14 acres at a gross density of 4.0 Units Per Acre (UPA).
- B. The maximum number of Front Entry Units shall be limited to twenty-two (22). Front Entry Units shall be prohibited along Grayson Highway.

- C. The development shall be in general accordance with the site plan dated August 16, 2024, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- D. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- E. Install four-foot (4ft.) high berm with landscaping within the required twenty-five-foot (25 ft.) buffer adjacent to Wynfield Park subdivision. Berm shall include a six foot (6 ft.) high opaque fence installed at the top of the berm.
- F. The townhouse dwelling units shall be designed in general accordance with the elevations being predominantly 3-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding), covered front porches with metal roofs and corner end units having expanded porches for rear entry townhomes. All townhomes shall have a covered rear porch. Front Entry Units shall have a five foot (5 ft.) Front Yard Setback adjacent to Road 'B' Private Street (27-ft. BOC, 50-ft Easement) as shown on Concept Site Plan, titled "Crafer Park", prepared by Land Design Solutions (L.D.S. Proj # 24005), dated August 16, 2024. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- G. All dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- H. All Rear Entry Units shall be a minimum of three (3) stories or thirty-five (35) feet in height, as measured from the lowest elevation of the rear-entry-garage-floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- I. All townhouse units shall consist of two (2) car garages, with a driveway measuring sixteen (16 ft.) feet in width and eight feet (8 ft.) feet in depth. All vehicles shall be parked within a designated two (2) car garage or designated on-street parking space guest parking only. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- J. Development shall be designed and consist of twenty-one (21) on-street parking spaces with one additional space per townhouse unit within the project for guest and overflow parking. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- K. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

2. To satisfy the following site development considerations:

- A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.
- B. All grassed areas on dwelling lots shall be sodded.
- C. All underground utilities shall be provided throughout the development.
- D. The property shall be gated with interior private streets permitted.
- E. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- F. Natural vegetation shall remain on the property until the issuance of a development permit.
- G. 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.
- H. Compactor/dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m. Compactor/dumpster shall be installed at a centralized location, subject to the review and approval of the Director of the Planning and Development Department.

- I. 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. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- J. Peddlers and/or parking lot sales shall be prohibited.
- K. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours of notice from City.
- L. New billboards or oversized signs shall be prohibited.
- M. Outdoor storage shall be prohibited.

3. The following variances are requested:

- A. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards. Allows for the reduction of the fifty (50) feet undisturbed stream buffer.
- B. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards. Allows for the reduction of the seventy-five (75) foot impervious stream buffer.
- C. Variance to allow a Private Alley in lieu of the required Private Drive as follows: E. 4. a. Private Alley 'C', 'D' and 'E' street width shall be twenty-one foot (21 ft.). Two-foot curb and gutter required (dimensions are back-to-back of curbs). Private Alley 'C', 'D' and 'E' shall consist of a forty foot (40 ft.) Private Alley Utility Easement.
- D. Variance to allow the elimination of the five-foot (5 ft.) sidewalk requirement adjacent to Private Alley 'C', 'D' and 'E' b. - A 5-foot sidewalk is required and shall be 2 feet off the back of curb.
- E. Variance to allow Driveway within the required forty foot (40 ft.) Private Alley Utility Easement must provide two external parking spaces (9 ft. x 20 ft. each) providing a curb cut measuring eight feet (8 ft.) in depth and sixteen feet (16 ft.) in width.

ORDINANCE NO: ZON-ORD-2024-10

CASE NO: RZR2024-00022

- F. Variance to allow the rear elevations (including porches, decks, etc.) of Rear Entry Units shall be setback 27 feet five-foot (5 ft.) rear yard setback from the required forty-foot (40 ft.) Utility Access Easement.



David R. Still, Mayor

Date Signed: 10/1/2024

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
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 Embry Land Development LLC for the proposed use of Front Entry Townhouse-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 August 19, 2024, and objections were not filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 19th day of August 2024, that the aforesaid application for a Special Use Permit is hereby APPROVED.

Approval of a Special Use Permit for Front Entry Townhouse-Family Dwellings and Dwelling Units in an RM-8 (Townhouse Residential District) zoning district, subject to the following enumerated conditions:

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

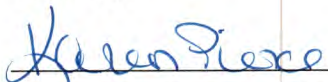
- A.** Allow the maximum number of twenty-two (22) Front Entry Townhouse-Family Dwellings and Dwelling Units.



David R. Still, Mayor

Date Signed: 10/1/2024

ATTEST:



Karen Pierce, City Clerk



ADDRESS: 448 GRAYSON HIGHWAY
LAWRENCEVILLE
GWINNETT COUNTY

PARCEL INFO: 5148 014

SITE AREA: 14.0 ACRES
LAKE & BUFFERS: 4.05 ACRES

CURRENT ZONING: RS-150
PROPOSED ZONING: RM-8

PROPOSED DWELLINGS: 56 SINGLE FAMILY ATTACHED DWELLINGS
UNIT MIX:
34 REAR-ENTRY GARAGE UNITS (20' WIDE, 3-STORY)
22 FRONT-ENTRY GARAGE UNITS (24' WIDE, 2-STORY)*

*(SPECIAL USE PERMIT REQUESTED FOR FRONT-ENTRY GARAGE UNITS)

MIN. LOT AREA (DEVELOPMENT)	5.0 AC
MIN. LOT AREA - DWELLING	NONE
MIN. SF AREA - DWELLING HEATED FLOOR AREA	
2 BED	1,200 SF
3 BED	1,400 SF

MIN. UNIT WIDTH	20-FT (2-CAR GARAGE REQUIRED)
MAX. BLDG HEIGHT	35-FT

SITE CONFIGURATION:
EXTERNAL FRONT SETBACK: 25-FT (FROM GRAYSON HWY)
EXTERNAL SIDE SETBACK: 20-FT
EXTERNAL REAR SETBACK: 20-FT
REAR ENTRY, REAR FACADE: 5-FT FROM EASEMENT, MINIMUM (±14-FT FROM BACK OF CURB, MIN.)
FRONT ENTRY, FRONT FACADE: 5-FT FROM EASEMENT, MINIMUM (±14-FT FROM BACK OF CURB, MIN.)

MAX. IMPERVIOUS AREA	40% (OF TOTAL DEVELOPMENT LOT)
MINIMUM COMMON AREA	15% (OF NET ACERAGE)
NET ACERAGE	11.975 AC = 14.0 AC - (50% x 4.05 AC)
PROVIDED COMMON AREA	25% (±3 AC OF 11.975 AC)

COMMON AREA DOES NOT INCLUDE:
LAKE & BUFFERS
ZONING BUFFERS
INDIVIDUAL DWELLING LOTS
PAVEMENT

SIDEWALK DIMENSIONS	5-FT WIDTH, 2-FT OFF BACK OF CURB (B.O.C.)
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PARKING:
GARAGE PARKING: 112 = 2-CAR/DWELLING (ALL DWELLINGS)
ON-STREET PARKING: 30 ON-STREET, GUEST SPACES

REQUESTED SPECIAL USE PERMIT:
TO ALLOW FOR SOME DWELLINGS TO BE FRONT-ENTRY GARAGE UNITS

REQUESTED VARIANCE:
1. REDUCE REQUIRED BUILDING SETBACKS TO 14-FT FROM BUILDING FACADE TO BACK OF CURB, REDUCED FROM 27-FT FOR FRONT ENTRY UNITS & REDUCED FROM 20-FT FOR REAR ENTRY UNITS (WAIVING LANGUAGE IN ARTICLE 1: SECTION 102.5 RM-8 TOWNHOUSE RESIDENTIAL DISTRICT, PART E - DEVELOPMENT STANDARDS)
2. VARIANCE TO ALLOW FOR CUL-DE-SAC GREATER THAN 400-FT, DUE TO TOPOGRAPHICAL AND SPATIAL HARDSHIPS





LAND DESIGN SOLUTIONS LLC
Civil, Architectural & Landscape Planning

Email: LandDesignSolutions@gmail.com
Phone: 404.661.6564

CRAFER PARK
AT 448 GRAYSON HWY
LAWRENCEVILLE
GWINNETT COUNTY, GA
GEORGIA
PARCEL ID: 5148 014

L.D.S. PROJ. #
24005

NOT FOR CONSTRUCTION

08-16-2024

SCALE
1" = 60'

SHEET TITLE
CONCEPT SITE PLAN

SHEET NUMBER
1.0

R230204-0002 & SUP2024-00050_S11E PLAN_08162024

Warranty Deed — Page 3

Exhibit "A"

A one-half (½) undivided interest in and to the following real property of the Grantor:

All that tract or parcel of land lying and being in the Fifth Land District of Gwinnett County, Georgia, part of Land Lot Number 148, and being tracts Numbers thirty-one (31), thirty-two (32), thirty-three (33), thirty-four (34), thirty-five (35), and seventy-two (72) of the subdivision of the lands of R. H. Cooper, as shown on survey and plat of S. C. Moon, made in September 1946, a blue print of which is recorded in plat Book "D," Page 180, Gwinnett County Records, reference to which is hereby made for the correct shape, metes, courses and distances of each of said tracts of land, and which are more particularly described as follows: Tracts numbers thirty-one, thirty-two, thirty-three, thirty-four, and thirty-five join and are bounded together as one tract on the north by the lands of S.C. Moon; on the east by tract number seventy-two, purchased by P.C. Roberts; on the south by the lands of E.F. Hannah; on the west by the right-of-way of the Lawrenceville and Loganville highway. Each of these tracts front fifty (50) feet on the highway and run back even width two hundred and fifty (250) feet. Tract number seventy-two contains five and 74/100 (5.74) acres, and is bounded on the north by the lands of S.C. Moon; on the east by the lands of B.B. Crane and Allen Puckett; on the south by the lands of Leonard Jackson; on the west by the lands of P.C. Roberts.

Being the same as that property conveyed to Grantor by Warranty Deed dated October 16, 1946, and recorded in Deed Book 81, Folio 459, Gwinnett County, Georgia Records.

Together with a one-half (½) undivided interest in and to the following real property of the Grantor:

All that tract or parcel of land lying and being in the Fifth Land District of Gwinnett County, Georgia, part of Land Lot Number 148, and being tracts Numbers thirty-six (36), thirty-seven (37), thirty-eight (38), thirty-nine (39), forty (40), and seventy-one (71) of the subdivision of the lands of R.H. Cooper, as shown on survey and plat of S.C. Moon, made in September 1946, a blue

Warranty Deed — Page 4

print of which is recorded in plat Book "D," Page 180, Gwinnett County Records, reference to which is hereby made for the correct shape, metes, courses and distances of each of said tracts of land, and which are more particularly described as follows: Tracts numbers thirty-six, thirty-seven, thirty-eight, thirty-nine and forty join and are bounded together, on the north by the lands of P.C. Roberts; on the east by tract number seventy-one, purchased by J.H. Carter; on the south by the lands of E.F. Hannah; on the west by the right-of-way of the Lawrenceville and Loganville Highway. Each of these tracts fronts on said highway fifty (50) feet and extends back even width two hundred and fifty (250) feet. Tract number seventy-one contains five and 74/100 (5.74) acres according to said plat, and is bounded on the north by the lands of formerly P.C. Roberts, now Mrs. Lorene T. Bowen; on the east by the lands of H.J. Hinton; on the south by the lands of formerly E.F. Hannah; on the west by the lands of J.H. Carter.

Being the same as that property conveyed to Grantor by Warranty Deed dated June 19, 1948, and recorded in Deed Book 88, Folio 56, Gwinnett County, Georgia Records.

Less approximately one (1) acre which the Grantor has previously conveyed to her brother; being a total of approximately fourteen (14) acres.

RESOLUTION RES-2024-9

**RESOLUTION TO APPROVE USE OF EMINENT DOMAIN TO ACQUIRE
GWINNETT TAX PARCEL R5143 285 FOR A PUBLIC PURPOSE**

WHEREAS, the City of Lawrenceville (hereinafter the City) has determined that it needs to acquire certain property to be used for public purposes including but not limited to green space, public park space, trails, trail heads, other related passive and active recreational uses, and the installation of public utilities; and

WHEREAS, the property that the City needs to acquire for these public purposes is described on Exhibit A, which is attached hereto and incorporated herein by reference (hereinafter the "Property"); and

WHEREAS, the City has determined that there is a public need and public use for the Property as described above; and

WHEREAS, the City has attempted to acquire the Property through negotiation with the owner; and

WHEREAS, the negotiations with the owner of the Property have been unsuccessful because the current owner is unable to provide good title to the Property due to existing title defects; and

WHEREAS, the Property has been appraised and the owner of the Property has been offered the fair market value of the Property as established by the appraisal; and

WHEREAS, the owner of the Property has been given due notice, as required by law, that this Resolution would be considered at a public meeting of City Council of the City on August 19, 2024, at a meeting to be convened at 7:00 p.m.; and

WHEREAS, a sign was posted on the Property giving notice that a Resolution to consider the approval of the use of Eminent Domain to acquire the Property would be considered at a public meeting of the City Council on August 19, 2024, more than fifteen (15) days prior to said public meeting; and

WHEREAS, a notice was published in the Gwinnett Daily Post giving notice that a Resolution to consider the approval of the use of Eminent Domain to acquire the Property would be considered at a public meeting of the City Council on August 19, 2024, fifteen (15) or more days prior to said public meeting.

NOW THEREFORE, the City Council of the City of Lawrenceville, Georgia hereby adopts the Whereas provisions of this Resolution as the findings of the City Council and further finds and

determines that the acquisition of the Property is necessary for a public purpose and that the circumstances are such that it is necessary that the Property described in Exhibit A be acquired by the use of eminent domain.

The City Council of the City of Lawrenceville, Georgia hereby resolves and ordains that the City shall proceed to acquire fee simple title in the Property herein described by condemnation under the provisions of Georgia law, and that the Attorney for the City is authorized and directed to file condemnation proceedings as provided by Georgia law to acquire said title and to take all other actions necessary and appropriate to obtain title to said Property as authorized by law.


IT IS SO RESOLVED AND ORDAINED this 19th day of August, 2024.

CITY OF LAWRENCEVILLE, GEORGIA

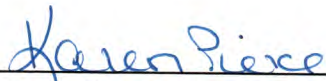


(SEAL)

Attest:



David R. Still, Mayor



Karen Pierce, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Gwinnett County Tax Parcel R5143 285

All that tract or parcel of land lying and being in Land Lot 143 of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:
PARCEL NO. ONE

All those tracts or parcels of land lying and being in Land Lot 143 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, being designated as Tract No. 2-B containing 1.2168 acres and Tract 4 containing 0.1725 acres on a plat of survey for Mrs. C.V. Jones by Hannon, Meeks and Bagwell, Surveyors and Engineers, Inc. dated November 13, 1985, as revised September 18, 1989, and more particularly described as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, begin at a point on the Southerly right of way line of West Pike Street, aka Ga. Hwy, No. 120 (72-foot right of way) located 204.08 feet Westerly from the intersection of the Southerly right of way line of West Pike Street, aka Ga. Hwy. No. 120 with the centerline of Langley Drive; run thence South 6 degrees 14 minutes 28 seconds West 485.69 feet to a point marked by an axle found; run thence South 78 degrees 34 minutes 42 seconds West 359.23 feet to a point marked by an iron pin set. WHICH IS THE TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established run South 78 degrees 34 minutes 42 seconds West a total distance of 314.51 feet to a point marked by an axle found; run thence North 41 degrees 48 minutes 23 seconds East 175.00 feet to an iron pin set; run thence North 13 degrees 11 minutes 37seconds West 59.00 feet to an iron pin; run thence South 83 degrees 15 minutes 19 seconds West 226.00 feet to an iron pin; thence North 66 degrees 33 minutes 16 seconds East 347.76 foot to a point; run thence South 75 degrees 28 minutes 13 seconds East 101.88 feet to an iron pin; run thence South 03 degrees 12 minutes 13 seconds East 212.20 feet to a point marked by an iron pin, which is the place or point of beginning.

PARCEL NO. TWO

All tract or parcel of land lying and being in Land Lot 143 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, being designated as Tract 5 containing 0.0356 acres on a plat of survey for Mrs. C.V. Jones by Hannon, Meeks and Bagwell, Surveyors and Engineers, Inc. dated November 13, 1985, as revised September 18, 1989, and more particularly described as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, begin at a point on the Southerly right of way line of West Pike Street, aka Ga. Hwy No. 120 (72 foot right of way) located 204.08 feet Westerly from the intersection of the Southerly right of way line of West Pike Street, aka Ga. Hwy, No. 120 with the centerline of Langley Drive; run thence South 6 degrees 14 minutes 28 seconds West 485.69 feet to a point marked by an axle found; run thence South 78 degrees 34 minutes 42 seconds West 673.74 feet to a point marked by an axle found. WHICH IS THE TRUE

PLACE OR POINT OF BEGINNING: from said beginning point as thus established, run thence South 32 degrees 05 minutes 37 seconds East 151.78 feet to a point marked by an iron pin; run thence South 41 degrees 57 minutes 02 seconds West 10.40 feet to a point on the northeasterly right of way line of Pinetree Drive (50 foot right of way): run thence e along said right of way line North 32 degrees 05 minutes 37 seconds West 154.47 feet to an iron pin: continue thence along said right of way line North 34 degrees 05 minutes 00 seconds West 4.00 feet to a point; run thence North 78 degrees 34 minutes 42 seconds East 10.84 feet to a point marked by and axle found, which is the true place or point of beginning.

RESOLUTION RES-2024-10

**RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET
University Center Lane**

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that a portion of roadway known as University Center Lane (aka Collins Industrial Lane) from the intersection of that street with the existing right-of-way of Collins Industrial Way to its intersection with a cross street also known as University Center Lane 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 portion of University Center Lane (aka Collins Industrial Lane) 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 or maintained by 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.

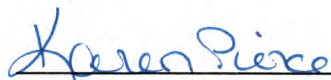
IT IS FURTHER RESOLVED AND ORDAINED that the Council hereby authorizes the Mayor, City Manager, City Clerk, and the City Attorney to take such action and execute such documents as are necessary to dispose of the abandoned property in accordance with the laws of the State of Georgia and the City of Lawrenceville 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 19th day of August, 2024.



David R. Still, Mayor

ATTEST:



Karen Pierce, City Clerk

Exhibit A

Plat of Abandoned Street

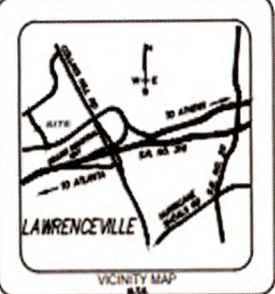
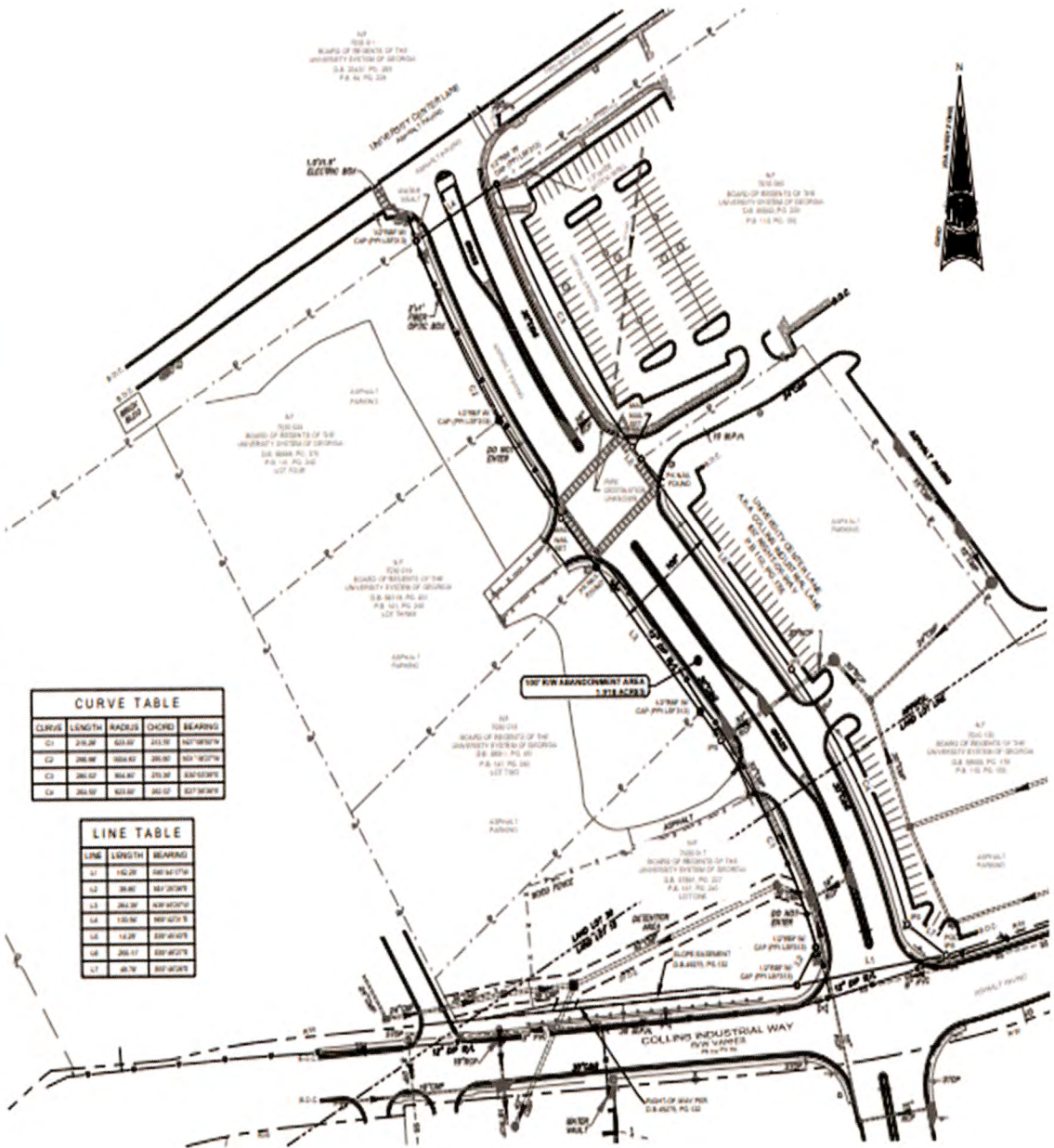


LEGEND

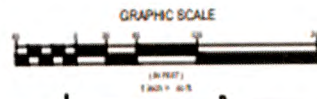
Legend text listing various symbols and their corresponding descriptions for the survey plat.

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	375.29	625.00	353.70	N27°00'00"W
C2	286.42	350.00	201.10	N52°28'50"W
C3	286.42	350.00	201.10	S52°28'50"W
C4	286.42	625.00	353.70	S27°00'00"W

LINE	LENGTH	BEARING
L1	152.28	S89°54'17"W
L2	36.41	S81°30'49"W
L3	294.26	N30°00'00"E
L4	156.76	N87°42'15"E
L5	12.29	S27°46'02"E
L6	220.11	S89°54'17"W
L7	36.78	S81°30'49"W



PROPERTY INFORMATION
PLAT & DEED REFERENCES
SURVEY NOTES
EQUIPMENT USED
FIELD CLOSURE STATEMENT
PLAT CLOSURE STATEMENT
HORIZONTAL & VERTICAL DATUM
FLOOD NOTE



Vertical sidebar containing the Georgia Professional Surveyors seal, Precision Planning logo, City of Lawrenceville information, and a table with project details like date (05/20/2024) and sheet number (1 of 1).

RESOLUTION RES-2024-11

RESOLUTION OF THE CITY OF LAWRENCEVILLE FOR RULES OF MAYOR AND COUNCIL CONDUCT

WHEREAS, the City of Lawrenceville was recognized by the Georgia Municipal Association as a “City of Civility” on June 26, 2023; and

WHEREAS, the term Civility means more than just politeness. It is about disagreeing without disrespect, seeking common ground as a starting point for dialogue about differences, listening past one’s preconceptions and teaching others to do the same. Civility is the hard work of staying present even with those with whom we have deep-rooted and fierce disagreement; and

WHEREAS, the purpose of these Rules of Mayor and Council Conduct is to foster an environment of civility, to emphasize guidelines for Mayor and Council when speaking in public, and to establish the manner in which the Mayor and City Council should interact with city staff.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Lawrenceville will adhere to the Rules of Mayor and Council Conduct listed below:

1. The Mayor or individual Councilmembers shall not direct employees of the City.

Basis: Responsibility for the day-to-day management of operations of the city and supervising all city employees rests with the City Manager under the Lawrenceville City Charter Section 3.01(c). Neither the City Council nor its members shall give orders or supervisory direction to any city officer or employee, either publicly or privately.

Examples of Violations:

- 1) Instructing a Code Enforcement officer to issue a citation.
- 2) Instructing a Police Officer to patrol a neighborhood.
- 3) Instructing a Sanitation Employee to pick up trash.
- 4) Instructing City staff through a question – “Could you do this for me?”
- 5) Directing City staff to make changes to an event agenda or schedule.
- 6) Directing staff to organize or attend a business, community, or citizen meeting.

Alternatives: *The Mayor or Councilmember may:*

- 1) *Forward citizen complaints or report violations of City ordinances to City Manager.*
- 2) *Ask the City Manager to direct staff to research questions.*
- 3) *Suggest to the City Manager action that staff could take.*
- 4) *Copy City Manager on any email communication with staff.*

2. The Mayor or individual Councilmembers shall not contact or direct vendors working on behalf of the City.

Basis: Responsibility for the day-to-day management of operations of the City rests with the City Manager under the Lawrenceville City Charter and Ordinances. Therefore, individual Elected Officials should not act in a supervisory manner and/or contact or instruct vendors working on behalf of the City.

Examples of Violations:

- 1) Contact vendor and provide unsolicited comments or direction.
- 2) Contact vendor for information on the work being performed.
- 3) Instructing a vendor through a question – “Could you do this for me?”
- 4) Directing a vendor to organize or attend a business, community, or citizen meeting.

Alternatives: *The Mayor or Councilmember may:*

- 1) *Provide comments to the City Manager that may be forwarded to the vendor*
- 2) *Request information through the City Manager on work being performed by the Vendor*
- 3) *Provide any feedback on performance of the vendor to the City Manager*

3. The Mayor and/or individual Council Members shall not reprimand, rebuke, reproof, or scold staff.

Basis: The City Manager shall be responsible to the City Council for the administration of all city affairs placed in the manager's charge by or under the City Charter Sec 3.01(b)(1)(2) including supervising departments and employees of the City. Therefore, individual Elected Officials should not interfere with the administrative functions of the City by reprimanding or sanctioning staff. Policy decisions should be made by official action of the City Council and the City Manager and City staff should implement policy decisions of the City Council.

Examples of Violations:

- 1) Scolding staff for issuing a report, giving an opinion, or taking a position.
- 2) Berating staff or belittling staff at public meetings or in digital forms such as email or texts.
- 3) Interfering with administrative disciplinary matters involving staff.

Alternatives: *This rule does not apply to an Elected Official criticizing a city policy or action in a public meeting or in private meetings. Disciplinary action against a staff member shall be governed by the personnel rules for the City of Lawrenceville. Nothing in this policy is intended to or shall be construed to prohibit or discourage an Elected Official from reporting suspected or reported improper or illegal behavior of a city officer or employee to the City Manager or other appropriate officials as provided by law.*

4. The Individual Elected Official shall not speak or represent themselves as speaking for the City unless authorized by the Council.

Basis: The City's Code of Ordinances, Chapter 2, Sec 2-2, (4), k. *Commitments*. City Officials shall not act or create the appearance of acting on behalf of the City by promising to authorize or prevent any future official action of any nature, without proper authorization. Individual Elected Officials' opinions or positions do not represent the opinion or position of the City Council.

Examples of Violations:

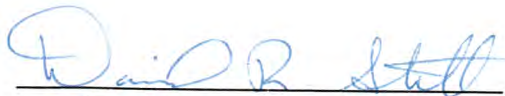
- 1) Representing that the City has or will take certain action unless that action has been approved by the City Council in accordance with law.
- 2) Negotiating contracts or other matters for the City without authorization of the Council.
- 3) Offering city staff services and/or city facilities for use by individuals or organizations without proper consultation and application through the appropriate City departmental process.
- 4) Create the appearance of a private event being endorsed and/or produced by the City unless the event has been authorized by the City Council.

Scope: *This rule does not apply to a Mayor or Council Member taking positions if they make it known that they are acting as an individual Council Member or as a private citizen not as a representative of the City.*

5. Complaints against Staff

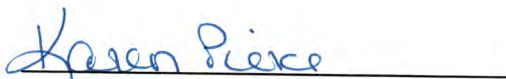
Basis: Mayor and individual Council Members shall not complain about conduct of city staff except to the City Manager or in accordance with City of Lawrenceville Human Resources Policies and Procedures Manual. In the event an Elected Official makes a complaint in the proper manner about conduct of city staff, this complaint shall be investigated. Any violation of city policy by staff shall be dealt with according to the *City of Lawrenceville Human Resources Policies and Procedures Manual*.

IT IS SO RESOLVED this 19th day of August, 2024.



David R. Still, Mayor

ATTEST:



Karen Pierce, City Clerk