



# LAWRENCEVILLE

## GEORGIA

### CITY COUNCIL WORK SESSION AGENDA

Wednesday, July 10, 2024  
5:00 PM

Council Chambers  
70 S. Clayton St, GA 30046

#### **Call to Order**

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

#### **Discussion of General City Business**

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

- [1.](#) RZC2024-00058; City of Lawrenceville; Reynolds Road
- [2.](#) RZM2024-00016; Bill Diehl; 0 Hillcrest Green Drive
- [3.](#) RZR2024-00022 & SUP2024-00090; Ansley Johnston; 448 Grayson Highway
- [4.](#) RZR2024-00023; Florentina Fisteag; 0 Curtis Road
- [5.](#) SUP2024-00091; Mushtaq Pasha; 860 Collins Hill Road
- [6.](#) On-Demand Installation of New Gas Mains and New Gas Services on an Annual Contract
- [7.](#) Power Pole Replacement Service on an Annual Contract
- [8.](#) Design Management and Production Services on an Annual Contract
- [9.](#) Resolution for the Abandonment of a portion of the right-of-way of Reynolds Road
- [10.](#) Gwinnett Urban County Community Development Block Grant (CDBG) Renewal

#### **Executive Session - Personnel, Litigation, Real Estate**

#### **Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: CITY COUNCIL WORK SESSION  
AGENDA CATEGORY: DISCUSSION OF GENERAL CITY BUSINESS

|                                            |                                                                                                  |
|--------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>Item:</b>                               | RZC2024-00058; City of Lawrenceville; Reynolds Road                                              |
| <b>Department:</b>                         | Planning and Development                                                                         |
| <b>Date of Meeting:</b>                    | Wednesday, July 10, 2024                                                                         |
| <b>Applicant Request:</b>                  | Rezone subject property from BG (General Business District) to LM (Light Manufacturing District) |
| <b>Presented By:</b>                       | Todd Hargrave, Director of Planning and Development                                              |
| <b>Department Recommendation:</b>          | <b>Approval with Conditions</b>                                                                  |
| <b>Planning Commission Recommendation:</b> | <b>To be Provided at the Meeting</b>                                                             |

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**Summary:** The city requests a rezoning for various properties along Reynolds Road (PINs: R7012 021, R7012 022A, R7012 026A, R7012 035, R7012 039, R7012 049, R7012 061, and R7012 062) from BG (General Business District) to LM (Light Manufacturing District).

**Attachments/Exhibits:**

- RZC2024-00058\_Report
- RZC2024-00058\_P&D Recommended Conditions
- RZC2024-00058\_Application
- RZC2024-00058\_Letter of Intent
- RZC2024-00058\_Legal Descriptions
- RZC2024-00058\_Conceptual Site Plan
- RZC2024-00058\_Conceptual Elevations
- RZC2024-00058\_Aerial Map – Zoomed In (1:2,750)
- RZC2024-00058\_Aerial Map – Zoomed Out (1:5,500)



- RZC2024-00058\_Zoning Map – Zoomed In (1:2,750)
- RZC2024-00058\_Zoning Map – Zoomed Out (1:5,500)
- RZC2024-00058\_Character Areas Map – Zoomed In (1:2,750)
- RZC2024-00058\_Character Areas Map – Zoomed Out (1:5,500)



# LAWRENCEVILLE

*Planning & Development*

## REZONING

|                                   |                                                                                               |
|-----------------------------------|-----------------------------------------------------------------------------------------------|
| <b>CASE NUMBER:</b>               | <b>RZC2024-00058</b>                                                                          |
| <b>APPLICANT:</b>                 | CITY OF LAWRENCEVILLE, C/O TODD HARGRAVE                                                      |
| <b>OWNER(S):</b>                  | LOUISE ILER, JOHN RUSSELL, DALONE<br>CHOUMMANIVONG, KIM CHA, AND YAKOV KIZNER                 |
| <b>LOCATION(S):</b>               | REYNOLDS ROAD, VARIOUS PROPERTIES                                                             |
| <b>PARCEL ID(S):</b>              | R7012 021, R7012 022A, R7012 026A, R7012 035,<br>R7012 039, R7012 049, R7012 061, & R7012 062 |
| <b>APPROXIMATE ACREAGE:</b>       | 7.22 ACRES                                                                                    |
| <b>ZONING PROPOSAL:</b>           | BG (GENERAL BUSINESS DISTRICT) TO LM (LIGHT<br>MANUFACTURING DISTRICT)                        |
| <b>PROPOSED DEVELOPMENT:</b>      | LANDSCAPE SUPPLY COMPANY W/ RETAIL                                                            |
| <b>DEPARTMENT RECOMMENDATION:</b> | <b>APPROVAL WITH CONDITIONS</b>                                                               |

### VICINITY MAP





# LAWRENCEVILLE

## Planning & Development

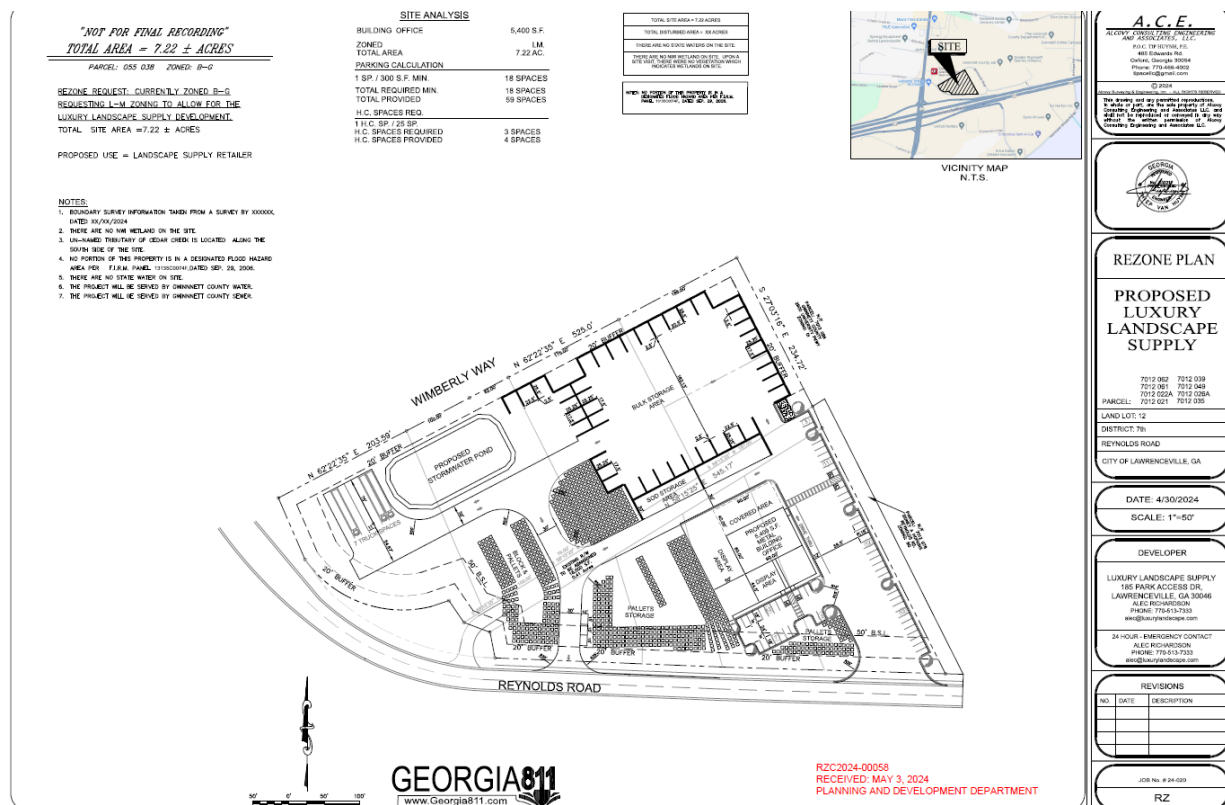
### ZONING HISTORY

The subject property has been zoned BG (General Business District) since circa 2002, which is the earliest zoning record on file for the parcel. There are no rezoning cases on record for the subject property.

### PROJECT SUMMARY

The applicant requests a rezoning for various properties along Reynolds Road (PINs: R7012 021, R7012 022A, R7012 026A, R7012 035, R7012 039, R7012 049, R7012 061, and R7012 062) from BG (General Business District) to LM (Light Manufacturing District) to allow for the development of a landscape supply business with a retail component and outdoor storage at the location. The subject property consists of eight parcels with an overall area of approximately 7.22 acres (including 0.41 acres of abandoned right-of-way) located at the northern right-of-way of Reynolds Road, directly north of GA 316. The subject property is currently vacant and undeveloped.

### CONCEPT PLAN





# LAWRENCEVILLE

1.

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### ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone the property to LM (Light Manufacturing District) in order to develop a landscaping supply business with outdoor storage and a retail component at the subject property. Based on the letter of intent and the conceptual site plan provided by the applicant, the development will include an approximately 13,000 square foot building consisting of 5,400 square feet of office and 7,600 square feet of covered retail display area space. The frontage along Reynolds Road will include a twenty (20) foot landscape buffer, beyond which will be stacked pallets storage and seven truck parking spaces. Further, a bulk storage area is located in the northeastern corner of the property. The proposed development consists of the following:

#### **Article 1 Districts, Section 102.14 LM Light Manufacturing District, Table B. Lot Development Standards**

| <b>Standard</b>             | <b>Requirement</b> | <b>Proposal</b> | <b>Recommendation</b> |
|-----------------------------|--------------------|-----------------|-----------------------|
| Minimum Lot Area            | 25,000 sq. ft.     | 315,000 sq. ft. | N/A                   |
| Minimum Lot Width           | 50 feet            | 1,050 feet      | N/A                   |
| Minimum Front Yard Setback  | 50 feet            | 50 feet         | N/A                   |
| Minimum Side Yard Setback   | 0 feet             | 0 feet          | N/A                   |
| Minimum Rear Yard Setback   | 0 feet             | 0 feet          | N/A                   |
| Impervious Surface Coverage | 85%                | 85%             | N/A                   |
| Maximum Building Height     | 50 feet            | 50 feet         | N/A                   |

#### **Article 4 Buffers, 403 Buffers Table (LM)**

| <b>Adjacent Development</b>   | <b>Requirement</b> | <b>Proposal</b> | <b>Recommendation</b>   |
|-------------------------------|--------------------|-----------------|-------------------------|
| All Exterior Street Frontages | 20 feet            | 20 feet         | N/A                     |
| BG                            | 50 feet            | 20 feet         | <b><u>REDUCTION</u></b> |



# LAWRENCEVILLE

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### **Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required**

| <b>Standard</b>                                          | <b>Requirement</b>                 | <b>Proposal</b>                        | <b>Recommendation</b> |
|----------------------------------------------------------|------------------------------------|----------------------------------------|-----------------------|
| Retail Sales and Service (less than 10,000 GSF) & Office | 1 space per 300 GFA<br>(43 spaces) | 1.37 spaces per 300 GSF<br>(59 spaces) | N/A                   |

At a minimum, the development as proposed requires a buffer reduction from fifty (50) feet to twenty (20) feet in the rear of the property, where it borders a property that is zoned BG (General Business District).

### **SURROUNDING ZONING AND USE**

The area around the subject property consists almost entirely of commercial and institutional uses and zoning districts. The lone exception to this is a property zoned BG (General Business District) located at 427 Reynolds Road, which is used as a residential dwelling. This parcel borders the subject property almost directly to the east, separated from it by a thirty-five (35) foot-wide parcel used as an access easement for a billboard along Reynolds Road. Otherwise, the other surrounding uses include the Gwinnett County Jail further to the east, zoned OI (Office-Institutional District). To the north is an office and warehouse space for Jackson EMC, which is also zoned BG. To the west, across the right-of-way of Reynolds Road, are a trio of parcels zoned HSB (Highway Service Business District), which are otherwise vacant apart from a single billboard. Finally, across GA 316 to the south are industrial properties zoned LM (Light Manufacturing District), including the office and warehouse space for United Rentals.

While the proposed request to rezone the property to LM is not necessarily consistent with the existing zoning patterns in the area immediately surrounding the subject property (i.e., it would be a spot zoning), the proposed development would not be out of place when considering the type and intensity of established uses. However, special considerations need to be made to accommodate the existing residential use that borders the subject property to the east.



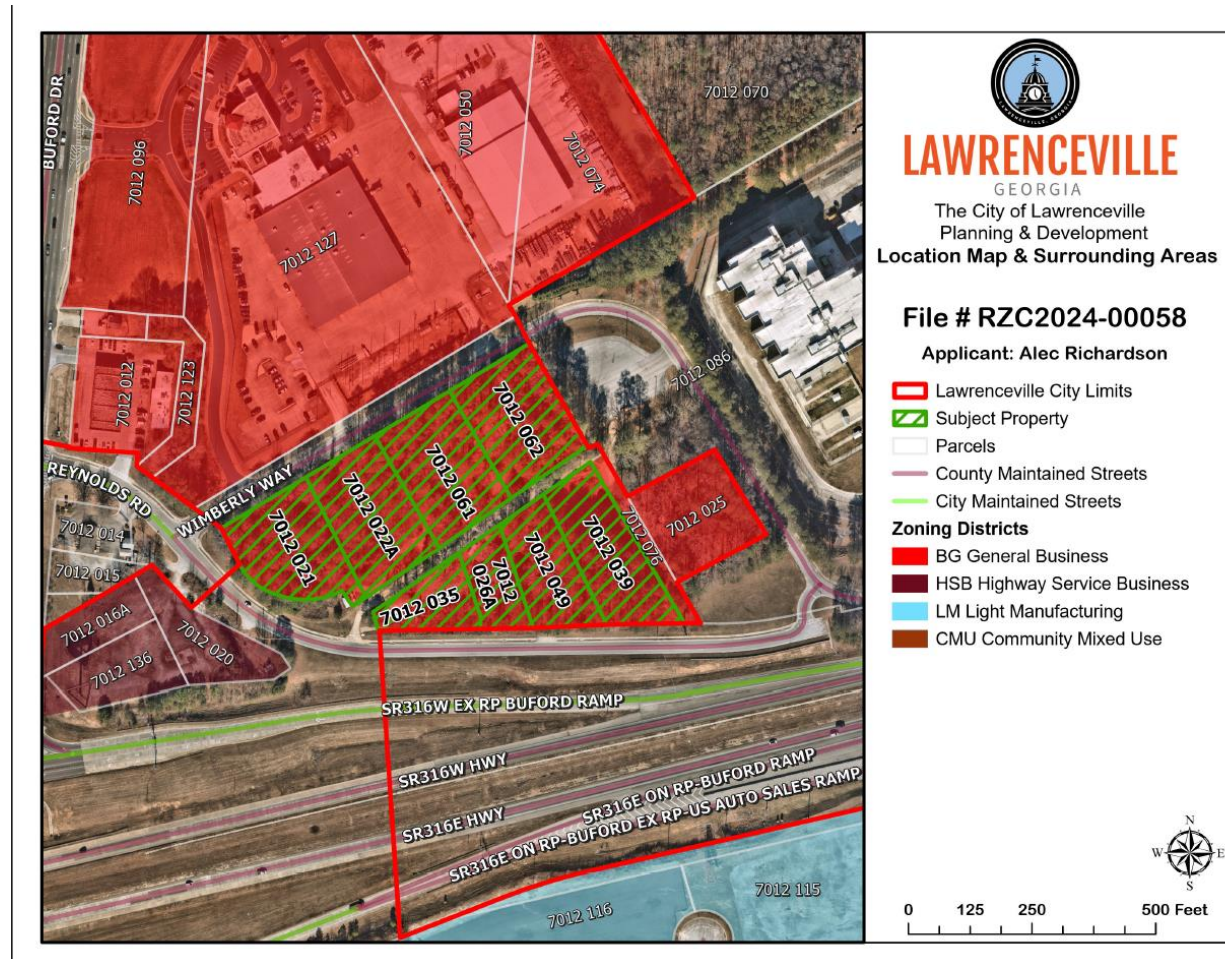


# LAWRENCEVILLE

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### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### 2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Industrial character area. The industrial character area leverages both its location along SR 316 and the growing distribution and technology industries. This area supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities. As proposed, this development would meet the standards for the Industrial character area as established in the 2045 Comprehensive Plan.

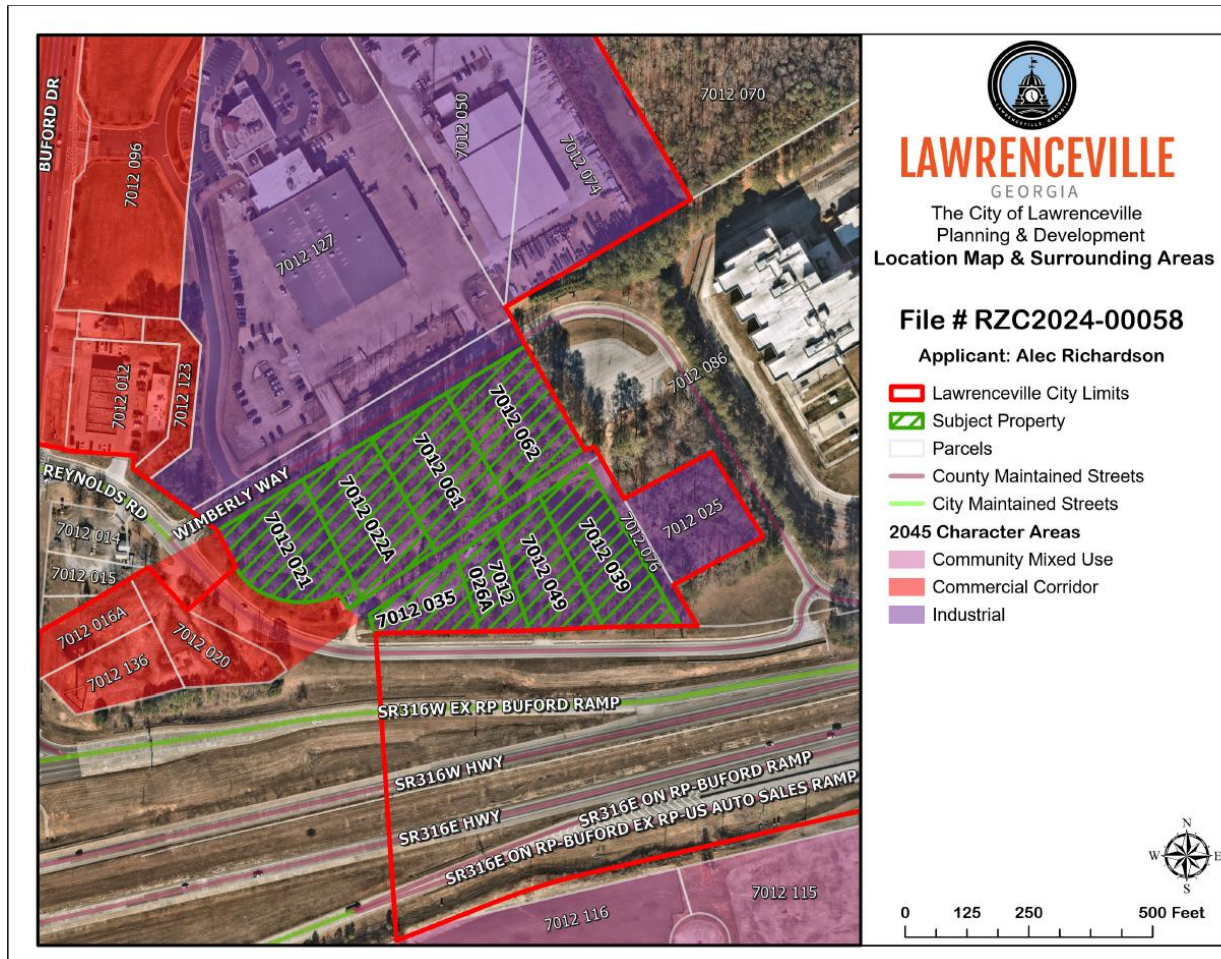


# LAWRENCEVILLE

## Planning & Development

### LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP

1.



#### STAFF RECOMMENDATION

In conclusion, while the proposal is consistent with the existing uses of the area as well with the long-term vision for the city as established by the 2045 Comprehensive Plan, such a rezoning action would be a spot-zoning in the sense that there are no properties zoned LM (Light Manufacturing) in the general vicinity of the subject property. In this case however, a greater weight should be provided to both the existing and future uses in the area, which would favor such a rezoning. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.



# LAWRENCEVILLE

## *Planning & Development*

1.

### **CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

#### **ENGINEERING DEPARTMENT**

No comment

#### **PUBLIC WORKS**

No comment

#### **ELECTRIC DEPARTMENT**

No comment

#### **GAS DEPARTMENT**

No comment

#### **DAMAGE PREVENTION DEPARTMENT**

No comment

#### **CODE ENFORCEMENT**

No comment

#### **STREET AND SANITATION DEPARTMENT**

No comment





# LAWRENCEVILLE

## Planning & Development

1.

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

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

*Yes. The surrounding area contains a wide range of commercial, institutional, and light industrial uses. However, special considerations may need to be afforded to a residential property to the east of the subject property.*

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

*As previously discussed, some type of access agreement may need to be established with the residential property to the east of the subject property.*

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

*Yes; the current General Business zoning district affords a wide range of commercial uses.*

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

*The project will induce demand on public facilities in the form of traffic, utilities, and stormwater runoff. However, the effects of this demand can be mitigated through zoning condition and active planning efforts moving forward.*

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

*Yes; the proposed development is consistent with the policy and intent for the Industrial character area in the 2045 Comprehensive Plan.*



# LAWRENCEVILLE

## *Planning & Development*

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6. **Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

N/A

## **P&D RECOMMENDED CONDITIONS**

### **LUXURY LANDSCAPE\_05182024**

#### **RZC2024-00058**

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

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

- 1.** A Contractors Office, Landscape.
- 2.** The development shall be designed in general accordance with the site plan titled “Rezone Plan, Proposed Luxury Landscape Supply” dated April 30, 2024, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments subject to final approval by the Director of Planning and Development.
- 3.** Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with the rules and regulations of applicable governing agencies.
- 4.** The design of the façades shall meet minimum architectural standards and shall be in accordance with the proposed renderings presented at the July 22 Council meeting. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department. A temporary building shall be allowed for 8 months to allow for a new facility to be constructed on site.
- 5.** 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.
- 6.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- 7.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
- 8.** Outdoor Storage is be allowed in the front yard if a 6’ opaque fence or a 4’ berm with landscaping along Reynolds Road is provided.

**9.**

**10.** Stacking of pallets of material of 3 units is allowed on the interior of the site. Stacking of pallets of material higher than 3 units is prohibited.

**11.** Gravel is allowed in storage areas and drives only. All drives that tie into a public Right of Way shall be paved within 100' of the property line and all pedestrian vehicle parking areas and drives shall be paved.

The area indicated as truck parking is only allowed for trucks, vehicles and equipment that is a part of the operation of Luxury Landscape. Storage of truck, vehicle or equipment that is not part of the operation of Luxury Landscape is prohibited.

**2. To satisfy the following site development considerations:**

**A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.

**B.** The area between the truck parking and Reynolds Road shall maintain a 50' undisturbed buffer from the ROW of Reynolds Road to shield the truck parking from Reynolds Road.

**C.** Underground utilities shall be provided throughout the development.

**D.** Natural vegetation shall remain on the property until the issuance of a development permit.

**E.** All disturbed areas not paved shall be sodded and/or landscaped.

**F.** Dust from operations at the site shall be controlled at all times.

**G.** Provide a twenty-foot-wide (20 ft.) Landscape Strip along the northern right-of-way of Reynolds Road and southern right-of-way of Wimberly Way. The final design shall be subject to the review and approval of the Director of Planning and Development.

**H.** Provide a 20-foot wide (20 ft.) Buffer along the eastern property line. The final design shall be subject to the review and approval of the Director of Planning and Development.

**I.** Landscape Strips and Buffer shall be planted with one (1) Overstory Tree, one (1) Understory Tree, eighteen (18) Evergreen Shrubs, eighteen (18) Ornamental Grasses and eighteen (18) Ground Coverings per one hundred



(100 ft.) of road frontage along Reynolds Road and Wimberly Way. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to the review and approval of the Director of Planning and Development.

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

Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and OI (Office Institutional District) parcel(s) located in unincorporated Gwinnett County (PIN 7012 076) from fifty feet (50 ft.) to twenty feet (20 ft.).

A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) parcel(s) located within the municipal boundaries of the City of Lawrenceville (PIN 7012 076) from fifty feet (50 ft.) to twenty feet (20 ft.).

C. A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) zones from fifty feet (50 ft.) to forty feet (40 ft.).

D. A variance from the Zoning Ordinance, Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required allows a reduction in the number of required Off-Street Parking Spaces from one-hundred sixty-two (162) to one hundred thirty-two (132).

## EXHIBIT "A"

BK 49802 PG 0160

ALL THAT TRACT or parcel of land lying and being in Land Lot 12 of the 7<sup>th</sup> District of Gwinnett County, Georgia, in the City of Lawrenceville, containing 1.08 Acres, more or less, according to plat of survey for West End Enterprises, Inc. prepared by Georgia Land Surveying Co., Inc. (Josh L. Lewis, III, Georgia Registered Land Surveyor No. 1751), dated November 12, 2004, and more particularly described as follows:

BEGINNING at a 1/2-inch rebar set at the point of intersection of the northeasterly side of Reynolds Road with the southeasterly side of Wimberly Way, and run thence along the southeasterly side of Wimberly Way North 61 degrees 02 minutes 25 seconds East a distance of 196.29 feet to a 1/2-inch rebar set at the northwest corner of property now or formerly owned by McGee; run thence South 25 degrees 30 minutes 14 seconds East along said McGee property a distance of 274.67 feet to a 1/4-inch rod located on the northwesterly side of Reynolds Road; run thence South 55 degrees 53 minutes 36 seconds West along the northwesterly side of Reynolds Road a distance of 98.41 feet to a nail set on the northeasterly side of Reynolds Road; run thence North 32 degrees 57 minutes 20 seconds West along the northeasterly side of Reynolds Road a distance of 44.42 feet to a 1/2-inch rebar set on the northerly side of Reynolds Road; run thence northwesterly along the northeasterly side of Reynolds Road an arc distance of 147.96 feet to a 1/2-inch rebar set, said arc having a radius of 139.20 feet and a chord bearing and distance of North 64 degrees 34 minutes 15 seconds West 141.09 feet; run thence North 40 degrees 17 minutes 21 seconds West and continuing along the northeasterly side of Reynolds Road a distance of 28.63 feet to a 1/2-inch rebar set; run thence North 24 degrees 27 minutes 25 seconds West and continuing along the northeasterly side of Reynolds Road a distance of 96.29 feet to the 1/2-inch rebar set at the point of beginning.

LESS AND EXCEPT any portion of the above described property lying within the existing easements or rights-of-way of Reynolds Road and Wimberly Way.

378 Reynolds Rd.

DEED B: 58291 P: 00620  
01/20/2021 11:16 AM Pgs: 2 Fees: \$25.00  
TTax: \$7.80  
Tiana P Garner, Clerk of Superior Court  
Gwinnett County, GA  
PT-61 #: 0672021001662

Robert McGee  
378 Reynolds Road 836 Camp Perin Rd  
Lawrenceville, Georgia 30043 Lawrenceville GA 30043

STATE OF GEORGIA ss  
COUNTY OF GWINNETT ss

This Quit Claim Deed, executed between, REGGIE EUGENE MCGEE, whose address is 2 Park Street, Fayetteville, Georgia 37334, party of the first part, hereinafter referred to as "GRANTOR", and ROBERT MCGEE, party of the second part, hereinafter referred to as "GRANTEE", the words "GRANTOR" and "GRANTEE" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH, that the GRANTOR, with love and affection, and in consideration of the sum of one dollar and other good and valuable consideration, cash in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does grant, bargain, sell, convey, remise, release and forever QUIT CLAIM unto the said GRANTEE, all the rights, title, interest, claim or demand which the GRANTOR may have had in and to the following described property:

An interest of the Grantor herein in and to the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 12 of the 7<sup>th</sup> Land District, Gwinnett County, Georgia, containing 1.04 acres according to a plat of survey for Mrs. M. O. McGee prepared by S. R. Fields, Registered Land Surveyor No. 739, dated November 11, 1981, revised March 30, 1982, and revised August 12, 1982, said plat being recorded in Plat Book 19, Page 88, Gwinnett County, Georgia Records and incorporated herein by referenced as a part of this description.

The above property is the same tract described in a Warrant Deed from Mrs. M. O. McGee et al to Paul McGee dated September 20, 1982, recorded in Deed Book 2448, Page 469, Gwinnett County Records, and includes a parcel previously conveyed from M. O. McGee to Paul S. McGee by Warranty Deed dated August 5, 1961, recorded in Deed Book 170, Page 354, Gwinnett County Records.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behalf of the said GRANTEE so that neither GRANTOR nor any other person claiming under this claim shall, at any time, claim or demand any right, title or interest to the said tract of land, or its appurtenances.

*RD.M*

*REM*

RZC2024-00055  
RECEIVED: MAY 3 2024  
PLANNING AND DEVELOPMENT DEPARTMENT

8K49109PG0908

FILED & RECORDED  
CLERK SUPERIOR COURT  
WINNETT COUNTY, GA.  
2008 OCT -8 AM 10:40  
TOM LAWLER, CLERK  
311373

PT. 01 # 047-2008-024483  
WINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ -0-  
TOM LAWLER CLERK OF  
SUPERIOR COURT

27155

Brown & Katz, P.C.  
4320 Suwanee Dam Rd#1500  
Suwanee, GA 30024

**JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED**

STATE OF GEORGIA,  
COUNTY OF GWINNETT

This Indenture made this 6th day of October, in the year Two Thousand Eight, between DALONE CHOUMMANIVONG and ARIDA SYLAPHETH, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and DALONE CHOUMMANIVONG and ARIDA SYLAPHETH and KHONG SAVANH SILAPHETH, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

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

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 12 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, CONTAINING 1.03 ACRES ACCORDING TO A PLAT OF SURVEY PREPARED FOR MRS. M.O. MCCREY BY S.R. FIELDS, REGISTERED LAND SURVEYOR, NO. 739, DATED NOVEMBER 11, 1981, REVISED MARCH 30, 1982, AND REVISED AUGUST 12, 1982, SAID PLAT BEING RECORDED AT PLAT BOOK 19, PAGE 68, GWINNETT COUNTY, GEORGIA RECORDS AND INCORPORATED HEREIN BY REFERENCE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF REYNOLDS ROAD 207 FEET SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF REYNOLDS ROAD FROM THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF REYNOLDS ROAD WITH THE NORTHEASTERLY RIGHT-OF-WAY OF A PRIVATE DRIVE; THENCE SOUTH 58 DEGREES 15 MINUTES 25 SECONDS WEST, 179.17 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF REYNOLDS ROAD TO A POINT; THENCE NORTH 26 DEGREES 37 MINUTES 26 SECONDS WEST, 261.5 FEET TO A POINT; THENCE NORTH 62 DEGREES 22 MINUTES 35 SECONDS EAST, 175.0 FEET TO A POINT; THENCE SOUTH 27 DEGREES 25 MINUTES 40 SECONDS EAST, 248.14 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

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

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

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

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

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

Signed, sealed and delivered in the presence of:

David Leonard  
Witness

Sharon A. M...  
Notary Public  
My commission expires:



(Seal)  
DALONE CHOUMMANIVONG

(Seal)  
ARIDA SYLAPHETH

0100482 (Seal)

10

RZC2024-00055  
RECEIVED: MAY 3 2024  
PLANNING AND DEVELOPMENT DEPARTMENT



408 Reynolds Rd.

1.

John E. Russell  
File No. L-3790

BK11013 PG0092

**EXHIBIT "A"**

**WARRANTY DEED**

All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, Gwinnett County, Georgia, containing 1.0398 acres according to a plat of survey prepared by M. V. Ingram Enterprises, Inc., Registered Surveyors, dated August 30, 1994, and being more particularly described as follows:

BEGINNING at an iron pin found on the northwesterly right of way of Reynolds Road, said point being 20.10 feet South 63 degrees 35 minutes 48 seconds West, as measured from the intersection of the northwesterly right of way of said Reynolds Road and an iron pin found on the northwesterly margin of a private road; thence South 56 degrees 08 minutes 49 seconds West, 187.00 feet along the northwesterly right of way of Reynolds Road to an iron pin found; thence North 29 degrees 31 minutes 44 seconds West, 248.67 feet to an iron pin found; thence North 60 degrees 16 minutes 30 seconds East, 188.00 feet along the right of way, or margin, of a private road, to an iron pin found; thence South 29 degrees 09 minutes 21 seconds East, 235.22 feet to an iron pin found and the point of beginning.

J.B.M.

RZC2024-00055  
RECEIVED: MAY 3 2024  
PLANNING AND DEVELOPMENT DEPARTMENT



365 Reynolds Rd.

1.

DEED B: 60445 P: 00087  
02/21/2023 09:37 AM Pgs: 1 Fees: \$25.00  
TTax: \$0.00  
Tiana P Garner, Clerk of Superior Court  
Gwinnett County, GA  
PT-61 #: 0672023003330  
ERECORDED  
eFile Participant IDs: 1865620565,

Return to:  
Hurley Elder Care Law  
2727 Paces Ferry Road SE  
Building I Suite 100  
Atlanta, GA 30339

Deed Preparation Only

## QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF FULTON

THIS INDENTURE, made as of the 20th day of February, 2023, between

**BILLY RAY ILER A/K/A/ BILLY ILER,**

of the County of Gwinnett and the State of GEORGIA, as party of the first part, hereinafter called Grantor, and

**LOUISE ILER,**

of the County of Gwinnett and the State of GEORGIA, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

### TRACT VI

All that tract or parcel of land lying and being in Land Lot No. 12 of the 7th Land District of Gwinnett County, Georgia, and containing 0.90 acres as per plat made by Higginbotham and James, Surveyors on November 17, 1963 and said land is described as follows:

BEGINNING at a point in the center line of Reynolds Road and said point of beginning being 962.4 feet northeast from the center line of Ga. Highway No. 20 and 124; thence North 54 degrees 05 minutes 200 feet to a point; thence South 23 degrees 05 minutes East 200 feet to a corner; thence South 54 degrees 05 minutes West 200 feet to an iron pin corner; thence North 23 degrees 05 minutes West 200 feet to the point of beginning.

Less and except the property awarded to the Department of Transportation per Declaration of Taking recorded in Deed Book 52742, Page 469, Gwinnett County, Georgia records.

Address: 365 Reynolds Road  
Reynolds, GA 31076

Tax Parcel Number: R7012-035

**TO HAVE AND TO HOLD** the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year first above written.

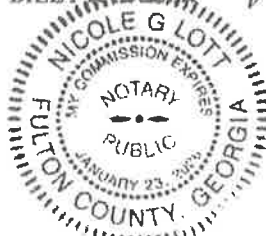
Signed, sealed and delivered  
in the presence of:

*Mary Ann Smith*  
(Unofficial witness)

*Billy Ray Iler*  
BILLY RAY ILER  
ATF

*Nicole G. Lott*  
Nicole G. Lott (Notary Public)

My commission expires: January 23, 2026



RZC2024-00055  
RECEIVED: MAY 3 2024  
PLANNING AND DEVELOPMENT DEPARTMENT

7012 026A Deed.

**DEED B: 60445 P: 00088**  
**02/21/2023 09:37 AM Pgs: 2 Fees: \$25.00**  
**TTax: \$0.00**  
**Tiana P Garner, Clerk of Superior Court**  
**Gwinnett County, GA**  
**PT-61 #: 0672023003331**  
**ERECORDED**  
**eFile Participant IDs: 1865620565,**

Return to:  
 Hurley Elder Care Law  
 2727 Paces Ferry Road SE  
 Building I Suite 100  
 Atlanta, GA 30339  
 Deed Preparation Only

## QUITCLAIM DEED

**STATE OF GEORGIA**  
**COUNTY OF FULTON**

THIS INDENTURE, made as of the 20th day of February, 2023, between

**BILLY RAY ILER A/K/A/ BILLY ILER,**

of the County of Gwinnett and the State of GEORGIA, as party of the first part, hereinafter called Grantor, and

**LOUISE ILER,**

of the County of Gwinnett and the State of GEORGIA, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

### TRACT II

All that tract or parcel of land lying and being in Land Lot No. 12 of the 7th Land District of Gwinnett County, Georgia and containing 0.336 acres as per plat made by Higginbotham and James, Surveyors on December 10, 1962 and said land is described as follows:

**BEGINNING** at a point in the center of Reynolds Road and said point of beginning being 1162.1 feet Northeast from the center line of Georgia Highway No. 20 and 124; thence North 54 degrees 05 minutes East 100 feet to a point; thence South 23 degrees 05 minutes East 100 feet to a point; thence South 23 degrees 05 minutes East to an iron pin corner; thence South 54 degrees 05 minutes West 100 feet to an iron pin corner; thence North 23 degrees 05 minutes 150 feet to the point of beginning.

### TRACT IV

All that tract or parcel of land lying and being in Land Lot 12 of the 7th Land District of Gwinnett County, Georgia and being shown on a plat for O. W. Reynolds Estate prepared on June 19, 1972 by S. R. Fields, Registered Land Surveyor, said plat being incorporated herein by reference and said property being more particularly described as follows:

**TO ESTABLISH THE BEGINNING POINT:** From the intersection formed by the center line of Ga. Hwy. 20 and the center line of Reynolds Road proceed North 53 degrees 56 minutes East a distance of 1,057.4 feet along the center line of Reynolds Road to a point between properties of Leon Sailors and Randall and Mary Alice Sailors; thence South 23 degrees 14 minutes East a distance of 150 feet between property of Leon Sailors and Randall Sailors and Mary Alice Sailors, this being the point of beginning; thence South 23 degrees 14 minutes East 50.0 feet to the right of way of Ga. Highway 316; thence in a southeasterly direction 110 feet, more or less, along the right of way of Ga. Hwy. 316 to the West property line of O. W. Reynolds Estate; thence North 23 degrees 14 minutes West 100.0 feet more or less; thence South 53 degrees 56 minutes West 100 feet to the point of beginning.

Less and except the property awarded to the Department of Transportation per Declaration of Taking recorded in Deed Book 52742, Page 469, Gwinnett County, Georgia records.

Address: Reynolds Road  
 Reynolds, GA 31076

Tax Parcel Number: R7012-026A

RZC2024-00055  
 RECEIVED: MAY 3 2024  
 PLANNING AND DEVELOPMENT DEPARTMENT

441 Reynolds Rd.

DEED B: 60144 P: 00260  
 08/16/2022 09:11 AM Pgs: 2 Fees: \$25.00  
 TTax: \$0.00  
 Tiana P. Garner, Clerk of Superior Court  
 Gwinnett County, GA  
 PT-81 #: 0672022026022  
 ERECORDED  
 eFile Participant IDs: 1865620565,

After Recording Return To:  
 Hurley Elder Care Law  
 100 Galleria Parkway, Suite 650  
 Atlanta, Georgia 30339

Deed Preparation Only

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
 COUNTY OF FULTON

THIS INDENTURE, made this 10<sup>th</sup> day of August, 2022, between

**BILLY RAY ILER A/K/A BILLY ILER A/K/A BILLY ILLER,**

of the County of Gwinnett, and State of Georgia, as Party of the first part, hereinafter called Grantor, and

**LOUISE ILER,**

of the County of Gwinnett, and State of Georgia as Party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires of permits).

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

All that tract or parcel of land lying and being in Land Lot 12 of the 7th Land District of Gwinnett County, Georgia, and being shown on a survey for the O. W. Reynolds Estate as a tract containing 0.39 acres, said plat being prepared on June 19, 1972, and revised on July 19, 1974, by S. R. Fields, Registered Land Surveyor of Gwinnett County, Georgia, and said plat being incorporated herein by reference and said property being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection formed by the center line of Reynolds Road, with the center line of Highway 20; thence Northeasterly along the center line of the said Reynolds Road, 569.6 feet to a point; thence North 53 degrees 56 minutes East along the center line of the said Reynolds Road 692.8 feet to a point and the TRUE POINT OF BEGINNING; thence South 23 degrees 41 minutes East along the line of property now or formerly owned by Sailors, 150.0 feet to a point; thence North 52 degrees 55 minutes East along the line of property now or formerly owned by O. W. Reynolds Estate, 127.0 feet to a point; thence North 31 degrees 18 minutes West along the line of property now or formerly owned by Harry Braselton, 144.5 feet to a point in the center line of the said Reynolds Road; thence South 53 degrees 56 minutes West along the center line of the said Reynolds Road, 105.9 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH:

All that tract or parcel of land lying and being situate in Land Lot 12 of the 7th Land District of Gwinnett County, Georgia and being shown as 1.0 acre owned by O. W. Reynolds Estate as shown on a plat for O. W. Reynolds Estate prepared on June 19, 1972 by S. R. Fields, Registered Land Surveyor of Gwinnett County, Georgia, said plat being incorporated herein by reference and said property being more particularly described as follows:

RZC2024-00055  
 RECEIVED: MAY 3 2024  
 PLANNING AND DEVELOPMENT DEPARTMENT

DEED B: 60144 P: 00261 08/16/2022 09:11 AM  
22D085425 Page 2 of 2

BEGINNING at a point in the center of Reynolds Road, 1,262.4 feet North 53 degrees 56 minutes East from the intersection formed by the center of said Reynolds Road with the center of Highway #20 as measured along the center line of said Reynolds Road, thence South 23 degrees 14 minutes East 150 feet to the true point of beginning; thence continuing South 23 degrees 14 minutes East 192 feet to a point; thence North 56 degrees 41 minutes East 153.6 feet to a point; thence North 31 degrees 18 minutes West 197.5 feet to a point; thence South 52 degrees 55 minutes West 127 feet to the true point of beginning.

LESS AND EXCEPT all that tract or parcel of land conveyed by Deed Book 52742, Page 485 and part of Docket No. 10A-10329, Gwinnett County, Georgia records.

Property address: 441 Reynolds Road  
Lawrenceville, Georgia 30043

Parcel ID: R7012-049

This property is conveyed subject to all restrictions and easements of record, if any.

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

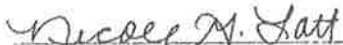
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Unofficial Witness

 (SEAL)  
BILLY RAY HER

  
Nicole G. Lott, Notary Public  
My Commission expires January 23, 2026  
[Notary Seal]



RZC2024-00055  
RECEIVED: MAY 3 2024  
PLANNING AND DEVELOPMENT DEPARTMENT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 12 of the 7th District, Gwinnett County, Georgia, being more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, commence at the intersection of the centerline of Georgia Highway No. 20, with the centerline of Georgia Highway No. 316, proceed thence North 76 degrees 54 minutes 11 seconds East a distance of 1,351.26 feet to a point; proceed thence North 27 degrees 04 minutes 36 seconds West a distance of 218.10 feet to a point on the northerly Right-Of-Way line of Georgia Highway No. 316, which represents the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, proceed thence North 27 degrees 04 minutes 36 seconds West a distance of 319.60 feet to a point on the southerly Right-Of-Way line of Reynolds Road (30-foot Right-Of-Way); proceed thence along the southerly Right-Of-Way line of Reynolds Road, North 55 degrees 50 minutes 49 seconds East a distance of 115.60 feet to a point; leaving said Right-Of-Way line, proceed thence South 32 degrees 16 minutes 56 seconds East a distance of 390.84 feet to a point on the northerly Right-Of-Way line of Georgia Highway No. 316; thence along said Right-Of-Way line of Georgia Highway No. 316, proceed South 80 degrees 05 minutes 01 seconds West a distance of 29.92 feet to a point; continuing along said Right-Of-Way line, proceed thence in a generally southwesterly direction an arc distance of 130.23 feet to a point; said arc having a radius of 1293.44 feet and being subtended by a chord length of 130.17 feet bearing South 83 degrees 42 minutes 06 seconds West, said point representing the TRUE POINT OF BEGINNING.

Said tract shown as containing 1.075 acres on a plat of survey dated October 31, 1985, prepared by S. R. Fields & Son, which plat is incorporated herein by reference as a part of this description.

EXHIBIT "A"

RZC2024-00055  
RECEIVED: MAY 3 2024  
PLANNING AND DEVELOPMENT DEPARTMENT



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

PARCEL: 055 038 ZONED: B-G

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

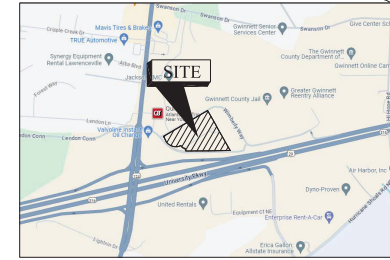
PROPOSED USE = LANDSCAPE SUPPLY RETAILER

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

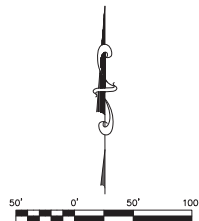
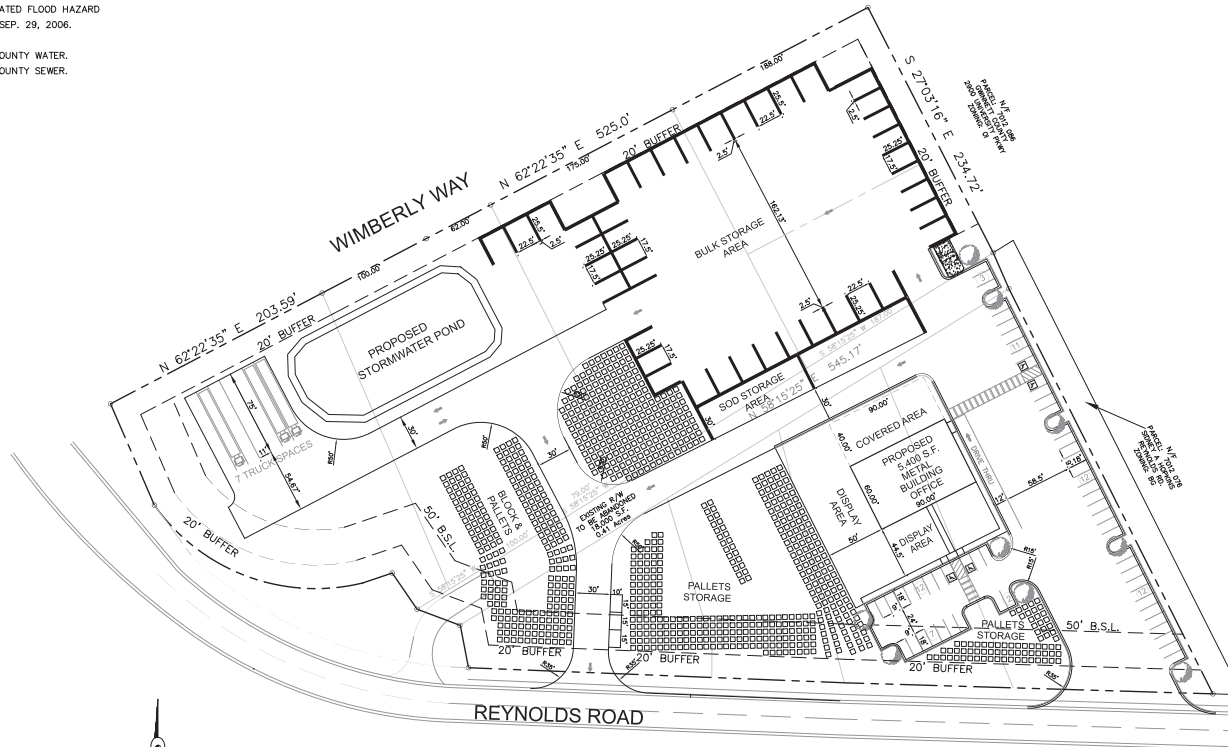
### SITE ANALYSIS

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

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



VICINITY MAP  
N.T.S.



GEORGIA811  
www.Georgia811.com

RZC2024-00058  
RECEIVED: MAY 3, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT

A.C.E.E.  
ALCOVY CONSULTING ENGINEERING  
AND ASSOCIATES, L.L.C.  
P.O. BOX 110111 N.W.  
485 Edwards Rd.  
Oxford, Georgia 30054  
Phone: 770-486-4002  
lpsacell@gmail.com

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Consulting Engineering and Associates L.L.C.



### REZONE PLAN

### PROPOSED LUXURY LANDSCAPE SUPPLY

7012 062 7012 039  
7012 081 7012 049  
7012 022A 7012 026A  
PARCEL: 7012 021 7012 035  
LAND LOT: 12  
DISTRICT: 7th  
REYNOLDS ROAD  
CITY OF LAWRENCEVILLE, GA

DATE: 4/30/2024

SCALE: 1"=50'

### DEVELOPER

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

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

### REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

JOB No. # 24-020

RZ





1.

# LAWRENCEVILLE

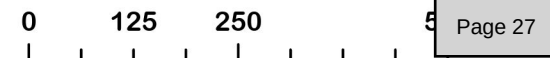
GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # RZC2024-00058**

**Applicant: Alec Richardson**

- Lawrenceville City Limits
- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets
- Downtown Development Authority Boundary





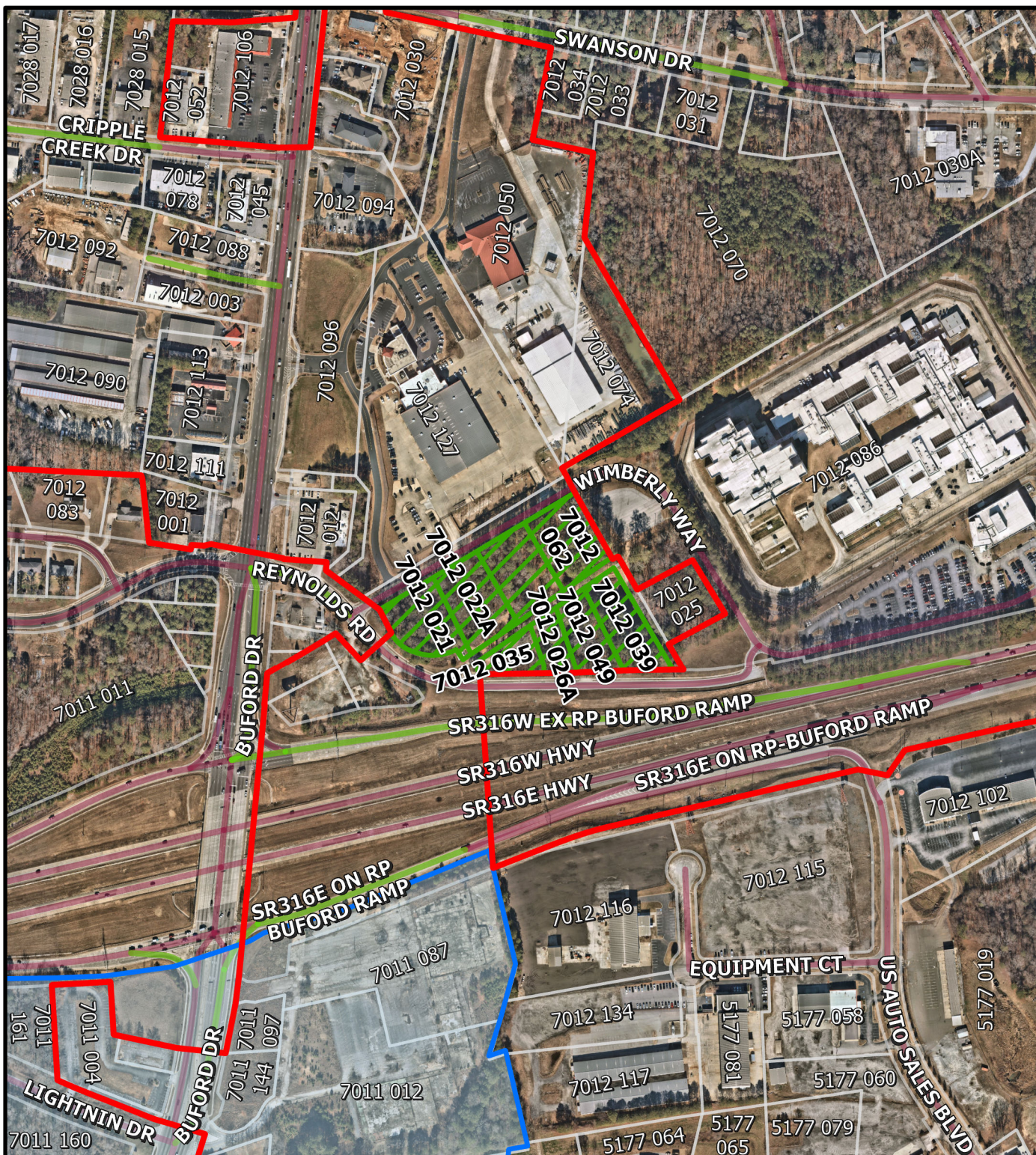
## GEORGIA

The City of Lawrenceville  
Planning & Development  
**Location Map & Surrounding Areas**

**File # RZC2024-00058**

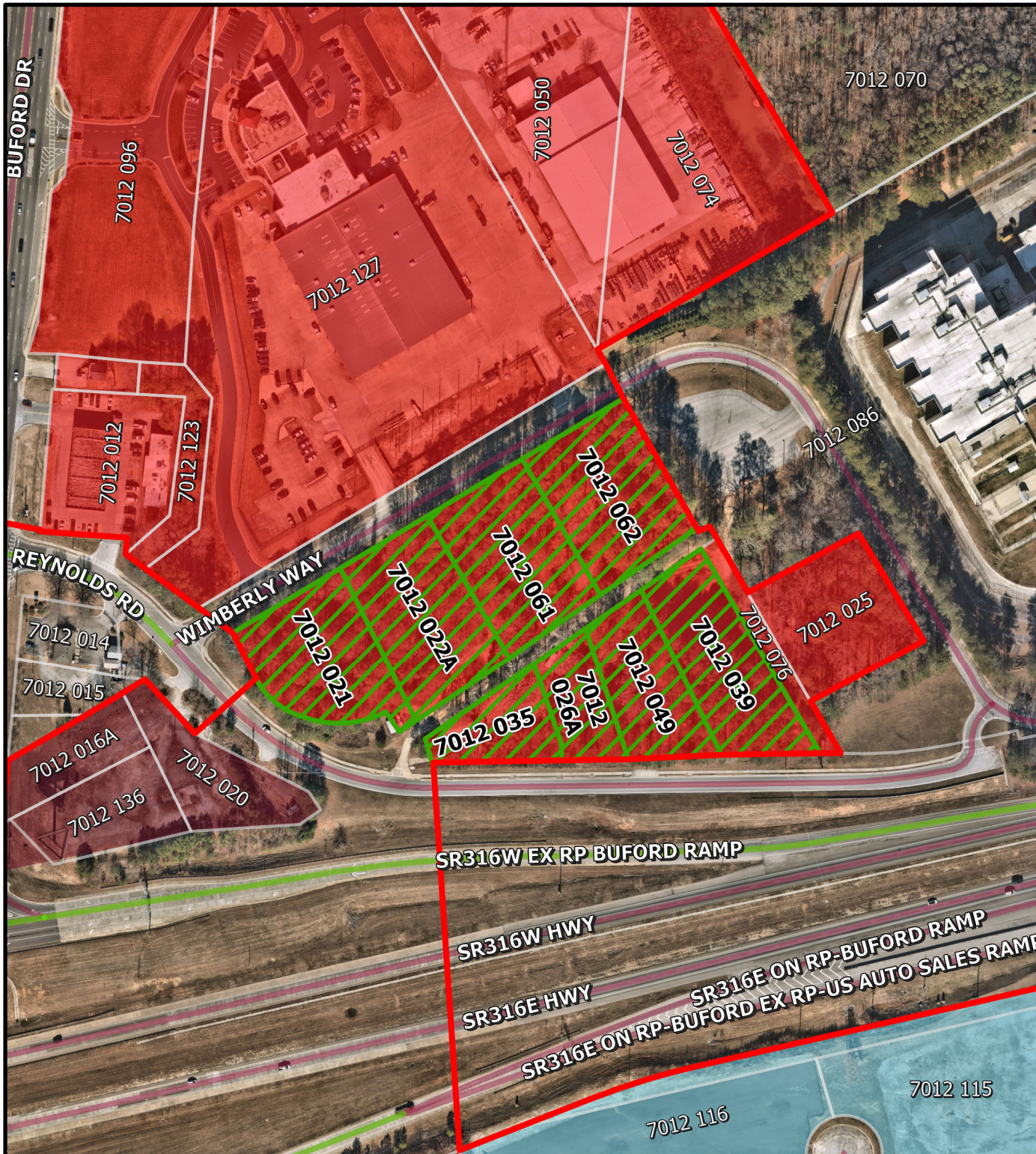
**Applicant: Alec Richardson**

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
-  Downtown Development Authority Boundary



0            250            500





# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

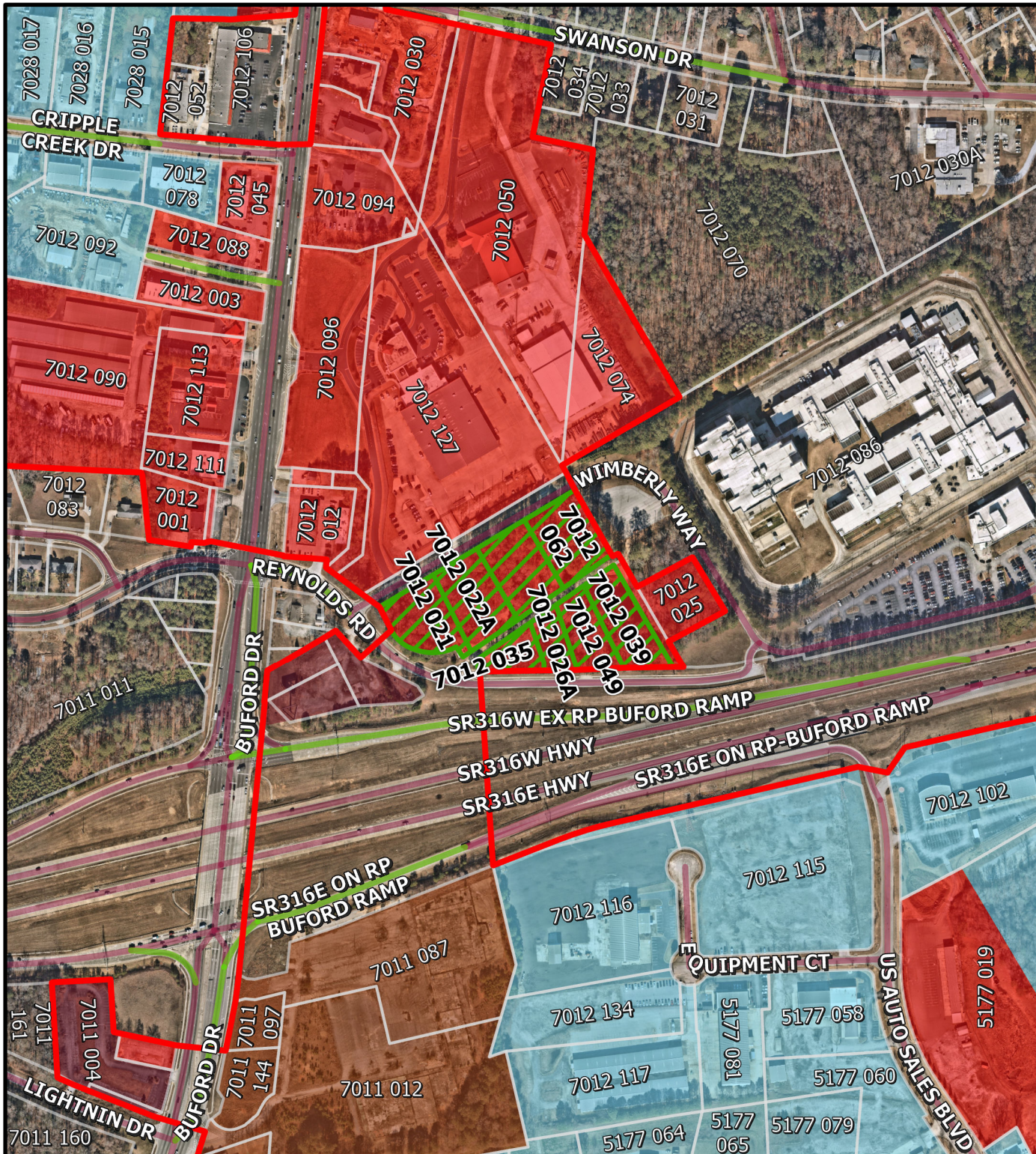
**File # RZC2024-00058**

**Applicant: Alec Richardson**

- Lawrenceville City Limits
- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets
- Zoning Districts**
  - BG General Business
  - HSB Highway Service Business
  - LM Light Manufacturing
  - CMU Community Mixed Use







# LAWRENCEVILLE

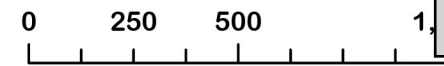
GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

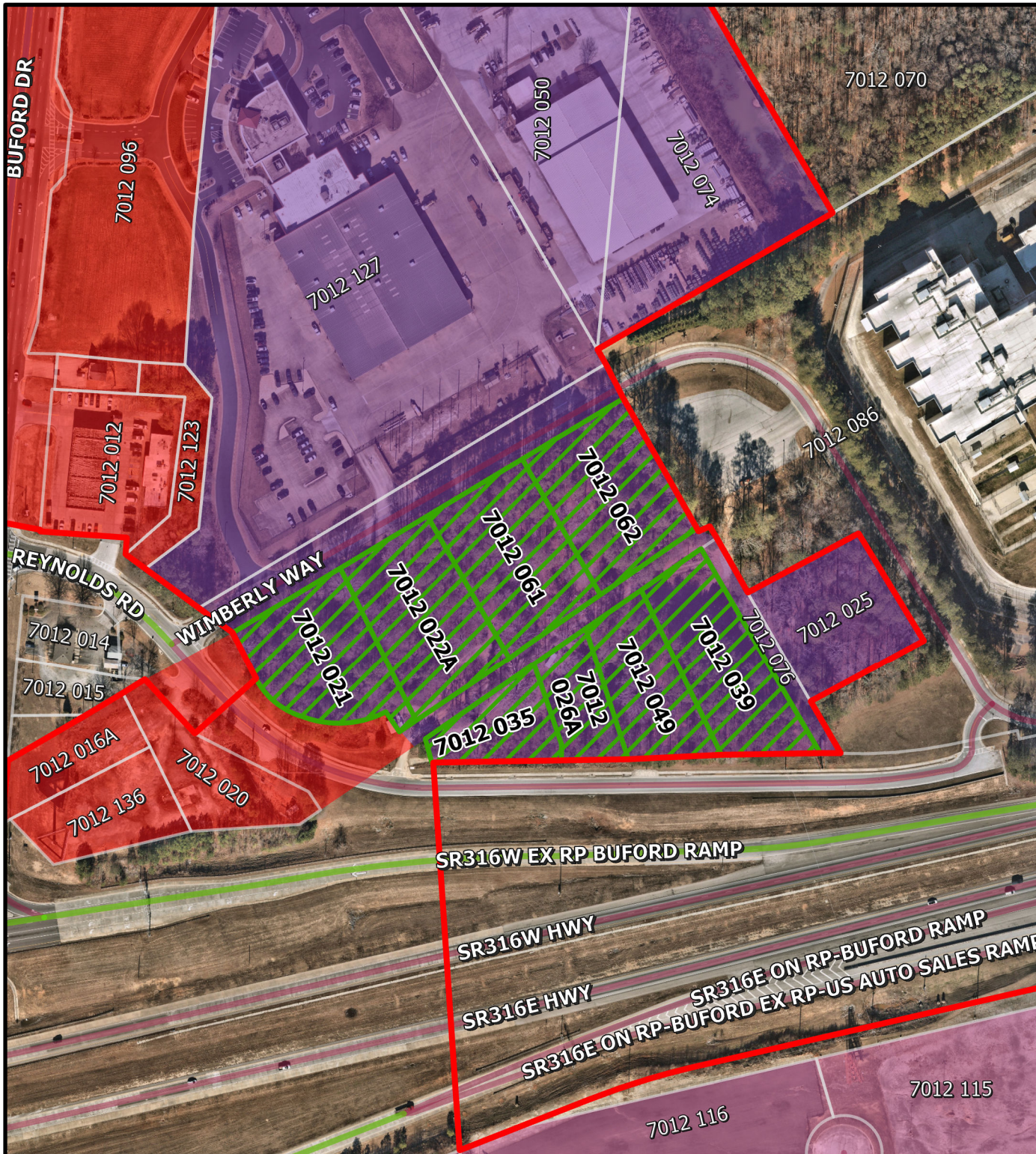
**File # RZC2024-00058**

**Applicant: Alec Richardson**

- Lawrenceville City Limits
- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets
- Zoning Districts**
  - BG General Business
  - HSB Highway Service Business
  - LM Light Manufacturing
  - CMU Community Mixed Use







# LAWRENCEVILLE

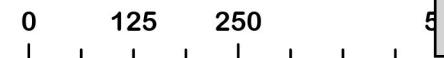
GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

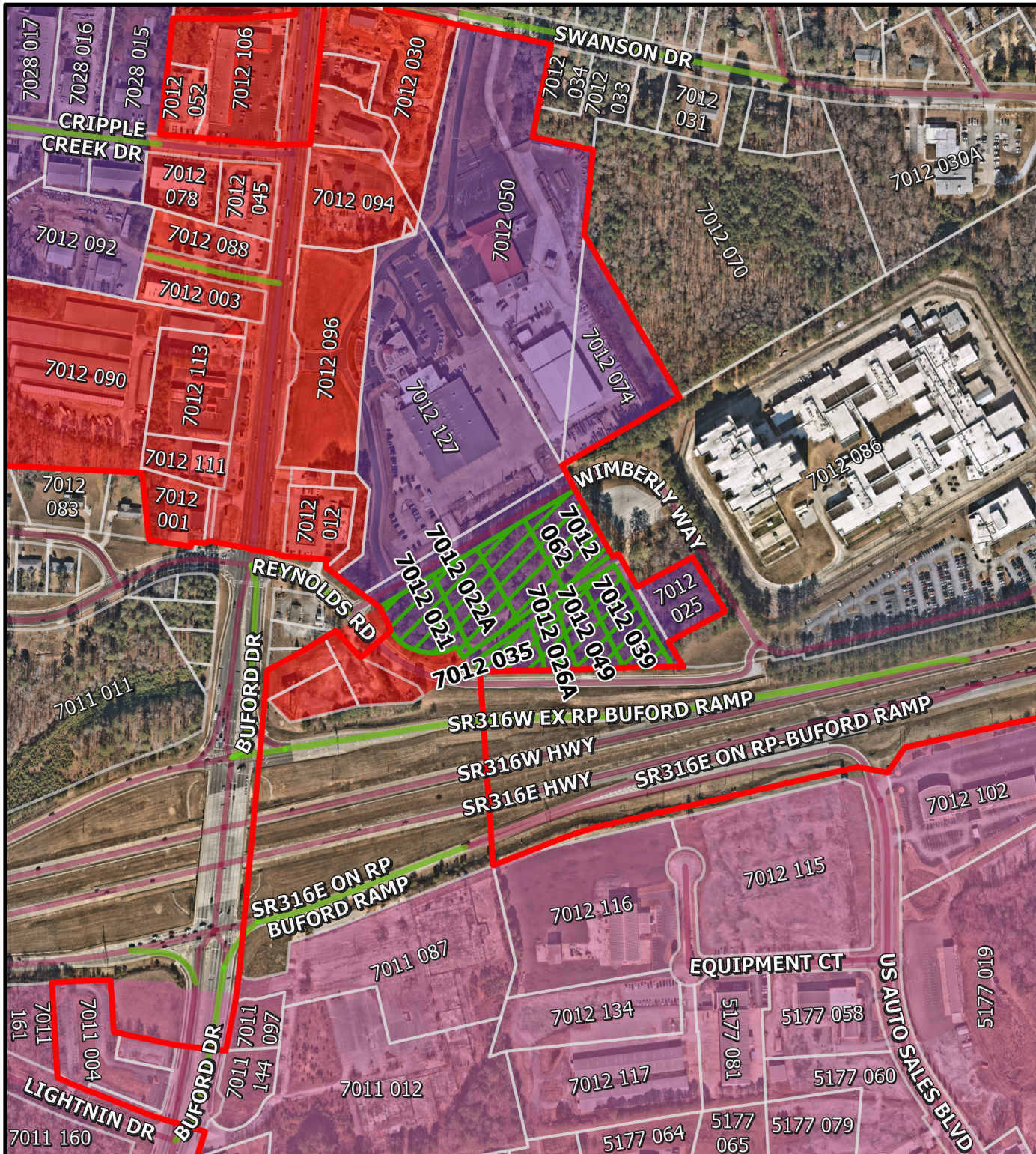
**File # RZC2024-00058**

**Applicant: Alec Richardson**

- Lawrenceville City Limits
- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets
- 2045 Character Areas**
  - Community Mixed Use
  - Commercial Corridor
  - Industrial







# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # RZC2024-00058**

**Applicant: Alec Richardson**

- Lawrenceville City Limits
- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets
- 2045 Character Areas**
  - Community Mixed Use
  - Commercial Corridor
  - Industrial







# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: CITY COUNCIL WORK SESSION  
AGENDA CATEGORY: DISCUSSION OF GENERAL CITY BUSINESS

|                                            |                                                                                                                      |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Item:</b>                               | RZM2024-00016; Bill Diehl; 0 Hillcrest Green Drive                                                                   |
| <b>Department:</b>                         | Planning and Development                                                                                             |
| <b>Date of Meeting:</b>                    | Wednesday, July 10, 2024                                                                                             |
| <b>Applicant Request:</b>                  | Rezone subject property from RS-150 (Single-Family Residential District) to RM-24 (Multifamily Residential District) |
| <b>Presented By:</b>                       | Todd Hargrave, Director of Planning and Development                                                                  |
| <b>Department Recommendation:</b>          | <b>Approval with Conditions</b>                                                                                      |
| <b>Planning Commission Recommendation:</b> | <b>To be Provided at the Meeting</b>                                                                                 |

---

**Summary:** The applicant requests a rezoning for 0 Hillside Green Drive and 298 Dogwood Lane from RS-150 (Single-Family Residential District) to RM-24 (Multifamily Residential District) to allow for the development of 227 multifamily dwelling units consisting of 194 apartment units and 33 front-entry, for-rent townhouse units with a gross density of 13 units per acre (UPA). The subject property consists of two parcels with an area of approximately 17.47 acres located at the northernmost extent of Hillcrest Green Drive and Dogwood Lane, just southeast of GA 316. The majority of the subject property (16.43 acres) is currently vacant and undeveloped, though a single-family home stands on the 0.88-acre parcel at 298 Dogwood Lane (PIN: R7010A018), part of the Northern Heights subdivision.

**Attachments/Exhibits:**

- RZM2024-00016\_Report
- RZM2024-00016\_P&D Recommended Conditions

- RZM2024-00016\_Application
- RZM2024-00016\_Letter of Intent
- RZM2024-00016\_Legal Description
- RZM2024-00016\_Existing Conditions Survey
- RZM2024-00016\_Schematic Site Plan
- RZM2024-00016\_Conceptual Site Plan
- RZM2024-00016\_Architectural Elevations
- RZM2024-00016\_Aerial Map – Zoomed In (1:2,750)
- RZM2024-00016\_Aerial Map – Zoomed Out (1:5,500)
- RZM2024-00016\_Zoning Map – Zoomed In (1:2,750)
- RZM2024-00016\_Zoning Map – Zoomed Out (1:5,500)
- RZM2024-00016\_Character Areas Map – Zoomed In (1:2,750)
- RZM2024-00016\_Character Areas Map – Zoomed Out (1:5,500)





# LAWRENCEVILLE

*Planning & Development*

## REZONING

|                                   |                                                                                            |
|-----------------------------------|--------------------------------------------------------------------------------------------|
| <b>CASE NUMBER:</b>               | <b>RZM2024-00016</b>                                                                       |
| <b>APPLICANT:</b>                 | BILL DIEHL                                                                                 |
| <b>OWNER(S):</b>                  | TRINA HURT, DONALD LOGGINS, AND JOHN TAYLOR                                                |
| <b>LOCATION(S):</b>               | 0 HILLCREST GREEN DRIVE & 298 DOGWOOD LANE                                                 |
| <b>PARCEL ID(S):</b>              | R7010 009 & R7010A018                                                                      |
| <b>APPROXIMATE ACREAGE:</b>       | 17.47 ACRES                                                                                |
| <b>ZONING PROPOSAL:</b>           | RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)<br>TO RM-24 (MULTIFAMILY RESIDENTIAL DISTRICT) |
| <b>PROPOSED DEVELOPMENT:</b>      | 194 APARTMENTS AND 33 TOWNHOMES                                                            |
| <b>DEPARTMENT RECOMMENDATION:</b> | <b>APPROVAL AS CMU (COMMUNITY MIXED-USE DISTRICT) WITH CONDITIONS</b>                      |

### VICINITY MAP





# LAWRENCEVILLE

## Planning & Development

2.

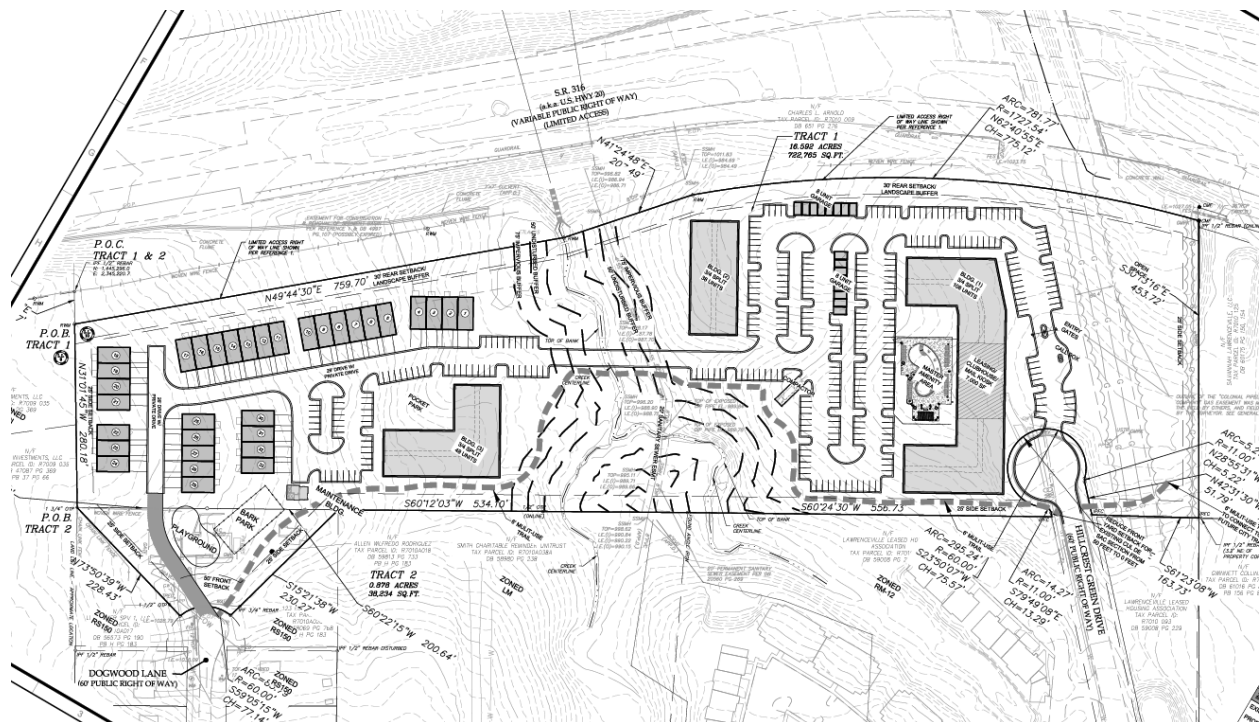
### ZONING HISTORY

The subject property has been zoned RS-120 / RS-150 (Single-Family Residential District) since 1986, which is the earliest zoning record on file for the parcel. There are no rezoning cases on record for the subject property.

### PROJECT SUMMARY

The applicant requests a rezoning for 0 Hillside Green Drive and 298 Dogwood Lane from RS-150 (Single-Family Residential District) to RM-24 (Multifamily Residential District) to allow for the development of 227 multifamily dwelling units consisting of 194 apartment units and 33 front-entry, for-rent townhouse units with a gross density of 13 units per acre (UPA). The subject property consists of two parcels with an area of approximately 17.47 acres located at the northernmost extent of Hillcrest Green Drive and Dogwood Lane, just southeast of GA 316. The majority of the subject property (16.43 acres) is currently vacant and undeveloped, though a single-family home stands on the 0.88-acre parcel at 298 Dogwood Lane (PIN: R7010A018), part of the Northern Heights subdivision.

### CONCEPT PLAN





# LAWRENCEVILLE

## Planning & Development

2.

### ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone the property to RM-24 (Multifamily Residential District) in order to develop a 227-unit, mixed housing-style community featuring 194 apartment units and 33 for-rent, front-entry townhomes at a gross density of 13 units per acre (UPA).

According to the letter of intent provided by the applicant, the development will be designed according to a new urbanist, walkable layout that employs modern farmhouse architecture, prioritizes luxury units intended for a professional market. The development will include modern amenities such as a clubhouse, resort-style pool, playground, multiuse trail (which will connect to the future city trail along the Colonial Pipeline easement), and a dog park.

If approved, the proposed development will require variances from the minimum Land Use Mix as follows:

#### **Article 1 Districts, Section 102.9 CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. and 2.**

1. The intent of allowing these nonresidential uses is to create a small node of retail and commercial services primarily for the convenience and amenity of residents of the CMU District. Nonresidential development must be compatible with the residential component of the development, and in general with the Architectural Design Standards specified in this section and [Article 6. Architectural Standards and Design Guidelines](#).

| Land Use                                           | Percentage of Gross Land Area |         |
|----------------------------------------------------|-------------------------------|---------|
|                                                    | Minimum                       | Maximum |
| Residential Uses                                   | 30%                           | 75%     |
| Civic/Institutional Uses                           | 15%                           | 50%     |
| Commercial/Retail, Light Industrial or Office Uses | 15%                           | 50%     |

2. This district provides for a diversity of housing types. Each CMU development shall include at least one housing option, including apartments, single-family residences, or townhomes.

|                                                                             |
|-----------------------------------------------------------------------------|
| a. Single-family detached dwellings on large lots (at least 9,500 sq. feet) |
| b. Single-family detached dwellings on mid-size lots (7500-9499 sq. feet)   |
| c. Single-family detached dwellings on small lots (4500-7499 sq. feet)      |
| d. Townhouses (see RM-8 standards above)                                    |
| e. Multifamily (see RM-12 and RM-24 standards above)                        |





# LAWRENCEVILLE

## Planning & Development

2.

### C. Lot Development Standards

| Project Area Standard |               |             | Off Internal Streets or Private Driveways |                   |                   |
|-----------------------|---------------|-------------|-------------------------------------------|-------------------|-------------------|
| Minimum               | Road Frontage | Max. Height | Min. Front Setback                        | Min. Side Setback | Min. Rear Setback |
| 5 acres               | 40 ft./lot    | 45 ft.      | 5-15 ft.                                  | 10-20 ft.         | 25-40 ft.         |

- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

The requested variances are as follows:

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow an increase of the maximum percentage of Residential Uses from seventy-five percent (75 %) to one hundred percent (100 %).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Civic/Institutional Uses from fifteen percent (15 %) to zero.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15%) to zero.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of



# LAWRENCEVILLE

2.

## *Planning & Development*

Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15%) to zero.

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on large lots (at least 9,500 sq. feet).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on mid-size lots (7,500-9,499 sq. feet).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on large lots (4,500-7,499 sq. feet).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards, Table 1., Project Area Standards – Minimum Front Setback to allow the elimination of minimum front yard setback (adjacent to Hillcrest Green Drive from five to fifteen feet (5-15 ft.) to zero.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards, Table 1., Project Area Standards – Minimum Front Setback to allow the elimination of minimum front yard setback (adjacent to S.R. 316, U.S. Hwy 20) from five to fifteen feet (5-15 ft.) to thirty feet (30 ft.).



# LAWRENCEVILLE

## Planning & Development

2.

### **Article 4 Buffers, 403 Buffers Table (CMU)**

**403 Buffers Table**

| New Development | MINIMUM BUFFER REQUIREMENTS   |     |        |        |       |       |      |      |        |     |     |     |     |     |     |     |     |    |    |
|-----------------|-------------------------------|-----|--------|--------|-------|-------|------|------|--------|-----|-----|-----|-----|-----|-----|-----|-----|----|----|
|                 | Existing Adjacent Development |     |        |        |       |       |      |      |        |     |     |     |     |     |     |     |     |    |    |
|                 | AR                            | CMU | RS-180 | RS-150 | RS-60 | RM-12 | RM-8 | RM-6 | RM-4-C | M   | MH  | ON  | OI  | BN  | BG  | BGC | HSB | LM | HM |
| AR              |                               |     |        |        |       |       |      |      |        |     |     |     |     |     |     |     |     |    |    |
| CMU             | 75                            |     | 50     | 50     | 25    |       |      |      | 25     | 25  | 25  |     |     |     |     |     |     |    |    |
| RS-180          |                               |     |        |        |       |       |      |      |        |     |     |     |     |     |     |     |     |    |    |
| RS-150          |                               |     |        |        |       |       |      |      |        |     |     |     |     |     |     |     |     |    |    |
| RS-60           |                               |     |        |        |       |       |      |      |        |     |     |     |     |     |     |     |     |    |    |
| RM-24           | 50                            |     | 50     | 50     | 25    |       |      |      |        |     |     |     |     |     |     |     |     |    |    |
| RM-12           | 50                            |     | 50     | 50     | 25    |       |      |      |        |     |     |     |     |     |     |     |     |    |    |
| RM-8            | 50                            |     | 50     | 50     | 25    |       |      |      |        |     |     |     |     |     |     |     |     |    |    |
| MH              | 75                            | 75  | 75     | 75     | 75    | 75    | 75   | 75   | 75     |     |     |     |     |     |     |     |     |    |    |
| OI              | 50                            |     | 50     | 50     | 25    | 25    | 25   | 25   | 25     | 25  | 25  |     |     |     |     |     |     |    |    |
| BN              | 50                            |     | 50     | 50     | 50    | 35    | 35   | 35   | 35     | 35  | 35  |     |     |     |     |     |     |    |    |
| BG              | 75                            |     | 75     | 75     | 50    | 50    | 50   | 50   | 50     | 50  | 50  |     |     |     |     |     |     |    |    |
| BGC             | 65                            |     | 50     | 50     | 50    | 50    | 50   | 50   | 50     | 50  | 50  |     |     |     |     |     |     |    |    |
| HSB             | 85                            |     | 85     | 85     | 85    | 70    | 70   | 70   | 70     | 70  | 70  |     |     |     |     |     |     |    |    |
| LM              | 50                            | 50  | 50     | 50     | 50    | 50    | 50   | 50   | 50     | 50  | 50  | 50  | 50  | 50  | 50  | 50  | 50  |    |    |
| HM              | 100                           | 100 | 100    | 100    | 100   | 100   | 100  | 100  | 100    | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |    |    |

- A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table – to allow a fifty percent (50%) reduction of minimum buffer requirements between dissimilar zoning classifications (CMU and RS-150) (adjacent to Dogwood Lane) from fifty feet (50 ft.) to twenty-five feet (25 ft.).

### **Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required**

| Standard    | Requirement                               | Proposal                                   | Recommendation |
|-------------|-------------------------------------------|--------------------------------------------|----------------|
| Townhome    | 2 spaces per dwelling unit (66 spaces)    | 4 spaces per dwelling unit (132 spaces)    | N/A            |
| Multifamily | 1.5 spaces per dwelling unit (291 spaces) | 1.62 spaces per dwelling unit (317 spaces) | N/A            |

The proposal meets or exceeds the minimum standard.





# LAWRENCEVILLE

## *Planning & Development*

2.

### ***SURROUNDING ZONING AND USE***

The area around the subject property consists of a wide variety of use and zoning categories. Immediately to the east of the property exists the Lawrenceville Gateway mixed use development zoned CMU (Community Mixed Use District), which is currently under construction. To the southeast are the Greens at Hillcrest garden apartments, which are zoned RM-12 (Multifamily Residential District). The properties along Belmont Drive to the south are zoned LM (Light Manufacturing District), though they are mostly undeveloped. The Northern Heights residential subdivision is to the southwest of the subject property, containing single-family homes zoned RS-150 (Single-Family Residential District). Finally, to the west of the subject property is an office subdivision called Springfield Park zoned OI (Office Institutional District), though it too is currently undeveloped.

The proposed request to rezone the property to RM-24 is consistent with the existing zoning patterns and uses in the general area, including an established development in the Greens at Hillcrest garden apartments as well as under development Lawrenceville Gateway project. Furthermore, the conceptual plan invokes a transect model of development, in which the highest intensity elements (apartment buildings) are anchored to the east of the property – adjacent to existing high-density housing – whereas the lower intensity elements in townhomes are located on the western side of the property, where it borders a single-family neighborhood.

### ***CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP***



# LAWRENCEVILLE

## Planning & Development

2.





### LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development

**Location Map & Surrounding Areas**

**File # RZM2024-00016**

**Applicant: Bill Diehl**

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets

**Zoning Districts**

-  HSB Highway Service Business
-  LM Light Manufacturing
-  OI Office/Institutional
-  CMU Community Mixed Use
-  RM-12 Multifamily Residential
-  RS-150 Single-Family Residential



0 125 250 500 Feet





# LAWRENCEVILLE

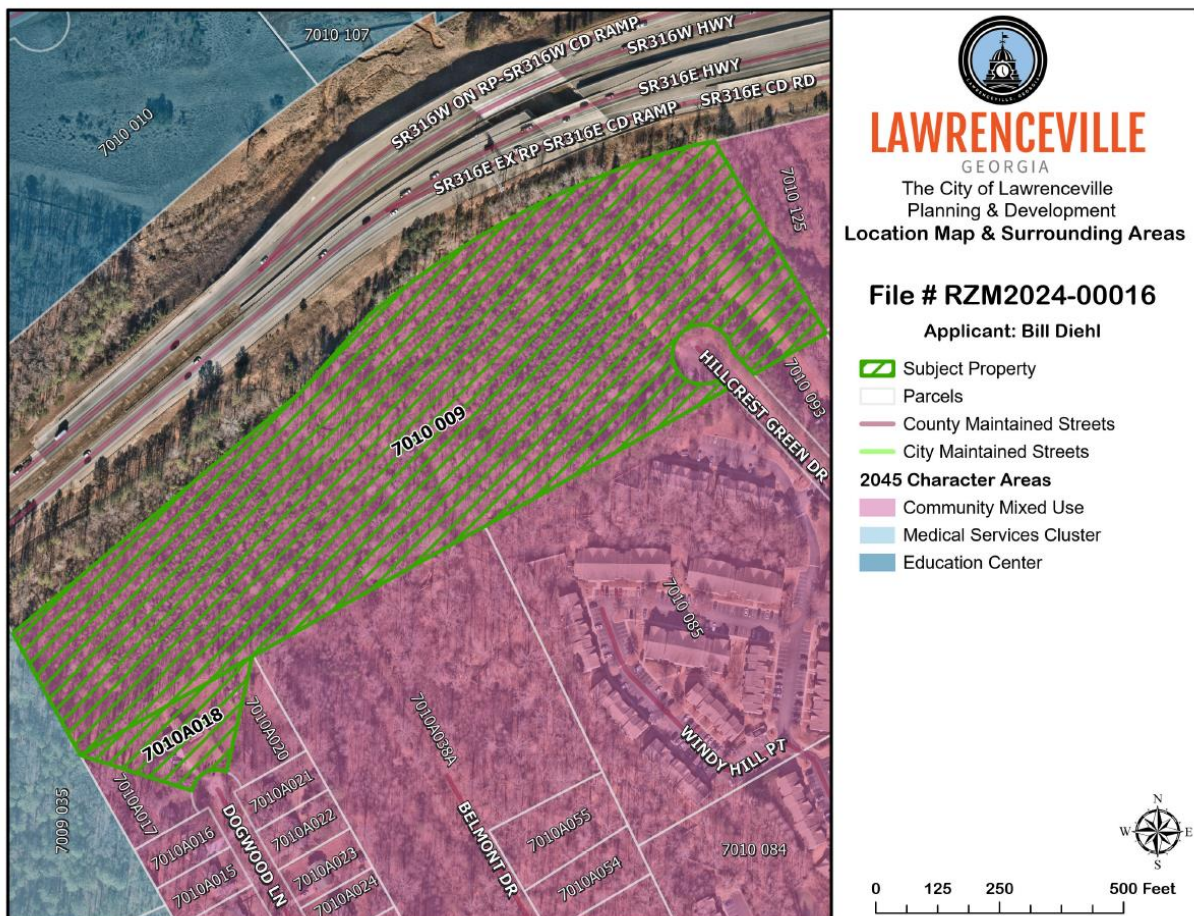
## Planning & Development

2.

### 2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Community Mixed Use character area. The Community Mixed Use character area capitalizes on Lawrenceville's economic strengths and diverse population by fostering vibrant and walkable neighborhoods. This integration of residential, commercial, and recreational spaces caters to the needs and preferences of a dynamic and growing community. Such a development meets the standards of development as established by the 2045 Comprehensive Plan.

### LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP







# LAWRENCEVILLE

## *Planning & Development*

2.

### **STAFF RECOMMENDATION**

In conclusion, the proposal is consistent with both the existing uses and zoning patterns of the area as well with the long-term vision for the city as established by the 2045 Comprehensive Plan; policies relating to long range planning suggest the city embrace the principles of new urbanism by creating a housing stock that is well maintained and includes homes with a variety of forms and price points. The intent of the Comprehensive Plan is to encourage positive redevelopment of benefiting from the “halo effect” of high-quality development already happening nearby.

This proposal would continue with the precedent set by RZM2021-00009, when City Council approved a request to rezone the properties to the east to CMU (Community Mixed Use District) to allow for the construction of a mixed-use development containing approximately 500 multifamily units at Lawrenceville Gateway.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL AS CMU COMMUNITY MIXED-USE WITH CONDITIONS** for the proposed rezoning.



# LAWRENCEVILLE

## *Planning & Development*

2.

### **CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

#### **ENGINEERING DEPARTMENT**

No comment

#### **PUBLIC WORKS**

No comment

#### **ELECTRIC DEPARTMENT**

No comment

#### **GAS DEPARTMENT**

No comment

#### **DAMAGE PREVENTION DEPARTMENT**

No comment

#### **CODE ENFORCEMENT**

No comment

#### **STREET AND SANITATION DEPARTMENT**

No comment



# LAWRENCEVILLE

## Planning & Development

2.

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

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

*Yes. The surrounding area contains a wide range of uses at various densities, including both single-family homes as well as apartment buildings.*

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

*No. As discussed, the area is already predominantly mixed use in nature.*

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

*Yes; the property could be developed a single-family subdivision similar to the Northern Heights subdivision to the south / southwest.*

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

*The project will induce demand on public facilities in the form of traffic, utilities, stormwater runoff, and schools. However, the effects of this demand can be mitigated through zoning condition and active planning efforts moving forward.*

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

*Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. The Community Mixed Use character area is intended as a mixed-use district that includes both apartments as well as townhomes, so this rezoning conforms with the long-range plan.*





# LAWRENCEVILLE

2.

## *Planning & Development*

- 6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

*The proposal would continue with the precedent set by the Lawrenceville Gateway rezoning to the east in March 2022 (RZM2021-00009).*

## PLANNING COMMISSION

### RECOMMENDED CONDITIONS\_06202024

#### RZM2024-00016

Approval of a CMU (Community Mixed-Use District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Multifamily and townhouse residential dwellings, dwelling units, and accessory structures. Multifamily dwelling units shall be limited to a maximum of one hundred ninety-four (194) dwelling units. Townhouse dwelling units shall be limited to a maximum of thirty-three (33) dwelling units.
  - B. The development shall be in general accordance with the submitted site plans and architectural renderings provided by the applicant, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
  - C. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
  - D. The standard multifamily residential section of the development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to always be maintained and functional, with any required repairs to be made within one week.
  - E. Garages shall be provided for a minimum of 15% of the standard multifamily units (29 garage units). Garage units shall be limited to the interior of the development.
  - F. In the event of residential tenant eviction, any belongings of the tenant shall be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by Law.

2. To satisfy the following site development considerations:

- A. Provide a 30-foot-wide building setback adjacent to all right-of-way, including SR 316.
- B. Natural vegetation shall remain on the property until the issuance of a development permit.
- C. New billboards or oversized signs shall be prohibited.
- D. Outdoor storage shall be prohibited.
- E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- F. Compactor/dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- G. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- H. Peddlers and/or parking lot sales shall be prohibited.
- I. The owner shall repaint or repair any graffiti or vandalism within 72 hours of notice from the City.
- J. Maximum multifamily building height shall be 70 feet.
- K. The required parking ratio for the multifamily section of development shall be 1.62 spaces per unit.
- L. The required parking ratio for the townhouse section of development shall be 4 spaces per unit.
- M. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.

3. To abide by the following requirements, dedications and improvements:



- A. The developer shall dedicate at no cost to the City a twenty-foot (20 ft.) wide multiuse trail easement adjacent to the existing gas pipeline easement as shown on the submitted “Zoning Site Plan,” titled “Hurricane Shoals Rd @ Belmont Dr. A Master Planned Residential Development” prepared for “McKinely Homes,” prepared by “Planners & Engineers Collaborative + (PEC),” dated March 27, 2024. The dedicated 20-foot multiuse trail easement shall consist of a pedestrian path measuring a minimum ten-foot (10 ft.) to twelve-foot (12 ft.) in width.
  - B. The 20-foot easement and pedestrian path shall be permitted and constructed prior to the issuance of a Certificate of Occupancy related to the construction of any multifamily and townhouse-family dwellings or dwelling units, subject to the stipulation that the CO shall not be withheld based on the City’s inability to deliver necessary right-of-way or easements for trail construction or for delays in permitting from GDOT.
  - C. Developer shall be responsible for obtaining permission from the Gas provider for construction. All design and construction shall be approved by the City Engineer.
4. The following variances are requested:
- A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow an increase of the maximum percentage of Residential Uses from seventy-five percent (75 %) to one hundred percent (100 %).
  - B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Civic/Institutional Uses from fifteen percent (15 %) to zero.
  - C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15%) to zero.

- D. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15%) to zero.
- E. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on large lots (at least 9,500 sq. feet).
- F. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on mid-size lots (7,500-9,499 sq. feet).
- G. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on large lots (4,500-7,499 sq. feet).
- H. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards, Table 1., Project Area Standards – Minimum Front Setback to allow the elimination of minimum front yard setback (adjacent to Hillcrest Green Drive from five to fifteen feet (5-15 ft.) to zero.
- I. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards, Table 1., Project Area Standards – Minimum Front Setback to allow the elimination of minimum front yard setback (adjacent to S.R. 316, U.S. Hwy 20) from five to fifteen feet (5-15 ft.) to thirty feet (30 ft.).
- J. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table – to allow a fifty percent (50%) reduction of minimum buffer requirements between dissimilar zoning classifications (CMU and RS-150) (adjacent to Dogwood Lane) from fifty feet (50 ft.) to twenty-five feet (25 ft.).



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

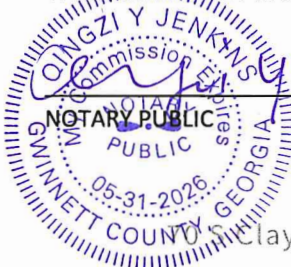
| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| NAME: <u>McKinley Homes, LLC</u><br>c/o Smith, Gambrell & Russell, LLP                                                                                                                                 | NAME: <u>(See Attached Pages)</u> |
| ADDRESS: <u>1105 West Peachtree Street, Suite 1000</u>                                                                                                                                                 | ADDRESS: _____                    |
| CITY: <u>Atlanta</u>                                                                                                                                                                                   | CITY: _____                       |
| STATE: <u>GA</u> ZIP: <u>30309</u>                                                                                                                                                                     | STATE: _____ ZIP: _____           |
| CONTACT PERSON: <u>Dennis Webb</u> PHONE: <u>404-815-3620</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>RS-150</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>                                                                                                                      |                                   |
| PARCEL NUMBER(S): <u>R7010-009</u> ACREAGE: <u>16.43</u>                                                                                                                                               |                                   |
| ADDRESS OF PROPERTY: <u>0 Hillcrest Green Drive, Lawrenceville, Georgia 30046</u>                                                                                                                      |                                   |

AW. M. 5-2-2024  
SIGNATURE OF APPLICANT DATE

\_\_\_\_\_  
SIGNATURE OF OWNER DATE

Henry W. Massie  
TYPED OR PRINTED NAME

\_\_\_\_\_  
TYPED OR PRINTED NAME



NOTARY PUBLIC

DATE

05-02-2024

NOTARY PUBLIC

DATE

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





# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                     | PROPERTY OWNER INFORMATION*            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| NAME: <u>McKinley Homes, LLC</u><br>c/o Smith, Gambrell & Russell, LLP                                                                                                                                    | NAME: <u>Donald G. Loggins</u>         |
| ADDRESS: <u>1105 West Peachtree Street, Suite 1000</u>                                                                                                                                                    | ADDRESS: <u>3770 Bold Springs Road</u> |
| CITY: <u>Atlanta</u>                                                                                                                                                                                      | CITY: <u>Monroe</u>                    |
| STATE: <u>GA</u> ZIP: <u>30309</u>                                                                                                                                                                        | STATE: <u>GA</u> ZIP: <u>30656</u>     |
| CONTACT PERSON: <u>Dennis Webb</u> PHONE: <u>404-815-3620</u>                                                                                                                                             |                                        |
| * If multiple property owners, each owner must file an application form or attach a list, however only one fee.<br>Multiple projects with one owner, must file separate applications, with separate fees. |                                        |
| PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>                                                                                                                         |                                        |
| PARCEL NUMBER(S): <u>R7010-009</u> ACREAGE: <u>16.43</u>                                                                                                                                                  |                                        |
| ADDRESS OF PROPERTY: <u>0 Hillcrest Green Drive, Lawrenceville, Georgia 30046</u>                                                                                                                         |                                        |

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SIGNATURE OF APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

Donald G. Loggins 4/19/2024  
SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
TYPED OR PRINTED NAME

Donald G. Loggins  
TYPED OR PRINTED NAME

\_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

Judith S. Hallum  
NOTARY PUBLIC



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# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| NAME: <u>McKinley Homes, LLC</u><br>c/o Smith, Gambrell & Russell, LLP                                                                                                                                 | NAME: <u>Estate of Charles L. Arnold</u> |
| ADDRESS: <u>1105 West Peachtree Street, Suite 1000</u>                                                                                                                                                 | ADDRESS: <u>1645 Ivy Lea Court</u>       |
| CITY: <u>Atlanta</u>                                                                                                                                                                                   | CITY: <u>Lawrenceville</u>               |
| STATE: <u>GA</u> ZIP: <u>30309</u>                                                                                                                                                                     | STATE: <u>GA</u> ZIP: <u>30045</u>       |
| CONTACT PERSON: <u>Dennis Webb</u> PHONE: <u>404-815-3620</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>RS-150</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>                                                                                                                      |                                          |
| PARCEL NUMBER(S): <u>R7010-009</u> ACREAGE: <u>16.43</u>                                                                                                                                               |                                          |
| ADDRESS OF PROPERTY: <u>0 Hillcrest Green Drive, Lawrenceville, Georgia 30046</u>                                                                                                                      |                                          |

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SIGNATURE OF APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

TYPED OR PRINTED NAME \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

Trina A. Hurt 04/26/2024

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
Trina A. Hurt as Administrator of the

Estate of Charles L. Arnold, Sr.

TYPED OR PRINTED NAME \_\_\_\_\_

Williams 04/26/2024

NOTARY PUBLIC \_\_\_\_\_

DATE \_\_\_\_\_



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# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                     | PROPERTY OWNER INFORMATION*             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| NAME: <u>McKinley Homes, LLC</u><br>c/o Smith, Gambrell & Russell, LLP                                                                                                                                    | NAME: <u>Estate of Salena O. Arnold</u> |
| ADDRESS: <u>1105 West Peachtree Street, Suite 1000</u>                                                                                                                                                    | ADDRESS: <u>1376 Joe Cooper Road</u>    |
| CITY: <u>Atlanta</u>                                                                                                                                                                                      | CITY: <u>Danielsville</u>               |
| STATE: <u>GA</u> ZIP: <u>30309</u>                                                                                                                                                                        | STATE: <u>GA</u> ZIP: <u>30633</u>      |
| CONTACT PERSON: <u>Dennis Webb</u> PHONE: <u>404-815-3620</u>                                                                                                                                             |                                         |
| * If multiple property owners, each owner must file an application form or attach a list, however only one fee.<br>Multiple projects with one owner, must file separate applications, with separate fees. |                                         |
| PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: _____                                                                                                                                |                                         |
| PARCEL NUMBER(S): <u>R7010-009</u> ACREAGE: <u>16.43</u>                                                                                                                                                  |                                         |
| ADDRESS OF PROPERTY: <u>0 Hillcrest Green Drive, Lawrenceville, Georgia 30046</u>                                                                                                                         |                                         |

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SIGNATURE OF APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
TYPED OR PRINTED NAME

\_\_\_\_\_  
NOTARY PUBLIC DATE

SIGNATURE OF OWNER \_\_\_\_\_ DATE 4-23-24

John N. Taylor, executor  
TYPED OR PRINTED NAME

\_\_\_\_\_  
NOTARY PUBLIC DATE 4-23-24

TYLER HALL  
NOTARY PUBLIC  
Madison County  
State of Georgia  
My Comm. Expires January 10, 2028





# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| NAME: <u>McKinley Homes, LLC</u><br>c/o Smith, Gambrell & Russell, LLP                                                                                                                                 | NAME: <u>Allen Wilfredo &amp; Juana Ardon Rodriguez</u> |
| ADDRESS: <u>1105 West Peachtree Street, Suite 1000</u>                                                                                                                                                 | ADDRESS: <u>298 Dogwood Lane</u>                        |
| CITY: <u>Atlanta</u>                                                                                                                                                                                   | CITY: <u>Lawrenceville</u>                              |
| STATE: <u>GA</u> ZIP: <u>30309</u>                                                                                                                                                                     | STATE: <u>GA</u> ZIP: <u>30046</u>                      |
| CONTACT PERSON: <u>Dennis J. Webb Jr.</u> PHONE: <u>404-815-3620</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>RS-150</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>                                                                                                                      |                                                         |
| PARCEL NUMBER(S): <u>R7010-A018</u> ACREAGE: <u>1.170</u>                                                                                                                                              |                                                         |
| ADDRESS OF PROPERTY: <u>298 Dogwood Lane, Lawrenceville GA (made in connection with 0 Hillcrest Drive)</u>                                                                                             |                                                         |

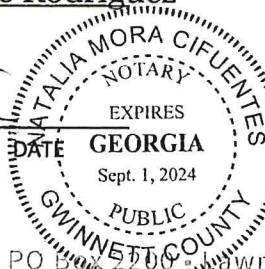
Juana Ardon Chavez De Rodriguez 05/20/2024  
SIGNATURE OF APPLICANT DATE

Allen Wilfredo Rodriguez 05/20/2024  
SIGNATURE OF OWNER DATE

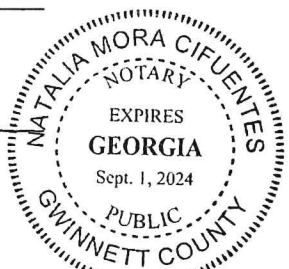
Juana Ardon Chavez De Rodriguez  
TYPED OR PRINTED NAME

Allen Wilfredo Rodriguez  
TYPED OR PRINTED NAME

Natalia Mora Cifuentes  
NOTARY PUBLIC 5/20/24



Natalia Mora Cifuentes  
NOTARY PUBLIC 5/20/24



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# LAWRENCEVILLE

## GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville?   N   Y/N

If the answer is yes, please complete the following section:

| NAME<br>OF GOVERNMENT<br>OFFICIAL | CONTRIBUTIONS<br>(List all which aggregate<br>to \$250 or more) | DATE CONTRIBUTION WAS MADE<br>(Within last two years) |
|-----------------------------------|-----------------------------------------------------------------|-------------------------------------------------------|
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville?   N   Y/N

If the answer is yes, please complete the following section:

| NAME<br>OF GOVERNMENT<br>OFFICIAL | CONTRIBUTIONS<br>(List all which aggregate<br>to \$250 or more) | DATE CONTRIBUTION WAS MADE<br>(Within last two years) |
|-----------------------------------|-----------------------------------------------------------------|-------------------------------------------------------|
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |

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Attach additional sheets if necessary to disclose or describe all contributions/gifts.



# LAWRENCEVILLE

GEORGIA

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER:        R7        -   010        -   A018    
(Map Reference Number)      District      Land Lot      Parcel

\_\_\_\_\_  
Signature of Applicant      Date

\_\_\_\_\_  
Type or Print Name and Title

\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER’S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\*



**TAX COMMISSIONER’S USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

  Jacqueleen Garcia    
NAME  
  
  05/15/2024    
DATE

  Tax Associate II    
TITLE



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**Diehl, William**

**From:** Tax <Tax@gwinnettcountry.com>  
**Sent:** Wednesday, May 15, 2024 5:17 PM  
**To:** Diehl, William  
**Subject:** R7010A018 R7010 009 RE: Property Tax Verification  
**Attachments:** Verification R7010 009 SIGNED.pdf; Verification R7010 A018 SIGNED.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Thank you for emailing the Tax Commissioner's office.

Please see attached signed tax form for R7010A018, R7010 009, 2023 and prior years are paid in full.

The 2024 taxes will be mailed out in the month of August. They have yet to be determined at this time.

Thanks,



**Jacqueline Garcia**

Tax Associate II | Call Center | Gwinnett County Tax Commissioner's Office  
 Denise R. Mitchell, MPA, Tax Commissioner  
 770-822-8800 | [www.GwinnettTaxCommissioner.com](http://www.GwinnettTaxCommissioner.com)

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**From:** Diehl, William <wdiehl@sgrlaw.com>  
**Sent:** Tuesday, May 14, 2024 9:32 AM  
**To:** Tax <Tax@gwinnettcountry.com>  
**Subject:** Property Tax Verification

**CAUTION:** This email originated from outside of Gwinnett County Government. Maintain caution when opening links, attachments, or responding. When in doubt, contact [phishing@gwinnettcountry.com](mailto:phishing@gwinnettcountry.com).

Good Morning,

The City of Lawrenceville requires tax verifications for rezoning applications. Could your office verify property taxes are paid on the two parcels referenced in the attached verifications?

Thank you for your help and please let me know if any further information is needed.

Thanks,

**William (Bill) Diehl**  
*Associate*

---

**p** | 404-815-3627  
**f** | 404-685-6927  
**e** | [wdiehl@sgrlaw.com](mailto:wdiehl@sgrlaw.com)  
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309  
[www.sgrlaw.com](http://www.sgrlaw.com) | [My Bio](#)

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**FIRST AMENDED**  
**LETTER OF INTENT**  
**and**  
**IMPACT ANALYSIS**

and

Other Material Required by  
City of Lawrenceville Zoning Ordinance  
for the  
Rezoning and Concurrent Variance Application

of

**MCKINLEY HOMES, LLC**

for

± 17.47 Acres of Land  
located at 0 Hillcrest Green Drive  
PIN: R7010 009 & R7010 A018 Gwinnett County, Georgia

**From RS-150 to RM-24 and  
Associated Concurrent Variances**

Submitted for Applicant by:

Dennis J. Webb, Jr.  
William J. Diehl  
Smith, Gambrell & Russell, LLP  
1105 W. Peachtree Street, NE  
Suite 1000  
Atlanta, Georgia 30309  
404-815-3500

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## I. INTRODUCTION

This project proposes the development of Class A luxury rental units with mixed densities and housing-products on an undeveloped lot currently zoned RS-150. The property is a 17.47 acre assemblage (Property Identification Numbers: R7010 009 & R7010 A018) adjoining Highway 316 to the north and the Groves of Lawrenceville apartment community and Dogwood Lane neighborhood to the south (the “Subject Property”). This proposal seeks rezoning to the RM-24 zoning district and concurrent variances to the setbacks from Highway 316 and from the right of way from the cul-de-sac at the termination of Hillcrest Green Drive, as required by the City of Lawrenceville Zoning Ordinance (the “Zoning Ordinance”). The development envisions the construction of a 227-unit, mixed housing-style community featuring 194 apartment units and 33 townhomes developed in a new urbanist, walkable layout and employing modern farmhouse architecture. The Development results in a density of 12.99 units per acre and will prioritize luxury units intended for a professional market. In keeping with this upscale concept, the Development will include modern amenities such as a clubhouse, resort style-pool, playground, multiuse trail and dog park, among other amenities.

The site is in close proximity to expanding employment centers in the City, such as Northside Hospital Gwinnett and Georgia Gwinnett College (“GGC”), positioning the development to support anticipated (and significant) increases in employment opportunities and population growth within the City. The development expands Lawrenceville’s limited Class A rental inventory, while embracing the high standard for development set by the Lawrenceville Lawn and other similar developments. The resulting product is a community that is connected, vibrant, and intentionally developed to highlight Lawrenceville’s amenities and to provide an attractive and modern gateway into the City from Highway 316.

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Access to Lawrenceville's trail system is particularly important to this Development and its goals for providing walkability, active amenities and convenience. A portion of land in the northeast corner of the Property will be dedicated to the City, providing the City's trail system with critical connectivity under Highway 316 and dedicated pedestrian access between GGC and downtown Lawrenceville. This civic space amenity is intentionally highlighted by the development plans, with buildings and landscaping oriented to address and facilitate connectivity with the Development. Further, the primary multi-family building is oriented to face the multi-use trail, providing an inviting and attractive architectural façade from the path. An internal multi-use trail will connect all the units in the community and the Dogwood Lane community to the Lawrenceville trail system via a dedicated pedestrian path. The improvements will help foster a walkable and new-urbanist feel to the development, as opposed to the vehicle-centric, garden style multifamily development of decades past.

Residents entering and exiting the development by vehicle will utilize Hillcrest Green Drive which has direct connectivity to Hurricane Shoals Road at a signalized intersection with designated lefthand turning lanes. The site also benefits from easy connectivity to major transportation thoroughfares, such as Highway 316, Duluth Highway and Collins Hill Road. Residents utilizing the adjoining trail system to access retail facilities (many of which are slated for considerable improvements in connection with an adjoining development) or GGC have less than a half mile walk to GGC or to the retail/grocery amenities on Collins Hill Road. The development will be parked above standards, with parking spaces dispersed throughout the community to ensure accessible parking facilities and reduce concentrations of impervious surfaces. Some of the parking facilities will be improved with unit garages available for residents. The garages will be constructed with masonry materials and will be fully enclosed. An additional

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emergency access point will be developed from Dogwood Lane. To preserve the established residential neighborhood on this street, this access point will be gated with a knox-box and will be used as an emergency-only entrance. Additionally, recreational amenities will be developed on portions to enhance the amenity offerings for residents. The property will preserve tree cover and landscaping will be supplemented where necessary to enhance screening.

The rezoning is supported by the Comprehensive Plan, which places the Property in the Community Mixed Use area. The Character Area envisions higher-density residential communities that “promot[e] walkability and enhance[e] the overall accessibility and convenience of the neighborhood.” (Comp. Plan, pg. 53). As discussed in greater detail below, the development provides additional and newer multifamily inventory, a priority identified in the Comprehensive Plan and the City’s recently adopted Housing Study. That study specifically identified the need for diversifying and re-energizing the City’s aging multifamily housing inventory (See Housing Strategy, p. 8). Expanding rental inventories and products for younger or recently relocated professionals is central to the City’s goals of fostering and retaining an engaged population with the means and desire to make long-term investments within the City.

Lawrenceville’s need for multifamily housing may be more acute than those of other communities within Gwinnett County, particularly given the expansion of Northside Hospital and growth of GGC. Lawrenceville’s projected demographics when compared to other communities, lean more heavily toward younger professionals (employed at Northside Hospital, Gwinnett County or the City of Lawrenceville) and students attending GGC and nearby Philadelphia College of Osteopathic Medicine (“PCOM”) (See Comp. Plan pp. 33 & 40 (recognizing changing demographics and shifts those changes may have on housing preferences)). These individuals often have the incomes to support higher-quality housing but are not interested in longer-term housing

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ownership, either enjoying Lawrenceville's amenities during their limited tenures at local colleges, or during their transitions to homeownership. Additionally, this demographic is more likely to utilize public amenities (such as trails) and is more likely to patronize local restaurant and retail establishments.

The development team sees this community not only as a landing spot for these young and new residents of the City but also as a launching-off point, helping to foster subsequent investment in for-sale housing products in the area as residents' careers and families expand. This development introduces Lawrenceville to new residents in a centrally located and amenitized community that is connected to and a part of Lawrenceville's expanding employment and commercial centers. The Development incorporates two distinct housing products within the centrally managed property, including 33 two-car garage townhomes and 194 multi-family homes divided among three buildings. This configuration allows for variations in unit sizes, which broaden offerings and extend the appeal to residents, particularly younger professionals with varying needs for square footages. The community will be maintained and operated by an established and committed management team, which will ensure that residents receive the Class-A apartment product they desire, with exquisite amenities and essentially no-maintenance obligations on residents.

In addition to this rezoning request, the Applicant also seeks variances from the setback requirements of the Zoning Ordinance. A reduction in the setback from Highway 316 is requested, reducing the buffer from 50 feet to 30 feet. This design is necessitated by the shape of the lot and the perennial stream that splits the lot widthwise and, accordingly, reduces access points. Even with this reduction, the size of the existing right-of-way from Highway 316 will significantly set

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the development back from the highway. Further, the Property's topography and the existing buffer will reduce direct sightlines between the development and the highway.

A variance in the setback from Hillcrest Green Drive is also sought, requesting a reduction from 50 feet to 0 feet from the right-of-way. Hillcrest Green Drive is a public road that terminates in a currently developed cul-de-sac with a right-of-way dedication on the Property of over 100 feet in diameter. Extending an additional 50-foot setback from this cul-de-sac would eliminate large portions of developable land on the Property. Further, the Development's desire to emphasize a new urbanist style with connectivity to the multi-use trail requires that setbacks from parking and transportation rights-of-way be minimized. Doing so allows the development to better emphasize and address public amenities such as the trail. It also provides a better transition between the uses of land. A strict application of the Zoning Ordinance and these setbacks would result in a hardship upon the Property's reasonable development given the unique geographic and topological features of this Property. Additionally, the variances allow for higher quality architectural and site design features of this community.

## **II. IMPACT ANALYSIS FOR REZONING**

### ***1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property***

The Development's proposed multifamily residential use is compatible with surrounding development and uses of land. To the southeast of the Property is the Groves of Lawrenceville, a multifamily rental development currently zoned RM-12. The rental-community development was constructed in 2002 and features older, townhome-style, two-story apartments with no covered parking. To the Southeast of the Property is a large commercial shopping center anchored by Kohl's and Walmart. The Northern boundary of the Property abuts Highway 316.

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Other multifamily communities exist within close proximity to the Property. In Lawrenceville's municipal limits, the SYNC at Ten Oaks apartment community is similarly located between a commercial center (now the Northside Resource Center and Primary Care facilities) and Highway 316. Other apartment communities along the same road (Walther Road) but located in unincorporated Gwinnett County are the Sugar Mill and Parc @ 980 communities. Both developments are within approximately half a mile of the Property and each were developed in 1997. Along Collins Hill Road is an approved multi-family and mixed used community, with approximately 300-units being constructed, additional commercial and retail space, and slated improvements to the facades of existing buildings.

Development patterns and uses, thus, are of relatively high intensities and are compatible with the denser multifamily community envisioned here. The surrounding uses show a clear precedent for multifamily development along this corridor. Many of the surrounding multifamily developments, like the community envisioned here, adjoin the Highway 316 and are accessed by minor collector streets. Moreover, the development reduces its density as it transitions toward the more established residential communities on Dogwood Lane, reducing the impact of the development on this established community. Additional housing units will not interfere with the surrounding uses.

***2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.***

As previously described, the surrounding uses are of similar densities and intensity of uses. Other multifamily developments exist within the area and are similarly situated on parcels that adjoin Highway 316. Although this precedent exists, this development will not create an oversupply of multifamily units. The City has an identified need to expand multifamily housing units, particularly with newer units developed for young professionals in the healthcare and public

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administration industries. The demand arises not only from demand for new rental housing<sup>1</sup> but also an by housing turnover, increase in housing demand arising from the desired replacement of depreciated multifamily units with newer, modern facilities as renters look to upgrade their rental housing. In all, the Comprehensive plan identifies the need for more than 1,000 total rental units in the City over the next twenty years (Comp. Plan p. 122).

The proposed multifamily use will be complementary to the surrounding commercial and institutional uses. New residents will provide an active consumer base for surrounding commercial and retail properties. The development of the multi-use trail on the northeastern section of the Property will provide residents with safe and pedestrian-specific walking access to commercial businesses, many of which are located less than half a mile from the Property. The trail also permits residents to access GGC and downtown Lawrenceville, helping to foster meaningful pedestrian activity across important economic and institutional sectors of the City. The Development's proximity to the college and the commercial/retail amenities is approximately the same distance from Lawrenceville City Hall to the Historic Courthouse, making walking or biking a feasible and attractive option for many residents. Further, the site plan will emphasize this connectivity and encourage use by providing landscaping, signage, and hardscaping to direct residents to the trail.

The development also addresses important housing shortcomings recognized in the Comprehensive Plan and the 2022 Housing Study. The study recognizes that well over 12,000 people are employed in Lawrenceville's the Public Administration and Health Care industries. (See Housing Study Presentation, p. 7). Despite large numbers of employees engaged in relatively high paying jobs, few of those employees live in Lawrenceville. The gap, according to the Housing

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<sup>1</sup> The Comprehensive Plan identifies the need for 350 additional new rental housing units in the City within the next twenty years. (Comp. Plan p. 122).

Study, leaves more than 10,000 employees exiting the City at the end of the workday and heading outside of the City to live, shop, and engage (Housing Study Presentation, p. 17).

In large part, this gap is a consequence of the lack of housing supply to address unique demands associated with this particular demographic. This Development provides a mix of housing types and styles, offering professionals looking for rental housing in Lawrenceville with the ability to rent Class A apartment flats or exquisitely maintained and attractive townhomes. Every unit is offered with access to resort style amenities and with no-maintenance obligations. Lawrenceville generally lacks this quality of rental-housing inventory. As currently situated, potential residents must either look toward the relatively few Class A rental apartments units available in the City or look to rent older, more traditional single family homes and assume the obligations for lawn and home maintenance generally associated with these types of rental-housing products. For many, neither is attractive and, when faced with these obstacles, many professionals choose to find other housing options outside of the City and commute into Lawrenceville, as opposed to living in the community.

The development proposed here provides Class A rental units for the growing healthcare and other professional employees working in Lawrenceville and provides housing that attracts employees currently unable to purchase for-sale housing products in close proximity to their work and within the City limits. That is, the development's intended market are younger professionals where residents will first be introduced to the breadth of services, facilities, and lifestyle Lawrenceville offers.

***3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned.***

The Property's current zoning is RS-150, a large lot single family zoning district. Given the Property's proximity to Highway 316, topography and the surrounding intensity of uses, a low-

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density single-family development is not feasible on nor reasonable for the Property. Intervening zoning districts, likewise, are not feasible for development of the Property. The Property is situated such that only the requested zoning district provides any reasonably economic use.

***4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.***

The development will not result in an excessive burden to existing infrastructure, utilities, or schools. As will be demonstrated in a traffic study that will be provided in connection with this application, the projected development is not anticipated to create traffic issues. Residents will primarily use Hurricane Shoals to enter and exit the Property, driving east to access Collins Hill Road and west to access Duluth Highway. Hurricane Shoals and Collins Hill Roads are classified as major collector streets. Duluth Highway is classified as a minor Arterial Road. As reflected in the traffic study which will be supplemented with the application, the development is not expected to impact the levels of service for any of these throughfares.

The development is unlikely to have a material impact on schools. The absence of three-bedroom apartments limits the extent to which families with children will likely be residents of the community. Two-bedroom apartments are offered in a roommate layout with separate ensuite bathrooms. The townhome products similarly are not of the style or size that would be attractive to most families. The development is more likely to attract younger professionals and empty nesters than established families with school-aged children. Nevertheless, there appears to be sufficient capacity at Central Gwinnett High School and Lawrenceville Elementary School to accommodate any increase in students.

***5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.***

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The Comprehensive Plan, as previously noted, identifies the need for newer rental communities in Lawrenceville (Comp. Plan p. 116). The need arises from projected population growth, fueled largely by the expansion of Northside Hospital and the existing public administration operations within the City (Comp. Plan pg. 106). These expanding industries often employ younger individuals just beginning professional careers, who often lack the immediate desire or ability to purchase for-sale homes (Comp. Plan. pg. 40). Millennial and Generation Z professionals are typically in the market for newer and larger Class A apartment communities with amenities, connectivity, and luxury units. This is a target market for the Development envisioned here and the site plan address these unique demands, providing luxury style apartments, “lock-and-leave” townhome rentals, modern amenities, and connectivity by way of the multiuse trail.

The Comprehensive Plan identifies the lack of higher-end apartment developments in the City. As noted, much of the City’s apartment inventory is more than twenty years old and only 430 new rental units have been constructed since 2010 (Comp. Plan p. 118). This aged inventory, as the Comprehensive Plan identifies, should be “phased out” and replaced by newer developments with modern design and amenity features like those proposed here (Comp. Plan p. 131). The proposed development provides new higher-end multifamily units in-line with the quality of development set by the Lawrenceville Lawn development and other developments which have leveraged their location and outdoor spaces to create more connected communities. This development style is encouraged in the Comprehensive Plan, which calls for “[e]mbracing innovative housing models that align with changing lifestyles and preferences” (Comp. Plan, pg. 125).

This high standard of development is also consistent with the spirit of the Community Mixed Use character area in which the Property is located. The character area envisions “vibrant

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and walkable neighborhoods” that “promot[e] walkability and enhance[e] the overall accessibility and convenience of the neighborhood” (Comp. Plan p. 53). This development meets these standards by utilizing a property that otherwise would be undevelopable for traditional single-family residential or commercial development. Indeed, the site presents development challenges that preclude any development that could meet the quality and standard the City should expect on one of its primary gateways. This development creates a diversity of luxury-style housing options and types. Further, the development provides a community that is connected to GGC and downtown Lawrenceville. While there are no commercial uses within the development, the site plan is specifically engineered to engage the surrounding commercial and retail facilities and encourages residents to utilize the multiuse trail to access those businesses.

***6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.***

Existing and changing conditions support the zoning proposal. Lawrenceville continues to be a target for the expansion of medical and other institutional facilities in the Northeast Georgia area. Northside Hospital Gwinnett will become the hospital’s largest facility in the state, even surpassing its traditional Atlanta campus. These expansions have increased projections for growth within the City, even from the relatively recently adopted Housing Study and the Comprehensive Plan. Accordingly, some of the modeling from each plan may have understated housing demand calculations. Even with the prior calculations, however, the development addresses an undersupply of multifamily housing inventory and recent expansions only further reiterate the unfulfilled demand in the area.

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### III. NOTICE OF CONSTITUTIONAL CHALLENGE TO UNDERLYING ZONING AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The Applicant respectfully submits that the current zoning classification of the Property and any proposed intervening district is unconstitutional and that rules relative to the Property owner's right to use the Property established in the Lawrenceville Zoning Ordinance, to the extent they prohibit this use, constitute an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to allow this use would constitute a taking of private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The Applicant respectfully submits that the City Council's failure to approve the requested rezoning would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Subject Property's owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

A refusal to allow the development in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law,

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O.C.G.A. § 36-66-1 *et seq.*, due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

Opponents to this request, if any, lack standing; have failed to exhaust administrative remedies; and have waived their rights to appeal by failing to assert legal and constitutional objections.

#### IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the proposed rezoning be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 14<sup>th</sup> day of June, 2024.

Respectfully submitted,

/s/ Dennis J. Webb, Jr.

Dennis J. Webb, Jr.  
William J. Diehl  
Attorneys for Applicant

Smith, Gambrell & Russell, LLP  
1105 W. Peachtree Street, NE  
Atlanta, Georgia 30309  
404-815-3500

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LEGAL DESCRIPTION  
OVERALL TRACT

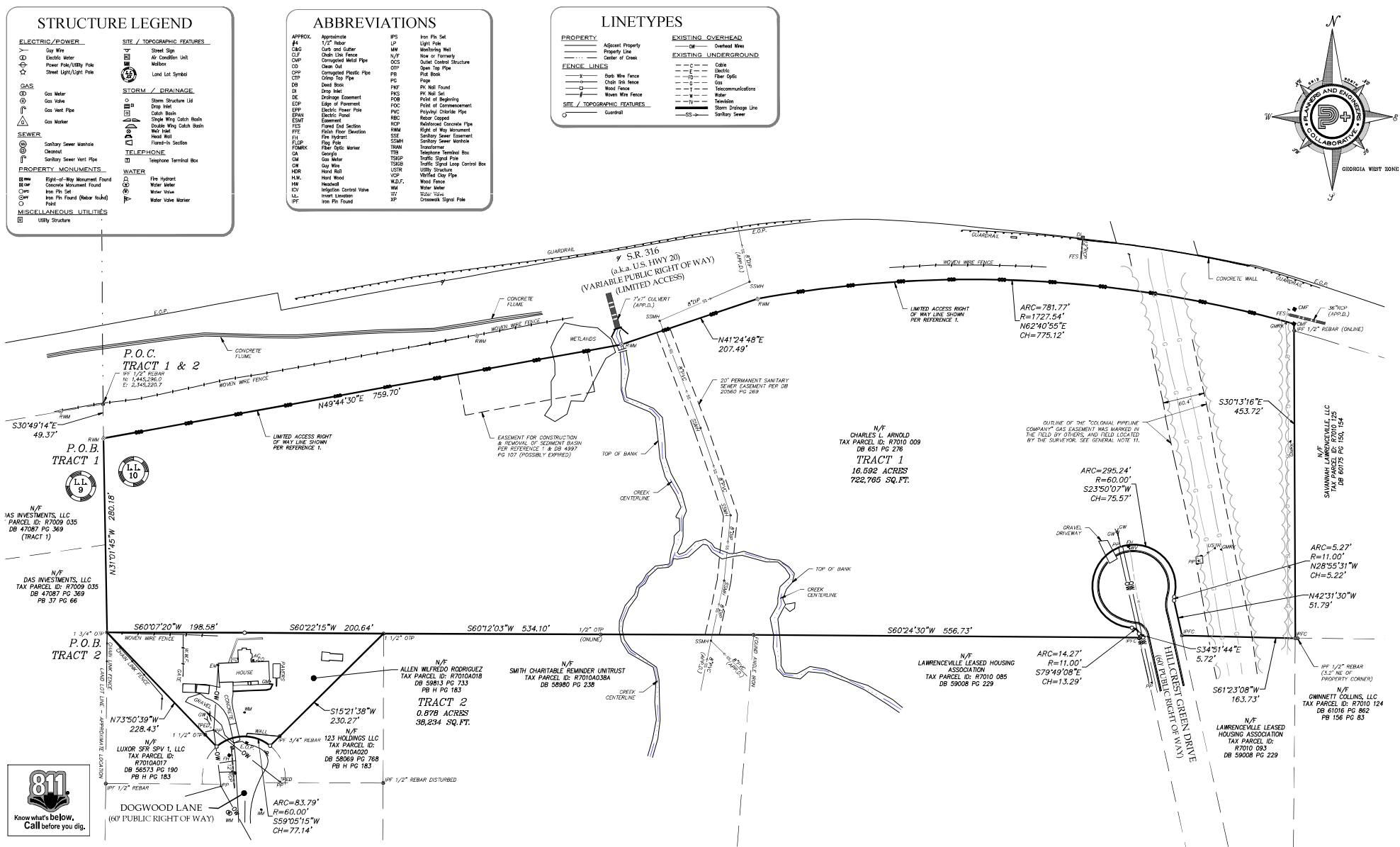
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnet County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a found 1/2 inch rebar, said rebar having coordinates of North 1,445,296.0 and East: 2,345,220.7, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located at the intersection of the southeasterly right of way line of S.R. 316 (a.k.a. U.S. Hwy 20 ) (variable public right of way) (limited access) and common land lot line between Land Lots 9 and 10; thence along said southeasterly right of way line of S.R. 316 and common land lot line between Land Lots 9 and 10 South 30 degrees 49 minutes 14 seconds East a distance of 49.37 feet to a found right of way monument, said monument being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence leaving said common land lot line and proceed along said southeasterly right of way of S.R. 316 the following courses and distances: North 49 degrees 44 minutes 30 seconds East a distance of 759.70 feet to a found right of way monument; North 41 degrees 24 minutes 48 seconds East a distance of 207.49 feet to a found right of way monument; along a curve turning to the right with an arc length of 781.77 feet, having a radius of 1727.54 feet, being subtended by a chord bearing of North 62 degrees 40 minutes 55 seconds East, and a chord length of 775.12 feet to a found concrete monument; thence leaving said southeasterly right of way and proceed South 30 degrees 13 minutes 16 seconds East a distance of 453.72 feet to a found iron pin with cap; thence South 61 degrees 23 minutes 08 seconds West a distance of 163.73 feet to a found iron pin with cap on the northeasterly right of way of Hillcrest Green Drive (60 foot public right o way); thence along said northeasterly right of way the following courses and distances: North 42 degrees 31 minutes 30 seconds West a distance of 51.79 feet to a point; along a curve turning to the right with an arc length of 5.27 feet, having a radius of 11.00 feet, being subtended by a chord bearing of North 28 degrees 55 minutes 31 seconds West, and a chord length of 5.22 feet to a point; along a reverse curve turning to the left with an arc length of 295.24 feet, having a radius of 60.00 feet, being subtended by a chord bearing of South 23 degrees 50 minutes 07 seconds West, and a chord length of 75.57 feet to a point located on the southwesterly right of way of said Hillcrest Green Drive; thence along said southwesterly right of way the following courses and distances: with a reverse curve turning to the right with an arc length of 14.27 feet, having a radius of 11.00 feet, being subtended by a chord bearing of South 79 degrees 49 minutes 08 seconds East, and a chord length of 13.29 feet to a point; South 34 degrees 51 minutes 44 seconds East a distance of 5.72 feet to a found iron pin with cap; thence leaving said southwesterly right of way and proceed South 60 degrees 24 minutes 30 seconds West a distance of 556.73 feet to a found angle iron; thence South 60 degrees 12 minutes 03 seconds West a distance of 534.10 feet to a found 1 1/2 inch open top pipe; thence South 15 degrees 21 minutes 38 seconds West a distance of 230.27 feet to a point on the northerly right of way of Dogwood Lane (60 foot public right of way); thence along said right of way along a curve turning to the left with an arc length of 83.79 feet, having a radius of 60.00 feet, being subtended by a chord bearing of South 59 degrees 05 minutes 15 seconds West, and a chord length of 77.14 feet to a point; thence leaving said right of way North 73 degrees 50 minutes 39 seconds West a distance of 228.43 feet to a found 1 3/4 inch open top pipe located on said common land lot line between Land Lots 9 and 10; thence along said common land lot line North 31 degrees 01 minutes 45 seconds West a distance of 280.18 feet to a found right of way monument, said monument being the TRUE POINT OF BEGINNING.

Tract or parcel contains 760,998 square feet or 17.470 acres.





NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEY MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 1313500070, PANEL 73 OF 155, EFFECTIVE DATE SEPTEMBER 28, 2006 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY 2024. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMENT NO. 24-0072A WITH AN EFFECTIVE DATE OF 04/16/2024 @ 5:00 PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE NOTED TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
8. THE PROPERTY HAS DIRECT ACCESS TO HILLCREST GREEN DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.
9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
10. THIS DATA SET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A \_\_\_\_\_ (CM) RMSEZ VERTICAL ACCURACY CLASS. ACTUAL NVA ACCURACY WAS FOUND TO BE RMSEZ = \_\_\_\_\_ CM, EQUATING TO +/- \_\_\_\_\_ CM AT 95% PERCENTILE. ACTUAL NVA ACCURACY WAS FOUND TO BE +/- \_\_\_\_\_ CM AT THE 95th PERCENTILE.
11. SURVEYOR SUGGEST FOR CLIENT TO CONTACT COLONIAL PIPELINE COMPANY TO VERIFY EXACT LIMITS OF GAS LINE EASEMENT.

REFERENCES

1. DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, RIGHT OF WAY OF PROPOSED SR 20 INTERCHANGE, (LSJ01-004-00108), GWINNETT COUNTY, FEDERAL AID PROJECT, PLANS PREPARED BY PBS&L, PLANS COMPLETED DATE 10/11/07, LAST REVISED 01/18/11.

LEGAL DESCRIPTION -- TITLE (TRACT 2)

All that tract or parcel of land lying and being in Land Lot 10 of the 7th District of Gwinnett County, Georgia, being Lots 10 and 11, Block 9 of Northern Heights Subdivision as shown on plat of Northern Heights Subdivision as same is recorded in Plat Book H, page 183, Gwinnett County, Georgia Records. The description of said property as contained on said plat is hereby incorporated herein and made an essential part of hereof by reference. Said property having the address of 208 Dogwood Lane according to the present system of numbering houses in the City of Lawrenceville, Gwinnett County, Georgia.

ALTA/NSPS LAND TITLE SURVEY -- TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.
2. ADDRESS(ES) OF THE SURVEYED PROPERTY: HILLCREST GREEN DRIVE, LAWRENCEVILLE, GA 30092
3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.
4. GROSS LAND AREA OF SUBJECT PROPERTY IS 17,470 ACRES.
- 6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
- 6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THESE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS:
11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.
13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.
14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CLIENT'S DESIGNATED REPRESENTATIVE, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGAL DESCRIPTION -- OVERALL TRACT (SURVEY)

All that TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a found 1/2 inch rebar, said rebar having coordinates of North 1,445,286.0 and East: 2,345,220.7, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located at the intersection of the southeasterly right of way line of S.R. 316 (a.k.a. U.S. Hwy 20 ) (variable public right of way) (limited access) and common land lot line between Land Lots 9 and 10; thence along said southeasterly right of way line of S.R. 316 and common land lot line between Land Lots 9 and 10 South 30 degrees 49 minutes 14 seconds East a distance of 49.37 feet to a found right of way monument, said monument being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence leaving said common land lot line and proceed along said southeasterly right of way of S.R. 316 the following courses and distances: North 49 degrees 44 minutes 30 seconds East a distance of 759.70 feet to a found right of way monument; North 41 degrees 24 minutes 48 seconds East a distance of 207.49 feet to a found right of way monument; along a curve turning to the right with an arc length of 781.77 feet, having a radius of 1727.54 feet, being subtended by a chord bearing of North 62 degrees 40 minutes 58 seconds East, and a chord length of 775.12 feet to a found concrete monument; thence leaving said southeasterly right of way and proceed South 30 degrees 13 minutes 16 seconds East a distance of 453.72 feet to a found iron pin with cap; thence South 61 degrees 23 minutes 03 seconds West a distance of 163.73 feet to a found iron pin with cap on the northeasterly right of way of Hillcrest Green Drive (60 foot public right of way); thence along said northeasterly right of way the following courses and distances: North 42 degrees 31 minutes 30 seconds West a distance of 51.79 feet to a point; along a curve turning to the right with an arc length of 5.27 feet, having a radius of 11.00 feet, being subtended by a chord bearing of North 28 degrees 55 minutes 31 seconds West, and a chord length of 5.22 feet to a point; along a reverse curve turning to the left with an arc length of 295.24 feet, having a radius of 60.00 feet, being subtended by a chord bearing of South 23 degrees 50 minutes 07 seconds West, and a chord length of 75.57 feet to a point located on the southeasterly right of way of said Hillcrest Green Drive; thence along said southeasterly right of way the following courses and distances: with a reverse curve turning to the right with an arc length of 14.27 feet, having a radius of 11.00 feet, being subtended by a chord bearing of South 79 degrees 49 minutes 08 seconds East, and a chord length of 15.29 feet to a point; thence South 34 degrees 51 minutes 44 seconds East a distance of 5.72 feet to a found iron pin with cap; thence leaving said southeasterly right of way and proceed South 60 degrees 24 minutes 30 seconds West a distance of 556.13 feet to a found angle iron; thence South 60 degrees 12 minutes 03 seconds West a distance of 534.10 feet to a found 1 1/2 inch open top pipe; thence South 60 degrees 22 minutes 15 seconds West a distance of 200.64 feet to a point; thence South 60 degrees 07 minutes 20 seconds West a distance of 198.58 feet to a found 1 3/4 inch open top pipe located on said common land lot line between Land Lots 9 and 10; thence along said common land lot line North 31 degrees 01 minutes 45 seconds West a distance of 280.18 feet to a found right of way monument, said monument being the TRUE POINT OF BEGINNING.

Tract or parcel contains 760,998 square feet or 17,470 acres.

TITLE EXCEPTIONS -- TRACT 2

First American Title Insurance Company Commitment number 24-0072A with an effective date of 04/16/2024 at 5:00 PM was used in the preparation of this survey and the listed exceptions are as follows:

8. All matters as shown on that certain ALTA/NSPS Survey for McKinley Homes U.S. LLC and First American Title Insurance Company prepared by \_\_\_\_\_ Georgia RLS # \_\_\_\_\_ dated \_\_\_\_\_
9. All matters shown on recorded plat filed in Plat Book H, page 183, Gwinnett County, Georgia records.  
Comment: Affects subject property, as shown on survey.

LEGAL DESCRIPTION -- TRACT 1 (SURVEY)

All that TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a found 1/2 inch rebar, said rebar having coordinates of North 1,445,286.0 and East: 2,345,220.7, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located at the intersection of the southeasterly right of way line of S.R. 316 (a.k.a. U.S. Hwy 20 ) (variable public right of way) (limited access) and common land lot line between Land Lots 9 and 10; thence along said southeasterly right of way line of S.R. 316 and common land lot line between Land Lots 9 and 10 South 30 degrees 49 minutes 14 seconds East a distance of 49.37 feet to a found right of way monument, said monument being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence leaving said common land lot line and proceed along said southeasterly right of way of S.R. 316 the following courses and distances: North 49 degrees 44 minutes 30 seconds East a distance of 759.70 feet to a found right of way monument; North 41 degrees 24 minutes 48 seconds East a distance of 207.49 feet to a found right of way monument; along a curve turning to the right with an arc length of 781.77 feet, having a radius of 1727.54 feet, being subtended by a chord bearing of North 62 degrees 40 minutes 58 seconds East, and a chord length of 775.12 feet to a found concrete monument; thence leaving said southeasterly right of way and proceed South 30 degrees 13 minutes 16 seconds East a distance of 453.72 feet to a found iron pin with cap; thence South 61 degrees 23 minutes 03 seconds West a distance of 163.73 feet to a found iron pin with cap on the northeasterly right of way of Hillcrest Green Drive (60 foot public right of way); thence along said northeasterly right of way the following courses and distances: North 42 degrees 31 minutes 30 seconds West a distance of 51.79 feet to a point; along a curve turning to the right with an arc length of 5.27 feet, having a radius of 11.00 feet, being subtended by a chord bearing of North 28 degrees 55 minutes 31 seconds West, and a chord length of 5.22 feet to a point; along a reverse curve turning to the left with an arc length of 295.24 feet, having a radius of 60.00 feet, being subtended by a chord bearing of South 23 degrees 50 minutes 07 seconds West, and a chord length of 75.57 feet to a point located on the southeasterly right of way of said Hillcrest Green Drive; thence along said southeasterly right of way the following courses and distances: with a reverse curve turning to the right with an arc length of 14.27 feet, having a radius of 11.00 feet, being subtended by a chord bearing of South 79 degrees 49 minutes 08 seconds East, and a chord length of 15.29 feet to a point; thence South 34 degrees 51 minutes 44 seconds East a distance of 5.72 feet to a found iron pin with cap; thence leaving said southeasterly right of way and proceed South 60 degrees 24 minutes 30 seconds West a distance of 556.13 feet to a found angle iron; thence South 60 degrees 12 minutes 03 seconds West a distance of 534.10 feet to a found 1 1/2 inch open top pipe; thence South 60 degrees 22 minutes 15 seconds West a distance of 200.64 feet to a point; thence South 60 degrees 07 minutes 20 seconds West a distance of 198.58 feet to a found 1 3/4 inch open top pipe located on said common land lot line between Land Lots 9 and 10; thence along said common land lot line North 31 degrees 01 minutes 45 seconds West a distance of 280.18 feet to a found right of way monument, said monument being the TRUE POINT OF BEGINNING.

Tract or parcel contains 722,765 square feet or 16,592 acres.

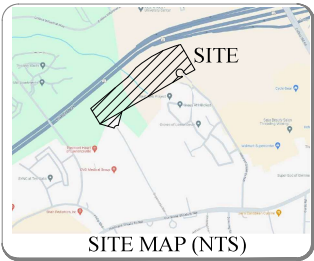
LEGAL DESCRIPTION -- TRACT 2 (SURVEY)

All that TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a found 1/2 inch rebar, said rebar having coordinates of North 1,445,286.0 and East: 2,345,220.7, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located at the intersection of the southeasterly right of way line of S.R. 316 (a.k.a. U.S. Hwy 20 ) (variable public right of way) (limited access) and common land lot line between Land Lots 9 and 10; thence along said southeasterly right of way line of S.R. 316 and common land lot line between Land Lots 9 and 10 South 30 degrees 49 minutes 14 seconds East a distance of 49.37 feet to a found right of way monument; thence leaving said southeasterly right of way of S.R. 316 said continue along said common land lot line North 31 degrees 01 minutes 45 seconds East a distance of 280.18 feet to a found 1 3/4 inch open top pipe, said pipe being the TRUE POINT OF BEGINNING.

With the TRUE POINT OF BEGINNING thus established thence leaving said common land lot line and proceed North 60 degrees 07 minutes 20 seconds East a distance of 198.58 feet to a point; thence North 60 degrees 22 minutes 15 seconds East a distance of 200.64 feet to a found 1 1/2 inch open top pipe; thence South 15 degrees 21 minutes 38 seconds West a distance of 230.27 feet to a point on the northerly right of way of Dogwood Lane (60 foot public right of way); thence along said right of way along a curve turning to the left with an arc length of 83.79 feet, having a radius of 60.00 feet, being subtended by a chord bearing of South 59 degrees 05 minutes 15 seconds West and a chord length of 77.14 feet to a point; thence leaving said right of way North 73 degrees 50 minutes 39 seconds West a distance of 228.43 feet to a found 1 3/4 inch open top pipe, said pipe being the TRUE POINT OF BEGINNING.

Tract or parcel contains 38,234 square feet or 0.878 acres.



SITE MAP (NTS)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION, "E5103", "E5103", GEOMAX ZEMUSO ROBOTIC STATION, A GEOMAX ZEMUSO SERIES DATA COLLECTOR, EPS201 GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 594,403 FEET.

To McKinley Homes and First American Title Insurance Company:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, which is established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 5/31/2024.

Date of Map or Plat: 6/5/2024

Surveyor's Signature

Printed name



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LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
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330 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092  
(770) 454-1000  
C.O.A.#300004

| REVISIONS |      |             |    |  |
|-----------|------|-------------|----|--|
| 5         |      |             |    |  |
| 4         |      |             |    |  |
| 3         |      |             |    |  |
| 2         |      |             |    |  |
| 1         |      |             |    |  |
| REV       | DATE | DESCRIPTION | BY |  |

LAND LOT(S) 10  
DISTRICT 7TH

ALTA/NSPS LAND TITLE SURVEY

FOR  
MCKINLEY HOMES  
AND

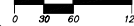
FIRST AMERICAN TITLE INSURANCE COMPANY

CITY OF LAWRENCEVILLE

GWINNETT COUNTY  
GEORGIA

SHEET 2 OF 2

DRAWN BY: MS  
CHECKED BY: JH  
FILE NO: 21256.01  
DATE: 6/5/2024  
SCALE: 1" = 60'  
DATE OF FIELD WORK: 5/31/24















2.

FUQUA & PARTNERS ARCHITECTS

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

Architecture

Interior Design

Media Visualization

Master Planning

100 Church Street, Suite 700  
Huntsville, Alabama 35801  
(256) 534-3535  
www.fuquarchitects.com

PROJECT NO:

PPA-001523

DRAWN:

Author

CHECKED:

Checker

ISSUE:

80% Design

DATE:

6/20/2023

REVISIONS

PRELIMINARY

Not For

Construction

SHEET

APT

Page 81

Martinson Tract Apartments

Huntsville, AL

EXTERIOR ELEVATIONS - APARTMENT LONG ELEVATIONS

RZM2024-00016

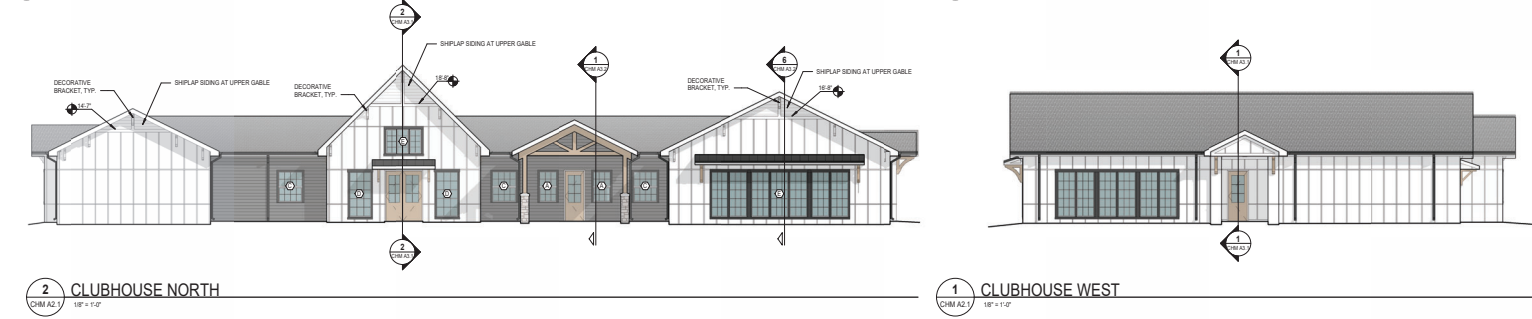
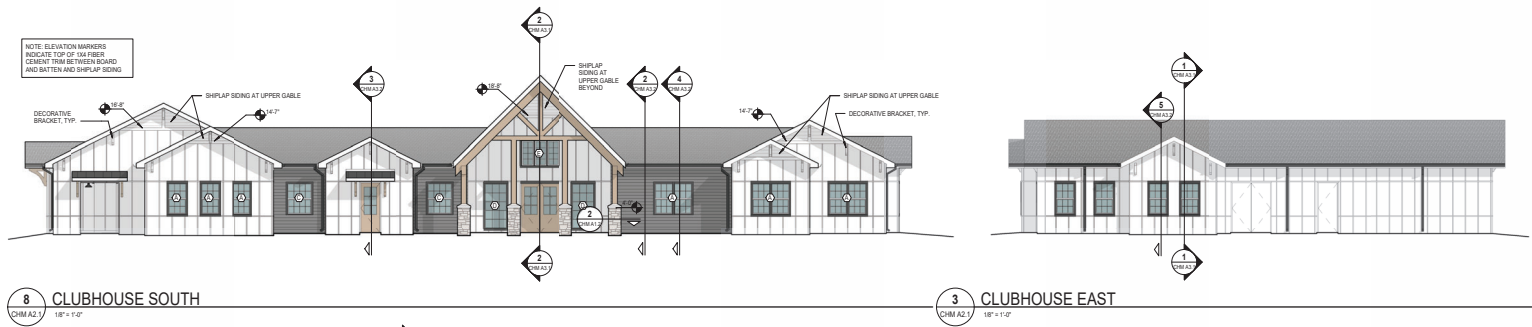
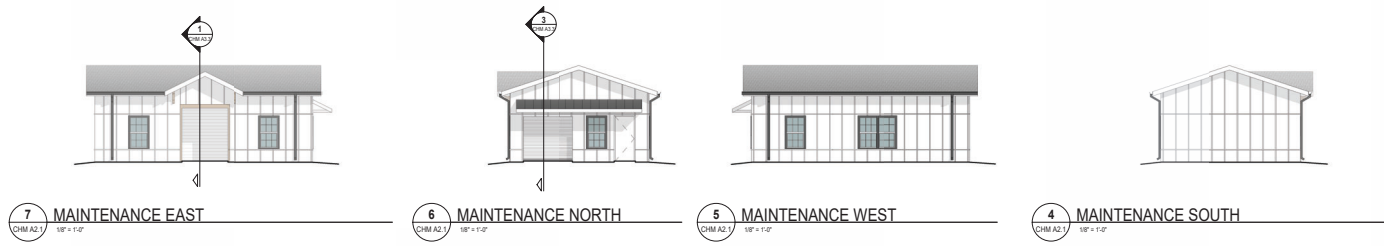
RECEIVED: JUNE 24, 2024

PLANNING AND DEVELOPMENT DEPARTMENT

GENERAL NOTE:  
AT ROOF CORNERS, LOCATE DOWNPOLTS  
TIGHT TO BUILDING CORNER. AT FIELD  
LOCATIONS, CENTER DOWNPOLTS BETWEEN  
WINDOWS.

EXTERIOR MATERIAL LEGEND

- FIBER CEMENT BOARD AND BATTEN  
SIDING EQUAL TO JAMES HARDIE  
PANT. COLOR TO BE SELECTED BY  
ARCHITECT. FOR HORIZONTAL  
BATTEN HEIGHTS, SEE 2 / APT A2.2
- FIBER CEMENT LAP SIDING EQUAL TO  
JAMES HARDIE. SMOOTH TEXTURE WITH "F"  
EXPOSURE. PANT. COLOR TO BE  
SELECTED BY ARCHITECT.
- FIBER CEMENT PANEL EQUAL TO JAMES  
HARDIE. SMOOTH TEXTURE. PANT. COLOR  
TO BE SELECTED BY ARCHITECT.
- STAINED WOOD FRAMING / TRIM  
COMPONENTS
- EXHAUST VENT CAPS -  
SEE MECHANICAL FOR  
SIZES. PANT TO MATCH  
ADJACENT SIDING.  
PROVIDE SINGLE 1X  
FIBER CEMENT TRIM  
BACKER BLOCK  
CENTERED ON VENT  
CAP. SEE ADJACENT  
DRAWING.
- 1X TRIM BLOCK  
VENT CAP



RZM2024-00016  
RECEIVED: JUNE 24, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT













# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # RZM2024-00016**

**Applicant: Bill Diehl**

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
-  Downtown Development Authority Boundary







# LAWRENCEVILLE

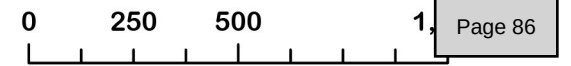
GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # RZM2024-00016**

**Applicant: Bill Diehl**

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
-  Downtown Development Authority Boundary







# LAWRENCEVILLE

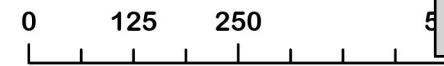
GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # RZM2024-00016**

**Applicant: Bill Diehl**

-  Subject Property
  -  Parcels
  -  County Maintained Streets
  -  City Maintained Streets
- Zoning Districts**
-  HSB Highway Service Business
  -  LM Light Manufacturing
  -  OI Office/Institutional
  -  CMU Community Mixed Use
  -  RM-12 Multifamily Residential
  -  RS-150 Single-Family Residential





## GEORGIA

The City of Lawrenceville  
Planning & Development  
**Location Map & Surrounding Areas**

**Applicant: Bill Diehl**

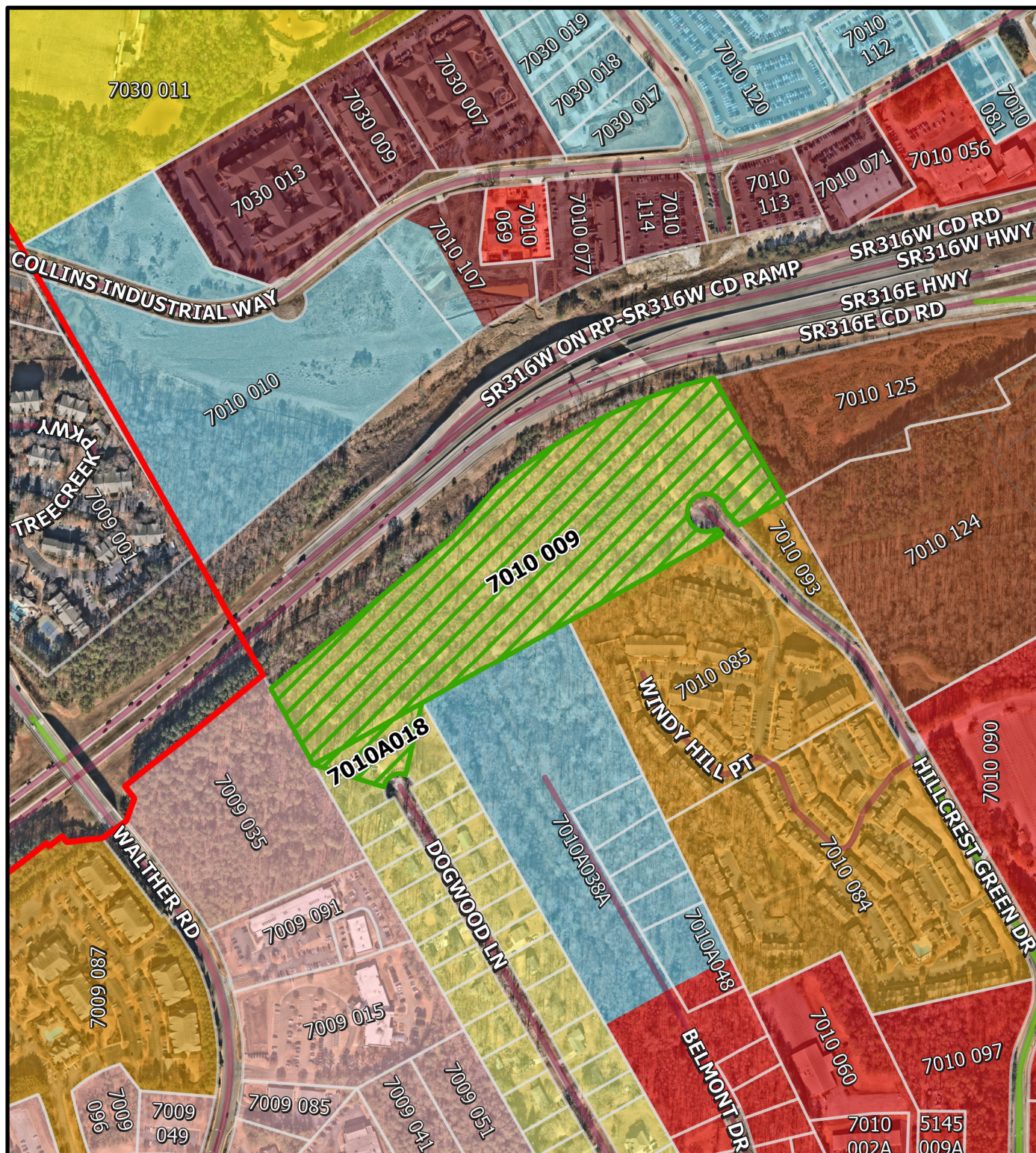
-  Lawrenceville City Limits  
 Subject Property  
 Parcels  
 County Maintained Streets  
 City Maintained Streets

## Zoning Districts

-  BG General Business
-  HSB Highway Service Business
-  LM Light Manufacturing
-  OI Office/Institutional
-  CMU Community Mixed Use
-  RM-12 Multifamily Residential
-  RS-150 Single-Family Residential
-  RS-180 Single-Family Residential



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# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # RZM2024-00016**

**Applicant: Bill Diehl**

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- 2045 Character Areas**
  -  Community Mixed Use
  -  Medical Services Cluster
  -  Education Center





## GEORGIA

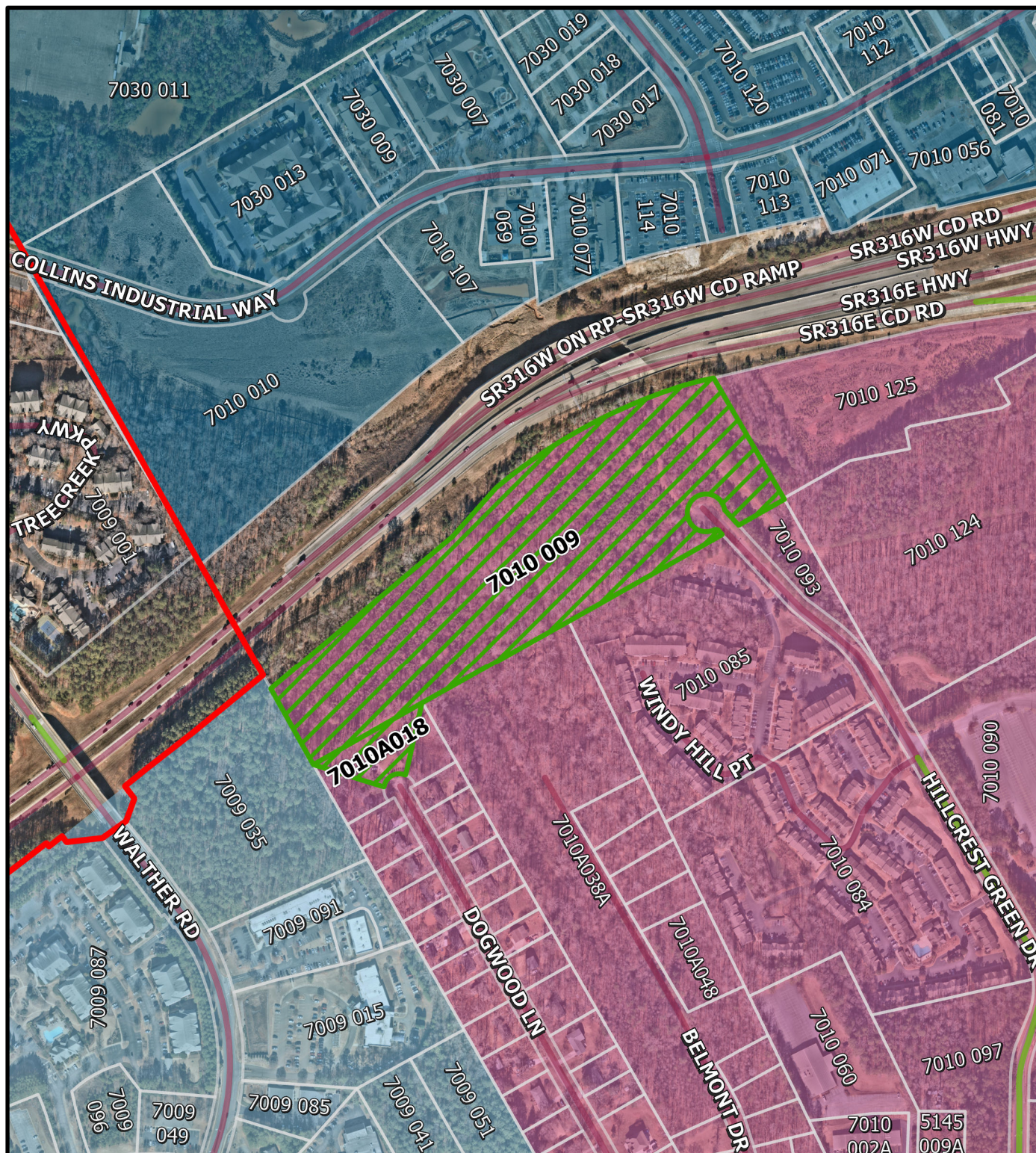
### Location Map & Surrounding Areas

**Applicant: Bill Diehl**

-  Lawrenceville City Limits  
 Subject Property  
 Parcels  
 County Maintained Streets  
 City Maintained Streets
- 2045 Character Areas**
-  Community Mixed Use  
 Medical Services Cluster  
 Education Center



0 250 500 1, Page 90







# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: CITY COUNCIL WORK SESSION

AGENDA CATEGORY: DISCUSSION OF GENERAL CITY BUSINESS

|                                            |                                                                                                                   |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Item:</b>                               | RZR2024-00022 & SUP2024-00090; Ansley Johnston; 448 Grayson Highway                                               |
| <b>Department:</b>                         | Planning and Development                                                                                          |
| <b>Date of Meeting:</b>                    | Wednesday, July 10, 2024                                                                                          |
| <b>Applicant Request:</b>                  | Rezone subject property from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) |
| <b>Presented By:</b>                       | Todd Hargrave, Director of Planning and Development                                                               |
| <b>Department Recommendation:</b>          | <b>Approval with Conditions</b>                                                                                   |
| <b>Planning Commission Recommendation:</b> | <b>To be Provided at the Meeting</b>                                                                              |

---

**Summary:** The applicant requests a rezoning for 448 Grayson Highway from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) to allow for the development of 56 townhouse dwelling units with a Special Use Permit to allow for 22 front-entry units with a gross density of 3.5 units per acre (UPA). The subject property is approximately 14 acres in area and is located on the northeastern right-of-way of Grayson Highway, just northwest of the Wynfield Park subdivision along Kubol Drive. The property is currently vacant and undeveloped aside from a large (approximately 1.74 acre) stormwater pond that serves the general area.

**Attachments/Exhibits:**

- RZR2024-00022 & SUP2024-00090\_Report
- RZR2024-00022 & SUP2024-00090\_P&D Recommended Conditions
- RZR2024-00022 & SUP2024-00090\_Application

- RZR2024-00022 & SUP2024-00090\_Letter of Intent
- RZR2024-00022 & SUP2024-00090\_Legal Description
- RZR2024-00022 & SUP2024-00090\_Existing Conditions Survey
- RZR2024-00022 & SUP2024-00090\_Conceptual Site Plan
- RZR2024-00022 & SUP2024-00090\_Architectural Elevations
- RZR2024-00022 & SUP2024-00090\_Aerial Map – Zoomed In (1:2,750)
- RZR2024-00022 & SUP2024-00090\_Aerial Map – Zoomed Out (1:5,500)
- RZR2024-00022 & SUP2024-00090\_Zoning Map – Zoomed In (1:2,750)
- RZR2024-00022 & SUP2024-00090\_Zoning Map – Zoomed Out (1:5,500)
- RZR2024-00022 & SUP2024-00090\_Character Areas Map – Zoomed In (1:2,750)
- RZR2024-00022 & SUP2024-00090\_Character Areas Map – Zoomed Out (1:5,500)



# LAWRENCEVILLE

*Planning & Development*

3.

## REZONING & SPECIAL USE

**CASE NUMBER:** RZR2024-00022 & SUP2024-00090

**APPLICANT:** ANSLEY JOHNSTON, LAND DESIGN SOLUTIONS

**OWNER(S):** LORENCE T BOWEN TRUSTEE CREDIT SHELTER TRUST

**LOCATION(S):** 446 GRAYSON HIGHWAY

**PARCEL ID(S):** R5148 014

**APPROXIMATE ACREAGE:** 12.97 ACRES

**ZONING PROPOSAL:** RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)  
TO RM-12 (TOWNHOUSE RESIDENTIAL DISTRICT)

**PROPOSED DEVELOPMENT:** 34 REAR-ENTRY & 22 FRONT-ENTRY TOWNHOMES

**DEPARTMENT RECOMMENDATION:** **APPROVAL WITH CONDITIONS**

**VICINITY MAP**







# LAWRENCEVILLE

## Planning & Development

3.

### ZONING HISTORY

The subject property has been zoned RS-150 (Single-Family Residential District) since it was annexed into the city circa April 2004, which is the earliest zoning record on file for the parcel. There are no rezoning cases on record for the subject property.

### PROJECT SUMMARY

The applicant requests a rezoning for 448 Grayson Highway from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) to allow for the development of 56 townhouse dwelling units with a Special Use Permit to allow for 22 front-entry units with a gross density of 3.5 units per acre (UPA). The subject property is approximately 14 acres in area and is located on the northeastern right-of-way of Grayson Highway, just northwest of the Wynfield Park subdivision along Kubol Drive. The property is currently vacant and undeveloped aside from a large (approximately 1.74 acre) stormwater pond that serves the general area.

### CONCEPT PLAN



ZR2024-00022 & SUP2024-00090



# LAWRENCEVILLE

## Planning & Development

### **ZONING AND DEVELOPMENT STANDARDS**

The applicant requests to rezone the subject property from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) to allow for the development of 56 townhouse dwelling (single-family attached) units with a gross density of 3.5 units per acre (UPA). Of these 56 units, 34 (61%) will be front-entry and 22 (39%) will be rear-entry; they are concurrently requesting a Special Use Permit to allow for the front-entry units.

Based on the conceptual site plan provided by the applicant, the development will be designed around maximizing access to public green space, with most of the rear-entry units clustered around a centralized public green. The existing 1.74-acre lake on site presents topographical hardships to the layout of the development (see below for the stream buffer reduction variances requested), but the proposal seeks to maximize its potential as a common space for prospective residents. Due to site-specific considerations, a portion of the proposed townhouse units (22) must be front-entry, but these units are set back and should be largely screened from both the public right-of-way as well as the main east-west private drive.

The development meets the following lot development standards, buffer requirements, and parking requirements as established in the Zoning Ordinance:

#### **Article 1 Districts, Section 102.5 RM-8 Townhouse Residential District, Table B. Lot Development Standards**

| <b>Standard</b>                | <b>Requirement</b> | <b>Proposal</b> | <b>Recommendation</b> |
|--------------------------------|--------------------|-----------------|-----------------------|
| Minimum Lot Area               | 5 acres            | 12.97 acres     | N/A                   |
| Minimum Unit Width             | 20 feet            | 20 feet         | N/A                   |
| External Minimum Front Setback | 25 feet            | 25 feet         | N/A                   |
| External Minimum Side Setback  | 20 feet            | 20 feet         | N/A                   |
| External Minimum Rear Setback  | 20 feet            | 20 feet         | N/A                   |



# LAWRENCEVILLE

3.

## Planning & Development

|                                 |                                     |                                      |     |
|---------------------------------|-------------------------------------|--------------------------------------|-----|
| Minimum Heated Floor Area       | See Table Below                     | See Table Below                      | N/A |
| Impervious Surface Coverage     | 40%                                 | 40%                                  | N/A |
| Maximum Building Height         | 35 feet                             | 35 feet                              | N/A |
| Green / Common Space %          | 2.1 acres<br>(15% of gross acreage) | 4.88 acres<br>(28% of gross acreage) | N/A |
| Minimum Public Green Space      | 3,000 SF                            | 38,173.2 SF                          | N/A |
| Adjacency to Public Green Space | 28 Rear-Entry Units (50%)           | 32 Rear-Entry Units (57%)            | N/A |

### Minimum Heated Floor Area

| <b>Standard</b> | <b>Requirement</b>    | <b>Proposal</b>       | <b>Recommendation</b> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1-bedroom       | 1,000 sq. ft          | None                  | N/A                   |
| 2-bedroom       | 1,200 sq. ft          | 1,200 sq. ft          | N/A                   |
| 3-bedroom       | 1,400 sq. ft<br>(40%) | 1,400 sq. ft<br>(40%) | N/A                   |
| 4-bedroom       | 1,600 sq. ft<br>(10%) | None                  | N/A                   |

### Article 4 Buffers, 403 Buffers Table (RM-8)

| <b>Adjacent Development</b> | <b>Requirement</b> | <b>Proposal</b> | <b>Recommendation</b> |
|-----------------------------|--------------------|-----------------|-----------------------|
| RS-60                       | 25 feet            | 25 feet         | N/A                   |
| RS-150                      | 50 feet            | 50 feet         | N/A                   |
| BG                          | 0 feet             | 0 feet          | N/A                   |





# LAWRENCEVILLE

## Planning & Development

### **Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required**

| <b>Standard</b>             | <b>Requirement</b>                            | <b>Proposal</b>                               | <b>Recommendation</b> |
|-----------------------------|-----------------------------------------------|-----------------------------------------------|-----------------------|
| Townhome<br>(Garaged)       | 2 spaces per<br>dwelling unit<br>(132 spaces) | 2 spaces per<br>dwelling unit<br>(132 spaces) | N/A                   |
| Townhome<br>(Driveway)      | 2 spaces per<br>dwelling unit<br>(132 spaces) | 2 spaces per<br>dwelling unit<br>(132 spaces) | N/A                   |
| Guest Spaces<br>(On-Street) | N/A                                           | 21 spaces                                     | N/A                   |

The requested variances are as follows:

1. A variance from the **Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards**. Allows for the reduction of the fifty (50) feet undisturbed stream buffer.
2. A variance from the **Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards**. Allows for the reduction of the seventy-five (75) foot impervious stream buffer.

### **SURROUNDING ZONING AND USE**

The area surrounding the subject property consists of both commercial and residential uses and zoning categories. The property immediately to the north/northwest is a self-storage facility zoned BG (General Business District), as are the commercial/retail businesses located across Grayson Highway (including Kroger). The Wynfield Park residential subdivision is located to the south/southeast of the subject property and is zoned RS-60 (Single-Family Residential District). Finally, the Acadia Woods residential subdivision abuts the property on its eastern edge, composed of single-family dwelling units zoned RS-150 (Single-Family Residential District).



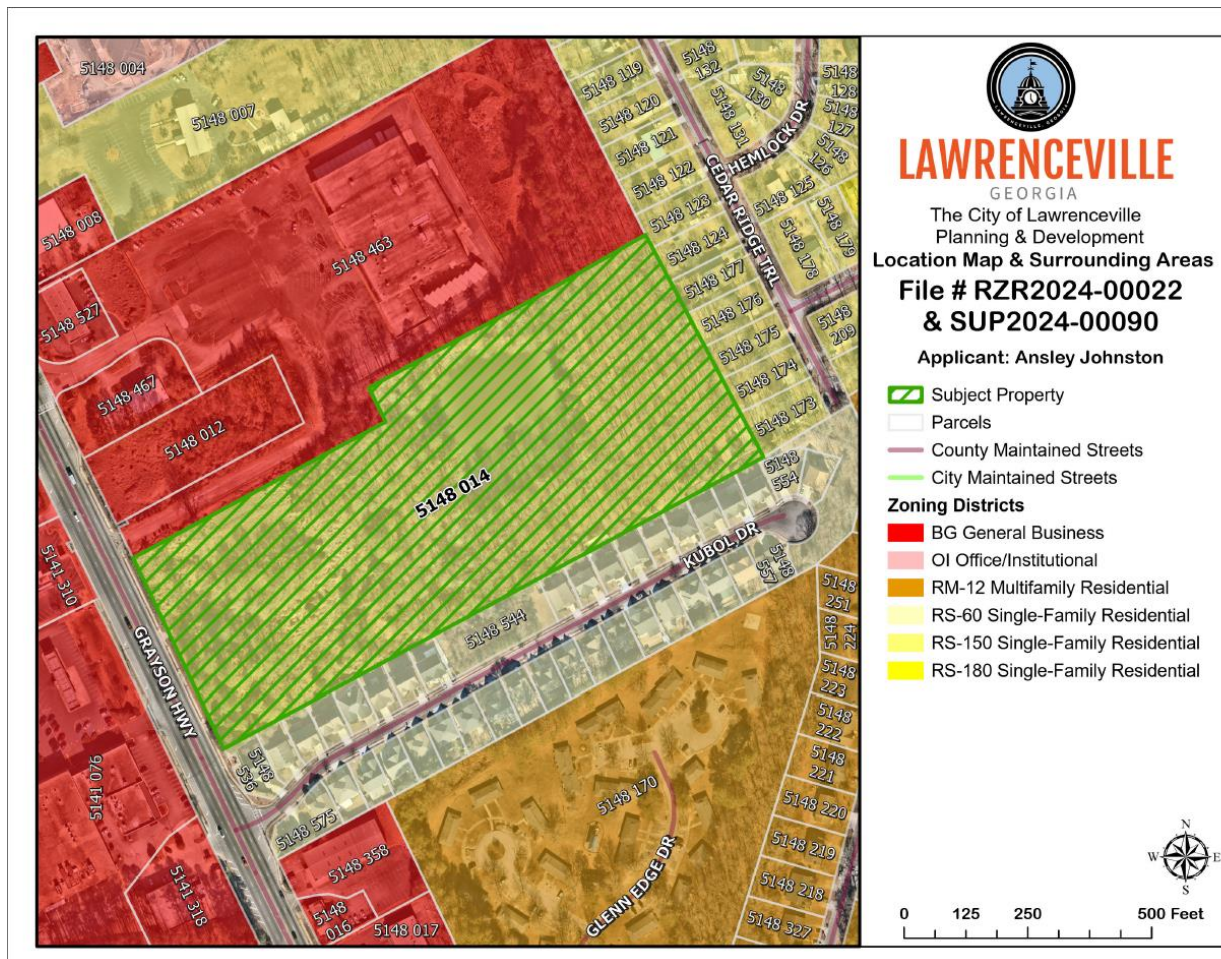
# LAWRENCEVILLE

## Planning & Development

3.

The proposed request to rezone the property to RM-8 is consistent with the existing zoning patterns and uses in the general area. Indeed, there is recent precedent for such rezoning actions in the general vicinity; both the Towns at Enclave and the Alexander Towns townhouse developments along Gwinnett Drive were rezoned to RM-8 within the last few years – see approvals for RZM2020-00004 and RZM2021-00032, respectively. Furthermore, the proposal invokes a transect model of development, in which the established single-family neighborhoods to the east and south of the subject property would be buffered from more intensive commercial uses to the north and west by higher density single-family use in townhomes.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP







# LAWRENCEVILLE

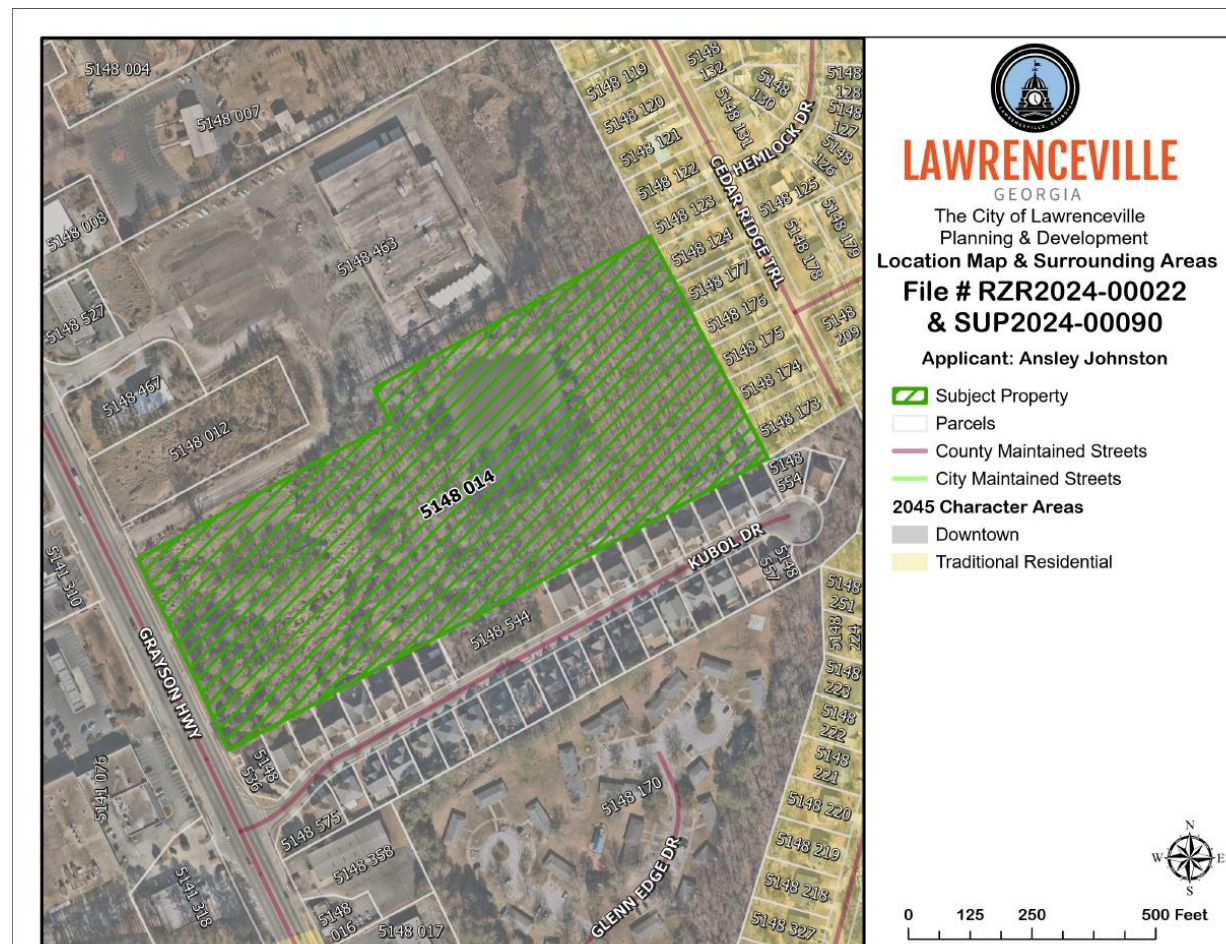
## Planning & Development

3.

### 2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Downtown character area. Lawrenceville's Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce. The requested zoning change is compatible with the goals of the 2045 Comprehensive Plan for the Downtown character area, which accommodates a wide variety of uses at a range of densities and levels of intensities, townhomes included.

### LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP







# LAWRENCEVILLE

## *Planning & Development*

3.

### **STAFF RECOMMENDATION**

In conclusion, the proposal is consistent with both the existing uses and zoning patterns of the area as well with the long-term vision for the city as established by the 2045 Comprehensive Plan; policies relating to long range planning suggest the city embrace the principles of new urbanism by creating a housing stock that is well maintained and includes homes with a variety of forms and price points. The intent of the Comprehensive Plan is to encourage positive redevelopment of benefiting from the “halo effect” of high-quality development already happening nearby.

This proposal would continue with the precedent set by RZM2020-00004 and then reinforced by RZM2021-00032, when City Council approved requests to rezone properties along Gwinnett Drive to the west to RM-8 to allow for the construction of similar townhouse developments. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.



# LAWRENCEVILLE

3.

## *Planning & Development*

### **CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

#### **ENGINEERING DEPARTMENT**

No comment

#### **PUBLIC WORKS**

No comment

#### **ELECTRIC DEPARTMENT**

No comment

#### **GAS DEPARTMENT**

No comment

#### **DAMAGE PREVENTION DEPARTMENT**

No comment

#### **CODE ENFORCEMENT**

No comment

#### **STREET AND SANITATION DEPARTMENT**

No comment



# LAWRENCEVILLE

## Planning & Development

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

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

*Yes. The surrounding area contains a wide range of uses at various densities, including commercial/retail uses, single-family detached dwellings, and townhomes.*

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

*No. As discussed, the area is already predominantly mixed use in nature.*

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

*Yes; while the property could be developed as a single-family neighborhood similar to the Wynfield Park subdivision to the south/southeast (zoned RS-60), its location along a major thoroughfare in Grayson Highway may impede such a development.*

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

*The project will induce demand on public facilities in the form of traffic, utilities, stormwater runoff, and schools. However, the effects of this demand can be mitigated through zoning conditions and active planning efforts moving forward.*

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

*Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. The Downtown character area is intended as a mixed-use district that includes townhomes, so this rezoning conforms with the long-range plan.*





# LAWRENCEVILLE

3.

## *Planning & Development*

- 6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

*The proposal would continue with the precedent set by similar recent zoning actions along Gwinnett Drive: 1) RZM2020-00004, approved on September 28, 2020 for the Towns at Enclave townhouse development, and 2) RZM2021-00032, approved on March 28, 2022 for the Alexander Towns townhouse development.*

## PLANNING COMMISSION

### RECOMMENDED CONDITIONS\_06262024

#### RZR2024-00022 & SUP2024-00090

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

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

- A. Residential townhouse units at a maximum of 56 units on approximately 14 acres at a gross density of 3.5 Units Per Acre (UPA).
- B. The maximum number of Front Entry Units shall be limited to twenty-two (22). Front Entry Units shall be prohibited along Grayson Highway.
- C. The development shall be in general accordance with the submitted site plans and architectural renderings provided by the applicant, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- D. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- E. The townhouse units shall be designed in general accordance with the elevations being predominantly 3-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding), covered front porches with metal roofs and corner end units having expanded porches for rear entry townhomes. Front entry townhomes shall have a covered rear porch. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- F. All dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- G. All Rear Entry Units shall be a minimum of three (3) stories or thirty-five (35) feet in height, as measured from the lowest elevation of the rear-entry-garage-floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- H. All townhouse units shall consist of two (2) car garages, with a driveway measuring eighteen (18) feet in width and twenty-six (26) feet in depth, providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- I. Development shall be designed and consist of twenty-one (21) on-street parking spaces or one additional space per townhouse unit within the project for guest and overflow parking. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- J. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

**2. To satisfy the following site development considerations:**

- A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.
- B. All grassed areas on dwelling lots shall be sodded.
- C. All underground utilities shall be provided throughout the development.
- D. The property shall be gated with interior private streets permitted.
- E. The developer shall upgrade off site sewer at no cost to the City of Lawrenceville or Gwinnett County including design, acquisition of easements, and construction in accordance with direction and approval from Gwinnett County.
- F. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- G. Natural vegetation shall remain on the property until the issuance of a development permit.
- H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.



- I. Compactor/dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- J. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- K. Peddlers and/or parking lot sales shall be prohibited.
- L. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours of notice from City.
- M. New billboards or oversized signs shall be prohibited.
- N. Outdoor storage shall be prohibited.

**3. The following variances are requested:**

- A. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards. Allows for the reduction of the fifty (50) feet undisturbed stream buffer.
- B. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards. Allows for the reduction of the seventy-five (75) foot impervious stream buffer.



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

The application and all required documents must be complete and fees must be paid or the application will not be accepted.

Documents, exhibits and fees required at the time of application submittal:

1. Application Form (signed and notarized)
2. Disclosure of Campaign Contributions Form
3. Letter of Intent describing the proposed zoning change and development
4. Typed, metes and bounds Legal Description
5. Boundary survey (sealed by a Registered Land Surveyor)
6. Property tax verification
7. Site Plan/Rezoning Exhibit: :
  - a. Prepared by a Registered Land Surveyor, Professional Engineer or Landscape Architect
  - b. One full size paper copy drawn to scale of 1"= 50' or greater
  - c. Electronic File (external hard drive)
  - d. Show property line data (metes and bounds) as well as existing infrastructure and existing site conditions, including:
    - i. Existing structures
    - ii. Full width of existing streets and intersecting streets
    - iii. Streams, stream buffers and impervious setbacks
    - iv. Flood hazard zones (reference source of data)
    - v. A vicinity map
  - e. Show proposed improvements, including:
    - i. Proposed buildings, setbacks, buffers and required screening
    - ii. Proposed streets, ingress/egress, driveways, sidewalks and parking
8. Application Fee
  - a. Payment may be made in cash, check or credit card (Visa, MasterCard). Please make checks payable to the City of Lawrenceville. One check is preferred.



# LAWRENCEVILLE

## GEORGIA

**NOTIFICATION REQUIREMENTS**

**Written Notification**

The applicant is required to notify all adjoining property owners (including those across any streets) of their intention to rezone the property. The notification shall be sent by Certified Mail and be postmarked no later than the published deadline contained in the Rezoning Schedule. A sample notification letter is provided at the end of this packet.

The written notice shall include:

- 1. Rezoning case number
- 2. Dates, times and place of public hearings
- 3. Copy of the application
- 4. Applicant contact information
- 5. Letter of Intent
- 6. Site plan
- 7. Vicinity map

Proof that the notifications were mailed as required must be delivered to the Planning Department as soon as is feasible, but no later than 12:00 p.m. (noon) on the Wednesday prior to the Planning Commission meeting. Failure to submit the required proof of mailing will result in the application being tabled to the next month’s meeting.

**Notification Sign**

The applicant is required to post a notification sign (provided by the Planning Department) in a clearly visible location on the property, at or near the public street, no later than the published deadline contained in the Rezoning Schedule. It is the responsibility of the applicant to insure that the notification sign remain on the property throughout the rezoning proceedings. (COPY TO BE GIVEN TO APPLICANT)

\_\_\_\_\_  
CASE NUMBER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
ACKNOWLEDGED BY (PRINT NAME)

\_\_\_\_\_  
SIGNATURE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
770.963.2414 • [www.lawrencevillega.org](http://www.lawrencevillega.org)





# LAWRENCEVILLE

## GEORGIA

### PUBLIC HEARING PROCESS

The Applicant is required to appear at the Planning Commission Meeting, the City Council Work Session, and the City Council Public Hearing. Failure to attend a meeting may result in tabling of the application until the next meeting of that group. However, the Planning Commission and the City Council may act on the application should they so choose. Meeting dates, times and place are as published in the Rezoning Schedule.

1. Approximately one week prior to the scheduled Planning Commission Meeting, the Planning Staff Report and Recommendation will be available at the Planning and Development office.
2. The applicant shall appear before the City of Lawrenceville Planning Commission to present their case in support of the rezoning application. Any opposition to the rezoning request will be given equal time to present its case. The Planning Commission may ask questions of the applicant and the opposition. The Planning Commission is a recommending body. Their recommendation will be forwarded to the City Council.
3. The applicant shall be present at the City Council Work Session. The applicant may be asked to present their case, or to answer questions, at the desire of the City Council.
4. The applicant shall appear before the City Council for the Public Hearing. The applicant and any opposition will be given equal time to present their cases. The City Council may ask questions of the applicant and opposition prior to making their final decision regarding the application.
5. If the rezoning application is denied by the Mayor and City Council, any new application for the same zoning classification on subject property may not be submitted for at least twelve (12) months from the date of denial. Application for a different zoning classification may be submitted after six (6) months from the date of the denial.



# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| NAME: <u>Embry Development Company LLC</u>                                                                                                                                                             | NAME: <u>Lorene T Bowen Trustee Credit Shelter Trust</u> |
| ADDRESS: <u>667 Main St</u>                                                                                                                                                                            | ADDRESS: <u>130 Greenfield Way</u>                       |
| CITY: <u>Suwanee</u>                                                                                                                                                                                   | CITY: <u>Covington</u>                                   |
| STATE: <u>GA</u> ZIP: <u>30024</u>                                                                                                                                                                     | STATE: <u>GA</u> ZIP: <u>30016</u>                       |
| CONTACT PERSON: <u>Mike Embry</u> PHONE: <u>404-569-9756</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>Residential Vacant</u> - REQUESTED ZONING DISTRICT: <u>RM-8</u>                                                                                                         |                                                          |
| PARCEL NUMBER(S): <u>R5148-014</u> ACREAGE: <u>14</u>                                                                                                                                                  |                                                          |
| ADDRESS OF PROPERTY: <u>448 Grayson Highway</u>                                                                                                                                                        |                                                          |

\_\_\_\_\_  
SIGNATURE OF APPLICANT      DATE

\_\_\_\_\_  
SIGNATURE OF OWNER      DATE

\_\_\_\_\_  
TYPED OR PRINTED NAME

\_\_\_\_\_  
TYPED OR PRINTED NAME

\_\_\_\_\_  
NOTARY PUBLIC      DATE

\_\_\_\_\_  
NOTARY PUBLIC      DATE



# LAWRENCEVILLE

## GEORGIA

**REZONING APPLICATION**

| APPLICANT INFORMATION                                                                                                                                                                                         | PROPERTY OWNER INFORMATION* |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| NAME: _____                                                                                                                                                                                                   | NAME: _____                 |
| ADDRESS: _____                                                                                                                                                                                                | ADDRESS: _____              |
| CITY: _____                                                                                                                                                                                                   | CITY: _____                 |
| STATE: _____ ZIP: _____                                                                                                                                                                                       | STATE: _____ ZIP: _____     |
| CONTACT PERSON: _____ PHONE: _____                                                                                                                                                                            |                             |
| <p>* 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.</p> |                             |
| PRESENT ZONING DISTRICT(S): _____ REQUESTED ZONING DISTRICT: _____                                                                                                                                            |                             |
| PARCEL NUMBER(S): _____ ACREAGE: _____                                                                                                                                                                        |                             |
| ADDRESS OF PROPERTY: _____                                                                                                                                                                                    |                             |

*Mike Embrey* 4-9-24  
SIGNATURE OF APPLICANT      DATE

Mike Embrey  
TYPED OR PRINTED NAME

*Terri L. Daniel*  
NOTARY PUBLIC      DATE

*Branda Williams*  
SIGNATURE OF OWNER      DATE

Branda Williamson  
TYPED OR PRINTED NAME

*Ardehide Anderson*  
NOTARY PUBLIC

RECEIVED: MAY 2, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT





# LAWRENCEVILLE

## GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? \_\_\_\_\_ Y/N 0

If the answer is yes, please complete the following section:

| NAME<br>OF GOVERNMENT<br>OFFICIAL | CONTRIBUTIONS<br>(List all which aggregate<br>to \$250 or more) | DATE CONTRIBUTION WAS MADE<br>(Within last two years) |
|-----------------------------------|-----------------------------------------------------------------|-------------------------------------------------------|
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? \_\_\_\_\_ Y/N

If the answer is yes, please complete the following section:

| NAME<br>OF GOVERNMENT<br>OFFICIAL | CONTRIBUTIONS<br>(List all which aggregate<br>to \$250 or more) | DATE CONTRIBUTION WAS MADE<br>(Within last two years) |
|-----------------------------------|-----------------------------------------------------------------|-------------------------------------------------------|
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |

Attach additional sheets if necessary to disclose or describe all contributions/gifts.





# LAWRENCEVILLE

## GEORGIA

**FEE SCHEDULE**

Rezoning, Change-in-Conditions and Special Use Permit Fees-

(Note: a Special Use Permit related to a companion rezoning case shall not incur an additional fee)

For **Single-Family Residential Districts.**

**Fee:**

- < 5 Acres = \$500
- 5 – 10 Acres = \$750
- 10 – 20 Acres= \$1,000
- 20 Acres or more = \$1,500

For the following: **Multifamily (attached housing); Mixed-Use Districts.**

**Fee:**

- < 5 Acres = \$500 + \$10 per unit
- 5 – 10 Acres = \$750 + \$10 per unit
- 10 – 20 Acres= \$1,000 + \$10 per unit
- 20 Acres or more = \$1,500 + \$10 per unit

For **Commercial, Office and Industrial Districts.**

**Fee:**

- < 5 Acres = \$500
- 5 – 10 Acres = \$750
- 10 – 20 Acres= \$1,000
- 20 Acres or more = \$1,500



## **LETTER OF INTENT FOR REZONING**

Embry Development Company, LLC (“The Applicant”) submits this Letter of Intent and attached rezoning application (“The Application”) in order to permit the development residential townhome community on approximately 14 acres of land located on the easterly side of Grayson Highway (State Route 20).

The Property is surrounded by a mix of land uses and zoning classifications. To the east of the property is a row of single-family houses zoned for Single Family Residential SFR. North of The Property is a mini warehouse. West of The Property is a Community Shopping Mall. South of The Property is another row of single-family houses zoned Residential SFR. The Property’s current zoning is Residential Vacant, and the proposed zoning is Townhome Residential District (RM-8.)

The proposed community will consist of fifty-six (56) townhomes. The square footage will have a minimum of 1,600 Sq Ft and 2 car garages. The community is proposing 3.2 UPA. The community will provide 15% of open space/common area.

Variances requested 1. To waive 50 ft undisturbed buffer (maintain 25ft state buffer) 2. To waive 75ft impervious buffer

## Warranty Deed — Page 3

## Exhibit "A"

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

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

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

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

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

RZR2024-00022 & SUP2024-00090  
RECEIVED: MAY 2, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT

## Warranty Deed — Page 4

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

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

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

RZR2024-00022 & SUP2024-00090  
RECEIVED: MAY 2, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT





MAGNETIC NORTH  
SCALE: 1" = 60'

DATE

REVISION

NO.

GRAPHIC SCALE - IN FEET  
240  
180  
120  
60  
0

**BOUNDARY SURVEY**  
PREPARED FOR: PARK TERRACE DEVELOPMENT  
LAND LOT 148, 5TH DISTRICT,  
GWINNETT COUNTY, GEORGIA - 08/28/2019

PROJECT  
2107101  
SHEET  
1 OF 1

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUPERVISE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLANS, 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, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES 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.G.C. SECTION 15-6-67.



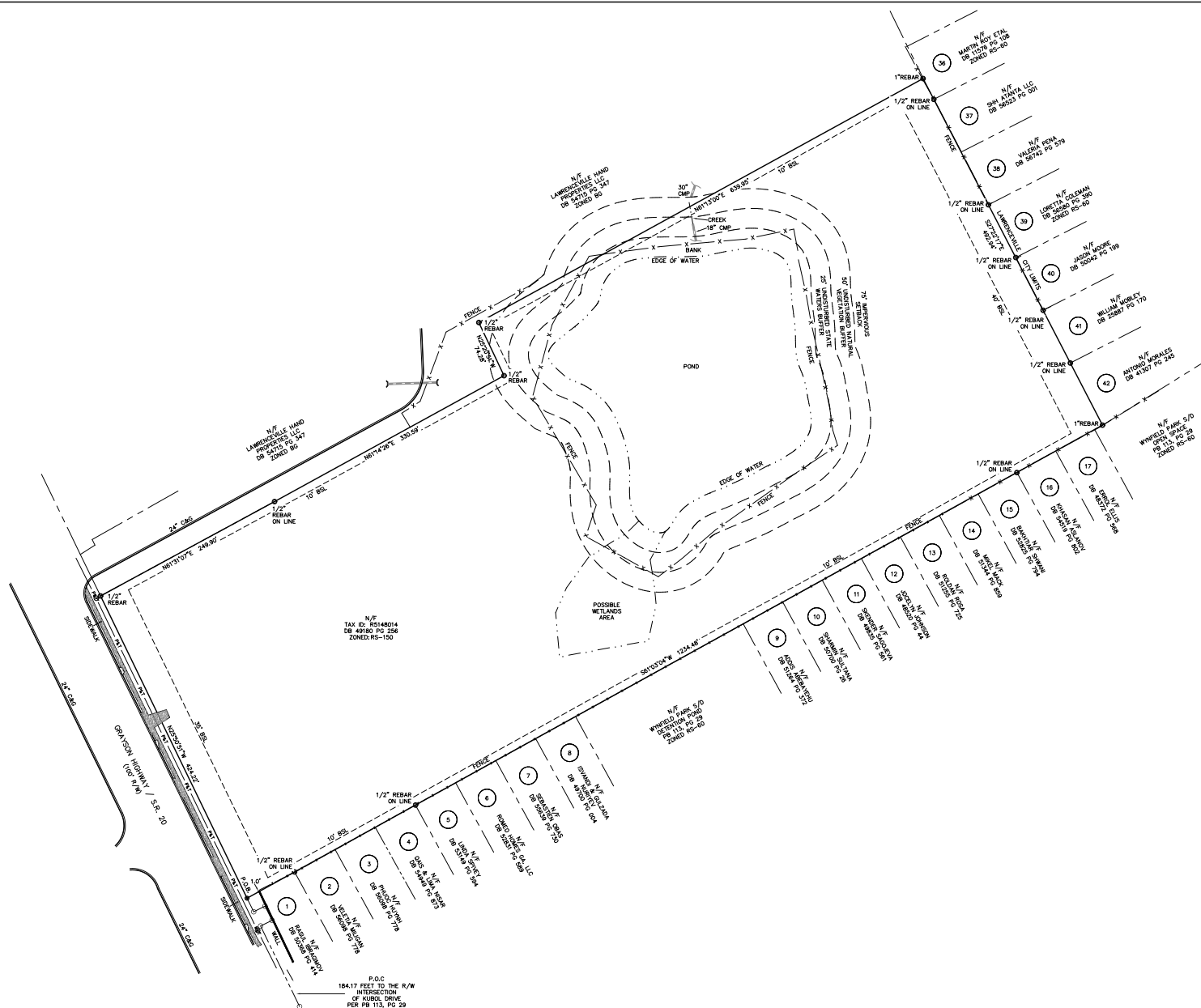
FOR THE FIRM  
BOUNDARY ZONE, INC.  
LSE #859  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE

08/28/2019  
MICHAEL S. RABY LSE #2313 DATE

ZONING SUMMARY: RS-150  
SINGLE FAMILY DETACHED  
FRONT SETBACK 35  
SIDE SETBACK 10  
REAR SETBACK 40

INFORMATION OBTAINED FROM  
CITY OF LAWRENCEVILLE ZONING

THE SURVEYOR IN NO WAY INTENDS TO  
INTERPRET OR MAKE CONCLUSION REGARDING  
THE ZONING AND SETBACK DESIGNATION SHOWN  
HEREON.



**LEGEND:**

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 859
- R/W MONUMENT
- ▲ FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE

- POWER/LIGHT POLE
- GUY WIRE
- POWER METER
- POWER BOX
- A/C UNIT
- MANHOLE
- W- WATER LINE
- OVERHEAD UTILITY LINE
- S- SEWER LINE
- GAS LINE
- C- CABLE LINE

- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- △ SIGN
- W- WATER LINE
- OVERHEAD UTILITY LINE
- S- SEWER LINE
- GAS LINE
- C- CABLE LINE

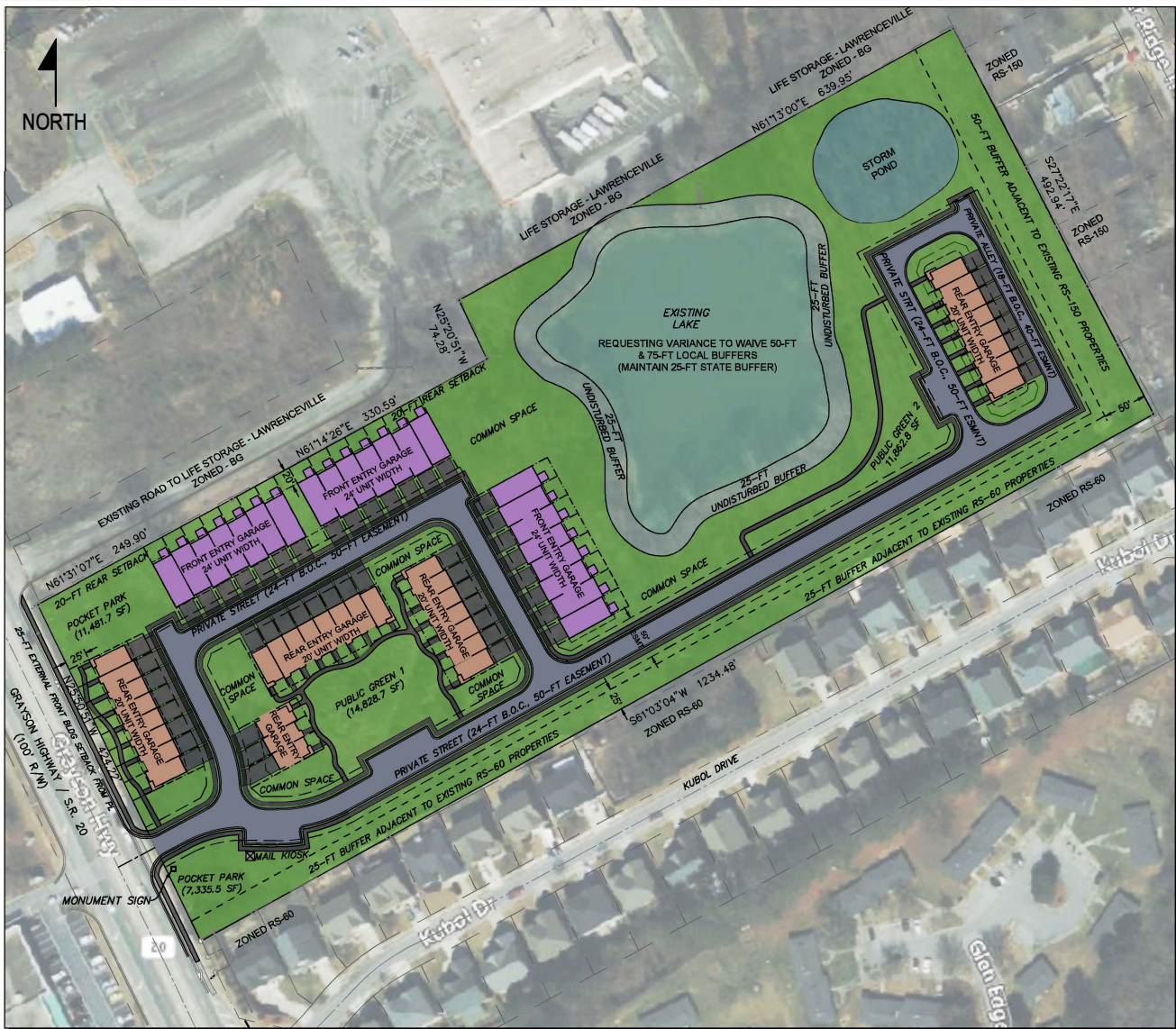
- T- TELEPHONE LINE
- X- FENCE LINE
- BS- BOUNDARY SETBACK LINE
- CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- R/W RIGHT-OF-WAY
- P/L PROPERTY LINE

- C.B. CATCH BASIN
- ONT. CANTILEVER
- FFE FINISHED FLOOR ELEVATION
- BFE BASEMENT FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- FOR POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- A.K.A. ALSO KNOWN AS

- BOLLARDS
- FLAG POLE
- ▲ LANDSCAPED LIGHT
- S/W SIDEWALK
- F.A. FORMERLY KNOWN AS
- NAD NORTH AMERICAN DATUM
- NAD NORTH AMERICAN VERTICAL DATUM
- HARDWOOD TREE
- PINE TREE



SURNAME: (770) 271-3772  
454 SATELLITE BLVD. SUITE 200  
SMARNO, GA 30080  
ATLANTA: (404) 448-8180  
100 PRITCHETT STREET, SUITE 200  
ATLANTA, GA 30309  
KENNESAW: (478) 724-4493  
875 CORD PLAZA BLVD., SUITE 101  
KENNESAW, GA 30144



ADDRESS: 448 GRAYSON HIGHWAY  
LAWRENCEVILLE  
GWINNETT COUNTY

PARCEL INFO: 5148 014

SITE AREA: 14.0ACRES  
LAKE & BUFFERS: 4.05 ACRES  
WETLANDS AREA: 0.35 ACRES

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

PROPOSED DWELLINGS: 56 SINGLE FAMILY ATTACHED DWELLINGS  
34 REAR-ENTRY GARAGE UNITS (20' WIDE)  
22 FRONT-ENTRY GARAGE UNITS (24' WIDE)

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

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

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

SITE CONFIGURATION:  
EXTERNAL FRONT SETBACK 25-FT (FROM GRAYSON HWY)  
EXTERNAL SIDE SETBACK 20-FT  
EXTERNAL REAR SETBACK 20-FT

MAX. IMPERVIOUS AREA 40% (OF TOTAL DEVELOPMENT LOT)  
MINIMUM COMMON AREA 15%  
PROVIDED COMMON AREA 28% (3.98 AC OF 14.0 AC)

INCLUDES:  
PUBLIC GREEN 1 14,828.7 SF (> MIN. RQD 3,000 SF)  
PUBLIC GREEN 2 11,862.8 SF (> MIN. RQD 3,000 SF)  
POCKET PARK 1 11,481.7 SF (> MIN. RQD 3,000 SF)  
POCKET PARK 2 7,335.5 SF (> MIN. RQD 3,000 SF)

COMMON AREA DOES NOT INCLUDE:  
LAKE & 25-FT BUFFER  
ZONING BUFFERS  
INDIVIDUAL DWELLING LOTS  
PROPOSED EASEMENT

SIDEWALK REQUIRED: 5-FT WIDTH,  
2-FT OFF BACK OF CURB (B.O.C.)

PARKING:  
GARAGE 2-CAR/DWELLING (ALL DWELLINGS)  
ON-STREET PARKING 21 ON-STREET, GUEST SPACES  
DRIVEWAY SPACES 2/DWELLING

REQUESTED VARIANCES (INCLUDE, BUT NOT LIMITED TO):  
LAKE BUFFERS:  
WAIVE 50-FT UNDISTURBED BUFFER  
WAIVE 75-FT IMPERVIOUS BUFFER

REQUESTED SPECIAL USE PERMIT:  
TO ALLOW FOR FRONT-ENTRY GARAGE UNITS  
22 OF 56 UNITS ARE PROPOSED AS FRONT-ENTRY GARAGE UNITS



LAND DESIGN SOLUTIONS LLC  
ARCHITECT, ENGINEERING & LANDSCAPE ARCHITECTS  
Email: LandDesignSolutions.pa@gmail.com  
Phone: 404-941-0644

448 GRAYSON HWY  
LAWRENCEVILLE  
GWINNETT COUNTY, GA  
GEORGIA  
PARCEL ID 5148 014

PROJ. # 22004

NOT FOR CONSTRUCTION

06-25-2024

SCALE  
0 20 40 60 80 100  
1" = 60'

SHEET TITLE  
CONCEPT SITE PLAN

SHEET NUMBER  
1.A



EXAMPLE ARCHITECTURAL ELEVATIONS  
FOR PROPOSED RM-8 DEVELOPMENT AT  
448 GRAYSON HWY, LAWRENCEVILLE, GA

(PROPOSED RE-ZONING WITH SPECIAL USE PERMIT TO ALLOW FOR MIX OF REAR-ENTRY GARAGE & FRONT-ENTRY GARAGE STYLE TOWNHOMES)



TOWNHOME ELEVATIONS  
COMMUNITY WITH BOTH FRONT & REAR ENTRY GARAGE DWELLING STYLES





TOWNHOMES  
FRONT ELEVATION OF A REAR ENTRY GARAGE STYLE DWELLING



**TOWNHOME  
FRONT ELEVATION- VIEW 'A'  
FRONT ENTRY GARAGE STYLE DWELLING**





**TOWNHOME  
FRONT ELEVATION- VIEW 'B'  
FRONT ENTRY GARAGE STYLE DWELLING**





# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # RZR2024-00022  
& SUP2024-00090**

**Applicant: Ansley Johnston**

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets



0 125 250





# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development

Location Map & Surrounding Areas

**File # RZR2024-00022  
& SUP2024-00090**

**Applicant: Ansley Johnston**

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets



0 250 500





# LAWRENCEVILLE

GEORGIA

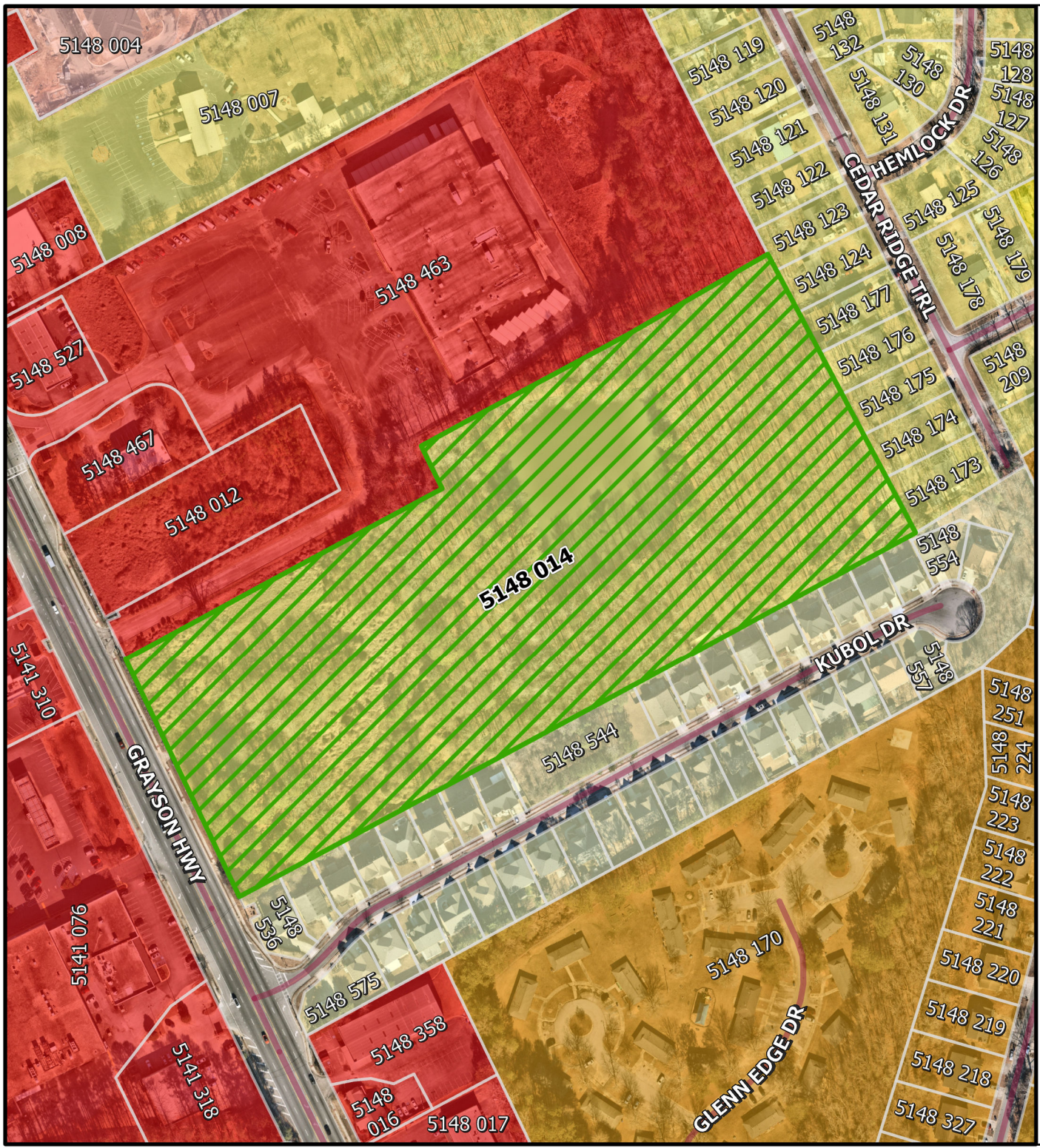
The City of Lawrenceville  
Planning & Development

## Location Map & Surrounding Areas

**File # RZR2024-00022  
& SUP2024-00090**

**Applicant: Ansley Johnston**

- Subject Property
  - Parcels
  - County Maintained Streets
  - City Maintained Streets
- Zoning Districts**
- BG General Business
  - OI Office/Institutional
  - RM-12 Multifamily Residential
  - RS-60 Single-Family Residential
  - RS-150 Single-Family Residential
  - RS-180 Single-Family Residential



0 125 250





# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development

Location Map & Surrounding Areas

**File # RZR2024-00022  
& SUP2024-00090**

**Applicant: Ansley Johnston**

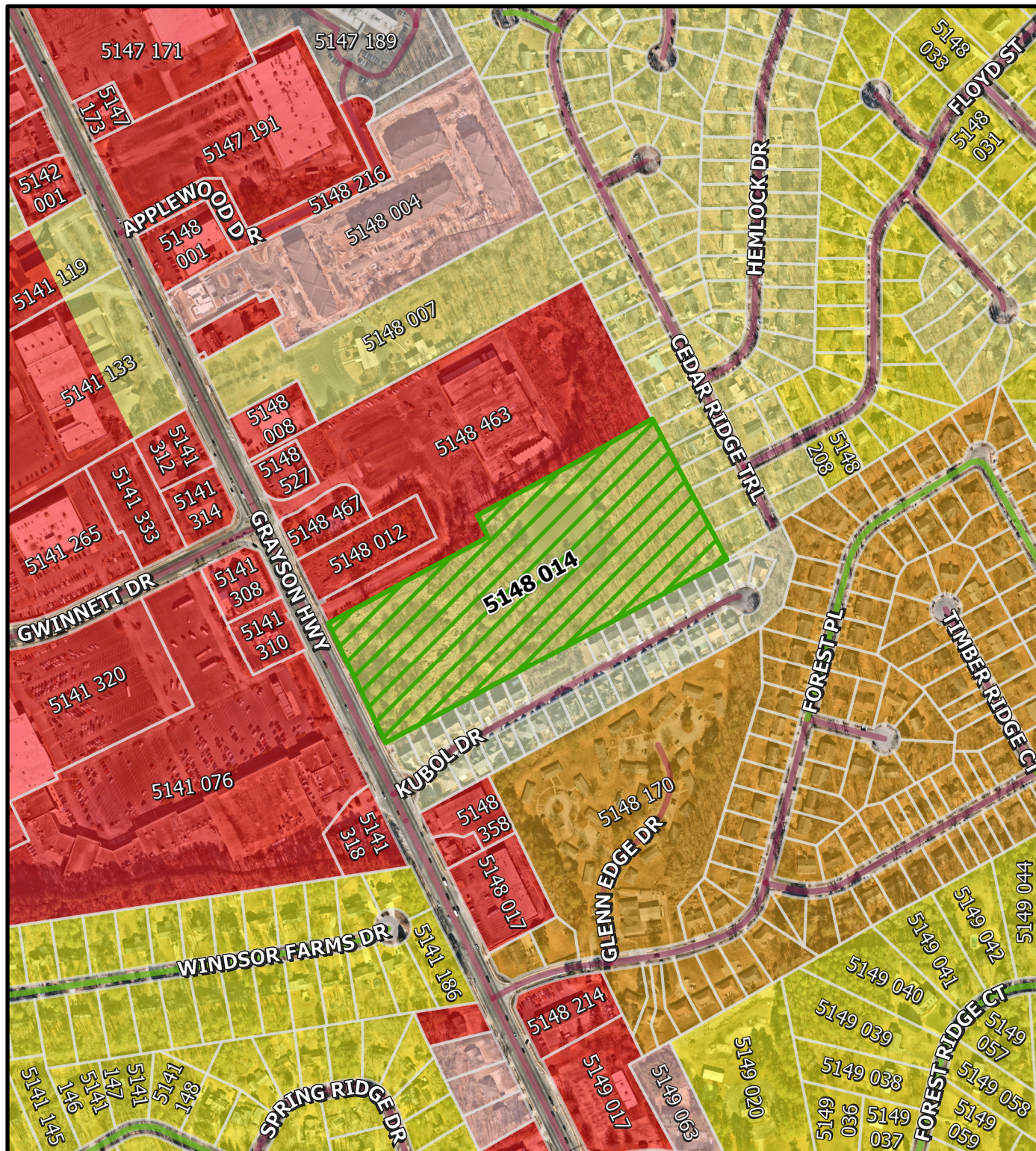
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets

## Zoning Districts

-  BG General Business
-  OI Office/Institutional
-  RM-12 Multifamily Residential
-  RMHR Multifamily Residence District - High-Rise
-  RS-60 Single-Family Residential
-  RS-150 Single-Family Residential
-  RS-180 Single-Family Residential



0 250 500







# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development

Location Map & Surrounding Areas

**File # RZR2024-00022  
& SUP2024-00090**

**Applicant: Ansley Johnston**

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- 2045 Character Areas**
  -  Downtown
  -  Traditional Residential



0 125 250





# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development

Location Map & Surrounding Areas

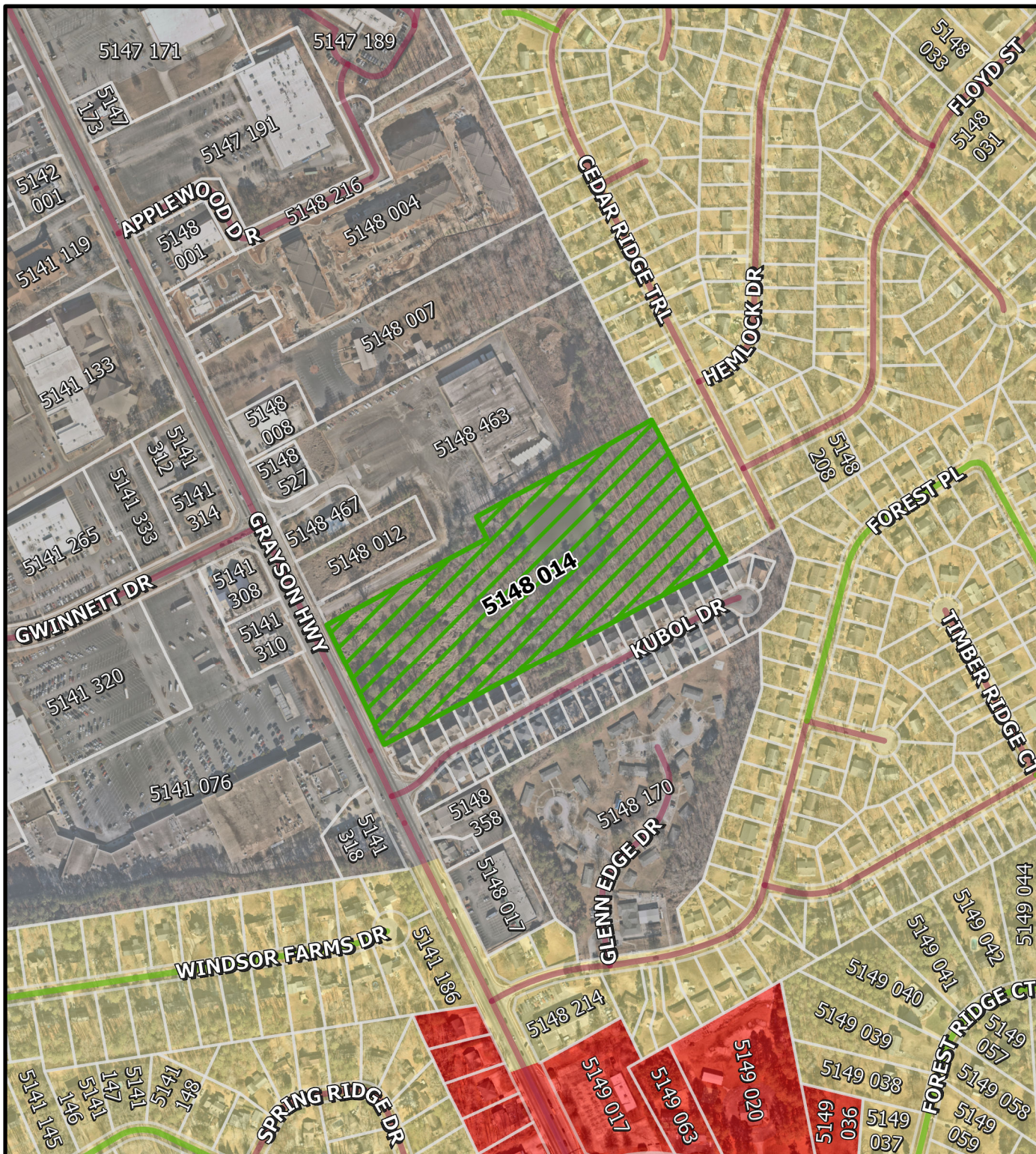
**File # RZR2024-00022  
& SUP2024-00090**

**Applicant: Ansley Johnston**

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets

## 2045 Character Areas

-  Downtown
-  Traditional Residential
-  Commercial Corridor



0 250 500





# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: CITY COUNCIL REGULAR MEETING  
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

|                                            |                                                                                                                     |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>Item:</b>                               | RZR2024-00023; Florentina Fisteag; 0 Curtis Road                                                                    |
| <b>Department:</b>                         | Planning and Development                                                                                            |
| <b>Date of Meeting:</b>                    | Monday, July 22, 2024                                                                                               |
| <b>Applicant Request:</b>                  | Rezone subject property from RM-12 (Multifamily Residential District) to RS-60 (Single-Family Residential District) |
| <b>Presented By:</b>                       | Todd Hargrave, Director of Planning and Development                                                                 |
| <b>Department Recommendation:</b>          | <b>Approval with Conditions</b>                                                                                     |
| <b>Planning Commission Recommendation:</b> | <b>Approval with Staff Conditions</b>                                                                               |

---

**Summary:** The applicant requests the rezoning of an approximately 0.43-acre parcel on the eastern right-of-way of Curtis Road, across from its intersection with Downing Street. The proposed rezoning is from RM-12 (Multifamily Residential District) to RS-60 (Single-Family Residential District) to develop two single-family residential dwelling units on the site. The property is currently vacant and undeveloped.

**Attachments/Exhibits:**

- RZR2024-00023\_Report
- RZR2024-00023\_P&D Recommended Conditions
- RZR2024-00023\_Application
- RZR2024-00023\_Letter of Intent
- RZR2024-00023\_Legal Description
- RZR2024-00023\_Existing Conditions Survey
- RZR2024-00023\_Proposed Site Plan

- RZR2024-00023\_Proposed Elevation
- RZR2024-00023\_Aerial Map – Zoomed In (1:2,750)
- RZR2024-00023\_Aerial Map – Zoomed Out (1:5,500)
- RZR2024-00023\_Zoning Map – Zoomed In (1:2,750)
- RZR2024-00023\_Zoning Map – Zoomed Out (1:5,500)
- RZR2024-00023\_Character Areas Map – Zoomed In (1:2,750)
- RZR2024-00023\_Character Areas Map – Zoomed Out (1:5,500)



# LAWRENCEVILLE

*Planning & Development*

## REZONING

**CASE NUMBER:** RZR2024-00023

**OWNER / APPLICANT:** FLORENTINA FISTEAG

**LOCATION(S):** 0 CURTIS ROAD

**PARCEL ID(S):** R5145 013C

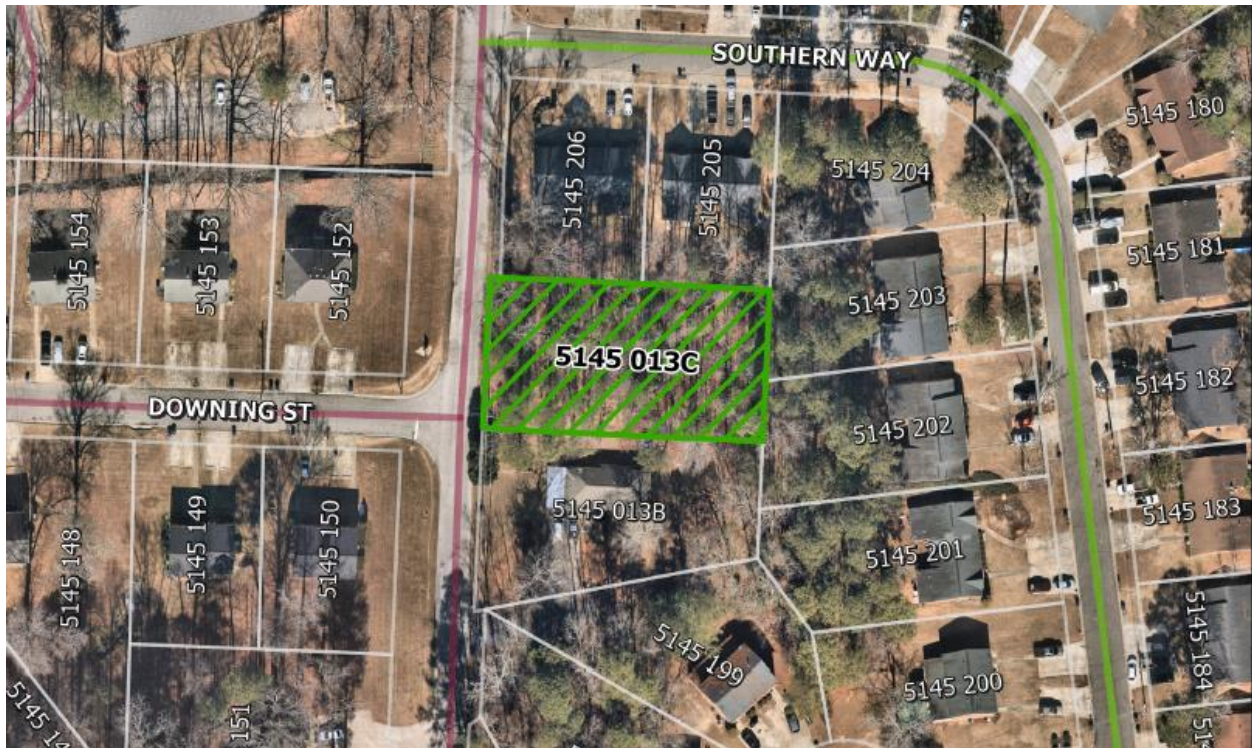
**APPROXIMATE ACREAGE:** 0.43 ACRES

**ZONING PROPOSAL:** RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT) TO RS-60 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

**PROPOSED DEVELOPMENT:** TWO SINGLE-FAMILY RESIDENTIAL DWELLINGS

**DEPARTMENT RECOMMENDATION:** **APPROVAL WITH CONDITIONS**

### VICINITY MAP









# LAWRENCEVILLE

## Planning & Development

4.

### ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone the property in order to subdivide the property into two lots and develop two single-family residential dwellings. The exterior of the homes will match the character of the structures surrounding the subject property. The materials will consist of four sides brick with accents of cement / hardie plank siding, in general accordance with the submitted elevations. The proposed dwellings will be connected to the sewer system, as operated by Gwinnett County. If approved, the proposed development will require two variances, see lot development standards:

#### **Article 1 Districts, Section 102.4 RS-60 Single-Family Residential District, Table B. Lot Development Standards**

| <b>Standard</b>            | <b>Requirement</b>                                       | <b>Proposal</b>                                          | <b>Recommendation</b>  |
|----------------------------|----------------------------------------------------------|----------------------------------------------------------|------------------------|
| Development Size           | 10 acres                                                 | 0.425 acres                                              | <b><u>VARIANCE</u></b> |
| Minimum Lot Area           | 7,500 sq. ft.                                            | 9,230 sq. ft.                                            | N/A                    |
| Minimum Lot Width          | 60 feet                                                  | 50 feet                                                  | <b><u>VARIANCE</u></b> |
| Minimum Front Yard Setback | 35 feet                                                  | 35 feet                                                  | N/A                    |
| Minimum Side Yard Setback  | 5 feet                                                   | 5 feet                                                   | N/A                    |
| Minimum Rear Yard Setback  | 20 feet                                                  | 20 feet                                                  | N/A                    |
| Minimum Heated Floor Area  | 1,800 sq. ft.<br>(1 story)<br>2,000 sq. ft.<br>(2 story) | 1,800 sq. ft.<br>(1 story)<br>2,000 sq. ft.<br>(2 story) | N/A                    |
| Max. Lot Coverage          | 75%                                                      | 17.5%                                                    | N/A                    |
| Maximum                    | 35 feet                                                  | 16 feet                                                  | N/A                    |



# LAWRENCEVILLE

## Planning & Development

4.

|                 |  |  |  |
|-----------------|--|--|--|
| Building Height |  |  |  |
|-----------------|--|--|--|

The requested variances are as follows:

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

### **SURROUNDING ZONING AND USE**

The surrounding area consists primarily of two-family homes, all of which are currently zoned RM-12 (Multifamily Residential District). There are two residential subdivisions adjacent to the subject property: Southgate (Unit 1) to the east and north along Southern Way, and Knightsbridge Square (Unit 2), which is across the right-of-way of Curtis Road, along Downing Street. Both subdivisions are zoned entirely RM-12. In addition to these uses, there are commercial uses zoned BG (General Business District) in the general vicinity, to the north along Hurricane Shoals Road. Finally, there are properties used for industrial uses along Maltbie Street to the south zoned HM (Heavy Manufacturing District). Overall, the general character of the surrounding area is primarily residential.

Though the proposed request to rezone the properties to RS-60 may not necessarily be consistent with the established zoning pattern of the area as-is, it would be consistent with recent developments in the area, which include some new single-family residential dwelling units. Such a rezoning has recent precedent in the general vicinity; in February 2023, City Council approved the rezoning of several properties along Northdale Road to the east from RM-12 to RS-150 (Single-Family Residential District).



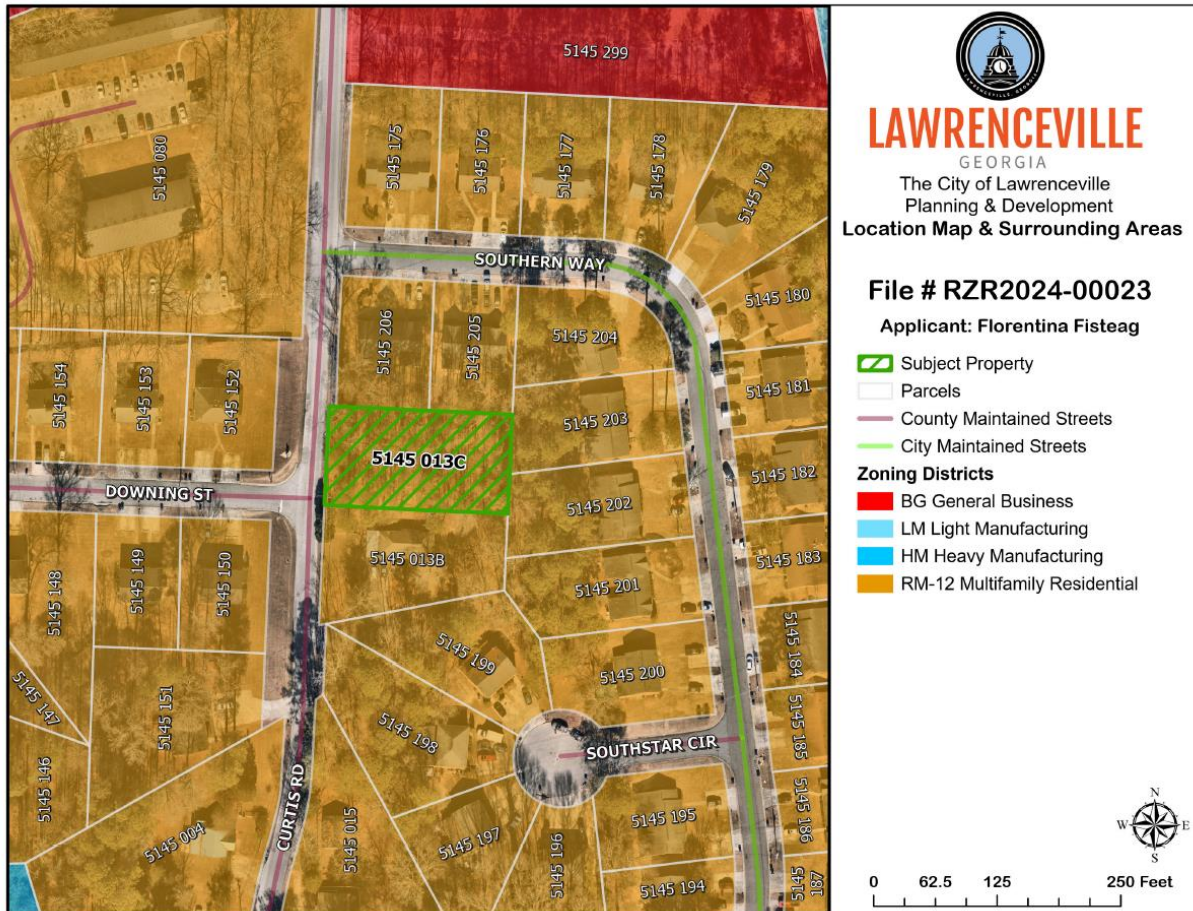


# LAWRENCEVILLE

## Planning & Development

4.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### 2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown character area. Lawrenceville's Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce. The requested zoning change is compatible with the goals of the 2045 Comprehensive Plan for the Downtown character area, which supports a variety of uses at a wide range of density levels.

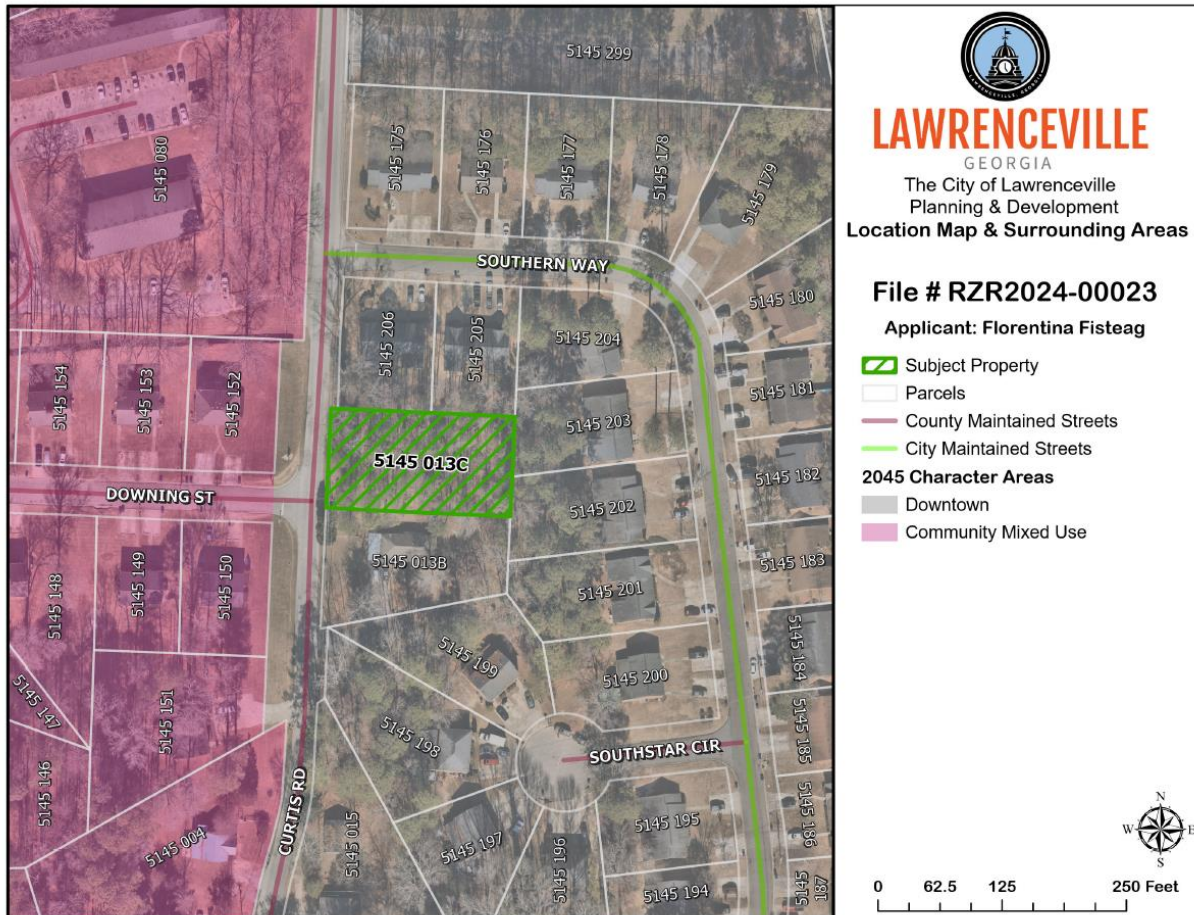


# LAWRENCEVILLE

## Planning & Development

4.

### LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



### STAFF RECOMMENDATION

In conclusion, the proposal may not be consistent with the established zoning pattern in the immediate area, however, policies relating to long range planning suggest the city embrace the principles of new urbanism by creating a housing stock that is well maintained and includes homes with a variety of forms and price points. The intent of the Comprehensive Plan is to encourage positive redevelopment of benefiting from the “halo effect” of high-quality development already happening nearby. This proposal would continue with the precedent set by RZR2022-00015 and RZR2022-00016, when City Council approved city-initiated



# LAWRENCEVILLE

## *Planning & Development*

requests to rezone various properties in the general vicinity from RM-12 to RS-150 to allow for the construction of single-family homes along Northdale Road.

Although the approval of this proposal would be a spot-zoning, in that all the surrounding properties will continue to be zoned RM-12, the approval of such a proposal would lead to a positive development for the area. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.





# LAWRENCEVILLE

4.

## *Planning & Development*

### **CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

#### **ENGINEERING DEPARTMENT**

No comment

#### **PUBLIC WORKS**

No comment

#### **ELECTRIC DEPARTMENT**

No comment

#### **GAS DEPARTMENT**

No comment

#### **DAMAGE PREVENTION DEPARTMENT**

No comment

#### **CODE ENFORCEMENT**

No comment

#### **STREET AND SANITATION DEPARTMENT**

No comment



# LAWRENCEVILLE

## Planning & Development

4.

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

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

*Yes. The surrounding area is already residential in nature, though it is of a higher density than the proposed development.*

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

*No. As discussed, the area is already residential in nature.*

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

*Development of such a property as it is currently zoned (RM-12) is complicated due to the fact that multifamily residential developments have a minimum ten (10) acre development area, which cannot be reduced by a variance. With a lot area of approximately 0.43, the property cannot be developed as-is.*

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

*Transitioning from a higher intensity use (multifamily residential) to a lower intensity one (single-family residential) would reduce the potential demand on public facilities in the form of traffic, utilities, stormwater runoff, and schools.*

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

*Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. Downtown is intended as a mixed-use district that includes single-family residential housing, so this rezoning conforms with the long-range plan.*



# LAWRENCEVILLE

## *Planning & Development*

- 6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

*The proposal would continue with the precedent set by city-initiated rezonings on Northdale Road in February 2023, with RZR2022-00015 and RZR2022-00016.*



## PLANNING COMMISSION

### RECOMMENDED CONDITIONS\_06172024

#### RZR2024-00023

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

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

- A.** New Construction of Single-family detached dwellings and dwelling units, accessory uses, and structures at maximum of two (2) dwelling units on approximately zero & forty three hundredths (0.43) acres at a density of four and six tenths (4.6) Units Per Acre (UPA).
- B.** The development shall be in general accordance with the concept plan titled “Rezoning Plat for Florentina Fisteag,” prepared by Georgia Premier Land Services, Inc. on April 29, 2024. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The façade, rear and side elevations of the single-family detached residential dwellings and dwelling units shall be designed and constructed consisting of four (4) sides of masonry, which could be brick, stone, or a combination of brick and stone (with accents of fiber cement siding). The final design shall be in general accordance with the provided elevations and shall be subject to final review and approval of the Director of the Planning and Development Department.
- D.** The minimum heated floor area per dwelling unit shall be 1,800 square feet for one-story homes and 2,000 square feet for two-story homes.
- E.** The single-family detached dwelling unit shall have a double-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** The single-family detached dwelling units shall include a two (2) car garage, with a driveway measuring twenty (20) feet in width and thirty-six (36) feet in depth, providing sufficient space for two (2) passenger vehicles. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- G.** The single-family detached dwelling unit shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the finished floor. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- H.** The Front Yard Area shall be adjacent to Curtis Road. The Front Yard Area shall have a Building Setback of thirty-five (35) feet.
- I.** The Rear Yard Area shall have a Building Setback of twenty (20) feet.
- J.** The Side Yard Area shall have a Building Setback of five (5) feet.
- K.** Vehicular access to the subject property shall be provided by a pair of new curb cuts along Curtis Road.

**2. To satisfy the following site development considerations:**

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

**3. The following variances are requested:**

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

width from sixty (60) feet to fifty (50) feet.





# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

The application and all required documents must be complete and fees must be paid or the application will not be accepted.

Documents, exhibits and fees required at the time of application submittal:

1. Application Form (signed and notarized)
2. Disclosure of Campaign Contributions Form
3. Letter of Intent describing the proposed zoning change and development
4. Typed, metes and bounds Legal Description
5. Boundary survey (sealed by a Registered Land Surveyor)
6. Property tax verification
7. Site Plan/Rezoning Exhibit: :
  - a. Prepared by a Registered Land Surveyor, Professional Engineer or Landscape Architect
  - b. One full size paper copy drawn to scale of 1"= 50' or greater
  - c. Electronic File (external hard drive)
  - d. Show property line data (metes and bounds) as well as existing infrastructure and existing site conditions, including:
    - i. Existing structures
    - ii. Full width of existing streets and intersecting streets
    - iii. Streams, stream buffers and impervious setbacks
    - iv. Flood hazard zones (reference source of data)
    - v. A vicinity map
  - e. Show proposed improvements, including:
    - i. Proposed buildings, setbacks, buffers and required screening
    - ii. Proposed streets, ingress/egress, driveways, sidewalks and parking
8. Application Fee
  - a. Payment may be made in cash, check or credit card (Visa, MasterCard). Please make checks payable to the City of Lawrenceville. One check is preferred.



# LAWRENCEVILLE

## GEORGIA

### NOTIFICATION REQUIREMENTS

#### Written Notification

The applicant is required to notify all adjoining property owners (including those across any streets) of their intention to rezone the property. The notification shall be sent by Certified Mail and be postmarked no later than the published deadline contained in the Rezoning Schedule. A sample notification letter is provided at the end of this packet.

The written notice shall include:

1. Rezoning case number
2. Dates, times and place of public hearings
3. Copy of the application
4. Applicant contact information
5. Letter of Intent
6. Site plan
7. Vicinity map

Proof that the notifications were mailed as required must be delivered to the Planning Department as soon as is feasible, but no later than 12:00 p.m. (noon) on the Wednesday prior to the Planning Commission meeting. Failure to submit the required proof of mailing will result in the application being tabled to the next month's meeting.

#### Notification Sign

The applicant is required to post a notification sign (provided by the Planning Department) in a clearly visible location on the property, at or near the public street, no later than the published deadline contained in the Rezoning Schedule. It is the responsibility of the applicant to insure that the notification sign remain on the property throughout the rezoning proceedings. (COPY TO BE GIVEN TO APPLICANT)

\_\_\_\_\_  
CASE NUMBER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
ACKNOWLEDGED BY (PRINT NAME)

\_\_\_\_\_  
SIGNATURE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
770.963.2414 • [www.lawrencevillega.org](http://www.lawrencevillega.org)



# LAWRENCEVILLE

## GEORGIA

### PUBLIC HEARING PROCESS

The Applicant is required to appear at the Planning Commission Meeting, the City Council Work Session, and the City Council Public Hearing. Failure to attend a meeting may result in tabling of the application until the next meeting of that group. However, the Planning Commission and the City Council may act on the application should they so choose. Meeting dates, times and place are as published in the Rezoning Schedule.

1. Approximately one week prior to the scheduled Planning Commission Meeting, the Planning Staff Report and Recommendation will be available at the Planning and Development office.
2. The applicant shall appear before the City of Lawrenceville Planning Commission to present their case in support of the rezoning application. Any opposition to the rezoning request will be given equal time to present its case. The Planning Commission may ask questions of the applicant and the opposition. The Planning Commission is a recommending body. Their recommendation will be forwarded to the City Council.
3. The applicant shall be present at the City Council Work Session. The applicant may be asked to present their case, or to answer questions, at the desire of the City Council.
4. The applicant shall appear before the City Council for the Public Hearing. The applicant and any opposition will be given equal time to present their cases. The City Council may ask questions of the applicant and opposition prior to making their final decision regarding the application.
5. If the rezoning application is denied by the Mayor and City Council, any new application for the same zoning classification on subject property may not be submitted for at least twelve (12) months from the date of denial. Application for a different zoning classification may be submitted after six (6) months from the date of the denial.





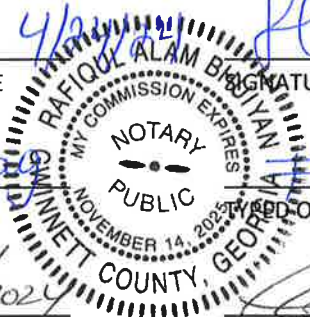
# LAWRENCEVILLE

## GEORGIA

### REZONING APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| NAME: <u>Florentina Fisteag</u>                                                                                                                                                                        | NAME: <u>Florentina Fisteag</u>    |
| ADDRESS: <u>1264 Lob lolly way</u>                                                                                                                                                                     | ADDRESS: <u>1264 Lob lolly way</u> |
| CITY: <u>Lawrenceville</u>                                                                                                                                                                             | CITY: <u>Lawrenceville</u>         |
| STATE: <u>GA</u> ZIP: <u>30043</u>                                                                                                                                                                     | STATE: <u>GA</u> ZIP: <u>30043</u> |
| CONTACT PERSON: <u>Florentina Fisteag</u> PHONE: <u>678-668-4731</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>R-60</u>                                                                                                                        |                                    |
| PARCEL NUMBER(S): <u>5145013C</u> ACREAGE: <u>0.4</u>                                                                                                                                                  |                                    |
| ADDRESS OF PROPERTY: <u>Curtis Rd. Lawrenceville GA 30046</u>                                                                                                                                          |                                    |

SIGNATURE OF APPLICANT: Florentina Fisteag DATE: 4/24/2024  
 SIGNATURE OF OWNER: Florentina Fisteag DATE: 4/24/2024  
 TYPED OR PRINTED NAME: Florentina Fisteag TYPED OR PRINTED NAME: Florentina Fisteag  
 NOTARY PUBLIC: [Signature] DATE: 4/24/2024 NOTARY PUBLIC: [Signature] DATE: 4/24/2024





# LAWRENCEVILLE

## GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No Y/N

If the answer is yes, please complete the following section:

| NAME<br>OF GOVERNMENT<br>OFFICIAL | CONTRIBUTIONS<br>(List all which aggregate<br>to \$250 or more) | DATE CONTRIBUTION WAS MADE<br>(Within last two years) |
|-----------------------------------|-----------------------------------------------------------------|-------------------------------------------------------|
| <u>NA</u>                         |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? \_\_\_\_\_ Y/N

If the answer is yes, please complete the following section:

| NAME<br>OF GOVERNMENT<br>OFFICIAL | CONTRIBUTIONS<br>(List all which aggregate<br>to \$250 or more) | DATE CONTRIBUTION WAS MADE<br>(Within last two years) |
|-----------------------------------|-----------------------------------------------------------------|-------------------------------------------------------|
| <u>NA</u>                         |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |

Attach additional sheets if necessary to disclose or describe all contributions/gifts.



# LAWRENCEVILLE

## GEORGIA

### VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER:

(Map Reference Number)

5 - 145 - 013 C  
District Land Lot Parcel

Florentina

Signature of Applicant

9.

4-24-2024

Date

Florentina Fistean Owner

Type or Print Name and Title

\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\*

### TAX COMMISSIONER'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Kathy Lyles

NAME

TSA

TITLE

4/24/24

DATE





# LAWRENCEVILLE

## GEORGIA

### FEE SCHEDULE

Rezoning, Change-in-Conditions and Special Use Permit Fees-

(Note: a Special Use Permit related to a companion rezoning case shall not incur an additional fee)

**For Single-Family Residential Districts.**

Fee:

< 5 Acres = \$500  
 5 – 10 Acres = \$750  
 10 – 20 Acres= \$1,000  
 20 Acres or more = \$1,500

**For the following: Multifamily (attached housing); Mixed-Use Districts.**

Fee:

< 5 Acres = \$500 + \$10 per unit  
 5 – 10 Acres = \$750 + \$10 per unit  
 10 – 20 Acres= \$1,000 + \$10 per unit  
 20 Acres or more = \$1,500 + \$10 per unit

**For Commercial, Office and Industrial Districts.**

Fee:

< 5 Acres = \$500  
 5 – 10 Acres = \$750  
 10 – 20 Acres= \$1,000  
 20 Acres or more = \$1,500

# SAMPLE LETTER

(TO BE SENT TO NEIGHBORING PROPERTY OWNERS)

Addressee Info

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Dear Sir/Madam:

Please be advised that **(APPLICANT NAME)** has applied for a rezoning of property located at **(PROPERTY ADDRESS)** from **(PRESENT ZONING)** to **(PROPOSED ZONING)** to allow **(PROPOSED USE OR DEVELOPMENT)**.

The Lawrenceville Planning Commission will hold a public hearing on **(PLANNING COMMISSION DATE)** in order to make a recommendation to the Mayor and City Council on the rezoning request. This meeting will be at 7:00 P.M. in the Council Assembly Room, 4<sup>th</sup> Floor of City Hall, which is located at 70 South Clayton Street, Lawrenceville, Georgia. The Mayor and City Council will hold a public hearing on the rezoning request on **(CITY COUNCIL PUBLIC HEARING DATE)**. This meeting will also be held at 7:00 P.M. in the Council Assembly Room of City Hall.

If you would like to comment on the rezoning request, please plan to attend these meetings. The public is allowed to speak during both the Planning Commission meeting and City Council public hearing.

If you plan to speak in opposition to this request, please be advised that in accordance with Chapter 36-67A-3(c) of the Code of Georgia, if you have made, within the two years immediately preceding the filing of this zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider this application, you must contact this Department to obtain the appropriate Campaign Contributions Disclosure Form. This disclosure requirement must be filed at least five calendar days prior to the first public hearing by the Planning Commission.

Sincerely,

---

Applicant Name

Enclosures:

Applicant and contact information

Copy of rezoning application

Copy of letter of intent

Site plan

Vicinity map

## REZONING APPLICAN'S LETTER OF INTENT

The Applicant and Owner , Florentina Fisteag requests a rezoning for the property located at Curtis Rd Lawrenceville, GA 30046

The property is currently zoned RM- 12 and the request is to rezone the property to R-60 to allow the development of 2 single family homes.

The character of these homes is in compliance with single family houses surrounding the property.

The homes will be a minimum square feet of 1,800 for a one story home. The exterior of the homes will be in general accordance with the summited elevation, homes will be 4 sides with brick with accents of cement siding /hardiplanc . Homes will be connected to Sewer System. Separate permits will be obtain from Gwinnett County.

Variances to allow the two single family residential structures subject to the following:

1. Variance from the Zoning Ordinance ,Article 1 section 102.4 Subsection B. Lot Development Standards. minimum development size requirements, allows the percent reduction of the minimum development size requirement from ten acres to 0.45 acres.

2. Variance from the Zoning Ordinance ,Article 1 section 102.4 Subsection B. Lot Development Standards. Lot width, allows the reduction the minimum lot width from sixty feet to fifty feet.

This will increase the value of the area and by allowing others to see new infrastructure being build and it will be a great represent for the neighborhood around and for the City of Lawrenceville.

I, the applicant , respectfully request your approval of this application.

Thank you !

Respectfully submitted,

*Florentina F.*

*5/1/2024*

*Florentina Fisteag*



**Curtis Road Rezoning**  
**Tax Parcel No. 5145 013C**

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

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

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

Said property contains 0.425 Acres.

RZR2024-00023  
RECEIVED: MAY 2, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT

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

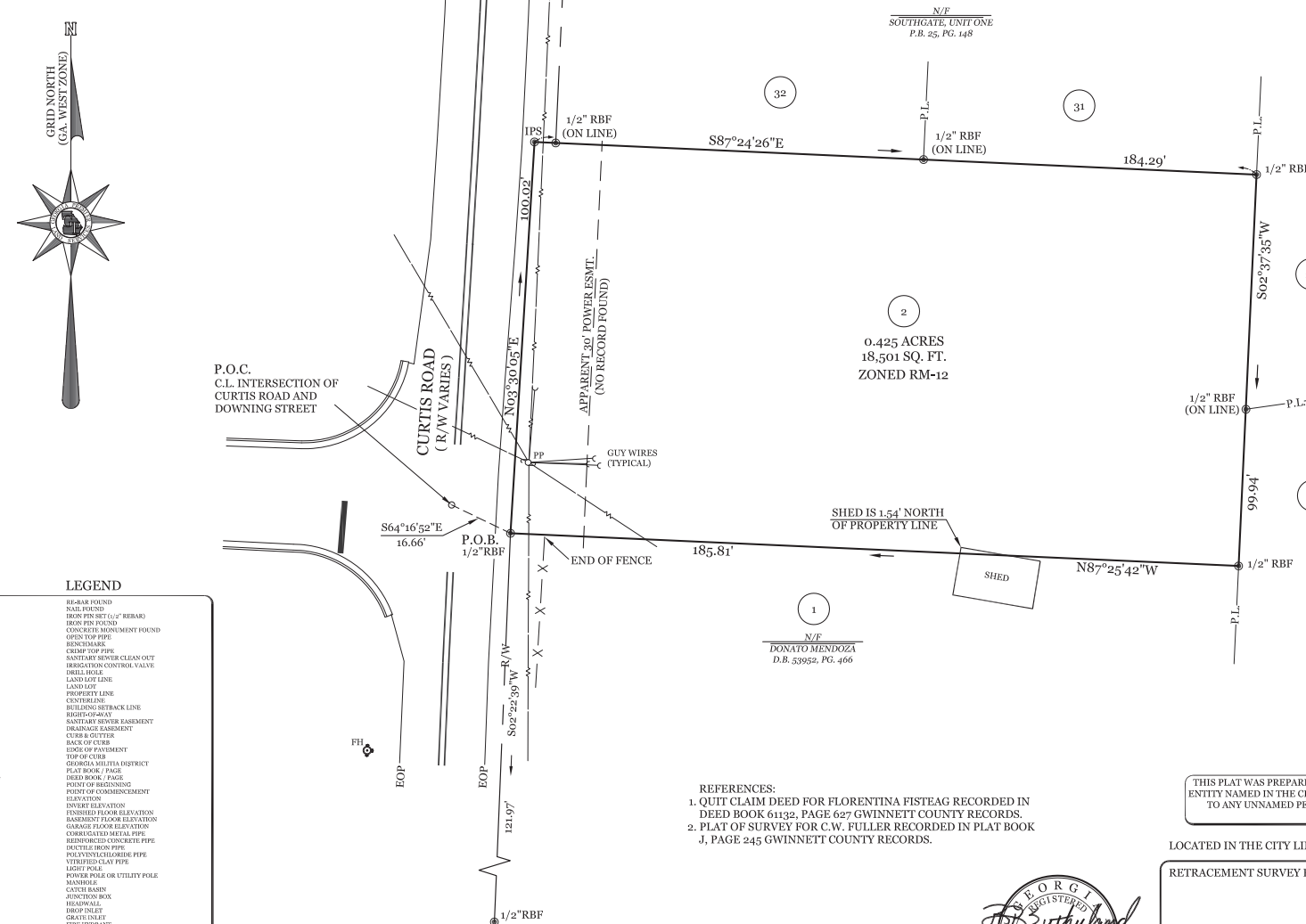
GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT  
WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED  
HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND  
CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR  
USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

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

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

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

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



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



- REFERENCES:
1. QUIT CLAIM DEED FOR FLORENTINA FISTEAG RECORDED IN  
DEED BOOK 61132, PAGE 627 GWINNETT COUNTY RECORDS.
  2. PLAT OF SURVEY FOR C.W. FULLER RECORDED IN PLAT BOOK  
J, PAGE 245 GWINNETT COUNTY RECORDS.

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

LOCATED IN THE CITY LIMITS OF LAWRENCEVILLE

RETRACEMENT SURVEY FOR:

FLORENTINA FISTEAG

CURTIS ROAD  
PARCEL NO. 5145 013C

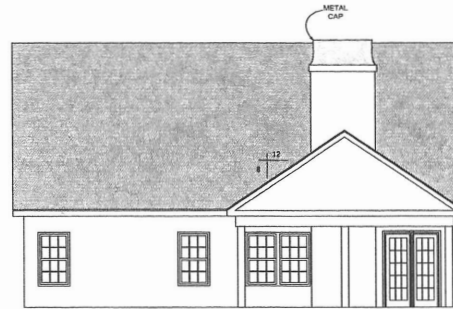
**GEORGIA PREMIER  
LAND SERVICES, INC.**

PROFESSIONAL LAND SURVEYING  
3010 HAMILTON MILL ROAD  
BUDORF, GEORGIA 30519  
(770) 614-9004 FAX (770) 614-9956  
LAND SURVEY FIRM COA #177

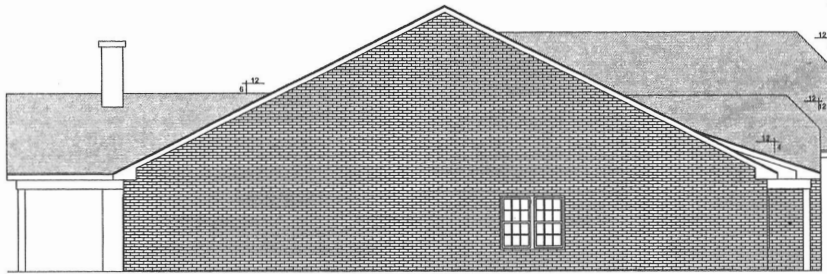
Date: 04.29.2024 Land Lot: 145 District: 5th  
County: GWINNETT, GEORGIA Scale: 1" = 20'  
Project: 24097 Drawn By: AS



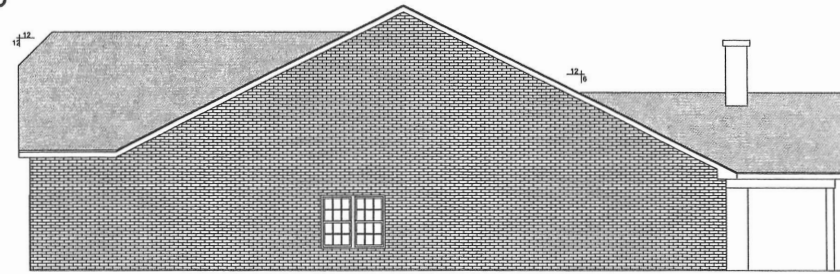




**REAR ELEVATION**  
1/8"---1'-0"



**LEFT ELEVATION**  
1/8"---1'-0"



**RIGHT ELEVATION**  
1/8"---1'-0"



**FRONT ELEVATION**  
1/4"---1'-0"

REV.

DATE

ALL PLANS HAVE BEEN  
COPYRIGHTED © BY  
WE PLAN HOMES, LLC.

WE PLAN  
HOMES, LLC.  
TEL: 704.616.0141  
WWW.WEPLANHOMES.COM

THE CRAPE MYRTLE

ELEVATIONS-B

DWG. BY:  
PWL/SAM

DATE:  
4-29-24

SHEET:

1





# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # RZR2024-00023**

**Applicant: Florentina Fisteag**

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets



0 62.5 125

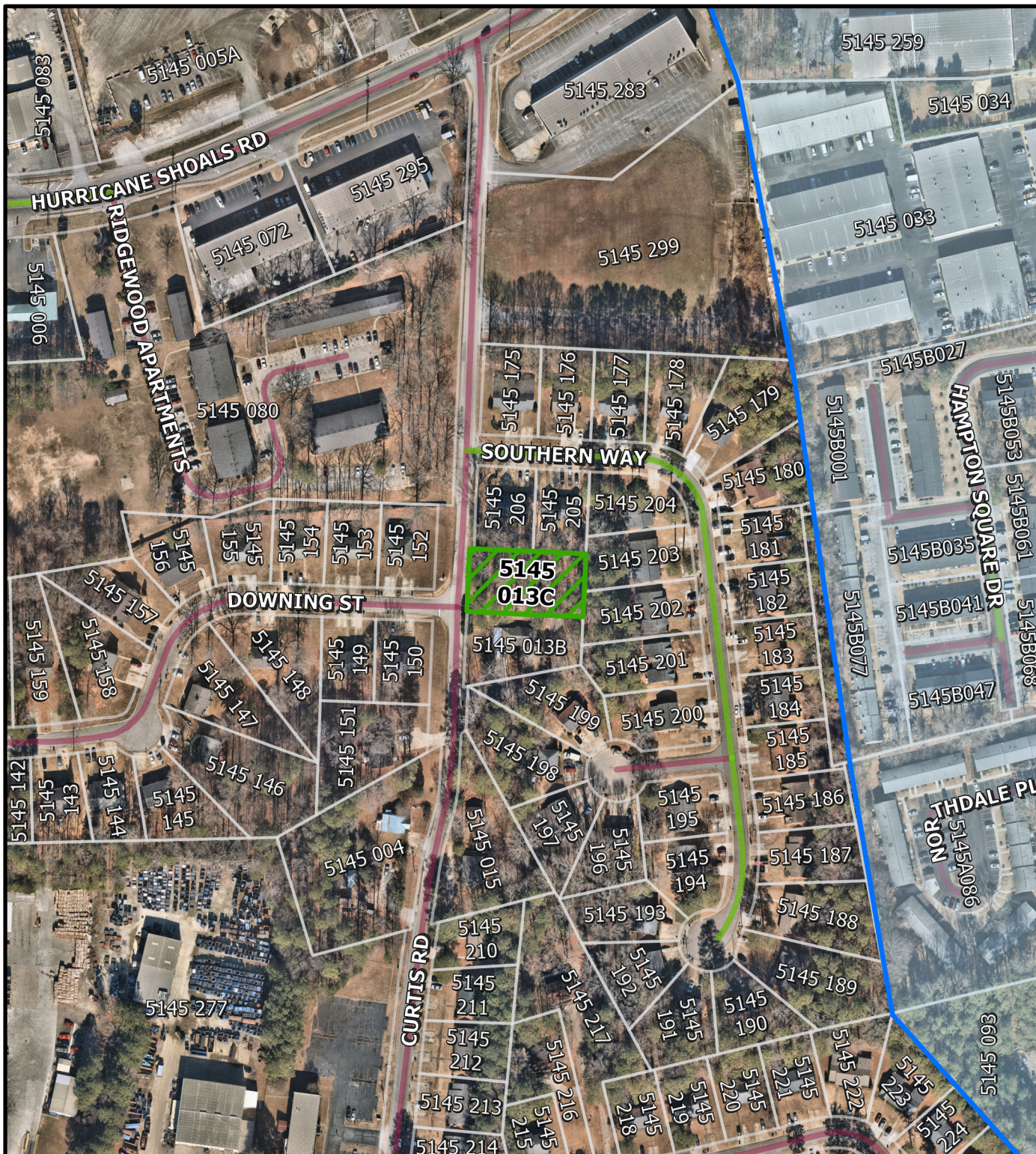


## GEORGIA

The City of Lawrenceville  
Planning & Development  
**Location Map & Surrounding Areas**

**Applicant: Florentina Fisteag**

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
-  Downtown Development Authority Boundary



0      125      250





# LAWRENCEVILLE

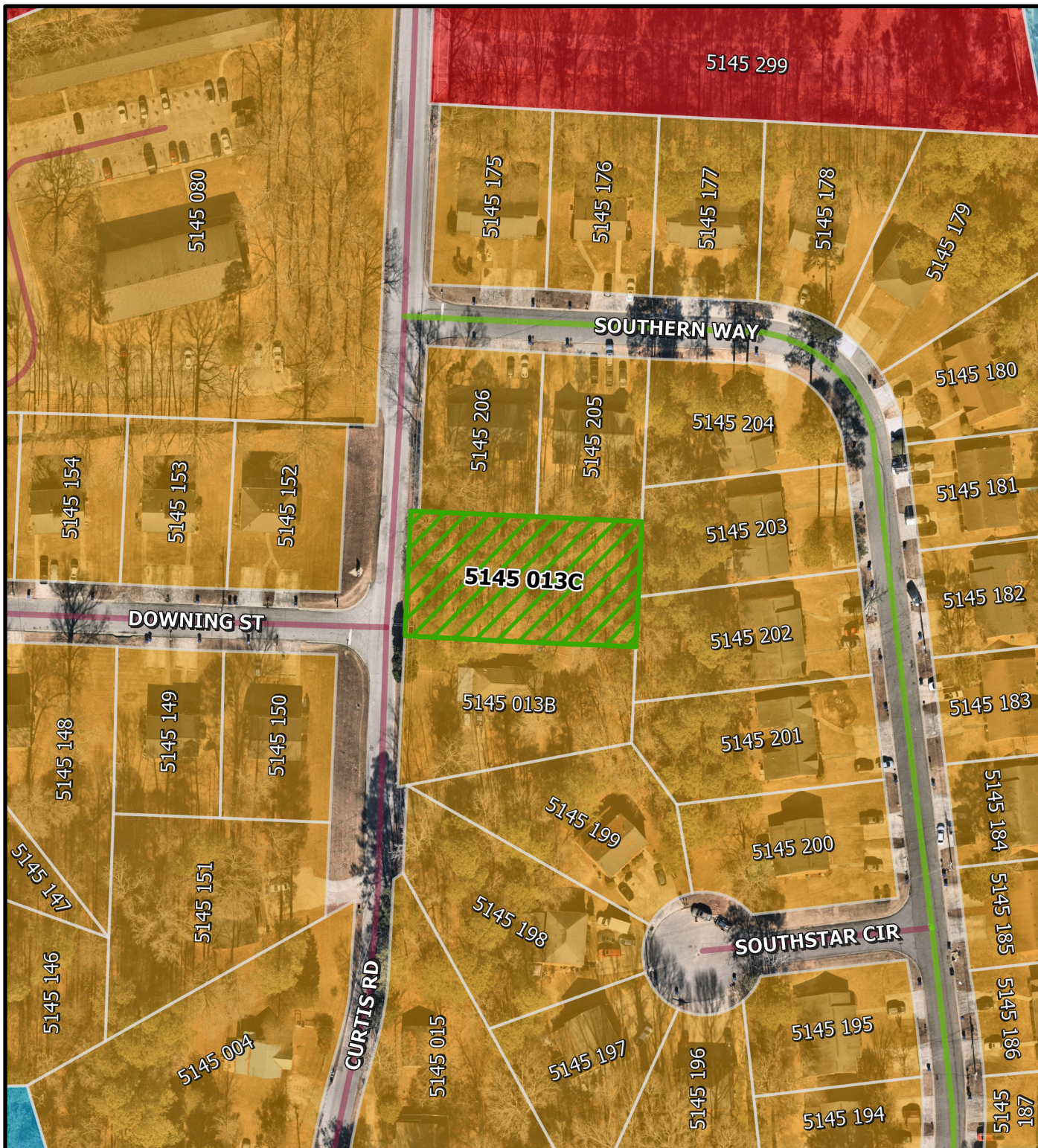
GEORGIA

The City of Lawrenceville  
Planning & Development  
**Location Map & Surrounding Areas**

**File # RZR2024-00023**

**Applicant: Florentina Fisteag**

- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets
- Zoning Districts**
  - BG General Business
  - LM Light Manufacturing
  - HM Heavy Manufacturing
  - RM-12 Multifamily Residential



0 62.5 125



## GEORGIA

The City of Lawrenceville  
Planning & Development  
**Location Map & Surrounding Areas**

**Applicant: Florentina Fisteag**

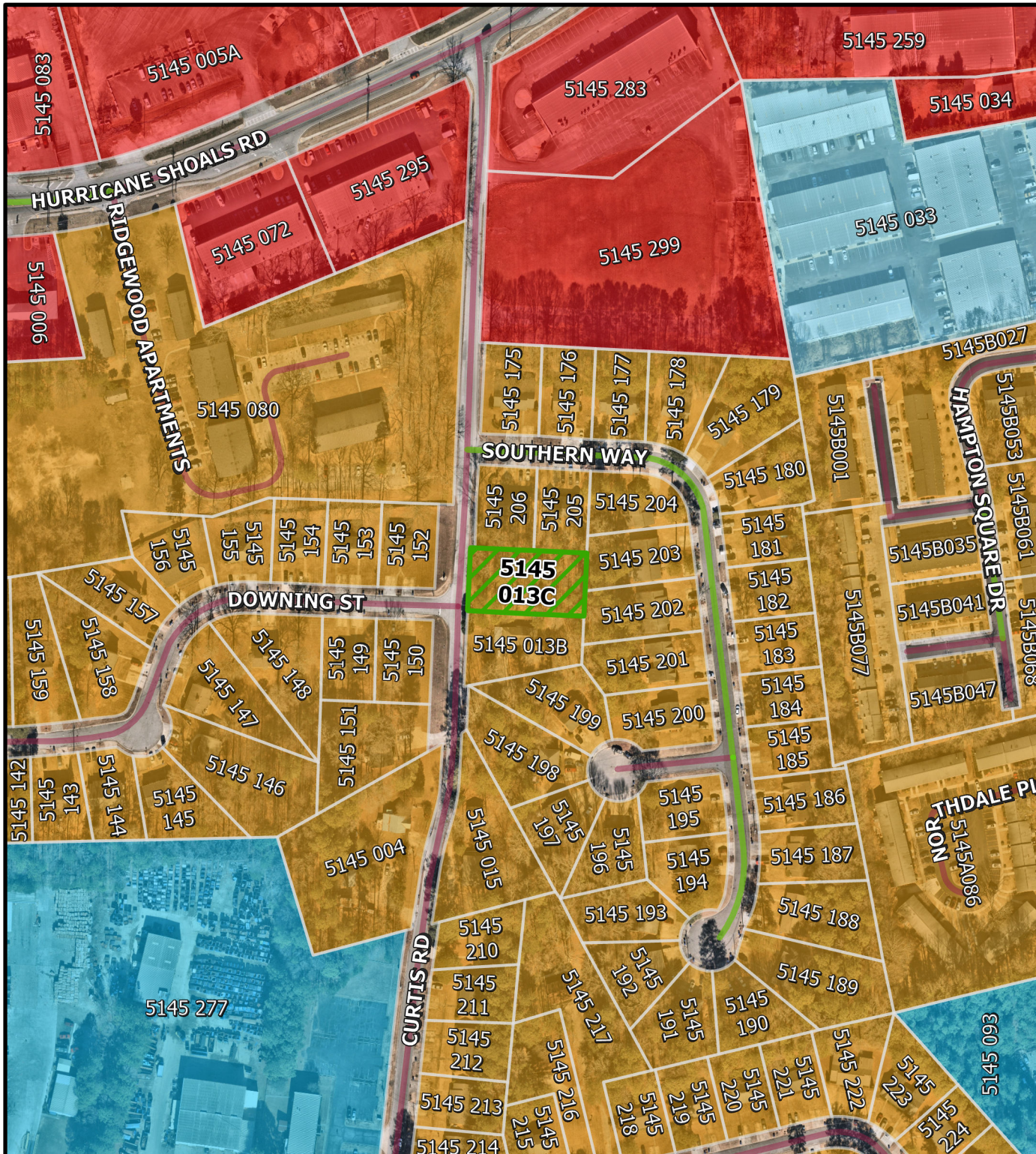
-  Subject Property  
 Parcels  
 County Maintained Streets  
 City Maintained Streets

## Zoning Districts

-  BG General Business  
 LM Light Manufacturing  
 HM Heavy Manufacturing  
 RM-12 Multifamily Residential



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## GEORGIA

The City of Lawrenceville  
Planning & Development  
**Location Map & Surrounding Areas**

**Applicant: Florentina Fisteag**

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- 2045 Character Areas**
-  Downtown
-  Community Mixed Use



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## GEORGIA

The City of Lawrenceville  
Planning & Development  
**Location Map & Surrounding Areas**

**Applicant: Florentina Fisteag**

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- 2045 Character Areas**
-  Downtown
-  Community Mixed Use

## 2045 Character Areas



Page 163







# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: CITY COUNCIL WORK SESSION

AGENDA CATEGORY: DISCUSSION OF GENERAL CITY BUSINESS

|                                            |                                                                                |
|--------------------------------------------|--------------------------------------------------------------------------------|
| <b>Item:</b>                               | SUP2024-00091; Mushtaq Pasha; 860 Collins Hill Road                            |
| <b>Department:</b>                         | Planning and Development                                                       |
| <b>Date of Meeting:</b>                    | Wednesday, July 10, 2024                                                       |
| <b>Applicant Request:</b>                  | Allow a Place of Worship in a property zoned LM (Light Manufacturing District) |
| <b>Presented By:</b>                       | Todd Hargrave, Director of Planning and Development                            |
| <b>Department Recommendation:</b>          | <b>Approval with Conditions</b>                                                |
| <b>Planning Commission Recommendation:</b> | <b>To be Provided at the Meeting</b>                                           |

---

**Summary:** The applicant requests a Special Use Permit to allow a Place of Worship in a property zoned LM (Light Manufacturing District) at 860 Collins Hill Road. The subject property is approximately 0.63 acres, located on the southeastern right-of-way of Collins Hill Road south of its intersection with Collins Industrial Way. According to the Gwinnett County tax assessor, the property is currently being used as a Medical Office.

**Attachments/Exhibits:**

- SUP2024-00091\_Report
- SUP2024-00091\_P&D Recommended Conditions
- SUP2024-00091\_Application
- SUP2024-00091\_Letter of Intent
- SUP2024-00091\_Legal Description
- SUP2024-00091\_As-Built Survey
- SUP2024-00091\_Existing Floor Plan

- SUP2024-00091\_Aerial Map – Zoomed In (1:2,750)
- SUP2024-00091\_ Aerial Map – Zoomed Out (1:5,500)
- SUP2024-00091\_Zoning Map – Zoomed In (1:2,750)
- SUP2024-00091\_ Zoning Map – Zoomed Out (1:5,500)
- SUP2024-00091\_Character Areas Map – Zoomed In (1:2,750)
- SUP2024-00091\_ Character Areas Map – Zoomed Out (1:5,500)





# LAWRENCEVILLE

*Planning & Development*

5.

## SPECIAL USE PERMIT

**CASE NUMBER:** SUP2024-00091

**APPLICANT / CONTACT:** MUSHTAQ PASHA

**OWNER:** GKA PROPERTIES LLC

**LOCATION(S):** 860 COLLINS HILL ROAD

**PARCEL ID(S):** R7010 063

**APPROXIMATE ACREAGE:** 0.63 ACRES

**CURRENT ZONING:** LM (LIGHT MANUFACTURING DISTRICT)

**ZONING PROPOSAL:** TO ALLOW A PLACE OF WORSHIP

**PROPOSED DEVELOPMENT:** PLACE OF WORSHIP

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

**VICINITY MAP**







# LAWRENCEVILLE

## Planning & Development

### **ZONING AND DEVELOPMENT STANDARDS**

The existing structure on the site was built in 1990, consisting of 6,000 square feet of office space with its associated landscaping, parking, and driveways.

#### **Article 1 Districts, Section 103.2 Use Table**

| <b>Standard</b>         | <b>Requirement</b>        | <b>Proposal</b>           | <b>Recommendation</b>             |
|-------------------------|---------------------------|---------------------------|-----------------------------------|
| <b>Place of Worship</b> | <i>Special Use Permit</i> | <i>Special Use Permit</i> | <i>Approval w/<br/>Conditions</i> |

The landscaping is existing nonconforming and should therefore be brought into compliance with the 2020 Zoning Ordinance. Additionally, the parking lot is in need of repaving to bring it up to the city's property maintenance standards, as described in Chapter 10 of the Code of Ordinances and well as Article 5 of the Zoning Ordinance. The property's forty-six (46) existing parking spaces is sufficient to accommodate up to 184 seats, according to the minimum parking and loading requirements of Article 5 – Parking, which one parking space per four seats in a Place of Religious Worship.

As a condition for approval, the Planning & Development department recommends that the existing parking lot shall be repaired and properly maintained, and the landscaping shall be brought up to the standards of the 2020 Zoning Ordinance.

### **SURROUNDING ZONING AND USE**

The surrounding area consists primarily of office and commercial uses and zoning districts. The parcels immediately surrounding the subject property to the north and west are all used as offices and are zoned LM, the same zoning district as the subject property. The property located immediately to the south of the subject property is zoned BG (General Business District) and is used as an auto dealer. The properties across the right-of-way of Collins Industrial Way are also zoned LM and are used for classroom/office space for Georgia Gwinnett College. Overall, the proposed request to use the property for a Place of Worship is consistent with the uses surrounding the subject property, which are primarily institutional in nature.



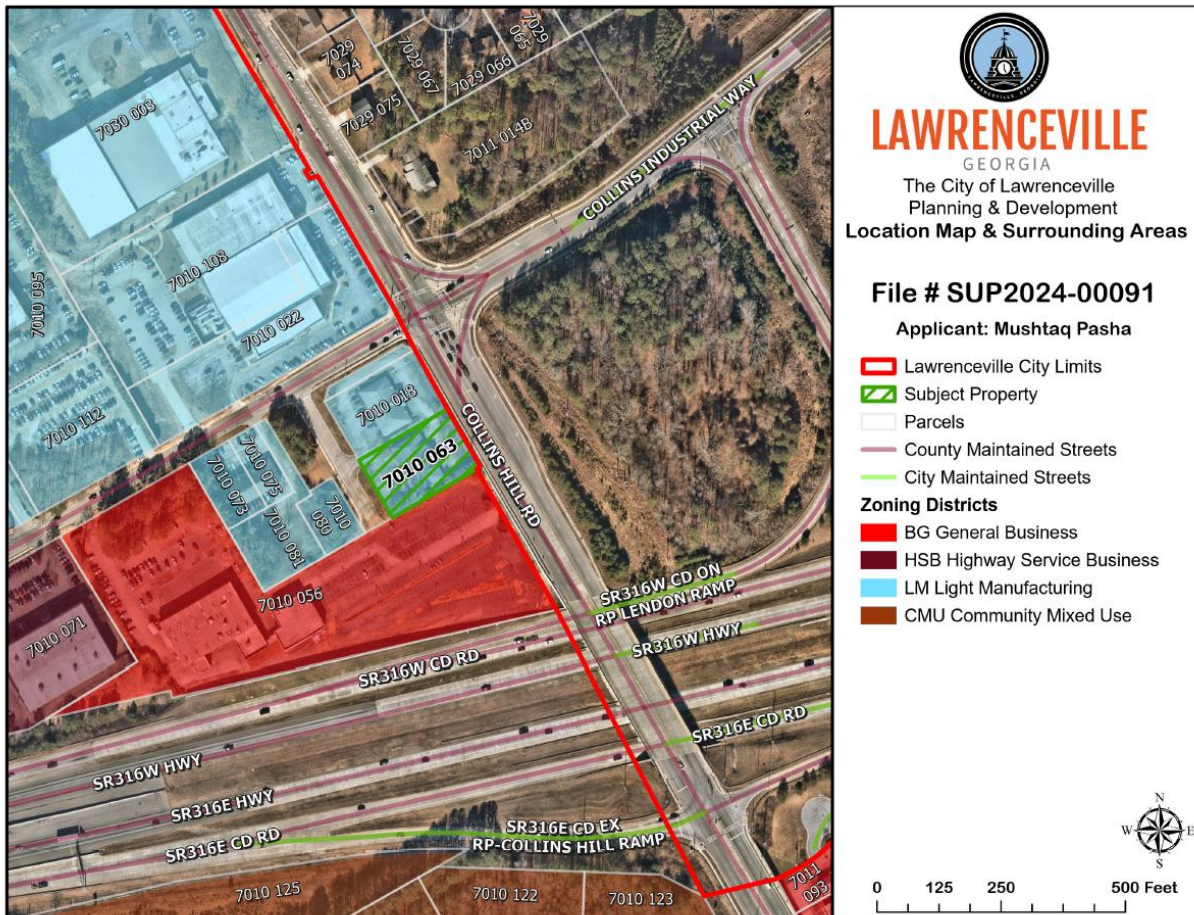


# LAWRENCEVILLE

## Planning & Development

5.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



### 2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Education Center character area. The Education Corridor character area leverages Lawrenceville's educational assets to create a vibrant, knowledge-driven district. With a strong educational and medical infrastructure, this area integrates housing, retail, office spaces, and green areas to support academic and community growth. The proposed use for the property as a Place of Worship would not be inconsistent with the goals of the 2045 Comprehensive Plan.

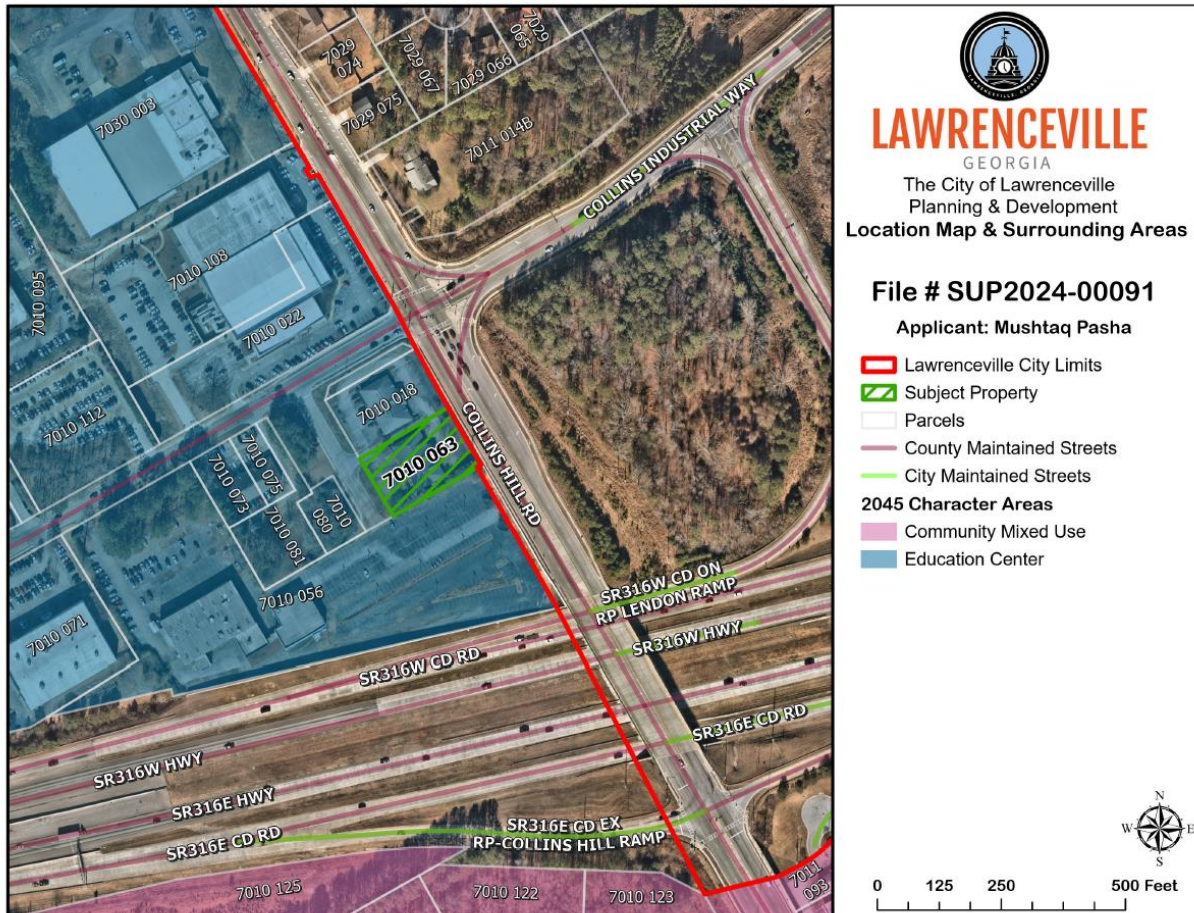


# LAWRENCEVILLE

## Planning & Development

5.

### LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



### STAFF RECOMMENDATION

In conclusion, the proposed use for the site as a Place of Worship is consistent with the existing uses and zoning districts in the immediate area. Furthermore, the proposal aligns with the city's long term vision for the area as described in its 2045 Comprehensive Plan. As such, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.





# LAWRENCEVILLE

5.

## *Planning & Development*

### **CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

#### **ENGINEERING DEPARTMENT**

No comment

#### **PUBLIC WORKS**

No comment

#### **ELECTRIC DEPARTMENT**

No comment

#### **GAS DEPARTMENT**

No comment

#### **DAMAGE PREVENTION DEPARTMENT**

No comment

#### **CODE ENFORCEMENT**

No comment

#### **STREET AND SANITATION DEPARTMENT**

No comment





# LAWRENCEVILLE

## Planning & Development

5.

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

- 1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;**

*Yes; the existing structure was built to commercial standards, with sufficient parking and access provided.*

- 2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;**

*Yes; on-site facilities are generally sufficient. However, additional maintenance may be necessary for the parking lot and the landscaping.*

- 3. Ensuring that the special use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;**

*No; Places of Worship are not a noxious use and they do not produce any more of a nuisance to the surrounding area than other office-based uses.*

- 4. Ensuring that the special use will not impede the normal and orderly development of surrounding property for uses predominant in the area;**

*No; the proposed use for the property as a Place of Worship is consistent with the uses surrounding the property, which are predominantly commercial and institutional in nature.*

- 5. Ensuring that the location and character of the special use is considered to be consistent with a desirable pattern of development for the city, in general;**

*Based on the City's 2045 Comprehensive Plan, the subject property is within the Education Center character area. The Education Center character area consists of many institutional uses, of which a Place of Worship falls within.*



# LAWRENCEVILLE

5.

## *Planning & Development*

- 6. Ensuring that the special use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches, or schools;**

*As established, a Place of Worship is not a noxious use and does not require separation from existing uses such as residences, government buildings, parks, churches, or schools.*

## PLANNING COMMISSION

### RECOMMENDED CONDITIONS\_06182024

#### SUP2024-00091

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

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

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

**2. To satisfy the following site development considerations:**

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





# LAWRENCEVILLE

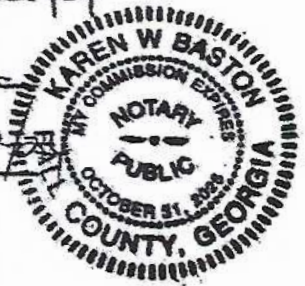
## GEORGIA

### SPECIAL USE PERMIT APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                  | PROPERTY OWNER INFORMATION*        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| NAME: <u>MUHTAR PASHA</u>                                                                                                                                                                              | NAME: <u>GKA Properties LLC</u>    |
| ADDRESS: <u>2756 Old Peachtree Road</u>                                                                                                                                                                | ADDRESS: <u>PO Box 490550</u>      |
| CITY: <u>Dacula GA</u>                                                                                                                                                                                 | CITY: <u>Lawrenceville</u>         |
| STATE: <u>GA</u> ZIP: <u>30019</u>                                                                                                                                                                     | STATE: <u>GA</u> ZIP: <u>30049</u> |
| PHONE: <u>706-461-2946</u>                                                                                                                                                                             | PHONE: <u>770-962-5905</u>         |
| CONTACT PERSON: <u>MUHTAR PASHA</u> PHONE: <u>706-461-2946</u>                                                                                                                                         |                                    |
| CONTACT'S E-MAIL: <u>MUHTARPASHA@HOTMAIL.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>7th</u> ACREAGE: <u>0.6764</u>                                                                                                                                                  |                                    |
| PARCEL NUMBER(S): <u>R 7010063</u>                                                                                                                                                                     |                                    |
| ADDRESS OF PROPERTY: <u>860 Gollins Hill Road, Lawrenceville, GA 30043</u>                                                                                                                             |                                    |
| PROPOSED SPECIAL USE: <u>Place of worship</u>                                                                                                                                                          |                                    |

SIGNATURE OF APPLICANT: [Signature] DATE: 5/2/24  
 TYPED OR PRINTED NAME: MUHTAR PASHA  
 DATE: 5/03/24

SIGNATURE OF OWNER: [Signature] DATE: 5/2/24  
 TYPED OR PRINTED NAME: Kathy Bostock  
 NOTARY PUBLIC: [Signature] DATE: 5/03/24



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

SUP2024-00091  
 RECEIVED: MAY 3, 2024  
 PLANNING AND DEVELOPMENT DEPARTMENT



# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N

If the answer is yes, please complete the following section:

| NAME<br>OF GOVERNMENT<br>OFFICIAL | CONTRIBUTIONS<br>(List all which aggregate to \$250<br>or more) | DATE CONTRIBUTION WAS MADE<br>(Within last two years) |
|-----------------------------------|-----------------------------------------------------------------|-------------------------------------------------------|
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N

If the answer is yes, please complete the following section:

| NAME<br>OF GOVERNMENT<br>OFFICIAL | CONTRIBUTIONS<br>(List all which aggregate to \$250<br>or more) | DATE CONTRIBUTION WAS MADE<br>(Within last two years) |
|-----------------------------------|-----------------------------------------------------------------|-------------------------------------------------------|
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |
|                                   |                                                                 |                                                       |

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

SUP2024-00091  
RECEIVED: MAY 3, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT





# LAWRENCEVILLE

## GEORGIA

### VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE CITY OF LAWRENCEVILLE, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER:  
(Map Reference Number)

7<sup>th</sup> - 10 - R 7010063  
District Land Lot Parcel

Signature of Applicant

Date

Type or Print Name and Title

\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\*

### REVENUE TECHNICIAN'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME

TITLE

DATE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
770.963.2414 • [www.lawrencevillega.org](http://www.lawrencevillega.org)

SUP2024-00091  
RECEIVED: MAY 3, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT



Date: May 2nd, 2024

City of Lawrenceville,  
Gwinnett County

Re: Special Use Permit for the Property located at 860 COLLINS HILL ROAD  
Lawrenceville, GA 30043 ("Property")

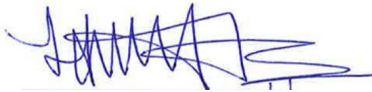
TO WHOM IT MAY CONCERN:

Dear Commissioner:

This letter shall serve as a LETTER OF INTENT evidencing the desire of Mushtaq Pasha ("Buyer") to purchase the above referenced property and convert into a place of worship, the ("Property") from GKA PROPERTIES LLC ("Seller").

This is intended as a Letter of Intent to change the current zoning from OI to Place of worship. The Seller has granted permission to apply for the Special Use Permit "SUP" on the application form.

Sincerely,



Buyer: Mushtaq Pasha

SUP2024-00091  
RECEIVED: MAY 3, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

#### **TRACT ONE:**

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

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

#### **TOGETHER WITH**

#### **TRACT TWO:**

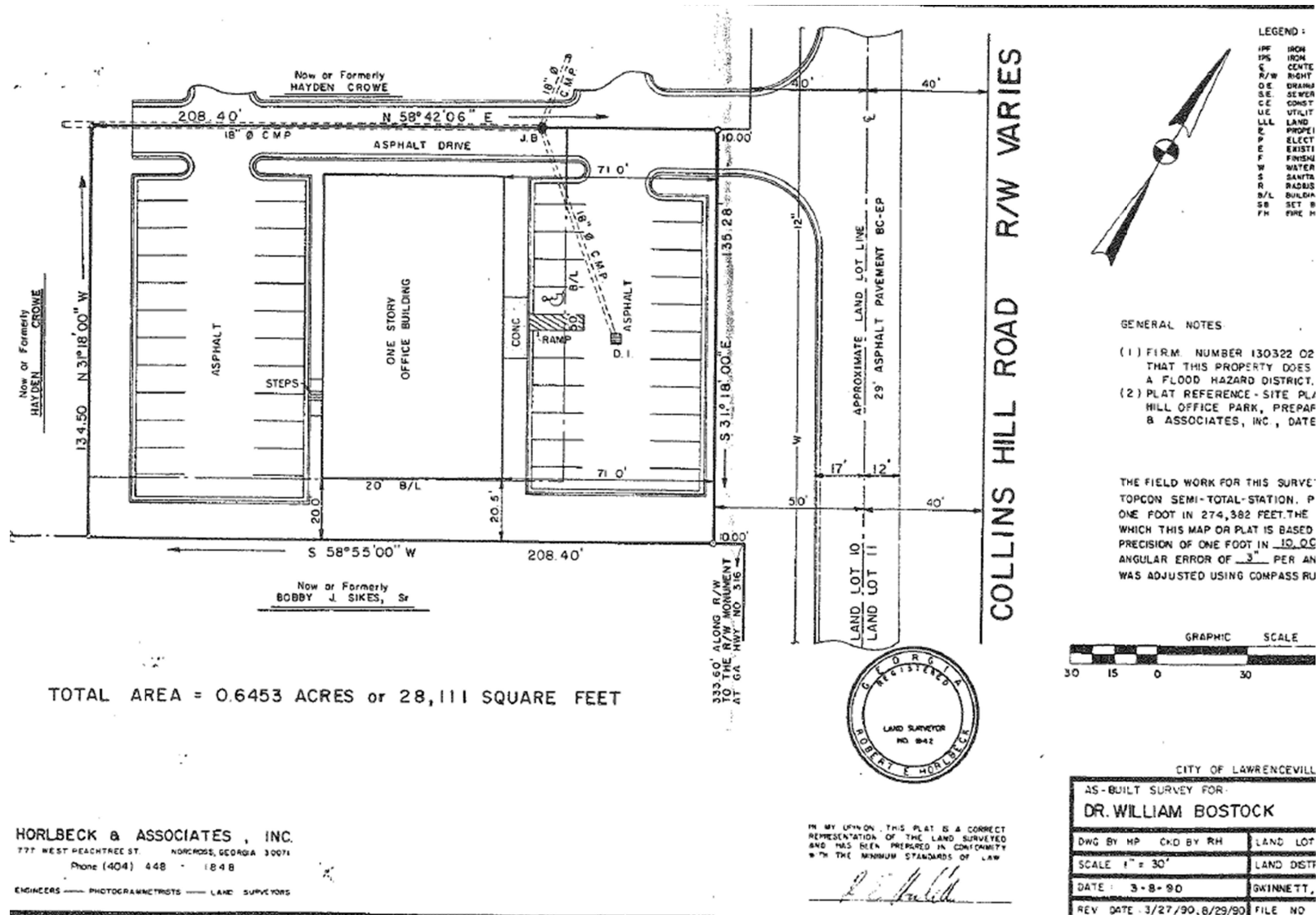
All that tract or parcel of land lying and being in Land Lot 10 of the 7<sup>th</sup> District of Gwinnett County, Georgia, and lying within the city limited of Lawrenceville, Georgia, more particularly described as follows:

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

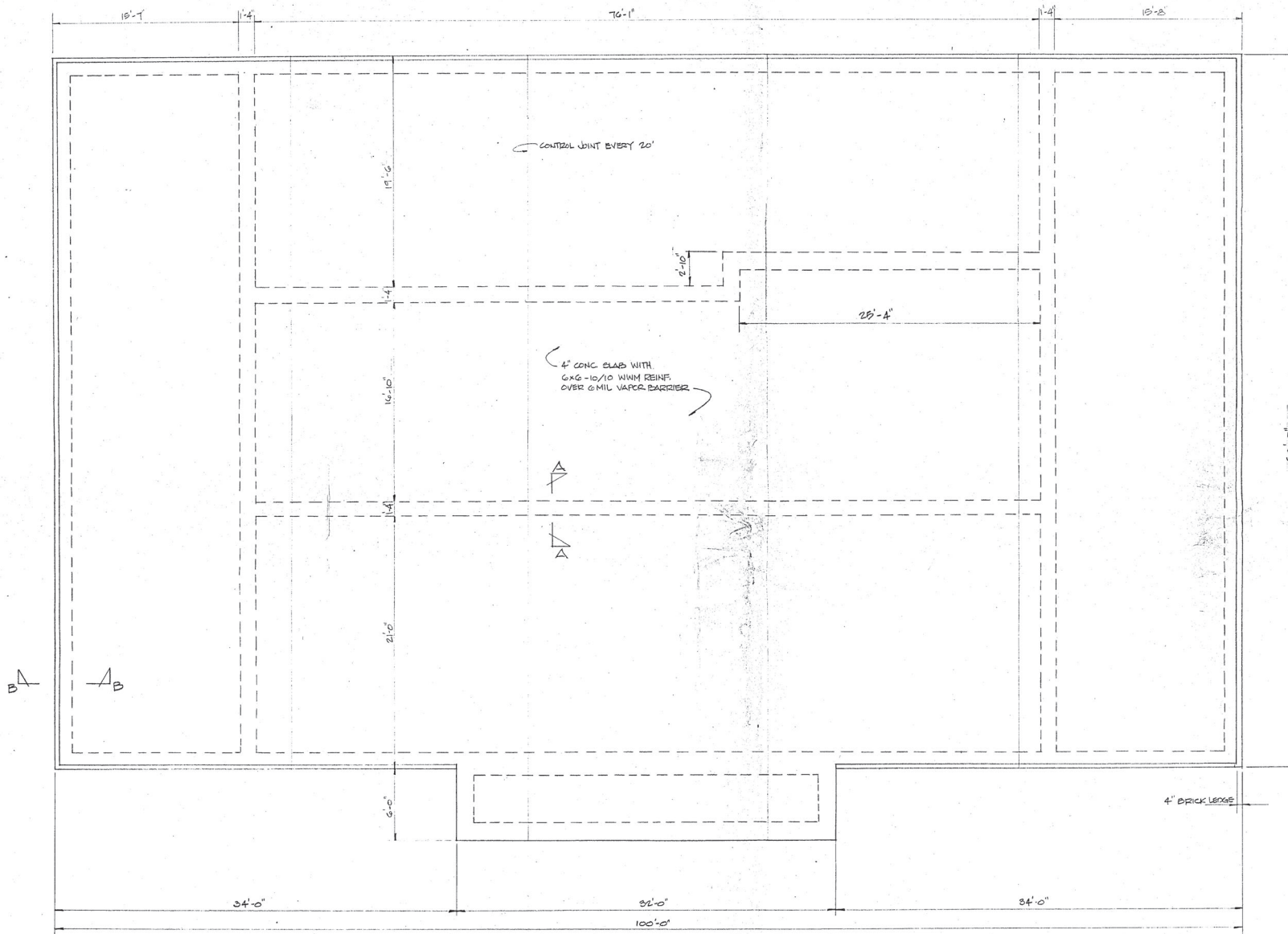
The hereinabove described tract encloses 0.6764 acres and is shown as Tract 1, Building 1 on a plat prepared by Horlbeck & Associates, Inc. for Macor Properties, Inc. dated March 8, 1990.

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

J. LAWSON & ASSOCIATES, LLC

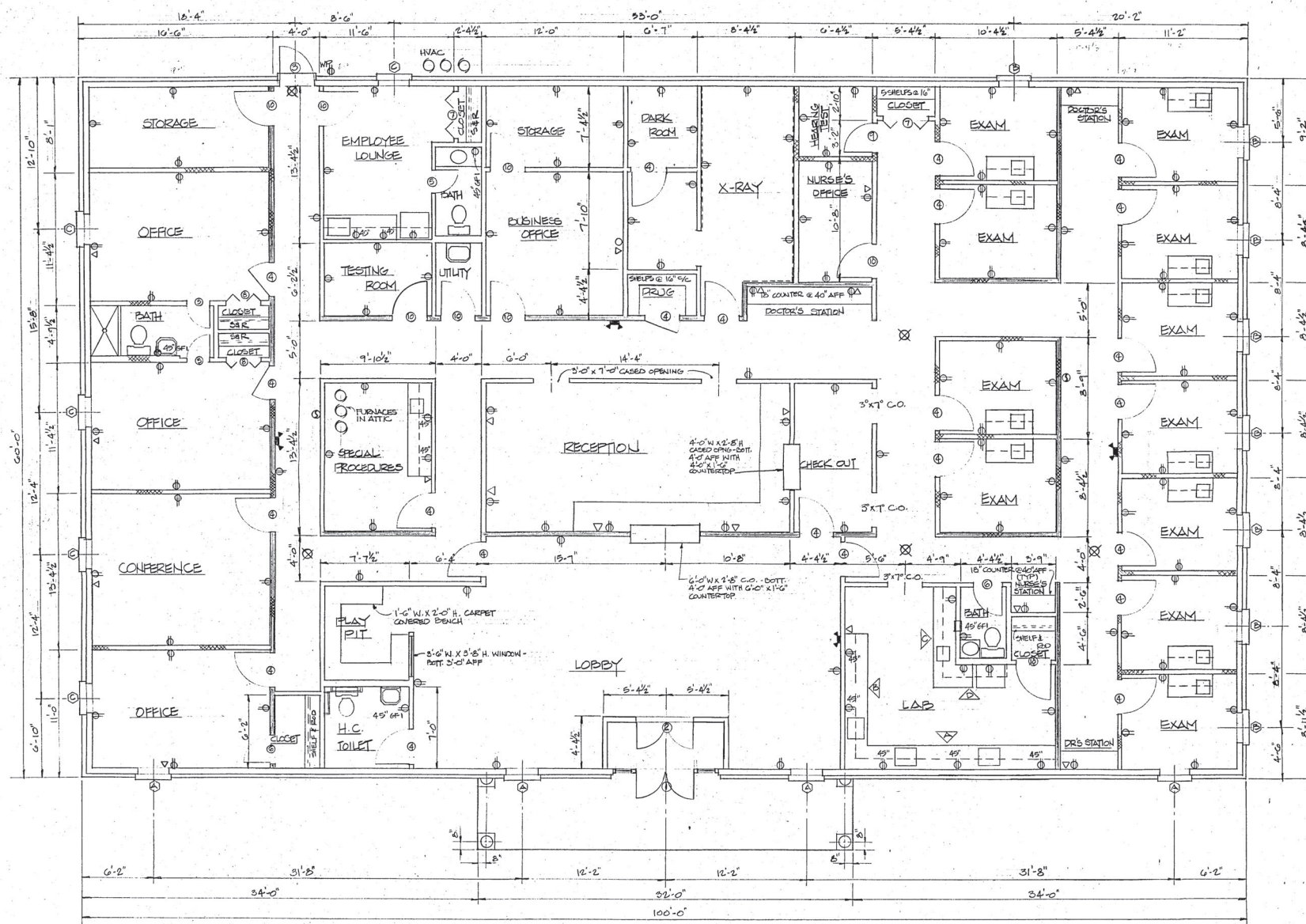






SUP2024-00091  
RECEIVED: MAY 3, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT

|            |                                                                                |                                                                                                                                           |  |                     |
|------------|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------|
| OFFICE FOR | FILE NUMBER<br>9011                                                            | DEVELOPER / BUILDER                                                                                                                       |  | DRAWING NUMBER      |
|            | CONTACT<br>JIM WALKER PRES.<br>DATE<br>MARCH 7, 1990<br>SCALE:<br>1/8" = 1'-0" | MULTI-CONSTRUCTION SERVICES, INC.<br>2235 WALKER DRIVE<br>LAWRENCEVILLE, GEORGIA 30043<br>OFFICE: (404) 962-2800 DIGITAL PAGER: 983-90715 |  | A1<br>SHEET 1 OF 10 |

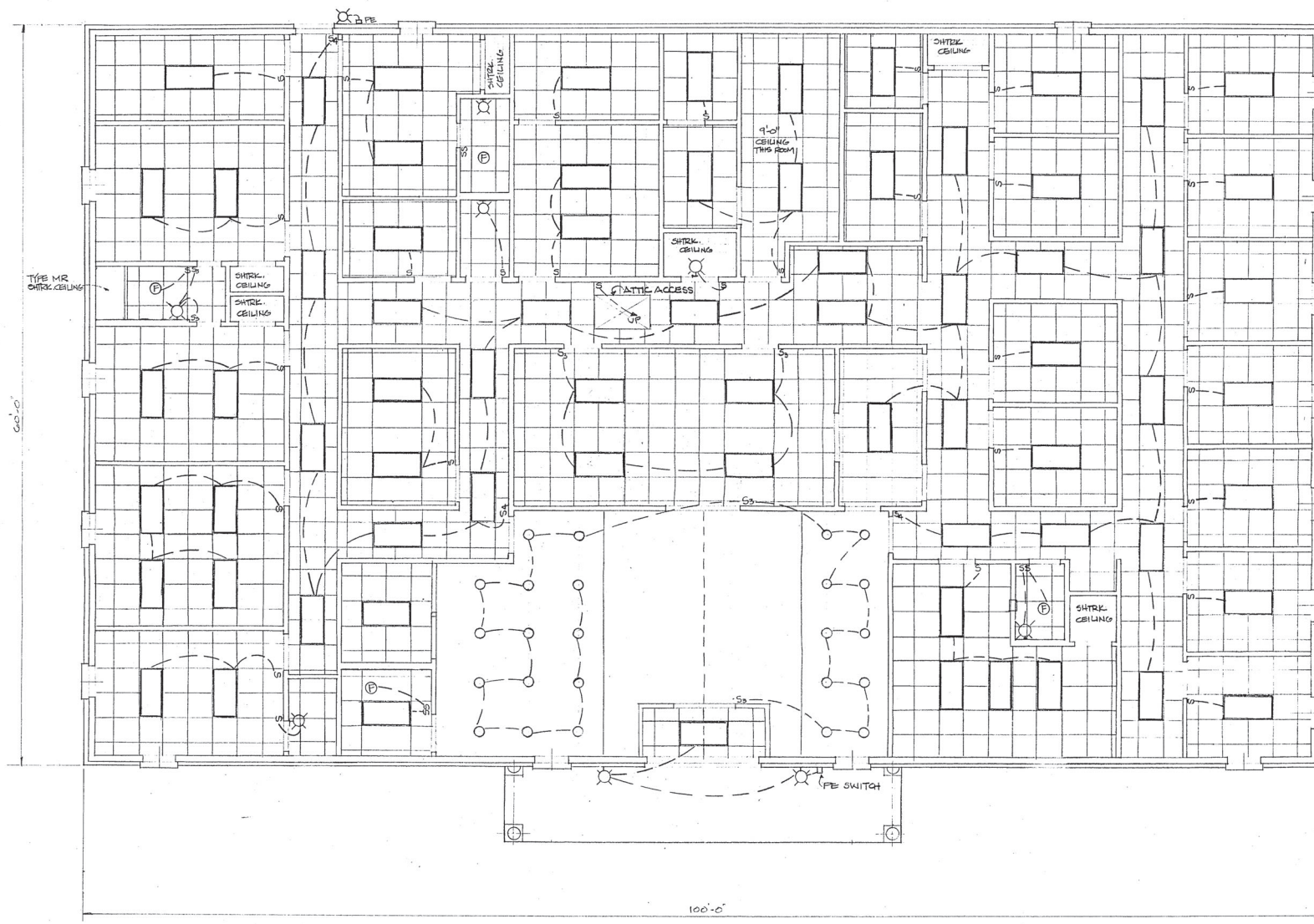


PARTITION AND ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"

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RECEIVED: MAY 3, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT

|            |                              |                                                          |                      |
|------------|------------------------------|----------------------------------------------------------|----------------------|
| OFFICE FOR | FILE NUMBER<br>9111          | DEVELOPER / BUILDER<br>MULTI-CONSTRUCTION SERVICES, INC. | DRAWING NUMBER<br>A2 |
|            | CONTACT<br>JIM WALKER, PRES. | 22305 WALKER DRIVE<br>LAWRENCEVILLE, GEORGIA             | SHEET 2 OF 10        |
|            | DATE<br>MARCH 7, 1970        | OFFICE (404) 962-2800 DIGITAL PAGER 383-7013             |                      |



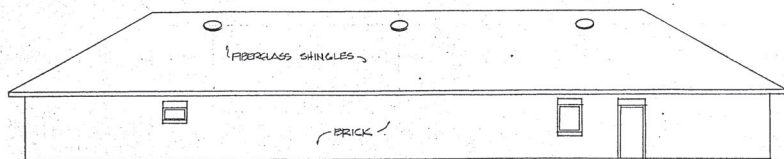


SUSPENDED CEILING AND LIGHTING PLAN  
SCALE: 1/4" = 1'-0"

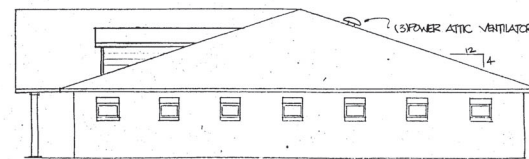
SUP2024-00091  
RECEIVED: MAY 3, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT

|                     |                                                                                                                                                                 |                      |               |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------|
| FILE NUMBER<br>1011 | DEVELOPER / BUILDER<br>MULTI-CONSTRUCTION SERVICES, INC.<br>2238 WALKER DRIVE<br>LAWRENCEVILLE, GEORGIA 30043<br>OFFICE: (404) 962-2800 DIGITAL PAGES: 333-9013 | DRAWING NUMBER<br>A3 | SHEET 3 OF 10 |
|                     |                                                                                                                                                                 |                      |               |

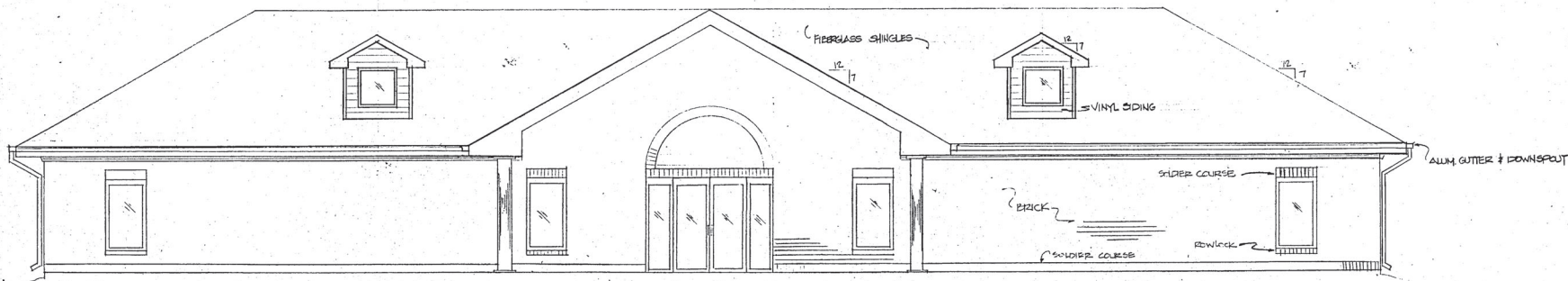




REAR ELEVATION  
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



FRONT ELEVATION  
SCALE: 1/8"=1'-0"

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RECEIVED: MAY 3, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT

|            |                                                                           |                                                                                                                                                                 |                      |
|------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| OFFICE FOR | FILE NUMBER<br>1011                                                       | DEVELOPER / BUILDER<br>MULTI-CONSTRUCTION SERVICES, INC.<br>2238 WALKER DRIVE<br>LAWRENCEVILLE, GEORGIA 30243<br>OFFICE: (404) 716-1200 DIGITAL PAPER: 383-9015 | FRAMING NUMBER<br>A4 |
|            | CONTRACT<br>JIM WALKER, PRES.<br>DATE<br>MARCH 7, 1990<br>SCALE<br>NOTED. |                                                                                                                                                                 | SHEET 4 OF 10        |

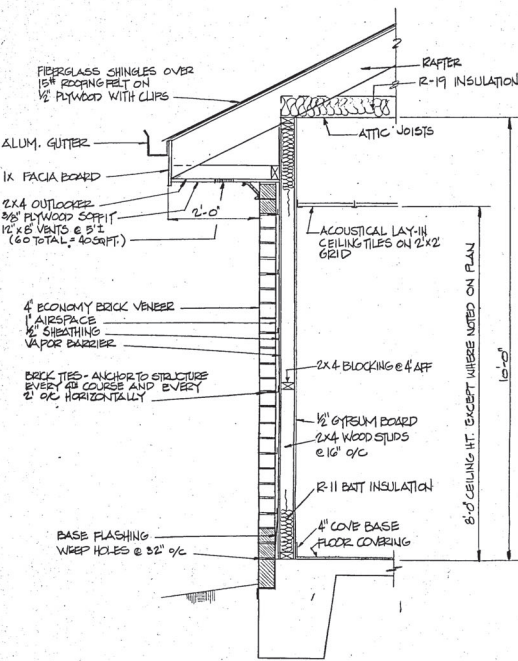
DEVELOPER / BUILDER  
MULTI-CONSTRUCTION SERVICES, INC.  
2258 VALDEKE DRIVE  
LAWRENCEVILLE, GEORGIA 30043  
OFFICE: (404) 962-2800    DIAL PAD: 583-9018

FILE NUMBER  
9-011

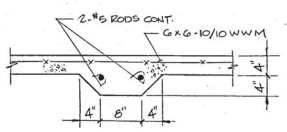
CONTRACT  
JIM VALDEKE, PRES.  
DATE  
MARCH 7, 1990  
SCALE  
AS NOTED

OFFICE FOR

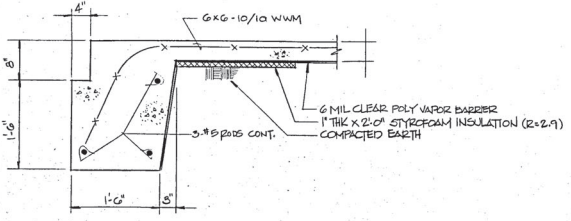
DRAWING NUMBER  
A5  
SHEET 5 OF 10



TYPICAL WALL SECTION  
SCALE: 3/4\"=1'-0"



SECTION A-A  
SCALE: 1\"=1'-0"



SECTION B-B  
SCALE: 1\"=1'-0"

| DOOR SCHEDULE |              |             |           |                                                                           |           |                                  |
|---------------|--------------|-------------|-----------|---------------------------------------------------------------------------|-----------|----------------------------------|
| MARK          | SIZE         | TYPE        | FRAME     | HEADER & LINTEL                                                           | THRESHOLD | REMARKS                          |
| 1             | 2'x6'x1 3/8" | DEPENDENT   | ALUM.     | 1 1/2\"x3\"x3\"x2\" W/ 1/2\" BATT TO DBL. 2\"x4\" W/ 1/2\" PLYWOOD SPACER | ALUM.     | W/ SLOUTER OVERALL W/ 1/2\" F.O. |
| 2             | 2'x6'x1 3/8" | "           | "         | "                                                                         | NONE      | "                                |
| 3             | 2'x6'x1 3/8" | RUSH METAL  | METAL     | 1 1/2\"x3\"x3\"x2\" W/ 1/2\" BATT TO DBL. 2\"x4\" W/ 1/2\" PLYWOOD SPACER | ALUM.     | "                                |
| 4             | 2'x6'x1 3/8" | S.C. WOOD   | WOOD      | 1 1/2\"x3\"x3\"x2\" W/ 1/2\" BATT TO DBL. 2\"x4\" W/ 1/2\" PLYWOOD SPACER | NONE      | PREFIN. W/ TRIM                  |
| 5             | 2'x6'x1 3/8" | "           | H.C. WOOD | "                                                                         | "         | "                                |
| 6             | 2'x6'x1 3/8" | "           | "         | "                                                                         | "         | "                                |
| 7             | 4'x6'x1 3/8" | 4 PNL. BRD. | "         | "                                                                         | "         | "                                |
| 8             | 3'x6'x1 3/8" | "           | "         | "                                                                         | "         | "                                |
| 9             | 2'x6'x1 3/8" | S.C. WOOD   | "         | "                                                                         | "         | PREFIN. W/ TRIM                  |
| 10            | 2'x6'x1 3/8" | H.C. WOOD   | "         | "                                                                         | "         | "                                |

| WINDOW SCHEDULE |                  |             |       |                                                                           |                 |
|-----------------|------------------|-------------|-------|---------------------------------------------------------------------------|-----------------|
| MARK            | SIZE             | TYPE        | FRAME | HEADER & LINTEL                                                           | REMARKS         |
| A               | 2'-0\"x5'-0\" H. | FIXED GLASS | ALUM. | 1 1/2\"x3\"x3\"x2\" W/ 1/2\" BATT TO DBL. 2\"x4\" W/ 1/2\" PLYWOOD SPACER | 20\" PER MANUF. |
| B               | 2'-0\"x1'-4\" H. | "           | "     | "                                                                         | "               |
| C               | 2'-0\"x3'-4\" H. | "           | "     | "                                                                         | "               |
|                 | 2'-0\"x2'-8\" H. | "           | "     | DBL. 2\"x4\" W/ 1/2\" PLYWOOD SPACER                                      | DEPT. MGR.      |
|                 |                  |             |       |                                                                           |                 |
|                 |                  |             |       |                                                                           |                 |
|                 |                  |             |       |                                                                           |                 |
|                 |                  |             |       |                                                                           |                 |
|                 |                  |             |       |                                                                           |                 |
|                 |                  |             |       |                                                                           |                 |

DESIGN LOADS  
ROOF LOAD : 20 PSF W.L., 20 PSF D.L.  
ATTIC LOAD : 20 PSF L.L., 10 PSF D.L.

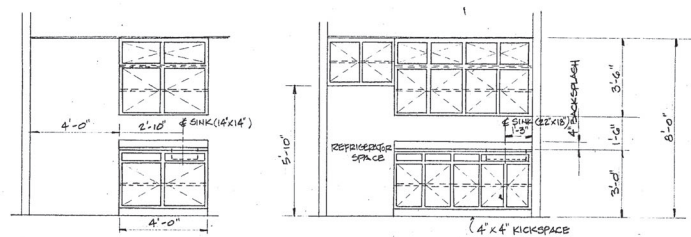
UNIT STRESSES  
DESIGN SOIL BEARING PRESSURE -2500 PSF.  
CONCRETE ULTIMATE COMPRESSIVE STRENGTH @ 28 DAYS -3000 PSI  
REINFORCING BARS - ASTM A615 GRADE 60  
WOOD - SOUTHERN PINE #2 MIN F<sub>b</sub> = 1200 PSI

- LEGEND
- 2'x4' 4-TUBE FLOURESCENT LIGHT FIXTURE (CEILING RECESSED)
  - CEILING MOUNTED 25 W. EXT LIGHT WITH BATTERY BACKUP
  - DUPLEX RECEPTACLE, 12' AFF UNLESS NOTED
  - DUPLEX RECEPTACLE, GND. FAULT INTERRUPTABLE
  - DUPLEX RECEPTACLE, WEATHERPROOF
  - TELEPHONE RECEPTACLE, 12' AFF
  - EMERGENCY LIGHTING, 2 BULB, BATTERY OPERATED AUTOMATIC CUT OFF WHEN POWER FAILS. SEPARATE INTEGRATED CIRCUIT W/ LOCK ON BAR.
  - SMOKE DETECTOR
  - TRIJET EXHAUST FAN
  - PARTITION W/ LEAD LINED SHEETROCK
  - PARTITION W/ ACOUSTICAL INSULATION (SONO-BATTS)
  - LOAD BEARING PARTITION
  - WALL MOUNTED INCANDESCENT LIGHT FIXTURE
  - RECESSED INCANDESCENT T5W. SPOT

- NOTES:
- OCCUPANCY CLASSIFICATION: BUSINESS, ONE TENANT
  - TYPE OF CONSTRUCTION: CLASS G, NON PROTECTED, NON SPRINKLERED. GROSS AREA = 6000 SQ. FT.
  - EXIT DOORS SHALL NOT BE SUBJECT TO THE USE OF A KEY FOR OPERATION FROM INSIDE THE BUILDING.
  - ALL DOORS SHALL BE EQUIPPED WITH HANDICAP (LEVERED) HARDWARE.
  - CONCRETE TEST REPORTS SHALL BE AVAILABLE AT LOC SITE.
  - PROVIDE ONE CLASS A, B, C, OR 10 LB. FIRE EXTINGUISHER.
  - H.C. TOILET TO BE EQUIPPED WITH HANDICAPPED ACCESSIBLE LAVATORY AND WATER CLOSET. SAFETY GRAB BARS TO BE INSTALLED BEHIND AND ON WALL ADJACENT TO W.C. SS. 36\" AFF AND SHALL SUPPORT A 250# LOAD.
  - CEILINGS TO BE SUSPENDED 2'x2' GRID WITH REGULAR EDGED (OR CHAIR APPROVED) TILES (EXCEPT IN AREAS SHOWN ON PLANS).
  - INTERIOR LOAD BEARING PARTITIONS TO BE WOOD 2'x4'x8\" @ 16\" O.C. W/ 1/2\" GYPSUM BOARD BOTH SIDES AND 2'x4\" BLOCKING AT 4' AFF. NON-LOAD BEARING PARTITIONS MAY BE EITHER WOOD OR METAL STUD FRAMING.
  - INTERIOR PAINT, WALLCOVERINGS, CARPET, FLOOR TILE, ETC. TO BE SPECIFIED BY OWNER.

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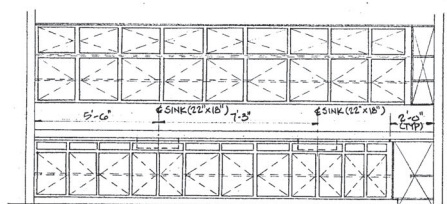




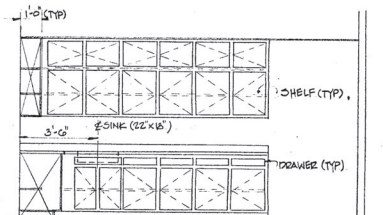
EXAM ROOM

GLASS SHOWIN  
G OFF. HAND

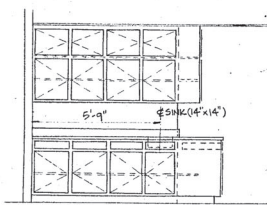
EMPLOYEE LOUNGE



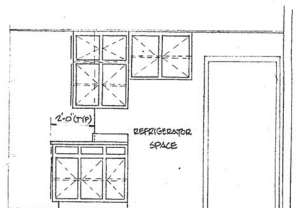
ELEVATION 'A'



ELEVATION 'B'

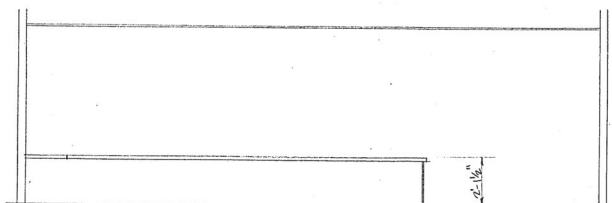
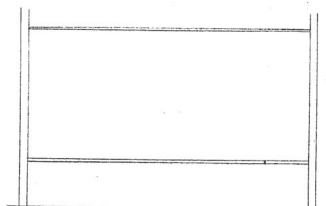


ELEVATION 'C'



ELEVATION 'D'

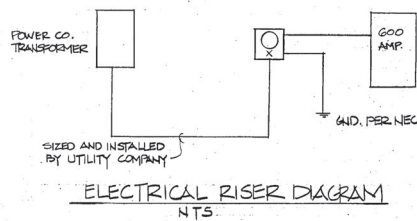
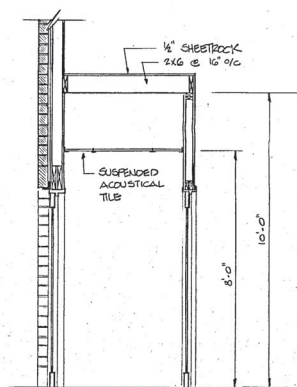
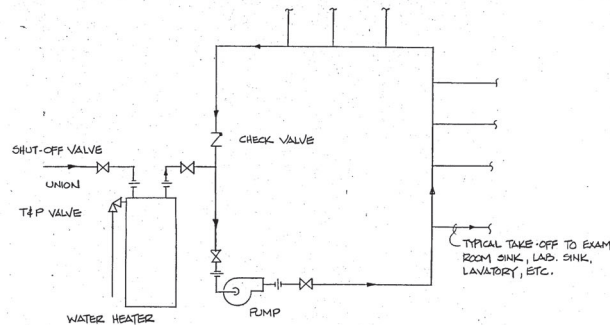
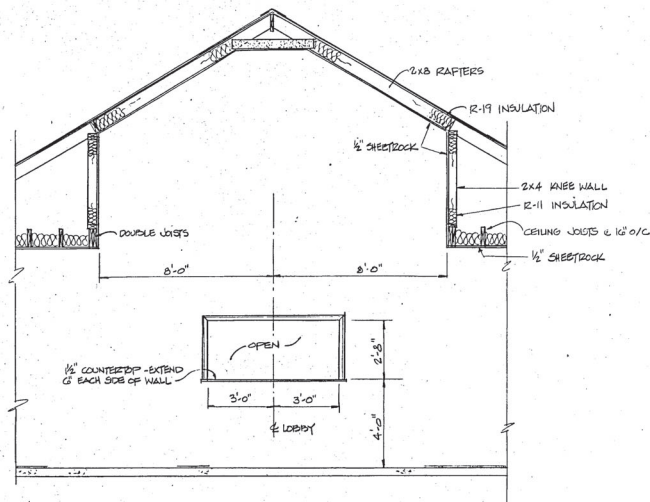
LAB ELEVATIONS



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PLANNING AND DEVELOPMENT DEPARTMENT

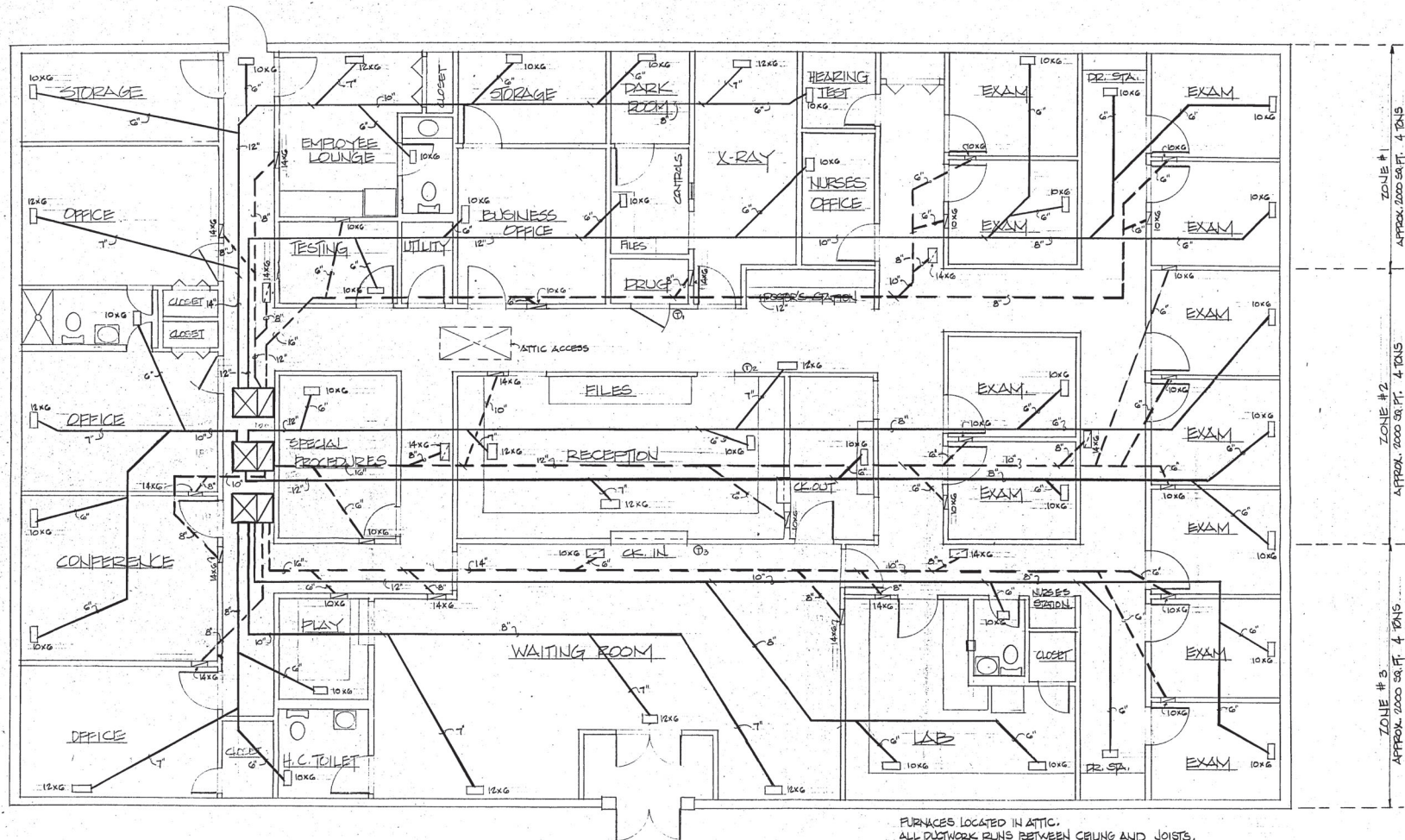
| FILE NUMBER           | DEVELOPER / BUILDER                              | DRAWING NUMBER |
|-----------------------|--------------------------------------------------|----------------|
| 1011                  | MULTI-CONSTRUCTION SERVICES, INC.                | A6             |
| CONTRACT NUMBER: 2024 | 2225 WALKER DRIVE                                |                |
| DATE: MARCH 7, 1970   | LAWRENCEVILLE, GEORGIA 30043                     |                |
| SCALE: 1/8" = 1'-0"   | OFFICE: (404) 762-2300 DIGITAL PAPER: 2023-90718 | SHEET 6 OF 10  |





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PLANNING AND DEVELOPMENT DEPARTMENT

|            |                                                                      |                                                                                                     |                      |
|------------|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------|
| OFFICE FOR | FILE NUMBER<br>9011                                                  | DEVELOPER / BUILDER<br>MULTI-CONSTRUCTION SERVICES, INC.                                            | DRAWING NUMBER<br>A7 |
|            | CONTRACT<br>JIM WALKER, PRES.<br>DATE RECH'D, 1990<br>SCALE<br>NOTED | 2238 WALKER DRIVE<br>LAWRENCEVILLE, GEORGIA 30243<br>OFFICE: (404) 962-2800 DIGITAL PAGER: 333-9173 | SHEET 7 OF 10        |



HVAC PLAN  
SCALE: 1/8" = 1'-0"

FURNACES LOCATED IN ATTIC.  
ALL DUCTWORK RUNS BETWEEN CEILING AND JOISTS.

LEGEND

- LOW SIDE WALL RETURN REGISTER
- CEILING SUPPLY REGISTER
- CEILING RETURN REGISTER
- SUPPLY DUCTWORK
- RETURN DUCTWORK

| EQUIPMENT SCHEDULE |              |           |         |           |
|--------------------|--------------|-----------|---------|-----------|
| EQUIPMENT          | MANUFACTURER | MODEL NO. | EFF.    | Nº REQ'D. |
| FURNACE            | CARRIER      | 38SS 095  | 82%     | 3         |
| COIL               | CARRIER      | 28RCD 46  | 10 SEER | 3         |
| CONDENSER          | CARRIER      | 38TKO 46  | 10 SEER | 3         |

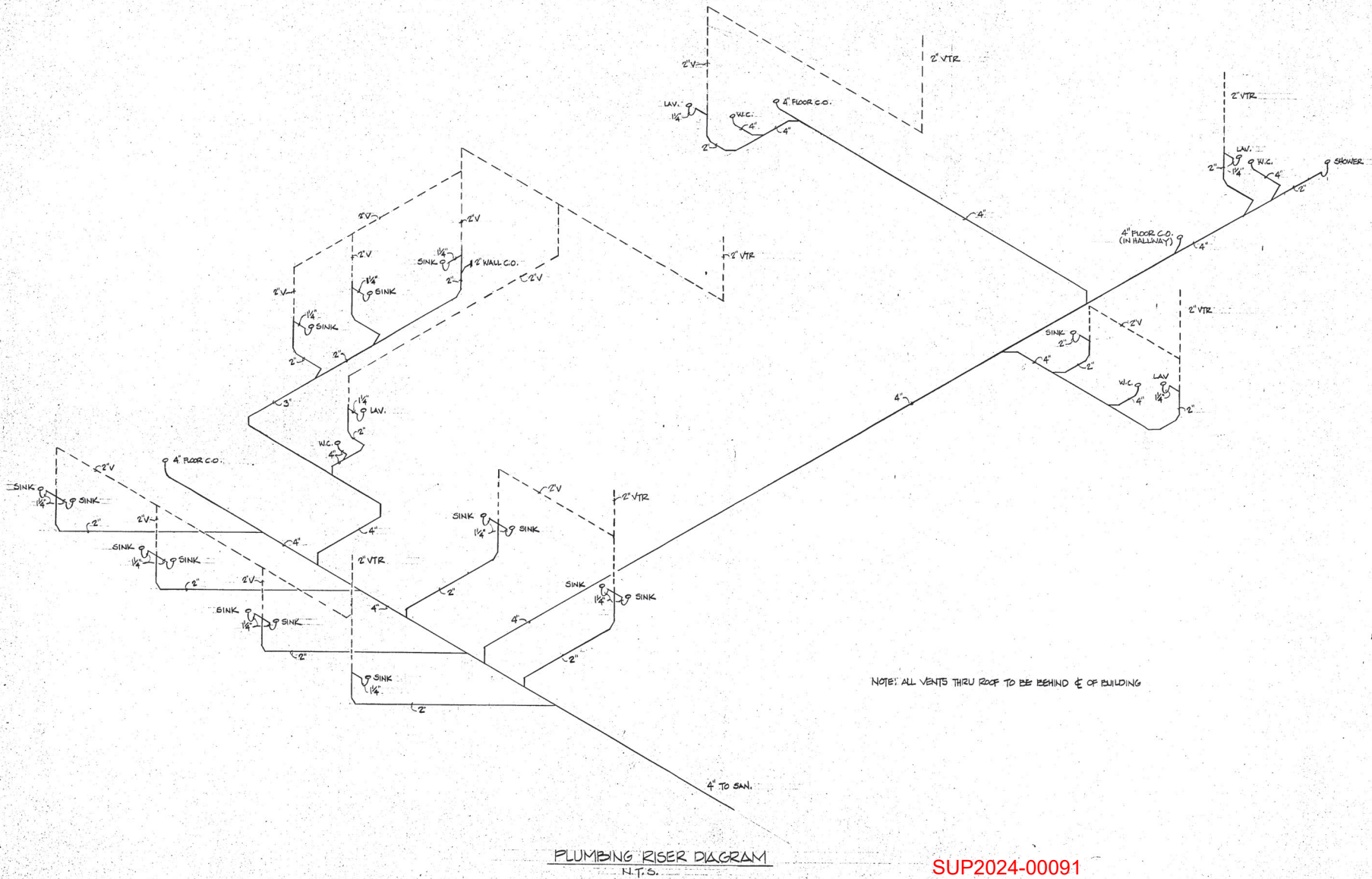
SUP 2024-00091

RECEIVED: MAY 3, 2024

PLANNING AND DEVELOPMENT DEPARTMENT

|            |                             |                                   |                         |
|------------|-----------------------------|-----------------------------------|-------------------------|
| OFFICE FOR | FILE NUMBER                 | DEVELOPER / BUILDER               | DRAWING NUMBER          |
|            | 19011                       | MULTI-CONSTRUCTION SERVICES, INC. | A8                      |
|            | CONTACT: JIM MAULDER, PRES. | 8255 WALKER DRIVE                 | SHEET 3 OF 10           |
|            | DATE: MARCH 1, 1990         | LAWRENCEVILLE, GEORGIA 30043      |                         |
|            | SCALE: 1/8" = 1'-0"         | OFFICE: (404) 962-2800            | DIGITAL PAPER: 303-9018 |





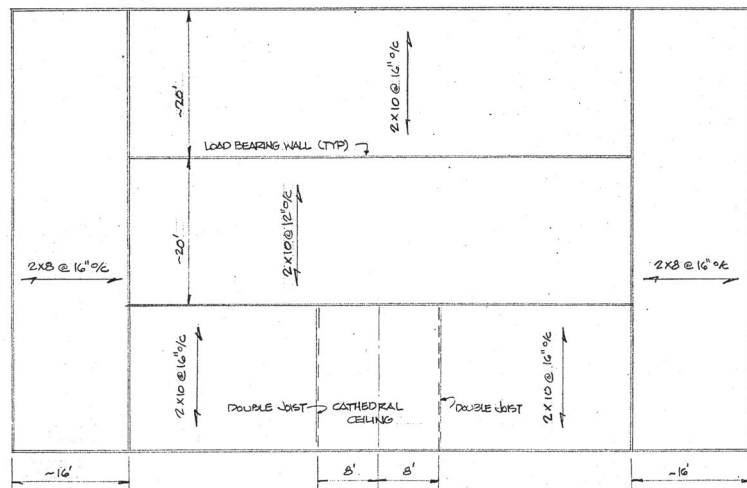
NOTE: ALL VENTS THRU ROOF TO BE BEHIND E OF BUILDING

PLUMBING RISER DIAGRAM  
N.T.S.

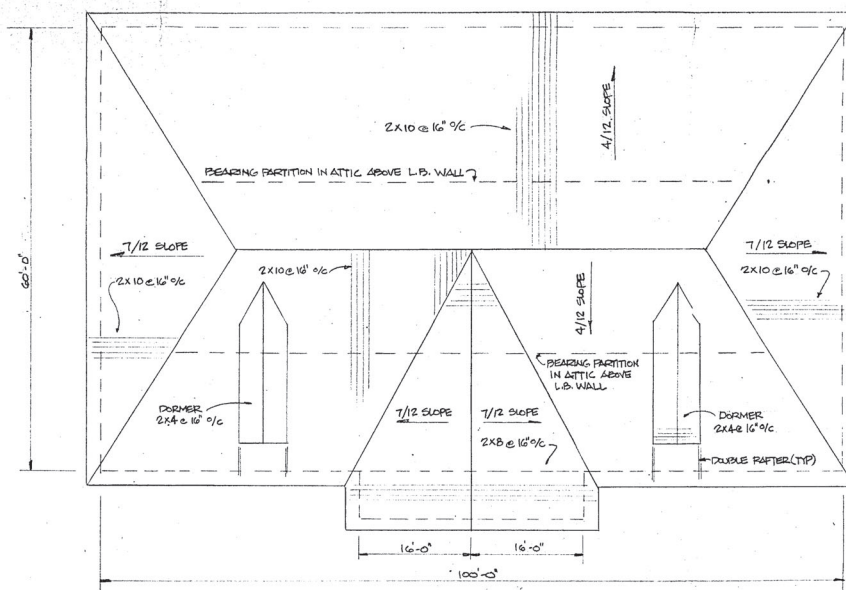
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RECEIVED: MAY 3, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT

|            |                                                                   |                                                                                                                                          |                     |
|------------|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| OFFICE FOR | FILE NUMBER                                                       | DEVELOPER/BUILDER                                                                                                                        | DRAWING NUMBER      |
|            | 2024-00091<br>CONTRACT<br>DATE<br>MARCH 15, 2024<br>SCALE<br>NONE | MULTI-CONSTRUCTION SERVICES, INC.<br>2233 WALNUT DRIVE<br>LAWRENCEVILLE, GEORGIA 30043<br>OFFICE: (604) 912-2800 DIGITAL PAPER: 565-1018 | A9<br>SHEET 9 OF 10 |





ATTIC JOIST PLAN

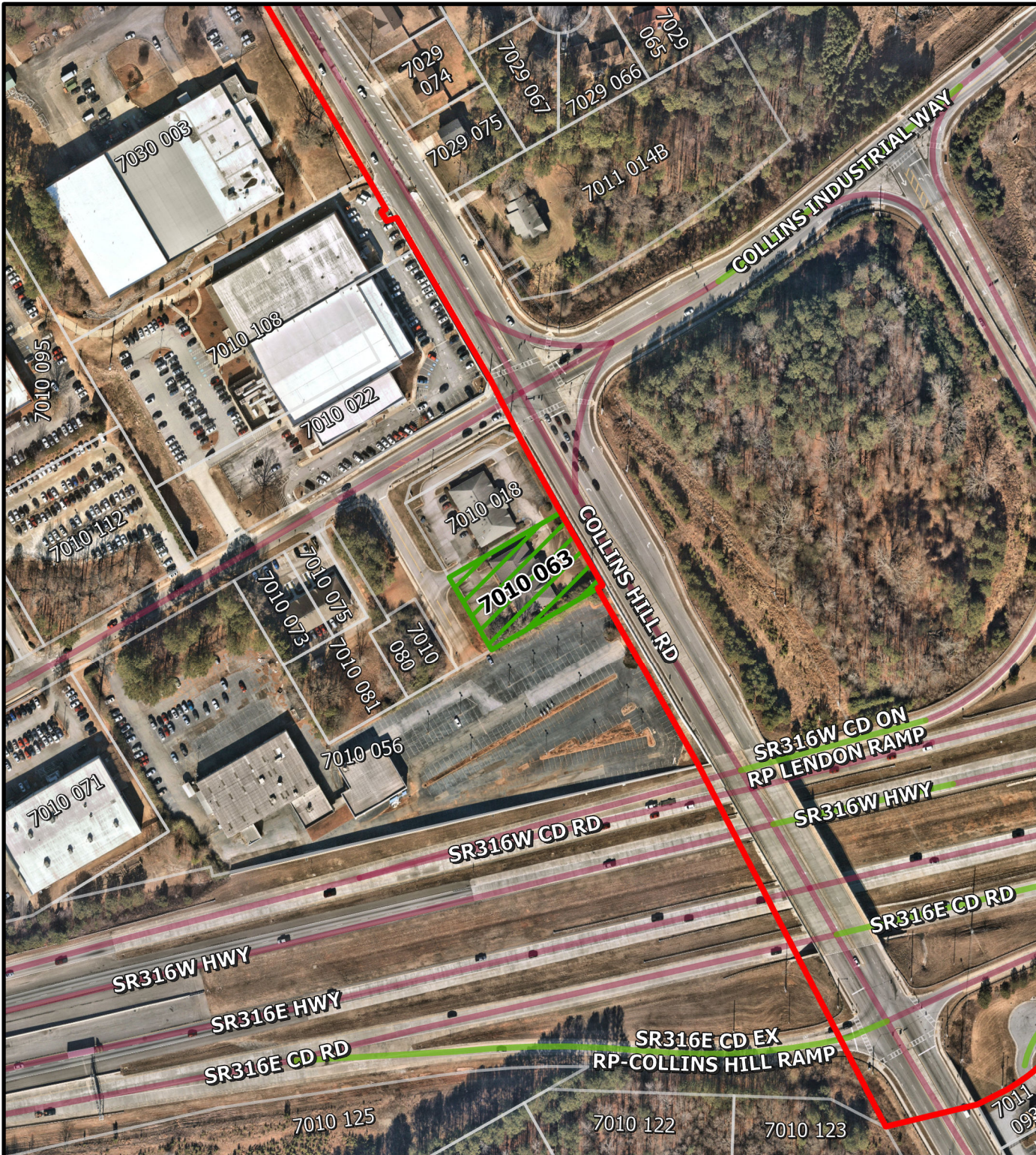


ROOF FRAMING PLAN

SUP2024-00091  
 RECEIVED: MAY 3, 2024  
 PLANNING AND DEVELOPMENT DEPARTMENT

|            |                                                                         |                                                                                |                       |
|------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------|-----------------------|
| OFFICE FOR | FILE NUMBER<br>1011                                                     | DEVELOPER / BUILDER<br>MULTI-CONSTRUCTION SERVICES, INC.                       | DRAWING NUMBER<br>A10 |
|            | CONTRACT<br>2238 WALKER DRIVE<br>MARCH 7, 1990<br>SCALE<br>1/8" = 1'-0" | LAWRENCEVILLE, GEORGIA 30243<br>OFFICE: (404) 916-2800 DIGITAL PAGER: 385-9075 | SHEET 10 OF 10        |





# LAWRENCEVILLE

GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # SUP2024-00091**

**Applicant: Mushtaq Pasha**

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets



0 125 250





# LAWRENCEVILLE

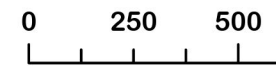
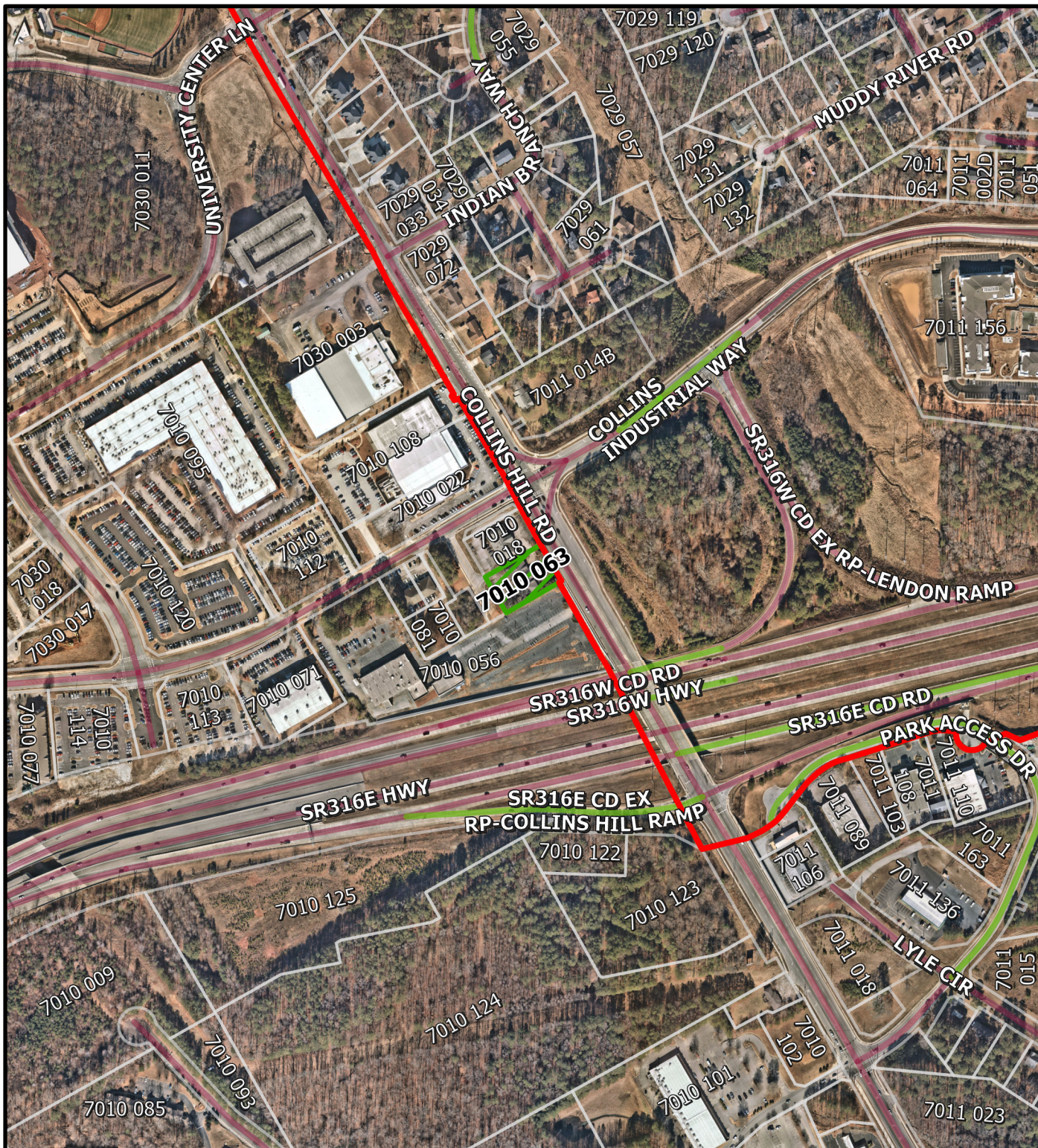
GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # SUP2024-00091**

**Applicant: Mushtaq Pasha**

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets







# LAWRENCEVILLE

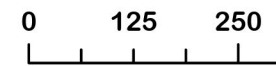
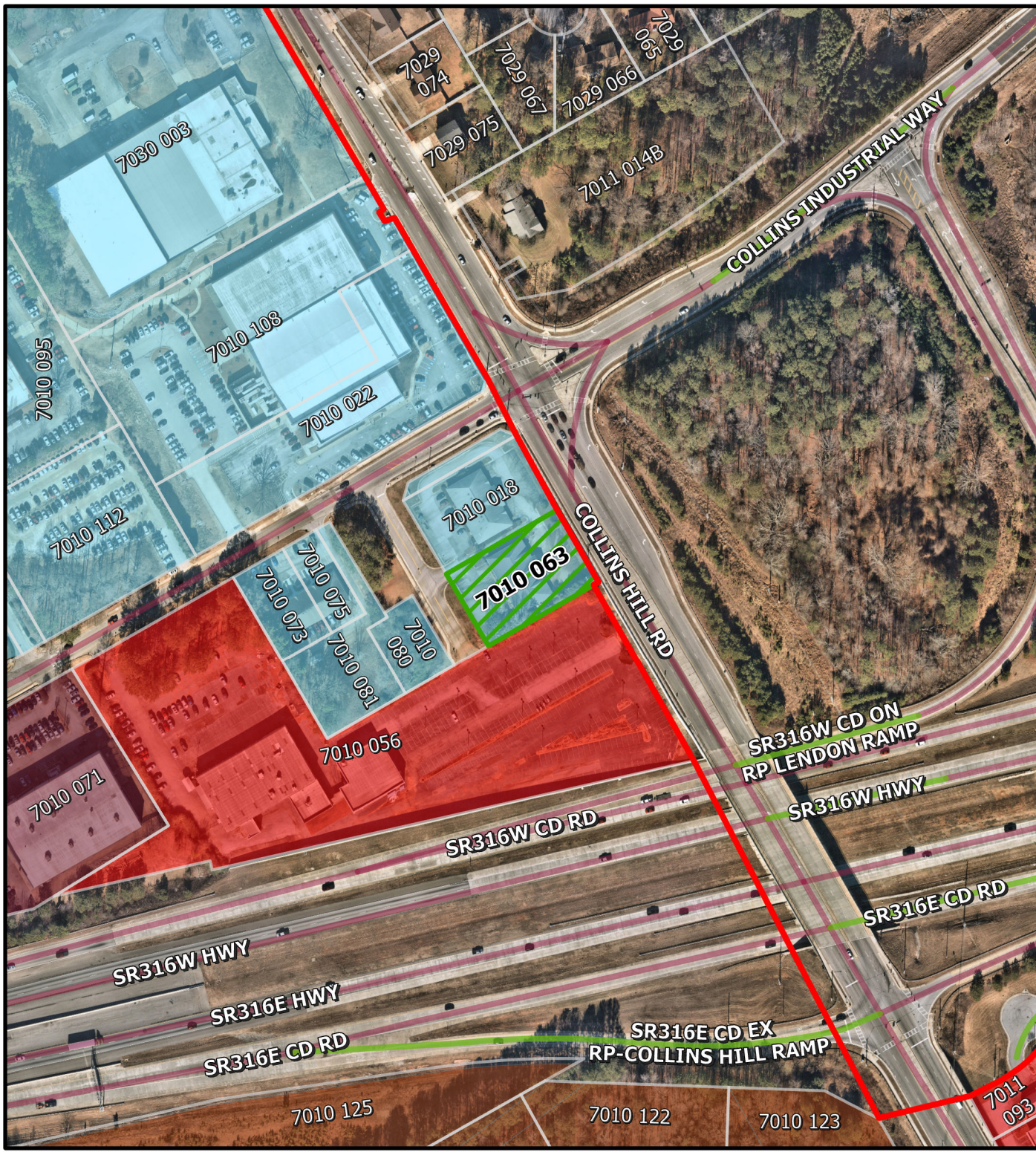
GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # SUP2024-00091**

**Applicant: Mushtaq Pasha**

- Lawrenceville City Limits
- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets
- Zoning Districts**
  - BG General Business
  - HSB Highway Service Business
  - LM Light Manufacturing
  - CMU Community Mixed Use







# LAWRENCEVILLE

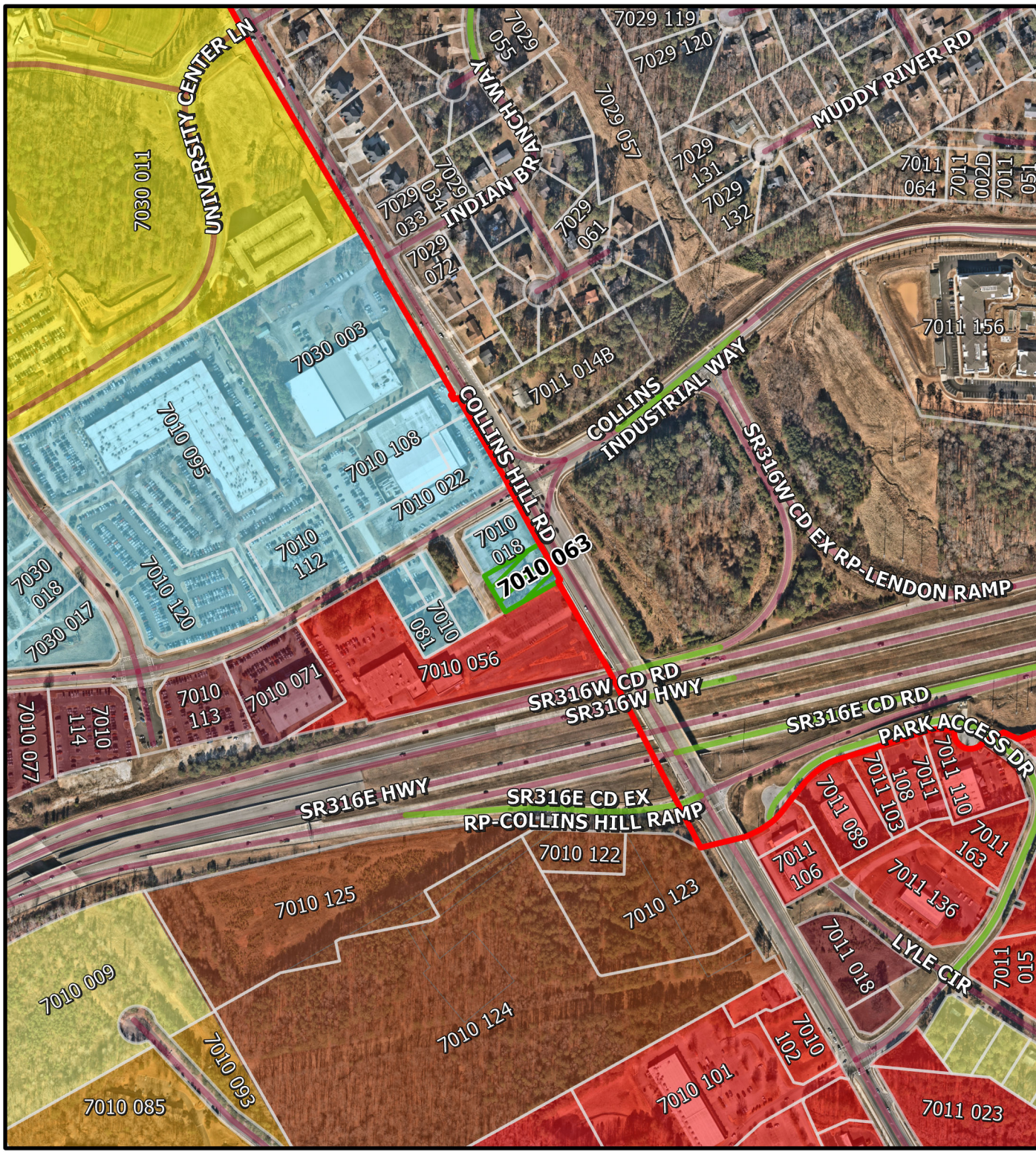
GEORGIA

The City of Lawrenceville  
Planning & Development  
Location Map & Surrounding Areas

**File # SUP2024-00091**

**Applicant: Mushtaq Pasha**

- Lawrenceville City Limits
  - Subject Property
  - Parcels
  - County Maintained Streets
  - City Maintained Streets
- Zoning Districts**
- BG General Business
  - HSB Highway Service Business
  - LM Light Manufacturing
  - CMU Community Mixed Use
  - RM-12 Multifamily Residential
  - RS-150 Single-Family Residential
  - RS-180 Single-Family Residential



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# LAWRENCEVILLE

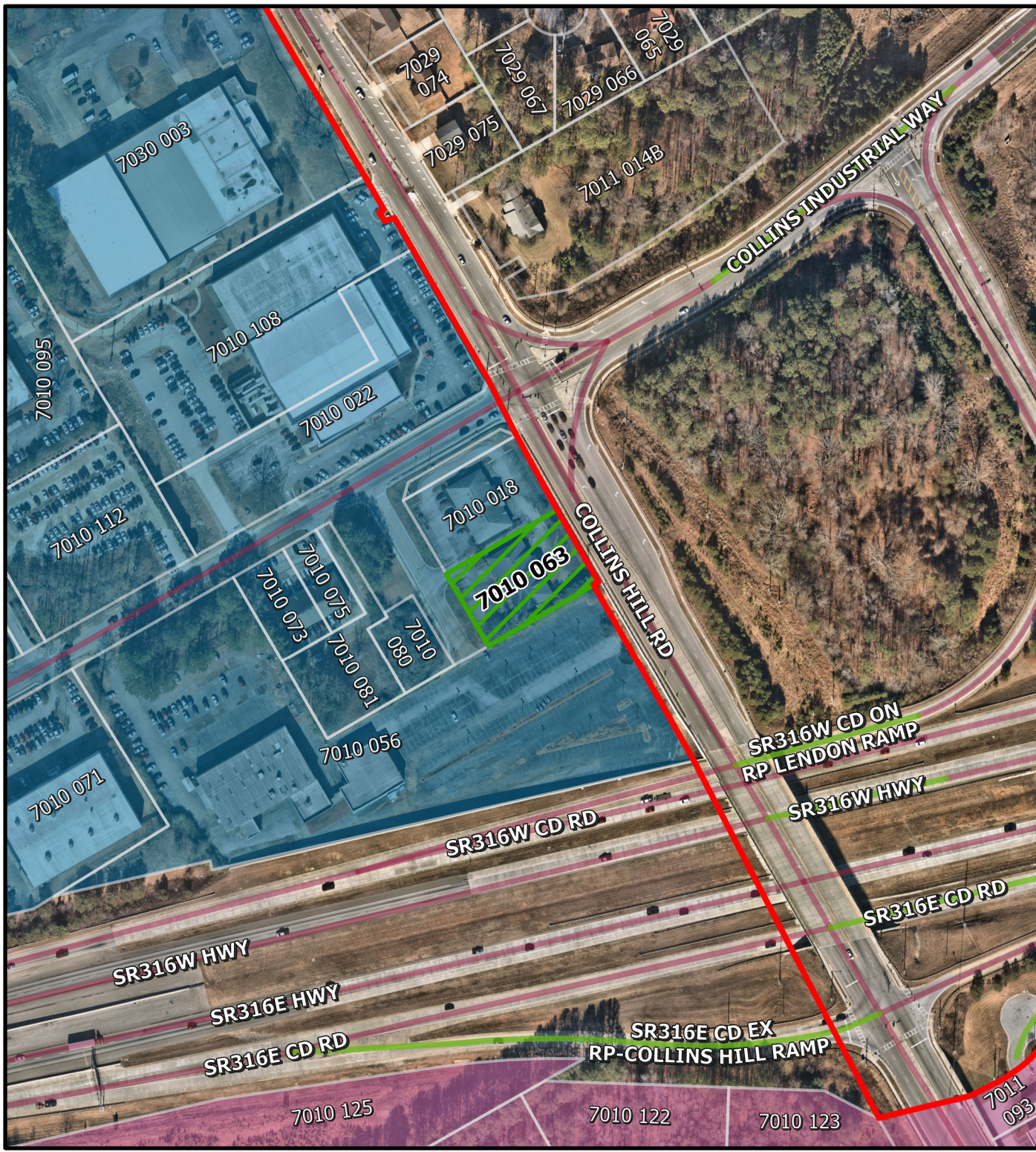
GEORGIA

The City of Lawrenceville  
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**File # SUP2024-00091**

**Applicant: Mushtaq Pasha**

- Lawrenceville City Limits
- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets
- 2045 Character Areas**
  - Community Mixed Use
  - Education Center



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## GEORGIA

The City of Lawrenceville  
Planning & Development  
**Location Map & Surrounding Areas**

**Applicant: Mushtaq Pasha**

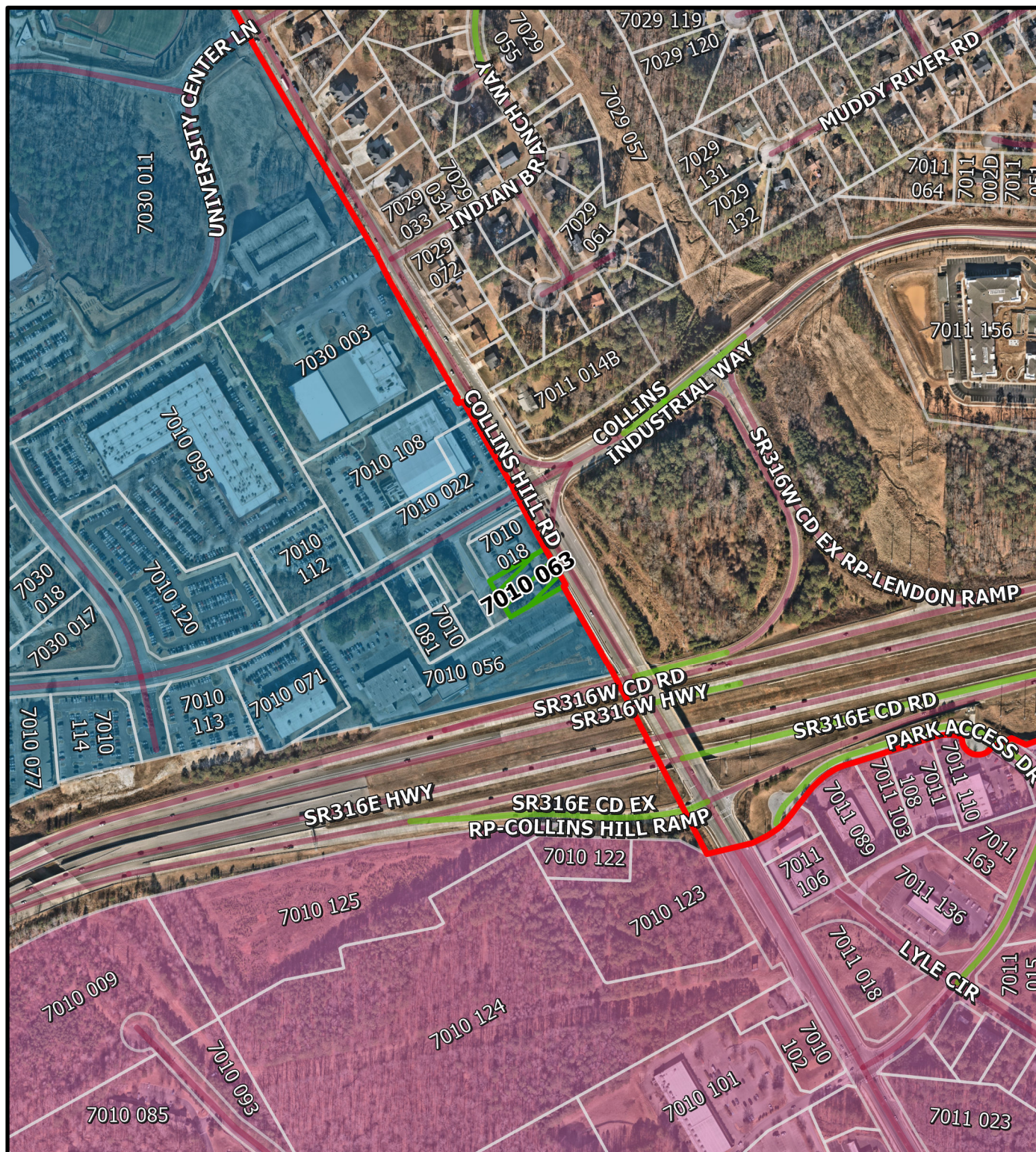
-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- 2045 Character Areas**
-  Community Mixed Use
-  Education Center

## 2045 Character Areas

Community Mixed Use  
Education Center



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# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR SESSION, JULY 22, 2024

AGENDA CATEGORY: CONSENT AGENDA

|                          |                                                                                                                                                                                                                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Item:</b>             | On-Demand Installation of New Gas Mains and New Gas Services on an Annual Contract                                                                                                                                                                                                                    |
| <b>Department:</b>       | Gas                                                                                                                                                                                                                                                                                                   |
| <b>Date of Meeting:</b>  | Monday, July 22, 2024                                                                                                                                                                                                                                                                                 |
| <b>Fiscal Impact:</b>    | \$1,383,020.00                                                                                                                                                                                                                                                                                        |
| <b>Presented By:</b>     | Todd Hardigree, Gas Director                                                                                                                                                                                                                                                                          |
| <b>Action Requested:</b> | Award On-Demand Installation of New Gas Mains and New Gas Services on an Annual Contract to low bidder W.L. Griffin Company, LLC., amount not to exceed \$1,333,020.00. Additional budgeted funds are requested to be approved for unanticipated gas services and mains in the amount of \$50,000.00. |

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**Summary:** This is a demand service contract for labor and equipment to supplement the City of Lawrenceville's Gas Department workforce and will be used on an "as needed" basis. The materials are supplied by the department. The work to be performed consists of, but is not limited to the installation of new 2", 4" and 6" plastic gas mains and the installation of new plastic gas services of 5/8" up to 4 inches.

**Background:** The previous contracts that this singular contract replaces were previously bid separately. Combination of the two gave the city better pricing. The gas department has had to make increases to the contract to match the amount budgeted for the past three years. The amount of \$50,000.00 is for 11-029 is being added to the total for unanticipated growth.

**Fiscal Impact:** Amount not to exceed \$1,383,020.00. This project is funded by the Capital Outlay Fund (5154700.541000). Project 11-029. Total is under the budget amount for FY25 budget in this project for labor.



**Attachments/Exhibits:** Bid Tabulation

SB035-24

On-Demand Installation of New Gas Mains and New Gas Services on an Annual Contract

Gas Department

|        |                                                    |             |    | Harrison and Harrison, Inc. |              | Pike Gas Services, LLC |              | Southeast Connections, LLC |              |
|--------|----------------------------------------------------|-------------|----|-----------------------------|--------------|------------------------|--------------|----------------------------|--------------|
| ITEM # | DESCRIPTION                                        | APPROX. QTY |    | UNIT PRICE                  | TOTAL PRICE  | UNIT PRICE             | TOTAL PRICE  | UNIT PRICE                 | TOTAL PRICE  |
| 1      | 2-inch polyethylene gas main                       | 30,000      | LF | \$7.00                      | \$210,000.00 | \$7.67                 | \$230,100.00 | \$13.87                    | \$416,100.00 |
| 2      | 4-inch polyethylene gas main                       | 10,000      | LF | \$12.00                     | \$120,000.00 | \$16.28                | \$162,800.00 | \$17.50                    | \$175,000.00 |
| 3      | 6-inch polyethylene gas main                       | 500         | LF | \$16.00                     | \$8,000.00   | \$31.63                | \$15,815.00  | \$34.39                    | \$17,195.00  |
| 4      | 2-inch polyethylene gas main bore                  | 5,000       | LF | \$16.00                     | \$80,000.00  | \$28.93                | \$144,650.00 | \$36.95                    | \$184,750.00 |
| 5      | 4-inch polyethylene gas main bore                  | 1,250       | LF | \$25.00                     | \$31,250.00  | \$38.73                | \$48,412.50  | \$48.18                    | \$60,225.00  |
| 6      | 6-inch polyethylene gas main bore                  | 200         | LF | \$32.00                     | \$6,400.00   | \$60.07                | \$12,014.00  | \$69.41                    | \$13,882.00  |
| 7      | 2-inch polyethylene gas main directional rock bore | 500         | LF | \$82.00                     | \$41,000.00  | \$109.35               | \$54,675.00  | \$124.37                   | \$62,185.00  |
| 8      | 4-inch polyethylene gas main directional rock bore | 500         | LF | \$115.00                    | \$57,500.00  | \$135.47               | \$67,735.00  | \$160.95                   | \$80,475.00  |
| 9      | 6-inch polyethylene gas main directional rock bore | 100         | LF | \$145.00                    | \$14,500.00  | \$181.33               | \$18,133.00  | \$182.90                   | \$18,290.00  |
| 10     | 2-inch polyethylene valve installation             | 10          | EA | \$57.00                     | \$570.00     | \$460.17               | \$4,601.70   | \$365.11                   | \$3,651.10   |
| 11     | 4-inch polyethylene valve installation             | 10          | EA | \$57.00                     | \$570.00     | \$613.57               | \$6,135.70   | \$456.39                   | \$4,563.90   |
| 12     | 6-inch polyethylene valve installation             | 1           | EA | \$57.00                     | \$57.00      | \$1,533.91             | \$1,533.91   | \$608.52                   | \$608.52     |
| 13     | 2-inch polyethylene main tie-in                    | 10          | EA | \$580.00                    | \$5,800.00   | \$1,964.56             | \$19,645.60  | \$3,210.19                 | \$32,101.90  |
| 14     | 4-inch polyethylene main tie-in                    | 10          | EA | \$950.00                    | \$9,500.00   | \$3,345.09             | \$33,450.90  | \$3,976.16                 | \$39,761.60  |
| 15     | 6-inch polyethylene main tie-in                    | 2           | EA | \$1,000.00                  | \$2,000.00   | \$5,463.04             | \$10,926.08  | \$5,518.88                 | \$11,037.76  |



**BID TABULATION**

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|    |                                                          |     |    |            |              |             |              |             |                |
|----|----------------------------------------------------------|-----|----|------------|--------------|-------------|--------------|-------------|----------------|
| 16 | 1/2 and 3/4-inch PE short-side service, tap and tie over | 30  | EA | \$625.00   | \$18,750.00  | \$909.08    | \$27,272.40  | \$2,105.96  | \$63,178.80    |
| 17 | 1/2 and 3/4-inch PE long-side service, tap and tie over  | 30  | EA | \$850.00   | \$25,500.00  | \$1,585.45  | \$47,563.50  | \$2,505.03  | \$75,150.90    |
| 18 | 2-inch PE short-side service, tap and tie over           | 5   | EA | \$850.00   | \$4,250.00   | \$1,818.15  | \$9,090.75   | \$3,851.90  | \$19,259.50    |
| 19 | 2-inch PE long-side service, tap and tie over            | 5   | EA | \$1,250.00 | \$6,250.00   | \$3,395.45  | \$16,977.25  | \$5,098.99  | \$25,494.95    |
| 20 | 4-inch PE short-side service, tap and tie over           | 2   | EA | \$1,400.00 | \$2,800.00   | \$3,787.82  | \$7,575.64   | \$6,262.58  | \$12,525.16    |
| 21 | 4-inch PE long-side service, tap and tie over            | 2   | EA | \$1,400.00 | \$2,800.00   | \$5,668.14  | \$11,336.28  | \$7,759.09  | \$15,518.18    |
| 22 | 2-inch tap, stop, or bottom-out steel tie-in             | 2   | EA | \$1,500.00 | \$3,000.00   | \$3,883.04  | \$7,766.08   | \$4,700.51  | \$9,401.02     |
| 23 | 4-inch tap, stop, or bottom-out steel tie-in             | 2   | EA | \$6,630.00 | \$13,260.00  | \$6,569.08  | \$13,138.16  | \$6,867.87  | \$13,735.74    |
| 24 | 6-inch tap, stop, or bottom-out steel tie-in             | 1   | EA | \$7,200.00 | \$7,200.00   | \$7,474.66  | \$7,474.66   | \$17,653.42 | \$17,653.42    |
| 25 | Blast/hammer rock removal price per linear ft.           | 600 | LF | \$50.00    | \$30,000.00  | \$97.70     | \$58,620.00  | \$65.75     | \$39,450.00    |
| 26 | Placement of locate stations/markers                     | 100 | EA | \$50.00    | \$5,000.00   | \$155.41    | \$15,541.00  | \$116.42    | \$11,642.00    |
| 27 | 1/2-inch PE short-side service and tap                   | 650 | EA | \$600.00   | \$390,000.00 | \$833.95    | \$542,067.50 | \$1,792.24  | \$1,164,956.00 |
| 28 | 3/4-inch PE short-side service and tap                   | 17  | EA | \$600.00   | \$10,200.00  | \$833.95    | \$14,177.15  | \$2,184.70  | \$37,139.90    |
| 29 | 1/2-inch PE long-side service and tap                    | 323 | EA | \$870.00   | \$281,010.00 | \$1,425.34  | \$460,384.82 | \$2,394.43  | \$773,400.89   |
| 30 | 3/4-inch PE long-side service and tap                    | 10  | EA | \$870.00   | \$8,700.00   | \$1,626.54  | \$16,265.40  | \$2,602.64  | \$26,026.40    |
| 31 | 2-inch polyethylene gas service – short-side             | 15  | EA | \$1,160.00 | \$17,400.00  | \$5,048.38  | \$75,725.70  | \$4,500.80  | \$67,512.00    |
| 32 | 2-inch polyethylene gas service – long-side              | 8   | EA | \$1,450.00 | \$11,600.00  | \$5,982.51  | \$47,860.08  | \$5,278.72  | \$42,229.76    |
| 33 | 4-inch polyethylene gas service – short-side             | 1   | EA | \$2,000.00 | \$2,000.00   | \$6,731.17  | \$6,731.17   | \$6,960.54  | \$6,960.54     |
| 34 | 4-inch polyethylene gas service – long-side              | 1   | EA | \$2,500.00 | \$2,500.00   | \$11,965.02 | \$11,965.02  | \$8,551.52  | \$8,551.52     |
| 35 | Adder for service lines over 500 feet long               | 20  | EA | \$600.00   | \$12,000.00  | \$3,108.26  | \$62,165.20  | \$6,150.21  | \$123,004.20   |
| 36 | 3/4-inch Dual Pressure service – short-side              | 6   | EA | \$1,400.00 | \$8,400.00   | \$5,898.62  | \$35,391.72  | \$3,085.20  | \$18,511.20    |

**BID TABULATION**

**PAGE 3**

6.

|                                                 |                                            |    |    |                |            |                |             |                |             |
|-------------------------------------------------|--------------------------------------------|----|----|----------------|------------|----------------|-------------|----------------|-------------|
| 37                                              | 3/4-inch Dual Pressure service – long-side | 3  | EA | \$1,850.00     | \$5,550.00 | \$6,675.68     | \$20,027.04 | \$6,170.41     | \$18,511.23 |
| 38                                              | Installation of service valves (all sizes) | 30 | EA | \$175.00       | \$5,250.00 | \$621.65       | \$18,649.50 | \$485.06       | \$14,551.80 |
| <b>TOTAL</b>                                    |                                            |    |    | \$1,460,567.00 |            | \$2,364,394.41 |             | \$3,724,191.89 |             |
| Will vendor hold pricing firm? Renewal Option 1 |                                            |    |    | 5% Increase    |            | NAICS ECI      |             | 3.2% Increase  |             |
| Will vendor hold pricing firm? Renewal Option 2 |                                            |    |    | 5% Increase    |            | NAICS ECI      |             | 3% Increase    |             |
| Will vendor hold pricing firm? Renewal Option 3 |                                            |    |    | 5% Increase    |            | NAICS ECI      |             | 3% Increase    |             |
| Will vendor hold pricing firm? Renewal Option 4 |                                            |    |    | 5% Increase    |            | NAICS ECI      |             | 3% Increase    |             |

|        |                                                    |             |    | Southern Pipeline, Inc. |              | Southern Utility Group |              | W.L. Griffin Company, LLC. |              |
|--------|----------------------------------------------------|-------------|----|-------------------------|--------------|------------------------|--------------|----------------------------|--------------|
| ITEM # | DESCRIPTION                                        | APPROX. QTY |    | UNIT PRICE              | TOTAL PRICE  | UNIT PRICE             | TOTAL PRICE  | UNIT PRICE                 | TOTAL PRICE  |
| 1      | 2-inch polyethylene gas main                       | 30,000      | LF | \$7.35                  | \$220,500.00 | \$9.50                 | \$285,000.00 | \$6.30                     | \$189,000.00 |
| 2      | 4-inch polyethylene gas main                       | 10,000      | LF | \$12.25                 | \$122,500.00 | \$9.50                 | \$95,000.00  | \$8.00                     | \$80,000.00  |
| 3      | 6-inch polyethylene gas main                       | 500         | LF | \$19.44                 | \$9,720.00   | \$18.00                | \$9,000.00   | \$15.00                    | \$7,500.00   |
| 4      | 2-inch polyethylene gas main bore                  | 5,000       | LF | \$21.30                 | \$106,500.00 | \$25.00                | \$125,000.00 | \$17.50                    | \$87,500.00  |
| 5      | 4-inch polyethylene gas main bore                  | 1,250       | LF | \$25.25                 | \$31,562.50  | \$28.00                | \$35,000.00  | \$20.00                    | \$25,000.00  |
| 6      | 6-inch polyethylene gas main bore                  | 200         | LF | \$38.28                 | \$7,656.00   | \$35.00                | \$7,000.00   | \$30.00                    | \$6,000.00   |
| 7      | 2-inch polyethylene gas main directional rock bore | 500         | LF | \$83.93                 | \$41,965.00  | \$95.00                | \$47,500.00  | \$80.00                    | \$40,000.00  |
| 8      | 4-inch polyethylene gas main directional rock bore | 500         | LF | \$110.00                | \$55,000.00  | \$120.00               | \$60,000.00  | \$100.00                   | \$50,000.00  |
| 9      | 6-inch polyethylene gas main directional rock bore | 100         | LF | \$183.36                | \$18,336.00  | \$240.00               | \$24,000.00  | \$125.00                   | \$12,500.00  |



**BID TABULATION**

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|    |                                                          |     |    |            |              |             |              |            |              |
|----|----------------------------------------------------------|-----|----|------------|--------------|-------------|--------------|------------|--------------|
| 10 | 2-inch polyethylene valve installation                   | 10  | EA | \$100.00   | \$1,000.00   | \$550.00    | \$5,500.00   | \$100.00   | \$1,000.00   |
| 11 | 4-inch polyethylene valve installation                   | 10  | EA | \$100.00   | \$1,000.00   | \$550.00    | \$5,500.00   | \$100.00   | \$1,000.00   |
| 12 | 6-inch polyethylene valve installation                   | 1   | EA | \$100.00   | \$100.00     | \$650.00    | \$650.00     | \$100.00   | \$100.00     |
| 13 | 2-inch polyethylene main tie-in                          | 10  | EA | \$1,500.00 | \$15,000.00  | \$1,000.00  | \$10,000.00  | \$1,000.00 | \$10,000.00  |
| 14 | 4-inch polyethylene main tie-in                          | 10  | EA | \$1,500.00 | \$15,000.00  | \$1,200.00  | \$12,000.00  | \$1,000.00 | \$10,000.00  |
| 15 | 6-inch polyethylene main tie-in                          | 2   | EA | \$2,000.00 | \$4,000.00   | \$2,000.00  | \$4,000.00   | \$1,200.00 | \$2,400.00   |
| 16 | 1/2 and 3/4-inch PE short-side service, tap and tie over | 30  | EA | \$764.03   | \$22,920.90  | \$1,000.00  | \$30,000.00  | \$560.00   | \$16,800.00  |
| 17 | 1/2 and 3/4-inch PE long-side service, tap and tie over  | 30  | EA | \$1,041.86 | \$31,255.80  | \$1,200.00  | \$36,000.00  | \$800.00   | \$24,000.00  |
| 18 | 2-inch PE short-side service, tap and tie over           | 5   | EA | \$1,041.86 | \$5,209.30   | \$1,200.00  | \$6,000.00   | \$700.00   | \$3,500.00   |
| 19 | 2-inch PE long-side service, tap and tie over            | 5   | EA | \$1,666.98 | \$8,334.90   | \$1,400.00  | \$7,000.00   | \$1,200.00 | \$6,000.00   |
| 20 | 4-inch PE short-side service, tap and tie over           | 2   | EA | \$1,736.43 | \$3,472.86   | \$2,500.00  | \$5,000.00   | \$1,200.00 | \$2,400.00   |
| 21 | 4-inch PE long-side service, tap and tie over            | 2   | EA | \$1,736.43 | \$3,472.86   | \$2,750.00  | \$5,500.00   | \$1,200.00 | \$2,400.00   |
| 22 | 2-inch tap, stop, or bottom-out steel tie-in             | 2   | EA | \$2,083.72 | \$4,167.44   | \$7,000.00  | \$14,000.00  | \$4,500.00 | \$9,000.00   |
| 23 | 4-inch tap, stop, or bottom-out steel tie-in             | 2   | EA | \$7,987.61 | \$15,975.22  | \$9,000.00  | \$18,000.00  | \$6,000.00 | \$12,000.00  |
| 24 | 6-inch tap, stop, or bottom-out steel tie-in             | 1   | EA | \$8,612.73 | \$8,612.73   | \$10,000.00 | \$10,000.00  | \$8,500.00 | \$8,500.00   |
| 25 | Blast/hammer rock removal price per linear ft.           | 600 | LF | \$75.00    | \$45,000.00  | \$65.00     | \$39,000.00  | \$60.00    | \$36,000.00  |
| 26 | Placement of locate stations/markers                     | 100 | EA | \$50.00    | \$5,000.00   | \$15.00     | \$1,500.00   | \$5.00     | \$500.00     |
| 27 | 1/2-inch PE short-side service and tap                   | 650 | EA | \$800.00   | \$520,000.00 | \$800.00    | \$520,000.00 | \$560.00   | \$364,000.00 |
| 28 | 3/4-inch PE short-side service and tap                   | 17  | EA | \$800.00   | \$13,600.00  | \$850.00    | \$14,450.00  | \$560.00   | \$9,520.00   |
| 29 | 1/2-inch PE long-side service and tap                    | 323 | EA | \$941.86   | \$304,220.78 | \$900.00    | \$290,700.00 | \$800.00   | \$258,400.00 |
| 30 | 3/4-inch PE long-side service and tap                    | 10  | EA | \$941.86   | \$9,418.60   | \$950.00    | \$9,500.00   | \$800.00   | \$8,000.00   |

**BID TABULATION**

**PAGE 5**

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|                                                 |                                              |    |    |                |             |                |             |                |             |
|-------------------------------------------------|----------------------------------------------|----|----|----------------|-------------|----------------|-------------|----------------|-------------|
| 31                                              | 2-inch polyethylene gas service – short-side | 15 | EA | \$2,100.00     | \$31,500.00 | \$1,000.00     | \$15,000.00 | \$1,000.00     | \$15,000.00 |
| 32                                              | 2-inch polyethylene gas service – long-side  | 8  | EA | \$4,736.40     | \$37,891.20 | \$1,200.00     | \$9,600.00  | \$1,500.00     | \$12,000.00 |
| 33                                              | 4-inch polyethylene gas service – short-side | 1  | EA | \$5,430.84     | \$5,430.84  | \$2,200.00     | \$2,200.00  | \$1,500.00     | \$1,500.00  |
| 34                                              | 4-inch polyethylene gas service – long-side  | 1  | EA | \$7,472.87     | \$7,472.87  | \$2,750.00     | \$2,750.00  | \$3,000.00     | \$3,000.00  |
| 35                                              | Adder for service lines over 500 feet long   | 20 | EA | \$2,000.00     | \$40,000.00 | \$1,000.00     | \$20,000.00 | \$250.00       | \$5,000.00  |
| 36                                              | 3/4-inch Dual Pressure service – short-side  | 6  | EA | \$1,666.98     | \$10,001.88 | \$5,000.00     | \$30,000.00 | \$1,300.00     | \$7,800.00  |
| 37                                              | 3/4-inch Dual Pressure service – long-side   | 3  | EA | \$2,222.64     | \$6,667.92  | \$5,500.00     | \$16,500.00 | \$1,800.00     | \$5,400.00  |
| 38                                              | Installation of service valves (all sizes)   | 30 | EA | \$208.37       | \$6,251.10  | \$500.00       | \$15,000.00 | \$10.00        | \$300.00    |
| <b>TOTAL</b>                                    |                                              |    |    | \$1,795,716.70 |             | \$1,842,850.00 |             | \$1,333,020.00 |             |
| Will vendor hold pricing firm? Renewal Option 1 |                                              |    |    | 5% Increase    |             | CPI            |             | CPI            |             |
| Will vendor hold pricing firm? Renewal Option 2 |                                              |    |    | 5% Increase    |             | CPI            |             | CPI            |             |
| Will vendor hold pricing firm? Renewal Option 3 |                                              |    |    | 5% Increase    |             | CPI            |             | CPI            |             |
| Will vendor hold pricing firm? Renewal Option 4 |                                              |    |    | 5% Increase    |             | CPI            |             | CPI            |             |

**Recommended Vendor:**

W.L. Griffin Company, LLC.

134 Hickory Flat Road

Gillsville, GA 30543

706-677-1373

[westly@wlgriffincompany.com](mailto:westly@wlgriffincompany.com)





# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR SESSION, JULY 22, 2024

AGENDA CATEGORY: CONSENT AGENDA

|                          |                                                                                                                                                    |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Item:</b>             | Power Pole Replacement Service on an Annual Contract                                                                                               |
| <b>Department:</b>       | Electric                                                                                                                                           |
| <b>Date of Meeting:</b>  | Monday, July 22, 2024                                                                                                                              |
| <b>Fiscal Impact:</b>    | \$283,250.00                                                                                                                                       |
| <b>Presented By:</b>     | Huston Gillis, Public Works Director                                                                                                               |
| <b>Action Requested:</b> | Approval to renew Power Pole Replacement Service on an Annual Contract to Over and Under General Contractors, Inc., in the amount of \$283,250.00. |

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**Summary:** This is a demand contract for labor to replace utility power poles that have failed inspection. This contract will be used on an as-needed basis. The materials will be supplied by the Electric Department. This is the second of four renewal options. Pricing has increased 3% as stipulated in the agreement.

**Background:** Original awarded amount was \$240,000.00. Change orders 1 and 2 were added to add services and increase the contract value to \$263,000.00. The first renewal was \$275,000.00. This contract was bid to establish unit pricing and the requested amount is based on projected usage.

**Fiscal Impact:** Amount not to exceed \$283,250.00. This project is funded by the Contract Labor Fund (5104600.523850) and the Capital Outlay Fund (5104600.541000).

**Attachments/Exhibits:**  
Bid Tabulation

SB015-22

Power Pole Replacement Services on an Annual Contract

Electric Department

|        |                                  |         | Over and Under General Contractors, Inc. |
|--------|----------------------------------|---------|------------------------------------------|
| ITEM # | DESCRIPTION                      | UNIT    | UNIT PRICE                               |
| 1      | WOOD POLE, 30 FT CLASS 5         | INSTALL | \$354.44                                 |
| 2      | WOOD POLE, 35 FT CLASS 6         | INSTALL | \$350.59                                 |
| 3      | WOOD POLE, 40 FT CLASS 2         | INSTALL | \$536.48                                 |
| 4      | WOOD POLE, 45 FT CLASS 2         | INSTALL | \$541.42                                 |
| 5      | WOOD POLE, 50 FT CLASS 2         | INSTALL | \$546.03                                 |
| 6      | WOOD POLE, 55 FT CLASS 2         | INSTALL | \$607.84                                 |
| 7      | WOOD POLE, 60 FT CLASS 2         | INSTALL | \$738.22                                 |
| 8      | WOOD POLE, 65 FT CLASS 2         | INSTALL | \$895.44                                 |
| 9      | WOOD POLE, 70 FT CLASS 2         | INSTALL | \$1,002.59                               |
| 10     | CONCRETE POLE, 30 FT CLASS 5     | INSTALL | \$1,432.22                               |
| 11     | CONCRETE POLE, 35 FT CLASS 6     | INSTALL | \$1,432.22                               |
| 12     | CONCRETE POLE, 40 FT CLASS 2     | INSTALL | \$1,538.31                               |
| 13     | CONCRETE POLE, 45 FT CLASS 2     | INSTALL | \$1,644.40                               |
| 14     | CONCRETE POLE, 50 FT CLASS 2     | INSTALL | \$1,718.66                               |
| 15     | CONCRETE POLE, 55 FT CLASS 2     | INSTALL | \$1,750.49                               |
| 16     | CONCRETE POLE, 60 FT CLASS 2     | INSTALL | \$1,962.67                               |
| 17     | CONCRETE POLE, 65 FT CLASS 2     | INSTALL | \$2,068.76                               |
| 18     | CONCRETE POLE, 70 FT CLASS 2     | INSTALL | \$2,280.94                               |
| 19     | DUCTILE IRON POLE, 30 FT CLASS 5 | INSTALL | \$354.44                                 |
| 20     | DUCTILE IRON POLE, 35 FT CLASS 6 | INSTALL | \$350.57                                 |
| 21     | DUCTILE IRON POLE, 40 FT CLASS 2 | INSTALL | \$536.48                                 |
| 22     | DUCTILE IRON POLE, 45 FT CLASS 2 | INSTALL | \$541.42                                 |
| 23     | DUCTILE IRON POLE, 50 FT CLASS 2 | INSTALL | \$891.52                                 |
| 24     | DUCTILE IRON POLE, 55 FT CLASS 2 | INSTALL | \$965.95                                 |



|    |                                  |         |            |
|----|----------------------------------|---------|------------|
| 25 | DUCTILE IRON POLE, 60 FT CLASS 2 | INSTALL | \$1,153.20 |
| 26 | DUCTILE IRON POLE, 65 FT CLASS 2 | INSTALL | \$1,260.01 |
| 27 | DUCTILE IRON POLE, 70 FT CLASS 2 | INSTALL | \$1,316.44 |
| 28 | COMPOSITE POLE, 30 FT CLASS 5    | INSTALL | \$354.44   |
| 29 | COMPOSITE POLE, 35 FT CLASS 6    | INSTALL | \$350.57   |
| 30 | COMPOSITE POLE, 40 FT CLASS 2    | INSTALL | \$536.48   |
| 31 | COMPOSITE POLE, 45 FT CLASS 2    | INSTALL | \$541.42   |
| 32 | COMPOSITE POLE, 50 FT CLASS 2    | INSTALL | \$545.98   |
| 33 | COMPOSITE POLE, 55 FT CLASS 2    | INSTALL | \$607.84   |
| 34 | COMPOSITE POLE, 60 FT CLASS 2    | INSTALL | \$738.22   |
| 35 | COMPOSITE POLE, 65 FT CLASS 2    | INSTALL | \$895.44   |
| 36 | COMPOSITE POLE, 70 FT CLASS 2    | INSTALL | \$1,002.59 |
| 37 | SPLIT BOLT ON EXISTING POLE TOP  | INSTALL | \$21.60    |
| 38 | LIGHT, FLOOD                     | INSTALL | \$189.54   |
| 39 | LIGHT, ROADWAY                   | INSTALL | \$139.47   |
| 40 | LIGHT, SECURITY                  | INSTALL | \$127.71   |
| 41 | LIGHT ARM, 2'                    | INSTALL | \$63.84    |
| 42 | LIGHT ARM, 12'                   | INSTALL | \$98.96    |
| 43 | OH TRANSFORMER 10KVA - 75 KVA    | INSTALL | \$320.83   |
| 44 | OH TRANSFORMER BANK, -XX KVA     | INSTALL | \$455.91   |
| 45 | OH TRANSFORMER BANK, 3-XX KVA    | INSTALL | \$536.19   |
| 46 | PLATFORM MOUNT TRANSFORMER BANK  | INSTALL | \$740.36   |
| 47 | UG PRI SPLICE, 1/0 CABLE         | INSTALL | \$146.36   |
| 48 | UG PRI SPLICE, 1000 MCM CABLE    | INSTALL | \$146.36   |
| 49 | UG SEC SPLICE, #2                | INSTALL | \$41.10    |
| 50 | UG SEC SPLICE, #2/0              | INSTALL | \$41.39    |
| 51 | UG SEC SPLICE, 350 MCM           | INSTALL | \$41.10    |
| 52 | UG SEC SPLICE, #4/0              | INSTALL | \$43.90    |

|    |                                             |         |            |
|----|---------------------------------------------|---------|------------|
| 53 | UG SEC SPLICE, #6                           | INSTALL | \$41.39    |
| 54 | SHIELD, 2"                                  | INSTALL | \$235.94   |
| 55 | SHIELD, 4"-6"                               | INSTALL | \$243.11   |
| 56 | TRANSFER UG SERVICE RISER TO NEW<br>POLE    | INSTALL | \$168.82   |
| 57 | HAND TRENCHING AND DIGGING (BY THE<br>FOOT) | INSTALL | \$50.05    |
| 58 | UG TERM ASSEM,1PH,1/0                       | INSTALL | \$399.03   |
| 59 | UG TERM ASSEM,2PH,1/0                       | INSTALL | \$731.85   |
| 60 | UG TERM ASSEM,3PH,1/0                       | INSTALL | \$1,884.16 |
| 61 | UG TERM ASSEM,3PH,1000                      | INSTALL | \$2,431.09 |
| 62 | 1PH, 0-5 DEG                                | INSTALL | \$55.98    |
| 63 | 1PH, 5-30 DEG                               | INSTALL | \$66.18    |
| 64 | 1PH, 30-60 DEG                              | INSTALL | \$96.95    |
| 65 | 1PH, 60-90 DEG                              | INSTALL | \$134.29   |
| 66 | 1PH, SGL DE                                 | INSTALL | \$96.95    |
| 67 | 1PH, TAP TO 1PH                             | INSTALL | \$100.79   |
| 68 | 1PH, TAP TO 2 OR 3PH                        | INSTALL | \$106.84   |
| 69 | 1PH, DOUBLE DE                              | INSTALL | #VALUE!    |
| 70 | 2PH, 0-5 DEG                                | INSTALL | \$152.45   |
| 71 | 2PH, 5-30 DEG                               | INSTALL | \$193.95   |
| 72 | 2PH, 30-60 DEG                              | INSTALL | \$229.43   |
| 73 | 2PH, 60-90 DEG                              | INSTALL | \$246.31   |
| 74 | 2PH, SGL DE                                 | INSTALL | \$272.12   |
| 75 | 2PH, TAP TO 1PH                             | INSTALL | \$188.88   |
| 76 | 2PH, TAP TO 2 OR 3PH                        | INSTALL | \$113.35   |
| 77 | 2PH, DOUBLE DE                              | INSTALL | \$106.84   |
| 78 | 3PH, 0-5 DEG                                | INSTALL | \$258.54   |
| 79 | 3PH, 5-30 DEG                               | INSTALL | \$258.54   |
| 80 | 3PH, 30-60 DEG                              | INSTALL | \$335.52   |



|     |                                           |         |            |
|-----|-------------------------------------------|---------|------------|
| 81  | 3PH, 60-90 DEG                            | INSTALL | \$352.40   |
| 82  | 3PH, SGL DE                               | INSTALL | \$378.21   |
| 83  | 3PH, TAP TO 1PH                           | INSTALL | \$219.44   |
| 84  | 3PH, TAP TO 2 OR 3PH                      | INSTALL | \$213.99   |
| 85  | 3PH, DOUBLE DE                            | INSTALL | \$467.01   |
| 86  | 3PH,DBL-CIR,SGL XARM, 0-5 DEG             | INSTALL | \$287.27   |
| 87  | 3PH DBL-CIR, DBL XARM 5-30 DEG            | INSTALL | \$373.63   |
| 88  | GUY, SGL DOWN GUY, 3/8" THRU BOLT<br>TYPE | INSTALL | \$130.36   |
| 89  | GUY, SINGLE OH GUY, THRU BOLT TYPE        | INSTALL | \$161.56   |
| 90  | GUY, GUY MARKER                           | INSTALL | \$22.36    |
| 91  | GUY, 2-DOWN GUY, 3/8"THRU BOLT TYPE       | INSTALL | \$159.58   |
| 92  | GUY, 3-DOWN GUY, 3/8" THRU BOLT TYPE      | INSTALL | \$233.84   |
| 93  | GUY, 4-DOWN GUY, 3/8" THRU BOLT TYPE      | INSTALL | \$304.80   |
| 94  | GUY, SIDEWALK TYPE (REQUIRES PIPE)        | INSTALL | \$126.97   |
| 95  | GUY INSULATOR, POLE ATTACH                | INSTALL | \$97.10    |
| 96  | GUY INSULATOR, MID GUY                    | INSTALL | \$111.69   |
| 97  | ANCHOR, BUST/EXPANSION                    | INSTALL | \$197.64   |
| 98  | REPULL EXISTING GUY                       | INSTALL | \$98.30    |
| 99  | GROUNDING ASSEMBLY, GROUND ROD<br>TYPE    | INSTALL | \$65.20    |
| 100 | IN LINE SWITCH,600A                       | INSTALL | \$127.71   |
| 101 | SWITCH,GANG OPER, 3PH, HORIZ              | INSTALL | \$2,425.07 |
| 102 | SWITCH,GANG OPER, 3PH, VERT               | INSTALL | \$2,425.07 |
| 103 | 3 PHASE HANGING ARRESTER                  | INSTALL | \$236.95   |
| 104 | ARRESTER, PRI-DIST                        | INSTALL | \$54.36    |
| 105 | SWITCH AND ARRESTER ON POLE               | INSTALL | \$236.95   |
| 106 | JUMPER INSTALLATION (6 CU)                | INSTALL | \$97.56    |
| 107 | JUMPER INSTALLATION (4-1/0)               | INSTALL | \$38.33    |
| 108 | JUMPER INSTALLATION (2/0-336)             | INSTALL | \$48.78    |

|     |                                            |         |          |
|-----|--------------------------------------------|---------|----------|
| 109 | JUMPER INSTALLATION (477-795)              | INSTALL | \$97.56  |
| 110 | ARMOR ROD, PF, (#2/0-336)                  | INSTALL | \$62.70  |
| 111 | ARMOR ROD, PF, (#4-1/0)                    | INSTALL | \$48.78  |
| 112 | ARMOR ROD, PF, (#477-795)                  | INSTALL | \$73.17  |
| 113 | FULL TENSION SLEEVES, (#2/0-336)           | INSTALL | \$83.64  |
| 114 | FULL TENSION SLEEVES, (#4-1/0)             | INSTALL | \$63.84  |
| 115 | FULL TENSION SLEEVES, (#477-795)           | INSTALL | \$132.41 |
| 116 | QUICKIE SLEEVES, (#2/0-336)                | INSTALL | \$60.77  |
| 117 | QUICKIE SLEEVES, (#4-1/0)                  | INSTALL | \$60.77  |
| 118 | HOTLINE CLAMP                              | INSTALL | \$83.64  |
| 119 | CROSSARM BRACES, WOOD & BOLTS              | INSTALL | \$71.84  |
| 120 | CROSSARM, WOOD                             | INSTALL | \$111.72 |
| 121 | CROSSARM, STEEL                            | INSTALL | \$111.72 |
| 122 | FIBERGLASS/POLYMER INSULATOR               | INSTALL | \$75.56  |
| 123 | SUSPENSION INSULATOR                       | INSTALL | \$194.48 |
| 124 | POLE TOP POST INSUL<br>W/BACKET,CLAMP TYPE | INSTALL | \$64.11  |
| 125 | HORIZONTAL POST INSUL CLAMP                | INSTALL | \$64.11  |
| 126 | VERTICAL POST INSUL CLAMP                  | INSTALL | \$64.11  |
| 127 | PRI INSULATOR, ASSEMBLY, POLE TOP          | INSTALL | \$93.26  |
| 128 | PRI INSULATOR, ASSEMBLY, SIDE TYPE         | INSTALL | \$93.26  |
| 129 | 1PH,CUTOUT, ARRESTOR & BRACKET             | INSTALL | \$104.79 |
| 130 | 2PH,CUTOUT, ARRESTOR & BRACKET             | INSTALL | \$185.88 |
| 131 | 3PH,CUTOUT, ARRESTOR & BRACKET             | INSTALL | \$270.02 |
| 132 | POLE TOP PIN & INSUL (OFFSET)              | INSTALL | \$54.36  |
| 133 | XARM CLAMP TYPE INS                        | INSTALL | \$48.84  |
| 134 | 1PH EQUIP BRACKET                          | INSTALL | \$54.36  |
| 135 | 3PH EQUIP BRACKET                          | INSTALL | \$63.84  |
| 136 | EYE BOLT ASSEMBLY                          | INSTALL | \$16.13  |

|     |                                           |         |            |
|-----|-------------------------------------------|---------|------------|
| 137 | OH 1-PHASE PRIMARY TRANSFER               | INSTALL | \$121.24   |
| 138 | OH 2-PHASE PRIMARY TRANSFER               | INSTALL | \$216.77   |
| 139 | OH 3-PHASE PRIMARY TRANSFER               | INSTALL | \$311.81   |
| 140 | OH 1-PHASE PRIMARY RESAG                  | INSTALL | \$133.11   |
| 141 | OH 2-PHASE PRIMARY RESAG                  | INSTALL | \$215.34   |
| 142 | OH 3-PHASE PRIMARY RESAG                  | INSTALL | \$336.36   |
| 143 | OH SECONDARY ASSEMBLY                     | INSTALL | \$48.89    |
| 144 | OH SECONDARY RESAG                        | INSTALL | \$84.44    |
| 145 | OH SERVICE ASSEMBLY                       | INSTALL | \$79.83    |
| 146 | OH SERVICE MOVE                           | INSTALL | \$91.86    |
| 147 | WIRE, #1/0 ACSR 6/1 RAVEN                 | INSTALL | \$1,212.57 |
| 148 | WIRE, 336 ACSR 18/1 MERLIN                | INSTALL | \$1,958.76 |
| 149 | WIRE, OH, #4 AL DUPLEX OH XLP,<br>TERRIER | INSTALL | \$478.84   |
| 150 | WIRE, OH, #1/0 AL TRIPLEX XLP<br>JANTHINA | INSTALL | \$917.76   |
| 151 | WIRE, OH, #4 AL TRIPLEX XLP<br>PERIWINKLE | INSTALL | \$488.12   |
| 152 | WIRE, OH, #4/0 AL TRIPLEX XLP<br>CERAPUS  | INSTALL | \$1,045.98 |
| 153 | WIRE, OH, #1/0 AL QUAD XLP                | INSTALL | \$929.77   |
| 154 | WIRE, OH, #4/0 AL QUAD XLP,<br>APPALOOSA  | INSTALL | \$1,123.47 |
| 155 | WIRE, UG 1000MCM PRIMARY UG CABLE         | INSTALL | \$1,494.91 |
| 156 | WIRE, UG, #2/0, PRIMARY UG CABLE          | INSTALL | \$683.79   |
| 157 | WIRE, UG, #4/0 AL TRIPLEX XLP             | INSTALL | \$896.97   |
| 158 | ADDITIONAL GROUND TO NEUTRAL<br>BOND      | INSTALL | \$61.91    |
| 159 | WOOD POLE, 30 FT CLASS 5                  | REMOVE  | \$193.70   |
| 160 | WOOD POLE, 35 FT CLASS 6                  | REMOVE  | \$224.47   |
| 161 | WOOD POLE, 40 FT CLASS 2                  | REMOVE  | \$240.17   |
| 162 | WOOD POLE, 45 FT CLASS 2                  | REMOVE  | \$225.65   |
| 163 | WOOD POLE, 50 FT CLASS 2                  | REMOVE  | \$302.18   |
| 164 | WOOD POLE, 55 FT CLASS 2                  | REMOVE  | \$325.44   |



|     |                                  |        |            |
|-----|----------------------------------|--------|------------|
| 165 | WOOD POLE, 60 FT CLASS 2         | REMOVE | \$344.81   |
| 166 | WOOD POLE, 65 FT CLASS 2         | REMOVE | \$390.79   |
| 167 | WOOD POLE, 70 FT CLASS 2         | REMOVE | \$443.84   |
| 168 | CONCRETE POLE, 30 FT CLASS 5     | REMOVE | \$1,591.35 |
| 169 | CONCRETE POLE, 35 FT CLASS 6     | REMOVE | \$1,697.44 |
| 170 | CONCRETE POLE, 40 FT CLASS 2     | REMOVE | \$1,803.53 |
| 171 | CONCRETE POLE, 45 FT CLASS 2     | REMOVE | \$1,909.62 |
| 172 | CONCRETE POLE, 50 FT CLASS 2     | REMOVE | \$2,015.71 |
| 173 | CONCRETE POLE, 55 FT CLASS 2     | REMOVE | \$2,121.80 |
| 174 | CONCRETE POLE, 60 FT CLASS 2     | REMOVE | \$2,652.25 |
| 175 | CONCRETE POLE, 65 FT CLASS 2     | REMOVE | \$3,182.70 |
| 176 | CONCRETE POLE, 70 FT CLASS 2     | REMOVE | \$3,713.15 |
| 177 | DUCTILE IRON POLE, 30 FT CLASS 5 | REMOVE | \$214.90   |
| 178 | DUCTILE IRON POLE, 35 FT CLASS 6 | REMOVE | \$245.97   |
| 179 | DUCTILE IRON POLE, 40 FT CLASS 2 | REMOVE | \$261.38   |
| 180 | DUCTILE IRON POLE, 45 FT CLASS 2 | REMOVE | \$303.84   |
| 181 | DUCTILE IRON POLE, 50 FT CLASS 2 | REMOVE | \$372.06   |
| 182 | DUCTILE IRON POLE, 55 FT CLASS 2 | REMOVE | \$398.07   |
| 183 | DUCTILE IRON POLE, 60 FT CLASS 2 | REMOVE | \$509.44   |
| 184 | DUCTILE IRON POLE, 65 FT CLASS 2 | REMOVE | \$541.70   |
| 185 | DUCTILE IRON POLE, 70 FT CLASS 2 | REMOVE | \$695.40   |
| 186 | COMPOSITE POLE, 30 FT CLASS 5    | REMOVE | \$193.70   |
| 187 | COMPOSITE POLE, 35 FT CLASS 6    | REMOVE | \$224.75   |
| 188 | COMPOSITE POLE, 40 FT CLASS 2    | REMOVE | \$240.17   |
| 189 | COMPOSITE POLE, 45 FT CLASS 2    | REMOVE | \$225.65   |
| 190 | COMPOSITE POLE, 50 FT CLASS 2    | REMOVE | \$302.18   |
| 191 | COMPOSITE POLE, 55 FT CLASS 2    | REMOVE | \$325.44   |
| 192 | COMPOSITE POLE, 60 FT CLASS 2    | REMOVE | \$344.81   |
| 193 | COMPOSITE POLE, 65 FT CLASS 2    | REMOVE | \$390.79   |

|     |                                          |        |            |
|-----|------------------------------------------|--------|------------|
| 194 | COMPOSITE POLE, 70 FT CLASS 2            | REMOVE | \$443.84   |
| 195 | SPLIT BOLT ON EXISTING POLE TOP          | REMOVE | \$20.97    |
| 196 | LIGHT, FLOOD                             | REMOVE | \$69.76    |
| 197 | LIGHT, ROADWAY                           | REMOVE | \$69.76    |
| 198 | LIGHT, SECURITY                          | REMOVE | \$70.57    |
| 199 | LIGHT ARM, 2'                            | REMOVE | \$27.06    |
| 200 | LIGHT ARM, 12'                           | REMOVE | \$40.59    |
| 201 | OH TRANSFORMER 10KVA - 75 KVA            | REMOVE | \$194.91   |
| 202 | OH TRANSFORMER BANK, -XX KVA             | REMOVE | \$345.46   |
| 203 | OH TRANSFORMER BANK, 3-XX KVA            | REMOVE | \$477.80   |
| 204 | PLATFORM MOUNT TRANSFORMER BANK          | REMOVE | \$419.61   |
| 205 | UG PRI SPLICE, 1/0 CABLE                 | REMOVE | \$142.10   |
| 206 | UG PRI SPLICE, 1000 MCM CABLE            | REMOVE | \$142.10   |
| 207 | UG SEC SPLICE, #2                        | REMOVE | \$39.91    |
| 208 | UG SEC SPLICE, #2/0                      | REMOVE | \$42.61    |
| 209 | UG SEC SPLICE, 350 MCM                   | REMOVE | \$39.91    |
| 210 | UG SEC SPLICE, #4/0                      | REMOVE | \$42.61    |
| 211 | UG SEC SPLICE, #6                        | REMOVE | \$39.91    |
| 212 | SHIELD, 2"                               | REMOVE | \$177.02   |
| 213 | SHIELD, 4"-6"                            | REMOVE | \$177.02   |
| 214 | TRANSFER UG SERVICE RISER TO NEW POLE    | REMOVE | \$393.38   |
| 215 | HAND TRENCHING AND DIGGING (BY THE FOOT) | REMOVE | \$20.77    |
| 216 | UG TERM ASSEM,1PH,1/0                    | REMOVE | \$180.46   |
| 217 | UG TERM ASSEM,2PH,1/0                    | REMOVE | \$270.61   |
| 218 | UG TERM ASSEM,3PH,1/0                    | REMOVE | \$451.13   |
| 219 | UG TERM ASSEM,3PH,1000                   | REMOVE | \$2,007.52 |
| 220 | 1PH, 0-5 DEG                             | REMOVE | \$45.30    |
| 221 | 1PH, 5-30 DEG                            | REMOVE | \$51.34    |

|     |                                        |        |          |
|-----|----------------------------------------|--------|----------|
| 222 | 1PH, 30-60 DEG                         | REMOVE | \$51.34  |
| 223 | 1PH, 60-90 DEG                         | REMOVE | \$51.34  |
| 224 | 1PH, SGL DE                            | REMOVE | \$79.15  |
| 225 | 1PH, TAP TO 1PH                        | REMOVE | \$79.14  |
| 226 | 1PH, TAP TO 2 OR 3PH                   | REMOVE | \$83.00  |
| 227 | 1PH, DOUBLE DE                         | REMOVE | \$152.81 |
| 228 | 2PH, 0-5 DEG                           | REMOVE | \$156.92 |
| 229 | 2PH, 5-30 DEG                          | REMOVE | \$165.71 |
| 230 | 2PH, 30-60 DEG                         | REMOVE | \$185.63 |
| 231 | 2PH, 60-90 DEG                         | REMOVE | \$205.25 |
| 232 | 2PH, SGL DE                            | REMOVE | \$203.13 |
| 233 | 2PH, TAP TO 1PH                        | REMOVE | \$128.17 |
| 234 | 2PH, TAP TO 2 OR 3PH                   | REMOVE | \$132.93 |
| 235 | 2PH, DOUBLE DE                         | REMOVE | \$243.65 |
| 236 | 3PH, 0-5 DEG                           | REMOVE | \$140.76 |
| 237 | 3PH, 5-30 DEG                          | REMOVE | \$150.91 |
| 238 | 3PH, 30-60 DEG                         | REMOVE | \$157.44 |
| 239 | 3PH, 60-90 DEG                         | REMOVE | \$157.44 |
| 240 | 3PH, SGL DE                            | REMOVE | \$161.98 |
| 241 | 3PH, TAP TO 1PH                        | REMOVE | \$194.53 |
| 242 | 3PH, TAP TO 2 OR 3PH                   | REMOVE | \$200.10 |
| 243 | 3PH, DOUBLE DE                         | REMOVE | \$236.56 |
| 244 | 3PH,DBL-CIR,SGL XARM, 0-5 DEG          | REMOVE | \$201.66 |
| 245 | 3PH DBL-CIR, DBL XARM 5-30 DEG         | REMOVE | \$207.51 |
| 246 | GUY, SGL DOWN GUY, 3/8" THRU BOLT TYPE | REMOVE | \$64.52  |
| 247 | GUY, SINGLE OH GUY, THRU BOLT TYPE     | REMOVE | \$69.36  |
| 248 | GUY, GUY MARKER                        | REMOVE | \$7.64   |
| 249 | GUY, 2-DOWN GUY, 3/8"THRU BOLT TYPE    | REMOVE | \$123.36 |



|     |                                      |        |          |
|-----|--------------------------------------|--------|----------|
| 250 | GUY, 3-DOWN GUY, 3/8" THRU BOLT TYPE | REMOVE | \$138.42 |
| 251 | GUY, 4-DOWN GUY, 3/8" THRU BOLT TYPE | REMOVE | \$178.04 |
| 252 | GUY, SIDEWALK TYPE (REQUIRES PIPE)   | REMOVE | \$64.42  |
| 253 | GUY INSULATOR, POLE ATTACH           | REMOVE | \$7.64   |
| 254 | GUY INSULATOR, MID GUY               | REMOVE | \$9.65   |
| 255 | ANCHOR, BUST/EXPANSION               | REMOVE | \$162.45 |
| 256 | REPULL EXISTING GUY                  | REMOVE | \$98.30  |
| 257 | GROUNDING ASSEMBLY, GROUND ROD TYPE  | REMOVE | \$15.04  |
| 258 | IN LINE SWITCH,600A                  | REMOVE | \$226.10 |
| 259 | SWITCH,GANG OPER, 3PH, HORIZ         | REMOVE | \$985.77 |
| 260 | SWITCH,GANG OPER, 3PH, VERT          | REMOVE | \$985.77 |
| 261 | 3 PHASE HANGING ARRESTER             | REMOVE | \$136.17 |
| 262 | ARRESTER, PRI-DIST                   | REMOVE | \$55.63  |
| 263 | SWITCH AND ARRESTER ON POLE          | REMOVE | \$125.25 |
| 264 | JUMPER INSTALLATION (6 CU)           | REMOVE | \$26.27  |
| 265 | JUMPER INSTALLATION (4-1/0)          | REMOVE | \$33.51  |
| 266 | JUMPER INSTALLATION (2/0-336)        | REMOVE | \$45.98  |
| 267 | JUMPER INSTALLATION (477-795)        | REMOVE | \$59.10  |
| 268 | ARMOR ROD, PF, (#2/0-336)            | REMOVE | \$26.27  |
| 269 | ARMOR ROD, PF, (#4-1/0)              | REMOVE | \$26.27  |
| 270 | ARMOR ROD, PF, (#477-795)            | REMOVE | \$26.27  |
| 271 | FULL TENSION SLEEVES, (#2/0-336)     | REMOVE | \$76.38  |
| 272 | FULL TENSION SLEEVES, (#4-1/0)       | REMOVE | \$76.38  |
| 273 | FULL TENSION SLEEVES, (#477-795)     | REMOVE | \$76.38  |
| 274 | QUICKIE SLEEVES, (#2/0-336)          | REMOVE | \$50.92  |
| 275 | QUICKIE SLEEVES, (#4-1/0)            | REMOVE | \$50.92  |
| 276 | HOTLINE CLAMP                        | REMOVE | \$15.04  |
| 277 | CROSSARM BRACES, WOOD & BOLTS        | REMOVE | \$41.39  |

|     |                                            |        |          |
|-----|--------------------------------------------|--------|----------|
| 278 | CROSSARM, WOOD                             | REMOVE | \$52.64  |
| 279 | CROSSARM, STEEL                            | REMOVE | \$54.51  |
| 280 | FIBERGLASS/POLYMER INSULATOR               | REMOVE | \$91.07  |
| 281 | SUSPENSION INSULATOR                       | REMOVE | \$180.95 |
| 282 | POLE TOP POST INSUL<br>W/BACKET,CLAMP TYPE | REMOVE | \$212.42 |
| 283 | HORIZONTAL POST INSUL CLAMP                | REMOVE | \$30.09  |
| 284 | VERTICAL POST INSUL CLAMP                  | REMOVE | \$59.75  |
| 285 | PRI INSULATOR, ASSEMBLY, POLE TOP          | REMOVE | \$63.34  |
| 286 | PRI INSULATOR, ASSEMBLY, SIDE TYPE         | REMOVE | N/B      |
| 287 | 1PH,CUTOUT, ARRESTOR & BRACKET             | REMOVE | N/B      |
| 288 | 2PH,CUTOUT, ARRESTOR & BRACKET             | REMOVE | N/B      |
| 289 | 3PH,CUTOUT, ARRESTOR & BRACKET             | REMOVE | N/B      |
| 290 | POLE TOP PIN & INSUL (OFFSET)              | REMOVE | \$63.39  |
| 291 | XARM CLAMP TYPE INS                        | REMOVE | \$47.42  |
| 292 | 1PH EQUIP BRACKET                          | REMOVE | \$30.09  |
| 293 | 3PH EQUIP BRACKET                          | REMOVE | \$52.64  |
| 294 | EYE BOLT ASSEMBLY                          | REMOVE | \$26.27  |
| 295 | OH 1-PHASE PRIMARY TRANSFER                | REMOVE | \$121.24 |
| 296 | OH 2-PHASE PRIMARY TRANSFER                | REMOVE | \$216.77 |
| 297 | OH 3-PHASE PRIMARY TRANSFER                | REMOVE | \$315.02 |
| 298 | OH 1-PHASE PRIMARY RESAG                   | REMOVE | \$133.13 |
| 299 | OH 2-PHASE PRIMARY RESAG                   | REMOVE | \$215.34 |
| 300 | OH 3-PHASE PRIMARY RESAG                   | REMOVE | \$336.57 |
| 301 | OH SECONDARY ASSEMBLY                      | REMOVE | \$98.47  |
| 302 | OH SECONDARY RESAG                         | REMOVE | \$84.44  |
| 303 | OH SERVICE ASSEMBLY                        | REMOVE | \$15.49  |
| 304 | OH SERVICE MOVE                            | REMOVE | \$89.19  |
| 305 | WIRE, #1/0 ACSR 6/1 RAVEN                  | REMOVE | \$468.56 |

|                                                 |                                                               |         |                     |
|-------------------------------------------------|---------------------------------------------------------------|---------|---------------------|
| 306                                             | WIRE, 336 ACSR 18/1 MERLIN                                    | REMOVE  | \$872.81            |
| 307                                             | WIRE, OH, #4 AL DUPLEX OH XLP, TERRIER                        | REMOVE  | \$342.46            |
| 308                                             | WIRE, OH, #1/0 AL TRIPLEX XLP JANTHINA                        | REMOVE  | \$450.54            |
| 309                                             | WIRE, OH, #4 AL TRIPLEX XLP PERIWINKLE                        | REMOVE  | \$342.36            |
| 310                                             | WIRE, OH, #4/0 AL TRIPLEX XLP CERAPUS                         | REMOVE  | \$458.75            |
| 311                                             | WIRE, OH, #1/0 AL QUAD XLP                                    | REMOVE  | \$482.60            |
| 312                                             | WIRE, OH, #4/0 AL QUAD XLP, APPALOOSA                         | REMOVE  | \$503.59            |
| 313                                             | WIRE, UG 1000MCM PRIMARY UG CABLE                             | REMOVE  | \$870.85            |
| 314                                             | WIRE, UG, #2/0,PRIMARY UG CABLE                               | REMOVE  | \$394.17            |
| 315                                             | WIRE, UG, #4/0 AL TRIPLEX XLP                                 | REMOVE  | \$566.65            |
| 316                                             | RSOP SAW OFF POLE                                             | REMOVE  | \$114.08            |
| 317                                             | ADDITIONAL GROUND ROD (CO1)                                   | INSTALL | \$10.61             |
| 318                                             | FLAT RATE FOR EMERGENCY SERVICE RESPONSE WITHIN TWO (2) HOURS |         | \$605.63            |
| <b>TOTAL</b>                                    |                                                               |         | <b>\$124,331.46</b> |
| Will vendor hold pricing firm? Renewal Option 1 |                                                               |         | 3% increase         |
| Will vendor hold pricing firm? Renewal Option 2 |                                                               |         | 3% increase         |
| Will vendor hold pricing firm? Renewal Option 3 |                                                               |         | 3% increase         |
| Will vendor hold pricing firm? Renewal Option 4 |                                                               |         | 5% increase         |

**Recommended vendor:**

Over and Under General Contractor, Inc.  
 129 B Hurricane Shoals RD  
 Lawrenceville, GA 30046  
 Jerry Blackwell Jr.  
 770-682-9160  
[overundercontractor@gmail.com](mailto:overundercontractor@gmail.com)





# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR SESSION, JULY 22, 2024

AGENDA CATEGORY: CONSENT AGENDA

|                          |                                                                                                                                                                                    |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Item:</b>             | Design Management and Production Services on an Annual Contract                                                                                                                    |
| <b>Department:</b>       | Community Relations / Finance                                                                                                                                                      |
| <b>Date of Meeting:</b>  | Monday, July 22, 2024                                                                                                                                                              |
| <b>Fiscal Impact:</b>    | \$150,000.00                                                                                                                                                                       |
| <b>Presented By:</b>     | Melissa Hardegree, Chief Communications Officer                                                                                                                                    |
| <b>Action Requested:</b> | Approval to renew Design Management and Production Services on an Annual Contract with Luckie & Company, LLC (formerly Marbury Creative Group, LLC) in the amount of \$150,000.00. |

---

**Summary:** This contract provides literature development, project management of major annual print/design projects, logo design and development, management of advertising schedules and advertising design in conjunction with Communications Staff, and online design services, including but not limited to web skins, microsite development, and other aspects of online design. This is the third of four renewal options. There is a 5% increase as stipulated in the contract.

**Background:** Requests for proposals were sent out in June of 2021 with Marbury Creative Group, LLC being scored the highest out of five submissions. The contract was awarded for \$90,000.00 with City Manager approval. The first renewal was approved for \$94,000.00 by the City Manager. The second renewal was approved by City Council for \$135,000.00.

**Fiscal Impact:** Amount not to exceed \$150,000.00. This project is funded by the Design Services Fund (1001570.523926).

**Attachments/Exhibits:**  
Cost Tabulation

RP001-22  
Design Management and Production Services on an Annual Contract  
Community Development

|                                                 |              |             |    | Marbury Creative Group, LLC |              |
|-------------------------------------------------|--------------|-------------|----|-----------------------------|--------------|
| ITEM #                                          | DESCRIPTION  | APPROX. QTY |    | UNIT PRICE                  | TOTAL PRICE  |
| 1                                               | Retainer Fee | 12          | Mo | \$8,682.00                  | \$104,184.00 |
| TOTAL                                           |              |             |    | \$104,184.00                |              |
| Will vendor hold pricing firm? Renewal Option 1 |              |             |    | \$7,875.00                  |              |
| Will vendor hold pricing firm? Renewal Option 2 |              |             |    | \$8,269.00                  |              |
| Will vendor hold pricing firm? Renewal Option 3 |              |             |    | \$8,682.00                  |              |
| Will vendor hold pricing firm? Renewal Option 4 |              |             |    | \$9,116.00                  |              |



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, JULY 10, 2024

AGENDA CATEGORY: GENERAL CITY BUSINESS

|                          |                                                                                                   |
|--------------------------|---------------------------------------------------------------------------------------------------|
| <b>Item:</b>             | Resolution for the Abandonment of a portion of the right-of-way of Reynolds Road                  |
| <b>Department:</b>       | City Manager                                                                                      |
| <b>Date of Meeting:</b>  | Wednesday, July 10, 2024                                                                          |
| <b>Fiscal Impact:</b>    | none                                                                                              |
| <b>Presented By:</b>     | Barry Mock, Assistant City Manager                                                                |
| <b>Action Requested:</b> | Approve the resolution for the abandonment of a portion of the ROW of Reynolds Road as presented. |

---

**Summary:** This portion of Reynolds Road is a dirt road and was never improved by the City. The surrounding parcels are owned by one entity, who wishes to redevelop the entire area inclusive of this portion of the ROW.

**Fiscal Impact:** none

**Attachments/Exhibits:** Resolution, map and legal description



**RESOLUTION \_\_\_\_\_**

**RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET**

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

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

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

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

**IT IS SO RESOLVED AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
David R. Still, Mayor

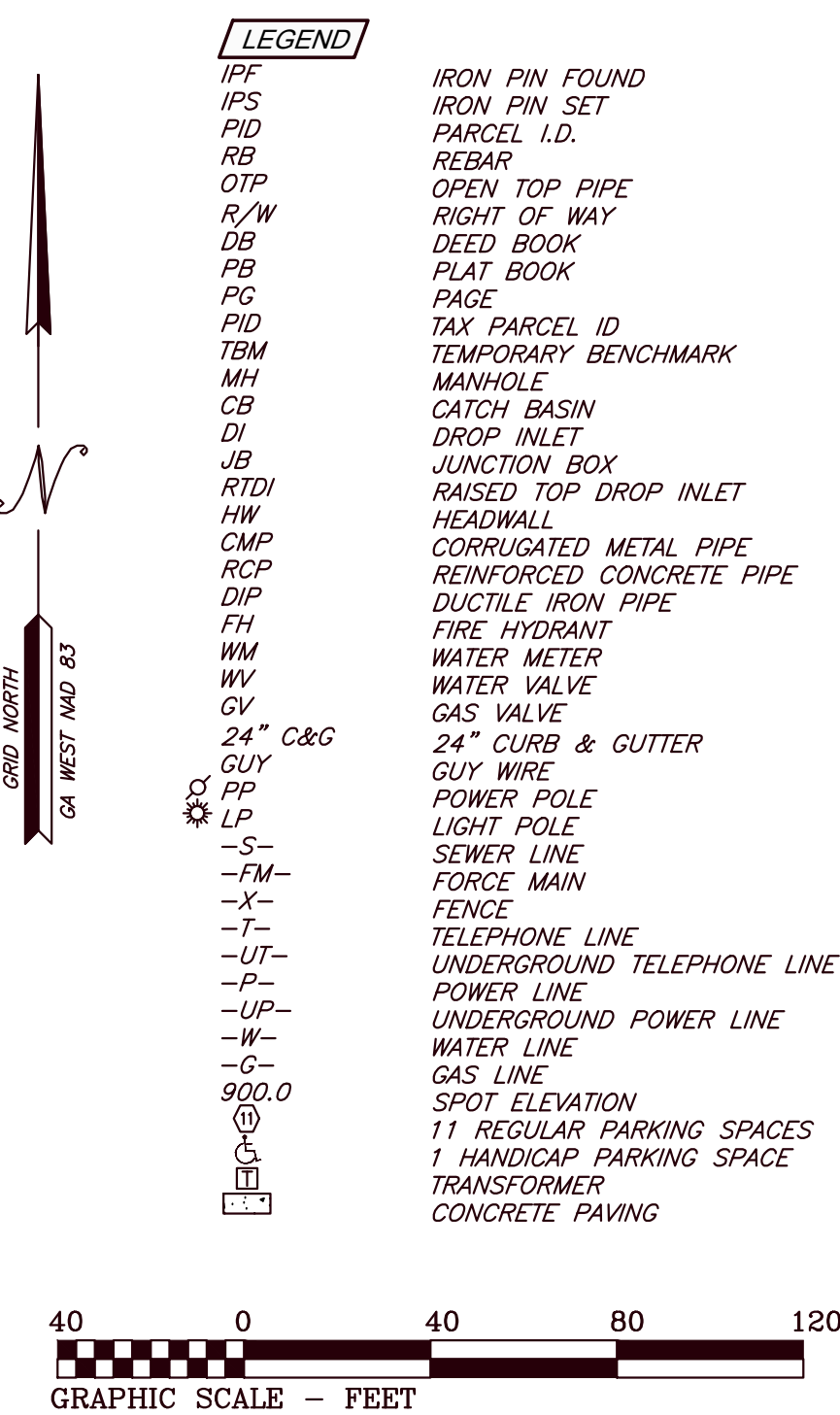
ATTEST:

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

# Exhibit A

## Plat of Abandoned Street





# LEGAL DESCRIPTION

Tract 6  
 All that tract or parcel of land lying and being in Land Lot 12 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 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way the following courses: North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence North 60° 15' 43" East a distance of 171.28 feet to a point; thence North 60° 15' 43" East a distance of 191.70 feet to a 1/2" rebar found; thence leaving said Right of Way South 29° 08' 42" East a distance of 235.10 feet to a 1" iron rod on the northerly Right of Way of Reynolds Road (30' R/W); thence South 30° 20' 07" East a distance of 30.06 feet to an iron pin set on the southerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 116.09 feet to the TRUE POINT OF BEGINNING; from the point thus established and leaving said Right of Way South 25° 07' 45" East a distance of 304.22 feet to a point on the northerly Right of Way of Reynolds Road (Variable R/W); thence continuing along said Right of Way South 89° 10' 33" West a distance of 154.19 feet to a point; thence leaving said Right of Way North 21° 53' 33" West a distance of 226.02 feet to a point; thence North 56° 07' 14" East a distance of 110.88 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.768 Acres (33,381 Square Feet).

# LEGAL DESCRIPTION

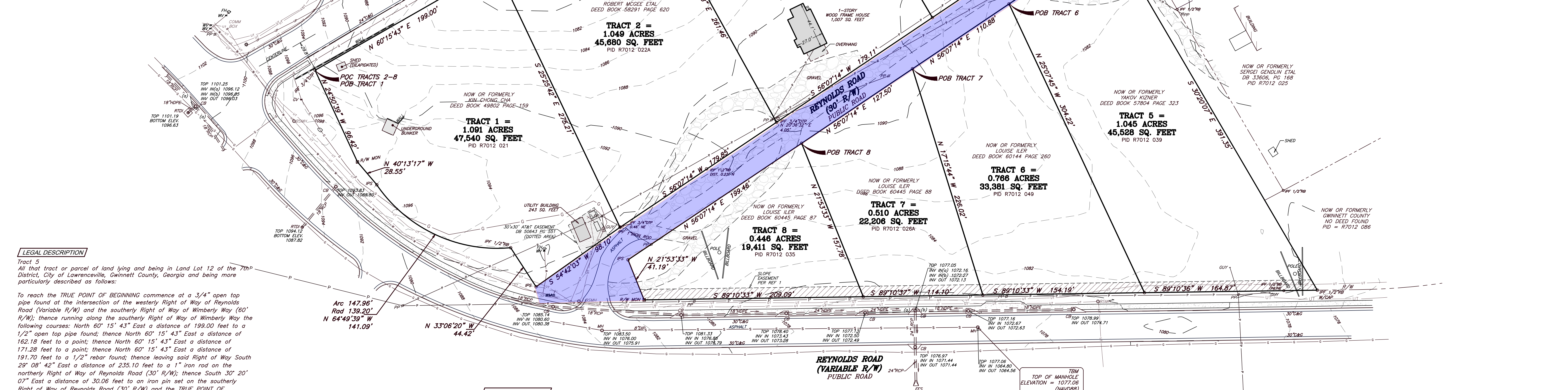
Tract 7  
 All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way the following courses: North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence North 60° 15' 43" East a distance of 171.28 feet to a point; thence North 60° 15' 43" East a distance of 191.70 feet to a 1/2" rebar found; thence leaving said Right of Way South 29° 08' 42" East a distance of 235.10 feet to a 1" iron rod on the northerly Right of Way of Reynolds Road (30' R/W); thence South 30° 20' 07" East a distance of 30.06 feet to an iron pin set on the southerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 116.09 feet to a point; thence South 56° 07' 14" West a distance of 110.88 feet to the TRUE POINT OF BEGINNING; from the point thus established and leaving said Right of Way South 17° 15' 44" East a distance of 226.02 feet to a point on the northerly Right of Way of Reynolds Road (Variable R/W); thence continuing along said Right of Way South 89° 10' 33" West a distance of 114.10 feet to a point; thence leaving said Right of Way North 21° 53' 33" West a distance of 157.28 feet to a point; thence North 56° 07' 14" East a distance of 127.50 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.510 Acres (22,206 Square Feet).

# LEGAL DESCRIPTION

Tract 8  
 All that tract or parcel of land lying and being in Land Lot 12 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 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way the following courses: North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence North 60° 15' 43" East a distance of 171.28 feet to a point; thence North 60° 15' 43" East a distance of 191.70 feet to a 1/2" rebar found; thence leaving said Right of Way South 29° 08' 42" East a distance of 235.10 feet to a 1" iron rod on the northerly Right of Way of Reynolds Road (30' R/W); thence South 30° 20' 07" East a distance of 30.06 feet to an iron pin set on the southerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 116.09 feet to a point; thence South 56° 07' 14" West a distance of 110.88 feet to a point; thence South 56° 07' 14" West a distance of 127.50 feet to the TRUE POINT OF BEGINNING; from the point thus established and leaving said Right of Way South 21° 53' 33" East a distance of 157.28 feet to a point on the northerly Right of Way of Reynolds Road (Variable R/W); thence continuing along said Right of Way South 89° 10' 33" West a distance of 209.09 feet to a Right of Way monument found; thence North 21° 53' 33" West a distance of 41.19 feet to an iron pin set; thence North 56° 07' 14" East a distance of 198.46 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.446 Acres (19,411 Square Feet).



# LEGAL DESCRIPTION

Tract 5  
 All that tract or parcel of land lying and being in Land Lot 12 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 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way the following courses: North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence North 60° 15' 43" East a distance of 171.28 feet to a point; thence North 60° 15' 43" East a distance of 191.70 feet to a 1/2" rebar found; thence leaving said Right of Way South 29° 08' 42" East a distance of 235.10 feet to a 1" iron rod on the northerly Right of Way of Reynolds Road (30' R/W); thence South 30° 20' 07" East a distance of 30.06 feet to an iron pin set on the southerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 116.09 feet to the TRUE POINT OF BEGINNING; from the point thus established and leaving said Right of Way South 30° 20' 07" East a distance of 391.35 feet to a 1/2" rebar with cap found on the northerly Right of Way of Reynolds Road (Variable R/W); thence continuing along said Right of Way South 89° 10' 36" West a distance of 164.87 feet to a point; thence leaving said Right of Way North 25° 07' 45" West a distance of 304.22 feet to a point; thence North 56° 07' 14" East a distance of 116.09 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.045 Acres (45,528 Square Feet).

# REFERENCES

- RIGHT OF WAY PLANS FOR STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER MSLO-0004-00(086) PREPARED BY PBS&J DATED MAY 5, 2011.

# UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATOR. TECHNICAL SURVEY SERVICES, INC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

# ZONING NOTE

THE SUBJECT PROPERTY IS ZONED BG. (GENERAL BUSINESS)

# TOPOGRAPHIC NOTE

THE TOPOGRAPHIC INFORMATION SHOWN IS A GROUND RUN TOPOGRAPHIC SURVEY BY TECHNICAL SURVEY SERVICES, INC. USING TRIGONOMETRIC METHODS AND A POLE PRISM. THE VERTICAL DATUM IS NAVD 88.

# CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,522 FEET AND AN ANGULAR ERROR OF ".2" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 101,762 FEET.

# FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13135C0074F, DATED SEPTEMBER 28, 2006. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

# CONFORMITY STATEMENT

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-2 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-6-67.

# LEGAL DESCRIPTION

Tract 1  
 All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); from the point thus established and running along the southerly Right of Way of Wimberly Way (60' R/W); thence a distance of 199.00 feet to a 1/2" open top pipe found; thence leaving said Right of Way South 25° 25' 42" East a distance of 275.21 feet to a 1" iron rod found on the northerly Right of Way of Reynolds Road (30' R/W); thence running along said Right of Way the following courses: South 54° 42' 03" West a distance of 98.10 feet to an iron pin set; thence North 33° 06' 20" West a distance of 44.42 feet to a 1/2" rebar found; thence running along a curve to the right an arc length of 147.96 feet, (said curve having a radius of 139.20 feet, with a chord bearing of North 64° 49' 39" West, and a chord length of 141.09 feet) to an iron pin set; thence North 40° 13' 17" West a distance of 28.55 feet to a Right of Way monument found; thence North 24° 50' 39" West a distance of 96.42 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.091 Acres (47,540 Square Feet).

Tract 2  
 All that tract or parcel of land lying and being in Land Lot 12 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 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found and the TRUE POINT OF BEGINNING; from the point thus established and running North 60° 15' 43" East a distance of 162.18 feet to a point; thence leaving said Right of Way South 28° 58' 28" East a distance of 261.46 feet to a point on the northerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 179.85 feet to a 1" iron rod; thence leaving said Right of Way North 25° 25' 42" East a distance of 275.21 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.049 Acres (45,680 Square Feet).

# LEGAL DESCRIPTION

Tract 3  
 All that tract or parcel of land lying and being in Land Lot 12 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 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence leaving said Right of Way South 30° 37' 53" East a distance of 248.54 feet to a point on the northerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 179.11 feet to a point; thence leaving said Right of Way North 28° 58' 28" West a distance of 261.46 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.024 Acres (44,611 Square Feet).

Tract 4  
 All that tract or parcel of land lying and being in Land Lot 12 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 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way the following courses: North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence leaving said Right of Way South 30° 37' 53" East a distance of 248.54 feet to a point on the northerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 185.88 feet to a point; thence leaving said Right of Way North 30° 37' 53" West a distance of 248.54 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.047 Acres (45,594 Square Feet).

# SITE INFORMATION

- TRACT 1  
 358 REYNOLDS RD.  
 LAWRENCEVILLE, GA. 30043  
 PID R7012 021
- TRACT 2  
 378 REYNOLDS RD.  
 LAWRENCEVILLE, GA. 30043  
 PID R7012 022A
- TRACT 3  
 396 REYNOLDS RD.  
 LAWRENCEVILLE, GA. 30043  
 PID R7012 061
- TRACT 4  
 408 REYNOLDS RD.  
 LAWRENCEVILLE, GA. 30043  
 PID R7012 062

- TRACT 5  
 368 REYNOLDS RD.  
 LAWRENCEVILLE, GA. 30043  
 PID R7012 039
- TRACT 6  
 441 REYNOLDS RD.  
 LAWRENCEVILLE, GA. 30043  
 PID R7012 049
- TRACT 7  
 REYNOLDS RD.  
 LAWRENCEVILLE, GA. 30043  
 PID R7012 026A
- TRACT 8  
 365 REYNOLDS RD.  
 LAWRENCEVILLE, GA. 30043  
 PID R7012 035

# SURVEYOR'S CERTIFICATION

I certify that this survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-2 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-6-67.



Aubrey J. Akin, R.L.S. #3138

May 23, 2024

Date

**TSS**  
 TECHNICAL SURVEY SERVICES, INC.  
 1641 Autumn Blvd. SW  
 Conley, Georgia 3012  
 (770) 922-6391  
 info@tss-all.com  
 www.tss-all.com

| Date | Revision | No |
|------|----------|----|
|      |          |    |

Field Date: 05/08/2024  
 Plot Date: 05/23/2024  
 Scale: 1"=40'

BOUNDARY & TOPOGRAPHIC SURVEY FOR LUXURY LANDSCAPE SUPPLY

REYNOLDS ROAD  
 LAND LOT 12 7th DISTRICT  
 CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

1  
 SHEET 1 OF 1

JOB #: 2024-1090  
 CRD: REYNOLDS  
 DWG: REYNOLDS RD  
 LSV:

Page 222





# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, JULY 10, 2024

AGENDA CATEGORY: GENERAL CITY BUSINESS

|                          |                                                                                                                    |
|--------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Item:</b>             | Gwinnett Urban County Community Development Block Grant (CDBG) Renewal                                             |
| <b>Department:</b>       | Finance                                                                                                            |
| <b>Date of Meeting:</b>  | Wednesday, July 10, 2024                                                                                           |
| <b>Fiscal Impact:</b>    | None                                                                                                               |
| <b>Presented By:</b>     | Keith Lee, Chief Financial Officer                                                                                 |
| <b>Action Requested:</b> | Approval of the Cooperation Agreement with Gwinnett County for the CDBG Program for Federal Fiscal Years 2025-2027 |

---

**Summary:** Every three years, Gwinnett County is required to requalify as an Urban County along with each of its municipality partners as a condition of its Community Development Block Grant (CDBG) program. By agreeing to partner with Gwinnett County, the City does not have to compete statewide through the Department of Community Affairs (DCA) and competes locally within the County for CDBG funds.

This is no change to the current operation that the City has been under for decades.

**Attachments/Exhibits:**

- Letter from Nicole Love Hendrickson, Chairman Gwinnett County Board of Commissioners
- Cooperation Agreement with Gwinnett County for the CDBG program

U.S. Department of Housing and Urban Development  
CDBG Program Urban County Qualification



COOPERATION AGREEMENT  
for  
Gwinnett County, Georgia  
and  
City of Lawrenceville

**Federal Fiscal Years 2025 - 2027**

AUTHORITY: HUD - CPD NOTICE 24-02

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**GWINNETT COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS**  
**COOPERATION AGREEMENT** [AUTHORITY: CPD NOTICE 24-02; May 2024]  
 Program Year 2025-2027  
**STATE OF GEORGIA – COUNTY OF GWINNETT**

This Cooperation Agreement made this [REDACTED] day of [REDACTED], 2024, by Gwinnett County, a political subdivision of the State of Georgia (hereinafter referred to as the "County") and the City of Lawrenceville, a political subdivision of the State of Georgia (hereinafter referred to as the "City").

### Section 1: Urban County Qualification Requirements

The United States Department of Housing and Urban Development (hereinafter referred to as "HUD") has determined that the County is eligible, as an "Urban County", to receive Entitlement Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974, as amended, to address certain needs of predominantly low and moderate income persons with CDBG funds [and any program income derived from the expenditure of CDBG funds] to be made available during the period beginning with Federal Fiscal Year [hereinafter referred to as "FFY"] 2025 and continuing in place and in full effect until such time in the future as the City shall elect to exclude itself, in accordance with HUD instructions and schedules. The County agrees to provide written notice to the City of Lawrenceville its rights of future exclusion from the County CDBG Program for each successive three-year qualification period, in compliance with HUD-required notification dates.

HUD permits Urban Counties and their participating municipalities to execute Cooperation Agreements which are to be automatically renewing at the end of each three-year qualification period, unless changes in the Agreement are required by HUD that would necessitate the execution of a new Agreement and/or unless the participating municipality elects to be excluded from the Agreement at the beginning of each three-year cycle. The County and the City agree, herein, to execute this automatically renewing Cooperation Agreement, with these special stipulations [and as further described in this Agreement], beginning with FFY 2025.

### Section 2: CDBG Program

The funds received under this Agreement will be used to improve the quality of housing, public facilities, certain public service capital needs, and to create and/or retain jobs, predominantly for low- and moderate-income persons. These funds will benefit low- and moderate-income citizens of the County's incorporated municipalities, if the needs of such persons in these municipalities are included in the Gwinnett County CDBG Program.

This agreement covers the CDBG Entitlement program and, where applicable, the HOME Investment Partnership (HOME) and Emergency Solutions Grants (ESG) Programs (i.e., where the urban county receives funding under the ESG program or receives funding under the HOME program as an urban county or as a member of a HOME consortium).

By executing the CDBG cooperation agreement, the city understands that it:

1. May not apply for grants from appropriations under the State CDBG Program for fiscal years during the period in which it participates in the urban county's CDBG program; and
2. May receive a formula allocation under the HOME Program only through the urban county. Thus, even if the urban county does not receive a HOME formula allocation, the participating unit of local government cannot form a HOME consortium with other local governments. (Note: This does not preclude the urban county or a unit of government participating with the urban county from applying to the State for HOME funds; and
3. May receive a formula allocation under the ESG Program only through the urban county. (Note: This does not preclude the urban county or a unit of government participating with the urban county from applying to the State for ESG funds.

Participation in this Agreement covers participation in the Community Development Block Grant [CDBG] program per HUD requirements. The County invites the participation of the incorporated municipalities located in Gwinnett County in the Community Development Block Grant Program, upon the respective municipalities dedicating their population counts in support of the County formula allocation of funds and the County agrees to carry out the objectives of the Housing and Community Development Act, as amended, throughout the unincorporated areas of the County and in the City.

During each Program Year, the City has the opportunity to make priority decisions and to submit an application of eligible CDBG activities to the County for consideration. The CDBG activities shall be submitted to the County in accordance with the County's schedule for the preparation of the Consolidated Plan(s), which must be approved by HUD. The list of CDBG activities will be reviewed and scored by the County and potential funding recommendations will be based on the annual competitive CDBG cycle. The County and the City acknowledge that neither party shall obstruct the implementation of the HUD approved Consolidated Plan(s) during the period covered by this Agreement. The County and City jointly agree to work cooperatively each program year to establish a schedule of implementation, which is responsive to the City's needs, while complying with all federal requirements. The County agrees to submit to the City, for review and comment, any plans, which would affect the City, which will involve the use of CDBG funds for implementation.

### Section 3: Duration of Agreement

This Agreement remains in effect until CDBG (and, where applicable, HOME and ESG) funds have been received from HUD and program income received (with respect to activities carried out during the three-year qualification period) have been expended by

the City and the County, and the funded activities completed. Neither the County nor the City can terminate or withdraw from the Cooperation Agreement while it remains in effect.

The City pledges its willingness to undertake or assist in the undertaking of eligible CDBG activities funded by the Gwinnett County CDBG Program. The City understands that it remains a part of the County CDBG Program beginning with FFY 2025 and shall remain a member until such time, at the end of any HUD-designated three-year period, as the County provides to the City written notice, in accordance with the HUD-established instructions and schedule, and the City elects not to participate in a new qualification period. The failure of either party to adopt an amendment to the Agreement incorporating all changes necessary to meet the requirements for Cooperation Agreements set forth by HUD for a subsequent three-year Urban County qualification period and to submit the amendment(s) to HUD, as required by HUD, will void the automatic renewal of such qualification period. The County will notify the City, by HUD prescribed dates, for the next and all subsequent three-year qualification periods, of the City's rights to remain a party to the Agreement or elect to choose exclusion from the County CDBG Program.

It is hereby agreed to by the parties signed hereto that neither party shall terminate this Cooperation Agreement after the date first written prior to the end of any three-year qualifying period. The City may choose to exclude itself from the County CDBG Program only at the beginning of each three-year qualifying period, unless the City has exercised its option to exclude itself from the County CDBG Program established under the terms of the Housing and Community Development Act of 1974, as amended. The only other options for termination of this Agreement are the cancellation by HUD of its obligation to the County under the aforementioned Act, or if the County fails to qualify as an Urban County, or if the County does not receive a CDBG grant in any year of the three-year period previously identified. It is also agreed by the parties signed hereto that this Agreement shall remain valid until such time as: (1) HUD requires changes in the Agreement; or (2) the City shall choose to exclude itself from the County CDBG Program; or (3) the County shall no longer qualify to receive CDBG funds.

#### Section 4: Federal Grant Restrictions

The City understands that it may not apply for grants under the Small Cities or Department of Community Affairs [DCA] State CDBG Program from appropriations for fiscal years during the period in which it is participating in the County's CDBG Program. The City understands that it may not participate in a Consortium except through the County, regardless of whether the County receives a formula allocation.

The County agrees to actively request the City's involvement in the Community Development Block Grant Program and the County agrees to accept the City's interest in undertaking eligible CDBG activities. The City and the County agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing



assistance activities, specifically urban county renewal, and publicly assisted housing within the municipal limits of said City.

### Section 5: Compliance

The county and the city agree to "cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities."

The City acknowledges that it has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations. The City acknowledges that it has adopted and is enforcing a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location, which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

The County and the City will take all actions necessary to ensure compliance with the County's certification under Section 104 (b) of Title I of the Housing and Community Development Act of 1974, as amended, regarding Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and affirmatively furthering fair housing. The City and the County also have an obligation to comply with section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, Title II of the Americans with Disabilities Act, Section 3 of the Housing and Urban Development Act of 1968, and all other applicable laws.

The County acknowledges that it is prohibited from funding activities in or in support of any cooperating city that does not affirmatively further fair housing within its own jurisdiction or that impede the County's actions to comply with its fair housing certification. If the City undertakes any activities with Community Development Block Grant funds, the City will take all required actions to comply with the provisions of Section 104 (b) of Title I of the Housing and Community Development Act of 1974, as amended, including Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of 1974, as amended, and other applicable laws.

The City agrees to affirmatively further fair housing within its jurisdiction and to assist the County in the implementation of its HUD approved Consolidated Plan covering the County and the City throughout the effective term of this Agreement.

The City has affirmed that it has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and;
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within jurisdictions."

The city understands that it may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.

### Section 6: CDBG Eligible Project Approval

The County will have the responsibility for approving projects as eligible for funding, after their selection by the Mayor and Council of the City. The County will also have the responsibility for preparing the Consolidated Plan and for other documents and reports to be submitted to HUD. The City will provide the necessary documentation, with technical assistance from the County, for projects funded with CDBG funds. Pursuant to the requirements of 24 CFR 570.501(b), the City agrees that it will enter a CDBG Subrecipient Agreement [as do all Subrecipients, as set forth in 24 CFR 570.503] for each of the years during which the City remains as a participating municipality in the County CDBG Program for the use of such funds as are approved by the County for the City for each of the respective years.

### Section 7: Program Income

If the City generates any program income as a result of the expenditure of CDBG funds, the provisions of 24 CFR 570.504(c), as well as the following specific stipulations, shall apply:

- a. The City acknowledges that it must notify the County of any program income generated through the expenditure of CDBG funds during the calendar month that such program income is generated.
- b. The City acknowledges that any such program income must be expended by the City or paid to the County at the end of the month in which the program income is generated.
- c. The City further acknowledges that the County has the responsibility for monitoring and reporting to the U.S. Department of Housing and Urban Development (HUD) on the generation of any such program income. The responsibility for appropriate recordkeeping by the City and reporting to the County by the City on the generation of such program income is hereby acknowledged by the City. The County agrees, herein, to provide technical

assistance to the City in establishing an appropriate and proper recordkeeping and reporting system, as required by HUD.

- d. In the event of close-out or change in status of the City, any program income that is on hand or received subsequent to the close-out or change in status shall be paid to the County within 30 calendar days following the official date of the close-out or change in status. The County agrees to notify the City, in writing, should close-out or change in status of the City occur as a result of changes in CDBG Program statutes, regulations and/or instructions.

The following standards shall apply to real property (within the control of the City) acquired or improved, in whole or in part, using CDBG funds. The standards are:

- a. The City shall inform the County in writing at least thirty (30) calendar days prior to any modification or change in the use of the real property from that planned at the time of acquisition or improvements, including disposition.
- b. The City shall reimburse the County in an amount equal to the current fair market value (less any portion thereof attributable to expenditures of non-CDBG funds) of property acquired or improved with CDBG funds that is sold or transferred for a use which does not qualify under the CDBG regulations. Said reimbursement shall be provided to the County at the time of sale or transfer of the property referenced, herein.
- c. Any program income generated from the disposition or transfer of property prior to or subsequent to the close-out, change of status or termination of the Cooperation Agreement between the County and the City shall be repaid to the County at the time of disposition or transfer of the property.

### Section 8: Authorizations

The Mayor of the City is hereby authorized to execute any and all documents necessary as a condition for the City's participation under the terms of the aforementioned Housing and Community Development Act of 1974, as amended.



Section 9: Agreement Execution

IN WITNESS WHEREOF, the parties hereunto have affixed their signatures on the dates specified below:

For City of Lawrenceville:

\_\_\_\_\_  
David Still, Mayor, City of Lawrenceville

\_\_\_\_\_  
Date of Signature

Attest:\_\_\_\_\_  
Karen Pierce, City Clerk

\_\_\_\_\_  
Date of Signature

Date Approved: City Governing Body:

\_\_\_\_\_

[IMPRINT CITY SEAL HERE]

For Gwinnett County:

\_\_\_\_\_  
Nicole L. Hendrickson, Chairwoman  
Gwinnett County Board of Commissioners

\_\_\_\_\_  
Date of Signature

Attest:\_\_\_\_\_  
Tina King, County Clerk

\_\_\_\_\_  
Date of Signature

[IMPRINT COUNTY SEAL HERE]

\_\_\_\_\_  
Matthew Elder, Division Director  
Gwinnett County Housing Community  
Development Division

\_\_\_\_\_  
Date of Signature

Board Action Date:\_\_\_\_\_

Approved As To Form:

\_\_\_\_\_  
Tracy Lettsome, Senior Assistant County  
Attorney

\_\_\_\_\_  
Date of Signature

Section 10: City Clerk Certification

Name of City: City of Lawrenceville

This is to certify that the authority to execute the attached Cooperation Agreement with the Gwinnett County Board of Commissioners for participation in the Gwinnett County Community Development Block Grant Program, for Urban County Qualification beginning with FFY 2025, and continuing until such time for future Urban County qualification periods as the City might choose to exclude itself from the Gwinnett County Community Development Block Grant Program, was approved and adopted in the regular meeting of the City Council held on:

\_\_\_\_\_, 2024  
Date

This is to further certify that the attached is a true and correct copy of said “Cooperation Agreement,” as approved at the City Council meeting held on the date written above.

\_\_\_\_\_  
Signature of City Clerk

Karen Pierce  
Typed Name of City Clerk

\_\_\_\_\_  
Date

Attest: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name of Attestor

\_\_\_\_\_  
Date of Signature