



LAWRENCEVILLE

GEORGIA

CITY COUNCIL WORK SESSION AGENDA

Wednesday, January 08, 2020
5:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Discussion of General City Business

- [1.](#) CIC2019-00001; Thomas Johnson; 17 West Pike Street (Previously 85 Benson Street)
- [2.](#) SUP2019-00024; Woodrow Preston Willard; 444 West Pike Street
- [3.](#) SUP2019-00025; LIV Development, LLC c/o Mahaffey Pickens Tucker, LLP
- [4.](#) RZR2019-00003 & SUP2019-00019; 138 Paper Mill Road; Shane Lanham
- [5.](#) RZC2019-00010 & SUP2019-00022; The Residential Group c/o Mahaffey Pickens Tucker, LLP-
Shane Lanham; Buford Drive (SR 20) at University Parkway (SR 316) Pending Annexation
- [6.](#) RZR2019-00004; Mark Lackey; 96 Benson Street
- [7.](#) Contract Extension for Paymentus and No-Cost Online Payments
- [8.](#) Leak Survey on an Annual Contract
- [9.](#) Hwy 138 Pressure Improvement Project
- [10.](#) 920 Lauren Kay Court Storm Drain Replacement Project

- [11.](#) Stone Mountain/Five Forks Pedestrian Safety Construction Management Agreement
- [12.](#) Increase in Disposal Costs for Recycling
- [13.](#) Noell Study Presentation
- [14.](#) City View Modifications
- [15.](#) Blighted Property Ordinance
- [16.](#) Update on Zoning Ordinance
- [17.](#) Discussion on Recognition of Past Mayors, Council Members, and Board Members

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

1.

AGENDA REPORT
MEETING: WORK SESSION, JANUARY 8, 2020
AGENDA CATEGORY: DISCUSSION

Item: CIC2019-00001; Thomas Johnson; 17 West Pike Street (Previously 85 Benson Street)
Department: Planning and Development
Date of Meeting: Wednesday, January 8, 2020
Applicant Request: Change-in-condition to previously approved rezoning
Presented By: Todd Hargrave
Department Recommendation: Approval with Conditions

Summary: The applicant requests a change-in-conditions to condition number 1, to allow all uses permitted by right in the BG zoning district. It has been less than 12 months since the approval of the rezoning, therefore, a time-lapse waiver is required to bring this case to a public hearing again.

Attachments/Exhibits:

CIC2019-00001 Report
CIC2019-00001 Attachments

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING REPORT**

CASE NUMBER	CIC2019-00001
APPLICANT	THOMAS JOHNSON
CONTACT	THOMAS JOHNSON
PHONE NUMBER	770.963.7472
ZONING CHANGE	OI TO BG
LOCATION	17 EAST PIKE STREET (PREVIOUSLY 85 BENSON STREET)
PARCEL ID	R5146B138
ACREAGE	0.34
PROPOSED DEVELOPMENT	USE EXISTING PROPERTY AS OFFICE SPACE
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

In 2007, the property was rezoned from RS-150 (Single-Family Residential) to OI (Office-Institutional) pursuant to case RZ-07-06 for a hair salon with the conditions that architectural guidelines of the ON (Office/Neighborhood) zoning district be applied and that the parking lot entrance must be from East Pike Street. In 2019, the property was rezoned from OI to BG (General Business District).

PROJECT DATA:

The applicant is requesting a Change-in-Conditions of a prior rezoning (RZC2019-00007) of an approximately 0.34-acre parcel from OI to BG to use the existing structure as a yarn and home goods store. The property is located on the northeastern corner of Benson Street and East Pike Street. The property is developed with a converted commercial structure with a parking lot in the rear. The property was rezoned from OI to BG in July 2019, therefore this case would require a Time Lapse Waiver approval to be heard before 12 months have passed since the date of the approval. The applicant is requesting to amend Condition 1 of RZC2019-00007. The condition currently reads as follows:

1. Use as a Yarn and Home Goods Store only.

The applicant proposes to amend Condition 1 to allow other uses permitted in BG zoning district, so that the property can be more marketable. The applicant plans to use the existing structure as a satellite office for an in-home care for elderly business.

The area surrounding the subject property consist of single-family and office-institutional uses. To the north is a single-family residence, zoned RS-150 (Single-Family Residence 15,000 Square Foot District). Immediately to the east is a vacant property zoned RS-150. To the south and southwest across East Pike Street is a cemetery and a bank zoned BG (General Business District). To the west across Benson Street is a insurance office zoned LM (Light Manufacturing District). The request to allow the uses all uses permitted by right in BG zoning district could be considered consistent with the commercial uses found in the immediate area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates that the property is in the Downtown Character area. This character area encourages a mixture of residential, retail, office, and educational facilities at key locations to encourage walking and biking to everyday needs. The proposed development could be compatible with existing commercial uses and single-family developments in the immediate area.

In conclusion, if operated with the previously approved conditions, the requested change-in-conditions may be consistent at this location and consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan. Therefore, the Planning and Development Department recommends **APPROVAL** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS**ENGINEERING DEPARTMENT**

No Comment.

ELECTRIC DEPARTMENT

No Comment.

GAS DEPARTMENT

No Comment.

WATER DEPARTMENT

No Comment.

CODE ENFORCEMENT

No Comment.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDED CONDITIONS

Additions in **BOLD**

Deletions in ~~STRIKETHROUGH~~

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

1. ~~Use as a Yarn and Home Goods Store only.~~
2. **Allow all uses permitted by right in BG zoning district.**
3. Exterior modifications of the facility shall be prohibited.
4. Any new signage shall be approved by the Director of Planning and Development.
5. Provide and maintain adjacent to residentially-zoned properties a fifteen-foot enhanced buffer along the northern side property line and a twenty-foot enhanced buffer along the eastern side property line. Additional buffer plantings shall be installed where necessary to ensure an adequate visual screen. The final landscape design shall be subject to review and approval by the Director of Planning and Development.
6. No tents, canopies, temporary banners, streamers or roping decorated 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.
7. Lighting shall be contained in cut-off type luminaries and shall be directed in towards the property so as not to shine directly into adjacent properties or right-of-ways.
8. Peddlers and/or parking lot sales shall be prohibited.
9. Outdoor storage shall be prohibited.
10. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
11. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

12. To approve the current location of the building and allow the setback encroachment of 31.2-feet into the required 50-foot front yard setback.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *With recommended conditions, potential impacts on neighboring properties could be minimized.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *The property has a reasonable economic use as currently zoned.*
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *With recommended conditions, potential impacts on the existing street could be minimized.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *The City of Lawrenceville 2040 Future Development Map indicates the property is located in a Downtown Character Area; the request could be considered consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *The submitted site plan may need revising to meet development standards.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?** *Single-Family Residences, Bank, Cemetery; RS-150, BG, LM*
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None.*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *None.*
5. **What is the suitability of the subject property for its current zoning?** *Suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *Suitable as a yarn store.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *Late 2018.*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *It is consistent with the 2040 Comprehensive Plan.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other commercially zoned sites are available in the city.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *The proposed use would be suitable with the surrounding area.*



LAWRENCEVILLE

GEORGIA

1.

CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>THOMAS JOHNSON</u>	NAME: <u>THE SHUG JOHNSON FIRM L.L.C.</u>
ADDRESS: <u>PO BOX 557</u>	ADDRESS: <u>211 LEILA COURT</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>THOMAS JOHNSON</u> PHONE: <u>770 963 7472</u> <u>tajusaf@yahoo.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BG</u> REQUESTED ZONING DISTRICT: <u>BG</u>	
PARCEL NUMBER(S): <u>5146 B138</u> ACREAGE: <u>0.3443</u>	
ADDRESS OF PROPERTY: <u>17 EAST PIKE ST LAWRENCEVILLE GA 30046</u>	

[Signature] 11-22-19
SIGNATURE OF APPLICANT DATE

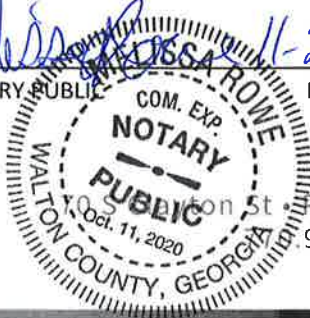
[Signature] 11-22-19
SIGNATURE OF OWNER DATE

THOMAS JOHNSON
TYPED OR PRINTED NAME

THOMAS JOHNSON
TYPED OR PRINTED NAME

[Signature] 11-22-19
NOTARY PUBLIC DATE

[Signature] 11-22-19
NOTARY PUBLIC DATE



PO Box 2200 • Lawrenceville, Georgia 30046-2200
963.2414 • www.lawrencevillega.org

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CIC 2019-00001

Letter of Intent to Lawrenceville City Council
For Change in Conditions

Address: 17 East Pike Street,
Lawrenceville, Georgia 30046
Tax Parcel: R5146B138
Rezoning Case No: RZC2019 00007
Owner: The Shug Johnson Firm LLC

The subject property was rezoned from O&I to BG in order for the Yarn Garden to relocate their long-time Lawrenceville business from the Historic Square to this building. However, during the rezoning process they had a change in plans and left the Lawrenceville area. After much diligent effort since the rezoning from O&I TO BG the extremely few numbers of yarn stores in this area do not have a need to occupy this property. However, the nationally known and prominent business Visiting Angels would like to put a satellite office in this building, therefore the request to use this property for their business. They will provide in-home care for our elderly citizens and I am including a description of their much-needed services, and what they offer as a local company and their intent for this building.

Thank you,



Thomas Johnson
PO Box 557
Lawrenceville Ga 30046

Symbols & Abbreviations

○ IRON PIN FOUND	POWERPOLE	SS SANITARY SEWER PIPING
● IRON PIN SET	GUY WIRE	SEWER MANHOLE
■ P.K. NAIL FOUND	LIGHT POLE	○ CLEAN OUT
⊗ P.K. NAIL SET	STREET LIGHT POLE	SD STORM DRAIN PIPING
⊗ FND X MARK / SCRIBE	ELEC. TRANSFORMER	SD STORM DRAIN MANHOLE
⊗ SET X MARK / SCRIBE	AIR CONDITIONER	SD STORM INLET
△ R.R. SPIKE FOUND	BE BURIED ELECTRIC	SD CURB INLET
△ R.R. SPIKE SET	OHE-OVERHEAD ELECTRIC	SD DROP INLET
△ BENCHMARK	UGE-OVERHEAD ELECTRIC	☎ PAY PHONE
△ CONC. R/W MARKER	ELEC. MANHOLE	☎ TELEPHONE BOX
(R) RECORD DATA	ELECTRIC METER	☎ TELEPHONE MANHOLE
(M) MEASURED DATA	WATER LINE	☎ TELEPHONE POLE
(C) CALCULATED DATA	WATER VALVE	UT UNDERGROUND TELEPHONE LINE
R/W RIGHT OF WAY	WATER METER	O/H T OVERHEAD TELEPHONE LINE
BSL BLDG SETBACK LINE	FIRE HYDRANT	CABLE TELEVISION LINE
RCF REINFORCED CONC PIPE	BACK FLOW PREVENTOR	O/H C OVERHEAD CABLE
CMP CORRUGATED METAL PIPE	GAS VALVE	CABLE BOX
PVC PLASTIC PIPE	GAS METER	☎ TRAFFIC POLES
MTL METAL	GAS MANHOLE	☎ TRAFFIC SIGNAL
L/S LANDSCAPING	GAS LINE	☎ TRAFFIC MANHOLE
○ TREE	BORE HOLE	☎ TRAFFIC SIGNAL BOX
○ EXCEPTIONS	MONITORING WELL	STOP SIGN
IPS IRON PIN SET	MAIL BOX	○ SIGN
RBF REBAR FOUND	UNKNOWN MANHOLE	○ BOLLARD
CTP CRIMP TOP PIPE	POWER BOX	BC/BOC BACK OF CURB
OTP OPEN TOP PIPE	FENCE LINE	EP EDGE OF PAVEMENT
P.O.C. POINT OF COMMENCEMENT	SW SIDEWALK	EC EDGE OF CONCRETE
P.O.B. POINT OF BEGINNING	TV TRAVERSE POINT	□ PROPERTY LINE
TEMPORARY BENCH MARK	PIPE LINE A	D.E. DRAINAGE EASEMENT
		L.E. LANDSCAPE EASEMENT
		S.S. SANITARY SEWER ESMT

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5,000,000 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1313500089, CONTAINING A LATEST DATE OF 09/29/2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
3. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

Zoning Conditions

THE PURPOSE OF THIS EXHIBIT IS TO CONVERT THE EXISTING PROPERTY AND IMPROVEMENTS FROM OI TO BG ZONING.

CURRENT ZONING: OI (OFFICE INSTITUTIONAL DISTRICT)

PROPOSED ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED ZONING CONDITIONS:

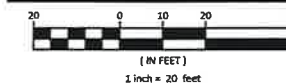
MAXIMUM HEIGHT OF BUILDING:	35 FEET
MINIMUM FRONT YARD:	50 FEET
MINIMUM REAR YARD:	40 FEET (ABUTTING RESIDENTIAL DISTRICT)
MINIMUM SIDE YARD:	10 FEET
MINIMUM SIDE YARD (STREET CORNER):	25 FEET



BASIS OF HORIZONTAL DATUM
GEORGIA STATE PLANES -
WEST ZONE (NAD83)



Graphic Scale



Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT BOUNDARY SURVEY", AND COMPLETED ON 04/30/2019 UTILIZING A TOPCON GS ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE GSPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NRPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
3. THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
5. THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

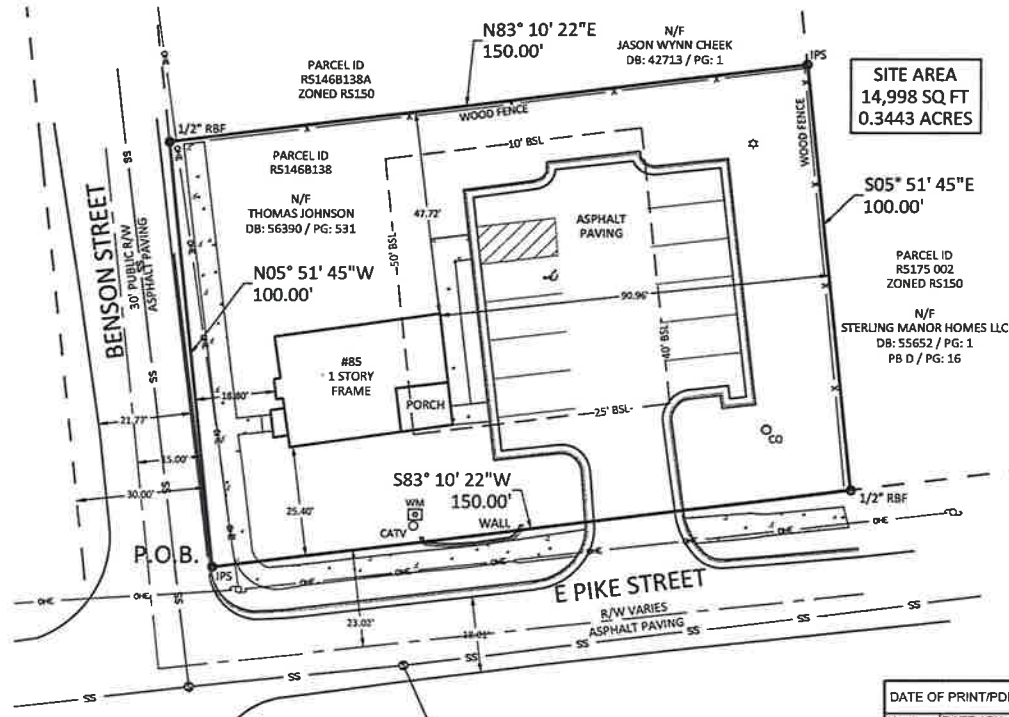
Map or Plat Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that: IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

PRESENTED BEFORE ME THIS 01 DAY OF MAY IN THE YEAR OF 2019.

SEATON G. SHEPHERD, JR., GARS No. 2136



DATE OF PRINT/PDF:

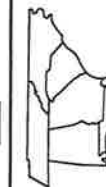
No. #	DATE / BY	DESCRIPTION
No. 1	5/1/19 - MRS	SUBMITTAL

Rezoning Exhibit For: Thomas Johnson
Site Address:
85 Benson Street/17 East Pike Street,
Lawrenceville, GA 30046
Land Lot 146 of the 5th Land District
Gwinnett County

Sheet / Drawing Scale
1" = 20'
Unless Otherwise Noted
GSA Project No.
19-04-240

Drawn By / Field Crew
Crew No. 2
MRS 04/30/2019
Sheet No. 01 OF 01

GRANT SHEPHERD
& ASSOCIATES, INC.



Consultation Layout & GPS Modeling
Land Surveying & Site Development

735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.8289
WWW.GSASURVEYING.COM

COA/LSF 000469

THE USE OF THIS DOCUMENT FORM MAY BE STRICTLY PROHIBITED AND COPIES MAY BE PENALIZED BY GRANT SHEPHERD & ASSOCIATES, INC.

Written Description

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

Beginning at an iron pin located at the intersection of the easterly right of way of Benson Street (30' Public right-of-way) and the northerly right of way of E Pike Street (right-of-way Varies); Thence along the right of way of Benson Street North 05°51'45" West a distance of 100.00' to a ½" Rebar Found; Thence leaving said right of way along property now or formerly Jason Wynn Cheek, Deed Book 42713 Page 1, North 83°10'22" East a distance of 150.00' to an Iron Pin Set; Thence along property now or formerly, Sterling Manor Homes, LLC, Deed Book 55652, Page 1, South 05°51'45" East a distance of 100.00' to a ½" Rebar Found; Thence along the right of way of E Pike Street, South 83°10'22" West a distance of 150.00' to an Iron Pin Set, said point being the Point of Beginning.

Said parcel containing 14,998 Square Feet or 0.3443 Acres.

VISITING ANGELS is a national, private-duty network of franchised home-care agencies. Since 1998, it is the nation's leading provider of non-medical senior home-care services. Visiting Angels provides in home care, respite care, senior personal care, elderly care, companion care and elderly care services. This allows loved ones to continue living at home when it might not otherwise be possible.

VISITING ANGELS OF TUCKER

4500 Hugh Howell Rd., Suite 530
Tucker, GA 30084

Sibley Sisters, Inc. dba

PROPOSED: VISITING ANGELS OF LAWRENCEVILLE

Business Plan

Prepared: October 14, 2019

Identity

Visiting Angels of Lawrenceville will be the newest territory for Sibley Sisters, Inc. (SSI) who currently maintain their main office in Tucker, Georgia.

Problem Worth Solving

Current client population has over the past several years become increasingly seeking the presence of Visiting Angels due to heavy demand in response time, quality care, and timely communication for taking care of the elderly population. This has come to require an office in the strategic area of Lawrenceville, Georgia.

Our Solution

The newly described Lawrenceville territory will benefit from new ownership in the area by increased service coverage and higher quality caregivers for those local elderly in need of in-home visiting companions. Additionally, management will actively obtain feedback in order to improve and maintain client satisfaction. Clients will also benefit from increased and consistent communication from the local on-sight office staff.

Target Market

Retired individuals in the 65-plus age range serve as our primary market demographic as this rapidly growing segment of the local population grows in more and more need to qualified and certified help and assistance. Sibley Sisters Inc (SSI) knows and understands the demographics of the new territory. The average percentage of 65 plus in Lawrenceville has grown tremendously and will only increase in the next several years.

Referral Sources and Working Partners

SSI will work closely in building strong rapport with the Lawrenceville area: Home Health Care Services – 46, Hospitals – 10, Skilled Nursing Facilities – 8, Personal Care Homes – 15, Physician and Medical Practices – 442, Specialty Clinics, e.g. Dialysis, Rehab, etc. – 7. Additional Channels through established relationships with Elder Care attorneys, Bank Officers, Attorneys, and Financial Planners in the Lawrenceville area.

Networking Opportunities

SSI dba Visiting Angels of Lawrenceville will utilize the communication tools for the new territory to create a comprehensive Internet presence to bring attention to the advantages and opportunities in downtown Lawrenceville as well as refreshing our local content. SSI will join local community groups such as the Chamber of Commerce, Civic Club, and/or Rotary Club, and be a presence in local civic activities.

Revenue

SSI has a proven track record of growth year-over-year. We anticipate the projections for the new Lawrenceville territory to follow the same growth trends over the next several years. It is our belief that the new territory will have a jump start as a benefit of existing track record, market presence, and fueling city economy. We will expand on this into our new territory and expect to see immediate results.

Sibley Sisters, Inc Current Financials

	Gross Sales	Less COGS	Gross Profit	Less Expenses	Net Profit
2012 Q4	\$6,791.10	(\$4,843.76)	\$1,947.34	(\$30,101.09)	(\$28,153.75)
2013	\$255,800.85	(\$145,090.19)	\$110,710.66	(\$111,702.18)	(\$991.52)
2014	\$840,981.83	(\$553,097.66)	\$287,884.17	(\$222,715.71)	\$65,168.46
2015	\$1,275,180.46	(\$755,805.52)	\$519,374.94	(\$462,331.08)	\$57,043.86
2016	\$1,665,696.46	(\$969,662.24)	\$696,034.22	(\$585,649.55)	\$110,384.67
2017	\$1,960,227.34	(\$1,067,913.82)	\$892,313.52	(\$758,453.07)	\$133,860.45
2018	\$2,294,031.27	(\$1,506,650.61)	\$787,380.66	(\$597,474.57)	\$189,906.09

Projections for New Lawrenceville Territory

	Gross Sales	Less COGS	Gross Profit	Less Expenses	Net Profit
2020	\$750,000.00	(\$462,271.44)	\$287,728.56	(\$225,000.00)	\$62,728.56
2021	\$975,000.00	(\$600,952.88)	\$374,047.12	(\$292,500.00)	\$81,547.12
2023	\$1,267,500.00	(\$781,238.74)	\$486,261.26	(\$380,250.00)	\$106,011.26
2024	\$1,515,000.00	(\$933,788.32)	\$581,211.68	(\$454,500.00)	\$126,711.68

Expenses

SSI will lease a new office space in Lawrenceville at 17 East Pike Street. This new office will operate as a satellite location for hiring and scheduling only while operating under our current Georgia Department of Community Health License: Permit No. 044-R-1094. The license application has a nominal fee of \$400.00. SSI has budgeted for the expense of a new office to be highly professional as a business partner to the surrounding area. SSI is ready to set up the new office and contributing business professional organization as soon as given the go-ahead.

Team and Key Roles

Susan Cooper and Carolyn Easter will take the primary roles of operating the new territory in the same capacity as in the established and successful Tucker Office. Susan, as CFO will manage all financial aspects of the new office as well as

oversee all office operations, scheduling, and internal matters. Carolyn, as CEO will be responsible for all Field Operations. Our current Associate Director, Tonya Tanner will be a primary manager for our current territory and will maintain oversight of our team in Tucker while Susan and Carolyn focus on the new Lawrenceville branch office. Within 4-6 weeks, new staff will be hired to work in the new location. The roles that we intend to function in this office will be Receptionist, Primary Scheduler, and Office Manager in addition to Susan and Carolyn.

Partners and Resources

Visiting Angels of Lawrenceville will continue to obtain guidance and direction from our corporate group VISITING ANGELS.

Infrastructure and Office Operations

Our current phone system is provided through NorthStar Communications and is a POTS based system vs. VOIP. We plan to extend our current telephone service into our new office. We will rely on NorthStar Communication to assist us in implementing the same type of system and equipment that we use in our current location. We utilize ClearCare for our scheduling software and use Intuit/QuickBooks for our Finance/Accounting software.

Conclusions

SSI is very excited to have the opportunity of increasing local satisfaction with the Visiting Angels Brand in the new Lawrenceville territory and working closely with the Mayor and Council to hold up the City of Lawrenceville in the best possible light. This area is the one in which the Sibley Sisters grew up, attended church, and received their educations. This is our home. We are proud to be able to take the Visiting Angels mission of care to our families, friends, and neighbors!



*The City of Lawrenceville
Planning & Development*

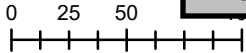
**Aerial Map and
Surrounding Area**

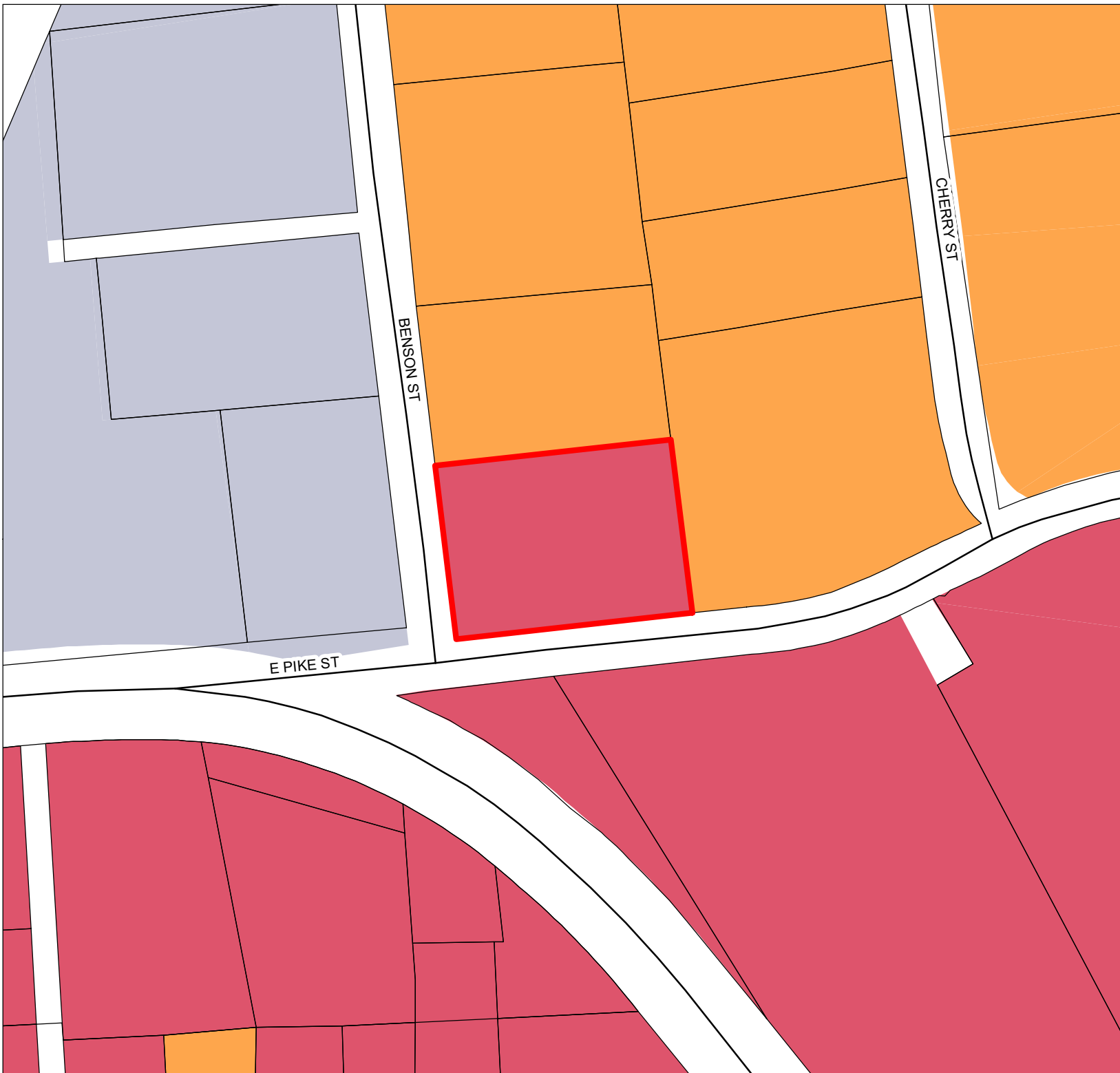
File #CIC2019-00001
17 East Pike St

Applicant:
Thomas Johnson

Legend

-  Subject Property
-  Roads
-  Parcels





*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #CIC2019-00001
17 East Pike St

Applicant:
Thomas Johnson

Legend

 Subject Property

 Roads

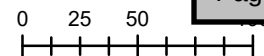
 Parcels

ZONING

 BG

 LM

 RS150





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, JANUARY 8, 2020
AGENDA CATEGORY: DISCUSSION

Item: SUP2019-00024; Woodrow Preston Willard; 444 West Pike Street

Department: Planning and Development

Date of Meeting: Wednesday, January 8, 2020

Applicant Request: Automobile Service Station (General Maintenance)

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: The applicant request a Special Use Permit to allow an Automobile Service Station (General Maintenance).

Attachments/Exhibits:

SUP2019-00024 Report
SUP2019-00024 Attachments

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT REPORT**

CASE NUMBER	SUP2019-00024
APPLICANT	WOODROW PRESTON WILLARD
CONTACT	PRESTON WILLARD
PHONE NUMBER	864.590.5860
ZONING CHANGE	-
LOCATION	444 WEST PIKE ST
PARCEL ID	R5144 040
ACREAGE	2.6
PROPOSED DEVELOPMENT	AUTOMOBILE SERVICE STATION (GENERAL MAINTENANCE-OIL CHANGE)

DEPARTMENT RECOMMENDATION APPROVAL WITH CONDITIONS

ZONING HISTORY:

The property has been zoned BG (General Business District) since 1985.

PROJECT DATA:

The applicant is requesting a Special Use Permit for an automobile service station. The property is a 2.6-acre parcel assemblage, located at the northwest intersection of West Pike Street and Old Norcross Road. The property is currently developed with a gasoline service station and associated canopy, driveways, and parking.

The applicant is proposing to subdivide the parcel and construct a 1,556-square foot 3-service-bay automobile service station on the northern portion between the gasoline service station and Crown Pointe Way. The proposed use specializes in oil changes. No other automotive services will be offered. Based on the square footage of the building, 3 parking spaces are required. According to the site plan provided by the applicant, there are 12 proposed parking spaces. Access to the property will be through the gasoline service station's existing driveways and parking area.

Nearby properties along Old Norcross Road, West Pike Street, and Crown Pointe Way are developed with commercial, office and lodging uses. To the north, across Crown Pointe Way, is a BG zoned property, developed with an auto repair shop. To the west is a BG zoned property,

developed with a surgery center, an HSB (Highway Service Business) zoned property, developed with an extended stay hotel, and an OI (Office Institutional) zoned property, developed with a multi-tenant office building. To the south, across Old Norcross Road, is a BG zoned property, developed with an automatic car wash service. To the east, across West Pike Street, are BG zoned properties used for commercial/retail uses. The variety of uses in the immediate area supports this request.

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the Community Mixed Use Character Area. The vision for the Community Mixed Use character area is a diverse mixed-use area that builds on the existing commercial character. Additionally, interparcel connectivity for new commercial development along major corridors is highly encouraged. Over time, this area will transition to a more mixed environment of higher density development with enhanced landscaping, lighting and pedestrian facilities. The proposed request could be compatible with the intent of the 2040 Comprehensive Plan, which could be considered as an appropriate general commercial service to those wanting to live and work in the Community Mixed Use character area.

In conclusion, the property has been used as a gasoline fuel station for several years and is located in an area with nearby businesses that provide similar auto-related services. If properly conditioned, any adverse impacts may be mitigated. Given the aforementioned factors, the Planning and Development Department recommends **Approval with conditions** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS**ENGINEERING DEPARTMENT**

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

CODE ENFORCEMENT

In 2015, the subject property was cited for having two banner signs without a permit.

In 2017, the subject property was cited for having a broken lamp post.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00021:

Approval of Special Use permit for automobile service, subject to the following enumerated conditions:

1. Approval of a Special Use Permit for an Automobile Service Station (Oil Change Service Only). All other automotive services and auto repair shall be prohibited.
2. The property shall be developed in general accordance with the site plan submitted to the Planning and Development Department on January 6, 2020, subject to review and approval by the Director of Planning and Development.
3. The property shall have a 15-foot wide landscape strip along the right-of-way fronting West Pike Street except for ingress and egress in compliance with Article VIII of the Development Regulations and subject to review and approval by the Director of Planning and Development.
4. The property owner shall maintain a 30-foot landscape buffer of the existing mature vegetation along the rear lot line.
5. Parking in the front of the property shall be restricted to customer parking only.
6. Under no circumstances shall the owner or occupant of the property keep any junk, scrap, metal, rags, paper, abandoned, wrecked, or junked or scrap material or any parts thereof.
7. Service bays shall not be visible from West Pike Street. Final plans shall be subject to the review and approval of the Director of Planning and Development.
8. 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.
9. 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 right-of-ways.
10. Peddlers and/or any parking lot sales be prohibited.
11. Outdoor storage shall be prohibited.

12. Dumpsters shall be restricted to the rear of the property.
13. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
14. Sign twirling is prohibited on the property.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the Special Use Permit proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *If properly conditioned, auto service (oil change only) may be consistent with the adjacent and nearby properties that have similar uses.*
2. **Will the Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the Special Use Permit proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Special Use Permit proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *if properly conditioned, any adverse impacts may be mitigated.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use Permit proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 2.
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *N/A.*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *None.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed Special Use Permit?** *If properly conditioned, it may be suitable per the terms of the ordinance.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *N/A.*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *See comments above.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Adequate sites are available elsewhere within the city.*
10. **What is the suitability of the site for the proposed Special Use Permit relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *If properly conditioned, the proposed auto service(oil change only) may be suitable.*



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

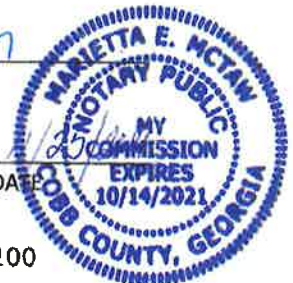
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Woodrow Preston Willard</u>	NAME: <u>Andalusia Properties INC</u>
ADDRESS: <u>2970 Peachtree Rd Suite 510</u>	ADDRESS: <u>200 Galleria Parkway SE, Suite 900</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30305</u>	STATE: <u>GA</u> ZIP: <u>30339</u>
PHONE: <u>864-590-5860</u>	PHONE: _____
CONTACT PERSON: <u>Preston Willard</u> PHONE: <u>864-590-5860</u>	
CONTACT'S E-MAIL: <u>willardwp@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>06</u> ACREAGE: <u>2.66</u>	
PARCEL NUMBER(S): <u>R5144 040</u>	
ADDRESS OF PROPERTY: <u>444 West Pike Street, Lawrenceville GA, 30046</u>	
PROPOSED SPECIAL USE: <u>Automotive Minor</u>	

[Signature] 12/4/2019
SIGNATURE OF APPLICANT DATE

[Signature]
SIGNATURE OF OWNER DATE

Woodrow Preston Willard
TYPED OR PRINTED NAME
[Signature] 12.4.19
DATE

Brian Thornton
TYPED OR PRINTED NAME
[Signature]
NOTARY PUBLIC DATE



St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

USUP2019-00024

TOXAWAY AUTOMOTIVE GROUP, LLC
2970 PEACHTREE ROAD
SUITE 510
ATLANTA, GEORGIA 30305
(404) 812-0507

Letter of Intent

444 West Pike Street
Lawrenceville GA 30046
“RaceTrac” & “Take 5”

Toxaway Automotive Group wishes to lease and operate a Take 5 store on the property owned by RaceTrac located at 444 West Pike Street Lawrenceville GA 30046. Toxaway Automotive Group is the operator for the proposed Take 5. Toxaway Automotive Group is applying for a Special Use Permit for the property to be allowed to operate their Take 5 business.

Take 5 is a growing quick oil change business owned by Driven Brands and Roark Capital. Take 5 is currently the fastest growing business in the automotive sector. Take 5 differentiates itself from other brands in three ways. The first is a quick service where customers stay in their vehicles. The average time for a customer to get their oil changed is currently 7 mins. This is among the fastest in the entire industry. The second way is the low-pressure environment and customer experience. Take 5 specializes in oil changes. Take 5 does not preform major repairs like brakes or suspension work. Take 5 also doesn't sell or install tires. Take 5 does not preform inspections on customer's vehicles and then try to sell them more services than the customer initially came in for. Because Take 5 specializes in oil changes, and the third way we differentiate from other brands, is how clean, quiet, and efficient a Take 5 shop is. There is no need for loud equipment, air tools, or lift's since Take 5 does not preform major repairs. This makes Take 5 a great business to have next to other businesses or shopping centers, and also great next to neighborhoods. Also, the limited amount of services Take 5 preforms means there is less scrape waste and fluid used when compared to other automotive brands. In fact, Take 5 is the most environmentally friendly service center by design and operation to date.

The Take 5 will be a great addition to the area. Neighboring with a RaceTrac will be a great fit and provide additional services to the customers that are not offered on the property at the moment. There is also a car wash next to the current RaceTrac. This helps add to the automotive personality of the immediate area. Take 5 is a great fit for the property as well. Take 5 is unique in that we do not require a lot of real estate. It is unlikely that any other business would fit on the property that also doesn't fall on RaceTrac's restriction list because of parallels in business offerings.

509 West Pike Street

UTILITIES

Ball South
Room 3-20
5147 Peachtree Ind. Blvd.
Cobb County, Georgia 30041
404-760-3500

Jackson EMC
461 Swanson Dr.
Lawrenceville, Ga. 30045
770-963-5166

City of Lawrenceville
Planning and Zoning
70 South Clayton Street
Lawrenceville, Georgia 30046
770-963-2414

City of Lawrenceville
Gas Department
70 South Clayton Street
Lawrenceville, Georgia 30046
770-963-2414

City of Lawrenceville
Water Department
70 South Clayton Street
Lawrenceville, Georgia 30046
770-963-2414

EQUIPMENT USED FOR SURVEY:
1. LEITZ SET 4 TOTAL STATION
2. SOKKIA ELECTRONIC FIELD BOOK
3. MAGNETIC AUTOMATIC LEVEL

BASED ON THE INFORMATION SHOWN ON THE NATIONAL
FLOOD INSURANCE PROGRAM + FLOOD INSURANCE DATE
MAP THAT THE FLOODING BECAUSE OF A CATASTROPHIC
PANEL NUMBER 13009R-0273 F. CITY OF LAWRENCEVILLE, GEORGIA
COUNTY, GEORGIA OVER THE PERIOD OF 30 YEARS, BASED ON THE
FEDERAL INSURANCE MANAGEMENT AGENCY THROUGH
THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION
THAT THE PROPERTY SHOWN HEREIN IS OUTSIDE A FLOOD
HAZARD AREA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE
PRECISION OF ONE PART IN 10,000 AND AN ANGULAR ERROR OF 15
SECONDS PER ANGLE POINT AND WAS RELATED LONG CORRECTIONS TO
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND
TO BE ACCURATE WITHIN ONE PART IN 100,000.

Site Description - RaceTrac #000
#009 West Pike Street & Old Norcross

All that tract or parcel of land lying and being in Land Lot 144 of the 5th District, City of
Lawrenceville, Gwinnett County, Georgia and being more particularly described as
follows:

Beginning of a point located at the northern end of a meter corner located at the
intersection of the western right of way line of Georgia Highway 120 (Old Norcross
Road) having a variable right of way fence located along said meter corner South
00 Degrees 09 Minutes 25 Seconds East a distance of 264.61 feet to a point on the
northern right of way line of Old Norcross Road; thence along the northern right of
way line of Old Norcross Road South 00 Degrees 09 Minutes 25 Seconds East a
distance of 170.80 feet to a point; thence continue along northern right of way line of
Old Norcross Road South 00 Degrees 09 Minutes 25 Seconds East a distance of 111.51
feet to a point; thence along the northern right of way line of Old Norcross Road
South 00 Degrees 09 Minutes 25 Seconds East a distance of 248.45 feet to a point;
thence South 55 Degrees 15 Minutes 00 Seconds East a distance of 224.92 feet to a point;
thence North 77 Degrees 26 Minutes 10 Seconds East a distance of 44.40 feet to a point
on the western right of way line of Georgia Highway 120 (West Pike Street); thence
along the western right of way line of Georgia Highway 120 South 55 Degrees 54
Minutes 40 Seconds East a distance of 109.42 feet to a point; thence continue along the
western right of way line of Georgia Highway 120 South 55 Degrees 54 Minutes 54
Seconds East a distance of 0.00 feet to a point; thence continue along the western right
of way line of Georgia Highway 120 South 54 Degrees 00 Minutes 20 Seconds East a
distance of 175.01 feet to the Point of Beginning containing 2.75 Acres.

VICINITY MAP



LEGEND

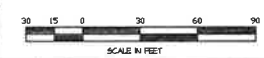
- ICV - ELEVATION CONTROL VALVE
- BOA - BOUNDARY OF AREA
- TOP - TOP OF FENCE
- TOP - TOP OF FENCE
- CONC - CONCRETE MONUMENT FOUND
- MA - METAL MONUMENT
- POWER POLE
- TELEPHONE POLE
- LAND LOT LINE
- POINT OF BEGINNING
- BOUNDARY LINE
- CENTER LINE
- PROPERTY LINE
- PRE-EXISTING WALL
- CATCH BASIN
- HEAD WALL
- ANCHOR BOX
- DRAINAGE ELEVATION
- WATER VALVE
- WATER VALVE
- MAN HOLE
- TELEPHONE LINE
- SLURRY TELEPHONE CABLE
- GAS LINE (APPROXIMATE LOCATION)
- SANITARY SEWER LINE
- STORM DRAIN LINE
- RIGHT OF WAY MONUMENT FOUND
- ANCHOR
- POWER LINE (OVERHEAD)
- FENCE
- FIRE HYDRANT

TOTAL SITE AREA
119,910.4 SF.
2.75 ACRES
CURRENTLY ZONED "B6"

This is to certify that this map and the survey on which it is based were made in
conformance with the National Standard Specifications for ALTA and NSPS in 2005, and include there
in the Surveyor's Certificate and Signature. The Surveyor's Certificate and Signature are
as required by ALTA and NSPS and in effect on the date of this certification, undersigned
hereby certifies that the Surveyor's Certificate and Signature are in compliance with the
National Standard Specifications for ALTA and NSPS in 2005.

Date: 9-28-09

REFERENCE PLATS RECORDED
PB F PG 198-D
PB G PG 259



ALTA/ACSM LAND TITLE SURVEY
OR
ANDALUSIA PROPERTIES, INC.
A GEORGIA CORPORATION
STEWART TITLE GUARANTEE COMPANY
LOCATED
509 WEST PIKE STREET
SUITE 101, LAWRENCEVILLE, GA 30046
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

Engineers: Land Surveyors
1608 Tree Lane, Suite A, Suite 101, Marietta, GA 30067
Phone: (770) 582-1898 / Fax: (770) 582-1888

Engineers: Land Surveyors
1608 Tree Lane, Suite A, Suite 101, Marietta, GA 30067
Phone: (770) 582-1898 / Fax: (770) 582-1888

SHEET 1



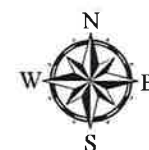
*The City of Lawrenceville
Planning & Development*

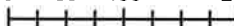
Aerial Map and Surrounding Area File #SUP2019-00024

Applicant:
Woodrow Preston Willard

Legend

-  Subject Property
-  Roads
-  Parcels



0 50 100 200 Feet




*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning File # SUP19-00024

Applicant:
Woodrow Preston Willard

Legend

 Subject Property

 Roads

 Parcels

ZONING

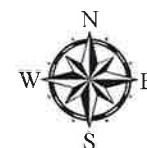
 BG General Business

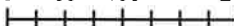
 HSB Highway Service Business

 LM Light Manufacturing

 HM Heavy Manufacturing

 OI Office Institutional



0 50 100 200 Feet




LAWRENCEVILLE

GEORGIA

3.

AGENDA REPORT
MEETING: WORK SESSION, JANUARY 8, 2020
AGENDA CATEGORY: DISCUSSION

Item: SUP2019-00025; LIV Development, LLC c/o Mahaffey Pickens Tucker, LLP

Department: Planning and Development

Date of Meeting: Wednesday, January 8, 2020

Applicant Request: Mixed-Use Development

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: The applicant request a Special Use Permit to allow 280-unit Mixed-Use Development, consisting of approximately 17.4 acres.

Attachments/Exhibits:

SUP2019-00025 Report
SUP2019-00025 Attachments

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE REPORT**

CASE NUMBER	SUP2019-00025
APPLICANT	LIV DEVELOPMENT, LLC C/O MAHAFFEY PICKENS TUCKER, LLP
CONTACT	SHANE LANHAM
PHONE NUMBER	770.232.0000
LOCATION	BUFORD DRIVE AT UNIVERSITY PARKWAY
PARCEL ID	R7011 012 / 7011 078 / 7011 087 / 7011 097 / 7011 144
ACREAGE	17.387
PROPOSED DEVELOPMENT	MIXED-USE DEVELOPMENT
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The property has been zoned BG (General Business District) since 1987.

PROJECT DATA:

The applicant requests a Special Use Permit to allow a mixed-use development in approximately 17.387 acres zoned BG. The subject property is located on the easterly side of Buford Drive and south of University Parkway (SR 316). The property is currently vacant and undeveloped.

According to the submitted site plan, the residential component of the proposed development includes with 280 apartment units distributed in seven apartment buildings, with a maximum height of four stories, at a density of 20.50 units per acre. The site plan also indicates that the property would be developed with a central amenity area that would accommodate a pool and patio with additional common space, and it also would provide dog parks for the residents. The proposed plan includes 452 parking spaces and associated driveways. Access to the proposed multifamily development would be via the existing curb cut along Buford Drive; the driveway would extend to the parking areas and it would have a future outparcel connector on the west side of the residential component. Additionally, based on the concept plan there may be a second curb cut in the future, for the commercial component of the project on the northside of outparcel 1. The development would be in close proximity to SR 316 on-ramp.

The proposed development is surrounded by commercial and industrial uses along two major corridors. To the north across SR 316 is an undeveloped property zoned BG. Directly adjacent to the east, are properties developed as warehouses, zoned LM (Light Manufacturing District). South of the subject property there are commercial and industrial developments used as a gas station, retail store, auto repair, and warehouses zoned BG and LM. Across Buford Drive to the west, are also properties zoned BG used for a hotel and Bails Bond services.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located in the Community Mixed-Use Character Area. This character area was developed to encourage general commercial uses along major corridors, and mixed-use developments, which may include a diversity of development types and densities. This character area is in close proximity to the college corridor which would contribute land use patterns and design elements that support walkability and an enhanced sense of place. The property is situated at the intersection of two major transportation corridors which would make it a convenient location for a mixed-use development with multifamily residential uses.

In agreeance with the City of Lawrenceville Comprehensive Plan policies, the proposed development could contribute land use patterns and design elements that support walkability and an enhanced sense of place. Given the aforementioned factors, the Planning and Development Department recommends **Approval with Conditions** of the Special Use Permit.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00025

Approval of Special Use Permit for a Mixed-Use development, subject to the following enumerated conditions:

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

- A. For the residential component, no more than 280 apartments shall be allowed. The development shall be a fenced and gated community comprised of wrought iron style fencing with masonry columns along public-right-of-way spaced every 25 feet, with a maximum building height of 55 feet. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
- B. Buildings shall be constructed as urban-style, flat-roofed or flat-roofed-style buildings with primary exterior treatments of brick or stacked stone on each elevation. Buildings may be constructed with low pitch roofs and decorative parapets and, flat-roofed accents. The remainder of each elevation may be the same, glass, stucco, or architectural metal. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.
- C. Efficiency and four-bedroom units shall be prohibited, and the complex shall be limited to a maximum of five percent of units as three-bedroom apartments.
- D. For the retail component, the following uses shall be prohibited:
 - 1. Adult Bookstores or Entertainment
 - 2. Automotive Repair or Parts Stores
 - 3. Bail Bonding
 - 4. Contractors Offices
 - 5. Emissions Inspection Stations
 - 6. Equipment Rental
 - 7. Extended Stay Hotels or Motels
 - 8. Hookah/Vapor Bar or Lounge
 - 9. Pawn Shop
 - 10. Recovered Materials Processing Facilities
 - 11. Smoke or Novelty Shop
 - 12. Tobacco or Novelty Shop
 - 13. Tattoo and Body Piercing

- 14. Taxidermists
- 15. Title Loan Facility
- 16. Yard Trimming Composting Facilities

2. To abide by 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. Provide a 20-foot landscape strip with evergreens consisting of understory and canopy trees along Buford Drive, the northern property line, and eastern property line; except where parking will be provided, encroaching into the rear side setback. Final landscaping design shall be subject to review and approval of the Director of the Planning and Development Department.
- C. Ground Signage shall be limited to one-monument type sign along Buford Drive. The sign shall have a minimum two-foot-high brick base, complementing the buildings' architectural treatments, subject to the review and approval of the Director of the Planning and Development Department.
- D. All grassed areas within the development shall be sodded.
- E. All utilities shall be placed underground.
- F. Outdoor commercial sales or storage shall be prohibited.
- G. Window signage (signs displayed on the interior or exterior of the business windows) shall be prohibited, except for open/closed signs required by city, county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- H. 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.

- I. 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 right-of-ways.
- J. Peddlers and/or parking lot sales shall be prohibited.
- K. Outdoor loudspeakers shall be prohibited.
- L. Dumpster/compacter locations shall be screened by a 100% opaque brick or stack stone wall with an opaque metal gate enclosure.
- M. In the event of residential tenant eviction, any belongings of the tenant will be placed of the subject property that is not visible from public-right-of-way unless otherwise required by law.
- N. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the Special Use Permit allow a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the Special Use proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Special Use proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the Special Use proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 SPECIAL USE PERMIT PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 2
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *The proposed use is compatible with the recommendations of the 2040 Comprehensive Plan and Future Development Map.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *The property is at a location that makes the development viable.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *NA*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *The property meets the intent of the character area.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other commercially-zoned sites are available in the city.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *Suitable.*



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIV Development, LLC. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple--see attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
PHONE: <u>770 232 0000</u>	PHONE: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>+/-17.387</u>	
PARCEL NUMBER(S): <u>7011 012, 7011 078, 7011 087, 7011 097, 7011 144</u>	
ADDRESS OF PROPERTY: <u>Buford Highway & SR 316</u>	
PROPOSED SPECIAL USE: <u>To allow a High Rise Development</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

Shane Lanham, attorney for the applicant

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC

NOTARY PUBLIC

DATE

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 770-232-4111 www.lawrencevillega.org



USUP2019-00005



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIV Development, LLC. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Lawrenceville Center Associates, LLC</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>525 Pharr RD NE</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Atlanta</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30305</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>404-502-1323</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>+/-17.34</u>	
PARCEL NUMBER(S): <u>7011.087,7011.012,7011.097,7011.144,7011.078</u>	
ADDRESS OF PROPERTY: <u>Buford Highway & SR 316</u>	
PROPOSED SPECIAL USE: <u>To allow a High Rise Development</u>	

SIGNATURE OF APPLICANT _____ DATE _____

Shane Lanham, attorney for the applicant
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

SIGNATURE OF OWNER _____ DATE _____

Harold Lamb, III
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

Grey Lion Investments Inc, Manager
President 11/21/19

Beth Boylen 11/21/19

Beth Boylen
NOTARY PUBLIC

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DeKalb County, GEORGIA
My Commission Expires 6-20-2020

USP 2019.0000



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIV Development, LLC. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Sant Nirankari Mission</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>641 Buford Drive</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>209-481-7514</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>+/-17.34</u>	
PARCEL NUMBER(S): <u>7011.087,7011.012,7011.097,7011.144,7011.078</u>	
ADDRESS OF PROPERTY: <u>Buford Highway & SR 316</u>	
PROPOSED SPECIAL USE: <u>To allow a High Rise Development</u>	

SIGNATURE OF APPLICANT _____ DATE _____

Shane Lanham, attorney for the applicant
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

SIGNATURE OF OWNER [Signature] DATE 11/2/19

TYPED OR PRINTED NAME KAPIL D. BHANDARI

NOTARY PUBLIC _____ DATE _____

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USP 2019-00025



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIV Development, LLC. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Ingles Markets, Inc.</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>2913 US Highway 70W</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Black Mountain</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>NC</u> ZIP: <u>28711</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>828-669-2941</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>+/-17.34</u>	
PARCEL NUMBER(S): <u>7011.087,7011.012,7011.097,7011.144,7011.078</u>	
ADDRESS OF PROPERTY: <u>Buford Highway & SR 316</u>	
PROPOSED SPECIAL USE: <u>To allow a High Rise Development</u>	



SIGNATURE OF APPLICANT _____ DATE _____

Shane Lanham, attorney for the applicant
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

W.R. Jameson 11-21-2019
SIGNATURE OF OWNER DATE

W.R. Jameson
TYPED OR PRINTED NAME

Mary L. Thompson 11-21-2019
NOTARY PUBLIC DATE

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USUP2019-00015



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIV Development, LLC. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Property GA20, LLC</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>525 Pharr RD NE</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Atlanta</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30305</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>404-502-1323</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>+/-17.34</u>	
PARCEL NUMBER(S): <u>7011.087,7011.012,7011.097,7011.144,7011.078</u>	
ADDRESS OF PROPERTY: <u>Buford Highway & SR 316</u>	
PROPOSED SPECIAL USE: <u>To allow a High Rise Development</u>	

SIGNATURE OF APPLICANT DATE

Shane Lanham, attorney for the applicant
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Grey Lion Investments, Inc. Manager
Prof. President 11/21/19
SIGNATURE OF OWNER DATE

Hal W. Lamb, LLC
TYPED OR PRINTED NAME

Beth Boylen 11/21/19
NOTARY PUBLIC DATE

Beth Boylen
NOTARY PUBLIC

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My Commission Expires 6-20-2020

USP20M-2015
Page 47

Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Nicholas N. Kemper
Shane M. Lanham
Austen T. Mabe

Jeffrey R. Mahaffey
Steven A. Pickens
Catherine V. Schutz
Thomas A. Simpson
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF
LIV DEVELOPMENT, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached special use permit application (the “Application”) on behalf of LIV Development, LLC (the “Applicant”) to request a special use permit for a High Rise Development relative to an approximately 17.34 acre tract (the “Property”) located on the easterly side of Buford Drive (SR 20) at its intersection with University Parkway (SR 316). The Property is located within the Community Mixed Use Character Area, the High Rise Overlay District, and is currently zoned BG.

The Applicant is requesting a special use permit in order to create a mixed-use environment in line with the policies of the Lawrenceville 2040 Comprehensive Plan (the “2040 Plan”) by encouraging a combination of residential and commercial uses at a major activity node. The Property was previously the home of an Ingles-anchored shopping center with additional outparcel uses. The Property includes portions of those former outparcel sites as well as the current location of the Sant Nirankari Mission. The Ingles has since shuttered as have previously-existing commercial/retail outparcels since the reconfiguration of Buford Drive’s intersection with SR 316, which is now a grade-separated interchange. Approval of the Application would allow the redevelopment of the former Ingles portion of the site for multifamily uses to complement and support the adjacent commercial properties—which are already zoned BG. Ultimately, the goal of the proposed redevelopment is to cultivate an intimate, walkable, mixed-use environment which provides residents with convenient, direct access to major commuter corridors such as SR 316 and Buford Drive.

The proposed multi-family component would be focused around a central amenity area with approximately 280 units spread across seven buildings. The central amenity area would contain a pool and patio as well as additional common space for residents to interact and recreate. The proposed redevelopment would also provide multiple pocket and/or dog walking parks for the use and enjoyment of residents. The proposed development would squarely support multiple stated goals of the 2040 Plan by providing “land use patterns and design elements that support walkability and an improved sense of place” and “[improving] the aesthetics of main corridors and gateways into the City.” The proposed redevelopment would diversify the land use mix in this area of the City and is compatible with the 2040 Plan’s goal to “promote a variety of housing choices.” Moreover, the proposed redevelopment is in line with the land use policies set

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TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

forth for the Community Mixed Use Character Area for which the 2040 Plan lists “multi-family residential” and “mixed use development” as appropriate land uses.

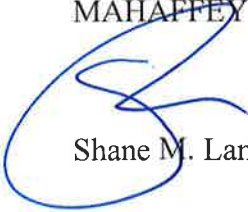
The proposed mixed-use redevelopment would spur activity at the Buford Drive and SR 316 interchange and would also provide residential critical mass to support the continued growth of non-residential uses in the area and south along the Buford Drive corridor into Downtown. The proposed redevelopment would also serve as an attractive gateway into the City of Lawrenceville as motorists move south along Buford Drive into the City. The proposed redevelopment would breathe life into a site that has lain dormant for years and help energize the Buford Drive corridor and its intersection with SR 316 which have been underutilized for years.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Lawrenceville Planning and Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of this Application.

This 6th day of December, 2019.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham

OVERALL RESEARCH DESIGN (TABLE 1) The NC and RANDI trials were conducted in parallel, with the NC trial starting in 1997 and the RANDI trial starting in 1998. The two trials were conducted in the same two sites, the University of Maryland System and the University of California, San Diego. The two trials were conducted in the same two sites, the University of Maryland System and the University of California, San Diego. The two trials were conducted in the same two sites, the University of Maryland System and the University of California, San Diego.

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PARCEL	ADRES	SQUARE FEET
PACT ONE	1,207	32,570
PACT TWO	1,312	405,641
PACT THREE	5,970	280,045
PACT FIVE	0.0085	39,724
TOTAL AREA	17,587	757,389

TOTAL SITE AREA
17,587 ACRES
757,389 sq
ZONED BG

[illegible]

[illegible][illegible][illegible][illegible]

811

Know what's below.
Call 811
before you dig.

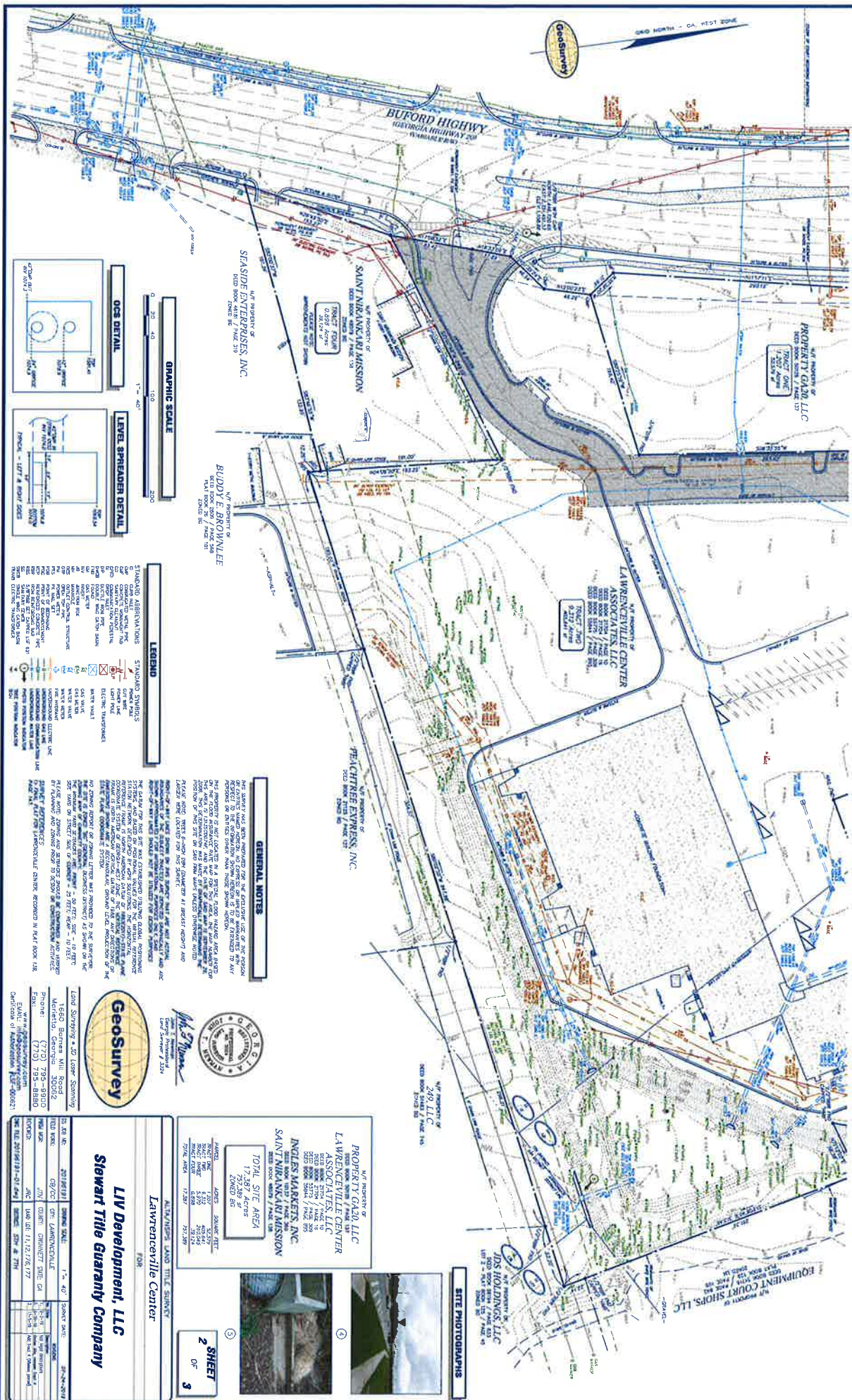
Or Call 800-282-7411

[illegible][illegible]

The following information was obtained from a review of the records of the Department of Social Services, Division of Child Welfare, for the period of January 1, 1964, to December 31, 1964. The information was obtained from the records of the Department of Social Services, Division of Child Welfare, for the period of January 1, 1964, to December 31, 1964. The information was obtained from the records of the Department of Social Services, Division of Child Welfare, for the period of January 1, 1964, to December 31, 1964.



SS. JOB NO.	20190121	SHED DATE	1 st - 4 th	CONTACT NAME	MR. Z. N. H.
FIELD WORK	CE/CV	CHN: LAURENCEVILLE			
WILL WORK	JNY	DUNN: CANNETT SUE, GA			
FINISHED	JAC	LAB LOT: 112.175, 177			
FILE NO. 20190121-01.dwg		DESIGN: SH & TH			
					



UVI 2019.00025



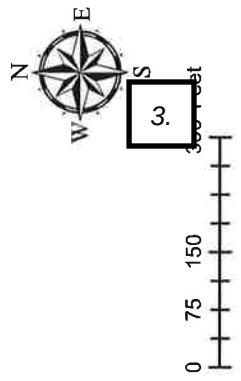
The City of Lawrenceville
Planning & Development

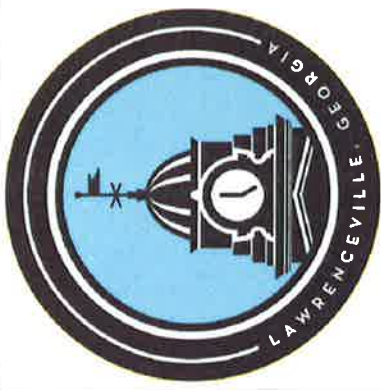
Aerial Map and Surrounding Area File # SUP2019-00025

Applicant:
LIV Development, LLC. c/o
Mahaffey Pickens Tucker, LLP

Legend

- Subject Property
- Parcels
- Roads





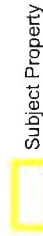
The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning File # SUP2019-00025

Applicant:

LIV Development, LLC. c/o
Mahaffey Pickens Tucker, LLP

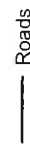
Legend



Subject Property



Parcels



Roads

ZONING



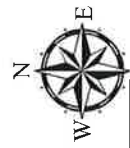
BG General Business



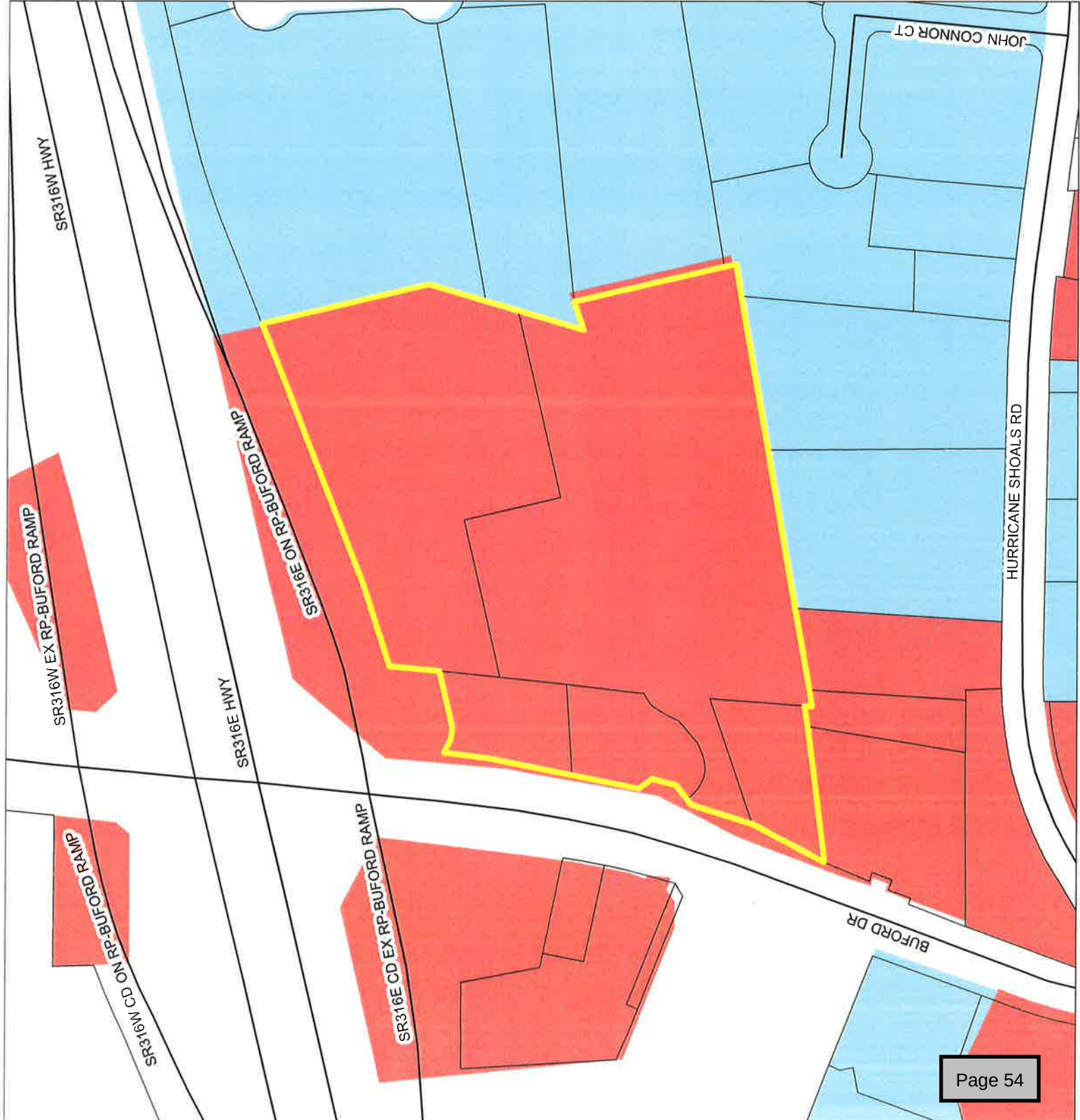
HSB Highway Service Business



LM Light Manufacturing



0 75 150
feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JANUARY 8, 2020

AGENDA CATEGORY: DISCUSSION

Item: RZR2019-00003 & SUP2019-00019; 138 Paper Mill Road; Shane Lanham

Department: Planning and Development

Date of Meeting: Wednesday, January 8, 2020

Applicant Request: Rezone from RM-12 to RM-8

Presented By: Todd Hargrave

Department Recommendation: Denial

Planning Commission Recommendation: Table to the January 6, 2020 meeting

Summary: The applicant is requesting the rezoning of approximately 14.5 acres from RM-12 to RM-8 for the development of 116 townhomes. The applicant is also requesting a special use permit to allow front entry for 92 of the units.

Attachments/Exhibits:

RZR2019-00003 & SUP2019-00019 Report

RZR2019-00003 & SUP2019-00019 Attachments

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING AND SPECIAL USE REPORT**

CASE NUMBER	RZR2019-00003 & SUP2019-00019
APPLICANT	TPA ACQUISITIONS 1, LLC c/o MAHAFFEY PICKENS TUCKER, LLP
CONTACT	SHANE LANHAM
PHONE NUMBER	770.232.0000
ZONING CHANGE	RM-12 TO RM-8
LOCATION	138 PAPER MILL ROAD
PARCEL ID	R5174 027
ACREAGE	14.48
PROPOSED DEVELOPMENT	116-UNIT TOWNHOUSE DEVELOPMENT WITH SPECIAL USE PERMIT TO ALLOW FRONT ENTRY UNITS
DEPARTMENT RECOMMENDATION	DENIAL

ZONING HISTORY:

The property has been zoned RM-12 (General Residence, 3,600 Square Foot District) since 1970. In 2019, the City of Lawrenceville Zoning Ordinance was amended by deleting Article VII, Section 7.5, RM-12 (General Residence, 3,600 Square Foot District) in its entirety and replacing with Article VII, Section 7.5, RM-12 (General Residence District) and adding section 7.5.01, RM-8 (General Residence, Townhouse District).

PROJECT DATA:

The applicant requests rezoning of a 14.5-acre parcel from RM-12 (General Residence District) to RM-8 (General Residence, Townhouse District) zoning, along with a Special Use Permit to allow front entry units. The subject property is located along the northern right-of-way of Paper Mill Road east of its intersection with East Crogan Street. The property is developed with a single-family dwelling and accessory structures with undisturbed wooded areas in the rear. Access to the development would be via one main entrance on Paper Mill Road.

The applicant proposes to construct a 116-townhouse community with associated amenities, driveways and parking. The development would consist of attached townhomes with a

maximum of eight units in each building. They would provide on-street parking. Rear entry units would have access to the public street via the required alley. The applicant proposes one-car garages, which do not meet the minimum two-car garage requirement. The zoning district requires 22-foot wide units. Per the letter of intent, all units would be 20 feet wide, which does not meet the minimum requirements. Additionally, in lieu of all units having views to community open spaces, the applicant intends to provide a pool and cabana towards the entrance and common areas that may be considered pocket parks throughout the development. The site plan indicates that there would be one stormwater management area on the southeast corner of the property, and a proposed undisturbed common area on the north end of the property. The entrance to the development would have an acceleration lane and deceleration lane that may need additional review by the Engineering Department. Additionally, the side setback shown in the site plan is not consistent with the dimensional requirements in the RM-8 zoning district. The proposed development may require multiple variances if approved as submitted to the Planning and Development Department on August 5, 2019.

The property lies within the Neighborhood Mixed Use Character Area of the 2040 Comprehensive Plan and Future Development Map. The Character Area encourages the development of single-family attached residential uses that contain higher density types of housing such as townhomes. However, the proposed development does not meet the minimum requirements of the RM-8 zoning district and the overall intent of the zoning district, which is to have buildings oriented towards the street, with limited parking in the front, and to have high architectural standards.

The surrounding area is characterized by single-family and multifamily developments along this segment of Paper Mill Road. Immediately to the north of the subject property is a multifamily development zoned RM-12. Adjacent to the east are the Alexander Mill apartments zoned RM-12. To the south across Paper Mill Road are several properties zoned RM-12 developed with single-family dwellings and a few multifamily developments. Immediately to the west is a property zoned BG (General Business District).

The proposed development does not meet the intent of the Zoning Ordinance and would require multiple variances to allow encroaching into setbacks, smaller units, reduced parking, and reduced vistas. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the requested rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

Schedule a pre-design consultation with the Engineering Department to discuss how the City's Stormwater management requirements can be met.

All Development Regulations must be met.

ELECTRIC DEPARTMENT

The electric utilities internal to the development must be placed underground.

The developer will have to sign an underground service agreement.

The developer will be required to pay the per unit fees for electric service to this development, even if they build all electric units. There will be a \$2,000 per unit fee for electric service.

The developer will be required to pay the lighting costs for this development, \$400 fee per light installation.

GAS DEPARTMENT

There is an existing 4" plastic gas main on the ROW of this property. It has ample capacity to serve the units proposed. The gas main would be installed at no cost and gas services would have to be applied for separately on our website under the "gas tap application". If the required mix of appliances is met with gas, then the tap would also be free. Additional information is available on the gas tap application.

There is also an existing house on the property with gas service. This would need to be requested to kill, if needed.

WATER DEPARTMENT

The Water Department has a 12-inch ductile iron water line located on Paper Mill Road and will provide water service for this development.

Fire hydrants will not be allowed to be installed on a water line less than 8 inches.

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards (City requirement) and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department.

CODE ENFORCEMENT

No Comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZR2019-00003:

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

1. To restrict the use of the property as follows:
 - A. Multifamily attached dwellings.
 - B. The maximum number of units shall be 116.
 - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance.
 - D. All dwellings shall have a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas on dwelling lots shall be sodded.
 - D. Underground utilities shall be provided throughout the development.
 - E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.
 - F. The electric utilities internal to the development must be placed underground.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00019:

Approval of Special Use for three front entry units, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily attached dwellings.
 - B. The maximum number of front entry units shall be 92.
 - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance.
 - D. All dwellings shall have a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas on dwelling lots shall be sodded.
 - D. Underground utilities shall be provided throughout the development.
 - E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? *Yes.*
2. Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property? *No.*
3. Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned? *Yes.*
4. Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? *Yes.*
5. Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan? *Yes.*
6. Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal? *The proposed development does not meet the minimum standards for the RM-8 zoning district.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. What are the existing uses and zoning of nearby property?
SEE PAGE 2.
2. What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning? *None.*
3. What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public? *None.*
4. What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner? *The proposed zoning change is compatible with the recommendations of the 2040 Comprehensive Plan and Future Development Map but does not meet the Zoning Ordinance requirements.*
5. What is the suitability of the subject property for its current zoning? *It is suitable.*
6. What is the suitability of the subject property for the proposed zoning? *The property is at a location that makes the development viable pending requirements being met.*
7. How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property? *NA*
8. How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances? *The property meets the intent of the character area but does not conform with the Zoning Ordinance.*
9. What is the availability of adequate sites for the proposed use in districts that permit such use? *RM-8 is the only district that allows townhomes.*
10. What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)? *Not suitable.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
TPA Acquisitions 1, LLC c/o Mahaffey NAME: <u>Pickens Tucker, LLP</u>	NAME: <u>Multiple--see attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5174 027</u> ACREAGE: <u>+/-14.48</u>	
ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE



DATE

RZR2019-00003

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REZONING APPLICATION

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SIGNATURE OF APPLICANT DATE

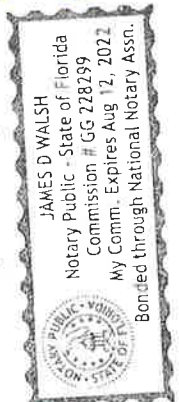
Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

SIGNATURE OF OWNER DATE

Jennifer M. Bird
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE



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R2R 2014 00003
SUP 2019-00



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REZONING APPLICATION

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ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT

DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

SIGNATURE OF OWNER

DATE

Patricia A. Kennedy

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

Amanda Mosley 7/25/19

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SIGNATURE OF APPLICANT

DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

SIGNATURE OF OWNER

DATE

Debra L. Cagle

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

Amanda Masley 7/25/19

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22R2019-00-003
SUP2019-00018



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ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT DATE

Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Williams David Cale 7-25-19
SIGNATURE OF OWNER DATE

Williams David Cale
TYPED OR PRINTED NAME

Amanda Masley 7/25/19
NOTARY PUBLIC DATE



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228-201-0003
8/2019-01



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REZONING APPLICATION

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SIGNATURE OF APPLICANT _____ DATE _____

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

Patricia Ann Cagle Kennedy 7/25/19

SIGNATURE OF OWNER _____ DATE _____

Patricia Ann Cagle Kennedy, as Executor under the Will of Williams C. Cagle, Jr.

TYPED OR PRINTED NAME

Amanda Mosley 7/25/19

NOTARY PUBLIC _____

DATE _____



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R2R2019-00003
SUP2019-00003

Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Nicholas N. Kemper
Shane M. Lanham
Austen T. Mabe

Jeffrey R. Mahaffey
Steven A. Pickens
Catherine V. Schutz
Thomas A. Simpson
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION
OF TPA ACQUISITIONS 1, LLC

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning and Special Use Permit Applications on behalf of TPA Acquisitions 1, LLC (the "Applicant") to request the rezoning to the RM-8 zoning classification of an approximately 14.5-acre tract (the "Property") situated along the north side of Paper Mill Road just east of its intersection with East Crogan Street (State Route 8, U.S. Route 29). The Property is currently zoned RM-12. The Property is surrounded on all sides by land zoned either RM-12, O-I, or BG. To the east and north are additional multi-family and single-family residential developments on land zoned RS-150, RM-4, and RZT in unincorporated Gwinnett County. To the south across Paper Mill Road are existing townhome and single-family attached residential communities as well as the Pine Valley mobile home park. To the west is a mix of commercial and office and commercial uses along Stanley Court and East Crogan Street. Accordingly, the area is generally mixed-use in character and already has a diverse mix of housing types.

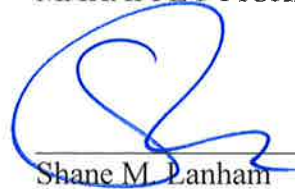
The Applicant proposes to develop a single-family residential community, including 116 attached single-family townhomes under the RM-8 zoning classification with a special use permit for front-entry units. The proposed development would have a density of approximately 8.0 units per acre as required by the 2005 Lawrenceville Zoning Ordinance (the "Ordinance"). The proposed single-family community would consist of homes at a size, quality, and price-point commensurate with or exceeding homes in the surrounding area. The Property is currently zoned RM-12 and the proposed downzoning represents a lower density than could be developed on the Property under its current zoning classification. The proposed development includes an attractive mix of front and rear-entry homes with a front width of 20 feet. Front and rear-entry homes would each have one-car garages with rear-entry units having access from private alleys. The proposed community would also include a pool, cabana, and areas of pocket parks and other

open space. The proposed development also includes sidewalks on both sides of the streets creating a walkable environment and would also connect to existing sidewalks on Paper Mill Road enhancing the walkability of that corridor. Residents would have convenient access to Rhodes Jordan Park via such existing sidewalks and established, striped, and signalized pedestrian crossings on East Crogan Street.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 1st day of August, 2019.

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham

Attorneys for Applicant

PROPERTY DESCRIPTION

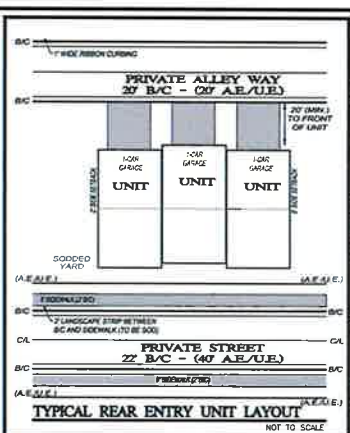
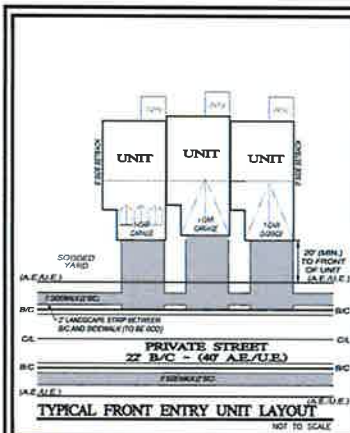
All that tract or parcel of land lying and being in Land Lot 175, of the 5th District, Gwinnett County, and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at an iron pin set at the intersection of the North line of Land Lot 175 with the south right-of-way line of Lawrenceville Highway (U.S. Highway 29), said land lot line also being the South line of Land Lot 178 thence South 29 degrees 01 minutes 38 seconds East along the common land lot line of Land Lots 175 and 178, 216.62 feet to a point; THENCE South 29 degrees 01 minutes 38 seconds East 178.77 feet to a point; THENCE South 07 degrees 09 minutes 58 seconds 50.80 feet to a point, said point being THE TRUE POINT OF BEGINNING;

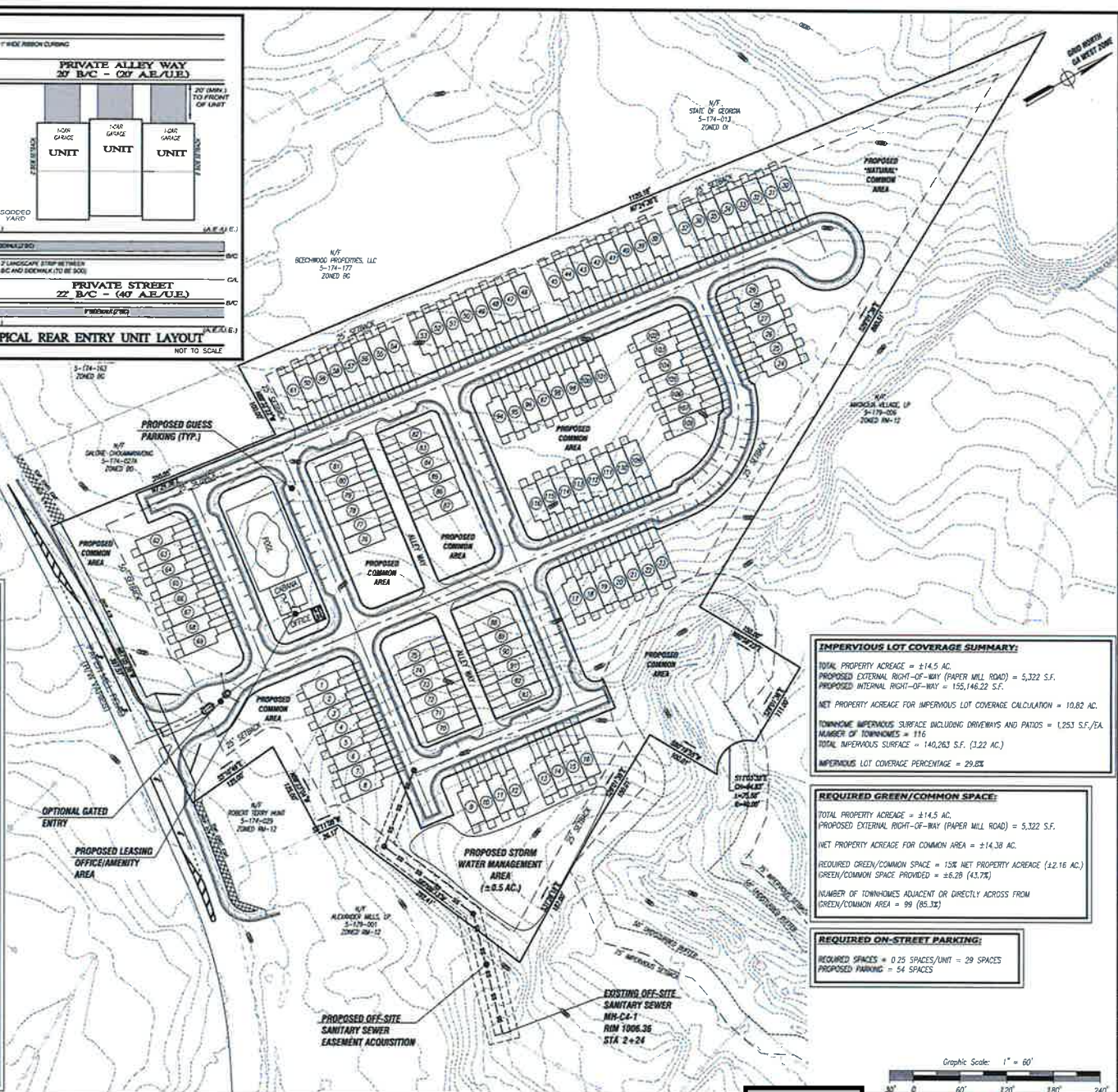
THENCE South 29 degrees 01 minutes 38 seconds East a distance of 860.51 feet to a point;
 THENCE North 60 degrees 58 minutes 22 seconds East a distance of 150.00 feet to a point;
 THENCE South 29 degrees 01 minutes 38 seconds East a distance of 111.00 feet to a point;
 THENCE along a curve to the left for an arc length of 75.58 feet, having a radius of 40.00 feet, being subtended by a chord bearing South 11 degrees 03 minutes 32 seconds East, for a distance of 64.83 feet to a point;

THENCE South 60 degrees 19 minutes 55 seconds West a distance of 100.01 feet to a point;
 THENCE South 29 degrees 01 minutes 38 seconds East a distance of 150.01 feet to a point;
 THENCE South 31 degrees 28 minutes 18 seconds East a distance of 187.00 feet to a point;
 THENCE South 67 degrees 09 minutes 13 seconds West a distance of 292.41 feet to a point;
 THENCE South 06 degrees 11 minutes 08 seconds West a distance of 26.17 feet to a point;
 THENCE North 88 degrees 23 minutes 04 seconds West a distance of 125.00 feet to a point;
 THENCE South 05 degrees 10 minutes 49 seconds East a distance of 125.00 feet to a point;
 THENCE North 87 degrees 05 minutes 36 seconds West a distance of 397.57 feet to a point,
 THENCE North 07 degrees 24 minutes 38 seconds East a distance of 310.05 feet to a point;
 THENCE North 88 degrees 32 minutes 22 seconds West a distance of 100.00 feet to a point;
 THENCE North 07 degrees 24 minutes 38 seconds East a distance of 1120.18 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains an area of 14.5 acres more or less.



- DEVELOPMENT SUMMARY**
- TOTAL PROPERTY ACREAGE = ±14.5 AC.
 - TOTAL NUMBER OF UNITS = 118
FRONT ENTRY = 92
REAR ENTRY = 24
 - CURRENT ZONING = RM-12
 - PROPOSED ZONING = RM-8
 - PARCEL: 5-174-027
 - PROPOSED USE: TOWNHOMES
 - CROSS DENSITY FOR PROPERTY = 8.0 UNITS/AC.
 - REQUIRED SETBACKS:
EXTERNAL FRONT YARD = 50'
EXTERNAL REAR YARD = 40' OR 50' BUFFER ADJACENT TO RESIDENTIAL
EXTERNAL SIDE YARD = 25' OR 50' BUFFER ADJACENT TO RESIDENTIAL
 - PROPOSED LENGTH OF STREETS = ±3,310 LF.
 - ALL LOTS TO BE SERVED BY SANITARY SEWER.
 - SEWER SERVICE PROVIDED BY CHANNETT COUNTY. WATER SERVICE PROVIDED BY CITY OF LAWRENCEVILLE.
 - A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
 - NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER CHANNETT COUNTY F.I.R.M. COMMUNITY PANEL NO. 1313500099, DATED SEPTEMBER 29, 2006.
 - BOUNDARY INFORMATION FROM CHANNETT COUNTY GIS.
 - TOPOGRAPHIC AND UTILITY INFORMATION BASED ON CHANNETT COUNTY GIS.
 - SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
 - LOCATION OF EXISTING STREAMS AND BUFFERS SHOWN BASED ON CHANNETT COUNTY GIS. FIELD VERIFICATION RECOMMENDED.



IMPERVIOUS LOT COVERAGE SUMMARY:

TOTAL PROPERTY ACREAGE = ±14.5 AC.
PROPOSED EXTERNAL RIGHT-OF-WAY (PAPER MILL ROAD) = 5,322 S.F.
PROPOSED INTERNAL RIGHT-OF-WAY = 155,146.22 S.F.
NET PROPERTY ACREAGE FOR IMPERVIOUS LOT COVERAGE CALCULATION = 10.82 AC.
TOWNHOME IMPERVIOUS SURFACE INCLUDING DRIVEWAYS AND PATIOS = 1,251 S.F./EA.
NUMBER OF TOWNHOMES = 118
TOTAL IMPERVIOUS SURFACE = 140,263 S.F. (3.22 AC.)
IMPERVIOUS LOT COVERAGE PERCENTAGE = 29.8%

REQUIRED GREEN/Common SPACE:

TOTAL PROPERTY ACREAGE = ±14.5 AC.
PROPOSED EXTERNAL RIGHT-OF-WAY (PAPER MILL ROAD) = 5,322 S.F.
NET PROPERTY ACREAGE FOR COMMON AREA = ±14.38 AC.
REQUIRED GREEN/Common SPACE = 15% NET PROPERTY ACREAGE (±2.16 AC.)
GREEN/Common SPACE PROVIDED = ±6.28 (±3.7%)
NUMBER OF TOWNHOMES ADJACENT OR DIRECTLY ACROSS FROM GREEN/Common AREA = 99 (85.3%)

REQUIRED ON-STREET PARKING:

REQUIRED SPACES = 0.25 SPACES/UNIT = 29 SPACES
PROPOSED PARKING = 54 SPACES



5074 BRISTOL INDUSTRIAL WAY
SUITE A
BUFORD, GEORGIA 30518
(770) 271-2858
www.dpengr.com

PREPARED FOR:
FIELDSTONE PROPERTIES AND DEVELOPMENT
390 BROGDON ROAD
SUWANEE, GA. 30024

PROJECT NAME:
PAPER MILL ROAD TRACT

TASK:
CONCEPTUAL SITE PLAN

PROJECT INFORMATION:

PAPER MILL ROAD TRACT
Project Number: 17-012A
Project Address: 174
Parcel: 5-174-027
Owner: CITY OF LAWRENCEVILLE
County: State

DATE	DESCRIPTION	BY
05/08/18	REVISIONS	

1 of 1

20' REAR ENTRY, SINGLE CAR GARAGE TOWNHOME



Front Elevation A



Front Elevation B



Front Elevation C



Front Elevation D

20' FRONT ENTRY, SINGLE CAR GARAGE TOWNHOME

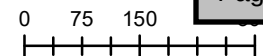




The City of Lawrenceville
Planning & Development
**Aerial Map and
Surrounding Area**
File # RZR19-00003
File # SUP19-00019
Applicant:
TPA Acquisitions 1, LLC c/o
Mahaffey Pickens Tucker, LLP

Legend

-  Subject Property
-  Roads
-  Parcels





The City of Lawrenceville
Planning & Development
**Location Map and
Surrounding Zoning**
File # RZR19-00003
File # SUP19-00019
Applicant:
TPA Acquisitions 1, LLC c/o
Mahaffey Pickens Tucker, LLP

Legend

 Subject Property

 Roads

 Parcels

ZONING

 BG

 ON

 OI

 LM

 RM-12

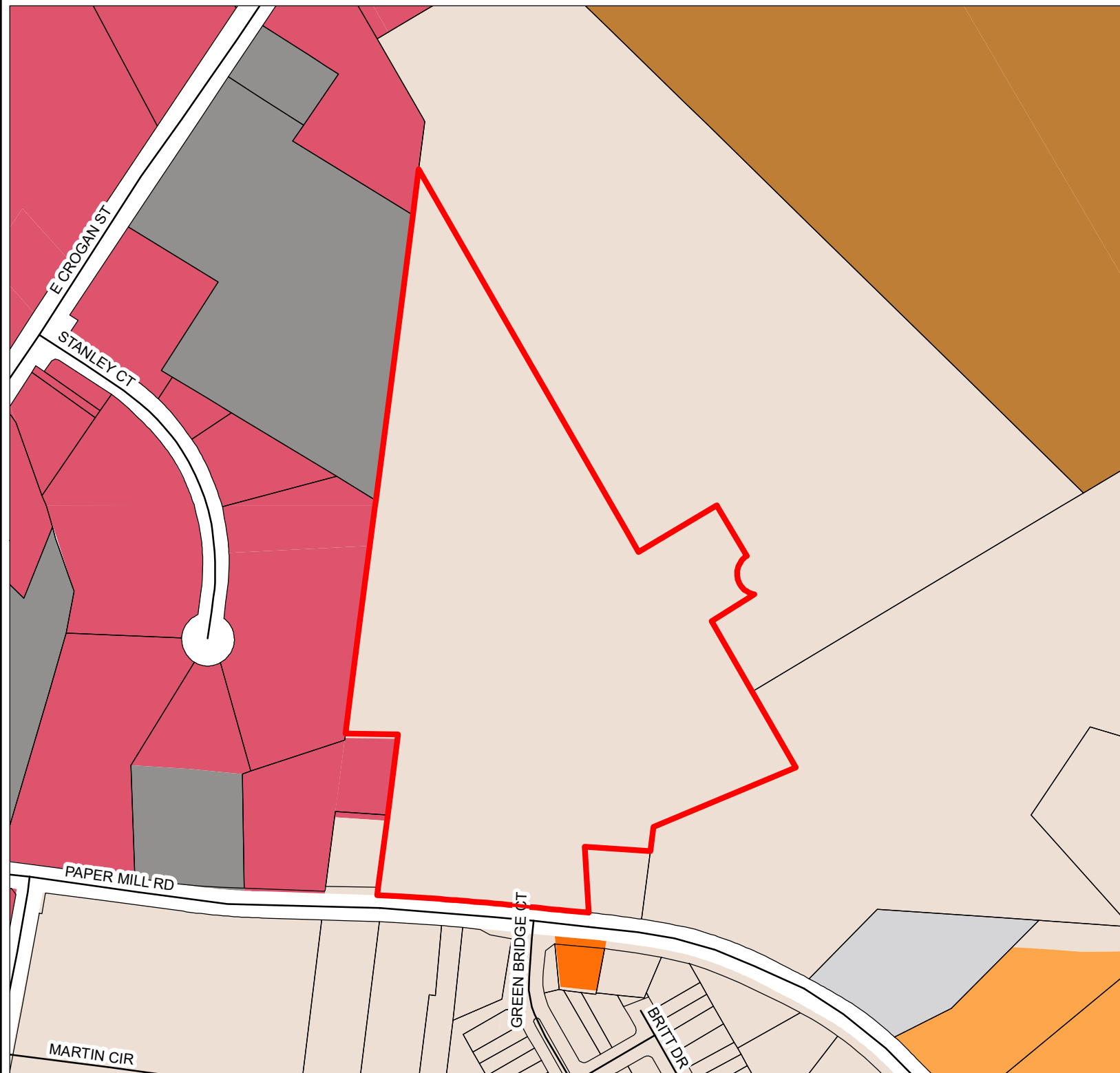
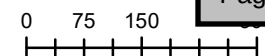
 RM-M

 RS150

 RS60



Page 77





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JANUARY 8, 2020

AGENDA CATEGORY: DISCUSSION

Item: RZC2019-00010 & SUP2019-00022; The Residential Group c/o Mahaffey Pickens Tucker, LLP- Shane Lanham; Buford Drive (SR 20) at University Parkway (SR 316) Pending Annexation.

Department: Planning and Development

Date of Meeting: Wednesday, January 8, 2020

Applicant Request: Rezoning from C2 and RTH to BG with Special Use Permit to allow a high-rise development

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Planning Commission Recommendation: Approval with Planning Commission recommended Conditions

Summary: The applicant requests the rezoning of an approximately 40 acres, pending annexation from Gwinnett County. The rezoning requested is BG (General Business District).

Attachments/Exhibits:

RZC2019-00010 & SUP2019-00022 Report

RZC2019-00010 & SUP2019-00022 Attachments

RZC2019-00010 & SUP2019-00022 Planning Commission conditions

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING AND SPECIAL USE REPORT**

CASE NUMBER	RZC2019-00010 & SUP2019-00022
APPLICANT	THE RESIDENTIAL GROUP, LLC C/O MAHAFFEY PICKENS TUCKER, LLP
CONTACT	SHANE LANHAM
PHONE NUMBER	770.232.0000
ZONING CHANGE	R-TH & C-2 TO BG, WITH A SPECIAL USE PERMIT TO ALLOW A MIXED-USE DEVELOPMENT
LOCATION	BUFORD DRIVE AT UNIVERSITY PARKWAY
PARCEL ID	R7011 011 / 7011 024 / 7011 025 / 7012 119 / 7012 002B / 7012 002D
ACREAGE	42.1
PROPOSED DEVELOPMENT	APARTMENTS
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

In 1970, the subject property located within unincorporated Gwinnett County, was zoned R-100 (Single-Family Residence District) and C-1 (Neighborhood Business District). In 2006, the Gwinnett County Board of Commissioners approved a request to rezone the subject property from R-100 and C-1 to R-TH Single-Family Residence Townhouse District) and C-2 (General Business District), pursuant to RZC2006-00053.

PROJECT DATA:

The applicant requests rezoning, annexation, and subdivision of a 42.1-acre parcel assemblage from R-TH (Gwinnett County Single-Family Residence Townhouse District) and C-2 (Gwinnett County General Business District,) to BG (General Business District), along with a Special Use Permit to allow mixed-use development. The applicant intends to subdivide and develop the parcel assemblage in two phases that include a multifamily component referred to as 'Tract 1', consisting of 18.00-acres, and at a later date, commercial/retail component referred to as 'Tract 2' consisting of 22.68-acres. The subject property is located within unincorporated Gwinnett County, along University Parkway between Buford Drive and Collins Hill Road,

bounded to the east by Buford Drive, to the south by Georgia Highway 316, and to the west Lendon Connector. The property is currently vacant and undeveloped.

The applicant proposes to develop 'Tract 1' with 361 apartment units, at a density of 20.05 units per acre. The plan proposes five three-story apartment buildings with basements, consisting of approximately 208 studio/one-bedroom units and 153 two-bedroom units. The proposed building height is approximately 55 feet in height, exceeding the minimum building height requirements of the Zoning Ordinance for both multifamily and single-family residential proposals. Therefore, a variance to allow a building height increase will be required for this particular request. The proposed plan includes 514 parking spaces and associated driveways. A water quality/detention pond is proposed along the western property line, and a stream meanders along the southern property line, both of which may require additional review by the Engineering Department. Additionally, the site plan indicates there would be active and passive common space, pool courtyard and other amenities. Access to the proposed multifamily development would be via two curb cuts along the proposed expansion of Collins Industrial Way (a.k.a Lendon Connector).

The surrounding area is characterized by a variety of uses and zoning. To the north, along the north side of the proposed Collins Industrial Way (a.k.a. Lendon Connector) roadway expansion are the Edd Harris Subdivision and Lendon Lane Estates single-family subdivisions zoned R-100 (Single-Family Residence District, Gwinnett County). To the north and east, across the existing Lendon Lane are BG (General Business District) zoned properties located in the city limits of Lawrenceville. Immediately adjacent to the south and west is the Georgia Highway 316. Further to the west, across Collins Hill Road, are light industrial, institutional, office, retail and senior-oriented multifamily residential uses and zoning, including the Georgia Gwinnett College campus, Garden Plaza retirement community and Life Care Center of Lawrenceville nursing home. The variety of uses and zoning in the immediate area further supports the request.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located in close proximity to the College Corridor, Community Mixed-Use and Industrial Character Areas. These character areas encourage general commercial uses along major corridors, as well as, mixed-use developments, which may include a diversity of development types and densities. Additionally, the Plan encourages developments providing services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown.

In agreeance with the City's land recommended policies, the prospective development would contribute land use patterns and design elements that support walkability and an enhanced sense of place. The property's location is at the intersection of two major transportation corridors, which make it a convenient location for a mixed-use development with multifamily

residential uses. Given the aforementioned factors, the Planning and Development Department recommends **Approval with Conditions** of the requested Annexation, Rezoning, and Special Use Permit.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZC2019-00010

Approval as BG (General Business District) for a Mixed-Use development, subject to the following enumerated conditions:

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

- A. For the residential component, no more than 361 apartments shall be allowed. The development shall be a fenced and gated community comprised of metal with spaced columns every 25 feet, with a maximum building height of 55 feet. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
- B. Buildings shall be constructed as urban-style, flat-roofed buildings with primary exterior treatments of brick or stacked stone on each elevation. The remainder of each elevation may be the same, or fiber-cement shake or siding. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.
- C. For the retail component, the following uses shall be prohibited:
 - 1. Adult Bookstores or Entertainment
 - 2. Automotive Parts Stores
 - 3. Bail Bonding
 - 4. Contractors Offices
 - 5. Emissions Inspection Stations
 - 6. Equipment Rental
 - 7. Extended Stay Hotels or Motels
 - 8. Hookah/Vapor Bar or Lounge
 - 9. Pawn Shop
 - 10. Recovered Materials Processing Facilities
 - 11. Smoke or Novelty Shop
 - 12. Tobacco or Novelty Shop
 - 13. Tattoo and Body Piercing
 - 14. Taxidermists
 - 15. Title Loan Facility
 - 16. Yard Trimming Composting Facilities

2. To abide by 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. Provide a 50-foot wide natural undisturbed buffer adjacent to the Edd Harris Subdivision and Lendon Lane Estates residentially-zoned properties. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Director of the Planning and Development Department.
- C. Provide a 20-foot landscape strip along the southern right-of-way of the proposed Collins Industrial Way (a.k.a Lendon Connector) expansion. Final landscaping design shall be subject to review and approval of the Director of the Planning and Development Department.
- D. Provide a 10-foot landscape strip along the perimeter of the overall development and along the internal property line separating 'Tract 1' and 'Tract 2.' Final landscaping design shall be subject to review and approval of the Director of the Planning and Development Department.
- E. 'Tract 1' Ground signage shall be limited to a one-monument type sign, and shall be subject to the review and approval of the Director of the Planning and Development Department. The sign shall have a minimum two-foot-high brick base, complementing the buildings' architectural treatments.
- F. 'Tract 2' Ground Signage shall be limited to a one-monument type sign along Buford Drive (a.k.a. Georgia Highway 20), and shall be subject to the review and approval of the Director of the Planning and Development Department. The sign shall have a minimum two-foot-high brick base, complementing the buildings' architectural treatments.
- G. All grassed areas within the development shall be sodded.
- H. All utilities shall be placed underground.
- I. Outdoor commercial sales or storage shall be prohibited.
- J. Window signage (signs displayed on the interior or exterior of the business windows) shall be prohibited, except for open/closed signs required by city, county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be

prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.

- K. 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.
- L. 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 right-of-ways.
- M. Peddlers and/or parking lot sales shall be prohibited.
- N. Outdoor loudspeakers shall be prohibited.
- O. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- P. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00022:

Approval of a Special Use Permit for a 361-unit apartment development, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:
 - A. Multifamily attached Dwelling Apartment units, not to exceed 361 apartment units or 20.05 units per acre.
 - B. Multifamily dwelling units shall be constructed in a group of twelve attached units or more, including single-level units located in a multistory building.
 - C. Each unit shall be accessed internally, via a double-loaded corridor (hallway), consisting of apartment units on both sides of the passage corridor connecting twelve or more attached units.
 - D. The buildings must meet the minimum architectural standards set forth in the RM-12 zoning district of the Zoning Ordinance. Final elevations shall be subject to the review and approval of the Director of the Planning and Development Department.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 2
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *The proposed zoning change is compatible with the recommendations of the 2040 Comprehensive Plan and Future Development Map.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *The property is at a location that makes the development viable.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *NA*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *The property meets the intent of the character area.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other commercially-zoned sites are available in the city.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *Suitable.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
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SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

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NOTARY PUBLIC

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William J. Martin
TYPED OR PRINTED NAME

Amanda Masley 10/3/19
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[Signature] 3 OCT 2019
SIGNATURE OF OWNER DATE

BILL MARTIN, AS REGISTERED AGENT
TYPED OR PRINTED NAME

Amanda Mosley 10/3/19
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BILL MARTIN, AS EXECUTOR
TYPED OR PRINTED NAME

[Signature] 10/6/19
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Bill Martin, AS EXECUTOR
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Amanda Mosley 10/3/19



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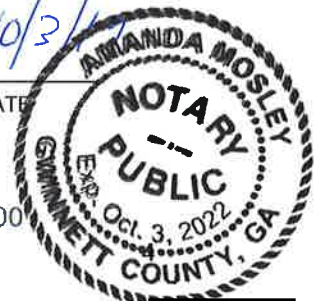
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SAMUEL A. MARTIN III
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE 10/3/19



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LAWRENCEVILLE

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SPECIAL USE PERMIT APPLICATION

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PARCEL NUMBER(S): <u>Multiple--see attached</u>	
ADDRESS OF PROPERTY: <u>Buford Drive (SR 20) @ University Parkway (SR 316)</u>	
PROPOSED SPECIAL USE: <u>High-Rise Development</u>	

SIGNATURE OF APPLICANT

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SIGNATURE OF OWNER

DATE

Shane M. Lanham, Attorney

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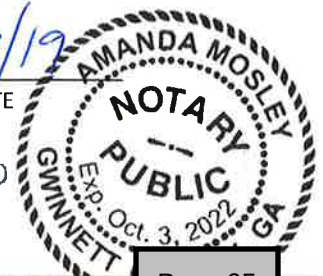
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Amanda Mosley 10/3/19

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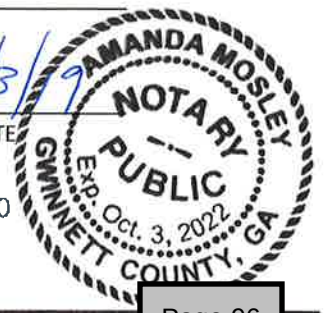
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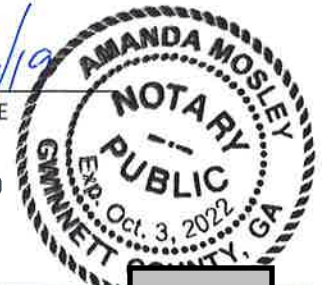
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Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

SIGNATURE OF OWNER DATE

Blair Martin, AZ REGISTERED AGENT
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org



PROPERTY OWNER LIST

Name	Address	Parcel
Martin, Samuel A III & William J.	2065 Windsor Mill Ct, Grayson, GA 30017	7011 011
Martin, Samuel A Jr. & Elaine S	2065 Windsor Mill Ct, Grayson, GA 30017	7011 024
Martin, Samuel A III	440 Mooring Line Dr, Naples, FL 34102	7011 025
Martin, Samuel A III	2065 Windsor Mill Ct, Grayson, GA 30017	7012 119
Collar Shop Properties, LLLP	2065 Windsor Mill Ct, Grayson, GA 30017	7012 002A
Collar Shop Properties, LLLP	2065 Windsor Mill Ct, Grayson, GA 30017	7012 002B
Collar Shop Properties, LLLP	2065 Windsor Mill Ct, Grayson, GA 30017	7012 002D

Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Nicholas N. Kemper
Shane M. Lanham
Austen T. Mabe

Jeffrey R. Mahaffey
Steven A. Pickens
Catherine V. Schutz
Thomas A. Simpson
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF
THE RESIDENTIAL GROUP, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached annexation, rezoning, and special use permit applications (the “Applications”) on behalf of The Residential Group, LLC (the “Applicant”) in order to allow a mixed-use development on an approximately 42-acre tract (the “Property”) located along University Parkway (SR 316) between Collins Hill Road and Buford Drive (SR 20). The Property is bounded on the east by Buford Drive, the south by 316, the west by the Lendon Connector, and the north by the proposed Lendon Connector extension. The Applicant is proposing to create an integrated, walkable, mixed-use environment by annexing the Property into the corporate limits of the City of Lawrenceville and rezoning it to the BG zoning classification with a Special Use Permit for a High Rise Development pursuant to Section 7.19 of the City of Lawrenceville Zoning Ordinance. In order to facilitate the proposed mixed-use development, the Applicant is also requesting an amendment of the Highway Overlay District Map to include the Property within Zone 35 of the High Rise Overlay District in line with adjacent land on the northerly side of 316.

The Property is currently located in unincorporated Gwinnett County and is zoned R-TH and C-2. Though not classified on the City of Lawrenceville 2040 Future Development Map, the Property is adjacent to land classified as within the Community Mixed-Use and College Corridor character areas. The 2040 Plan strongly supports mixed-use developments especially in activity centers such as the Community Mixed-Use and College Corridor character areas. Specifically, Policy LU1.1 of the 2040 Plan is to “[e]ncourage a mixture and concentration of residential, retail, office, recreational, and educational facilities at key locations to encourage walking and biking to everyday needs.” Residents of the proposed residential community would have convenient vehicular and pedestrian access to educational and employment opportunities at Georgia Gwinnett College, which lies just to the west across Collins Hill Road, as well as expanding commercial options along Buford Drive as that major north-south corridor continues to redevelop.

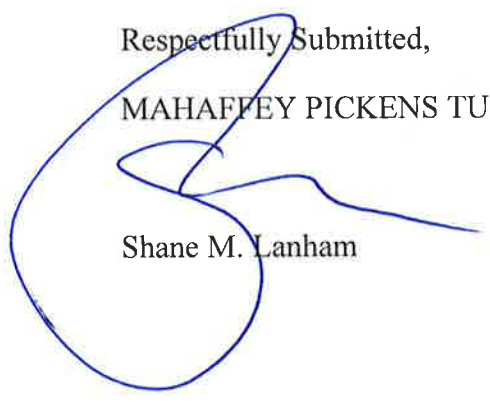
The proposed residential component of the development would comprise approximately 18.0 acres of the Property and would be focused around an expansive amenity area with approximately 361 units spread across five buildings. The balance of the Property would be reserved for commercial development pursuant to the requirements of the BG zoning classification and the requirements of the High Rise Overlay District. The central common space would include both passive and active amenities for residents including pocket parks and dog walk areas. The proposed residential community would also include a more active resort-style pool and patio area with outdoor grills, seating areas, and fire pits. The residential development would also include connections to the adjacent commercial/retail area promoting walkability and an enhanced sense of place. Residents would have quick, convenient, access to shopping, dining, and employment opportunities nearby. In accordance with the City's land use policies, the proposed development would provide land use patterns and design elements that support walkability and an improved sense of place. The proposed development would improve the aesthetics of main corridors and gateways into the City and diversify the land use mix in this area of the City. Moreover, the Property's location at the intersection of two major transportation corridors makes it an appropriate location for a mixed-use development with multi-family residential uses.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Lawrenceville Planning and Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of this Application.

This 4th day of October, 2019.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham

Legal Description

Tract 1

All that tract or parcel of land lying and being in Land Lot 11 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a concrete monument found at the intersection of the northeasterly Right of Way of Georgia Highway 316 (Exit Ramp "V"; Variable R/W) and the northerly Right of Way of Lendon Connector (Variable R/W); thence running along said Right of Way of Lendon Connector North 50° 32' 36" East a distance of 100.39 feet to a Right of Way Monument found (underwater); thence North 24° 18' 40" East a distance of 136.51 feet to a Right of Way Monument found; thence running along a curve to the right an arc length of 160.66 feet, (said curve having a radius of 865.00 feet, with a chord bearing of North 55° 54' 30" East, and a chord length of 160.43 feet) to a Right of Way Monument found and the TRUE POINT OF BEGINNING, from point thus established and running along said Right of Way North 23° 42' 32" West a distance of 58.05 feet to a point on the southerly Proposed Right of Way of Collins Industrial Way (a.k.a Lendon Connector; said point being 40' from the proposed centerline; Road Not Yet Constructed); thence running along said Proposed Right of Way along a curve to the right an arc length of 400.61 feet, (said curve having a radius of 810.00 feet, with a chord bearing of North 78° 42' 33" East, and a chord length of 396.54 feet) to a point; thence continuing along said Proposed Right of Way South 87° 07' 19" East a distance of 1027.18 feet to an iron pin set; thence leaving said Right of Way and running South 02° 46' 50" West a distance of 648.28 feet to an iron pin set; thence North 83° 25' 24" West a distance of 1176.87 feet to an iron pin set; thence North 23° 45' 35" West a distance of 473.66 feet to the TRUE POINT OF BEGINNING. Said tract contains 18.000 Acres (784,080 Square Feet).

Legal Description

Tract 2

All that tract or parcel of land lying and being in Land Lot 11 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a concrete monument found at the intersection of the northeasterly Right of Way of Georgia Highway 316 (Exit Ramp "V"; Variable R/W) and the northerly Right of Way of Lendon Connector (Variable R/W); thence running along said Right of Way of Lendon Connector North 50° 32' 36" East a distance of 100.39 feet to a Right of Way Monument found (underwater); thence North 24° 18' 40" East a distance of 136.51 feet to a Right of Way Monument found; thence running along a curve to the right an arc length of 160.66 feet, (said curve having a radius of 865.00 feet, with a chord bearing of North 55° 54' 30" East, and a chord length of 160.43 feet) to a Right of Way Monument found; thence North 23° 42' 32" West a distance of 58.05 feet to a point and the TRUE POINT OF BEGINNING; from point thus established and running North 23° 43' 37" West a distance of 238.99 feet to an axle found; thence South 87° 45' 45" East a distance of 442.11 feet to a 1" square rod found; thence South 87° 41' 42" East a distance of 199.81 feet to a point; thence South 87° 09' 43" East a distance of 515.25 feet to a point on the southerly terminus of Forest Way (60' RW); thence running along said terminus South 87° 10' 03" East a distance of 60.00 feet to a point; thence leaving said terminus South 87° 10' 03" East a distance of 315.00 feet to a point; thence South 87° 17' 47" East a distance of 399.80 feet; thence South 86° 32' 24" East a distance of 100.02 feet to a point; thence South

88° 20' 20" East a distance of 99.92 feet to a 1" open top pipe found; thence South 87° 19' 54" East a distance of 100.11 feet to a 1" crimp top pipe found; thence North 03° 08' 01" East a distance of 148.57 feet to a point on the southerly Right of Way of Lendon Lane (Variable R/W); thence running along said Right of Way the following courses: South 81° 22' 56" East a distance of 117.08 feet to a point; thence South 80° 59' 54" East a distance of 205.15 feet to a point; thence South 81° 27' 55" East a distance of 132.59 feet to a point at the intersection of the southerly Right of Way of Lendon Lane (Variable R/W) and the westerly Right of Way of Georgia Highway 20 (Variable R/W); thence running along the westerly Right of Way of Georgia Highway 20 South 06° 11' 08" West a distance of 6.08 feet to a point; thence leaving said Right of Way North 85° 34' 52" West a distance of 132.48 feet to a point; thence South 05° 57' 57" West a distance of 100.66 feet to a 2" open top pipe found; thence South 86° 55' 01" East a distance of 132.73 feet to a point on the aforementioned Right of Way of Georgia Highway 20; thence running along said Right of Way the following courses: South 05° 48' 42" West a distance of 273.73 feet to a point; thence South 47° 14' 52" West a distance of 12.80 feet to a point; thence South 30° 05' 13" East a distance of 14.90 feet to a point; thence South 05° 52' 11" West a distance of 160.32 feet to a point on the northerly Right of Way of State Route 316 (Limited Access Highway); thence running along said Right of Way the following courses: North 89° 58' 42" West a distance of 285.99 feet to a 3/8" rebar found; thence South 01° 35' 39" East a distance of 75.70 feet to a Right of Way monument found; thence South 67° 14' 49" West a distance of 578.85 feet to a point; thence leaving said Right of Way North 83° 25' 24" West a distance of 335.63 feet to an iron pin set; thence North 02° 46' 50" East a distance of 648.28 feet to an iron pin set; thence North 87° 07' 19" West a distance of 1027.18 feet to a point; thence running along a curve to the left an arc length of 400.61 feet, (said curve having a radius of 810.00 feet, with a chord bearing of South 78° 42' 33" West, and a chord length of 396.54 feet) to the TRUE POINT OF BEGINNING. Said tract contains 22.678 Acres (987,846 Square Feet).

NOTES:

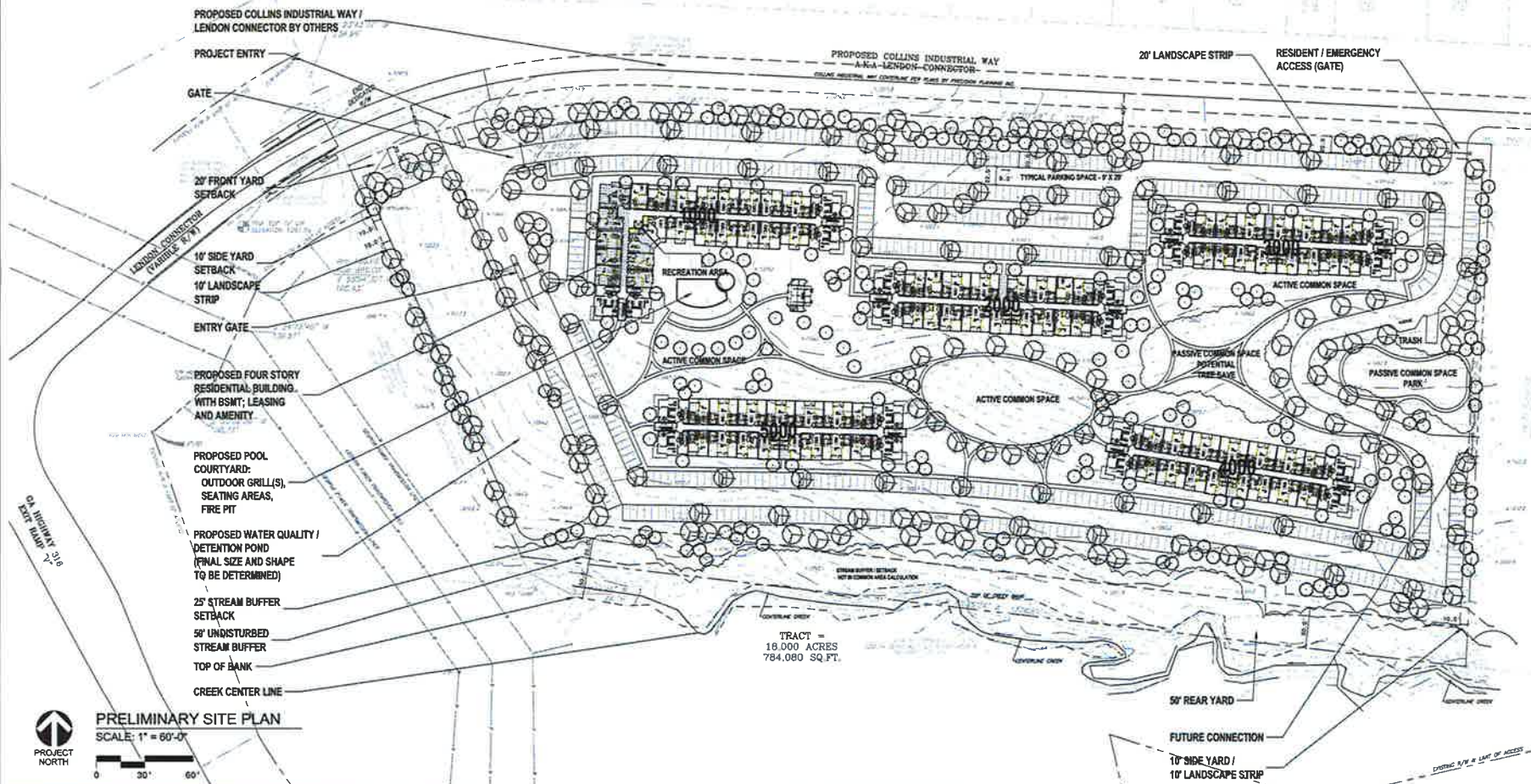
1. PROPERTY TO BE ANNEXED FROM GWINNETT COUNTY TO THE CITY OF LAWRENCEVILLE.
2. ZONING TO BE DETERMINED WITH SPECIAL USE APPLICATION.
3. ALL CALCULATIONS ARE APPROXIMATE AND BASED ON THIS PRELIMINARY SITE PLAN.
4. ALL BUILDINGS ARE 3 STORY W/ BASEMENT.
5. LANDSCAPE / HARDSCAPE SHOWN IS CONCEPTUAL: DESIGN SUBJECT TO LANDSCAPE ARCHITECT'S FINAL DRAWINGS.
6. WATER QUALITY / DETENTION IS CONCEPTUAL AND SUBJECT TO CIVIL ENGINEER'S FINAL DRAWINGS.
7. ALL COMMON AREAS, STORM WATER FACILITIES, ETC., SHALL REMAIN UNDER THE OWNERSHIP OF THE PROPERTY OWNER AT LARGE. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERSHIP GROUP.
8. A CROSS ACCESS EASEMENT SHALL BE GRANTED WHEN THE ADJACENT PROPERTY IS DEVELOPED.
9. ALL GRASSED AREAS TO BE SODDED.
10. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
11. TRASH ENCLOSURE TO BE SCREENED ON ALL SIDES WITH A 6' WALL WITH OPAQUE METAL GATE.
12. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBERS 13135C0073F & 13135C0074F, DATED 9/28/06. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.

SITE DATA

design standard	provided	notes
Site Area	18.0 ac	784,084 SF
No. Units	363 units	
	studio / 1 bedroom units	208 units
	2 bedroom units	153 units
Parking	514 sp	1.47 sp/du 1sp/bedroom
Density (sp)	29.03 du/ac	
Building Coverage	278,079 SF	35%
Total Building Area	335,089 SF	
	residential	327,988 SF
	loading, club room, fitness, etc.	7,100 SF
Fr. Setback	25'	
Side Setback	10'	
Rear Setback	50'	
Bldg Height	55'	from curb at front of bldg to main peak of roof on same side of 3 story w/ basement bldg
Stream Buffer	50'	undisturbed
Stream Buffer Setback	25'	disturbed / revegetated
Total Common Area	157,800 SF	common area calculations are approximate, based on the conceptual plan. Does not include stream buffers or detention area.
	passive (tree cover)	30,800 SF
	active	113,200 SF
	recreation area	13,800 SF



Vicinity Map (NTS)



Developer Contact:
Ruri Alexander
The Residential Group
7100 Peachtree University Rd NE
Atlanta, GA 30328
678-544-1544

TRG HWY 316
LAND LOT 11 - 7TH DISTRICT
LAWRENCEVILLE, GEORGIA

RESIDENTIAL
GROUP

studio
ARCHITECTS

DATE: 10/3/2019

FILE: 19-154

DATE: 10/3/2019

PRELIMINARY
SITE PLAN

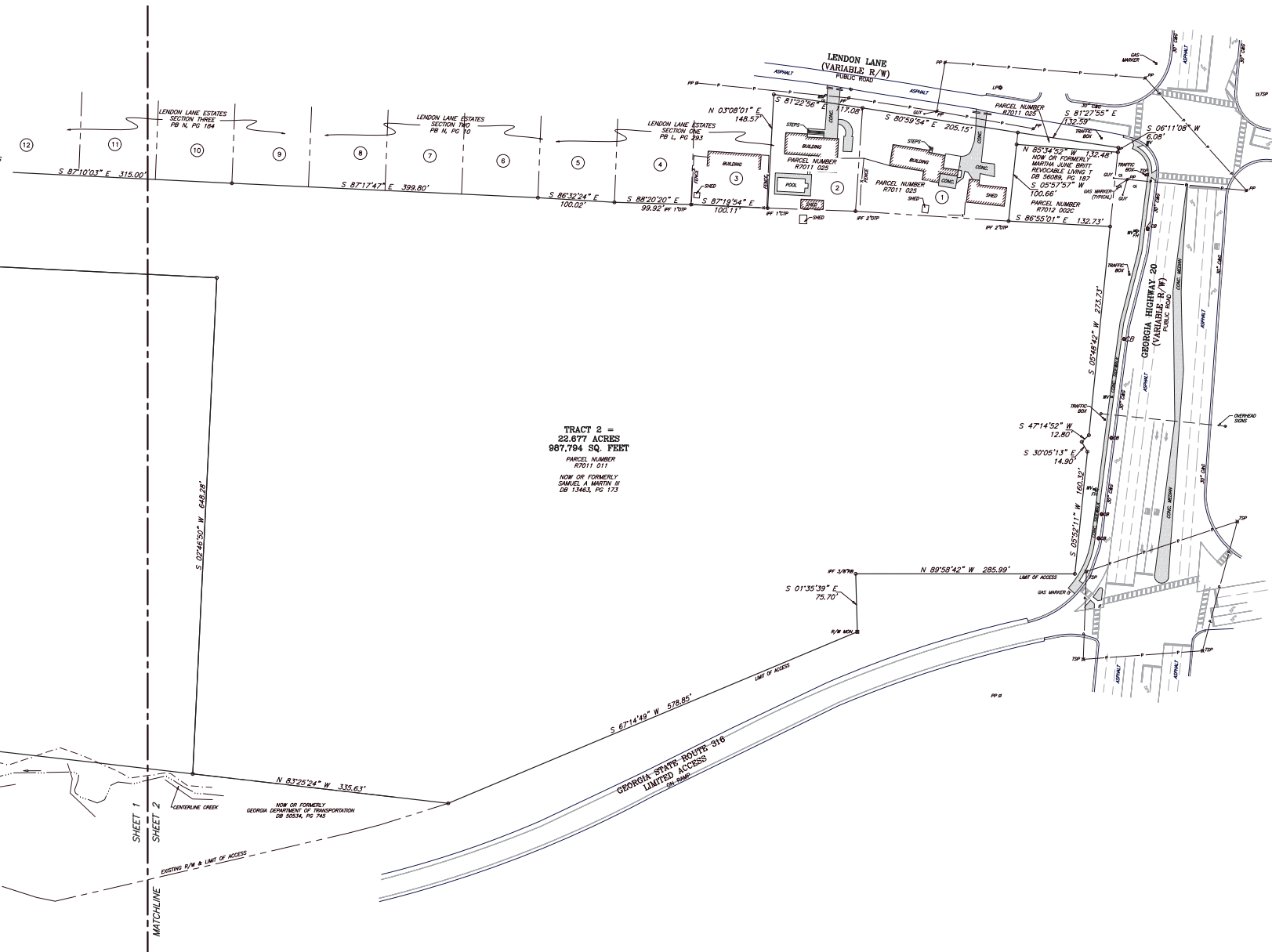
DATE: 10/3/2019

STATUS: UNREVIEWED

PROJECT NO: 19-154

DATE: 10/3/2019

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The City of Lawrenceville
Planning & Development

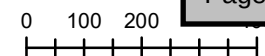
**Aerial Map and
Surrounding Area**
File # RZC2019-00010
& SUP2019-00022

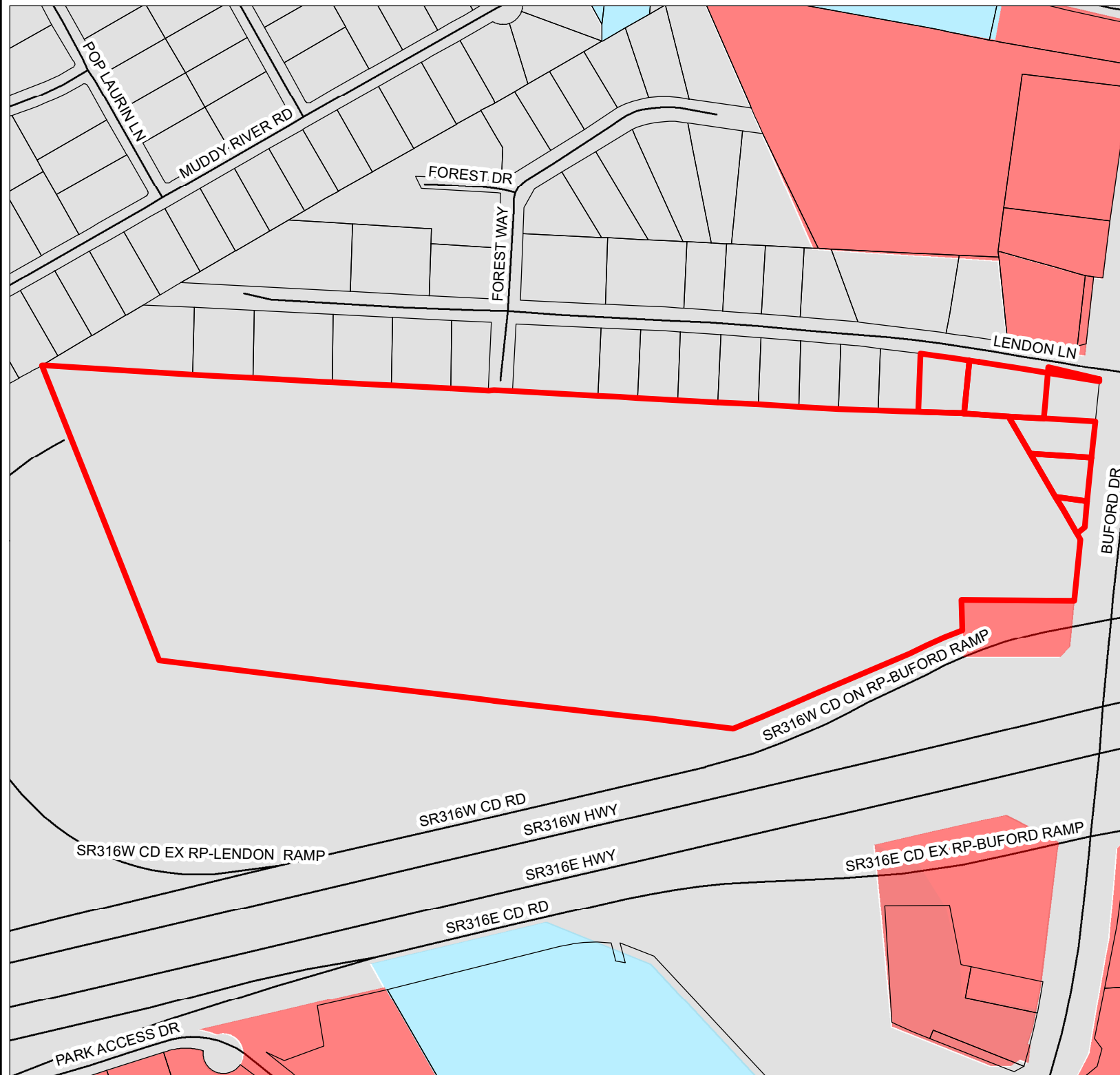
**Applicant: The Residential
Group c/o Mahaffey, Pickens,
Tucker, LLP**

**Address: Buford Drive and
University Parkway**

Legend

-  Subject Properties
-  Roads





The City of Lawrenceville
Planning & Development
**Location Map and
Surrounding Zoning
File # RZC2019-00010
& SUP2019-00022**
**Applicant: The Residential
Group c/o Mahaffey, Pickens,
Tucker, LLP**

**Address: Buford Drive and
University Parkway**

Legend

-  Subject Properties
-  BG
-  HSB
-  LM
-  Unincorporated
-  Roads



CASE NUMBER: RZC-2019-000107

MAYOR AND COUNCIL

CITY OF LAWRENCEVILLE, GEORGIA

RESOLUTION AND ORDINANCE

READING AND ADOPTION:

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

PRESENT

VOTE

David Still, Mayor

xxx

Bob Clark, Council Member

xxxNo

Victoria Jones, Council Member

xxxYes

Glen MartinKeith Roche, Council Member

xxxYes

Keith RocheDavid Still, Council Member

xxxYes

On motion of Councilman xxxxxStill, which carried x3-x1, the following resolution and ordinance was adopted:

A RESOLUTION AND ORDINANCE TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from R-TH (Single-Family Residence Townhouse District, Gwinnett County) and C-2 (General Business District, Gwinnett County)~~C-2 (General Business District, Gwinnett County)~~ to BG (General Business District) by City of Lawrenceville for the proposed use of a Grocery Store and Outparcel~~Mixed-Use Development~~ on a tract of land described by the attached legal description, which is

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CASE NUMBER: RZC-2019-000107

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 ~~September 27~~²⁷~~th~~th, 20~~19~~¹⁹ and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED **AND ORDAINED** by the Mayor and Council of the City of Lawrenceville this the ~~27~~²⁷~~th~~th day of ~~September~~^{January}, 20~~19~~¹⁹, that the aforesaid application to amend the Official Zoning Map from- R-TH (Single-Family Residence Townhouse District, Gwinnett County) and C-2 (General Business District, Gwinnett County) to BG (General Business District) is hereby **APPROVED**.

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

Approval as BG (General Business District) for a Mixed-Use development, subject to the following enumerated conditions:

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

A. For the residential component, no more than 361 apartments shall be allowed. The development shall be a fenced and gated community comprised of metal with spaced columns every 25 feet, with a maximum building height of 55 feet. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.

B. The property shall be developed in general accordance with the submitted color renderings, elevations and site plan, dated November

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CASE NUMBER: RZC-2019-000107

19, 2019, titled TRG – Hwy 316, prepared for The Residential Group, prepared by Studio Architects, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.

C. Buildings shall be constructed as urban-style, flat-roofed or flat-roofed-style buildings with primary exterior treatments of brick or stacked stone on each elevation. Buildings may be constructed with low-pitched roofs and decorative parapets and flat roof accents. The remainder of each elevation may be the same, or fiber-cement shake or siding. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.

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D. For the retail component, the following uses shall be prohibited:

- i. Adult Bookstores or Entertainment
- ii. Automotive Parts Stores
- iii. Bail Bonding
- iv. Contractors Offices
- v. Emissions Inspection Stations
- vi. Equipment Rental
- vii. Extended Stay Hotels or Motels
- viii. Hookah/Vapor Bar or Lounge
- ix. Pawn Shop
- x. Recovered Materials Processing Facilities
- xi. Smoke or Novelty Shop
- xii. Tobacco or Novelty Shop
- xiii. Tattoo and Body Piercing
- xiv. Taxidermists
- xv. Title Loan Facility
- xvi. Yard Trimming Composting Facilities

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2. To abide by 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.

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B. Provide a 50-foot wide natural undisturbed buffer adjacent to the Edd Harris Subdivision and Lendon Lane Estates residentially-zoned properties subject to future right-of-way expansion. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject

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CASE NUMBER: RZC-2019-000107

to review and approval of the Director of the Planning and Development Department.

- C. Provide a 20-foot landscape strip along the southern right-of-way of the proposed Collins Industrial Way (a.k.a Lendon Connector) expansion. Final landscaping design shall be subject to review and approval of the Director of the Planning and Development Department.
- D. Provide a 10-foot landscape strip along the perimeter of the overall development and along the internal property line separating 'Tract 1' and 'Tract 2.' Final landscaping design shall be subject to review and approval of the Director of the Planning and Development Department.
- E. 'Tract 1' Ground signage shall be limited to a one-monument type sign, and shall be subject to the review and approval of the Director of the Planning and Development Department. The sign shall have a minimum two-foot-high brick base, complementing the buildings' architectural treatments.
- F. 'Tract 2' Ground Signage shall be limited to a one-monument type sign along Buford Drive (a.k.a. Georgia Highway 20), and shall be subject to the review and approval of the Director of the Planning and Development Department. The sign shall have a minimum two-foot-high brick base, complementing the buildings' architectural treatments.
- G. All grassed areas within the development shall be sodded.
- H. All utilities shall be placed underground.
- I. Outdoor commercial sales or storage shall be prohibited.
- J. Window signage (signs displayed on the interior or exterior of the business windows) shall be prohibited, except for open/closed signs required by city, county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- K. 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.
- L. Lighting shall be contained in cut-off type luminaries and shall be

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CASE NUMBER: RZC-2019-000107

directed in toward the property so as not to shine directly into adjacent properties or right-of-ways.

M. Peddlers and/or parking lot sales shall be prohibited.

N. Outdoor loudspeakers shall be prohibited.

O. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

P. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

1. The property shall be developed in general accordance with the submitted site plan, with changes necessary to meet conditions of zoning, requirements of the zoning ordinance and/or development regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
2. The buildings shall be consistent with City architectural standards. The combined use of stucco and/or architectural block shall not exceed 25% of any building elevation.
3. The development shall meet the standards of Article VIII of the Development Regulations for parking lot trees and a landscape strip along the frontage of Sugarloaf Parkway. Based on the linear street frontage of the property, the owner shall plant a minimum of 16 street trees and plant a minimum of 48 evergreen shrubs. All plant material must be installed according to specifications outlined in Article VIII.
4. No tents, canopies, temporary banners, streamers or roping decorated flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No

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CASE NUMBER: RZC-2019-000107

~~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.~~

~~5. Lighting shall be contained in cut-off type luminaries and shall be directed in towards the property so as not to shine directly into adjacent properties or right of ways.~~

~~6. Peddlers and/or parking lot sales shall be prohibited.~~

~~7. Outdoor storage shall be prohibited.~~

~~8. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.~~

~~9. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.~~

~~Judy Jordan Johnson~~ David Still, Mayor

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk

CASE NUMBER: [SUP2019-00022RZ-19-07](#)

MAYOR AND COUNCIL

CITY OF LAWRENCEVILLE, GEORGIA

RESOLUTION AND ORDINANCE

READING AND ADOPTION:

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

PRESENT

VOTE

[David Still, Mayor](#)

Bob Clark, Council Member

Victoria Jones, Council Member

[Glen Martin](#), Council Member

[Keith Roche](#), Council Member

Yes

Yes

Yes

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On motion of Councilman [Member Still](#), which carried 3-1, the following resolution and ordinance was adopted:

A RESOLUTION AND ORDINANCE TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Special Use Permit by The Residential Group, LLC, c/o Mahaffey Pickens Tucker, LLP to Amend the Official Zoning Map from C-2 (General Business District, Gwinnett County) to BG (General Business District) by City of Lawrenceville for the proposed use of a Grocery Store and Outparcel Mixed-Use Development on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by

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CASE NUMBER: SUP2019-00022RZ-19-07

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 January/September --4th, 202019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED by the Mayor and Council of the City of Lawrenceville this the --4th day of September/January, 202019, that the aforesaid application for a Special Use Permit to amend the Official Zoning Map from C-2 (General Business District, Gwinnett County) to BG (General Business District) is hereby APPROVED/Approved/Denied.

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

1. The property shall be developed in general accordance with the submitted site plan, with changes necessary to meet conditions of zoning, requirements of the zoning ordinance and/or development regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
2. The buildings shall be consistent with City architectural standards. The combined use of stucco and/or architectural block shall not exceed 25% of any building elevation.
3. The development shall meet the standards of Article VIII of the Development Regulations for parking lot trees and a landscape strip along the frontage of Sugarloaf Parkway. Based on the linear street frontage of the property, the owner shall plant a minimum of 16 street trees and plant a minimum of 48 evergreen shrubs. All plant material must be installed according to specifications outlined in Article VIII.

CASE NUMBER: SUP2019-00022RZ-19-07

4. ~~No tents, canopies, temporary banners, streamers or roping decorated 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.~~
5. ~~Lighting shall be contained in cut-off type luminaries and shall be directed in towards the property so as not to shine directly into adjacent properties or right-of-ways.~~
6. ~~Peddlers and/or parking lot sales shall be prohibited.~~
7. ~~Outdoor storage shall be prohibited.~~
8. ~~Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.~~
9. ~~The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.~~

Approval of a Special Use Permit for a 361-unit apartment development, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

A. The property shall be developed in general accordance with the submitted color renderings, elevations and site plan, dated November 19, 2019, titled TRG – Hwy 316, prepared for The Residential Group, prepared by Studio Architects, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.

B. Multifamily attached Dwelling Apartment units, not to exceed 361 apartment units or 20.05 units per acre.

C. Multifamily dwelling units shall be constructed in a group of twelve attached units or more, including single-level units located in a multistory building.

D. Each unit shall be accessed internally, via a double-loaded corridor (hallway), consisting of apartment units on both sides of the passage corridor connecting twelve or more attached units.

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CASE NUMBER: SUP2019-00022RZ-19-07

E. The buildings must meet the minimum architectural standards set forth in the RM-12 zoning district of the Zoning Ordinance. Final elevations shall be subject to the review and approval of the Director of the Planning and Development Department.

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Judy Jordan JohnsonDavid Still, Mayor

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, JANUARY 8, 2020
AGENDA CATEGORY: DISCUSSION

Item: RZR2019-00004; Mark Lackey; 96 Benson Street

Department: Planning and Development

Date of Meeting: Wednesday, January 8, 2020

Applicant Request: Rezoning from LM (Light Manufacturing District) to RS-150 (Single-family District)

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Summary: The applicant requests a rezoning from LM to RS-150 to use the property as a single-family dwelling.

Attachments/Exhibits:

RZR2019-00004 Report
RZR2019-00004 Attachments

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING REPORT**

CASE NUMBER	RZR2019-00004
APPLICANT	MARK LACKEY
CONTACT	MARK LACKEY
PHONE NUMBER	404.886.8789
ZONING CHANGE	LM TO RS-150
LOCATION	96 BENSON STREET
PARCEL ID	R5146B123
ACREAGE	0.48
PROPOSED DEVELOPMENT	USE EXISTING PROPERTY AS SINGLE-FAMILY RESIDENCE
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

Per City records, the property has been zoned LM (Light Manufacturing District) since 1985.

PROJECT DATA:

The applicant is requesting a rezoning of an approximately 0.48-acre parcel from LM (Light Manufacturing District) to RS-150 (Single-Family Residence District) to allow the necessary repairs associated with fire damage to an existing non-conforming structure. Additionally, the request could allow the applicant to properly use the site and structure as a single-family residence. The property is located on the west side of Benson Street and north of East Pike Street. The property is developed with a single-family dwelling and has been used for that purpose for many years.

The area surrounding the subject property consist of single-family and industrial uses. To the north and south are properties zoned LM that were developed with single-family residences. Immediately to the west are properties zoned LM used for auto repair services. To the east across Benson Street are single-family residences zoned RS-150. The request to rezone the property to a single-family residence district would be consistent with the residential uses and zoning along Benson Street.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates that the property is in the Downtown Character area. This character area encourages a mixture

of residential, retail, office, and educational facilities at key locations to encourage walking and biking to everyday needs. The proposed rezoning of the property and reconstruction of the existing single-family non-conforming structure could be compatible with existing residential uses and zoning found in the immediate area.

In conclusion, the requested rezoning may be consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan and compatible with the established residential uses and zoning. Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

Approval as RS-150 (Single-Family Residence District) subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwelling and accessory uses and structures.
 - B. The residence shall have front, sides, and rear facades that incorporate materials, finish, color, style and features that match and are compatible with the adjacent buildings on the same block.
 - C. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas on dwelling lots shall be sodded.
 - D. Underground utilities shall be provided throughout the development.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS**ENGINEERING DEPARTMENT**

No Comment.

ELECTRIC DEPARTMENT

No Comment.

GAS DEPARTMENT

No Comment.

WATER DEPARTMENT

No Comment.

CODE ENFORCEMENT

No Comment.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *With recommended conditions, potential impacts on neighboring properties could be minimized.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *The property has a reasonable economic use as currently zoned.*
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *With recommended conditions, potential impacts on the existing street could be minimized.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *The City of Lawrenceville 2040 Future Development Map indicates the property is located in a Downtown Character Area; the request could be considered consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?** *See page 1.*
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None.*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *None.*
5. **What is the suitability of the subject property for its current zoning?** *Suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *Suitable as a single-family dwelling.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *N/A.*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *It is consistent with the 2040 Comprehensive Plan.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other residentially zoned sites are available in the city.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *The proposed use would be suitable for the surrounding area.*



LAWRENCEVILLE

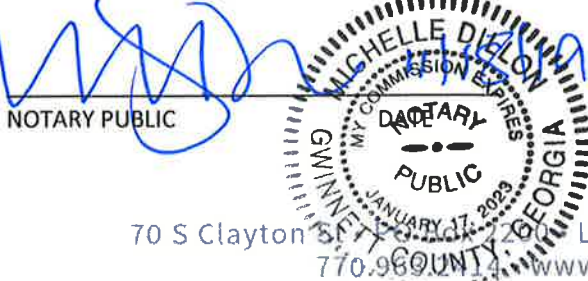
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
Mark Lackey, NAME: <u>Manager, 95-96 Benson Street Land Trust</u> ADDRESS: <u>PO Box 923116</u> CITY: <u>Peachtree Corners</u> STATE: <u>GA</u> ZIP: <u>30010</u>	Mark Lackey, NAME: <u>Manager, 95-96 Benson Street Land Trust</u> ADDRESS: <u>PO Box 923116</u> CITY: <u>Peachtree Corners</u> STATE: <u>GA</u> ZIP: <u>30010</u>
CONTACT PERSON: <u>Mark Lackey</u> PHONE: <u>404-886-8789</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
LM Light Manufacturing (grandfathered SFR) Residential Improvement on Commercial Land PRESENT ZONING DISTRICT(S): _____ REQUESTED ZONING DISTRICT: <u>SFR</u> 24,829 sf per tax records PARCEL NUMBER(S): <u>R5146B123</u> ACREAGE: <u>22,222 sf per survey 4-28-06</u> 95 Benson Street Lawrenceville, GA 30046 (Legal) ADDRESS OF PROPERTY: <u>96 Benson Street Lawrenceville, GA 30046 (Physical)</u>	

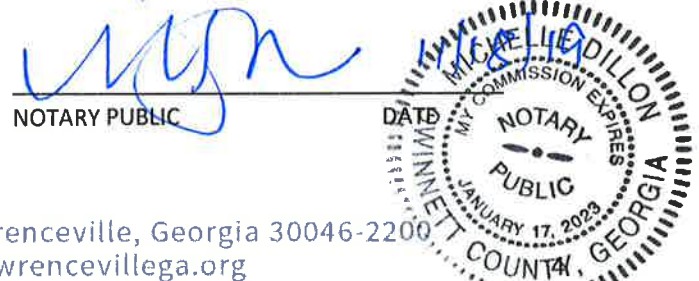
[Signature] 11-18-19
 SIGNATURE OF APPLICANT DATE

Mark Lackey,
 Manager, 95-96 Benson Street Land Trust
 TYPED OR PRINTED NAME



[Signature] 11-18-19
 SIGNATURE OF OWNER DATE

Mark Lackey,
 Manager, 95-96 Benson Street Land Trust
 TYPED OR PRINTED NAME



70 S Clayton Street, Lawrenceville, Georgia 30046-2200
 770-962-2274 www.lawrencevillega.org

Letter of intention

LOCATION

95 Benson Street Lawrenceville, GA 30046 (legal)

96 Benson Street Lawrenceville, GA 30046 (physical)

INTENT and NEIGHBORHOOD BACKGROUND

Maintain the character the current neighborhood.

The 16 residences on the street were built between 1942 to 1965.

The 16 residences on the street are in square footages of 640, 896, 1024, 718, 628, 672, 504, 1,060, 2010 (includes 2 structures one at 1,350 and one outbuilding of 660), 672, 540, 840, 1,034, 880, and 1,300 (duplex).

DESIRE OF THE REQUEST

To rebuild residence from a dryer vent fire; same footprint, same location on lot, same setbacks, same configuration, same driveway, same sidewalk to residence.

Change of siding from vinyl to fiber board siding (Hardi Board type siding).

Keep exterior features the same with size, count and quantity of windows and shingles as 3 tab.

Not have to make improvements like curb & gutter, road widening or sidewalks.

BK 54734 PG 0331

Exhibit "A" - No. 95 Benson Road, Lawrenceville, Georgia

At that tract or parcel of land lying and being in the City of Lawrenceville in Land Lot 146B of the 15th District of Gwinnett County, Georgia, and being more particularly described as follows:

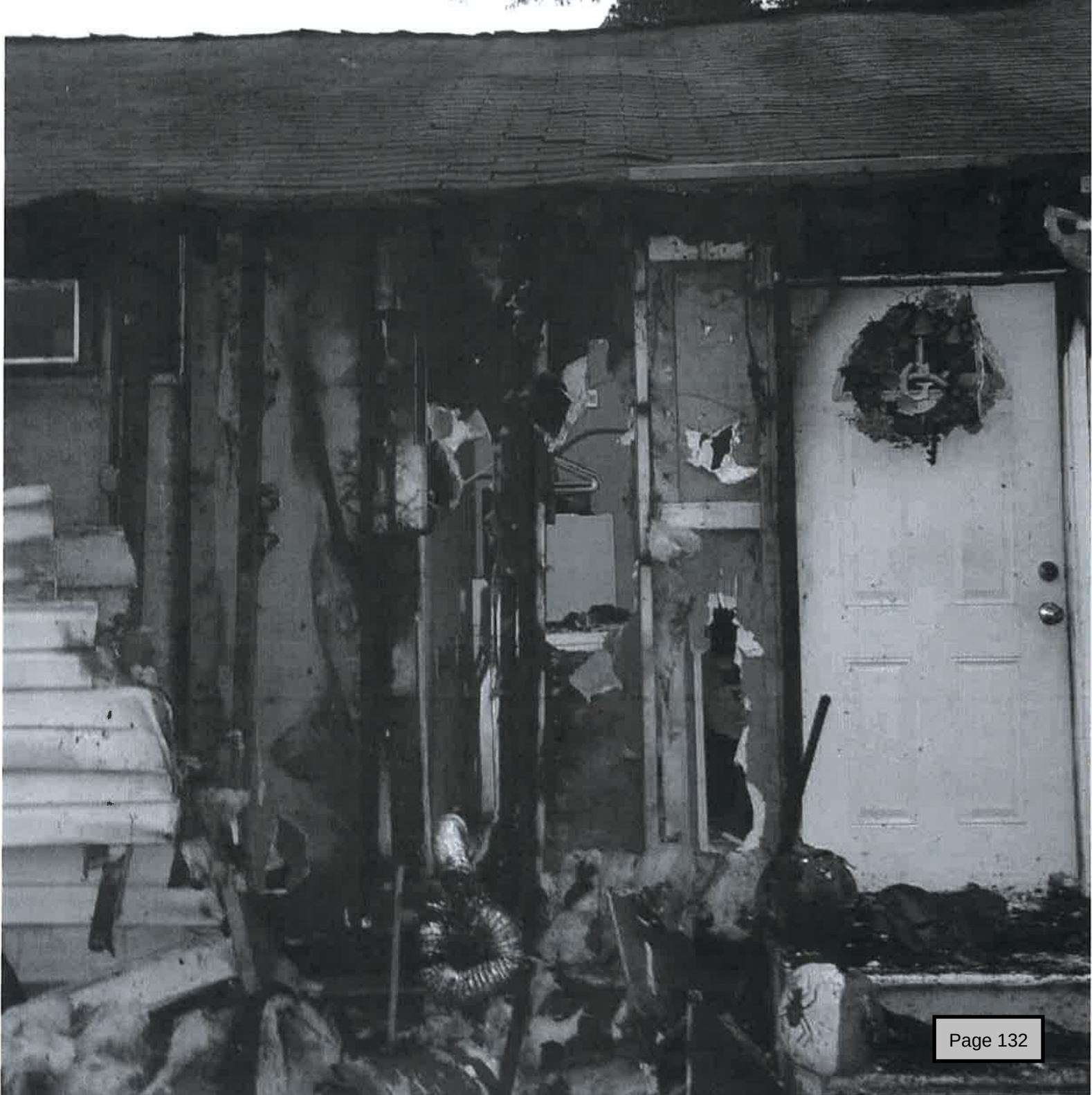
BEGINNING at a point on the westerly right of way of Benson Street, said point being located 280.0 feet northerly, as measured along the Westerly right of way of Benson Street from its intersection with Pike Street; running thence westerly 186.0 feet to a point; running thence northerly 120 feet to a point and corner of property now or formerly owned by E.G. Clay; running thence easterly, along the southerly line of said E.G. Clay property, 184.0 feet to a point; running thence southerly, as measured along the westerly right of way of Benson Street, 120.0 feet to the point of beginning, being the same property as that conveyed to E.G. Clay by Warranty Deed dated 2-8-43, from J.P. Mason, as recorded in Deed Book 62, Folio 396, Gwinnett County records, and being improved property known as No. 95 Benson Street, according to the present system of numbering houses in the City of Lawrenceville, Gwinnett County, Georgia.

05-96 Benson
10-5-19



95-96 Benson
10-5-19

6.





*The City of Lawrenceville
Planning & Development*

**Aerial Map and
Surrounding Area**

File #RZR2019-0004
95 & 96 Benson St

Applicant:
Mark Lackey

Legend

-  Subject Property
-  Roads
-  Parcels





The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #RZR2019-0004
95 & 96 Benson St

Applicant:
Mark Lackey

Legend

 Subject Property

 Roads

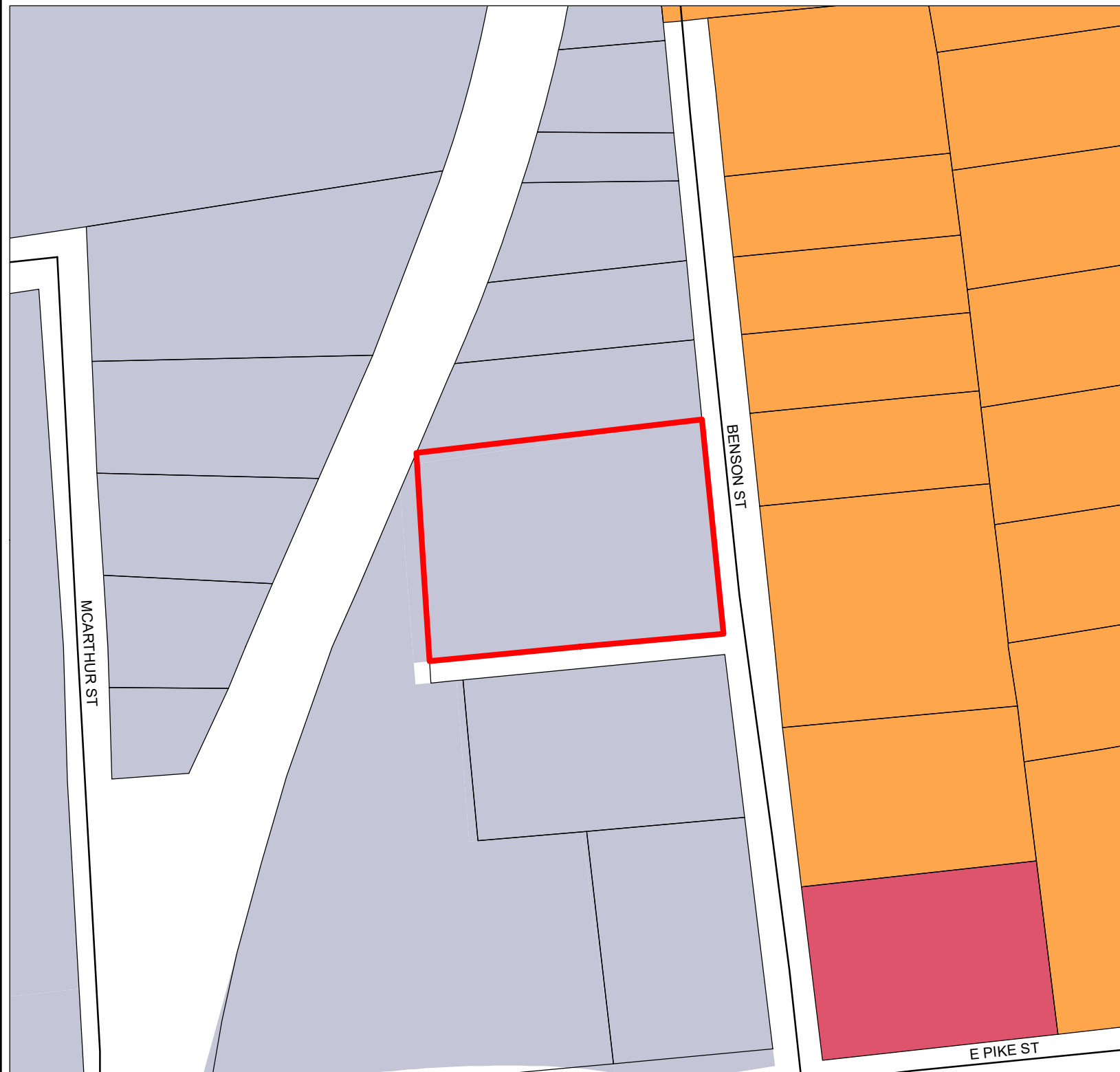
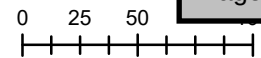
 Parcels

ZONING

 BG

 LM

 RS150





LAWRENCEVILLE

GEORGIA

7.

AGENDA REPORT
MEETING: WORK SESSION, JANUARY 8, 2020
AGENDA CATEGORY: DISCUSSION

Item:	Contract Extension for Paymentus and No-Cost Online Payments
Department:	Finance
Date of Meeting:	Wednesday, January 8, 2020
Fiscal Impact:	Estimated annual expense of \$257,000.00
Presented By:	Keith Lee
Action Requested:	Approval of Paymentus Contract for processing payments online and via Interactive Voice Response System, and for the City assuming credit card processing fees.

Summary: As part of the Fiscal Year 2020 Budget, the City Budgeted Funds to change the online processing fees. At present the Customer pays a \$2.95 convenience fee for using the online payment portal. The fee covers the cost of processing the credit card and the website merchant fees. This contract extension will convert the processing fees and website merchant fees to a City expense. 190,000 payments were made online during the past 12 months. As part of this transition, the credit card processing account will be converted to a utility credit card processing account, which will reduce processing costs. Additionally, we will offer ACH (Bank Draft), which will not have a credit card processing fee. We would anticipate a go live date around March 1, 2020; after we have notified customers and marketed the changes.

Background: This is a change in operations and approach to customer service. With the online portal being an active method for payment, there is opportunity to grow this payment method and reduce the burden on in-house payments. This has the potential to save our customers in convenience fees, wear and tear on their vehicles, reduce city traffic, and improve our operational efficiency. Paymentus believes we will see as much as a 15% increase in online payments.

Fiscal Impact: Estimated annual expense of \$257,000.00

Concurrences: Information Technology

Attachments/Exhibits:

Lawrenceville Absorbed Amending Agreement.pdf

AMENDING AGREEMENT

Customer:	City of Lawrenceville
Customer Address:	70 S Clayton St. PO Box 2200 Lawrenceville GA
Contact for Notices to Customer:	Kyle Parker, IT Director

This Amending Agreement is entered into as of effective date below, by and between the Customer ("Customer") identified above and **Paymentus Corporation**, a Delaware Corporation ("Paymentus").

WHEREAS:

A - The Parties entered into a Master Services Agreement dated April 2, 2015.

B - The Parties now wish to amend Schedule A of the Master Services Agreement to change the Fee Model from Convenience Fee to Absorbed Fee.

C – The Parties now wish to amend Section 6.2 Renewals to extend the current contract term through April 2, 2021. This Agreement will automatically renew for successive one (1) periods unless either Client or Paymentus provide the other party with not less than two (2) month prior written notice before the automatic renewal date that it elects not to automatically renew the term of this agreement.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, hereby covenant and agree as follows:

Except the Schedule A and Section 6.2, as provided in this Amending Agreement, all provisions of the Master Service Agreement remain in full force and effect, un-amended.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives

Customer:

By: _____

Name: _____

Title: _____

Date: _____

Paymentus:

By: _____

Name: _____

Title: _____

Date: _____

Schedule A – Paymentus Service Fee Schedule

Paymentus Service Fee charged to the Customer will be based upon the following table:

Payment Type - Absorbed	
Utility Payments	
Paymentus Service Fee per transaction	
• Credit/Debit Card	\$1.00 per transaction + CC Interchange
• ACH/ e-Check	\$0.75 per transaction
• Maximum Payment Amount: \$700.00	
• Return Item Fee: \$5.00	

Paymentus may apply different limits per transactions for user adoption or to mitigate risks.



LAWRENCEVILLE

GEORGIA

8.

AGENDA REPORT
MEETING: WORK SESSION, JANUARY 8, 2020
AGENDA CATEGORY: DISCUSSION

Item: Leak Survey on an Annual Contract

Department: Gas

Date of Meeting: Wednesday, January 8, 2020

Fiscal Impact: \$69,462.00

Presented By: Todd Hardigree

Action Requested: Approval to renew Leak Survey on an Annual Contract with Gulf Coast Survey Company in the amount of \$69,462.00.

Summary: This contract is to conduct an annual leak survey to include gas mains, service lines, and meter sets. The survey will include the South District section of the gas distribution system with 150 miles of main and approximately 3,000 gas services and the Business District with approximately 82 miles of main and 3000 services throughout the gas distribution system. This is the third of four renewal options. Pricing has increased 2% as stipulated in the agreement.

Fiscal Impact: Amount of \$69,462.00. This contract is funded by the Technical Service Fund (515-5.11.4700.521300).

Attachments/Exhibits:
Bid Tabulation

QUOTE TABULATION

AQ002-17

Leak Survey on an Annual Contract

Gas Department

		Gulf Coast Survey Company
Item #	DESCRIPTION	Total Price
1	All necessary labor and equipment for conducting an annual gas leak survey.	\$69,462.00
Will vendor hold pricing firm? 1st Renewal		Yes
Will vendor hold pricing firm? 2nd Renewal		Yes
Will vendor hold pricing firm? 3rd Renewal		2%
Will vendor hold pricing firm? 4th Renewal		Yes

Recommended Contractor:

Gulf Coast Survey Company

Attn: Gregory Wilkes

123 Glenwood Ave.

Troy, AL 36081

Phone: 334-482-2276

E-mail: jagd1305@yahoo.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JANUARY 8, 2020

AGENDA CATEGORY: DISCUSSION

Item:	Hwy 138 Pressure Improvement Project
Department:	Gas
Date of Meeting:	Wednesday, January 8, 2020
Fiscal Impact:	\$420,100.00
Presented By:	Todd Hardigree
Action Requested:	Award Hwy 138 Pressure Improvement Project to low bidder, D. Lance Souther, Inc., amount not to exceed \$420,100.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of installation of approximately 6,000 feet of 4 inch PE pipe on the north side of Hwy 138 from Old Hwy 138 in Walnut Grove to 4130 Hwy 138.

Fiscal Impact: Amount not to exceed \$420,100.00. This project is funded by the Capital Outlay Fund (515A-5.11.4700.541000). Project 11-039 has \$500,000.00 approved and available. Upon approval of this item 89,900.00.00 will be remaining in the project.

Attachments/Exhibits:

Bid Tabulation

BID TABULATION

SB018-20
Hwy 138 Pressure Improvement Project
Gas Department

			ElectriCom, LLC		Harrison & Harrison, Inc.		D. Lance Souther, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Base Project								
1	Warranties & Bonds	1 LS	\$10,244.33	\$10,244.33	\$8,975.00	\$8,975.00	\$5,000.00	\$5,000.00
2	Remobilization	1 LS	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00
3	4” Polyethylene lay	3000 LF	\$24.38	\$73,140.00	\$21.00	\$63,000.00	\$23.95	\$71,850.00
4	4” Bore	3000 LF	\$26.68	\$80,040.00	\$21.00	\$63,000.00	\$25.00	\$75,000.00
5	4” Tie-in	3 EA	\$6,937.50	\$20,812.50	\$3,000.00	\$9,000.00	\$2,500.00	\$7,500.00
6	2” Tie-in	2 EA	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00
7	Service Tie-over Shortside	5 EA	\$1,950.00	\$9,750.00	\$850.00	\$4,250.00	\$1,500.00	\$7,500.00
8	Service Tie-over Shortside	3 EA	\$2,500.00	\$7,500.00	\$1,500.00	\$4,500.00	\$2,500.00	\$7,500.00
9	Service Replacement Insert/Re-dig	4 EA	\$3,450.00	\$13,800.00	\$2,100.00	\$8,400.00	\$3,500.00	\$14,000.00
10	Locate Station Installation	15 EA	\$150.00	\$2,250.00	\$25.00	\$375.00	\$250.00	\$3,750.00
Total			\$224,536.83		\$167,500.00		\$200,100.00	
Optional Variable Quantity Line Items								
1	Add for Rock Bore	1000 LF	\$135.00	\$135,000.00	\$100.00	\$100,000.00	\$100.00	\$100,000.00
2	Add for Blast/Hammer Rock	3000 LF	\$88.00	\$264,000.00	\$53.50	\$160,500.00	\$40.00	\$120,000.00
Option Total			\$399,000.00		\$260,500.00		\$220,000.00	
Grand Total with Options			\$623,536.83		\$428,000.00		\$420,100.00	

Recommended Vendor:

D. Lance Souther, Inc.
P.O. Box 6538
Macon, GA 31208
P: 478-742-2292
email: lance@dlsi.us



LAWRENCEVILLE

GEORGIA

10.

AGENDA REPORT
MEETING: WORK SESSION, JANUARY 8, 2020
AGENDA CATEGORY: DISCUSSION

Item: 920 Lauren Kay Court Storm Drain Replacement Project

Department: Engineering

Date of Meeting: Wednesday, January 8, 2020

Fiscal Impact: \$56,570.00

Presented By: Dennis Billew

Action Requested: Ratification of 920 Lauren Kay Court Storm Drain Replacement Project to low bidder, Kennedy & Tillman, LLC. in the amount of \$56,570.00.

Summary: This stormwater project consists of demolition and removal of the existing storm drain system and installation of a new drain system with pre-cast headwalls. The project will also include installation of new HDPE and RCP pipes that will tie in to existing structures and installation of 24 inch curb and gutter.

Background: This project was originally awarded to Ryde Grading, Inc. at the August 5, 2019 council meeting. The contractor defaulted on the contract for failure to complete the work within the stipulated 30 consecutive calendar days, failure to comply to the latest Standard Specifications for Road and Bridge Construction of the Georgia Department of Transportation, and failure to complete the required work in accordance with the terms set forth in the description of work. Quotes were received from reputable firms to complete the unfinished work of the defaulted contractor.

Fiscal Impact: Amount not to exceed \$56,570.00. This project is funded by the Capital Outlay Fund (560A-5.25.4320.541000). Project 25-002. The Project has \$1,401,147.41 approved and available. After approval of this item \$1,344,577.41 will be remaining in the project.

Attachments/Exhibits:
Bid Tabulation

BID TABULATION

WQ022-19 Incomplete Project - Emergency
920 Lauren Kay Court Storm Drain Replacement Project
Engineering

				A & S Paving, Inc.		Kennedy & Tillman, LLC		The Dickerson Group, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Mobilization	1	LS	\$7,200.00	\$7,200.00	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00
2	Erosion Control	1	LS	\$2,000.00	\$2,000.00	\$800.00	\$800.00	\$1,000.00	\$1,000.00
3	Demolition exist storm drain pipe & stumps	1	LS	\$4,800.00	\$4,800.00	\$2,200.00	\$2,200.00	\$2,500.00	\$2,500.00
4	Re-grade yard	1	LS	\$4,500.00	\$4,500.00	\$1,800.00	\$1,800.00	\$4,600.00	\$4,600.00
5	Haul off all construction debris	1	LS	\$9,000.00	\$9,000.00	\$11,400.00	\$11,400.00	\$4,800.00	\$4,800.00
6	Install complete 48" Pre-Cast Headwall	1	LF	\$4,000.00	\$4,000.00	\$4,100.00	\$4,100.00	\$2,800.00	\$2,800.00
7	Install complete 48" HDPE pipe incl. bedding, compaction, shoring & backfill, including tie-ins & water pumping	20	LF	\$175.00	\$3,500.00	\$145.00	\$2,900.00	\$220.00	\$4,400.00
8	Install complete 48" RCP pipe incl. bedding, compaction, shoring & backfill, including tie-ins	50	EACH	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$12,500.00
9	Install complete curb & gutter	70	LF	\$50.00	\$3,500.00	\$25.00	\$1,750.00	\$30.00	\$2,100.00
10	Install new JB Top including backfill	1	LS	\$2,500.00	\$2,500.00	\$600.00	\$600.00	\$2,500.00	\$2,500.00
11	Street patching all included (min 6" thick GAB compacted to 95%. 3" - 12.5mm asphalt binder. 2" - 9.5mm surface course including excavate & recompact (20'x35')	1	LS	\$24,000.00	\$24,000.00	\$5,100.00	\$5,100.00	\$6,000.00	\$6,000.00
12	Re-grout all storm drain structures	1	LS	\$3,000.00	\$3,000.00	\$2,200.00	\$2,200.00	\$1,000.00	\$1,000.00
13	Install Rip Rap	20	TN	\$60.00	\$1,200.00	\$75.00	\$1,500.00	\$55.00	\$1,100.00
14	Remove & replace 53" x 17" concrete driveway	1	LS	\$5,500.00	\$5,500.00	\$6,200.00	\$6,200.00	\$5,506.00	\$5,506.00
15	Replace 4' Chain Link Fence	44	LF	\$25.00	\$1,100.00	\$20.00	\$880.00	\$17.00	\$748.00
16	Load left over materials on City truck to take to Public Works	1	LS	\$1,200.00	\$1,200.00	\$500.00	\$500.00	\$500.00	\$500.00
17	Seed & Straw	260	SY	\$6.00	\$1,560.00	\$9.00	\$2,340.00	\$1.90	\$494.00
18	Sod - Permanent vegetation including fertilzer	900	SY	\$9.00	\$8,100.00	\$12.00	\$10,800.00	\$11.00	\$9,900.00
TOTAL				\$86,660.00		\$56,570.00		\$64,948.00	

Recommended Vendor:

Kennedy & Tillman
 2397 Lower Union RD.
 Canton, GA 30115
 678-699-5717
ted@kennedytillman.com



LAWRENCEVILLE

GEORGIA

11.

AGENDA REPORT

MEETING: WORK SESSION, JANUARY 8, 2020

AGENDA CATEGORY: DISCUSSION

Item: Stone Mountain/Five Forks Pedestrian Safety Construction Management Agreement

Department: Engineering

Date of Meeting: Wednesday, January 8, 2020

Fiscal Impact: \$314,191.00

Presented By: Dennis Billew

Action Requested: Approve Agreement with Atlas Technical Consultants, LLC. [Formally Moreland Altobelli and Associates, Inc.] for Construction Management and Materials Testing Services related to the Stone Mountain Street/Five Forks Trickum Road Pedestrian Safety Project in the amount not to exceed \$314,191.00 as presented and authorize a Purchase Order to be issued.

Summary: The Subject Agreement from the Atlas Company is for Services related to Bidding, Construction Management, Inspection and Material Testing for the Stone Mountain Street/Five Forks Trickum Road Project. Funding is available in the Project Budget.

Fiscal Impact: Not to exceed \$314,191.00. Funding of \$3,718,107.00 is approved and available in project SP-007. Upon approval of this item \$3,403,916.00 will be remaining in the project.

Concurrences: City Manager has reviewed and approved.

Attachments/Exhibits:

Stone Mtn – Five Forks CEI – ATLAS 1.2.20



January 2, 2020

Dennis Billew
City Engineer
City of Lawrenceville
P.O. Box 2200 – 70 South Clayton Street
Lawrenceville, Georgia 30046

RE: Proposal for CEI Services for Stone Mountain Street/FFT (F-1066)

Atlas Technical Consultants (Atlas), formerly Moreland Altobelli (MA), is excited for the chance to provide a proposal for the pedestrian improvement/sign upgrade project along Stone Mountain Street. We understand our scope would be to provide all necessary Construction, Engineering and Inspection (CEI) tasks. In addition we would be available to identify, discuss, and recommend solutions for any adverse issues that may arise on the project. MA has a proven track record all across Georgia and with the City of Lawrenceville and we are certain that will continue and lead to a successful project.

We have reviewed the information available on the project and as shown in the attached cost proposals we can provide the CEI services together with the necessary materials testing for a cost not to exceed \$314,191.00. We are available to meet and discuss the scope and fee in greater detail at the convenience of the City if necessary. Please feel free to contact me at 770-263-5945 with any questions regarding this.

Thanks,

A handwritten signature in blue ink that reads "Henry E. Collins". The signature is fluid and cursive, with a long horizontal stroke at the end.

Henry Collins
Atlas Technical Consultants, LLC

cc: Todd Long, Atlas

Stone Mtn Street/Five Forks Trickum - Lawrenceville

<u>Preconstruction</u>		<u>Total Manhours</u>	<u>Bill Rate</u>	
Coordination with Local government		6	155	930
Prepare bid package				
	Program Manager	12	155	1,860
	Construction Engineer	12	92	1,104
	Office Engineer	40	85	3,400
	Clerical	40	52.5	2,100
Bid analysis and recommendation				
	Program Manager	2	155	310
	Office Engineer	3	85	255
Preconstruction meeting				
	Construction Engineer	3	92	276
	Office Engineer	3	85	255
	Utility Coordinator	3	85	255
Mileage		90	0.5	45
<u>Construction</u>				
Inspection - 15 months (65 weeks)				
	Construction Engineer (oversight)	2	130	92
	Project Manager (15 months)	10	650	80
	Inspector (15 months)	32	2080	62
				11,960
				52,000
				128,960
Office Staff - 15 months (65 weeks)				
	Program Manager	1	65	155
	Office Engineer	4	260	85
				10,075
				22,100
Utility coordination - 9 months (39 weeks)				
	Utility Coordinator	4	156	85
				13,260
Signal Inspection				
	Traffic Signal Engineer	120	75	9,000
Project Closeout				
	Construction Engineer	2	8	92
	Inspector	20	60	62
	Signal punch list	6	24	75
	Office Engineer	6	24	85
				736
				3,720
				1,800
				2,040
Mileage		9000	0.5	4,500

TOTAL
270,941
Assumptions:

- No Federal Aid, locally funded project
- No plan review services included
- Streetscape submittals reviewed by others
- Lighting Submittals reviewed by others

Atlas Technical Consultants, LLC.

2450 Commerce Ave., Suite 100 • Duluth, Georgia 30096 • 770/263-5945 • Fax: 770/263-0166 • ma@maai.net



Construction Material Testing Services Cost Estimate

Client: City of Lawrenceville

Estimate by:

Yong Shao

Project: Stone Mountain Street

Date:

1/2/2020

ITEMS	DESCRIPTION	UNIT	QUANTITY	NO. TEST	RATE	ITEM TOTAL
210-0100	Compaction tests for grading	LS	1	12	\$ 300	\$ 3,600
310-5100	Compaction for GAB base	TN	3484	10	\$ 250	\$ 2,500
402-3121	25mm AC SP	TN	7557	20	\$ 250	\$ 5,000
402-3190	19mm AC SP	TN	2506	7	\$ 250	\$ 1,750
402-3100	9.5mm AC SP	TN	2057	6	\$ 250	\$ 1,500
441-0016	6" concrete driveway	SY	858	2	\$ 400	\$ 800
441-0104	4" concrete sidewalk	SY	9699	15	\$ 400	\$ 6,000
441-4020	6" concrete valley gutter	SY	1656	4	\$ 400	\$ 1,600
999-0120	6"x30" curb & gutter, TP2	LF	18818	12	\$ 400	\$ 4,800
500-9999	Class B concrete pavement base	CY	121	2	\$ 400	\$ 800
550-XXXX	Compaction tests for storm drain	LF		29	\$ 400	\$ 11,600
	Lab tests - Standard Proctor	Each	10		\$ 120	\$ 1,200
	Lab tests - Concrete cylinder breaks	Each	140		\$ 15	\$ 2,100
119						\$ 43,250

Note:

Class B concrete - one test per 100 CY, minimum one test per week, for same mix

Class A and Class 3 concrete - one test per 50 CY, minimum one test per pour

Asphalt/GAB compaction - one test per 500 TN, minimum one production day



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, JANUARY 8, 2020
AGENDA CATEGORY: DISCUSSION

Item:	Increase in Disposal Costs for Recycling
Department:	Sanitation
Date of Meeting:	Wednesday, January 8, 2020
Fiscal Impact:	\$30,000.00 for FY2020. \$72,000.00/year moving forward
Presented By:	Barry Mock, Steve Edwards
Action Requested:	Request approval to increase the FY2020 contract with Latham Sanitation by an amount equal to \$30,000.00 to cover the increased cost of disposal for recycled material.

Summary: Advanced Disposal will begin charging approximately \$60.00/ton for disposal fees for all recycled material. This is a direct pass through charge, as the increase is coming from the recycle processor.

Our recycle contract is with Latham Sanitation. Latham collects the recycle material, and transports it to Advanced Disposal transfer station in Lawrenceville. Historically, there has been no additional tipping fee charged by Advanced Disposal. Advanced has handled and transported this recycle material to the processing facility at no charge to the City. However, beginning Jan 1, 2020, the receiving recycle processor will increase their fees to approximately \$60/ton. Advanced can no longer waive this processing charge, and beginning Feb 1, 2020 will start passing this charge through to Latham Sanitation as a tipping fee. Latham will in turn pass this charge onto the City on their monthly invoices.

The City recycles approximately 100 tons/material per month. The estimated increase from Latham Sanitation will be approximately \$6,000.00 per month.

Fiscal Impact: \$72,000.00/year. \$30,000.00 for FY2020. Funds will come from the Solid Waste Fund.

Attachments/Exhibits:

Lawrenceville Recycling Presentation

12.



CITY OF LAWRENCEVILLE CONTRACT/PO CHANGE ORDER

12.

Department: Sanitation Change Order #: 1

Project/PO: Recycling Change Order Date: 1/27/2020

Contractor/Vendor: Latham Sanitation

Reason Codes: **A**-New Requirement, **B**- Unforeseen Condition, **C**- Professional Errors & Omissions, **D**- City Request, **E**- Project Close-out and/or Progress Adjustments not included in Change Order

It is agreed to modify the Contract referred to above as follows:

Item	Reason Code	Item and Description of Change	Change in Contract Amount (Increase/Decrease)
1	B	Increased cost in processing charge	\$30,000.00
		Net Amount	\$30,000.00

A completed Change Order Detail Listing must be attached. If applicable, attach justification memo, proposal, etc.

Original Contract/PO Amount: \$ 160,000.00

Previous Change Order Amount: \$ 0

Amount of Change Order Requested (Increase/Decrease) \$ 30,000.00

New Contract/PO Amount (Including this Change Order) \$ 190,000.00

This contract period provided for completion will be increased/decreased by _____ calendar days. Adjusted completion date is _____, 20____.

This document will become a supplement to the contract and all provisions of the contract will apply hereto.

Barry Mock
Requestor

Barry Mock
Department Director

Authorized Approval



**Residential Curbside Recycling
Changes Beyond our Control, starting
January 1, 2020**



Global Problem



Lower revenues due to depressed commodity prices

- ✓ Loss of Chinese Exports, was 45% inbound, no more (BIG FACTOR)
- ✓ Seeing lower or negative commodity prices after processing costs

Higher processing costs

- ✓ Meet quality standards means adding sort lines, higher capital costs, more robots, more optical sorters

Availability of outlets

- ✓ Loss of China means it is harder and harder to find a home
- ✓ Stockpiling of recyclables and landfilling recyclables is occurring now in other markets
- ✓ Supply and Demand

What This Means to Lawrenceville



- ✓ **Cost to process your recyclables went from \$0 per ton to \$35 per ton, then \$22.00 per ton to trans-load them to a processor which is \$57.00 per ton total**

- ✓ **What other Cities are doing in the South**
 1. **Pay a separate tonnage fee for recycling and pass cost through on the tax bill as an annual environmental assessment**
 2. **Stop Recycling (Not Recommended)**
 3. **Absorb it until you can put it on the tax bill**
 4. **Pass the charge directly to residents**

Other Sources of Information

<https://www.vox.com/the-goods/2019/3/18/18271470/us-cities-stop-recycling-china-ban-on-recycles>

<https://www.eesi.org/articles/view/turning-chinas-ban-of-recyclable-imports-into-americas-opportunity>

<https://www.ft.com/content/360e2524-d71a-11e8-a854-33d6f82e62f8>

<https://www.nytimes.com/2019/03/16/business/local-recycling-costs.html>



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, JANUARY 8, 2020
AGENDA CATEGORY: DISCUSSION

Item: Noell Study Presentation

Department: Communications

Date of Meeting: Wednesday, January 8, 2020

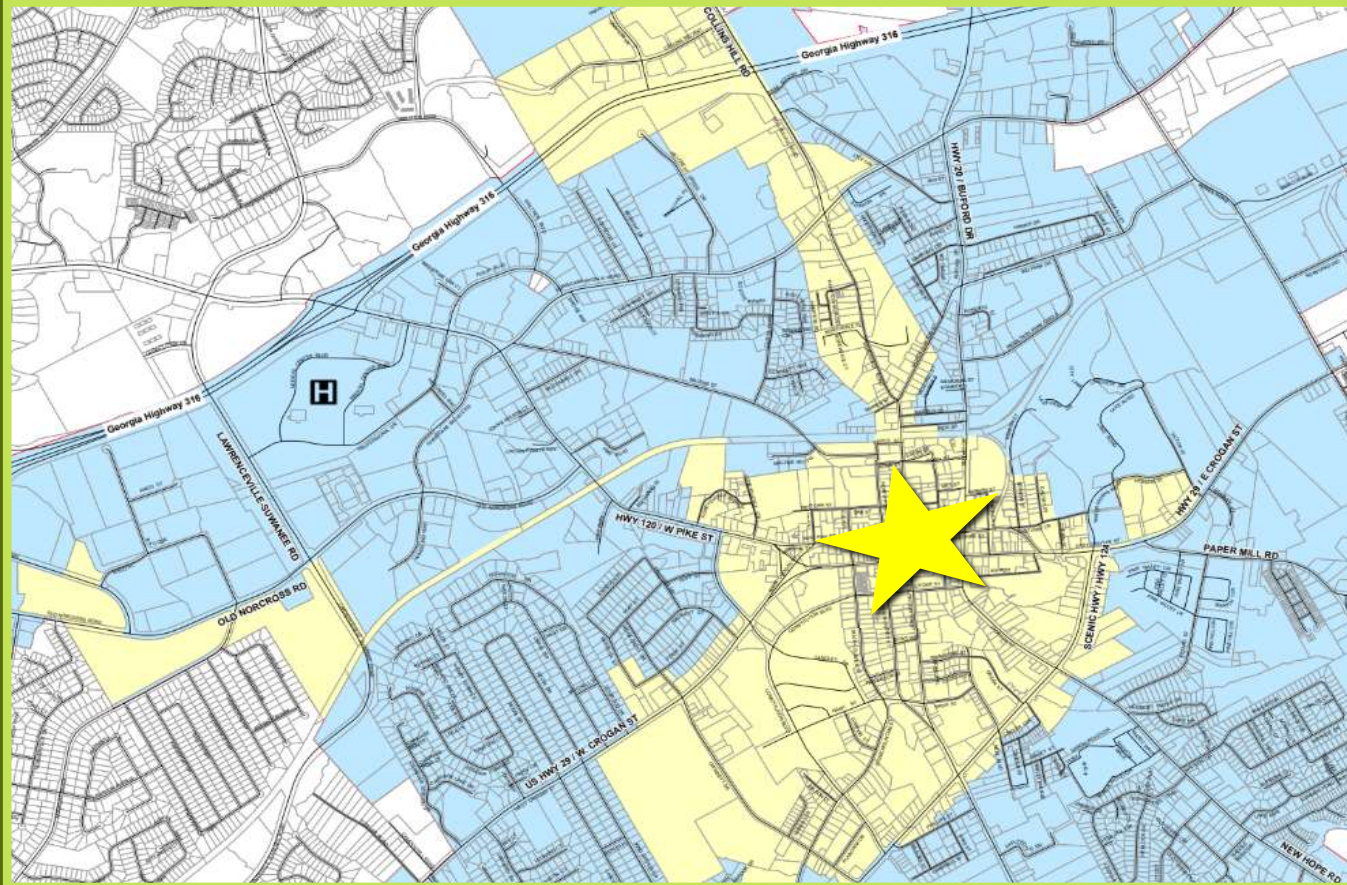
Fiscal Impact: \$ 0

Presented By: Lee Merritt (DDA) and David Laube (Noell Consulting)

Action Requested: Presentation

Summary: Lee Merritt, Downtown Development Authority Chairman will introduce David Laube from Noell Consulting Group to present the findings of the study Noell Consulting conducted.

Attachments/Exhibits:
Novell Survey Presentation



DOWNTOWN LAWRENCEVILLE EXECUTIVE HOUSING MARKET ANALYSIS

LAWRENCEVILLE DDA
SEPTEMBER 2019



LAWRENCEVILLE DDA

DOWNTOWN LAWRENCEVILLE, GA

EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 1

Executive Summary of Findings

Demographic Shifts and Market Evolution

- Gwinnett County's population growth rate has seen a slight decrease from 3.2% in the 2000s to 1.9% in 2010-2017.
- Much of the slow down in growth is a result of a lack of new housing product, combined with growing attraction to surrounding markets such as Fulton County.
- Much of the historic growth that has been lost is the young singles market, while a strong concentration of empty nester households have remained.
- The Atlanta Metro is projected to witness an average of 29,754 new jobs per year for the next 5 years.
- Lawrenceville is at a further distance from these job cores and is still having a difficult time capturing high-earning residents.
- **Existing perceptions of modest demographics as well as dated product have been major points in why Downtown Lawrenceville has been historically suffering from disinvestment. As a result, Lawrenceville has seen very little modern for-sale product in spite of the now 10-year run of strong for-sale development regionally throughout Atlanta.**

For-Sale Housing Market

- The Atlanta Metro housing market was hard hit by the financial recession with new home sales dropping from an average of 53,000 pre-recession, to more recent levels averaging only 16,000. With values largely recovered and strong recent year job growth projections the market has been rebounding nicely, however new economic forecasts show job growth slowing over the coming years with a mild recession forecasted in late 2020/2021 before returning to levels of 32,000 new jobs added in the metro during 2022 and 2023.
- The volume levels of new home sales in Gwinnett County have increased year over year since 2014, and are projected to total nearly 2,500 in 2019.
- The median new home sales price in Gwinnett County has also been increasing year over year and should end 2019 at just over \$350,000.
- 24% of new home sales across the county have been above \$400,000 in 2019.
- The percentage of new home sales that are attached (townhome and/or condominiums) is at its lowest level in recent history at only 9.6%.
- Only 4.9% of the new home sales above \$400k are in attached products.

Executive Housing in Analogous Suburban Downtowns

- On average the analogous suburban Downtowns examined (Woodstock, Marietta, Roswell, Duluth, and Norcross) have witnessed annual sales of 60 newer home products within 1-mile of their core.
- The above sales are a mix of townhomes and small lot single-family products with some rare examples of condominium flats.
- Average pricing is approximately \$500,000 across all products and markets, with Roswell leading at an average of \$710,000, and Duluth the lowest at \$408,000.
- On average, 36% of these sales have been above \$500,000.
- Specific new communities actively selling average \$526,000 at \$182/SF, with townhomes averaging \$460,000, single-family averaging \$585,000.
- Given challenges in developer financing for new condominium developments, only two examples are currently selling across these markets for an average of \$534,000 at \$330/SF.

Downtown Lawrenceville

- Despite having a development resurgence, and a strong base of lifestyle amenities, Downtown Lawrenceville has struggled to attract new home builders, particularly above \$400,000.
- We believe this is a combination of a negative historic perception, a lack of quality new housing diversity, poor public school scores, and a negative stigma associated with the failure and slow value recovery of the luxury product developed at Cornerstone on the Square where values have still not rebounded to their original sales prices.
- Even with these challenges, we believe current pricing in newer home product near Downtown is 9% or \$25,000 lower than it should be.
- We believe market depth exists for over 105 new home sales per year above \$300,000 in/near Downtown Lawrenceville, 84 of which in product above \$400,000.
- While the addition of the new quality housing stock and diversity will help to lift the overall market values in Lawrenceville, we recommend it still maintain a value position of 5% from new product in Norcross/Duluth, 18% from Woodstock/Marietta, and 45% from Roswell.

Overall Conclusion

- Lawrenceville has a significant portion of the lifestyle amenities and regional location features many buyer audiences are searching for in today's market, and has the potential market depth to find success in sales when the right product, builders, and price points are offered. While the majority of the buyers that will be attracted are Empty Nesters from throughout the County, and those relocating to Atlanta to be closer to grandkids, other niche audiences exist such as affluent singles without kids, divorcees, and families with older children, or those in private schools. Products effectively targeting these audiences have found strong success in the analogous suburban Downtowns, particularly Marietta, and the Lawrenceville market metrics prove similar results will be found here.

SOURCE: Noell Consulting Group

Exhibit 2
Executive Housing Survey Summary of Findings

NCG conducted a public survey open to members of the Downtown Lawrenceville community from September 1 to November 1, 2019. The survey was taken by more than 1,143 participants who answered questions relating to their opinions of Downtown Lawrenceville and the city's current and future housing options to create a more "walkable, workable, and livable" mixed-use Downtown area. The majority of survey takers were patrons of the Aurora Theatre (781 responses—68.5%) and or empty-nesters, with 50.2% of all participant households making an annual income of more than \$100,000.

Survey Responses Summary

- 34.5% of those that answered said things that Lawrenceville can offer such as wanting a smaller home, wanting to live in a more social environment, or wanting less yard to maintain might impact their decision to change where they presently live.
- More than 80-90% of those that answered expressed desire to either significantly increase or somewhat increase a greater variety of eating choices, more shopping choices, more sidewalks in the area, more parking, attractive outdoor spaces to relax or "hang out"--creation of a more mixed-use environment (greater options for working, living, shopping, and entertaining area).
- 85% of those that answered currently live in and own a single-family detached home. 4.7% own a townhome or attached house.
- 57.6% of those that answered plan to remain in their current residence for more than five years, while 41% of those that answered plan to move some time in the next five years.
- 65.7% of those that answered said they would prefer to be closer to work even if it meant having a home with less square feet.
- 75.5% of those that answered said they would prefer to be live where I could walk to stores or restaurants.
- 63.2% of those that answered said they would prefer a home with a small grassed courtyard within walking distance of a park
- 70.5% of those that answered said they would prefer a home with less square feet if it offered nicer finishes inside.
- 59.9% of those that answered said they would prefer a new home as opposed to an existing.
- The following are the percentages of those that answered who said they would either very seriously or somewhat seriously consider living in the type of homes:
 - Single-family home on a small lot – 66.5%
 - Single-family home on a small lot with yard maintenance included - 70.6%
 - Single family home on an average size or large lot - 69.5%
 - Townhome with elevator – 36.6%
 - Townhome with stairs – 18.7%
 - Owner-occupied condominium in a multi-story building w/wo ground floor retail – 31.3%
 - Rental apartment in a multi-story building - 11.8%
- Responses were mixed on how seriously survey takers would consider Downtown Lawrenceville as a possible destination if the housing types they prefer were available, though 45.7% said they would very seriously or somewhat seriously consider it.
- If the housing types and level of quality survey takers prefer were available, 28.8% said \$150,000 to \$250,000, 27.7% said \$250,000 to \$350,000, and nearly 17% said they were looking for \$350,000+.
- If Downtown Lawrenceville were re-created as a mixed-use district offering living, working, shopping, and entertainment opportunities, with outdoor gathering places and walkable streets, 52.3% of those that answered said they would very seriously or somewhat seriously consider it as a place to live. 25% said not very seriously but would consider.
- The top three changes that would most increase survey takers' interest in living in the Downtown Lawrenceville area were: Greater quality and variety of retail and dining in the area (58.3%); Programmed events like outdoor movies, concerts, and festivals (47.5%); Small park or greenspace (42.3%).

With 66.5% of survey participants expressing interest in single-family small lots (70.6% desiring included lawn maintenance), NCG believes Downtown Lawrenceville can find success in offering the desired product type, while creating density. Interest in much needed even higher density products such as townhomes and condos was significantly lower; however, these products have found strong success in the analogous suburban Downtowns, and an active waiting list for Cornerstone on the Square Townhomes and Condos are a positive indicator that more of this product can do well in Downtown Lawrenceville.

SOURCE: Noell Consulting Group

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 3

Executive Housing Recommended Development Product Matrix for Downtown Lawrenceville

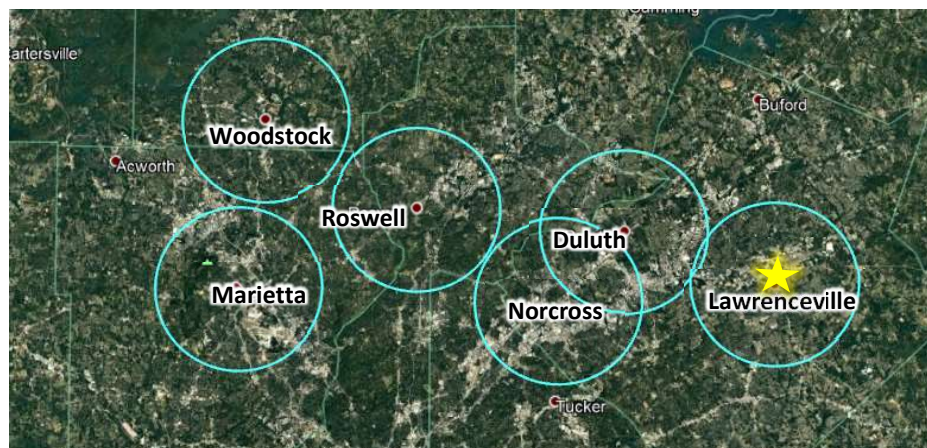
Land Use	Estimated Total Demand 2020-2024	Example Product Picture	Unit Configuration	Pricing	Units/Acre	Ideal Site Size (Acres)	Notes/Comments
Move-Up For-Sale Attached Townhomes	240 townhomes (48/year)		2,400-2,600 SF 3B/3.b Two-Car Rear Entry Garage 22' Widths Three Stories	\$400,000 to \$450,000 \$170/SF	10-12	6 to 15 acres	This product is designed for the 35+ year old professional couple or older single buyer moving out of a smaller townhome or apartment, or divorce situation, with high earning capacity. Often this buyer does not have children, or they have very young children that are not school age. This buyer typically is looking for a higher finish level without needing to maintain a yard, at a lower price point than a new construction single-family home. They are often looking to live near a major employment core to limit their commute.
Luxury For-Sale Attached Townhomes	120 townhomes (24/year)		2,900-3,100 SF 4B/4.b Two-Car Rear Entry Garage 28' Widths Three and Half Stories w/Rooftop Terrace	\$500,000 to \$550,000 \$175/SF	10-12	3 to 8 acres	This product is primarily targeting affluent empty nesters in the 50 to 65 age range who are seeking a low-maintenance lifestyle after years in a single-family home. Often will have an elevator shaft to allow the home to meet the needs of an aging homeowner. Many times the buyer is trading down in size from a much larger house, but is also trading up in finish level. Buyers in this category are often seeking to stay in their existing community or to move into a more walkable urban area. Downtown Lawrenceville can offer a unique opportunity for N. Atlanta suburban homeowners to do both.
For-Sale Detached Single Family Cottages	60 homes (12/year)		3,200-3,800 SF 4B/3.5b Master on Main Two-Car Semi-Detached garage	\$525,000 to \$615,000 \$160/SF	4-6	3 to 6 acres	Executive family friendly product that is an alternative to the 4,000 SF+ conventional homes found throughout most of the county. Designed with master-on-main to also attract empty nesters downsizers. Room for innovative/denser formats such as patio/terrace homes and zero lot line homes in addition to traditional neighborhood design (TND) family-oriented plans.

* New development totals are excluding projects already under construction or announced publicly, primarily because they are below \$400k.

SOURCE: Noell Consulting Group.

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 4
Comparison of Analogous Suburban Atlanta Downtowns vs. Lawrenceville



The table below shows comparisons of demographics in a 5-mile radius of analogous Atlanta downtowns to Downtown Lawrenceville. On average, Downtown Lawrenceville is more removed from larger job cores than analogous downtown communities. The lower concentration of high paying jobs is a challenge to bringing more executive housing in the area (Downtown Lawrenceville's new home average sales price is 42% lower than the competitive average). Though Downtown Lawrenceville scores only slightly lower in all indicators than analogous downtowns, the biggest issue is its modest and unexcitable perception. Low school scores significantly drag down the image of Lawrenceville especially for families with young children. While Lawrenceville has a strong percentage of residents ages 55+, it has challenges capturing the wealthier empty-nester population. As shown, wealthier concentrations of the 55+ demographic currently reside in towns more towards the North Fulton suburbs. With that being said Downtown Lawrenceville has its strengths and is home to several local destinations including the Aurora Theatre and new upcoming retail and breweries. As a number of reinvestment and redevelopment efforts help to revitalize the Downtown Lawrenceville perception, the area will generate new commerce and increase foot traffic in the Downtown area to spur new housing.

Within 5 miles of Downtown:	Downtown Marietta	Downtown Woodstock	Downtown Duluth	Downtown Norcross	Downtown Roswell	Average	Downtown Lawrenceville
Number of Households	75,379	58,382	71,183	88,943	78,228	74,423	64,048
Median Household Income	\$50,812	\$64,854	\$63,718	\$55,786	\$78,567	\$62,747	\$58,373
Number of \$40k+ Jobs	63,202	14,202	73,555	71,643	51,816	54,884	27,259
New Home Average Sales Price	\$469,861	\$469,327	\$407,769	\$425,514	\$710,942	\$496,682	\$287,400
New Home Avg Sales Price / Med HH Income	9.25	7.24	6.40	7.63	9.05	7.91	4.92
Percentage of HHs Earning \$100,000+	28%	44%	37%	26%	48%	37%	35%
Percentage of 55+ HHs	36%	43%	35%	32%	43%	38%	37%
Percentage of 55+ HHs Earning 100k+	27%	40%	38%	31%	49%	37%	33%
Walkscore	80	64	53	60	78	67	69
Public Elementary School Score	5	5	9	5	9	7	3
Number of Yelp 4+ Star Rated Restaurants	61	32	76	50	68	57	46
Major Downtown Attractions	Food Hall Market, Earl Smith Strand Theatre, Marietta's New Theatre in the Park, Kennesaw Mountain National Battlefield and Park	Elm Street Cultural Arts Village	The Red Clay Theatre	Lillian Webb Park & Splash Pad, Lionheart Theatre, Cultural Arts and Community Center, Thrasher Park	Alive in Roswell, Gate City Brewing Company, The Mill, Chattahoochee Nature Center, Chattahoochee River Recreational Park	-	Aurora Theatre, Slow Pour Brewery, Beer Republic Brewing Company, Rhodes Jordan Park, SouthLawn Development

SOURCE: Noell Consulting Group, Claritas

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 5

New Home Sales Premiums By City and Characteristics (Based on SFD & TH Sales, Past 6-Months, of 2011 and Newer Homes Within 1-mile)

Characteristic	Weight	Roswell	Marietta	Woodstock	Norcross	Duluth	Mkt Avg	Market Average Desc.
Convenience to Emp.	10.0%	5.0	3.0	2.5	3.5	2.5	3.3	Most within 10 miles to large employment core
Access to Hwy./Int. Airport	7.5%	3.5	4.0	1.5	4.0	2.0	3.0	Average of 32.5 miles to airport w/strong hwy.
Neighborhood Perception	20.0%	5.0	1.5	4.0	3.0	3.0	3.3	Considers median income, home values, bragging
Access to Ent./Retail	15.0%	5.0	4.0	3.5	2.0	2.0	3.3	Average is 10-15 establishments in walking dist.
Access Grocery/Brand	5.0%	2.5	2.5	2.0	1.5	3.0	2.3	Most have a short drive to 1 full service provider
Access to Cultural Amenities	5.0%	3.5	5.0	0.0	3.0	3.0	2.9	Average is one theatre company
Hospital/Medical Access	10.0%	4.5	4.5	3.5	2.0	2.5	3.4	Most have a short drive to 1 full service hosp.
Quality New Housing / Diversity	10.0%	5.0	4.0	5.0	3.0	1.0	3.6	28 newer sales past 6 mo, 10>\$500k, SFD & TH
School Scores	5.0%	5.0	3.0	3.0	3.0	5.0	3.8	Greatschools average of a 5
Safety Perception	5.0%	5.0	1.0	5.0	1.0	4.0	3.2	City Data Crime Index Avg 192
Access to Parks/Trails	7.5%	5.0	2.5	1.0	3.5	3.5	3.1	Most have one small but heavily programmed
Weighted Average Score		4.6	3.1	3.1	2.7	2.7	3.3	Market Avg. Sales Price \$496,682
Estimated Premium/Discount:		42.6%	-4.3%	-4.3%	-15.8%	-18.1%	0.0%	Cities ranked on a 1 - 5 scale, with 1 being poor and 5 being strong. Shown is a 99.9% correlation with +/- 2% margin of error.
Estimated Sales Price:		\$708,183	\$475,303	\$475,303	\$418,038	\$406,585	\$496,682	
Actual Average Sales Price:		\$710,942	\$469,861	\$469,327	\$425,514	\$407,769	\$496,682	
Margin of Error:		0%	1%	1%	-2%	0%		

Lawrenceville

Characteristic	Mkt Avg	Lawrenceville Today	Lawrenceville 2020+
Convenience to Emp.	3.3	2.0	2.0
Access to Hwy./Int. Airport	3.0	1.5	1.5
Neighborhood Perception	3.3	1.0	1.5
Access to Ent./Retail	3.3	3.0	3.5
Access Grocery/Brand	2.3	2.5	2.5
Access to Cultural Amenities	2.9	3.0	3.0
Hospital/Medical Access	3.4	4.5	4.5
Quality New Housing / Diversity	3.6	0.0	3.0
School Scores	3.8	0.0	0.0
Safety Perception	3.2	2.0	2.0
Access to Parks/Trails	3.1	3.5	4.0
Weighted Average Score		2.1	2.6
Estimated Premium/Discount		-37.0%	-21.2%
Estimated Sales Price:		\$313,051	Future Sales Price \$391,314
Actual Average Sales Price:		\$287,400	Increase From Current \$103,914
Margin of Error:		9%	Potential % Increase 36%

Based on this analysis we believe newer home pricing in Lawrenceville is currently 9% lower then what it should be achieving. We believe this is a function of a lack of quality and diverse new housing inventory, a low neighborhood perception, particularly among those not currently residing in Lawrenceville, and a negative stigma/challenge for building luxury product given the poor recovery of Cornerstone on the Square post recession.

Going forward we believe the addition of new quality housing product at least to the level Norcross has witnessed (90 THs, 20 SFDs, 30% above \$500k) will naturally raise prices and improve overall market perception resulting in an approximate 10-15% lift in existing values, and the additional new product lifting average values by 25-30%. Additionally, with the opening of South Lawn and additional entertainment/retail establishments such as the Iron Shield brewery, we believe these lifestyle amenities will increase average values an additional 5%. The new quality housing product should average the following approximate discounts to comparable products found in the analogous cities as shown below:

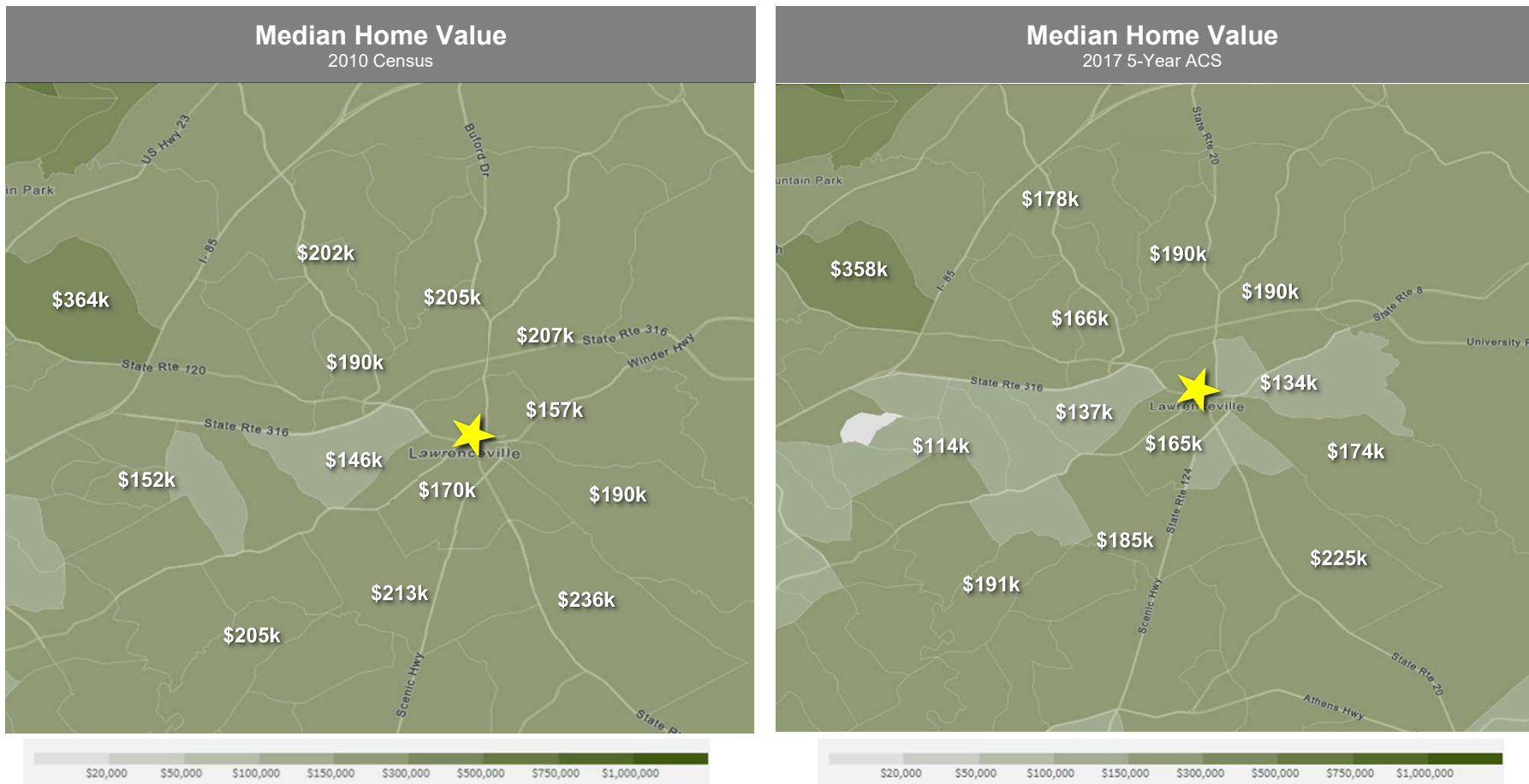
Norcross/Duluth: 5%
Woodstock/Marietta: 18%
Roswell: 45%

SOURCE: Noell Consulting Group, Zillow.com

Location Analysis

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 12
Change in Median Home Value

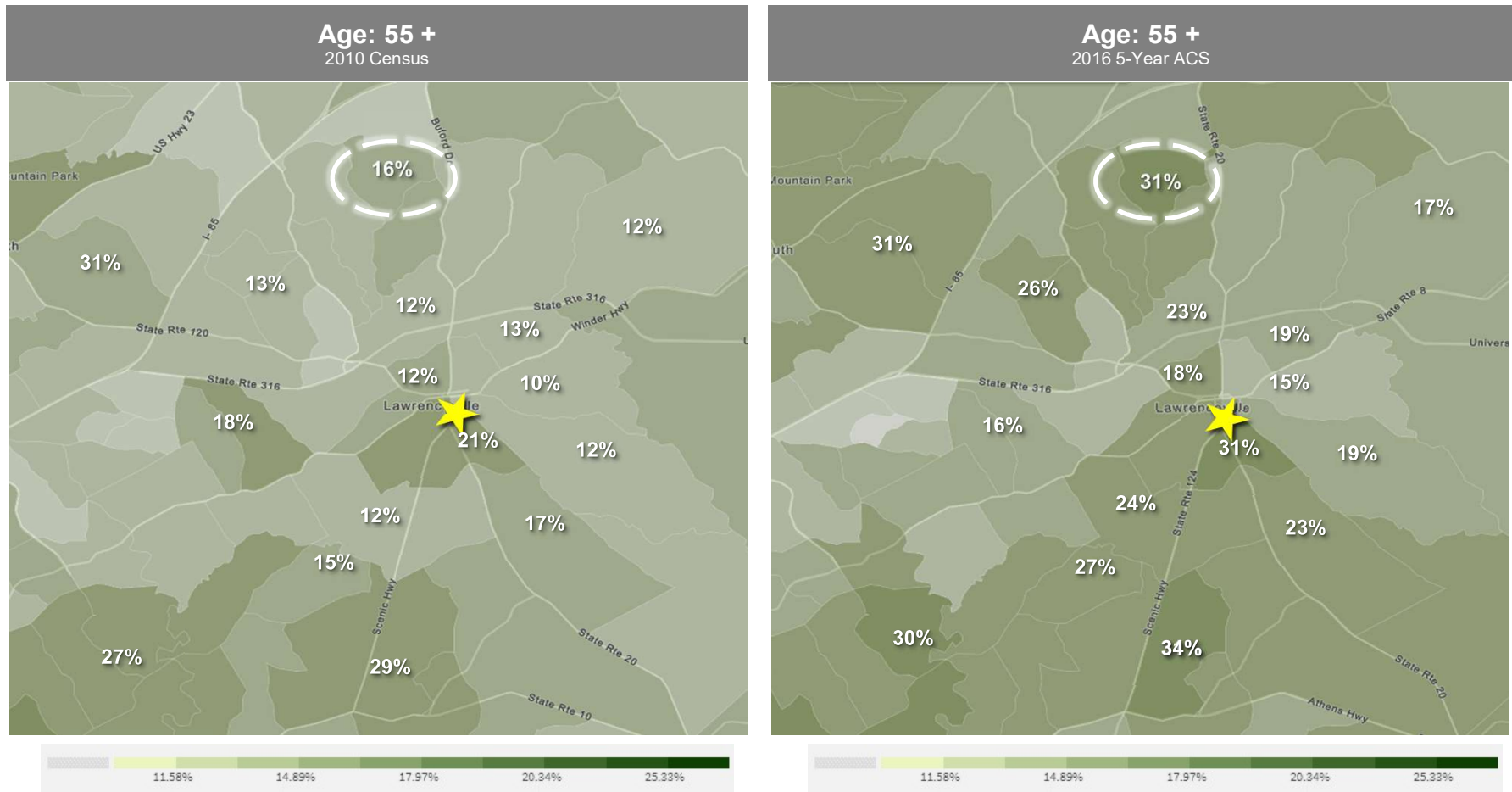


The above map shows the change in median home value of owner-occupied housing. Downtown Lawrenceville stands out slightly with a decrease in median value of homes at \$134,000--a decrease of 15% since 2010. It is 28% less than the Gwinnett County median home value of \$185,000. While the areas bordering Downtown Lawrenceville have similar median values, the communities to west displayed significantly greater wealth with some tracts reaching well above \$300,000 in median value. The disparity can be attributed to a deficit of new housing being built in Lawrenceville while the slight decrease in value, a result of the recession. 2017 numbers are the most recent available data from the US Census--though we estimate values have largely rebounded back to prerecession values within the past two years.

SOURCE: Noell Consulting Group, SocialExplorer

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 14
Change in the Older Adult Population



The maps above show the concentration of the population, per census tract, aged 55+. Downtown Lawrenceville's surrounding community has seen an increase in population of people over 55 years of age. Since 2010, The tracts containing Downtown Lawrenceville has seen the population of 55+ grow more than 10% - consistent with the steady growth seen in neighboring areas. East Suwanee has seen a significant concentration and growth of residents aged 55 and over. This bodes well for Downtown Lawrenceville as these persons are strong candidates for a downsize value play.

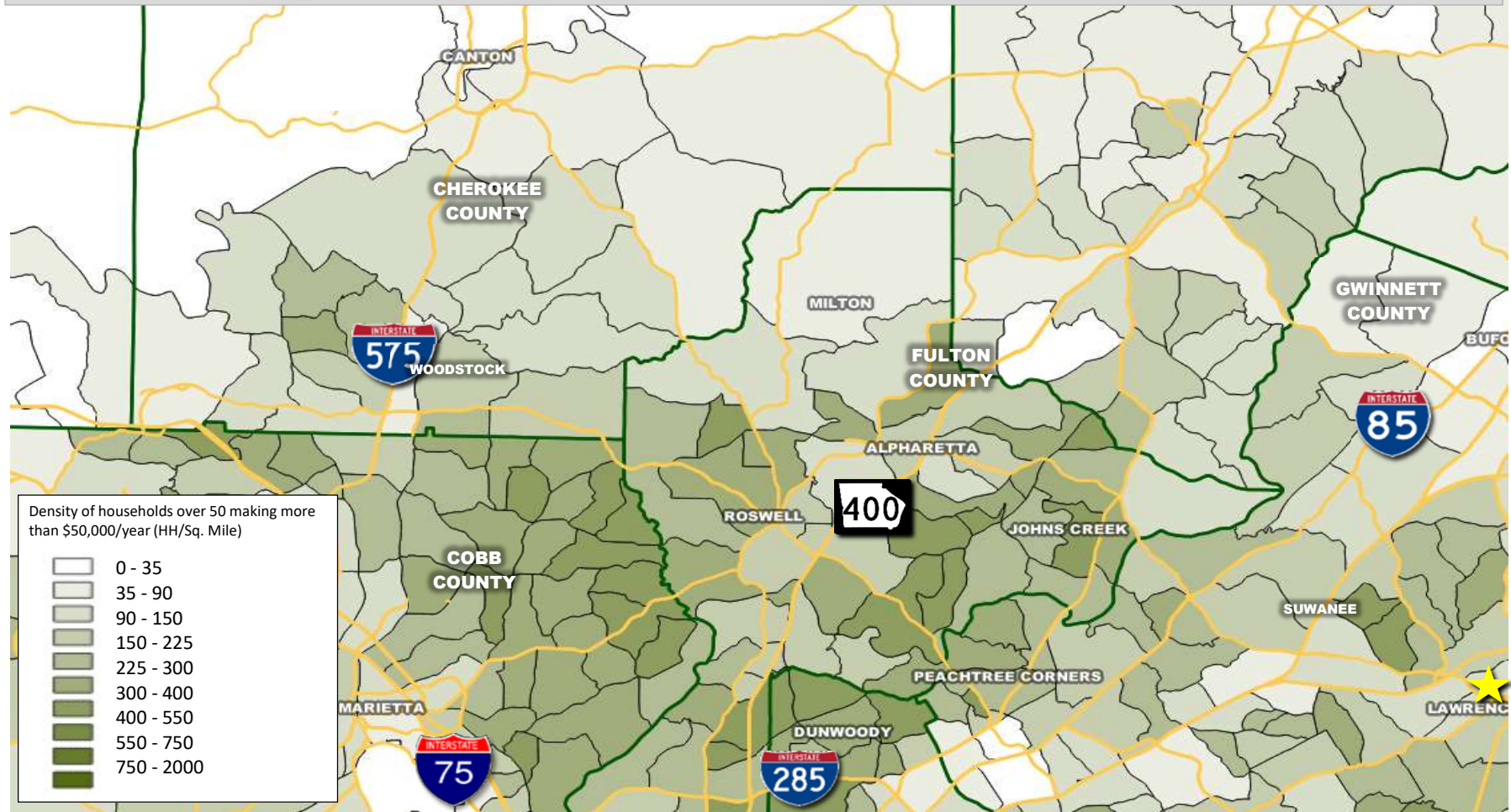
SOURCE: Noell Consulting Group, SocialExplorer

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 15

Empty Nester Households Near Downtown Lawrenceville

As the Baby Boomer generation ages out of single family homes, there will be opportunities to attract these empty nester households to Gwinnett County. This map shows the density of households over 50 years old, with household incomes in excess of \$50k in the northern Atlanta suburbs. The highest concentrations of these households are in East Cobb County, Dunwoody, and throughout North Fulton including closer by Johns Creek. There is significant concentration in northwest Lawrenceville. Empty Nester renters are looking for large units (Typically 1,200 SF+), easy access to shopping and dining centers, and prefer to be close to a major hospital system. Many of them are still working, and so are also looking for a short commute to their job. The wealthiest households with 2nd homes also look for good highway access.



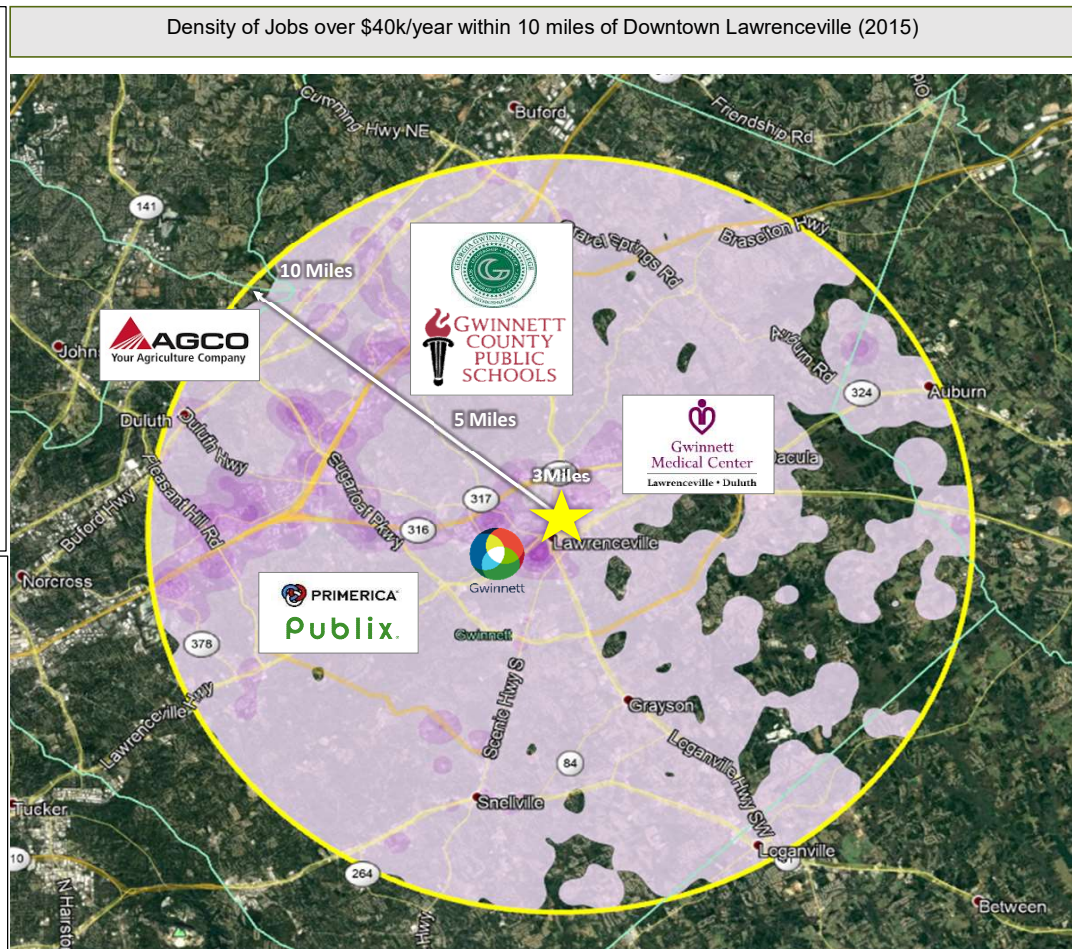
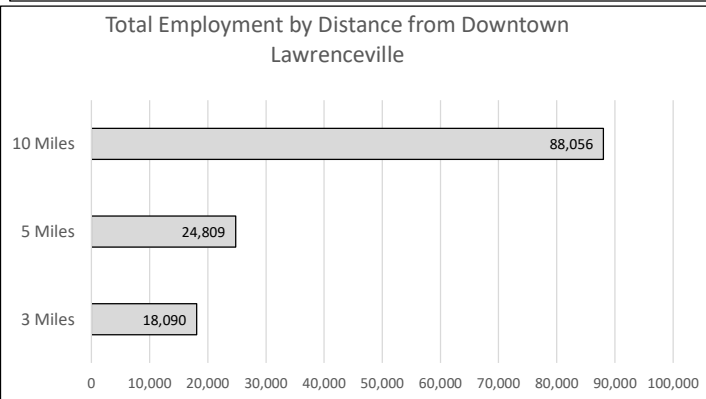
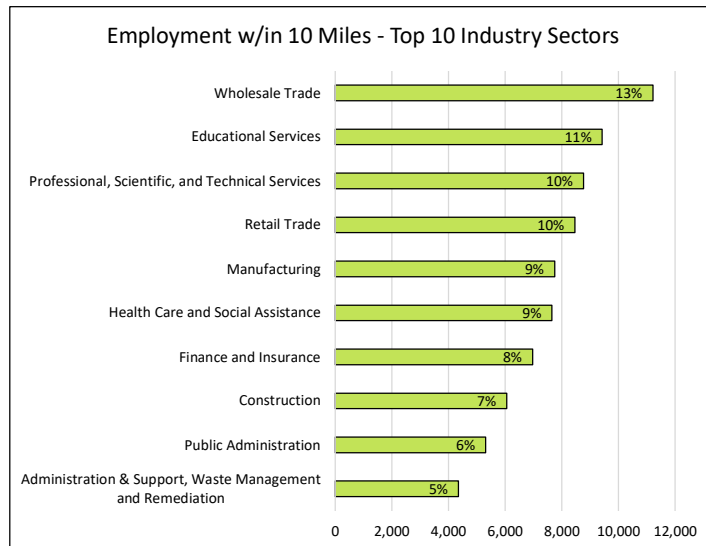
SOURCE: Noell Consulting Group, Google Maps, US Census, OnTheMap

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 16

Proximity and Connection of Downtown Lawrenceville to Jobs

Proximity to work is a key factor for residents choosing where to live. There are over 88,000 jobs paying at least \$40,000 per year within 10 miles of the study area. The most popular sector within this area is wholesale trade (13% of jobs) followed by educational services (11%) and professional, scientific, and technical services (10%). The I-85 corridor is scattered with suburban office parks and the site's proximity to state highways gives it relatively good access to major job centers.



SOURCE: Noell Consulting Group, Google Maps, OntheMap, Gwinnett County

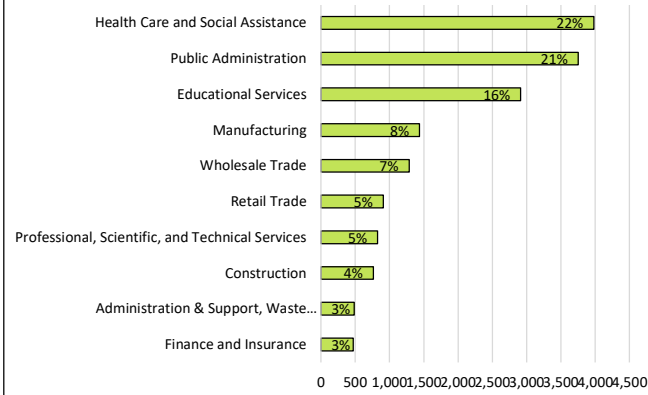
LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 17

Proximity and Connection of Downtown Lawrenceville to Jobs - 3-Mile Radius

Within 3-miles of Downtown Lawrenceville there are more than 18,090 jobs paying at least \$40,000 per year. The most popular sector within this area is Healthcare and Social Assistance (22% of jobs) followed by Public Administration (21%), and Educational Services (16%)--accounting for nearly 60% of all sectors in the radius. Large employer anchors are Gwinnett Medical Center-Lawrenceville (5,300 Lawrenceville/Duluth combined), Gwinnett County Government (5,120 employees), and Georgia Gwinnett College (1,515 employees). It is important to note the number of high paying jobs drops in Lawrenceville the closer we get towards its downtown. Roughly 37,698 or 91.8% of people employed in a 3-mile radius of Downtown Lawrenceville *live outside of the area*.

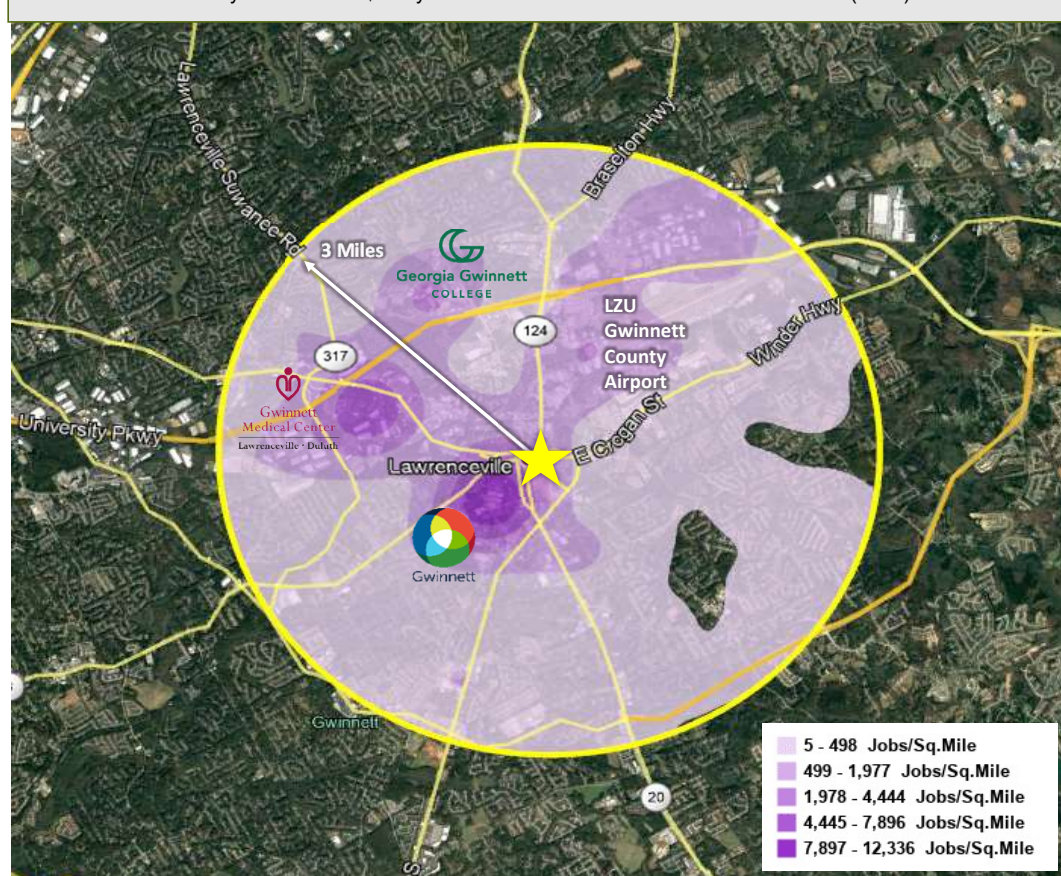
Employment w/in 3 Miles - Top 10 Industry Sectors



Inflow/Outflow Job Counts in 2015



Density of Jobs over \$40k/year within 3 miles of Downtown Lawrenceville (2015)

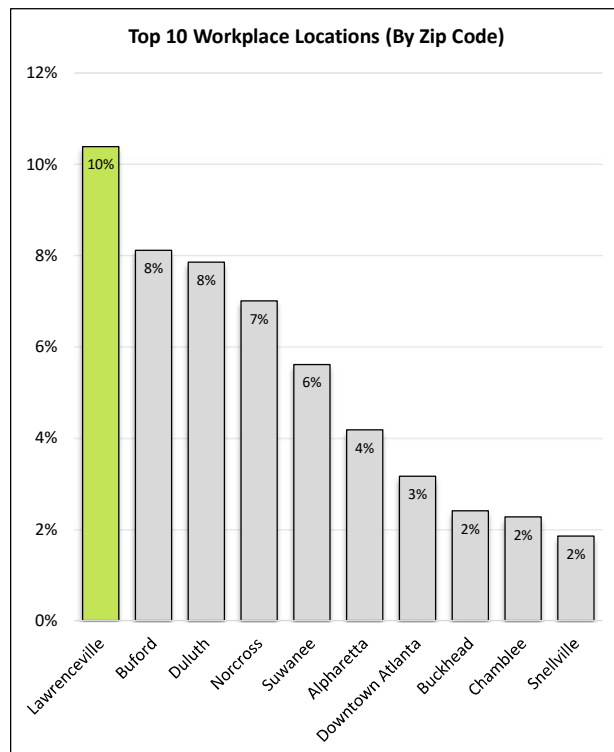


SOURCE: Noell Consulting Group, Google Maps, OntheMap, Gwinnett County

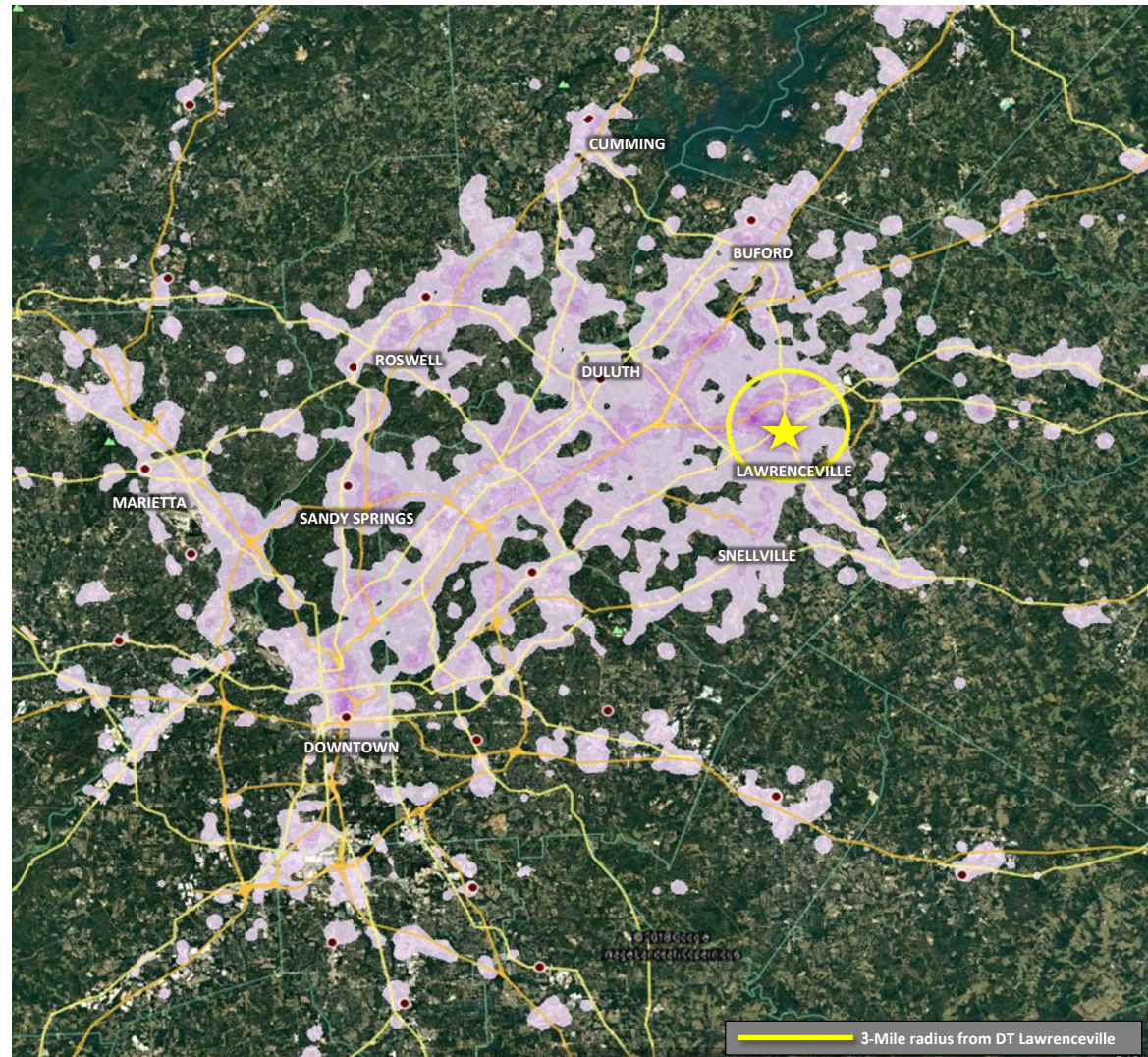
LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 18
Study Area Resident Work Outflow, Residents Earning Over \$40,000/Year

Commuting patterns of residents can help identify target audiences for residential development. While residents making over \$40k/year within a 3-mile radius work all over the metro Atlanta area, the highest concentration (10%) work in Lawrenceville. A substantial amount work in nearby cities Buford (8%) and Duluth (4%).



SOURCE: Noell Consulting Group, Google Maps, OnTheMap



LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

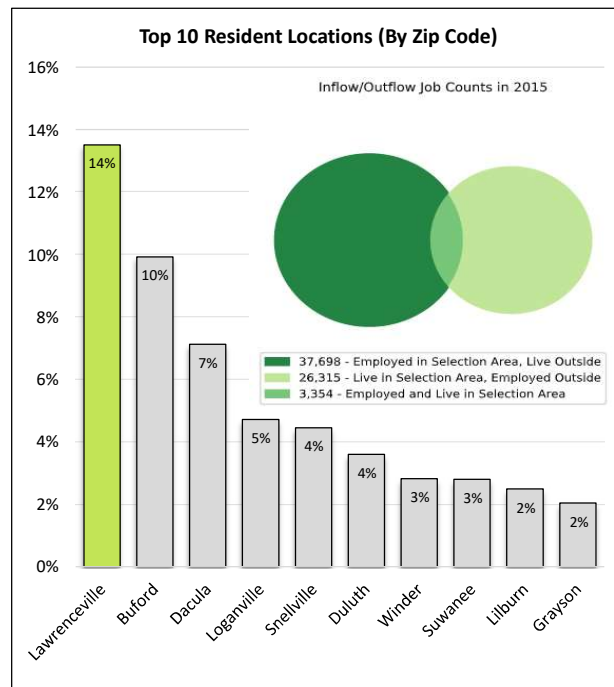
Exhibit 19

Downtown Lawrenceville Work Inflow, Residents Earning Over \$40,000/Year

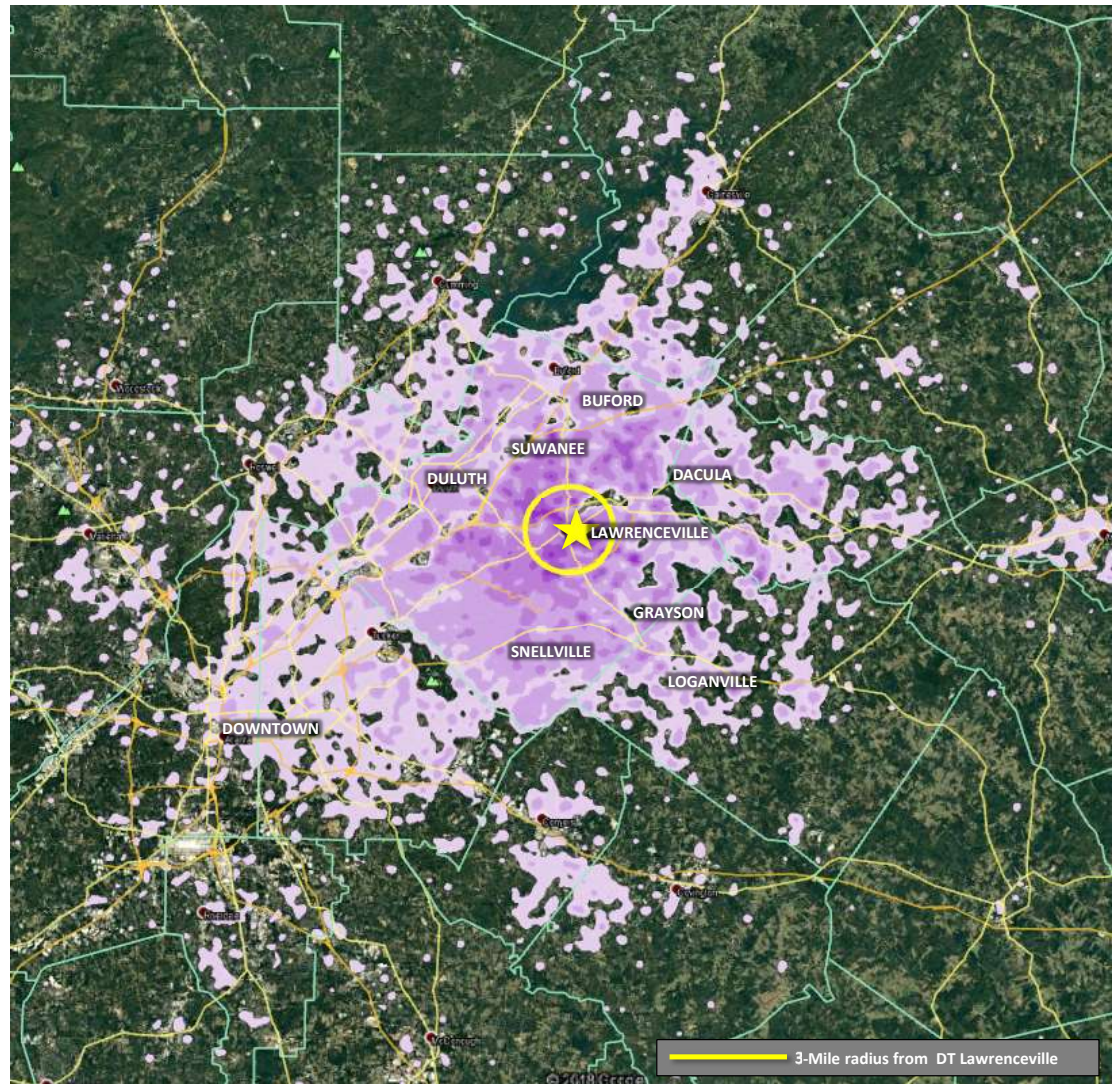
In the previous exhibit we looked at where residents Downtown Lawrenceville work. This exhibit shows where people who work within a 3-mile radius of Downtown Lawrenceville are commuting from.

The majority of jobs paying more than \$40k/year in Lawrenceville are in the healthcare or public administration fields. 14% of people who work within 3-miles of the subject site are already living in the city. Another 12% of workers live in nearby neighborhoods of Dacula, Suwanee, and Grayson.

Downtown Lawrenceville is in a central location home to major employers including Gwinnett Medical Center-Lawrenceville, Gwinnett County Government, and Georgia Gwinnett College. Attracting more area workers to the study area is a significant opportunity for the city.

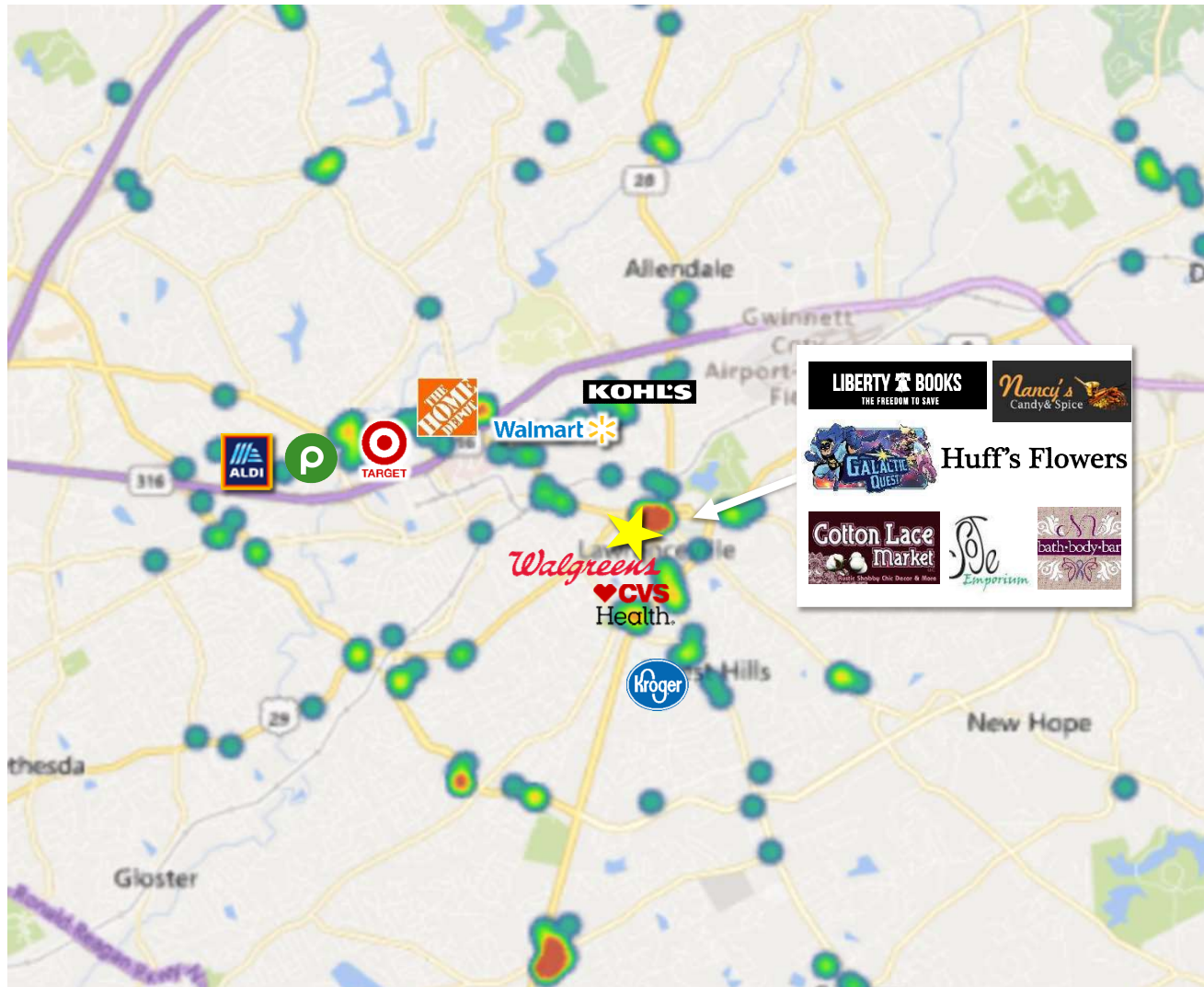


SOURCE: Noell Consulting Group, Google Maps, OnTheMap



LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 21
Access to Retail



As with restaurants and bars, living close to retail and grocers is an important factor to residential households when choosing where to live and to an extent, office decision makers when choosing where to locate their business. By pulling Yelp data from the area we are able to visualize where key retail and shopping nodes are in relation to the subject site.

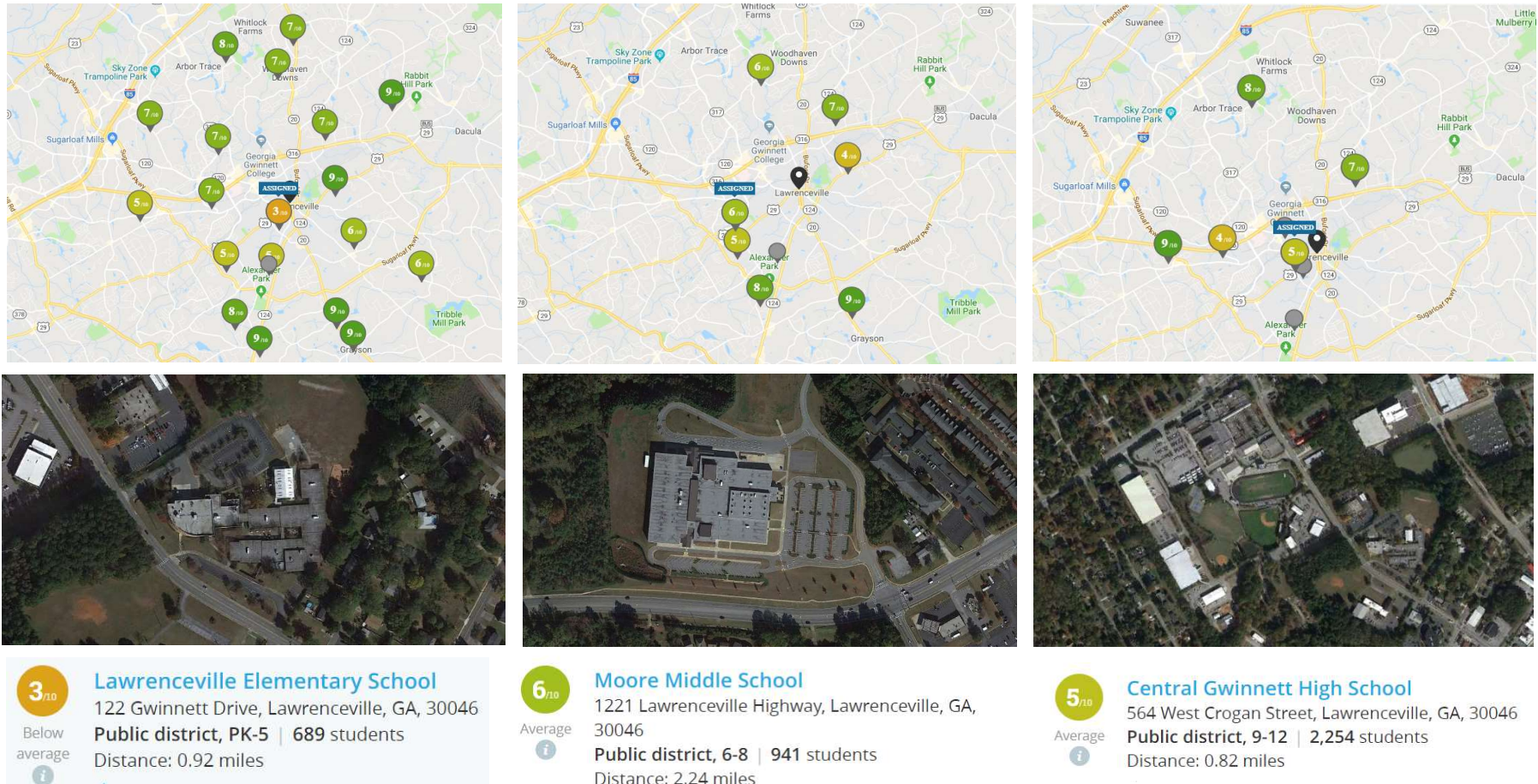
Downtown Lawrenceville offers only minimal boutique shopping options and the subject site is not immediately located adjacent to any retail centers. The nearest large retailer requires a 10-minute drive. The planned SouthLawn development will bring additional retail to Downtown Lawrenceville.



SOURCE: Noell Consulting Group, Yelp, Bing Maps

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 22
Subject Site School Districts



This exhibit presents context with regard to the local school offerings at the subject site. While Downtown Lawrenceville's assigned middle and high school ranked average to good in quality, the elementary school receives a below average score. The low score may deter younger families from buying in the district, though should not turn off prospective family buyers with older aged children or empty-nester/downsizer audiences not affected by the assigned schools.

SOURCE: Noell Consulting Group, Great Schools

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 23 Strengths, Challenges, & Opportunities

STRENGTHS

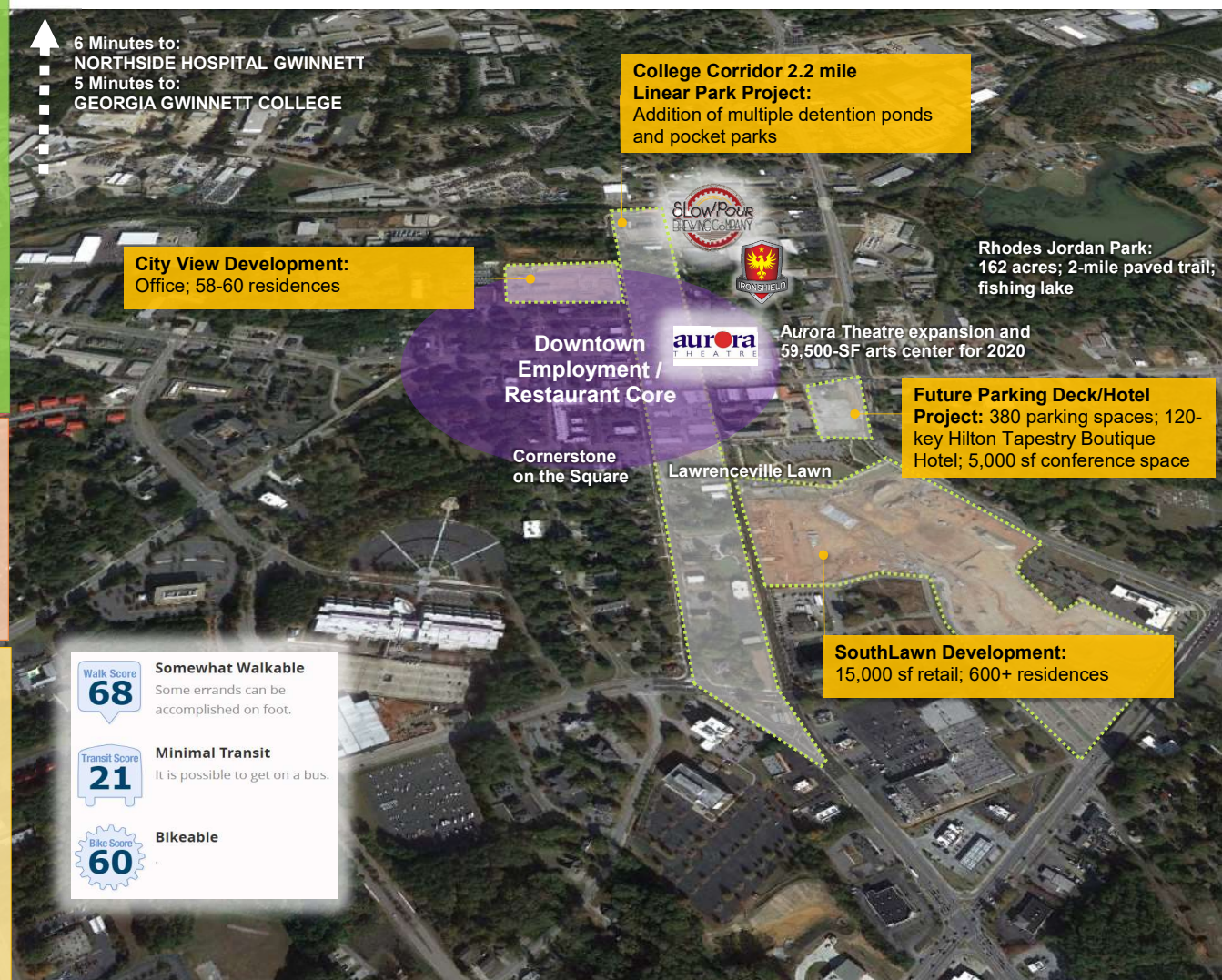
The Lawrenceville community is seeing favorable investment, with infrastructure improvements, and planned for-sale and multifamily development. Strong local employment base w/ concentration in government, law, education and medical should attract prime audiences for the owner market. The city is well located to affluent neighborhoods creating potential for affluent move-downs. Downtown Lawrenceville's current and future developments from the SouthLawn project, to Aurora Theatre expansion, and corridor revitalizations are all in part a nod to where the city is heading.

CHALLENGES

Downtown Lawrenceville is still developing and seen as a junior downtown to many in comparison to the more established and more affluent downtowns of Roswell, Duluth, and even Marietta. Some of Lawrenceville's retail and restaurant offerings have begun to feel somewhat dated relative to offerings in other downtowns or cores.

OPPORTUNITIES

Lawrenceville is working hard to improve its walkability and urban core. This includes development on North Clayton Street to better connect Downtown corridor with GGC. With the 32-acre SouthLawn development planned, the Downtown will look to capitalize on what will be a great environment for the target audience including more-affluent move-downs. Take advantage of the area's future developments and emerging lifestyle attractions to draw a blend of maturing singles, young couples (many split-commuting), and potential move-downs from surrounding neighborhoods. Offer a product that feels somewhat more urban and walkable in design that creates a sense of place.



SOURCE: Noell Consulting Group, GoogleEarth

Demographic Analysis

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 24
Age and Income Analysis of the Lawrenceville PMA and Comparison to Gwinnett County
2000 - 2019 (estimates)

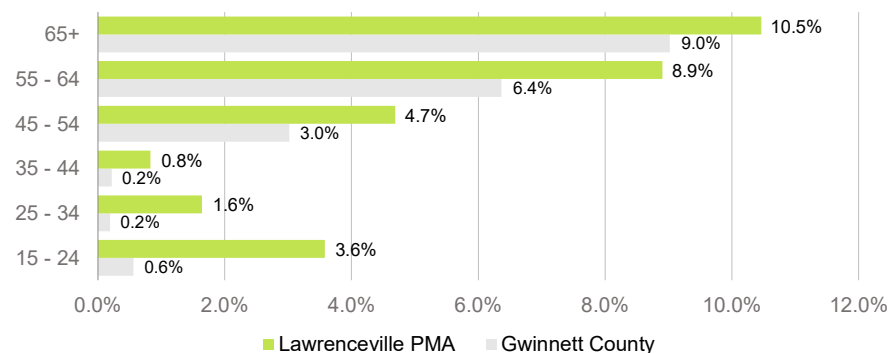
PMA Total Household Growth							
2000 - 2019	15 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65+	Total
\$0 - \$25,000	472	675	996	768	1,149	1,010	5,070
\$25,000 - \$35,000	1	20	143	237	458	902	1,761
\$35,000 - \$50,000	160	77	-122	306	914	1,713	3,048
\$50,000 - \$75,000	-48	-259	-949	1,134	2,463	2,360	4,701
\$75,000 - \$100,000	266	586	45	1,303	2,105	1,738	6,043
\$100,000 - \$150,000	196	1,499	1,195	3,691	3,927	2,019	12,527
\$150,000 - \$200,000	-7	365	628	2,776	1,806	736	6,304
\$200,000 +	0	330	1,206	2,725	1,905	695	6,861
Total	1,040	3,293	3,142	12,940	14,727	11,173	46,315
Target Audience	0	2,521	2,125	11,629	12,206	7,548	36,029

The PMA has added 36,029 household within the target age & income ranges since 2000, or 1,896 HH/yr.

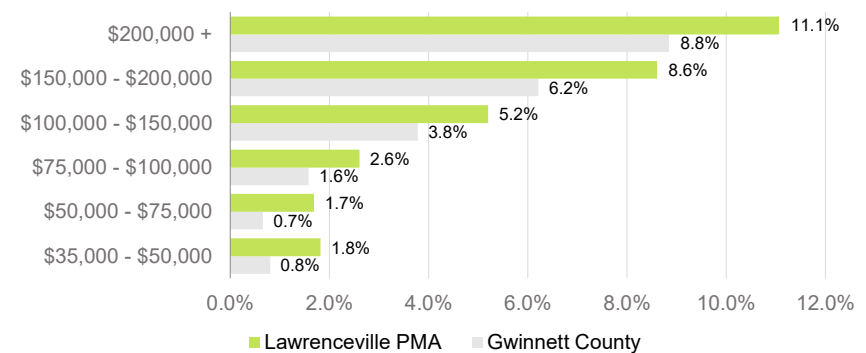


Between 2000 and 2019, the Lawrenceville PMA saw a trend of households growing more in higher age groups and higher income ranges. In the PMA, 55+ households grew 19.4% and those earning at least \$50,000 per year grew 29.2%. The table above shows that household growth, across all cohorts, in this period was heavily dominated by seniors and high earning households. This trend suggests a strong opportunity to capture a mature and high-earning audience.

Household Growth By Age (HHs \$50k+ Only)



Household Growth by Income



Source: NCG, Nielsen, US Census Data

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

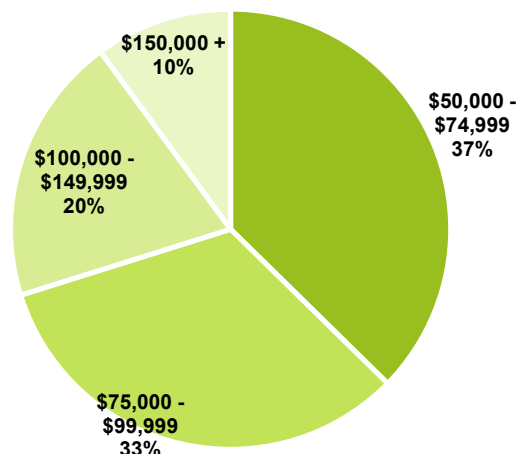
Exhibit 25

Summary of Renter Households in the Lawrenceville PMA, 2018

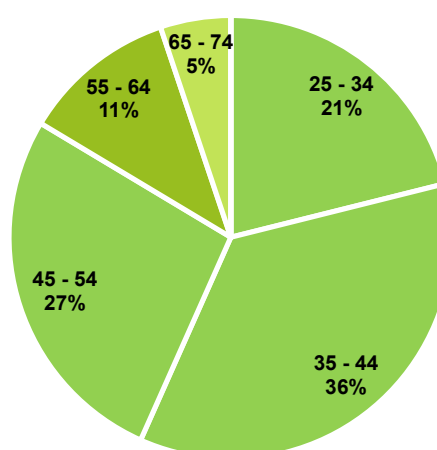
Income/Age	15 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75 - 84	85+	Total
Less than \$15,000	734	450	670	418	257	185	151	88	2,952
\$15,000 - \$24,999	476	625	831	324	221	164	153	87	2,881
\$25,000 - \$34,999	390	625	871	437	245	204	177	72	3,020
\$35,000 - \$49,999	424	853	1,212	640	309	268	191	60	3,957
\$50,000 - \$74,999	131	894	1,307	864	411	232	133	47	4,019
\$75,000 - \$99,999	245	761	1,255	761	329	151	69	20	3,591
\$100,000 - \$149,999	66	340	661	637	237	88	25	10	2,064
Income \$150,000 +	3	98	307	412	141	40	11	3	1,016
Total	2,469	4,646	7,113	4,492	2,151	1,331	910	388	23,500
Target Audience	0	2,093	3,530	2,674	1,118	511	0	0	9,926

The largest portion (37%) of the demographic in the Lawrenceville PMA have incomes between \$50,000 and \$74,999 though with fair but shrinking distributions as higher incomes are measured. The largest age cohort (36%) are between 35 and 44 with a similar shrinking pattern as ages increase. Finally, the largest portion of this audience are Married Couples (41.9%), followed by "Other Family" (28.9%), and Singles (21.7%), with a small share of Unmarried Couples (9.1%). As signified in the charts, the target market will have a large distribution of middle to upper age couples who earn incomes affording today's market rental product.

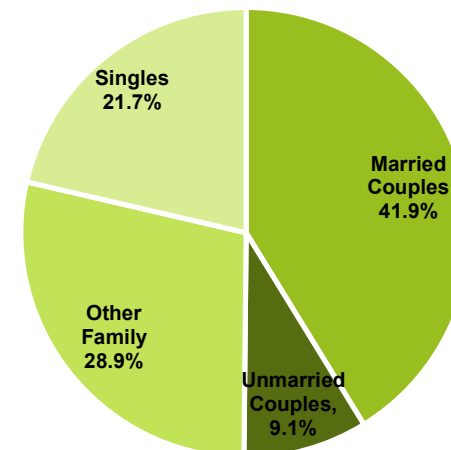
Target Market Income Distribution



Target Market Age Distribution



Target Market HH Type Distribution



SOURCE: Noell Consulting projections based on data obtained from the US Census and Claritas, Inc.

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

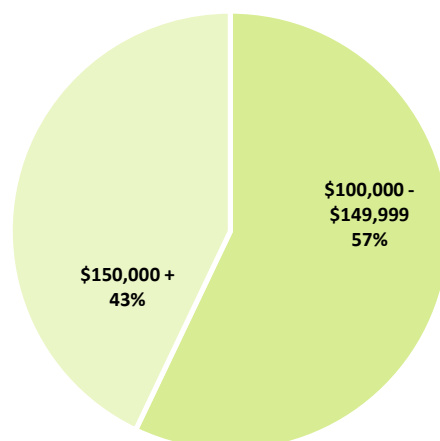
Exhibit 26

Summary of Owner Households in the Lawrenceville PMA, 2019

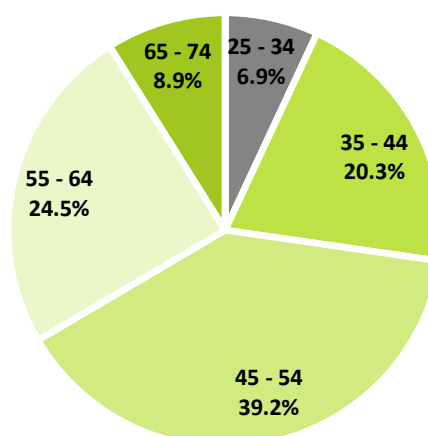
Income/Age	15 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75 - 84	85+	Total
Less than \$15,000	48	262	502	544	586	460	214	82	2,698
\$15,000 - \$24,999	30	354	606	409	489	396	211	79	2,575
\$25,000 - \$34,999	35	497	891	776	761	693	342	91	4,087
\$35,000 - \$49,999	52	943	1,721	1,577	1,331	1,265	513	106	7,509
\$50,000 - \$74,999	28	1,690	3,179	3,643	3,031	1,873	613	143	14,199
\$75,000 - \$99,999	54	1,494	3,166	3,330	2,516	1,262	330	63	12,215
\$100,000 - \$149,999	30	1,405	3,511	5,873	3,815	1,548	250	64	16,497
Income \$150,000 +	2	560	2,245	5,227	3,131	976	158	26	12,326
Total	278	7,206	15,822	21,380	15,660	8,473	2,630	656	72,105
Target Audience	0	1,965	5,757	11,101	6,946	2,525	0	0	28,293

Having looked at overall household growth and renter household demographics in the previous exhibits, we're taking a closer look at owner households within the Lawrenceville PMA. This group is primarily between the ages of 45-64 (63.7%). Like the renter demographics, the owners in the PMA are primarily married couples (70.1%) NCG believes will a large percentage of the market will be those downsizing from large single-family home, as well as a fair share of working professionals and some younger families buying their first home.

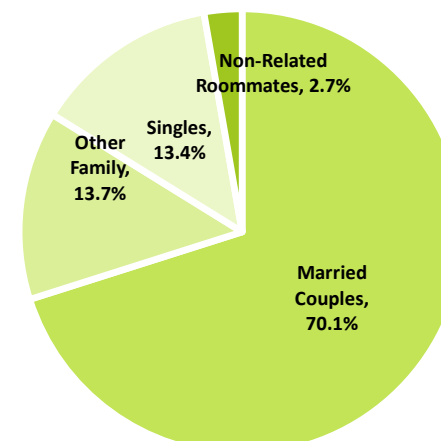
Target Market Income Distribution



Target Market Age Distribution



Target Market HH Type Distribution



Source: NCG, Nielsen, US Census Data

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 27

Summary of Target Market Audiences for New Small Lot and Attached For-Sale Product in Downtown Lawrenceville

Market Audience	Established Families	Empty Nesters / Retirees	Professional Couples - No Kids	Affluent Professional Singles
				
Description	Families with one or two older children - typically middle or high school level. Usually dual income, but spouse may work just part time.	Mature couples, many of whom are living in single-family homes, seeking to simplify and downsize.	Couples, most dual income, pre-kids or deciding to not have kids, currently renting or possibly in a starter home.	More mature singles and divorcees without kids. Tend to have lived in the Gwinnett area for a longer period of time, and often looking to stay near kids, but don't need good schools at their residence.
Age Range	35 - 55	55+	35 - 55	40 - 55
Typical Income Range	\$150,000 - \$200,000	Typically \$200k+ if still working, will have substantial accumulated equity.	\$100,000 - \$200,000	\$150,000 - \$250,000
Home Price Range	\$450,000 - \$600,000	\$500,000+	\$300,000 - \$600,000	\$450,000 - \$750,000
Estimated Market Size	35%	35%	15%	15%
Where Currently Living	Mostly single family homes in good school districts in the area--Suwanee, Parkwood, Brookwood, etc, plus some with kids in private schools	Mostly older single family homes in the area--within 5-miles from Lawrenceville. Highest incomes in Suwanee and towards Hamilton Mill.	High-end apartments, starter townhomes/single-family.	Often displaced out of single-family from a divorce, or coming from a newer home that they have determined is too big/too much maintenance for just them.
What Seeking	With kids soon leaving the nest and/or in private school, small lots and/or maintenance - free, walkability, strong job access, cultural/medical amenities, parks/trails space, etc.	High-quality finishes, master on main living, strong social amenities, maintenance free product.	Seeking convenient commute to job cores. Want high-end finishes and most willing to trade off space/yard for lifestyle. Most attracted to on-site social amenities such as courtyards, dog park, etc.	Seeking convenient commute to job cores. Want high-end finishes and most willing to trade off space/yard for lifestyle. Most attracted to on-site social amenities such as courtyards, dog park, etc.
How Supply Meets Their Needs	Poor. Lack of new quality single family small lot or attached product in walkable proximity to the square. City View offers some, but likely not quality level seeking.	Poor in Lawrenceville. Lack of quality townhomes and condominiums as well as small lot single-family. Other Downtowns are picking this group up at much greater rates.	Poor. Commodity family homes by mostly tract builders, or look elsewhere. Many of these buyers buy family homes too large and with too much maintenance then what they want out of necessity.	Very poor. Most homes are too large and designed for families. This group ends up going to Alpharetta/Roswell for entertainment, but also product.
Level of Opportunity for Downtown	Limited. Will naturally get some, particularly in small lot single-family homes, but school scores and historic perception of Lawrenceville will make this a tough group to attract. Those with existing ties - work in Lawrenceville, represent best opportunity.	Very strong. Established location, strong retail, cultural, and medical amenities and parks/trails. Poor school scores, and limited job access less of a concern to this group.	Moderate. This audience will enjoy walkability and social amenities in Lawrenceville, but find the location a bit too removed for commuting into primary job cores south. Anticipate a fair share, but they will shop all suburban Downtowns.	Moderate. Majority of this audience will prefer more vibrant locations closer to job cores, but will see a portion, particularly those that are tied to Lawrenceville via jobs.
What to Develop	Emphasize functional yards and attractive communal amenities to compensate for relatively smaller lot sizes. Emphasize open, family-friendly floor plans.	Will be drawn to the lower maintenance that comes with smaller lots and attached product, as well as community neighborhood feel. Will require high-end finishes on par with other luxury product being offered in the market.	Primary buyer of townhome product close to the square. Most willing to trade off unit size, and private yards, as well as accept multiple flights of stairs.	Primary buyer of townhome product close to the square. Most willing to trade off unit size, and private yards, as well as accept multiple flights of stairs.
Estimated Dwn't. L'Ville Mix	10%	60%	15%	15%

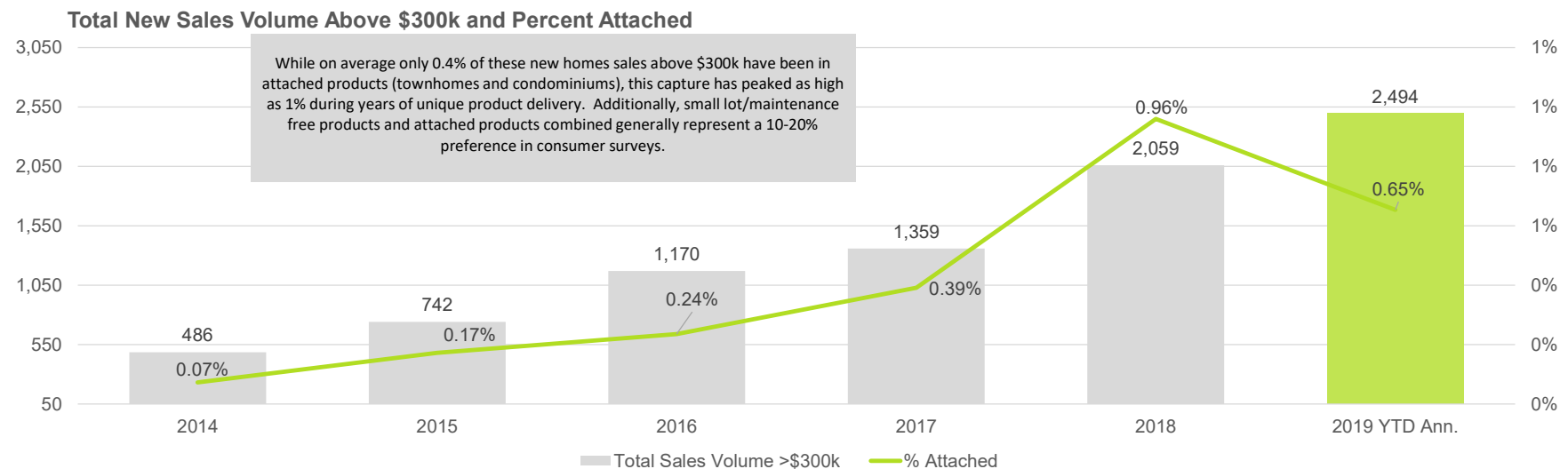
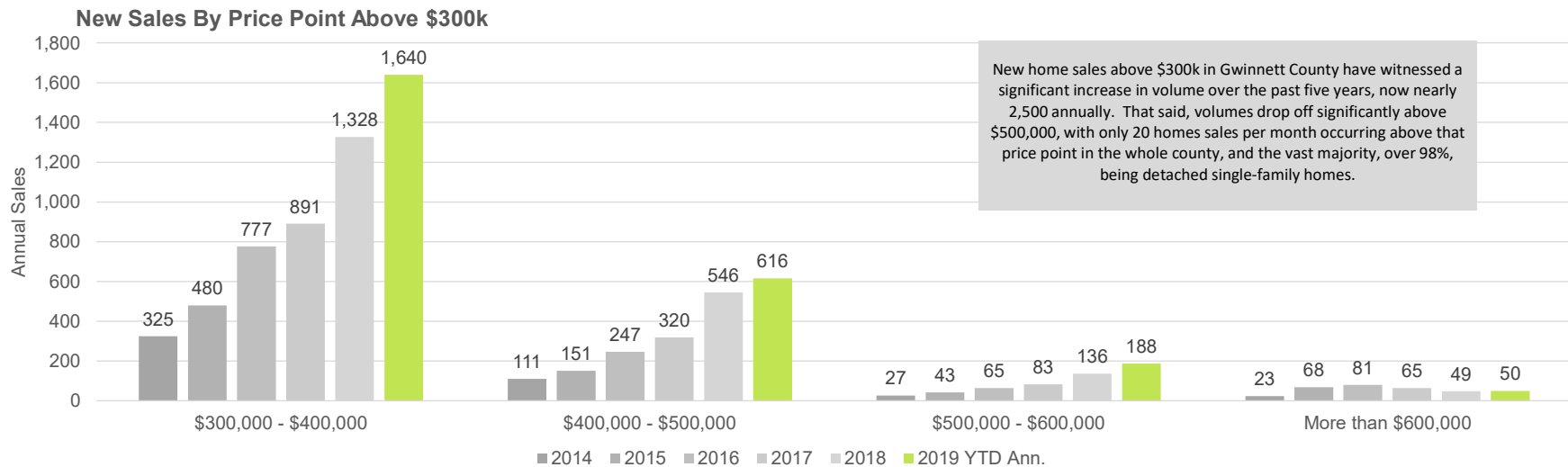
SOURCE: Noell Consulting Group

For-Sale Analysis

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 28

Gwinnett County Single Family (Attached and detached) New Sales Above \$300,000; 2014 - 2019 (YTD Annualized)

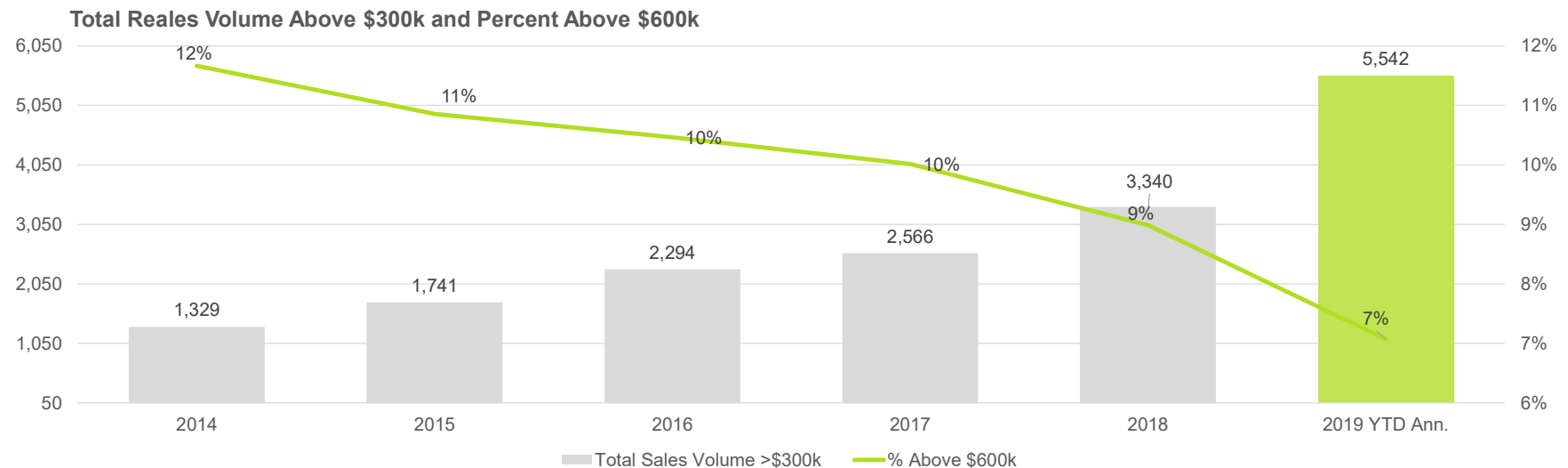
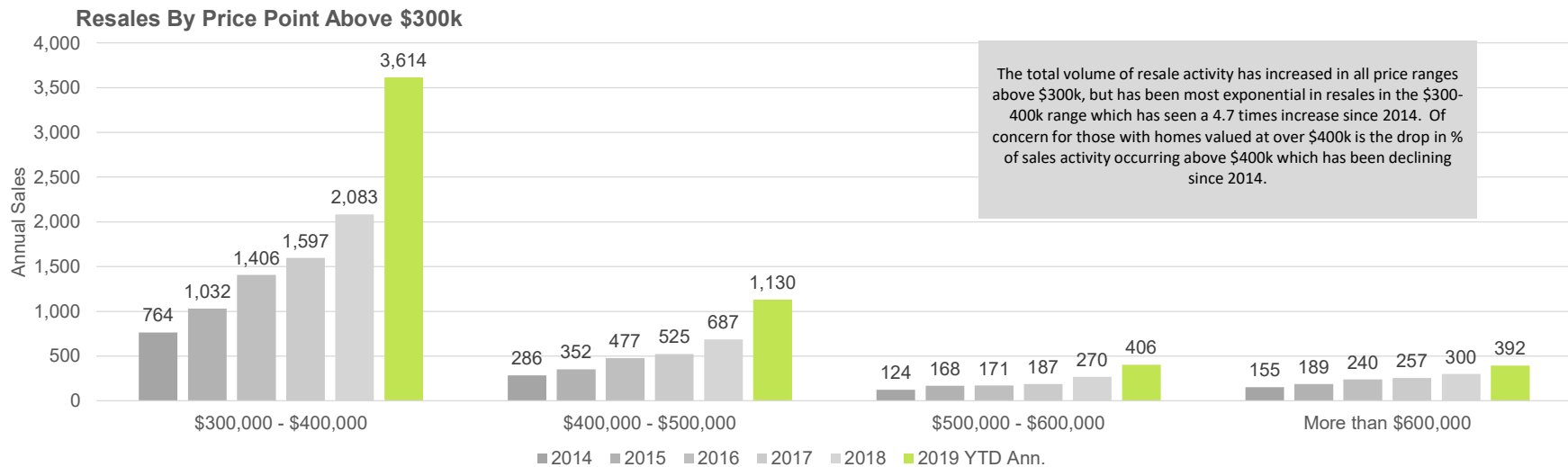


SOURCE: Noell Consulting Group based on data from CoreLogic for Gwinnett County

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 29

Gwinnett County Single Family (Attached and detached) Resales Above \$300,000; 2014 - 2019 (YTD Annualized)



SOURCE: Noell Consulting Group based on data from CoreLogic for Gwinnett County

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 30 (1 of 2)

Estimated Demographic Demand Potential for New Maintenance-Free/Small Lot Homes in the Downtown Lawrenceville PMA

Surveys of competitive/analogous properties and interviews with area Realtors indicates three major sources of demand for maintenance-free/small lot homes in the area: renters moving up from within the PMA, current owners of both attached and detached homes moving up to a higher-quality renovated or new home, and local area Empty Nesters downsizing. These three sources form the core of our demand analysis, though an additional 25% increase is applied at the end for buyers coming in from outside the County as estimated through realtor interviews.

Source	Income Home Price	\$100k - \$150k \$300k - \$450k	\$150k - \$200k \$450k - \$600k	\$200k + \$600k +	Total	Assumption
Existing County Renters Age 25-74 (\$100k+)		1,963	679	320	2,962	Claritas & US Census Bureau
% Turning Over Annually		22%	22%	20%		US Census Bureau - ACS 2017
Renters in Turnover		440	152	64	656	
% Opting to Purchase in Area		50%	50%	50%		From Leasing Agent Interviews
% Transitioning to Homeownership		220	76	32	328	
% Choose Maintenance-Free/Small Lot		17.6%	12.0%	8.0%		Based on 2-3x peak sales distribution of attached.
Purchase Maintenance-Free/Small Lot		39	9	3	50	
Purchasing New Maintenance-Free/Small Lot Homes		39	9	3	50	***Assumes buyer will prefer new if in price range
Est. Dwnt. Lawrenceville Capture Rate		25%	33%	33%	27%	***Based on a fair share capture of 1 in 4 or 1 in 3
Pot. Dwnt. Lawrenceville Demand		10	3	1	14	-Lawrenceville -Norcross/Duluth -Suwanee/Buford/Sugar Hill

Source	Income Home \$	\$100k - \$150k \$300k - \$450k	\$150k - \$200k \$450k - \$600k	\$200k + \$600k +	Total	Assumption
Exist. County Owners 25-74 (\$100k+)		16,153	7,891	4,249	28,293	Claritas & US Census Bureau
% Under 55		66.8%	61.1%	75.6%		US Census Bureau
Owners Under 55 w/\$150k+		10,790	4,820	3,213	18,823	
% Turning Over Annually		11.6%	11.6%	10.5%		US Census Bureau - ACS 2017, doubled to
Pot. Owners "in the market"		1,256	561	337	2,154	account for greater movement w/prod. avail.
% Opting to Purchase Again in same area		48%	48%	48%		From US Census, American Hsg Survey
Opting to Purchase		608	272	163	1,042	
% Choose Maintenance-Free/Small Lot		17.6%	12.0%	8.0%		Based on 2-3x sales distribution of attached.
Purchase Maintenance-Free/Small Lot		107	33	13	153	
Purchasing New Maintenance-Free/Small Lot Homes		107	33	13	153	***Assumes buyer will prefer new if in price range
Est. Dwnt. Lawrenceville Capture Rate		25%	33%	33%	28%	***Based on a fair share capture of 1 in 4 or 1 in 3
Pot. Dwnt. Lawrenceville Demand		27	11	4	42	

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 30 (2 of 2)

Estimated Demographic Demand Potential for New Maintenance-Free/Small Lot Homes in Gwinnett County and Downtown Lawrenceville

Source	Income Home \$	\$100k - \$150k \$300k - \$450k	\$150k - \$200k \$450k - \$600k	\$200k + \$600k +	Total	
Exist. County Owners 25-74 (\$100k+)		16,153	7,891	4,249	28,293	Claritas & US Census Bureau
% Over 55		33.2%	38.9%	24.4%		US Census Bureau
Owners Over 55 w/\$100k+		5,363	3,071	1,036	9,470	
% Turning Over Annually		11.6%	11.6%	10.5%		US Census Bureau - ACS 2017, doubled to
Pot. Owners "in the market"		624	358	109	1,090	account for greater movement w/prod. avail.
% Opting to Purchase Again in same area		63%	63%	63%		From US Census, American Hsg Survey
Opting to Purchase		393	225	68	686	
% Choose Maintenance-Free/Small Lot		17.6%	12.0%	8.0%		Based on 2-3x sales distribution of attached.
Purchase Maintenance-Free/Small Lot		69	27	5	102	
Purchasing New Maintenance-Free/Small Lot Homes		69	27	5	102	***Assumes buyer will prefer new if in price range
Est. Dwnt. Lawrenceville Capture Rate		25%	33%	33%	28%	***Based on a fair share capture of 1 in 4 or 1 in 3
Pot. Dwnt. Lawrenceville Demand		17	9	2	28	

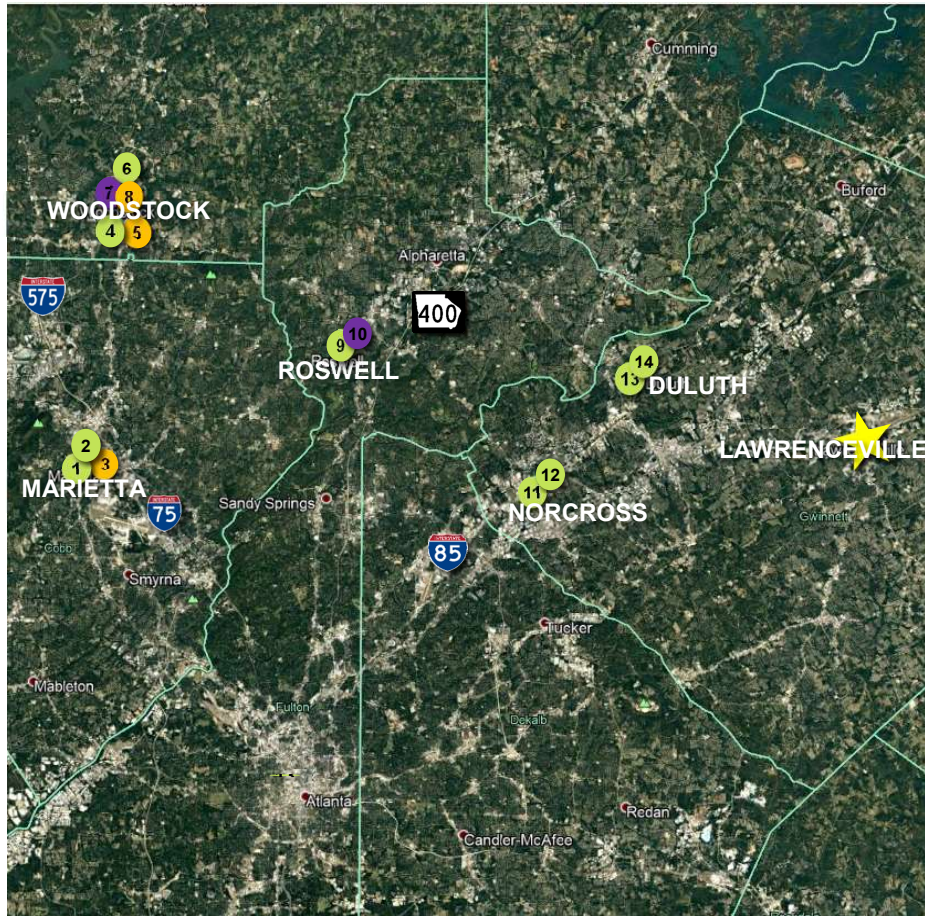
Total Potential Downtown Lawrenceville Demand					
Subject Property Capture By Source	\$300k - \$450k	\$450k - \$600k	\$600k+	Total	Mix
Renters Becoming Owners	10	3	1	14	16%
Owners Under 55 Moving-Up	27	11	4	42	50%
Owners Over 55 Downsizing	17	9	2	28	34%
Totals	54	23	7	84	

25% Increase for Out of Market Move-Ins					
Subject Property Capture By Source	\$300k - \$450k	\$450k - \$600k	\$600k+	Total	Mix
Renters Becoming Owners	12	4	1	17	16%
Owners Under 55 Moving-Up	34	14	5	53	50%
Owners Over 55 Downsizing	22	11	2	35	34%
Totals	67	29	9	105	
Est. Sales Per Mo.	5.6	2.4	0.7	8.8	

SOURCE: Noell Consulting based on data obtained from the US Census, Claritas, CoreLogic, competitive surveys & Realtor interviews.

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 31
Analogous For-Sale Product Community Map



Marietta		Units/Lots	Avg. Size	Avg. Price	Avg. \$/SF
1	Quad at Meeting Park TH	21	2,864	\$493,878	\$172
2	The Registry Marietta TH	12	2,663	\$535,233	\$201
3	Manget SFD	37	2,547	\$510,661	\$200
Marietta Average		23	2,691	\$513,258	\$191
Woodstock		Units/Lots	Avg. Size	Avg. Price	Avg. \$/SF
4	South on Main Woodstock TH	104	3,188	\$558,037	\$175
5	South on Main Woodstock SFD	239	3,559	\$681,775	\$192
6	Mason Main TH	57	2,382	\$454,637	\$191
7	Adair Park Condos	7	2,069	\$595,629	\$288
8	Adair Park SFD	7	3,109	\$696,600	\$224
Woodstock Average		83	2,861	\$597,335	\$214
Roswell		Units/Lots	Avg. Size	Avg. Price	Avg. \$/SF
9	Oak Crossing TH	8	2,573	\$500,275	\$194
10	Vickery Falls Condos	11	1,275	\$473,182	\$371
Roswell Average		10	1,924	\$486,728	\$283
Norcross / Duluth		Units/Lots	Avg. Size	Avg. Price	Avg. \$/SF
11	The Kelly TH	46	2,447	\$359,909	\$147
12	Seven Norcross TH	7	2,865	\$419,900	\$147
13	South on Main Duluth SFD	39	2,845	\$449,400	\$158
14	South on Main Duluth TH	59	2,845	\$356,341	\$143
Norcross / Duluth Average		38	2,751	\$396,387	\$149
Average All Townhomes		39	2,731	\$452,733	\$169
Average All Single Family Detached		81	3,015	\$584,609	\$194
Average All Condos		9	1,672	\$534,405	\$330

SOURCE: Noell Consulting Group, Google Earth, Google Maps

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 32

Townhome Community - Quad at Meeting Park TH (218 Roswell Street Northeast, Marietta, GA)

COMMUNITY OVERVIEW		SALES PACE	
Developer:	John Wieland	Sales Pace:	21 total townhomes Sold out 1.16/mo.
Delivery:	Finished building Q1 2019		
Presale:	Began presales 2017 Q3		
Size:	3 story	Features & Amenities:	Swimming pool, 2-story entertaining pavilion
Master:	No master on main		
Parking Type:	2 car garage parking		
Spaces/Ratio:	2 per unit	WalkScore®:	(80) Very Walkable
HOA Fees:	\$190 Per mo.		
PRODUCT PROGRAM			





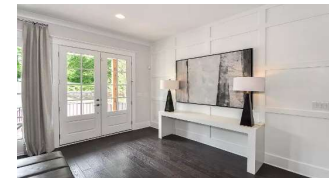
PRODUCT PROGRAM														
Plan / Lot	Unit Type	Unit Count	Unit Mix*	Sold/UC 2018-2019	Remaining Inventory	List Price Sales Price Range		Avg. Price	Unit Size Range	Average Size	Effective PSF		Avg. \$/SF	
Brunswick	3B/3.5b	11	52%	11	0	\$388,990	\$550,000	\$469,495	2,129 3,125	2,627	\$183	\$176	\$179	
Bainbridge	4B/4.5b	10	48%	10	0	\$489,900	\$551,500	\$520,700	3,125 3,125	3,125	\$157	\$176	\$167	
SUMMARY:		21	100%	21	0%	\$388,990	\$551,500	\$493,878	2,129 3,125	2,864	\$157	\$176	\$172	

*Estimated

UNIT FINISHES										
Exterior	Ceiling / Lighting	Flooring	Cabinets	Countertops	Appliances	Bath	Windows	Outdoor Space	Misc.	
Brick	9' ceilings finished, recessed can, pendant lighting	Hardwood floors in living and kitchen, tile in bath, carpet in bedrooms	White traditional	Quartz with tile back splash	Stainless appliances, gas cooking, and vent hoods	Quartz, stand up showers	Oversized punch windows	Screened porches and decks	-	

MARKET AUDIENCE

Many buyers are empty nesters, though still active. Attracted to Downtown Square and walkability.



SOURCE: Noell Consulting Group

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 33

Townhome Community - The Registry at Marietta TH (249 Cherokee Street Northeast, Marietta, GA)

COMMUNITY OVERVIEW		SALES PACE	
Developer:	Traton Homes	Sales Pace:	Presales began February 2019. 12 total homes, 1 home remaining (pace: 1.2 /mo.) Leasing agent disclosed needed to give incentives.
Delivery:	Q1 2019		
Presale:	Began presales Q1 2019 -11 units sold to date	Features & Amenities:	Pool memberships available at North Square, dog park.
Size:	22-24" wide, 3 stories -- 6 units in 2 buildings		
Master:	No master down -- elevators available	WalkScore®:	(18) Car-Dependent
Parking Type:	2 car private garage rear-entry parking		
Spaces/Ratio:	2 per unit		
HOA Fees:	\$645 initiation fee; \$250 Per mo.		
PHASE I PRODUCT PROGRAM			





PHASE I PRODUCT PROGRAM														
Plan / Lot	Unit Type	Unit Count	Unit Mix	Sold/UC 2018-2019	Remaining Inventory	List Price Sales Price Range		Avg. Price	Unit Size Range	Average Size	Effective PSF		Avg. \$/SF	
3B/3.5b	3B/3.5b	12	100%	11	1	\$499,900	\$561,502	\$535,233	2,663 2,663	2,663	\$188 \$211	\$201		
SUMMARY:		12	100%	11	8%	\$499,900	\$561,502	\$535,233	2,663 2,663	2,663	\$188 \$211	\$201		

UNIT FINISHES										
Exterior	Ceiling / Lighting	Flooring	Cabinets	Countertops	Appliances	Bath	Windows	Outdoor Space	Misc.	
Brick	9' ceilings finished, recessed can, pendant lighting	Hardwood floors in living and kitchen, tile in bath, carpet in bedrooms	White traditional	Quartz with tile back splash	Stainless appliances, gas cooking, and vent hoods	Quartz, stand up showers	Oversized punch windows	Screened porches and decks	Elevator option	

MARKET AUDIENCE

Most buyers are from the neighborhood and work nearby. Every buyer has been a downsizer, majority still work.



SOURCE: Noell Consulting Group

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 34

SFD Competitive/Analogous Communities - Manget

Community Overview

Developer: Brock Built Homes

Development History

Began presales 2016

1 SFD lot remaining

Masters on main available

Product Program

Community Features

Amenities: Landscaped streetscape, dog park



Lots	Unit Config.	Lot Size	Parking Type	Rem. Inv.	Sales Price Range		Sales Price	Size	Avg. Upgrades	Avg. \$/SF
N/A	3B/2.5b	.10 Acre	2-Car Private garage	-	\$499,900	\$559,900	\$529,900	2,452	On average, upgrades have been about 10%	\$216
N/A	3B/2.5b	.10 Acre	2-Car Private garage	-	\$455,000	\$509,900	\$482,450	2,466		\$196
N/A	3B/2.5b	.10 Acre	2-Car Private garage	-	\$441,000	\$589,900	\$515,450	2,509		\$205
N/A	3B/2.5b	.10 Acre	2-Car Private garage	-	\$507,500	\$507,500	\$507,500	2,582		\$197
N/A	3B/2.5b	.10 Acre	2-Car Private garage	-	\$470,000	\$499,900	\$484,950	2,452		\$198
N/A	3B/2.5b	.10 Acre	2-Car Private garage	-	\$575,900	\$575,900	\$575,900	2,829		\$204
N/A	4B/2.5b	.10 Acre	2-Car Private garage	-	\$510,000	\$510,000	\$510,000	2,600		\$196
N/A	4B/2.5b	.10 Acre	2-Car Private garage	-	\$539,900	\$539,900	\$539,900	2,629		\$205
N/A	4B/2.5b	.10 Acre	2-Car Private garage	-	\$449,900	\$449,900	\$449,900	2,407		\$187
Summary:				-	\$441,000	\$589,900	\$510,661	2,547		\$200

Base Unit Finishes

Exterior	Ceiling / Lighting	Flooring	Cabinets	Kitchen Details	Bathroom Details	Windows	Outdoor Space	Misc.
4-sided brick+stone	10' main 9". 2 pc 5" crown with designer fixture and recessed cans.	Site finished hardwood on main. Premium carpet on 2nd.	42" custom white cabinetry	GE Stainless Appliance package with 5 burner gas cook-top, and wine/ beverage chiller.	Designer tile. Granite double vanities. Oversized shower in master.	Double-hung energy efficient punch	Front yards	Elevator option available

Market Audience

Empty-nesters, downsizers, majority still work, young families.



SOURCE: Noell Consulting Group

12/11/2019

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 35

Townhome Community - South on Main Woodstock TH (136 Brighton Boulevard, Woodstock, GA 30188)

COMMUNITY OVERVIEW		SALES PACE	
Developer:	John Wieland	Sales Pace:	Presales began Summer 2017. 104 total homes.
Delivery:	Q3 2019		
Presale:	Began presales July 2017		
Size:	3-story	Features & Amenities:	Clubhouse with fitness room, swimming pool, playground
Master:	No master down		
Parking Type:	2 car garage parking		
Spaces/Ratio:	2 cars per unit	WalkScore®:	(50) Somewhat Walkable
HOA Fees:	\$230 Per mo.		
PRODUCT PROGRAM			





PRODUCT PROGRAM														
Plan	Unit Type	Unit Count*	Unit Mix*	Sold/UC 2018-2019	Remaining Inventory	List Price Sales Price Range		Avg. Price	Unit Size Range	Average Size	Effective PSF		Avg. \$/SF	
Appleton	3B/3.5b	28	27%	25	3	\$599,900	\$649,900	\$624,900	3,307 3,307	3,307	\$181	\$197	\$189	
Bridgeport	4B/4.5b	26	25%	26	0	\$669,900	\$669,900	\$669,900	3,897 3,897	3,897	\$172	\$172	\$172	
Andrews	3B/3.5b	25	24%	24	1	\$439,900	\$450,000	\$444,950	2,560 2,560	2,560	\$172	\$176	\$174	
Bartlett	3B/3.5b	25	24%	24	1	\$479,900	\$479,900	\$479,900	2,947 2,947	2,947	\$163	\$163	\$163	
SUMMARY:		104	100%	99	5%	\$439,900	\$669,900	\$558,037	2,560 3,897	3,188	\$163	\$197	\$175	

*Estimated

UNIT FINISHES									
Exterior	Ceiling / Lighting	Flooring	Cabinets	Countertops	Appliances	Bath	Windows	Outdoor Space	Misc.
Traditional	10' ceilings on main level and 9' ceilings on	Hardwood floors in master bedroom and/or	White modern flat slab	Quartz with tile back splash	Stainless appliances, gas cooking, and vent hoods	Quartz	Low- and zero-VOC interior finishes	Front porches, terraces	Elevator options

MARKET AUDIENCE

Some empty-nesters, younger families.



SOURCE: Noell Consulting Group

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 36

SFD Competitive/Analogous Communities - South on Main Woodstock

Community Overview

Developer: John Wieland
Total Lots: 239

Development History

Q3 2019 delivery

Community Features

Amenities: Clubhouse, fitness room, pool, playground



Product Program

Sold Lots	Unit Config.	Lot Size	Parking Type	Rem. Inv.	Sales Price Range	Sales Price	Size	Avg. Upgrades	Avg. \$/SF
Dupree	4B/3b	.15 Acre	3-Car Private garage	-	\$579,900 \$589,900	\$584,900	2,855	On average, upgrades have been about 10%	\$205
McDaniel	4B/3.5b	.15 Acre	3-Car Private garage	-	\$579,900 \$589,900	\$584,900	2,921		\$200
Riverwood	4B/4b	.15 Acre	3-Car Private garage	-	\$619,900 \$629,900	\$624,900	3,287		\$190
Redstone	4B/4.5b	.15 Acre	3-Car Private garage	-	\$729,900 \$769,900	\$749,900	3,915		\$192
Renaissance	4B/4.5b	.15 Acre	3-Car Private garage	-	\$759,900 \$759,900	\$759,900	3,978		\$191
Richardson	4B/4.5b	.15 Acre	3-Car Private garage	-	\$719,900 \$759,900	\$739,900	3,900		\$190
Richfield	4B/4.5b	.15 Acre	3-Car Private garage	-	\$769,900 \$769,900	\$769,900	4,015		\$192
Brevard	4B/3.5b	.15 Acre	3-Car Private garage	-	\$639,900 \$639,900	\$639,900	3,604		\$178
Summary:				-	\$579,900 \$769,900	\$681,775	3,559		\$192

Base Unit Finishes

Exterior	Ceiling / Lighting	Flooring	Cabinets	Kitchen Details	Bathroom Details	Windows	Outdoor Space	Misc.
4-sided brick+stone	Smooth and tray finished ceilings. 10' main 9'. 2 pc 5" crown with designer fixture and recessed cans.	Site finished hardwood on main. Premium carpet on 2nd.	42' custom white cabinetry	Stainless Appliance package with burner gas range. Large islands and pantry. Chevron tile backsplash.	Designer tile. Granite double vanities. 6' garden tub with oversized shower in master.	Punch windows	Front yards	Fireplaces, built in bookcases

Market Audience

Some empty-nesters, younger families.



SOURCE: Noell Consulting Group

12/11/2019

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 37

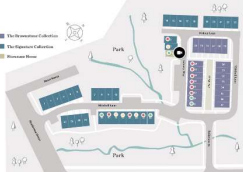
Townhome Community - Mason on Main TH (7784 Main Street Woodstock, GA 30188)

COMMUNITY OVERVIEW						SALES PACE								
Developer: The Providence Group						Sales Pace:	Sales began Q3 2018. 57 total townhomes, 43 homes remaining (pace: 1.2 /mo.)							
Delivery: Q3 2019														
Presale: Began presales August 2018														
Size: 22"-35" 3 story														
Master: No master down						Features & Amenities:	Landscaping and pocket parks							
Parking Type: 2 car garage parking														
Spaces/Ratio: 2 per unit														
HOA Fees: \$235 Per mo. \$1,410 intiation fee						WalkScore®:	(2) Car-Dependent							
PHASE I PRODUCT PROGRAM														
Plan / Lot	Unit Type	Unit Count	Unit Mix	Sold/UC 2018-2019	Remaining Inventory	List Price Sales Price Range		Avg. Price	Unit Size Range	Average Size	Effective PSF		Avg. \$/SF	
Highland	3B/4b	22	39%	6	16	\$384,900 \$459,900		\$422,400	2,142 2,142	2,142	\$180 \$215		\$197	
Fletcher	4B/3.5b	35	61%	8	27	\$399,900 \$549,900		\$474,900	2,533 2,533	2,533	\$158 \$217		\$187	
SUMMARY:		57	100%	14	75%	\$384,900 \$549,900		\$454,637	2,142 2,533	2,382	\$158 \$217		\$191	
UNIT FINISHES														
Exterior	Ceiling / Lighting	Flooring	Cabinets	Countertops		Appliances		Bath	Windows	Outdoor Space	Misc.			
Contemporary/Modern	9-10' ceilings, recessed can and ceiling fan lighting	Hardwood floors throughout	White traditional	Granite		Stainless appliances, gas cooking, and vent hoods		Cultured marble	Punch windows	Private terraces	Storage units / elevators			
MARKET AUDIENCE														
Seeing mix of demographics. Many from the surrounding area, attracted to Downtown. Some downsizers and divorcees. Some younger first home buyers. 2 EN couples, 2 families, others divorced.														
SOURCE: Noell Consulting Group														









LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 38

Competitive Condominium Community - Adair Park Condos (8256 Main St, Woodstock, GA)

COMMUNITY OVERVIEW		SALES PACE	
Developer:	Beecham Group	Sales Pace:	Condo units not yet under construction. Started presales March 2018 - 0.1 units/month
Delivery:	Q1 2021		
Presale:	Began presales Spring 2018 - 30/34 units sold to date		
Type:	Phase 1 - 7 units, phase 2 - 23 units	Features & Amenities:	Grilling areas, fenced dog park, fitness center, café room, conference room, community fire pit, on-site concierge.
Construction:	Brick 4-sided, stone		
Parking Type:	Surface, underground garage		
Spaces/Ratio:	1-2 spaces/bed	WalkScore®:	(53) Somewhat Walkable
HOA Fees:	\$250/month		
PRODUCT PROGRAM			



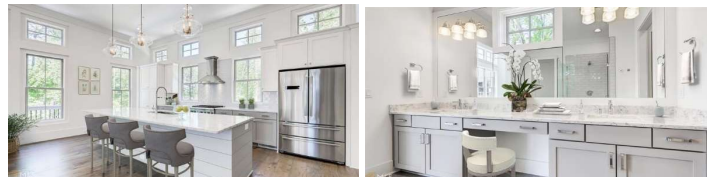


PRODUCT PROGRAM													
Unit Type	Unit Count	Unit Mix	Total Sold/UC	Sold/UC 2018-2019	Remaining Inventory	List Price Sales Price Range		Avg. Price	Unit Size Range	Average Size	Effective PSF		Avg. \$/SF
2B/2.5b/D	2	29%	1	1	1	\$449,900	\$459,900	\$454,900	1,540 1,540	1,540	\$292	\$299	\$295
3B/2.5b	4	57%	0	0	4	\$549,900	\$569,900	\$559,900	1,950 1,950	1,950	\$282	\$292	\$287
4B/4b PH	1	14%	1	1	0	\$1,020,000	\$1,020,000	\$1,020,000	3,600 3,600	3,600	\$283	\$283	\$283

SUMMARY:	7	100%	2	2	71%	\$449,900	\$1,020,000	\$595,629	1,540	3,600	2,069	\$282	\$299	\$288
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UNIT FINISHES							
Ceiling Height and Finish	Lighting	Flooring	Countertops, Cabinets and Bath Detail	Appliances and Tech	Windows and Balconies	Typical Upgrades	Storage
10' finished	Recessed LED lighting, decorative pendants	Armstrong laminate hardwoods in kitchen and living, carpet in bed, tile in bath	Soft close cabinets, chrome, nickel, brass hardware. Stone countertops throughout, frameless walk in showers	Stainless steel Bosch appliances	Oversized punch windows and balconies and patios in all units	Thermador appliances	Storage included with every unit.

MARKET AUDIENCE	SUMMARY
All buyers have been local from Canton, Woodstock, golfcourse communities. Mostly downsizers, some divorcees, young working professionals.	Located on Main Street in Downtown Woodstock, in Adair Park community additionally offering single family homes, retail, restaurants and office space.



SOURCE: Noell Consulting Group

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 39

SFD Competitive/Analogous Communities - Adair Park at Downtown Woodstock

Community Overview

Developer: Beecham Group
Total Lots: 7

Development History

Lots 5-7 built in 2019 Q1-3
Lots 1-4 exp. 2019 Q4-2020 Q2
1/7 homes sold; 4 still under construction

Product Program

Community Features

Amenities: Landscaped streetscape



Lots	Unit Config.	Lot Size	Parking Type	Rem. Inv.	Sales Price Range	Sales Price	Size	Avg. Upgrades	Avg. \$/SF
Lot 1	4B/4.5b	0.15	2-Car Private garage	1	--	-	-	-	-
Lot 2	4B/4.5b	0.15	2-Car Private garage	1	--	-	-	-	-
Lot 3	4B/4.5b	0.15	2-Car Private garage	1	--	-	-	-	-
Lot 4	4B/4.5b	0.15	2-Car Private garage	1	--	-	-	-	-
Lot 5	4B/4.5b	0.15	2-Car Private garage	1	\$669,900 \$669,900	\$669,900	2,910	-	\$230
Lot 6	4B/3.5b	0.15	2-Car Private garage	1	\$719,900 \$719,900	\$719,900	3,216	-	\$224
Lot 7	4B/3.5b	0.15	2-Car Private garage	0	\$700,000 \$700,000	\$700,000	3,200	-	\$219
Summary:				6	\$669,900 \$719,900	\$696,600	3,109		\$224

Base Unit Finishes

Exterior	Ceiling / Lighting	Flooring	Cabinets	Kitchen Details	Bathroom Details	Windows	Outdoor Space	Misc.
4-sided brick+stone	10' to 12' Ceilings	Armstrong laminate hardwoods throughout, tile in bath	Soft close cabinets, chrome, nickel, brass hardware	Stainless steel Bosch appliances, stone countertops throughout	Frameless walk in showers	Double-hung energy efficient punch	Backyards	Thermador appliances upgraded

Market Audience

Shares similar demographic to those looking at Adair Park condo units. Majority from surrounding areas--Canton, Woodstock. Seeing mostly empty-nesters, especially coming in from gold course communities, some families.



SOURCE: Noell Consulting Group

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 40

Townhome Community - Oak Crossing TH (840 Myrtle Street Roswell, Georgia, 30075)

COMMUNITY OVERVIEW		SALES PACE	
Developer:	Monte Hewett Homes	Sales Pace:	Presales began June 2017. All townhome units sold as of June 2019. 0.3 units/mo. Slow leasing due to surrounding inventory options in other neighborhoods such as Alpharetta--many instead bought at The Foundry.
Delivery:	Q4 2018		
Presale:	Began presales June 2017 - all units sold to date	Features & Amenities:	Landscaping
Size:	3 stories		
Master:	No master down	WalkScore®:	(67) Somewhat Walkable
Parking Type:	2 car garage parking		
Spaces/Ratio:	2 per unit		
HOA Fees:	\$270 Per mo.		
PHASE I PRODUCT PROGRAM			





PHASE I PRODUCT PROGRAM														
Plan / Lot	Unit Type	Unit Count	Unit Mix	Sold/UC 2018-2019	Remaining Inventory	List Price Sales Price Range		Avg. Price	Unit Size Range	Average Size	Effective PSF		Avg. \$/SF	
Stonebridge	3B/3.5b/D	8	100%	4	4	\$450,650	\$549,900	\$500,275	2,573	2,573	2,573	\$175	\$214	\$194
SUMMARY:		8	100%	4	50%	\$450,650	\$549,900	\$500,275	2,573	2,573	2,573	\$175	\$214	\$194

UNIT FINISHES										
Exterior	Ceiling / Lighting	Flooring	Cabinets	Countertops	Appliances	Bath	Windows	Outdoor Space	Misc.	
Contemporary	10' ceilings finished, recessed can, pendant lighting	Hardwood floors in living and kitchen, tile in bath, carpet in bedrooms	Bell Studio Custom Cabinetry	Granite or Quartz countertops, tile backsplashes	Whirlpool stainless appliances, gas cooking, and vent hoods	Piedrafina marble countertops, stand up showers	Oversized punch windows	Screened porches and decks	NA	

MARKET AUDIENCE

Lack of elevators and no master down deterred empty nester buyers--many bought instead one of the courtyard residences of at The Foundry. Mostly working single buyers at this property.



SOURCE: Noell Consulting Group

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

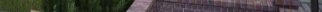
Exhibit 41

Competitive Condominium Community - Vickery Falls Condos (230 Vickery Falls Drive Roswell, Georgia, 30075)

COMMUNITY OVERVIEW		SALES PACE	
Developer:	Huffman Group, LLC	Sales Pace:	Sales Pace: 0.38/mo. Production was briefly slowed due to laborers availability. Penthouse units not currently listed yet.
Delivery:	Q4 2019		
Presale:	Presales began March 2018		
Type:	Mid-rise 11 units; Master on main	Features & Amenities:	Outdoor space with outdoor kitchen area with grill and sink, fireplace and seating area, bocce ball court, designated car washing area, dog washing station and dog walking area
Construction:	Brick 4-sided		
Parking Type:	Assigned garage parking		
Spaces/Ratio:	2 spaces per unit.	WalkScore®:	(49) Car-Dependent
HOA Fees:	\$0.22/sf; \$0.33/sf - PH units		
PRODUCT PROGRAM			





PRODUCT PROGRAM														
Unit Type	Unit Count	Unit Mix	Total Sold/UC	Sold/UC 2018-	Remaining Inventory	List Price Sales Price Range		Avg. Price	Unit Size Range	Average Size	Effective PSF		Avg. \$/SF	
2B/2.5b	3	27%	2	2	1	\$475,000	\$500,000	\$487,500	1,546 1,546	1,546	\$307	\$323	\$315	
2B/2.5b/D	4	36%	3	3	1	\$605,000	\$625,000	\$615,000	1,942 1,942	1,942	\$312	\$322	\$317	
2B/2.5b/PH	2	18%	0	0	2	\$800,000	\$800,000	\$800,000	1,216 1,270	1,243	\$658	\$630	\$644	
3B/2.5b	2	18%	2	2	0	\$550,000	\$595,000	\$572,500	1,884 1,884	1,884	\$292	\$316	\$304	
SUMMARY:	11	73%	7	7	36%	\$550,000	\$800,000	\$473,182	1,216 1,942	1,275	\$292	\$630	\$371	

UNIT FINISHES							
Ceiling Height and Finish	Lighting	Flooring	Countertops, Cabinets and Bath Detail	Appliances and Tech	Windows and Balconies	Typical Upgrades	Storage
10' finished, crown molding throughout	Recessed LED lighting, decorative pendants	Hardwoods in kitchen and living, carpet in bed, tile in bath	Custom Kraftmaid cabinetry, Quartz and marble countertops throughout, frameless walk in showers	SS appliance package w/ hood vent, gas range, fireplace in living room	Floor to ceiling windows and terraces and patio space	Wet bar	2 storage units PH

MARKET AUDIENCE

5 owner-occupied units / 2 as 2nd or 3rd home "lock and lease". Mix of working professional and downsizers--empty nesters and baby boomers.



SUMMARY

New community located in historic downtown Roswell. Part of development of condominiums, townhomes, and retail space located on South Atlanta Street in walking distance to Downtown shopping, restaurants, and numerous parks.

SOURCE: Noell Consulting Group

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 42

Townhome Community - The Kelly TH (2605 Sarah Carlin Court Norcross, GA 30071)

COMMUNITY OVERVIEW						SALES PACE									
Developer: Stanley Martin Homes						Sales Pace: Began preleasing April 2019. 46 total homes, 35 homes remaining (pace: 2.2/mo.)									
Delivery: Q4 2019															
Presale: Began presales April 2019 - 11/46 units sold to date						Features & Amenities: Landscaping									
Size: 3-story 18' - 16' townhomes															
Master: No master down						WalkScore®: (67) Somewhat Walkable									
Parking Type: 2 car garage parking															
Spaces/Ratio: 2 per unit															
HOA Fees: \$225 Per mo.															
PRODUCT PROGRAM															
Plan	Unit Type	Unit Count	Unit Mix	Sold/UC 2018-2019	Remaining Inventory	List Price Sales Price Range		Avg. Price	Unit Size Range		Average Size	Effective PSF		Avg. \$/SF	
Bridget A	3B/3.5b	13	28%	6	7	\$344,900	\$389,600	\$367,250	2,447	2,447	2,447	\$141	\$159	\$150	
Bridget C	3B/3.5b	11	24%	2	9	\$345,900	\$364,900	\$355,400	2,447	2,447	2,447	\$141	\$149	\$145	
Bridget D	3B/3.5b	11	24%	2	9	\$352,900	\$352,900	\$352,900	2,447	2,447	2,447	\$144	\$144	\$144	
Bridget F	3B/3.5b	11	24%	1	10	\$354,900	\$370,600	\$362,750	2,447	2,447	2,447	\$145	\$151	\$148	
SUMMARY:		46	100%	11	76%	\$344,900	\$389,600	\$359,909	2,447	2,447	2,447	\$141	\$159	\$147	
UNIT FINISHES															
Exterior	Ceiling / Lighting	Flooring	Cabinets	Countertops		Appliances		Bath	Windows	Outdoor Space		Misc.			
Brick	9-10' ceilings finished, recessed can, pendant lighting	Hardwood floors in living and kitchen, tile in bath, carpet in bedrooms	White traditional	Quartz with tile back splash		Energy star stainless appliances and vent hoods		Marble countertops, stand up showers	Oversized punch windows	8' x 20' deck		NA			
MARKET AUDIENCE															
Coming from all over Gwinnett--mainly work in Peachtree Corners, Dunwoody. Some young families.															

SOURCE: Noell Consulting Group

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 43

Townhome Community - Seven Norcross TH (6116 Cushing Cir 113, Norcross, GA 30071)

COMMUNITY OVERVIEW		SALES PACE	
Developer:	The Providence Group	Sales Pace:	Some slow downs in construction, just began presales--though agent expects will sell out quickly.
Delivery:	Q4 2019		
Presale:	1 presales as of date	Features & Amenities:	Pool, wooded area with firepit.
Size:	25'x47" townhomes		
Master:	No master down	WalkScore®:	(60) Somewhat Walkable
Parking Type:	2 car garage parking		
Spaces/Ratio:	2 per unit		
HOA Fees:	\$305 Per mo.		
PHASE I PRODUCT PROGRAM			





PHASE I PRODUCT PROGRAM														
Plan / Lot	Unit Type	Unit Count	Unit Mix	Sold/UC 2018-2019	Remaining Inventory	List Price Sales Price Range		Avg. Price	Unit Size Range	Average Size	Effective PSF		Avg. \$/SF	
Lots 1-7	3B/3.5b	7	100%	1	6	\$414,900	\$424,900	\$419,900	2,865 2,865	2,865	\$145	\$148	\$147	
SUMMARY:		7	100%	1	86%	\$414,900	\$424,900	\$419,900	2,865 2,865	2,865	\$145	\$148	\$147	

UNIT FINISHES										
Exterior	Ceiling / Lighting	Flooring	Cabinets	Countertops	Appliances	Bath	Windows	Outdoor Space	Misc.	
4-wall brick, traditional	9' ceilings on bedroom level, pendant lighting	Hardwood floors in living and kitchen, tile in bath, carpet in bedrooms	White traditional	Granite or Quartz	Stainless appliances, gas cooking, and vent hoods	Quartz	Oversized punch windows	Rooftop terraces	Built in bookcases option \$3,200 upgrade	

MARKET AUDIENCE

Seeing interest from local buyers--Lawrenceville, Marietta, Norcross. Some out of state interest from relocates. Majority empty nesters 50-70 some late 40s. School district not a concern for these buyers.



SOURCE: Noell Consulting Group

LAWRENCEVILLE DDA DOWNTOWN LAWRENCEVILLE, GA EXECUTIVE HOUSING MARKET ANALYSIS

Exhibit 45

SFD Competitive/Analogous Communities - South on Main Duluth

Community Overview

Developer: Lennar
Total Lots: 39

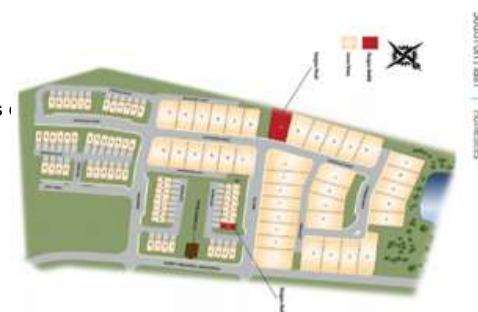
Development History

32/39 homes under contract/sold
Presales began November 2018 - 3.2/mo.
Est. delivery 2020

Product Program

Community Features

Amenities: Landscaped streetscape, clubhouse, fitness



Lots	Unit Config.	Lot Size	Parking Type	Rem. Inv.	Sales Price Range	Sales Price	Size	Avg. Upgrades	Avg. \$/SF
Callahan	4B/3b	.20 Acre	Private garage	0	\$414,900 \$414,900	\$414,900	2,448	Typically \$15,000 to \$25,000	\$169
Bradley	4B/3.5b	.20 Acre	Private garage	0	\$420,900 \$420,900	\$420,900	2,468		\$171
Daphne	3B/2.5b	.20 Acre	Private garage	0	\$421,900 \$421,900	\$421,900	2,448		\$172
Aubrey	4B/3.5b	.20 Acre	Private garage	1	\$423,900 \$423,900	\$423,900	2,452		\$173
Filmore	4B/3b	.20 Acre	Private garage	1	\$442,900 \$442,900	\$442,900	2,774		\$160
Ashland	4B/3b	.20 Acre	Private garage	0	\$452,900 \$492,900	\$472,900	3,069		\$154
Everglade	4B/3.5b	.20 Acre	Private garage	1	\$454,900 \$494,900	\$474,900	3,106		\$153
Hickory	5B/4b	.20 Acre	Private garage	2	\$456,900 \$456,900	\$456,900	3,139		\$146
Jamison	5B/4b	.20 Acre	Private garage	2	\$463,900 \$463,900	\$463,900	3,143		\$148
Candler	4B/3.5b	.20 Acre	Private garage	0	\$480,900 \$520,900	\$500,900	3,407		\$147
Summary:				7	\$414,900 \$520,900	\$449,400	2,845		\$158

Base Unit Finishes

Exterior	Ceiling / Lighting	Flooring	Cabinets	Kitchen Details	Bathroom Details	Windows	Outdoor Space	Misc.
4-sided brick+stone	9' ceilings finished, lighting fixtures	3.5" Shaw® Longmont hardwood in living and kitchen, tile in bath, carpet in bedrooms	42" Timberlake® Fairfield cabinets	Granite with tile back splash, Stainless appliances, gas cooking, and vent hoods	Cultured marble, garden tubs, stand-up showers w designer tile	Oversized punch	Backyards	42" Direct Vent Gas Fireplace with Marble Surround

Market Audience

Similar to townhome buyers, with more families. Most are already from Duluth or neighboring cities, majority still work, younger first-time buyers or DINKs.



SOURCE: Noell Consulting Group



LAWRENCEVILLE

GEORGIA

14.

AGENDA REPORT
MEETING: WORK SESSION, JANUARY 8, 2020
AGENDA CATEGORY: DISCUSSION

Item: City View Modifications

Department: City Manager

Date of Meeting: Wednesday, January 8, 2020

Fiscal Impact: \$0

Presented By: Chuck Warbington

Action Requested: Update and Rick Porter Presentation

Summary: Update and Rick Porter Presentation

Attachments/Exhibits:
CityView 1119



Timeline

- ❖ Letter of Intent July 2016
- ❖ Conceptual Agreement August 2016
- ❖ Contract to Purchase Property December 2016
- ❖ Property Due Diligence January 2017 through March 2017
- ❖ Decision to Proceed April 2017
- ❖ Special Use Permit Approval April 2017
- ❖ Development Plans Submitted May 2017
- ❖ Development Permits Issued August 2017
- ❖ Property Closing August 31, 2017
- ❖ Plan Review Presentation May 2018

Most Likely Scenario

MOST LIKELY CASH FLOW									
	Year 1	Year 2		Year 3		Year 4		Year 5	
	2017	2018		2019		2020		2021	
Office A		1	90,000						
Office B						2	120,000	3	180,000
Live/Work		5	300,000						
TH1				7	350,000	3	150,000	4	200,000
Cottage				4	160,000				
SFD		5	275,000			6	330,000		
TH2				5	190,000	8	304,000	5	190,000
									TOTAL
DDA	500,000	300,000					90,500		1,007,500
Total	500,000	19-Mar	800,000	800,000		890,500			
Richport			57,000		252,000		281,500		707,500
Total		57,000		* 309,000		500,000			
Lender			308,000		448,000		532,000		1,624,000



Representation of Cottages



Representation of Single Family Detached



Representation of Office



Representation of Town Homes



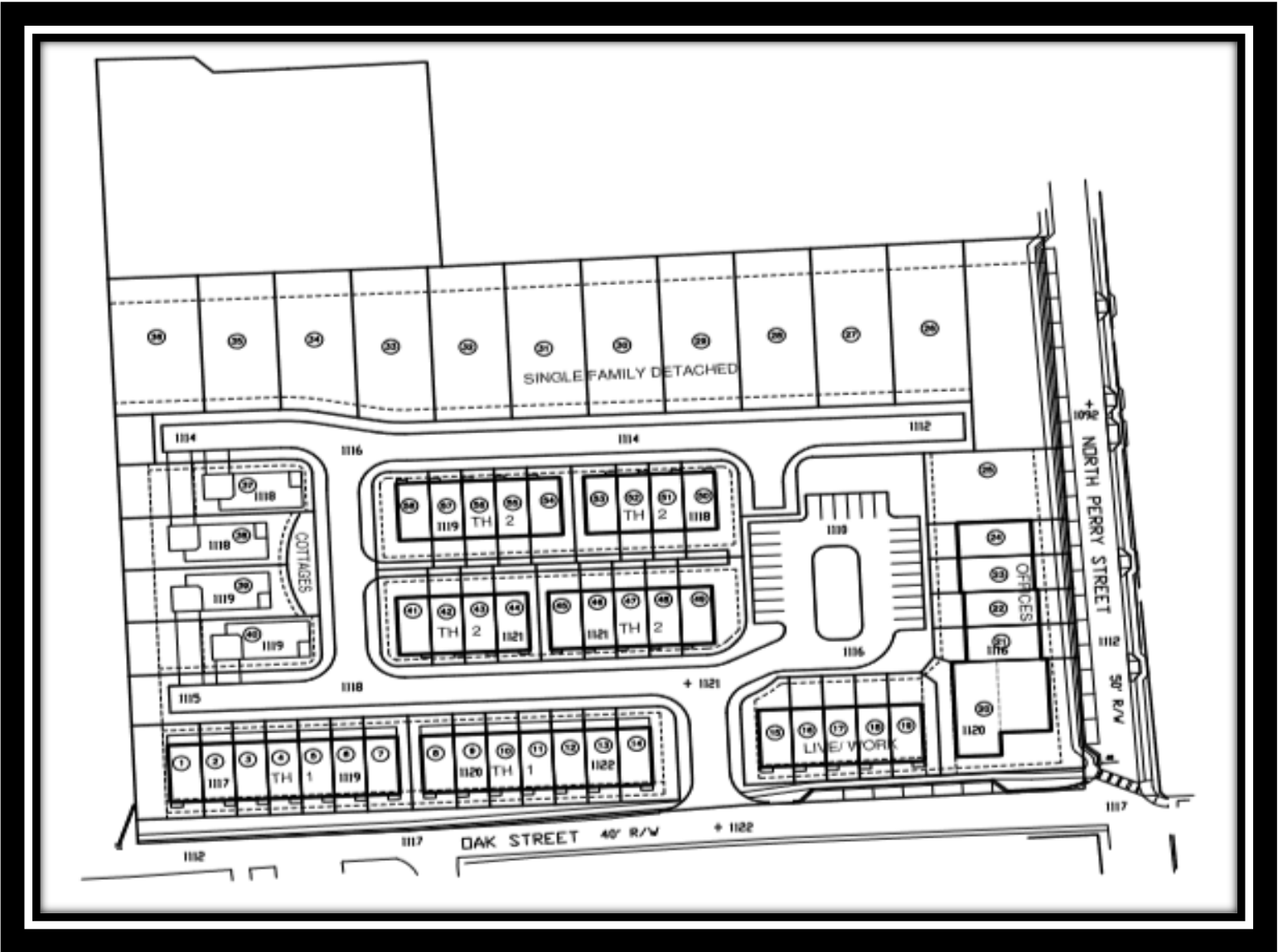
Representation of Live / Work



Representation of Corner Office,
Inspired by Historic Lawrenceville City School

Concept Plan for CityView Development - Lawrenceville, GA

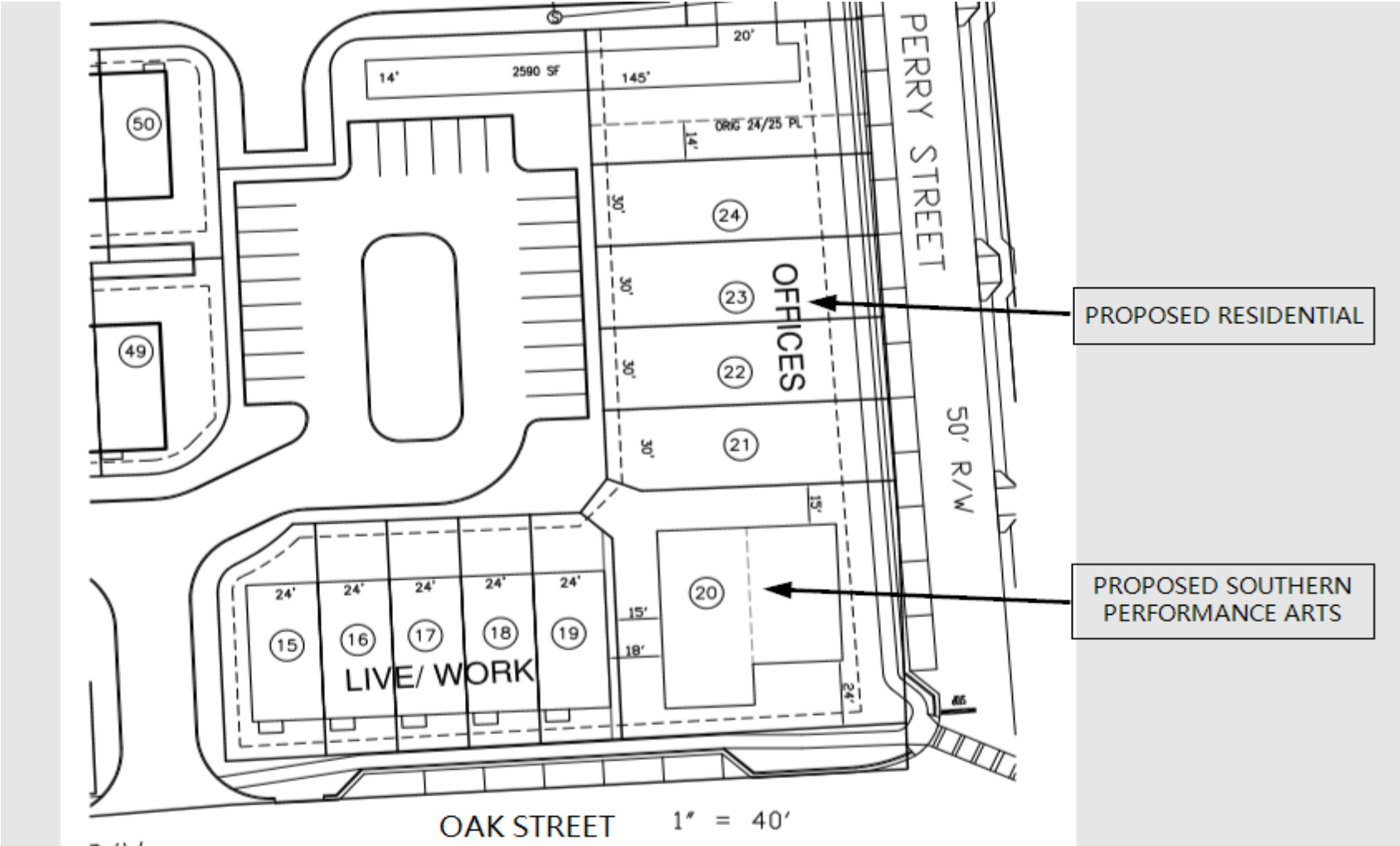




Activity Through November 2019

- ❖ Single Family Detached Homes Completed---8
- ❖ Townhomes Completed---16
- ❖ Townhomes Under Construction---7
- ❖ Total Homes Closed---18
- ❖ Homes Under Contract---6
- ❖ Average Price Homes Closed---\$302,361 (332,631)
- ❖ Maximum Home Price Closed---\$356,097
- ❖ Minimum Price Home Closed \$237,640 vs Contract Covenant \$210,000 (241,821)
- ❖ 100% Homes Closed Above \$237,000 vs Contract Covenant \$210,000
- ❖ Maximum Home Price Under Contract---\$390,000

Corner of Perry and Oak



Inspiration



The School Building at CityView

14.





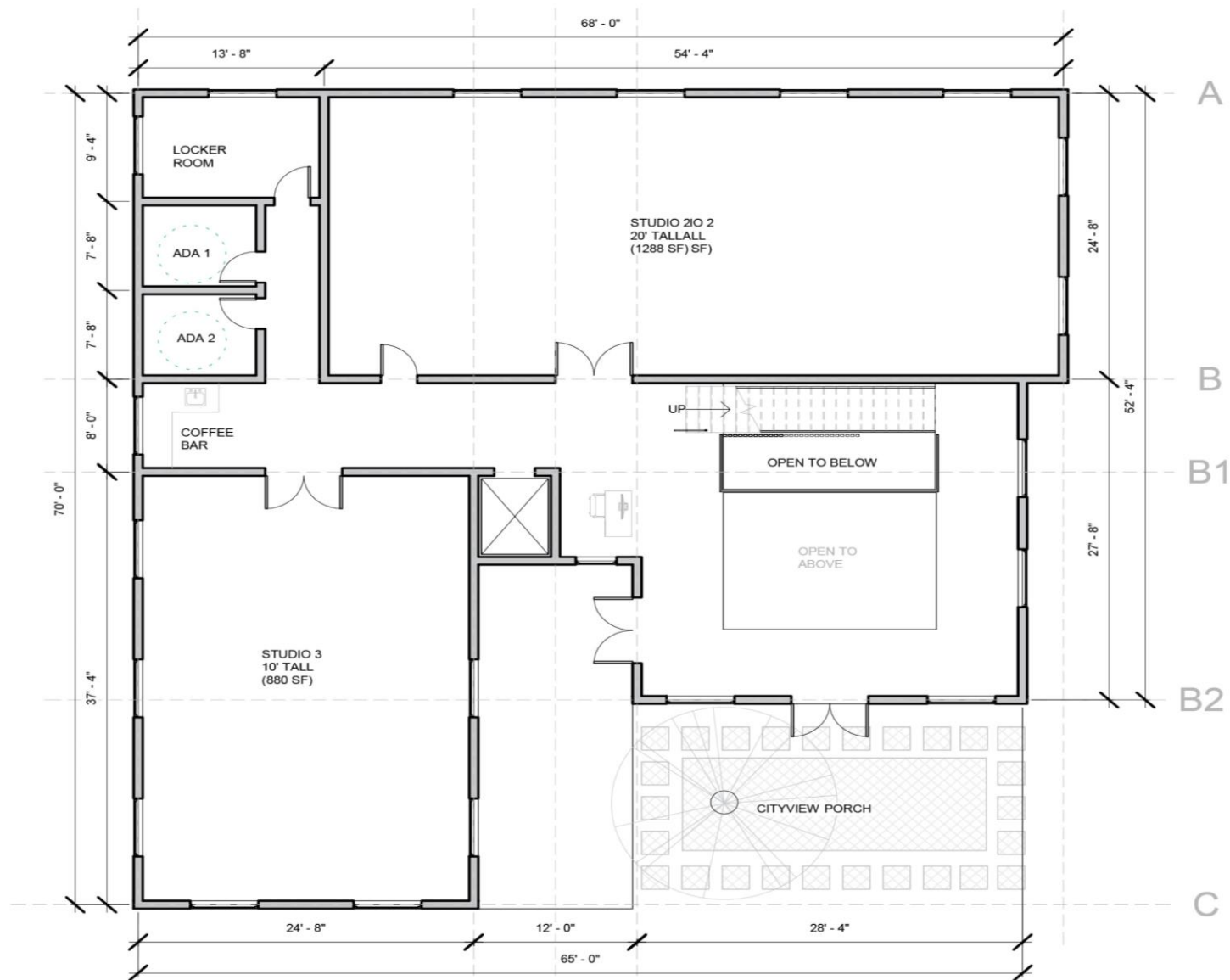


Perry Street Elevation

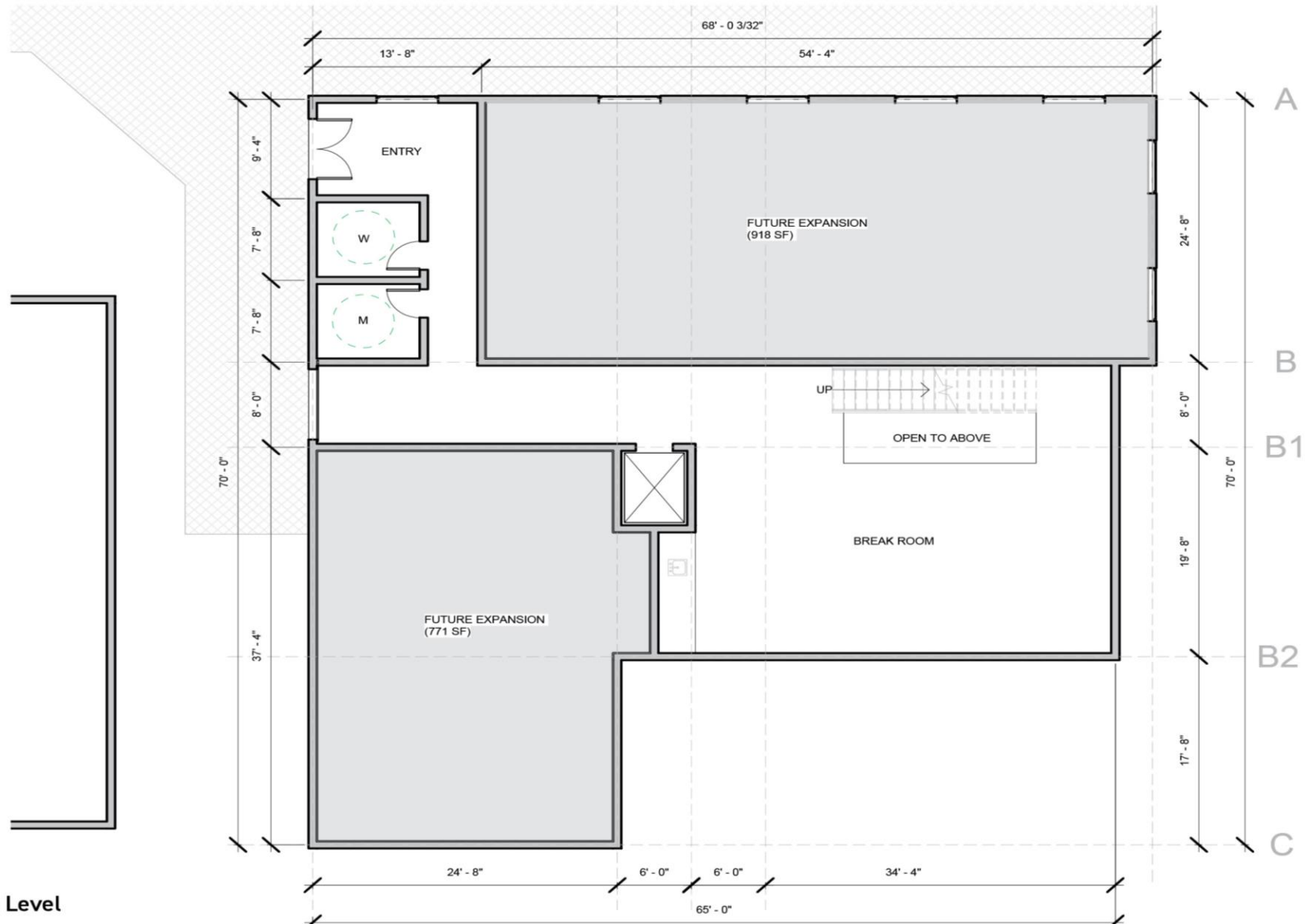


Oak Street Elevation

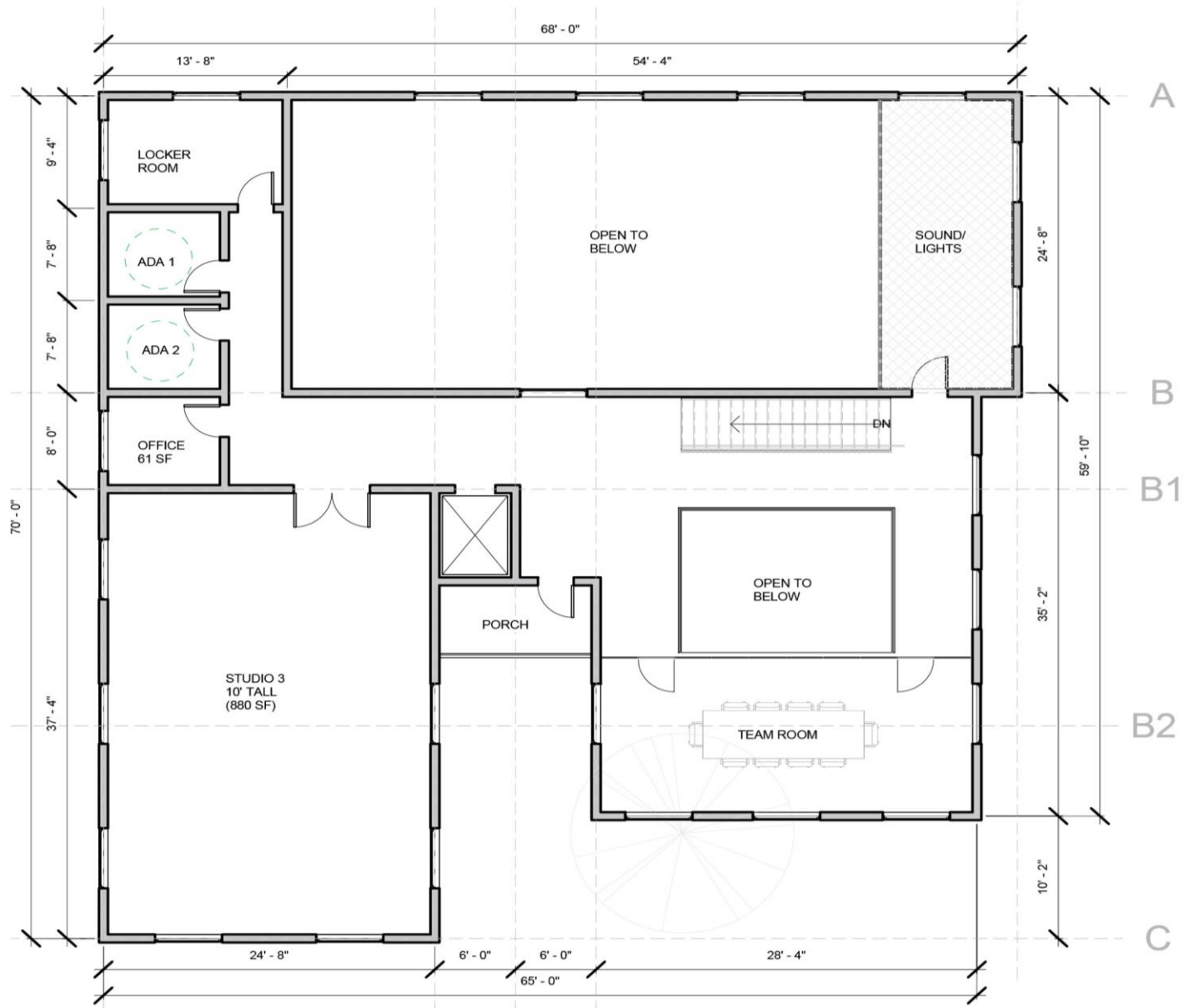
Street Level



Terrace Level



Second Level







LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JANUARY 8, 2020

AGENDA CATEGORY: ORDINANCE

Item:	Blighted Property Ordinance
Department:	City Manager
Date of Meeting:	Wednesday, January 8, 2020
Fiscal Impact:	To Be Determined
Presented By:	Steve North, Deputy City Manager
Action Requested:	Approval of Ordinance

Summary: This is an Ordinance to provide for a method of identifying and addressing blighted property within the City of Lawrenceville.

Background: It has been shown that property maintained in a blighted condition increases the need for government services and therefore increases the costs to the community. As part of the ongoing efforts to spark revitalization and eradicate blighted properties within the City, the ability to identify and address blighted properties that this ordinance provides will be another tool the City can utilize. As an incentive to encourage community redevelopment, a community redevelopment tax incentive program is created by this Ordinance.

Fiscal Impact: The fiscal impact will have to be evaluated over time.

Attachments/Exhibits:
Draft Ordinance

ORDINANCE NO. _____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF LAWRENCEVILLE RELATING TO BLIGHTED PROPERTY; TO PROVIDE FOR DEFINITIONS; TO PROVIDE FOR A LEVY OF INCREASE ON AD VALOREM TAXES FOR BLIGHTED PROPERTY; TO PROVIDE FOR IDENTIFICATION OF BLIGHTED PROPERTY; TO PROVIDE FOR REMEDIATION; TO PROVIDE FOR A DECREASE ON AD VALOREM TAXES ON PROPERTY; TO PROVIDE PROCEDURES; TO PROVIDE FOR ENFORCEMENT; TO PROVIDE FOR VIOLATIONS; TO PROVIDE PENALTIES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

SECTION ONE:

Chapter _____ of the Municipal Code of the City of Lawrenceville is amended by adding a new Article, to be numbered Article _____, which shall include the following language:

Article _____

Sec. _____. Short Title.

This Article shall be known as the “Lawrenceville Blighted Property Ordinance.”

Sec. _____. Purpose.

The existence of real property which is maintained in a blighted condition increases the burden of the state and local government by increasing the need for government services, including but not limited to social services, public safety services, and code enforcement services. Rehabilitation of blighted property decreases this need for such government services.

In furtherance of its objective to eradicate conditions of slum and blight within the city, the Lawrenceville City Council, in exercise of the powers granted to municipal corporations at Chapter 61, Urban Redevelopment, of Title 36 of the Official Code of Georgia Annotated, has designated those areas of the city where conditions of slum and blight are found or are likely to spread.

In recognition of the need for enhanced governmental services and in order to encourage private property owners to maintain their real property and the buildings, structures and improvement thereon in good condition and repair, and as an incentive to encourage community redevelopment, a community redevelopment tax incentive program is hereby

established as authorized by Article IX, Section II, Paragraph VII(d) of the 1983 Constitution of the State of Georgia.

Sec. _____. Definitions.

(a) 'Blighted property', 'blighted', or 'blight' means any urbanized or developed property which:

(1) Presents two or more of the following conditions:

- (A) Uninhabitable, unsafe, or abandoned structure;
- (B) Inadequate provisions for ventilation, light, air, or sanitation;
- (C) An imminent harm to life or other property caused by fire, flood, hurricane, tornado, earthquake, storm, or other natural catastrophe respecting which the governor has declared a state of emergency under the state law or has certified the need for disaster assistance under federal law; provided, however, this division shall not apply to property unless the relevant public agency has given notice in writing to the property owner regarding specific harm caused by the property and the owner has failed to take reasonable measures to remedy the harm;
- (D) A site identified by the federal Environmental Protection Agency as a superfund site pursuant to 42 U.S.C. Section 9601, et seq., or having environmental contamination to an extent that requires remedial investigation or a feasibility study;
- (E) Repeated illegal activity on the individual property of which the property owner knew or should have known; or
- (F) The maintenance of the property is below state, county, or municipal codes for at least one year after written notice of the code violation to its owner; and

(2) Is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property.

Property shall not be deemed blighted solely because of esthetic conditions.

(b) 'Building inspector' means a certified inspector possessing the requisite qualifications to determine minimal code compliance.

- (c) 'Community redevelopment' means any activity, project, or service necessary or incidental to achieving the redevelopment or revitalization of a redevelopment area or portion thereof designated for redevelopment through an urban redevelopment plan or thorough local ordinances relating to the repair, closing, and demolition of buildings and structures unfit for human habitation.
- (d) 'Governing authority' means the City Council of the City of Lawrenceville, a Georgia municipal corporation.
- (e) 'Millage' or 'millage rate' means the levy, in mills, which is established by the governing authority for purposes of financing, in whole or in part, the levying jurisdiction's general fund expenses for the fiscal year.
- (f) 'Person' means such individual(s), partnership, corporations, business entities and associations which return real property for ad valorem taxation or who are chargeable by law for the taxes on the property.
- (g) 'Public officer' means the city manager or such officer or employee of the city as designated by the city manager to perform the duties and responsibilities hereafter set forth in this article.

Sec. _____. Ad Valorem Tax Increase on Blighted Property

- (a) There is hereby levied on all real property within the city which has been officially identified as maintained in a blighted condition an increased ad valorem tax by applying a factor of ten (10.0) to the millage rate applied to the property, so that such property shall be taxed at a higher millage rate generally applied in the municipality, or otherwise provided by general law; provided, however, real property on which there is situated a dwelling house which is being occupied as the primary residence of one or more persons shall not be subject to official identification as maintained in a blighted condition and shall not be subject to increased taxation.
- (b) Such increased ad valorem tax shall be applied and reflected in the first tax bill rendered following official designation of a real property as blighted.
- (c) Revenues arising from the increased rate of ad valorem taxation shall, upon receipt, be segregated by the city manager and used only for community redevelopment purposes, as identified in an approved urban redevelopment program, including defraying the cost of the city's program to close, repair, or demolish unfit building and structures.

Sec. _____. Identification of Blighted Property.

- (a) In order for a parcel of real property to be officially designated as maintained in a blighted condition and subject to increased taxation, the following steps must be completed:
 - (1) An inspection must be performed on the parcel of property. In order for an inspection to be performed,
 - (A) A request may be made by the public officer or by at least five residents of the city for inspection of a parcel of property, said inspection to be based on the criteria as delineated in this ordinance, or
 - (B) The public officer may cause a survey of existing housing conditions to be performed, or may refer to any such survey conducted or finalized within the previous five years, to locate or identify any parcels which may be in a blighted condition and for which a full inspection should be conducted to determine if that parcel of property meets the criteria set out in this article for designation as being maintained in a blighted condition.
 - (2) A written inspection report of the findings for any parcel of property inspected pursuant to subsection (1) above shall be prepared and submitted to the public officer. Where feasible, photographs of the conditions found to exist on the property on the date of inspection shall be made and supplement the inspection report. Where compliance with minimum construction, housing, occupancy, fire and life safety codes in effect within the city are in question, the inspection shall be conducted by a certified inspector possessing the requisite qualifications to determine minimal code compliance.
 - (3) Following completion of the inspection report, the public officer shall make a determination, in writing, that a property is maintained in a blighted condition, as defined by this article, and is subject to increased taxation.
 - (4) The public officer shall cause a written notice of his determination that the real property at issue is being maintained in a blighted condition to be served upon the person(s) shown on the most recent tax digest of Gwinnett County as responsible for payment of ad valorem taxes assessed thereon; provided, however, where through the existence of reasonable diligence it becomes known to the public officer that real property has been sold or conveyed since publication of the most recent tax digest, written notice shall be given to the person(s) known or reasonably believed to then own the property or be chargeable with the payment of ad valorem taxes thereon, at the best address available. Service in the manner set forth at O.C.G.A. § 41-2-12

shall constitute sufficient notice to the property's owner or person chargeable with the payment of ad valorem taxes for purpose of this section, except that posting of the notice on the property will not be required.

- (b) The written notice given to the person(s) chargeable with the payment of ad valorem taxes shall notify such person of the public officer's determination the real property is being maintained in a blighted condition and shall advise such person of the hours and location at which the person may inspect and copy the public officer's determination and any supporting documentation. Persons notified that real property of which the person(s) is chargeable with the payment of ad valorem taxes shall have 30 days from the receipt of notice in which to request a hearing before the city's municipal court. Written request for hearing shall be filed with the public officer and shall be date stamped upon receipt. Upon receipt of a request for hearing, the public officer shall notify the municipal court and the building inspector or person who performed the inspection and prepared the inspection report.
- (c) Within 30 days of the receipt of a request for hearing, the municipal court clerk shall set a date, time and location for the hearing and shall give at least ten business days notice to the person(s) requesting the hearing, the public officer and the building inspector or person who performed the inspection and prepared the inspection report. Notice of scheduled hearings shall be published as a legal advertisement in the Gwinnett Daily Post, or such other designated legal organ in Gwinnett County, at least five days prior to the hearing. Hearings may be continued by the municipal court judge upon request of any party, for good cause.
- (d) At the hearing, the public officer shall have the burden of demonstrating by a preponderance of the evidence that the subject property is maintained in a blighted condition, as defined by this article. The municipal court judge shall cause a record of the evidence submitted at the hearing to be maintained. Upon hearing from the public officer and/or their witnesses and the person(s) requesting the hearing and/or their witnesses, the judge of municipal court shall make a determination either affirming or reversing the determination of the public officer. The determination shall be in writing and copies thereof shall be served on the parties by certified mail or statutory overnight delivery. The determination by the court shall be deemed final. A copy of such determination shall also be served upon the Tax Commissioner of Gwinnett County, who shall include the increased tax on the next regular tax bill rendered on behalf of the city.
- (e) Persons aggrieved by the determination of the court affirming the determination of the public officer may petition the Superior Court of Gwinnett County for a writ of certiorari within 30 days of issuance of the court's written determination.

Sec. _____. Remediation or Redevelopment.

- (a) A property owner or person(s) who is chargeable with the payment of ad valorem taxes on real property which has been officially designated pursuant to this article as property maintained in a blighted condition may petition the public officer to lift the designation, upon proof of compliance with the following:
 - (1) Completion of work required under a plan of remedial action or redevelopment approved by the city's planning and development director which addresses the conditions of blight found to exist on or within the property, including compliance with all applicable minimum codes; or
 - (2) Completion of work required under a court order entered in a proceeding brought pursuant to Article _____, Unfit Buildings and Structures, of Chapter _____ of the Code of Lawrenceville, Georgia.
- (b) Before action on a petition to lift the designation, the public officer shall cause the property to be thoroughly inspected by a building inspector who, by written inspection report, shall certify that all requisite work has been performed to applicable code in a workmanlike manner, in accordance with the specifications of the plan of remedial action or redevelopment, or applicable court order. Upon finding required work to be satisfactorily performed, the public officer shall issue a written determination that the real property is no longer maintained in a blighted condition. Copies of this determination shall be served upon the person(s) chargeable with the payment of ad valorem taxes, and upon the Tax Commissioner of Gwinnett County.
- (c) All plans for remedial action or redevelopment shall be in writing, signed by the person(s) chargeable with the payment of ad valorem taxes on the real property and the director of the city's planning and development department, and contain the following:
 - (1) The plan shall be consistent with the city's comprehensive plan and all laws and ordinances governing the subject property, and shall conform to any urban redevelopment plan adopted for the area within which the property lies;
 - (2) The plan shall set forth in reasonable detail the requirements for repair, closure, demolition, or restoration of existing structures, in accordance with minimal statewide codes; where structures are demolished, the plan shall include provisions for debris removal, stabilization and landscaping of the property;
 - (3) On parcels of five acres or greater, the plan shall address the relationship to local objectives respecting land uses, improved traffic, public

transportation, public utilities, recreational and community facilities, and other public improvements;

- (4) The plan shall contain verifiable funding sources which will be used to complete its requirements and show the feasibility thereof;
- (5) The plan shall contain a timetable for completion of required work; and
- (6) Any outstanding ad valorem taxes (state, school, county and city, including the increased tax pursuant to this article) and governmental liens due and payable on the property must be satisfied in full.

Sec. _____. Decrease of Tax Rate.

- (a) Real property which has had its designation as maintained in a blighted condition removed by the public officer, as provided in Section _____, Identification of Blighted Property, of this Article, shall be eligible for a decrease in the rate of city ad valorem taxation by applying a factor of 0.5 to the city millage rate applied to the property, so that such property shall be taxed at a lower millage rate than the millage rate generally applied in the municipality or otherwise provided by general law; such decreased rate of taxation shall be applied beginning with the next tax bill rendered following removal of official designation of a real property as blighted. The decreased rate of taxation may be given in successive years, depending on the amount of cost expended by the person(s) chargeable with payment of ad valorem taxes on the property to satisfy its remediation or redevelopment, with every \$25,000.00 or portion thereof equaling one year of tax reduction; provided, however, that no property shall be entitled to reduction in city ad valorem taxes for more than four successive years.
- (b) In order to claim entitlement for a decreased rate of taxation, the person(s) chargeable with payment of ad valorem taxes on the property shall submit a notarized affidavit to the public officer, supported by receipts or other evidence of payment, of the amount expended.

Sec. _____. Notice to Tax Commissioner.

It shall be the duty of the public officer to notify the Tax Commissioner of Gwinnett County in writing as to designation or removal of designation of a specific property as maintained in a blighted condition. Such notice shall identify the specific property by street address and tax map, block and parcel number, as assigned by the Gwinnett County Tax Assessor's Office. The public officer shall cooperate with the tax commissioner to assure accurate tax billing of those properties subject to increased or reduced ad valorem taxation under this article.

SECTION TWO

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION THREE

If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

SECTION FOUR

This ordinance shall become effective immediately upon its adoption by the City Council.

SO ORDAINED, this ____ day of _____, 2020

David Still, Mayor
City of Lawrenceville

ATTEST:

Karen Pierce, Clerk of Council



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, JANUARY 8, 2020
AGENDA CATEGORY: DISCUSSION

Item: Update on Zoning Ordinance
Department: Planning and Development
Date of Meeting: Wednesday, January 8, 2020
Fiscal Impact: None
Presented By: Chuck Warbington
Action Requested: Discussion

Summary: Discussion on the status of the zoning ordinance update



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JANUARY 8, 2020

AGENDA CATEGORY: GENERAL DISCUSSION

Item: Discussion on Recognition of Past Mayors, Council Members, and Board Members

Department: City Council

Date of Meeting: Wednesday, January 8, 2020

Fiscal Impact: TBD

Presented By: David Still

Action Requested:
