



LAWRENCEVILLE

GEORGIA

CITY COUNCIL WORK SESSION AGENDA

Wednesday, August 10, 2022
5:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Recognitions

1. Police Department - K9 Ali

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.

2. RZC2022-00041; Iesha Martin; 1395 Five Forks Trickum Road
3. SUP2022-00070; TOPFA c/o Battle Law, P.C.; Northeast intersection of Lyle Circle and Park Access Drive
4. Discussion on two proposals for wall mounted digital sign to be located at the Lawrenceville Arts Center
5. Project FIRST Annual Update
6. Purchase of Diaphragm Gas Meters on an Annual Contract
7. DJI Matrice M30T Drones
8. 144 East Crogan Street Patio Project
9. Consideration of Residency Incentive Resolution

- [10.](#) Intergovernmental Agreement with the Downtown Development Authority of Lawrenceville (DDA) to transfer property identified as 190 Oak Street for redevelopment purposes

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2022-00041; Ilesha Martin; 1395 Five Forks Trickum Road

Department: Planning and Development

Date of Meeting: Wednesday, August 10, 2022

Applicant Request: Rezone the subject property from BN (Neighborhood Business District – Retired) to BG (General Business District)

Presented By: Todd Hargrave, Director of the Planning and Development Department

Department Recommendation: **Approval with Conditions**

Planning Commission Recommendation: **Approval with Staff Recommended Conditions**

Summary: The applicant request rezoning of a 1.22-acre parcel from BN (Neighborhood Business District) to BG (General Business District). The applicants request is intended to allow a variety of uses commonly associated with the BG zoning classification. The subject property is located the northeast right-of-way intersection of Five Forks Trickum Road and Sugarloaf Parkway. The property is vacant.

Attachments/Exhibits:

- RZC2022-00041_MUNICODE_07202022
- RZC2022-00041_REPORT_07112022
- RZC2022-00041_P&D RECO CON_07112022
- RZC2022-00041_PC RECO CON_08012022
- RZC2022-00041_LOI_06032022
- RZC2022-00041_SITE PLN NTS_06032022
- RZC2022-00041_LEGAL_06032022

- **RZC2022-00041_APP_06032022**
- **RZC2022-00041_P&D ZON MAP_07112022**
- **RZC2022-00041_P&D AER MAP_07112022**

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

CASE NUMBER:	RZC2022-00041
APPLICANT:	IESHA MARTIN
OWNER:	CHEROKEE USA INC.
CONTACT:	LYNN WHITLEY – 770-418-9823
CONTACT:	HONG SUN YI – 678-437-5889
LOCATION:	1395 FIVE FORKS TRICKUM ROAD
PARCEL ID:	R5084 023
ACREAGE:	1.22 ACRES
ZONING PROPOSAL:	REZONE THE SUBJECT PROPERTY FROM BN (NEIGHBORHOOD BUSINESS DISTRICT - RETIRED) TO BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	GENERAL BUSINESS
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

ZONING HISTORY:

In 2008, the City of Lawrenceville annexed the subject property into the city limits and zoned the site BN (Neighborhood Business District), pursuant to RZ-08-02. In 2017, the City Council approved a Change-in-Conditions request allowing modifications to the existing conditions of zoning, pursuant to RZ-CIC-17-06.

PROJECT DATA

The applicant request rezoning of a 1.22-acre parcel from BN (Neighborhood Business District) to BG (General Business District). The applicants request is to allow a variety of uses commonly associated with the BG zoning classification. The subject property is located the northeast right-of-way intersection of Five Forks Trickum Road and Sugarloaf Parkway.

The development consist of a one-story 11,050 square foot retail/commercial building, associated parking and driveways. The development consist of fifty (50) parking spaces, including three (3) handicap spaces. Additionally, the site plan indicates a drive aisle constructed along the northern property lines, which could be interpreted as a required off-street loading space, satisfying the minimum parking and loading requirements of the Zoning Ordinance, Article 5 Parking. The submitted site plan the proposed installation of driveway connections or curb cuts along Sugarloaf Parkway and Five Forks-Trickum Road. A 15-foot landscape strip is located along the northern property lines, as well as a ten (10) foot landscape strip along both road frontages.

The intersection of Sugarloaf Parkway and Five-Forks Trickum Road is an established commercial node, with retail development occupying the other three corners. Adjacent to the north and east are a vacant residence (1375 Five Forks-Trickum Rd.) and the Mormon Church (3355 Sugarloaf Pkwy) in R-75 County zoning. As requested, the proposed rezoning would be consistent with the established zoning and use at this commercial node.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Neighborhood Mixed Use Character Area. The intent of Neighborhood Mixed Use areas is to provide a center for local services that is walkable from nearby residential areas. Examples of local services include restaurants, corner stores, drug stores, dry cleaners, and small-scale retail. In some instances, these local services could be mixed with medium density housing such as townhouses or small-scale apartment buildings. Neighborhood Mixed Use areas are primarily located in the southern half of the city to serve Traditional Residential neighborhoods. As requested, the existing commercial/retail zoning and uses could be considered consistent with the intent of the 2040 Comprehensive Plan.

The request, if properly conditioned could be another example of the consistency with local policies intended to create positive developments throughout the city limits. Therefore, the Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

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

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;**

The immediate surrounding area predominately consist of a mix of commercial/retail uses and zoning. A commercial/retail development with a wide range of general business uses could be suitable in view of the uses and zoning of adjacent and nearby property

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

The zoning proposal would not adversely affect the existing uses and zoning of adjacent or nearby properties. The plan is consistent with the policies of the City of Lawrenceville.

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

The property has a reasonable economic use as currently zoned.

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;**

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

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

Policies of the City recognize redevelopment opportunities present throughout the city limits. Neighborhood Mixed Use Character Areas could benefit from the “halo effect” of high-quality development already happening nearby.

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 existing commercial/retail facility is underutilized due to the restrictive nature of the BN zoninig classification. Allowing an expanded list of permitted uses could be consistent with the established development and zoning pattern in the immediate area.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_07112022

RZC2022-00041

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

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 balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

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

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. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

C. Landscape shall be designed and installed to meet the conditions of zoning,

requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

- D.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- E.** Provide a fifteen (15) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.
- J.** Any utility relocations shall be the responsibility of the developer.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_08012022

RZC2022-00041

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

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 balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

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

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. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

C. Landscape shall be designed and installed to meet the conditions of zoning,

requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

- D.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- E.** Provide a fifteen (15) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.
- J.** Any utility relocations shall be the responsibility of the developer.

LETTER OF INTENT

May 23, 2022

City of Lawrenceville

Re: 1395 Five Forks Trickum Road
Lawrenceville, GA 30046
Gwinnett County

To whom it may concern:

We would like to apply to rezone our property located at 1395 Five Forks Trickum Road. The property is currently zoned as BN, Neighborhood Business and we would like to rezone it to BG, General Business.

Our purpose for requesting the rezone is we would like to be able to lease to a wider variety of businesses than BN allows.

Thank you for your consideration.

RZC2022-00041
Received: June 3, 2022
Planning and Development Department

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



Symbols & Abbreviations

- | | |
|----------------------------|------------------------------|
| PP □ POWERPOLE | (R) RECORD DATA |
| — GUY WIRE | (M) MEASURED DATA |
| LP □ LIGHT POLE | (C) CALCULATED DATA |
| □ STREET LIGHT POLE | R/W RIGHT OF WAY |
| □ ELEC. TRANSFORMER | BSL BLDG SETBACK LINE |
| — OHE OVERHEAD ELECTRIC | BC BACK OF CURB |
| □ WATER VALVE | EP EDGE OF PAVEMENT |
| □ WATER METER | EC EDGE OF CONCRETE |
| □ FIRE HYDRANT | P PROPERTY LINE |
| — SS SANITARY SEWER PIPING | D.E. DRAINAGE EASEMENT |
| □ SEWER MANHOLE | L.E. LANDSCAPE EASEMENT |
| □ CLEAN OUT | S.S.E. SANITARY SEWER ESMIT |
| — SD STORM DRAIN PIPING | IPS IRON PIN SET |
| □ STORM DRAIN MANHOLE | RBF REBAR FOUND |
| □ STORM INLET | CTP CRIMP TOP PIPE |
| □ CURB INLET | OTP OPEN TOP PIPE |
| □ DROP INLET | P.O.C. POINT OF COMMENCEMENT |
| — X FENCE LINE | P.O.B. POINT OF BEGINNING |
| SW SIDEWALK | ● IRON PIN FOUND |
| □ TREE | ● IRON PIN SET |
| T.B.M. | ■ P.K. NAIL FOUND |
| ⊕ TEMPORARY BENCH MARK | □ P.K. NAIL SET |
| | ⊗ FND X MARK / SCRIBE |
| | ⊗ SET X MARK / SCRIBE |

FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13135C0103F, CONTAINING A LATEST DATE OF 09/29/2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

Map or Plat Certification

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

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

PRESENTED BEFORE ME THIS 2 DAY OF JUNE IN THE YEAR OF 2022.

Seaton G. Shepherd, Jr.
SEATON G. SHEPHERD, JR., GA RLS No. 2136

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000.00+ FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF RECORD BASIS OF BEARING AS SHOWN ON MAP OR PLAT.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Utility Notes

1. UTILITY SURVEY WAS NOT PERFORMED.

Map or Plat and Survey References

1. REFERENCE DEED BOOK 55700, PAGE 869

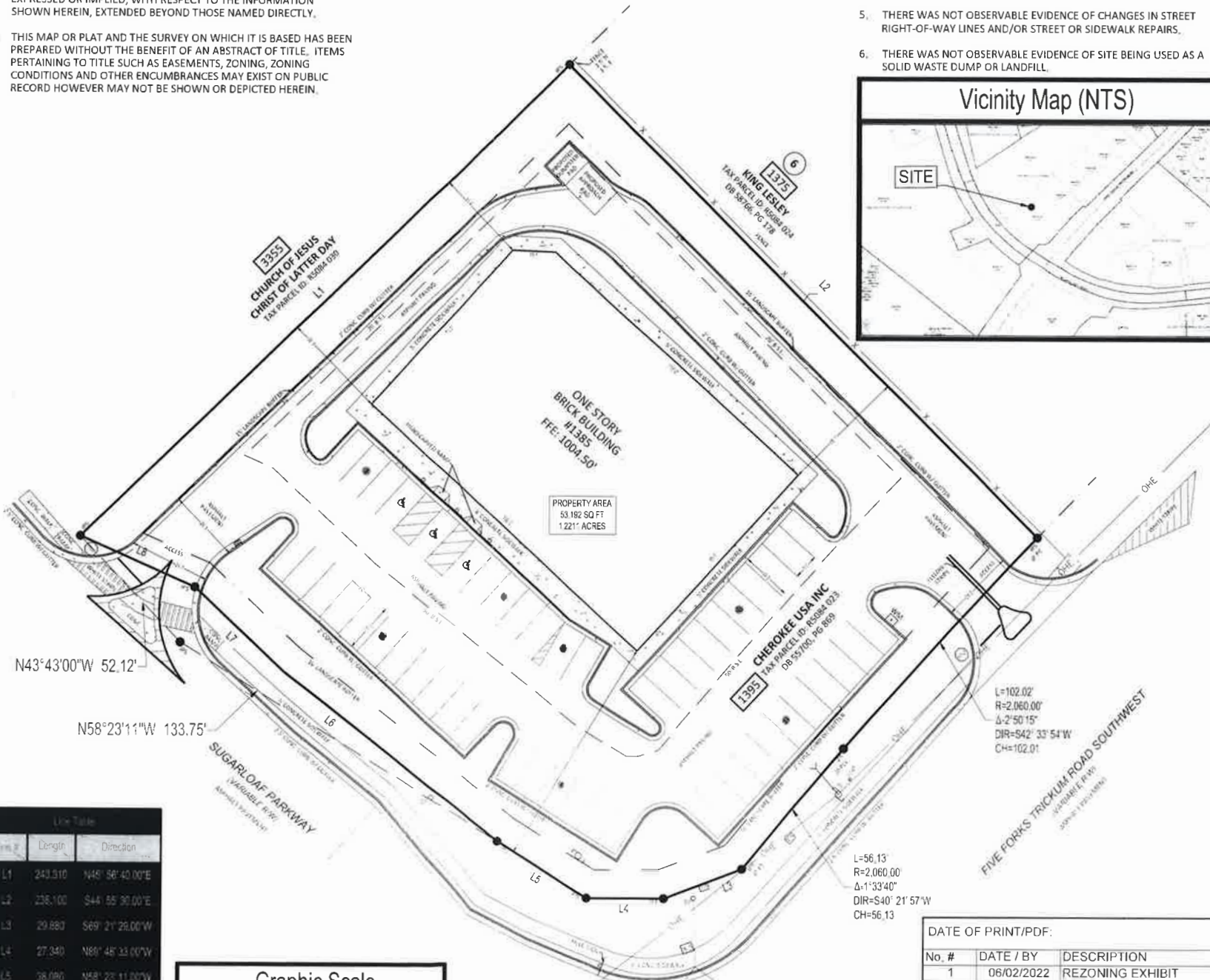
Statement of Purpose

THE PURPOSE OF THIS DOCUMENT TO RE-ZONE THE SUBJECT PARCEL FROM BN TO BG. THERE ARE NO PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THIS ZONING DESIGNATION / CLASSIFICATION CHANGE.

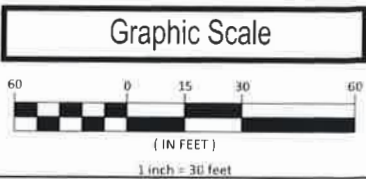
Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "SURVEY" AND COMPLETED ON "JUNE 2ND, 2022" UTILIZING A TOPCON GS ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
3. THE FIELD CLOSURE UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 75,000.00+ FEET, AND WAS NOT ADJUSTED USING THE COMPASS RULE METHOD.
4. THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
6. THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

Vicinity Map (NTS)



Line #	Length	Direction
L1	243.310	N45° 50' 40.00"E
L2	238.100	S44° 55' 30.00"E
L3	29.880	S69° 21' 29.00"W
L4	27.340	N80° 45' 33.00"W
L5	38.090	N58° 23' 11.00"W
L6	97.221	N52° 00' 24.00"W
L7	43.896	N47° 11' 01.00"W
L8	44.910	N66° 14' 00.40"W



RZC2022-00041
Received: June 3, 2022
Planning and Development Department

RE-ZONING SITE PLAN FOR:
CHEROKEE USA INC

SITE ADDRESS: 1385 FIVE FORKS TRICKUM ROAD SW, LAWRENCEVILLE, GA 30045
LOT XX, VENABLE VALLEY FARMS,
LAND LOT 84 OF THE 5TH LAND DISTRICT,
DB 55700, PG 869 & PB XX, PG XX.
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

Sheet / Drawing Scale
1" = 30'
Unless Otherwise Noted
GSA Project No.
KNOL 17-002
Drawn By / Field Crew
SH Crew No. 1
LD/US 05.30.2022
Sheet No. 01 OF 01

GRANT SHEPHERD & ASSOCIATES, INC.
Geospatial Layout • GPS Modeling
Land Surveying • Site Development
735 LONGLEAF BOULEVARD, SUITE A LAWRENCEVILLE, GA 30046
PHONE: 770 418 9823 FAX: 770 418 9289
WWW.GSASURVEYING.COM
COA / LSF 000459

THE USE OF THIS DOCUMENT FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON WRITTEN CONSENT AND PERMISSION OF GRANT SHEPHERD & ASSOCIATES, INC.

EXHIBIT "A"
Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 84 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a point at the midpoint of the mitered intersection formed by the westerly right-of-way of Five Forks Trickum Road (a variable right of way) with the northerly right-of-way of Sugarloaf Parkway (a variable right-of-way); thence continuing along said mitered intersection North 89 degrees 48 minutes 33 seconds West a distance of 27.34 feet to a point; thence leaving said mitered intersection and continuing along the northerly right of way of said Sugarloaf Parkway North 58 degrees 23 minutes 11 seconds West a distance of 171.83 feet to a point; thence along a curve to the right having a radius of 797.26 feet and arc length of 52.13 feet, being subtended by a chord of North 43 degrees 43 minutes 00 seconds West a distance of 52.12 to an iron pin found; thence leaving the northerly right of way of said Sugarloaf Parkway and running North 45 degrees 56 minutes 40 seconds East a distance of 243.31 feet to an iron pin found; thence South 44 degrees 55 minutes 30 seconds East a distance of 238.10 feet to a point on the westerly right of way of said Five Forks Trickum Road; then continuing along the westerly right of way of said Five Forks Trickum Road along a curve to the right having a radius of 2060.00 feet and an arc length of 102.02 feet, being subtended by a chord of South 42 degrees 33 minutes 54 seconds West a distance of 102.01 feet to a point; thence along a curve to the right having a radius of 2060.00 feet and an arc length of 56.13 feet, being subtended by a chord of South 40 degrees 21 minutes 57 seconds West a distance of 56.13 feet to the aforesaid mitered intersection; thence continuing along said mitered intersection South 69 degrees 21 minutes 29 seconds West a distance of 29.88 feet to the midpoint of the mitered intersection formed by the westerly right-of-way of said Five Forks Trickum Road with the northerly right-of-way of said Sugarloaf Parkway, said point being the POINT OF BEGINNING.

Said tract containing 54,770 square feet or 1.2573 acres, more or less, as shown on that certain Survey for Cherokee USA, Inc., Regions Bank, Metro City Bank, and First American Title Insurance Company, prepared by Site Works Surveys and Planning, bearing the seal and certification of Ronald E. Grudger, Georgia Registered Land Surveyor No. 2089, dated October 6, 2017, last revised February 8, 2018.

Together with that certain Easement Agreement by and between SCI Sugarloaf Fund, LLC and Regions Exchange, LLC, dated December 1, 2008, filed December 4, 2008, recorded in Deed Book 49189, page 110, aforesaid records.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2018 and subsequent years, not due and payable.
2. Sewer Easement from Regions Bank to Gwinnett County, dated June 3, 2013, recorded in Deed Book 52356, page 395, aforesaid records.
3. Permanent Construction Easement from Regions Bank to Gwinnett County, dated August 5, 2014, recorded in Deed Book 53116, page 276, aforesaid records.
4. All items as revealed by plat recorded in Plat Book 4, page 244, aforesaid records.
5. Easement from Dr. A.J. Barfield to Georgia Power Company, dated August 22, 1960, recorded in Deed Book 163, page 176, aforesaid records.
6. Drainage rights contained in that certain Right of Way Deed from Donald G. Loggins, Charles L. Arnold, Ewell A. Arnold and Gwinnett County, a political subdivision of the State of Georgia, dated November 2, 1976, recorded in Deed Book 1224, page 285, aforesaid records.
7. Permit to Cut or Trim Trees from E.B. Treadwell to Oglethorpe Power Corporation, an Electric Membership Generation & Transmission Corporation, dated April 28, 1981, recorded in Deed Book 2166, page 87, aforesaid records.
8. Permit to Cut or Trim Trees from E.B. Treadwell to Oglethorpe Power Corporation, an Electric Membership Generation & Transmission Corporation, dated April 28, 1981, recorded in Deed Book 2166, page 88, aforesaid records.
9. All matters as revealed on that certain Survey for Cherokee USA, Inc., Regions Bank, Metro City Bank, and First American Title Insurance Company, prepared by Site Works Surveys and Planning, bearing the seal and certification of Ronald E. Grudger, Georgia Registered Land Surveyor No. 2089, dated October 6, 2017, last revised February 8, 2018.



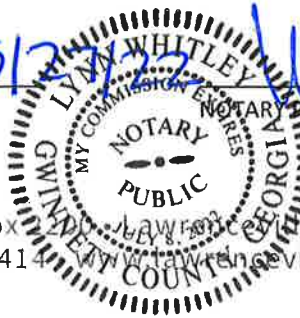
LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Iesha Martin</u>	NAME: <u>Cherokee USA Inc.</u>
ADDRESS: <u>735 Longleaf Blvd</u>	ADDRESS: <u>5006 Oak Hollow Dr.</u>
CITY: <u>Lawrenceville, GA</u>	CITY: <u>Acworth</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30102</u>
CONTACT PERSON: <u>Lynn Whitley</u> PHONE: <u>770-418-9823</u> <u>Hong Sun Yi</u> <u>678-437-5889</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>BN</u> REQUESTED ZONING DISTRICT: <u>BG</u>	
PARCEL NUMBER(S): <u>R5084 023</u> ACREAGE: <u>1.22</u>	
ADDRESS OF PROPERTY: <u>1395 Five Forks Trickum Road</u>	

[Signature] 05/27/22 [Signature] 05/27/22
 SIGNATURE OF APPLICANT DATE SIGNATURE OF OWNER DATE
Iesha Martin Hong Sun Yi
 TYPED OR PRINTED NAME TYPED OR PRINTED NAME
[Signature] 05/27/22 [Signature] 05/27/22
 NOTARY PUBLIC DATE NOTARY PUBLIC DATE



70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
 770.963.2414 • www.lawrencevillega.org
 RZC2022-00041
 Received: June 3, 2022
 Planning and Development Department

LETTER OF INTENT

May 23, 2022

City of Lawrenceville

Re: 1395 Five Forks Trickum Road
Lawrenceville, GA 30046
Gwinnett County

To whom it may concern:

We would like to apply to rezone our property located at 1395 Five Forks Trickum Road. The property is currently zoned as BN, Neighborhood Business and we would like to rezone it to BG, General Business.

Our purpose for requesting the rezone is we would like to be able to lease to a wider variety of businesses than BN allows.

Thank you for your consideration.

RZC2022-00041
Received: June 3, 2022
Planning and Development Department

EXHIBIT "A"
Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 84 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a point at the midpoint of the mitered intersection formed by the westerly right-of-way of Five Forks Trickum Road (a variable right of way) with the northerly right-of-way of Sugarloaf Parkway (a variable right-of-way); thence continuing along said mitered intersection North 89 degrees 48 minutes 33 seconds West a distance of 27.34 feet to a point; thence leaving said mitered intersection and continuing along the northerly right of way of said Sugarloaf Parkway North 58 degrees 23 minutes 11 seconds West a distance of 171.83 feet to a point; thence along a curve to the right having a radius of 797.26 feet and arc length of 52.13 feet, being subtended by a chord of North 43 degrees 43 minutes 00 seconds West a distance of 52.12 to an iron pin found; thence leaving the northerly right of way of said Sugarloaf Parkway and running North 45 degrees 56 minutes 40 seconds East a distance of 243.31 feet to an iron pin found; thence South 44 degrees 55 minutes 30 seconds East a distance of 238.10 feet to a point on the westerly right of way of said Five Forks Trickum Road; then continuing along the westerly right of way of said Five Forks Trickum Road along a curve to the right having a radius of 2060.00 feet and an arc length of 102.02 feet, being subtended by a chord of South 42 degrees 33 minutes 54 seconds West a distance of 102.01 feet to a point; thence along a curve to the right having a radius of 2060.00 feet and an arc length of 56.13 feet, being subtended by a chord of South 40 degrees 21 minutes 57 seconds West a distance of 56.13 feet to the aforesaid mitered intersection; thence continuing along said mitered intersection South 69 degrees 21 minutes 29 seconds West a distance of 29.88 feet to the midpoint of the mitered intersection formed by the westerly right-of-way of said Five Forks Trickum Road with the northerly right-of-way of said Sugarloaf Parkway, said point being the POINT OF BEGINNING.

Said tract containing 54,770 square feet or 1.2573 acres, more or less, as shown on that certain Survey for Cherokee USA, Inc., Regions Bank, Metro City Bank, and First American Title Insurance Company, prepared by Site Works Surveys and Planning, bearing the seal and certification of Ronald E. Grudger, Georgia Registered Land Surveyor No. 2089, dated October 6, 2017, last revised February 8, 2018.

Together with that certain Easement Agreement by and between SCI Sugarloaf Fund, LLC and Regions Exchange, LLC, dated December 1, 2008, filed December 4, 2008, recorded in Deed Book 49189, page 110, aforesaid records.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2018 and subsequent years, not due and payable.
2. Sewer Easement from Regions Bank to Gwinnett County, dated June 3, 2013, recorded in Deed Book 52356, page 395, aforesaid records.
3. Permanent Construction Easement from Regions Bank to Gwinnett County, dated August 5, 2014, recorded in Deed Book 53116, page 276, aforesaid records.
4. All items as revealed by plat recorded in Plat Book 4, page 244, aforesaid records.
5. Easement from Dr. A.J. Barfield to Georgia Power Company, dated August 22, 1960, recorded in Deed Book 163, page 176, aforesaid records.
6. Drainage rights contained in that certain Right of Way Deed from Donald G. Loggins, Charles L. Arnold, Ewell A. Arnold and Gwinnett County, a political subdivision of the State of Georgia, dated November 2, 1976, recorded in Deed Book 1224, page 285, aforesaid records.
7. Permit to Cut or Trim Trees from E.B. Treadwell to Oglethorpe Power Corporation, an Electric Membership Generation & Transmission Corporation, dated April 28, 1981, recorded in Deed Book 2166, page 87, aforesaid records.
8. Permit to Cut or Trim Trees from E.B. Treadwell to Oglethorpe Power Corporation, an Electric Membership Generation & Transmission Corporation, dated April 28, 1981, recorded in Deed Book 2166, page 88, aforesaid records.
9. All matters as revealed on that certain Survey for Cherokee USA, Inc., Regions Bank, Metro City Bank, and First American Title Insurance Company, prepared by Site Works Surveys and Planning, bearing the seal and certification of Ronald E. Grudger, Georgia Registered Land Surveyor No. 2089, dated October 6, 2017, last revised February 8, 2018.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



Symbols & Abbreviations

PP	POWERPOLE	(R)	RECORD DATA
—	GUY WIRE	(M)	MEASURED DATA
LP	LIGHT POLE	(C)	CALCULATED DATA
—	STREET LIGHT POLE	R/W	RIGHT OF WAY
—	ELEC. TRANSFORMER	BSL	BLDG SETBACK LINE
—	OVERHEAD ELECTRIC	BC	BACK OF CURB
—	WATER VALVE	EP	EDGE OF PAVEMENT
—	WATER METER	EC	EDGE OF CONCRETE
—	FIRE HYDRANT	P	PROPERTY LINE
—	SANITARY SEWER PIPING	D.E.	DRAINAGE EASEMENT
—	SEWER MANHOLE	L.E.	LANDSCAPE EASEMENT
—	CLEAN OUT	S.S.E.	SANITARY SEWER ESMIT
—	STORM DRAIN PIPING	IPS	IRON PIN SET
—	STORM DRAIN MANHOLE	RBF	REBAR FOUND
—	STORM INLET	CTP	CRIMP TOP PIPE
—	CURB INLET	OTP	OPEN TOP PIPE
—	DROP INLET	P.O.C.	POINT OF COMMENCEMENT
—	FENCE LINE	P.O.B.	POINT OF BEGINNING
—	SIDEWALK	●	IRON PIN FOUND
—	TREE	■	IRON PIN SET
—	TEMPORARY BENCH MARK	■	P.K. NAIL FOUND
		□	P.K. NAIL SET
		⊗	FND X MARK / SCRIBE
		⊗	SET X MARK / SCRIBE

FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13135C0103F, CONTAINING A LATEST DATE OF 09/29/2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

Map or Plat Certification

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

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

PRESENTED BEFORE ME THIS 2 DAY OF JUNE IN THE YEAR OF 2022.

Seaton G. Shepherd, Jr.
SEATON G. SHEPHERD, JR., GA RLS No. 2136

Map or Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000.00+ FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF RECORD BASIS OF BEARING AS SHOWN ON MAP OR PLAT.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Utility Notes

- UTILITY SURVEY WAS NOT PERFORMED.

Map or Plat and Survey References

- REFERENCE DEED BOOK 55700, PAGE 869

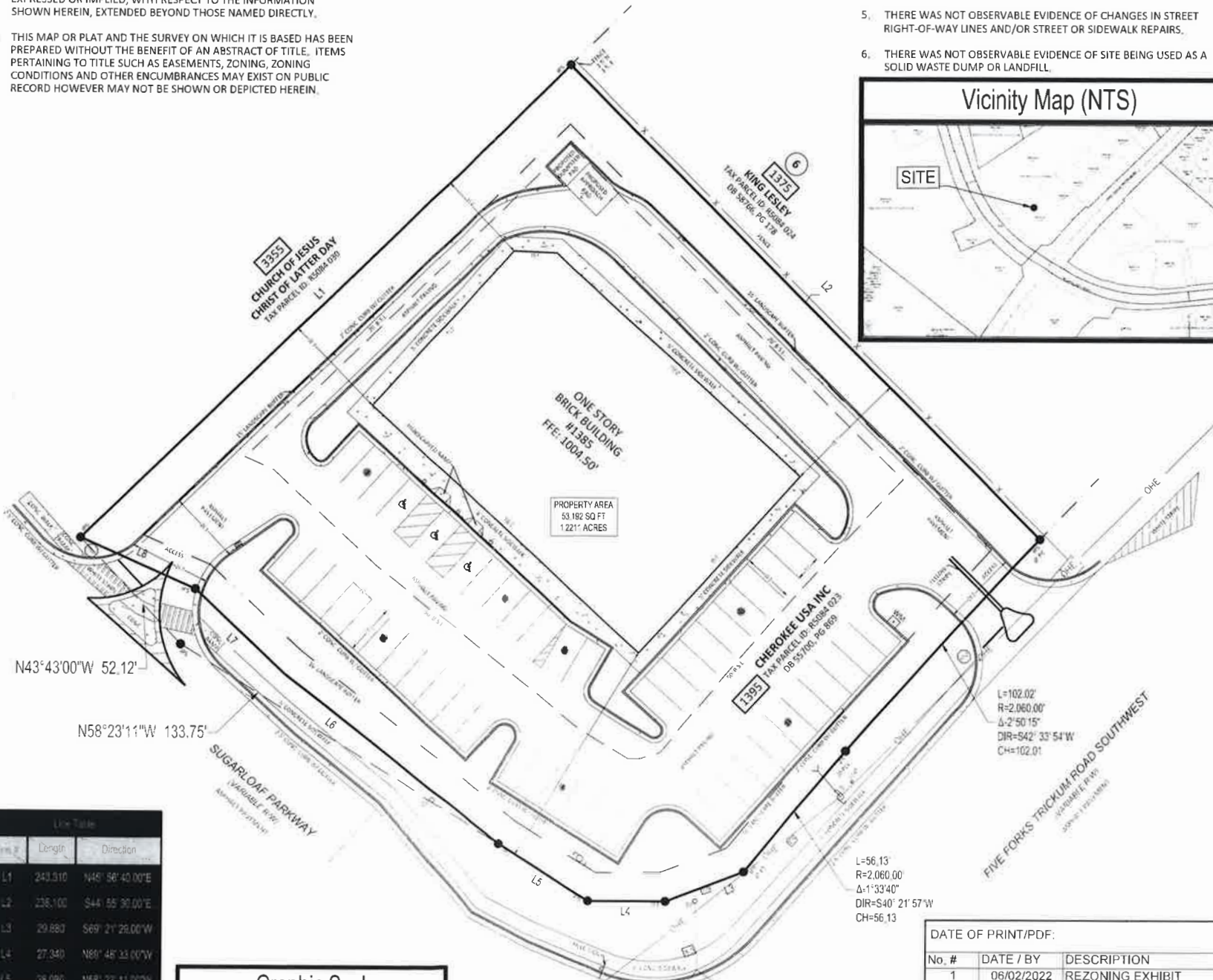
Statement of Purpose

THE PURPOSE OF THIS DOCUMENT TO RE-ZONE THE SUBJECT PARCEL FROM BN TO BG. THERE ARE NO PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THIS ZONING DESIGNATION / CLASSIFICATION CHANGE.

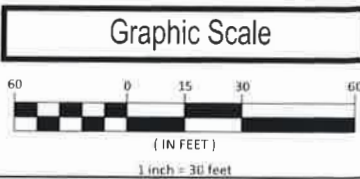
Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "SURVEY" AND COMPLETED ON "JUNE 2ND, 2022" UTILIZING A TOPCON GS ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
- THE FIELD CLOSURE UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 75,000.00+ FEET, AND WAS NOT ADJUSTED USING THE COMPASS RULE METHOD.
- THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

Vicinity Map (NTS)



Line #	Length	Direction
L1	243.310	N45° 50' 40.00"E
L2	238.100	S44° 55' 30.00"E
L3	29.880	S69° 21' 29.00"W
L4	27.340	N80° 45' 33.00"W
L5	38.090	N58° 23' 11.00"W
L6	97.221	N52° 00' 24.00"W
L7	43.896	N47° 11' 01.00"W
L8	44.910	N66° 14' 00.40"W



RZC2022-00041
Received: June 3, 2022
Planning and Development Department

GRANT SHEPHERD & ASSOCIATES, INC.
Geospatial Layout • GPS Modeling
Land Surveying • Site Development
735 LONGLEAF BOULEVARD, SUITE A LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
WWW.GSASURVEYING.COM
COA / LSF 000459

RE-ZONING SITE PLAN FOR:
CHEROKEE USA INC
SITE ADDRESS: 1385 FIVE FORKS TRICKUM ROAD SW, LAWRENCEVILLE, GA 30045
LOT XX, VENABLE VALLEY FARMS,
LAND LOT 84 OF THE 5TH LAND DISTRICT,
DB 55700, PG 869 & PB XX, PG XX.
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

Sheet / Drawing Scale	1" = 30'
Unless Otherwise Noted	
GSA Project No.	KNOL 17-002
Drawn By / Field Crew	SH Crew No. 1
LD/US	05.30.2022
Sheet No.	01 OF 01

THE USE OF THIS DOCUMENT FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON WRITTEN CONSENT AND PERMISSION OF GRANT SHEPHERD & ASSOCIATES, INC.

City taxes are paid through 2020

2.



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: 5 - 084 - 023
(Map Reference Number) District Land Lot Parcel

[Signature]
Signature of Applicant

05/26/2022
Date

Lynn Whitley / Asst. Office Manager
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)

Chris Nelson
NAME

May 27, 2022
DATE

[Signature]

5-27-22

Senior Tax Services Associate
TITLE

Lawrenceville taxes paid through 2020

City taxes are Current

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-3202
770.963.2414 • www.lawrencevillega.org

RZC2022-00041

Received: June 3, 2022

Planning and Development Department



LAWRENCEVILLE GEORGIA

NOTICE OF TAXES

Parcel ID: R5084 023
Tax Year: 2021
Owner of Record: CHEROKEE USA INC
District: LAWRENCEVILLE
Property Location: 1395 FIVE FORKS TRICKUM RD
Description: L7&8 VENABLE VALLEY FARMS

Land Value: 665,900
Building Value: 859,300
Total Value: 1,525,200
Assessed Value: 610,080
Acreage: 1.2200

9/28
#794

If you have an escrow account, your tax information is available to your mortgage company; however, **it is your responsibility to ensure taxes are paid.** No bills are mailed directly to mortgage companies. For additional information, please contact customer service at (678) 407-6401 or PropertyTax@LawrencevilleGA.org

Taxes Levied					
	Assessed Value	Exemptions	Taxable Value	x Mill Rate	Taxes Levied
City of Lawrenceville	610,080	0	610,080	0.002228	\$1,359.26
Other Assessments					
					Amount
Stormwater					\$0.00
GRAND TOTAL DUE THIS BILLING:					\$1,359.26

RETURN THE PORTION BELOW THE LINE WITH YOUR PAYMENT



TIFFANY P. PORTER
GWINNETT COUNTY TAX COMMISSIONER

NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA
www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD
R5084 023	2021	CHEROKEE USA INC
DISTRICT		PROPERTY LOCATION & DESCRIPTION
LAWRENCEVILLE		1395 FIVE FORKS TRICKUM RD L788 VENABLE VALLEY FARMS
FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE. If you have an escrow account, your tax information is available to your mortgage company, however, it is your responsibility to ensure taxes are paid. New for 2021! Your city taxes are not included on this bill and will be billed separately by the city.		
APPRaisal DETAIL		
LAND VALUE:		\$665,900
BUILDING VALUE:		\$859,300
TOTAL VALUE:		\$1,525,200
ASSESSED VALUE:		\$610,080
ACREAGE:		1.220000
COUNTY GOVERNMENT TAXES		
TAXING AUTHORITY	ASSESSED VALUE	VOE - EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	610,080	0 0 610,080 0.006950 4,240.06
DEVELOPMENT/CODE ENFORCEMENT	610,080	0 0 610,080 0.000000 0.00
ECONOMIC DEVELOPMENT	610,080	0 0 610,080 0.000300 183.02
FIRE & EMS	610,080	0 0 610,080 0.003200 1,952.26
POLICE	610,080	0 0 610,080 0.000000 0.00
RECREATION	610,080	0 0 610,080 0.001000 610.08
TOTAL COUNTY TAXES		6,985.42
SCHOOL TAXES		
TAXING AUTHORITY	ASSESSED VALUE	VOE - EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
SCHOOL	610,080	0 0 610,080 0.019700 12,018.58
SCHOOL BOND	610,080	0 0 610,080 0.001650 1,006.63
TOTAL SCHOOL TAXES		13,025.21
STATE, CITY & OTHER TAXES		
OTHER ASSESSMENTS		
TOTAL MILLAGE RATE: 0.032800		TOTAL AD VALOREM TAXES: 20,010.63
CHARGE		AMOUNT
AD VALOREM TAXES:		20,010.63
TOTAL AMOUNT DUE		20,010.63
TOTAL OTHER ASSESSMENTS:		

Handwritten signature

RZC2022-00041
Received: June 3, 2022
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

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

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

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



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

RZC2022-00041

Received: June 3, 2022

Planning and Development Department



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

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: Provide one 11"x 17" copy and six full size copies:
 - a. Prepared by a Registered Land Surveyor, Professional Engineer or Landscape Architect
 - b. Drawn to scale of 1"= 50' or greater
 - c. 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
 - d. 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

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZC2022-00041

Applicant: Iesha Martin

Legend

 Subject Property

 Parcels

Zoning Districts

 BN Neighborhood Business

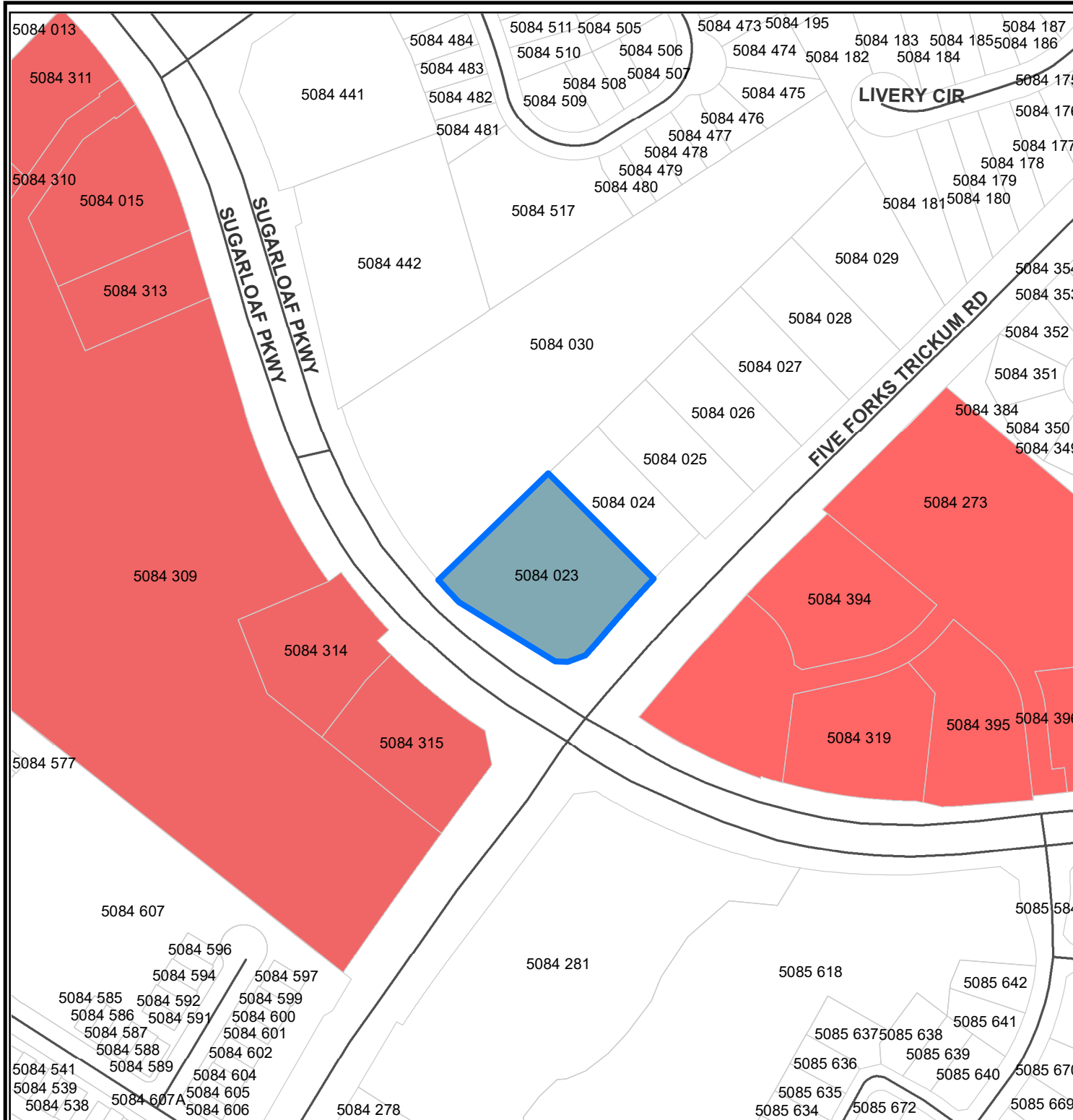
 BG General Business

 HSB Highway Service Business

 Roads



0 120 240





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZC2022-00041

Applicant: Iesha Martin



Legend

-  Subject Property
-  Parcels
-  Roads



0 120 240



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: NEW BUSINESS

Item:	SUP2022-00070; TOPFA c/o Battle Law, P.C.; Northeast intersection of Lyle Circle and Park Access Drive
Department:	Planning and Development
Date of Meeting:	Wednesday, August 10, 2022
Applicant Request:	Special Use Permit to allow Self-Storage or Mini-Warehouse Facility
Presented By:	Todd Hargrave, Director of the Planning and Development Department
Department Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Planning Commission Recommended Conditions

Summary: The applicant request a Special Use Permit to allow a multistory Self-Storage or Mini-Warehouse Facility. The subject property is a 2.28-acre parcel zoned BG (General Business District), located at the northeast right-of-way intersection of Lyle Circle and Park Access Drive. The site is undeveloped and consist of a seventy-five (75) foot Colonial Pipeline Easement traversing along the northern property, and a one-hundred fifty (150) foot Georgia Power Company Easement near the northeast portion of the property.

Attachments/Exhibits:

- SUP2022-00070_MUNICODE_07202022
- SUP2022-00070_REPORT_07112022
- SUP2022-00070_P&D RECO CON_07112022
- SUP2022-00070_PC RECO CON_08012022
- SUP2022-00070_LOI_06032022
- SUP2022-00070_ZON PLN NTS_06032022

- SUP2022-00070_ZON PLN REV1 PRKG NTS_07292022
- SUP2022-00070_RETRC TOPO SURV NTS_06032022
- SUP2022-00070_LEGAL_06032022
- SUP2022-00070_APP_06032022
- SUP2022-00070_TRIP ANLYS_06032022
- SUP2022-00070_PWR PNT_08012022
- SUP2022-00070_P&D ZON MAP_07112022
- SUP2022-00070_P&D AER MAP_07112022

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT

CASE NUMBER: SUP2022-00070
APPLICANT: TOPFA LLC c/o BATTLE LAW, P.C.
OWNER: JEAN A. COPPAGE
CONTACT: MICHELE BATTLE
PHONE NUMBER: 404-601-7616
LOCATION: NORTHEAST INTERSECTION OF LYLE CIRCLE AND
PARK ACCESS DRIVE
PARCEL ID: R7010 015
ACREAGE: 2.28
ZONING PROPOSAL: TO ALLOW SELF-STORAGE OR MINI-WAREHOUSE
FACILITY AS A SPECIAL USE
PROPOSED DEVELOPMENT: GENERAL BUSINESS
DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

ZONING HISTORY:

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

PROJECT DATA

The applicant request a Special Use Permit to allow a multistory Self-Storage or Mini-Warehouse Facility. The subject property is a 2.28-acre parcel zoned BG (General Business District), located at the northeast right-of-way intersection of Lyle Circle and Park Access Drive. The site is undeveloped and consist of a seventy-five (75) foot Colonial Pipeline Easement traversing along the northern property, and a one-hundred fifty (150) foot Georgia Power Company Easement near the northeast portion of the property.

As proposed the applicant intends to develop the site with a three (3) story self-storage or mini warehouse facility with a building height of approximately thirty-five (35) feet and consisting of approximately 101,850 square feet. The proposed facility would consist of approximately 500 storage units. The proposed plan includes a fifty (50) foot Front Yard Setback adjacent to Lyle Circle and Park Access Drive, and ten (10) foot Rear and Side Yard Setbacks along the northern and eastern property lines. As proposed the plans satisfies the minimum Lot Development Standards of the BG zoning classification.

The proposed plan includes fifty (50) off-street parking spaces. As proposed, the plan would satisfy the minimum parking and loading requirements of the Zoning Ordinance, Article 5 Parking. Additionally, the submitted site plan includes the proposed construction of a drive aisle and parking within an existing seventy-five (75) foot Colonial Pipeline Easement along the north property line. In addition, a proposed drive aisle would be located within the existing Colonial Pipeline Easement as well as a one-hundred fifty (150) foot Georgia Power Company Easement located near the northeast portion of the property. Project access would be provided from a single curb cut extending from Lyle Circle. As proposed the plans satisfies the minimum Number of Off-Street Parking Spaces Required for the specific use. Proposed construction within the Colonial Pipeline and Georgia Power Company Easement may require additional review and approval.

As proposed, the plan would provide a ten (10) foot landscape strip along the eastern property line, as well as along the each public right-of-way. However, the plan includes the installation of landscaping along the northern property line, which consist of the Colonial Pipeline and Georgia Power Company Easements. Proposed landscaping within the Colonial Pipeline and Georgia Power Company Easement may require additional review and approval.

Stormwater Management facilities would be located near the southeast portion of the site. The proposed land development would be subject to the City of Lawrenceville Development Regulations.

The immediate surrounding area includes a mix of commercial, institutional and residential developments and zoning. To the south, across the Lyle Circle right-of-way are numerous single-family dwellings zoned RS-150 (Single-Family Residence District). Further to the south is the BG zoned Lawrenceville Crossing shopping center consisting of a multi-tenant commercial/retail center and outparcels along Collins Hill Road. To the west, across the Park Access Drive right-of-way are vacant undeveloped parcels zoned HSB (Highway Service Business District). Further to the west, is the recently approved CMU zoning classification proposal to develop a

property with a mix of commercial and multifamily units, consisting of a multistory self-storage or mini-warehouse facility (RZM2021-00009). To the north, across the Lyle Circle right-of-way is a BG zoned property consisting a retail component and immediately to the north are two (2) vacant city owned parcels of land, which are under consideration for a rezoning request to BG (RZC2022-00038). Based on these factors the scale of the development may be consistent with the developments in the immediate vicinity. The request is compatible with the zoning and development pattern of its surrounding area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the College Corridor Character Area. The College Corridor is a unique place in the community, connecting two of the city's strongest anchors: Downtown and Georgia Gwinnett College (GCC). The vision for the College Corridor character area is a multi-modal, vibrant, mixed-use corridor. Over time, this area will transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown.

In conclusion, the proposed development could be compatible with the established zoning and development pattern in the immediate area. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

CODE ENFORCEMENT

No comment.

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;**

The immediate surrounding area includes a mix of commercial/retail uses and zoning. A commercial/retail development with a self-storage or mini-warehouse facility could be suitable in view of the uses and zoning of adjacent properties.

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

The existing use and zoning of adjacent or nearby properties would not be adversely impacted by the zoning proposal. As proposed, the plan is consistent with the policies of the City of Lawrenceville.

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

The property has a reasonable economic use as currently zoned.

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;**

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

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

Policies of the City recognize redevelopment opportunities present throughout the city limits. The development of the property to include a self-storage or mini-warehouse facility could be in conformity with the policy and intent of the Comprehensive Plan.

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 request represents an opportunity to redevelop underutilized parcel of land in proximity to the Georgia Gwinnett College and the College Corridor.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_07112022

SUP2022-00070

Approval of a Special Use Permit for an Indoor Climate Controlled Self-Storage or Mini-Warehouse Facility, subject to the following enumerated conditions:

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

A. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop
- Maintenance Shop (fleet vehicles)

- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility
- Indoor or outdoor Vehicle and Vessel lease, rental, sales

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 balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

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

F. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit;

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. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Drive aisles, driveways and parking shall not be permitted within the Colonial Pipeline Easement and Georgia Power Company Easement.

- C.** Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.
 - D.** Building Height and Stories shall be limited to a maximum height of thirty-five (35) feet and a maximum of three (3) stories.
 - E.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.
 - F.** Provide a ten (10) foot landscape strip adjacent to the right-of-way of Lyle Circle, and along the right-of-way of Park Access Drive to its intersection with external boundary of the Colonial Pipeline Easement.
 - G.** Provide a ten (10) foot landscape strip adjacent to all internal property lines. Exceptions: Provide a ten (10) foot landscape strip along the external boundaries of Colonial Pipeline Easement and Georgia Power Company Easement.
 - H.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
 - I.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;
 - J.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
 - K.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - L.** Any utility relocations shall be the responsibility of the developer.
- 3.** The following variance is granted:
- A.** A variance to allow a reduction in the required number of off-street parking spaces from fifty (50) parking spaces to thirty (30) parking spaces.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_08012022

BOLD – ADDITION; STRIKETHROUGH – DELETION

SUP2022-00070

Approval of a Special Use Permit for an Indoor Climate Controlled Self-Storage or Mini-Warehouse Facility, subject to the following enumerated conditions:

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

A. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility
- Indoor or outdoor Vehicle and Vessel lease, rental, sales

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 balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

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

~~**F.** The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit;~~

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. Final design shall be subject to the review and approval of the Director of Planning and Development.

- B.** Drive aisles, driveways and parking shall not be permitted within the Colonial Pipeline Easement and Georgia Power Company Easement.
 - C.** Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.
 - D.** Building Height and Stories shall be limited to a maximum height of thirty-five (35) feet and a maximum of three (3) stories.
 - E.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.
 - F.** Provide a ten (10) foot landscape strip adjacent to the right-of-way of Lyle Circle, and along the right-of-way of Park Access Drive to its intersection with external boundary of the Colonial Pipeline Easement.
 - G.** Provide a ten (10) foot landscape strip adjacent to all internal property lines. Exceptions: Provide a ten (10) foot landscape strip along the external boundaries of Colonial Pipeline Easement and Georgia Power Company Easement.
 - H.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
 - I.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;
 - J.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure. **Dumpster shall be located in the rear yard area only.**
 - K.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - L.** Any utility relocations shall be the responsibility of the developer.
- 3.** The following variance is granted:
- A.** A variance to allow a reduction in the required number of off-street parking

spaces from fifty (50) parking spaces to ~~thirty (30)~~ **eleven (11)** parking spaces.



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
The City of Lawrenceville, Ga

For

Special Use Permit (Self-Storage Facility)

of

**Topfa LLC,
c/o Battle Law, P.C.**

for

Lylc Circle,
Lawrenceville, Georgia 30046
PIN# 7011 015 on 2.28 +/- Acres of Land

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 30084
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

P2022-00070_REC DATE 06032022_LAWRENCEVILLE P&D

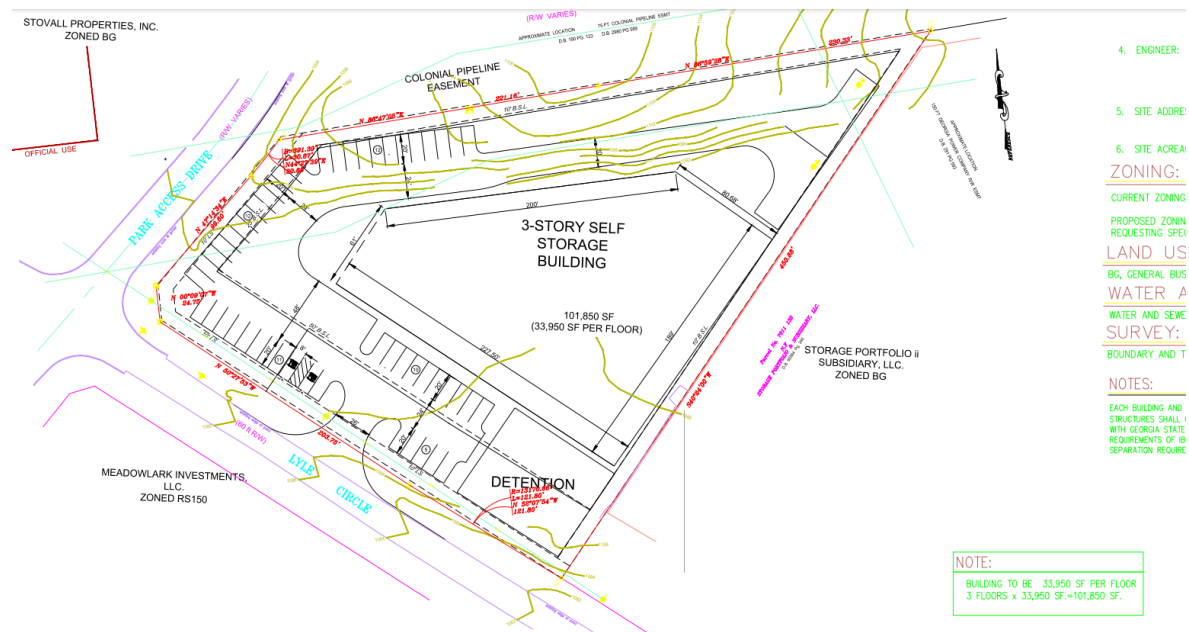


Battle Law

I. LETTER OF INTENT

Topfa LLC, (the “Applicant”), is requesting a Special Land Use Permit for consideration of the construction of a single 3 story (33,950 SF) climate-controlled self-storage building located near the intersection of Lyle Circle and Park Access Drive. This commercial development will be zoned BG – General Business District. The provided services would allow storage options for the community and nearby residents who are in need for a safe facility to store their belongings. This development will comply with all of the City’s regulations and standards as assigned by the designated City ordinance.

Below you will find the submitted site plan and a scaled version has been attached for your review.



The self-storage facility will contain approximately 500 storage units. Using data collected by actual observation of similar facilities owned by this group, the average trips per day is anticipated to be 30-35 based on the day of the week. This facility will be open seven (7) days a week, from 6:00 am to 10:00 pm. Peak usage is between the hours of 12:00 and 3:00 each day, with an average daily volume at 32 trips. For access to this facility, it is anticipated that a higher percentage of users will come from both Collins Hill Road to the west and Hurricane Shoals Road to the south.



Battle Law

This document is submitted as a Statement of Intent with regard to this Application, preservation of the Applicant's constitutional rights, and an application of the criteria provided in the Steinberg Act to provide a rigorous analysis of the proposed rezoning and land use amendment. A surveyed plat and conceptual site plan of the Subject Property has been filed contemporaneously with the Application, along with other required materials.

II. REVIEW CRITERIA FOR JUSTIFICATION

A. Does the Special Use Request proposal permit a use that is suitable in view of the use and development of nearby property?

The proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property. The subject property is adjacent to a road intersection which would support traffic flow for commercial land use.

B. Does the Special Use proposal adversely affect the existing use or usability of adjacent or nearby property?

The special use proposal will not adversely affect the existing use or usability of adjacent or nearby property. Rather, it will increase the aesthetics along the road corridor with a new commercial rooftop, supporting the commercial growth.

C. Does the property special use request have a reasonable economic use as currently zoned?

The Subject Property is designated for commercial use. There is no need to rezone the property.

D. Will the Special Use proposal result in a use that could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

The climate-controlled storage facility will not result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

E. Is the Special Use Request proposal in conformity with the policies and intent of the land use plan?

The special use proposal is in general conformity with the policies of the City of Lawrenceville Comprehensive Plan, as it is designated for Commercial land Uses.

P2022-00070_REC DATE 06032022_LAWRENCEVILLE P&D



Battle Law

F. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the rezoning proposal?

The Applicant is not aware of any existing or changing conditions that affect the use and development of the property which support either approval or denial of the Special Use proposal.

G. Does the rezoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of the City of South Fulton?

No, there is no evidence of any environmental adverse conditions.

H. Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of the adjacent and nearby property.

The proposed use will be suitable as an opportunity for commercial services.

III. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF APPLICANT'S CONSTITUTIONAL RIGHTS

The portions of the City of Lawrenceville Zoning Ordinance, facially and as applied to the Subject Property, which restricts or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Lawrenceville Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment

P2022-00070_REC DATE 06032022_LAWRENCEVILLE P&D



Battle Law

to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would 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 1 of the Constitution of the State of Georgia.

A refusal by the City of Lawrenceville Council/ Commission to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the property would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

A refusal to allow the land use amendment and/or rezoning in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the

P2022-00070_REC DATE 06032022_LAWRENCEVILLE P&D



Battle Law

Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted. The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property.

This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the / City an opportunity to revise the Property to a constitutional classification. If action is not taken by the City to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the City on notice that it may elect to file a claim in the Superior Court of Gwinnett County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

The portions of Lawrenceville Ordinance, facially and as applied to the Subject Property, which restricts or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Lawrenceville Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment



Battle Law

to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would 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 1 of the Constitution of the State of Georgia.

A refusal to allow the special land use permit in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution

IV. Conclusion

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

This 2nd day of June 2022.

Respectfully submitted,

Michele L. Battle, Esq. Attorney for the Applicant

c/o Tyler McSwain, Senior Urban Planner

GENERAL NOTES:

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADIUS ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

- 1) TRACT IS ZONED BG
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRIC PLAN IN ADD'L PLANS)
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 8) ALL PAVEMENT MARKINGS WITHIN CITY OF LAWRENCEVILLE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO GADOT DISTRICT 7 SPECIFICATIONS.
- 9) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 10) ALL EROSION, SEDIMENT CONTROL, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 11) MAXIMUM CUT OR FILL SLOPE=2H:1V
- 12) CITY OF LAWRENCEVILLE ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR ADA ACT.
- 13) 24 HOUR CONTACT: J. PATRICK STANTON, 770-368-1399
- 14) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

LEGEND	
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	DOT SPECIFICATION ASPHALT PAVING
	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
	PARKING COUNT
	SPILL CURB
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	TRAFFIC FLOW LANE DESIGNATION
	VEHICLE STACKING POSITION

BUILDING SETBACK REQUIREMENTS

FRONT STREET: 50 FEET
 SIDE: 10 FEET
 REAR YARD: 10 FEET
 MAX BUILDING HEIGHT: 35 FEET

LOT REQUIREMENTS (NRC):

LOT AREA MIN = NONE
 LOT WIDTH = NONE
 MIN. LOT FRONTAGE= N/A
 MAX. IMPERVIOUS SURFACE COVERAGE: 95%
 ACTUAL IMPERVIOUS AREA PROPOSED: 65% (63,353 SF.)

PARKING REQUIREMENTS

TOTAL EXISTING SPACES: 0 SPACES

PARKING SPACE REQUIREMENTS:
 STORAGE FACILITY: 1 SPACE/10 STORAGE UNITS

PARKING SPACES PROVIDED: FOR 500 UNITS
 PROPOSED SPACES: 1 SF/10 UNITS X 500 UNITS = 50 SPACES
 PARKING PROPOSED= 50 SPACES INCLUDING 2 HANDICAP SPACE



PARCEL # 7011-015
 24 HR. CONTACT: Kyu Man Park (770-242-7878)

NOTES:

- THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO STATE WATERS OR BUFFERS LOCATED ON THIS SITE.
- THERE ARE NO STATE WATERS WITHIN 200 FEET OF THIS SITE
- NO BUILDING OVERHANGS PROPOSED.
- PROPOSED USE IS STORAGE
- STORAGE BUILDING IS TO BE SPRINKLERED
- STORAGE BUILDING HEIGHT IS 35 FEET
- SITE LIGHTING IS NOT INCLUDED IN THE SCOPE OF WORK FOR THIS PROJECT AS NO ADDITIONAL SITE LIGHTING POLES ARE TO BE CONSTRUCTED

**LOCATION MAP****GENERAL NOTES:**

1. CURRENT OWNER: JEAN A. COPPAGE
2305 SUGARLOAF CLUB DRIVE
DULUTH, GEORGIA 30097-7404
2. FUTURE OWNER: 3100 MEDLOCK BRIDGE ROAD
BUILDING 500
NORCROSS, GA. 30071
770-242-7878
3. DEVELOPER: 3100 MEDLOCK BRIDGE ROAD
BUILDING 500
NORCROSS, GA. 30071
770-242-7878
4. ENGINEER: FORESITE GROUP, LLC.
3740 DAVINCI COURT
SUITE 100
PEACHTREE CORNERS, GA. 30092
770-368-1399
5. SITE ADDRESS: LYLE CIRCLE
TAX ID # 7011-015
LAND LOT , DISTRICT
2.25 ACRES
6. SITE ACREAGE:

ZONING:

CURRENT ZONING: BG

PROPOSED ZONING: BG
 REQUESTING SPECIAL LAND USE PERMIT TO ALLOW SELF STORAGE

LAND USE DESIGNATION:

BG, GENERAL BUSINESS

WATER AND SEWER:

WATER AND SEWER SERVICES PROVIDED BY GWINNETT COUNTY

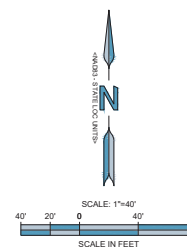
SURVEY:

BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED

NOTES:

EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATE AMENDMENTS WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLES 601 AND 602.

NOTE:
 BUILDING TO BE 33,950 SF PER FLOOR
 3 FLOORS X 33,950 SF=101,850 SF.



ENGINEER:

FORESITE
 group

Foresite Group, Inc.
 3740 Davinci Ct.
 Suite 100
 Peachtree Corners, GA 30092

w | www.fg-inc.net
 o | 770.368.1399
 f | 770.368.1944

DEVELOPER:

3100 MEDLOCK BRIDGE ROAD NW #500
 NORCROSS, GA 30071
 (770) 242-3300

CONTACT: KYUMAN PARK

LYLE CIRCLE STORAGE

LYLE CIRCLE
 CITY OF LAWRENCEVILLE, GA.
 LAND LOT , DISTRICT
 PARCEL # 7011-015

PROJECT:

SEAL:



REVISIONS DATE

PROJECT MANAGER: JPS

DRAWING BY: JCM

JURISDICTION: CITY OF LAWRENCEVILLE

DATE: 2022-05-30

SCALE: 1" = 50'

TITLE:

ZONING PLAN

SHEET NUMBER:

C-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB FILE NUMBER: 1127.017



EXHIBIT "A"

Legal Description

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

Commencing at a concrete right of way monument found at the North end of the mitered intersection of the Northerly right of way of Lyle Circle (having a 60-foot width, publicly dedicated right of way) and the Easterly right of way of Park Access Drive (having a variable width, publicly dedicated right of way), said point being the TRUE POINT OF BEGINNING.

Thence following said easterly right of way of Park Access Drive North 47 degrees 14 minutes 34 seconds East a distance of 99.60 feet to a point;

Thence continuing to follow said easterly right of way of Park Access Drive with a curve turning to the left with an arc length of 30.88 feet being subtended by a chord with a bearing of North 44 degrees 27 minutes 39 seconds East for a distance of 30.87 feet and a radius of 391.39 feet to a ½ inch rebar set;

Thence leaving said right of way North 86 degrees 47 minutes 05 seconds East a distance of 221.16 feet to a point;

Thence North 86 degrees 59 minutes 28 seconds East a distance of 230.33 feet to a ½ inch rebar set;

Thence South 40 degrees 24 minutes 00 seconds West a distance of 450.88 feet to a ½ inch rebar found; Said point being on the Northerly right of way of Lyle Circle;

Thence following said Northernly right of way of Lyle Circle with a curve turning to the right with an arc length of 121.80 feet being subtended by a chord with a bearing of North 52 degrees 07 minutes 54 seconds West for a distance of 121.80 feet and a radius of 13,170.66 feet to point;

Thence continuing to follow said Northernly right of way of Lyle Circle North 50 degrees 27 minutes 53 seconds West a distance of 203.75 feet to a concrete right of way monument;

Thence following the miter of the intersection of Park Access Drive and Lyle Circle North 00 degrees 09 minutes 07 seconds West a distance of 24.75 feet to a concrete right of way monument; Said Point being the TRUE POINT OF BEGINNING.

Said tract of land contains 2.2852 Acres (99,543 square feet).



LAWRENCEVILLE

GEORGIA

SPECIAL USE 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. Site Plan/Rezoning Exhibit: Provide one 11"x 17" copy and six full size copies:
 - a. Prepared by a Registered Land Surveyor, Professional Engineer or Landscape Architect
 - b. Drawn to scale of 1"= 50' or greater
 - c. 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
 - d. Show proposed improvements, including:
 - i. Proposed buildings, setbacks, buffers and required screening
 - ii. Proposed streets, ingress/egress, driveways, sidewalks and parking
7. 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. Special Use 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

Topfa LLC

ACKNOWLEDGED BY (PRINT NAME)

MAY 12 2022

DATE

SIGNATURE

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

P2022-00070_REC DATE 06032022_LAWRENCEVILLE P&D



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 special use application is denied by the Mayor and City Council, any new application for the same use 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

SPECIAL USE PERMIT APPLICATION

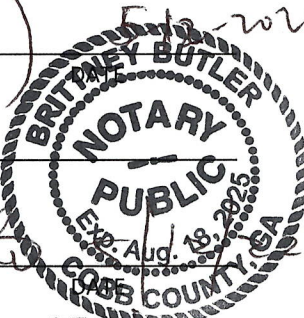
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Topfa LLC c/o Battle Law, P.C.</u>	NAME: <u>Jean A Coppage</u>
ADDRESS: <u>3562 Habersham at Northlake Building J, Suite 100</u>	ADDRESS: <u>2305 Sugarloaf Club Drive</u>
CITY: <u>Tucker</u>	CITY: <u>Duluth</u>
STATE: <u>Georgia</u> ZIP: <u>30084</u>	STATE: <u>Georgia</u> ZIP: <u>30097-7404</u>
PHONE: <u>404-601-7616</u>	PHONE: _____
CONTACT PERSON: <u>Michele Battle</u> PHONE: <u>404-601-7616</u>	
CONTACT'S E-MAIL: <u>mlb@battlelawpc.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>General Business</u> ACREAGE: <u>2.2852</u>	
PARCEL NUMBER(S): <u>7011 015</u>	
ADDRESS OF PROPERTY: <u>Lyle Circle Lawrenceville, Georgia 30046</u>	
PROPOSED SPECIAL USE: <u>Indoor climate-controlled self storage facility</u>	

SIGNATURE OF APPLICANT

Topfa LLC

TYPED OR PRINTED NAME

NOTARY PUBLIC



SIGNATURE OF OWNER

DATE

Jean A Coppage

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

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

P2022-00070_REC DATE 06032022_LAWRENCEVILLE P&D



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Topfa LLC c/o Battle Law, P.C.</u>	NAME: <u>Jean A Coppage</u>
ADDRESS: <u>3562 Habersham at Northlake Building J, Suite 100</u>	ADDRESS: <u>2305 Sugarloaf Club Drive</u>
CITY: <u>Tucker</u>	CITY: <u>Duluth</u>
STATE: <u>Georgia</u> ZIP: <u>30084</u>	STATE: <u>Georgia</u> ZIP: <u>30097-7404</u>
PHONE: <u>404-601-7616</u>	PHONE: _____
CONTACT PERSON: <u>Michele Battle</u> PHONE: <u>404-601-7616</u>	
CONTACT'S E-MAIL: <u>mlb@battlelawpc.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>General Business</u> ACREAGE: <u>2.2852</u>	
PARCEL NUMBER(S): <u>7011 015</u>	
ADDRESS OF PROPERTY: <u>Lyle Circle Lawrenceville, Georgia 30046</u>	
PROPOSED SPECIAL USE: <u>Indoor climate-controlled self storage facility</u>	

SIGNATURE OF APPLICANT _____ DATE _____

Topfa LLC
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

Jean A. Coppage AKA Jean White
SIGNATURE OF OWNER DATE 6-2-22

Jean A Coppage
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE 6/2/22

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



P2022-00070 REC-38 FE 06032022_LAWRENCEVILLE P&D



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

By: Michele Battle

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

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

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



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

By: Kyu-Man Park

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

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

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

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

P2022-00070_REC DATE 06032022_LAWRENCEVILLE P&D



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 By: Jean A Coppage

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

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (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? NO

Y/N

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

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

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

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



P2022-00070_REC DATE 06032022_LAWRENCEVILLE P&D



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: 7 - 011 - 015
 (Map Reference Number) District Land Lot Parcel

Signature of Applicant

[Handwritten Signature]

Date

6-1-2022

Topfa LLC, Kyu-Man Park, 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)

NAME

TITLE

DATE

May 31, 2022

Mr. Kyu Man Park
Knoll Construction, LLC.
3100 Medlock Bridge Road
Building 500
Norcross, Georgia 30071

Re: Lyle Circle Storage
Parcel # 7011 015
City of Lawrenceville, Georgia

Mr. Park,

In response to your request, we offer the following Trip Generation Analysis, using commonly accepted Trip analysis data based on usage, as well as your data provided as an Owner/Operator of similar facilities within the Atlanta region.

This site is an approximately 2.25 acre tract which fronts on the east side of Lyle Circle, and south of Park Access Drive within the City of Lawrenceville, Georgia. The site is accessed off of Lyle Circle, which is a two (2) lane roadway and intersects with Hurricane Shoals Road, which is a two (2) lane roadway to the south, with a posted speed limit of 45 mph. Park Access Drive intersects with Collins Hill to the west, which is a two and four lane roadway with a posted speed limit of 45 mph.

The site is to be developed with a 102,000 sf., three (3) story climate controlled self storage building with approximately 50 parking spaces on the site to serve the customers and staff. Note that the 50 parking spaces are required to meet current zoning ordinance regulations and are not a requirement of the facility.

Trip Generation- Self Storage Facility

The self storage facility will be a 3 story, approximately 102,000 sf building, which will contain approximately 500 storage units. Using data collected by actual observation of similar facilities owned by this group, average trips per day is anticipated to be 30-35 based on the day of the week. This facility will be open seven (7) days a week, from 6:00 am to 10:00 pm. Peak usage is between the hours of 12:00 and 3:00 each day, with average daily volume at 32 trips.

For access to this facility it is anticipated that a higher percentage of users will come from both Collins Hill Road to the west and Hurricane Shoals Road to the south.

Trip Generation- Facility

Trips generated by Self Storage facility: 32 trips/day

Total trips generated by facility: 32 trips/day

If in your review of this information, you have any questions, please contact me.

Sincerely,
FORESITE GROUP, LLC.

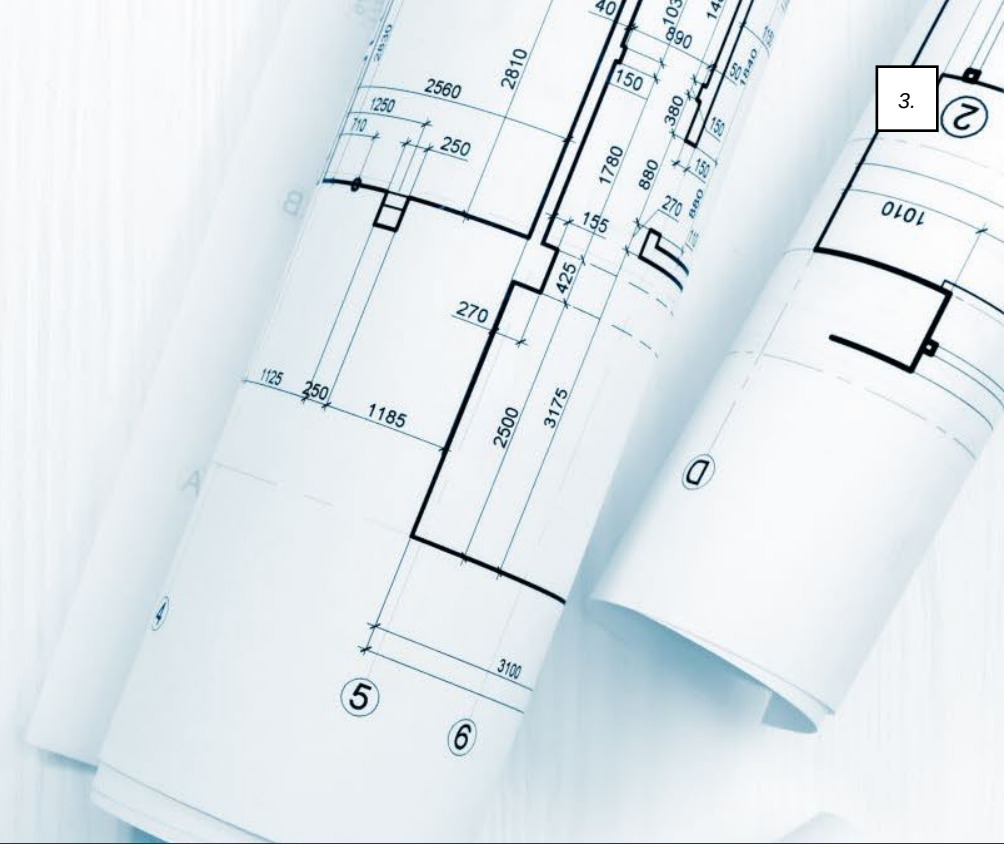


J. Patrick Stanton, P.E.
Senior project Manager





Battle Law



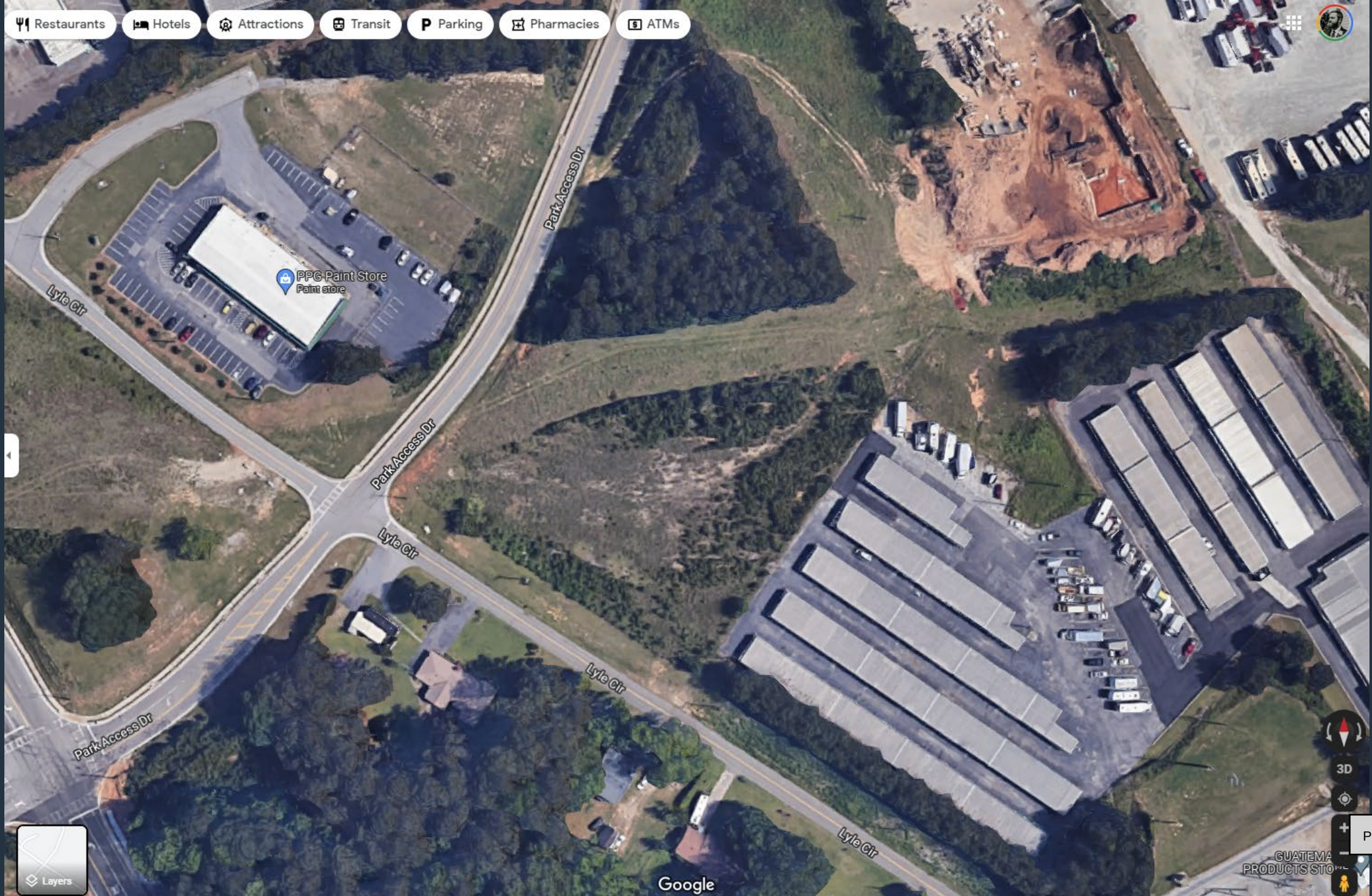
LYLE CIRCLE
R7011 015

Special Use Permit

P2022-00070_PWR PNT_08012022

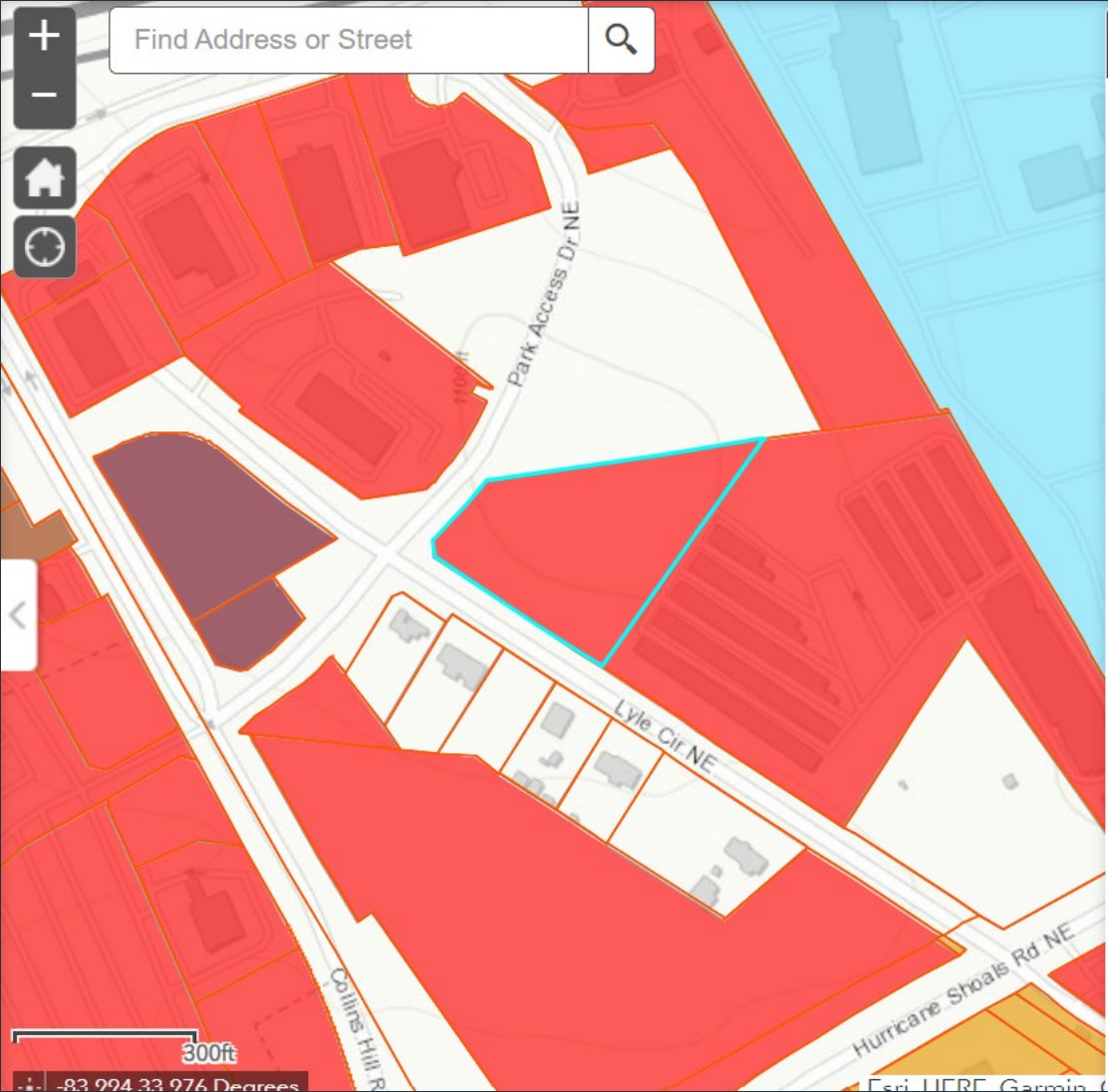
PURPOSE

- Seeking a special use permit for property located on Lyle Circle to allow for a **totally indoor, climate-controlled, self-storage facility**



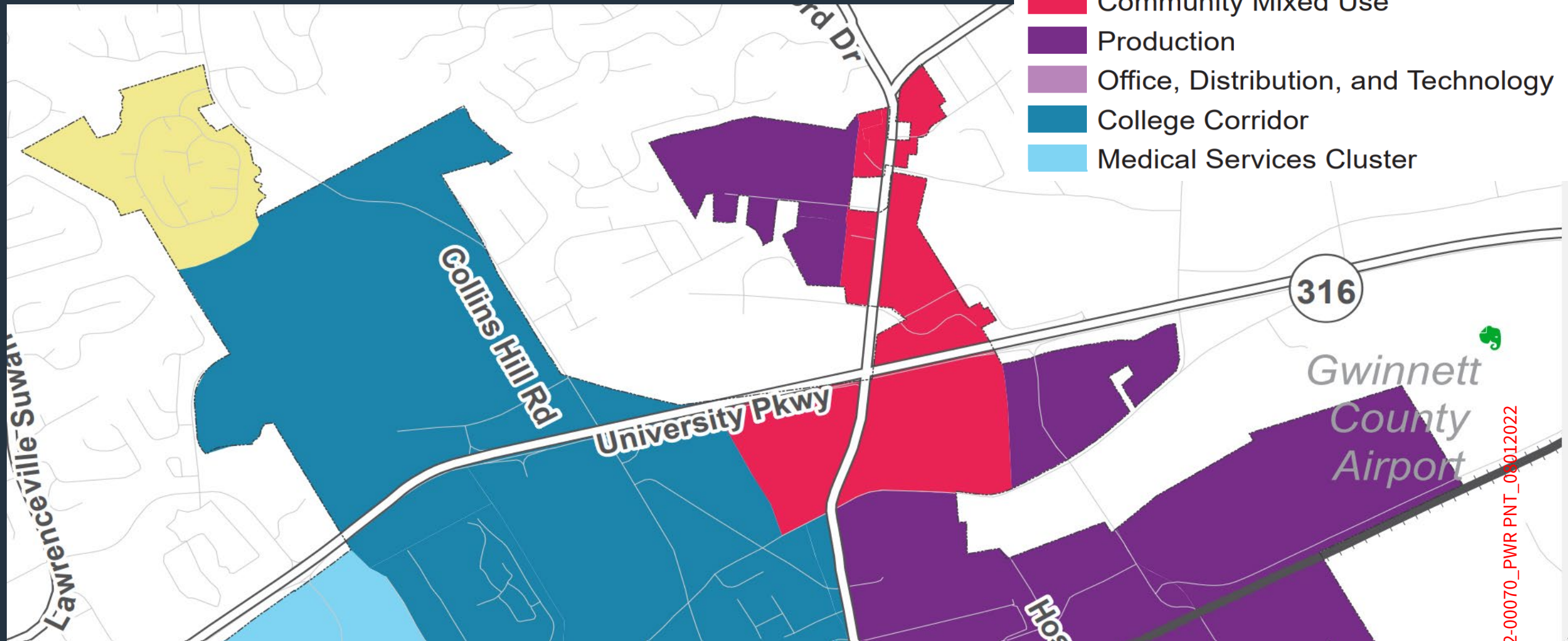
GUATEMA
PRODUCTS STO

ZONING AND FUTURE LAND USE MAP



- ☒ Zoning Districts
 - AR Agricultural Residential
 - BN Neighborhood Business
 - BG General Business
 - BGC Central General Business
 - HSB Highway Service Business
 - LM Light Manufacturing
 - HM Heavy Manufacturing
 - OI Office/Institutional
 - ON Office/Neighborhood
 - CMU Community Mixed Use

- Neighborhood Mixed Use
- Downtown
- Community Mixed Use
- Production
- Office, Distribution, and Technology
- College Corridor
- Medical Services Cluster

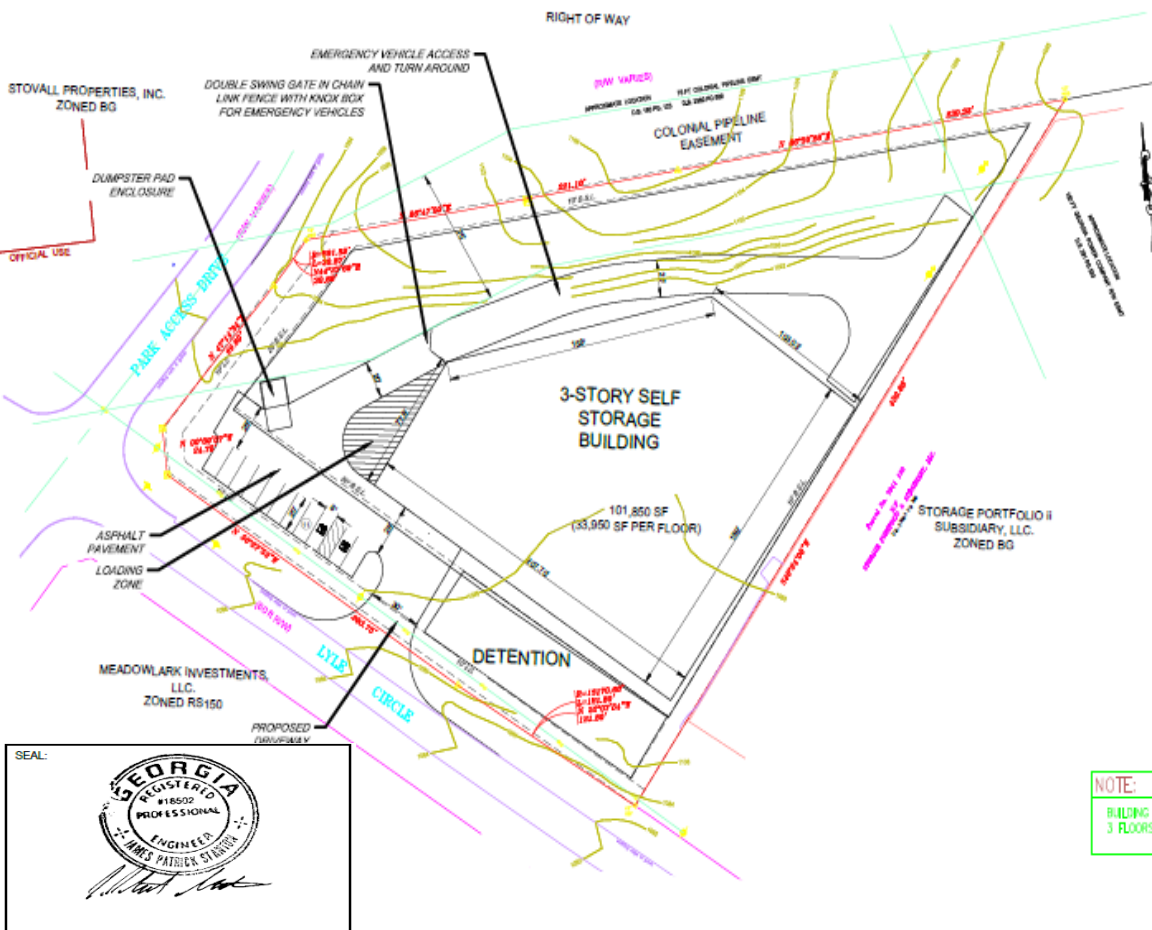


P2022-00070_PWR PNT_00012022



CHANGES TO CONDITIONS

- Condition 1F, which requires us to re-seek a SLUP every two years.
- This is not financeable.
- Cannot risk being denied in two years time if building construction is almost complete.
- If building is complete and SLUP is denied, there will just be a vacant building on the property.
- Condition 2B, which states that no drive aisles may be in the Colonial Pipeline Easement.
- We need a drive aisle around the building for fire safety.
- We have the following proposal:



GENERAL NOTES:

1. CURRENT OWNER: JEAN A. COPPAGE
2305 SUGARLOAF CLUB DRIVE
DULUTH, GEORGIA 30097-7404
2. FUTURE OWNER: 3100 MEDLOCK BRIDGE ROAD
BUILDING 500
NORCROSS, GA. 30071
770-242-7878
3. DEVELOPER: 3100 MEDLOCK BRIDGE ROAD
BUILDING 500
NORCROSS, GA. 30071
770-242-7878
4. ENGINEER: FORESITE GROUP, LLC.
3740 DAVINCI COURT
SUITE 100
PEACHTREE CORNERS, GA. 30092
770-368-1399
5. SITE ADDRESS: LYLE CIRCLE
TAX ID # 7011-015
LAND LOT , DISTRICT
6. SITE ACREAGE: 2.25 ACRES

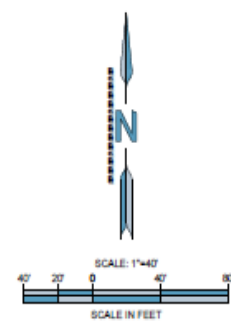
ZONING:

CURRENT ZONING: BG
PROPOSED ZONING: BG
REQUESTING SPECIAL LAND USE PERMIT TO ALLOW SELF STORAGE

AND USE DESIGNATION:

3G, GENERAL BUSINESS
WATER AND SEWER:
WATER AND SEWER SERVICES PROVIDED BY GWINNETT COUNTY

NOTE:
BUILDING TO BE 33,950 SF PER FLOOR
3 FLOORS x 33,950 SF=101,850 SF.



REVISIONS	DATE
Revise Plan	July 26, 2022
Rev. Per Owner	July 28, 2022
####	####
####	####
#	#
#	#
#	#

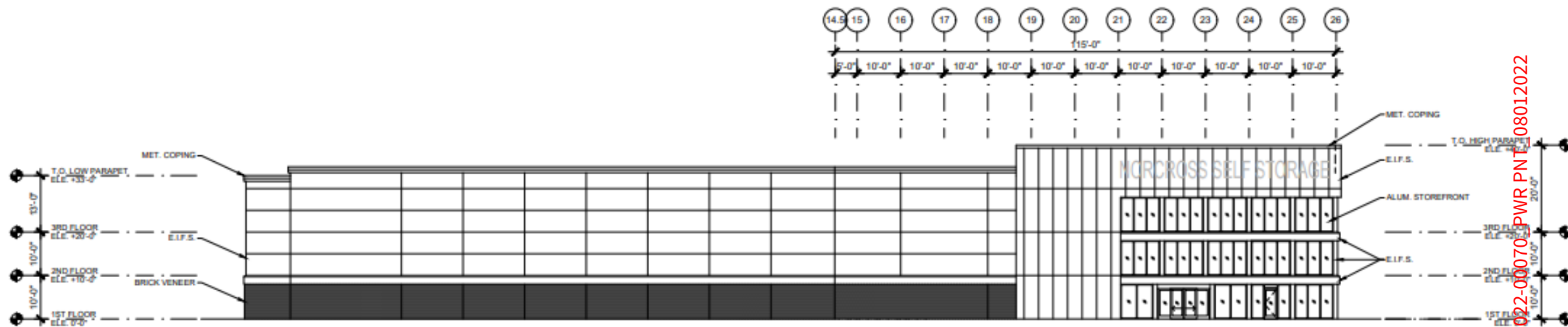
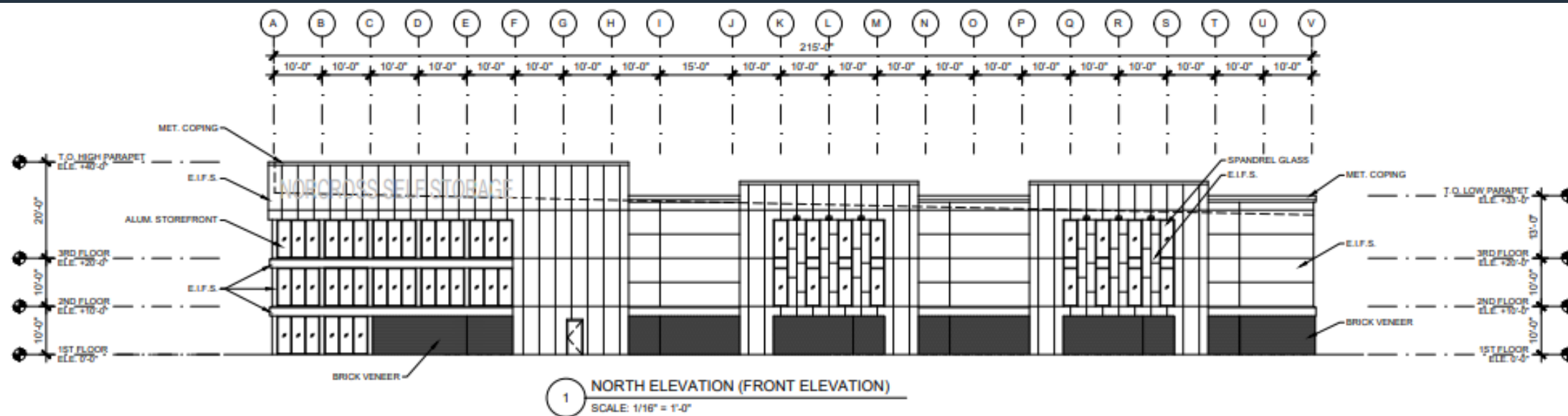
011-015
TACT: Kyu Man Park (770-242-7878)

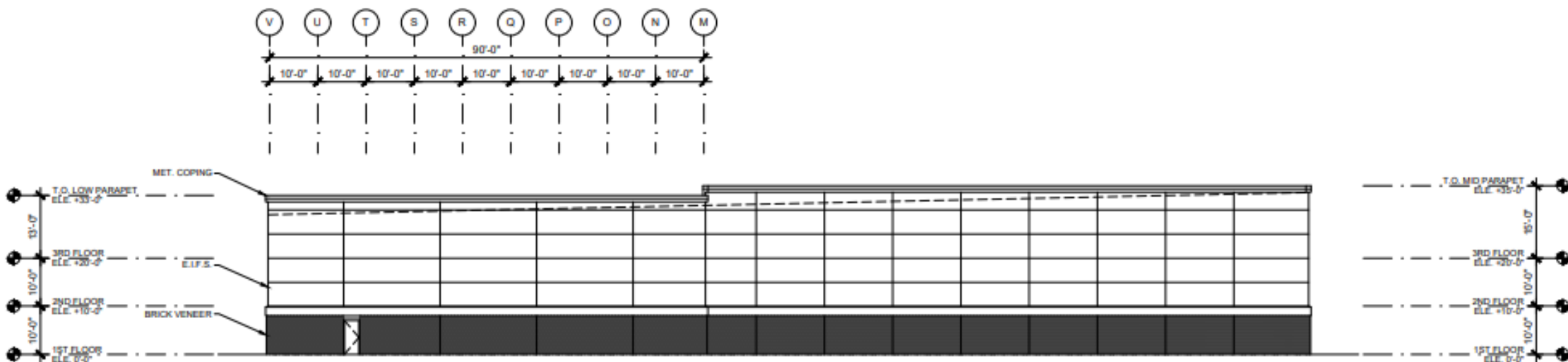
PROJECT MANAGER:	###
DRAWING BY:	###
JURISDICTION:	CITY OF LAWRENCEVILLE
DATE:	2022-05-30
SCALE:	1" = 50'
TITLE:	

This plan takes note of the variance granted by staff, which reduces the required number of parking spaces from 50 to 30 in Condition 3A

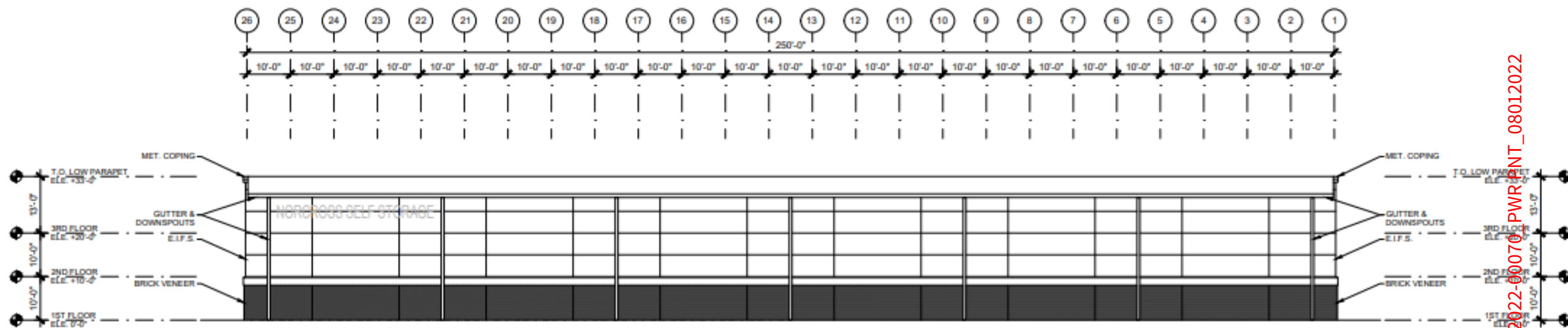
This place further reduces the number of parking spaces to 11 but allows for us to move the building and drive aisle completely out of the easement.

P2022-00070_PWR PNT_08012022





3 SOUTH ELEVATION (REAR ELEVATION)
SCALE: 1/16" = 1'-0"



P2022-00070 PWR ANT_08012022



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # SUP2022-00070

Applicant: TOPFA LLC C/O BATTLE LAW

Legend

 Subject Property

 Parcels

Zoning Districts

-  BG General Business
-  HSB Highway Service Business
-  LM Light Manufacturing
-  RM-12 General Residence
-  Roads



0 120 240





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # SUP2022-00070

Applicant: TOPFA LLC C/O BATTLE LAW



Legend

-  Subject Property
-  Parcels
-  Roads



0 120 240



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 10, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item: Discussion on two proposals for wall mounted digital sign to be located at the Lawrenceville Arts Center

Department: City Manager

Date of Meeting: Wednesday, August 10, 2022

Fiscal Impact:

Presented By: Chuck Warbington, City Manager

Action Requested: Discussion

Attachments/Exhibits:

SNA Proposal



AURORA THEATRE

CITY OF LAWRENCEVILLE



WE BRING CREATIVE VISIONS TO LIFE.

SNA Displays builds high-end digital displays as vivid and dynamic as the imagination. Our work is supported by industry-leading expertise and service.

We prove to our clients that dreams live digitally®

2000+
employees

400+
in-house
engineers

90,000+
square feet, monthly
production capabilities



OUR MISSION

Provide a complete solution to the digital display marketplace by offering superior product solutions, ethical business practices, and ultimately Total Project Satisfaction, all at consistent and competitive pricing.

TOTAL PROJECT SATISFACTION



Our **SNAPros** are engineers, skilled project managers, systems experts, installation managers, and support staff whose goal is *Total Project Satisfaction*.

From project conception to completion, our SNAPros work together to ensure high-quality customer experiences, regardless of project size or scale.

Our no-excuses policy is exemplified through the SNA mobile app, which allows clients to track all aspects of their projects, from procurement to commissioning.

**PROJECT
MANAGEMENT
EXPERTISE**

**CUSTOM
ENGINEERING**

**INSTALLATION
AND SERVICE
EXPERTISE**

**CONTENT
MANAGEMENT
EXPERTISE**

PROJECT MANAGEMENT

4.

- ▶ Every project is assigned a dedicated leader and single point of contact.
- ▶ Every project manager is a structural, electrical or mechanical engineer.
- ▶ SNAPros team places emphasis on customer communications during every phase of each project.
- ▶ The SNA mobile app provides a clear, concise method of tracking project progress.

CASE STUDIES



DISNEY TIMES SQUARE

New York



TOTAL PIXELS
1.5 MILLION



PIXEL PITCH
10 mm



RESOLUTION
1,472 x 1,032



SQUARE FEET
1,600



20 TIMES SQUARE

New York



TOTAL PIXELS
26.6 MILLION



PIXEL PITCH
8 mm



RESOLUTION
3,480 x 7,100



SQUARE FEET
17,000



AT&T DISCOVERY DISTRICT MEDIA WALL

Dallas



TOTAL PIXELS



PIXEL PITCH



RESOLUTION



SQUARE FEET



CIRCA LOS ANGELES

Los Angeles



TOTAL PIXELS
17 MILLION



PIXEL PITCH
10 mm



DISPLAY COUNT
3



SQUARE FEET
18,200

PRICING PROPOSAL



Estimate # Q-05163_20220801-v2
Prepared For Chuck Warbington | PREFERRED
Reference: Aurora Theater / Lawrenceville GA
Prepared By Megan Riddle | megan.riddle@snadisplays.com

SNA Displays
1500 Broadway, 20th Floor,
New York, NY 10036
snadisplays.com

Quote Produced: 8/1/2022
Quote Expires: 10/30/2022

SNA 6.67mm / 16' x 28' - WALL MOUNT

DISPLAY SPECIFICATIONS

Technology	LED Display
Side(s)	Single-faced
Color	281+ trillion
Interior/Exterior	Exterior
Display Dimensions	15.7' high x 28.3' wide
Resolution Per Side	720 pixels high by 1,296 pixels wide
Total Pixels	933,120 pixels
Area/Module Count	446.40 sq ft / 540

TECHNICAL SPECIFICATIONS

Pixel Pitch	6.667 mm (.26")
Pixel Packaging	3-in-1 Surface Mount Device (SMD)
Base Module Size	9.4 x 12.6 (240 mm x 320 mm)
Accessibility	Front or Rear Access
Display Brightness	7000 NITs (adjustable)
Viewing Angles	150 degrees (H) / -70 degrees (V)

SNA 6.67mm / 12.5' x 22' - WALL MOUNT

DISPLAY SPECIFICATIONS

Technology	LED Display
Side(s)	Single-faced
Color	281+ trillion
Interior/Exterior	Exterior
Display Dimensions	12.6' high x 22' wide
Resolution Per Side	576 pixels high by 1,008 pixels wide
Total Pixels	580,608 pixels
Area/Module Count	277.76 sq ft / 336

TECHNICAL SPECIFICATIONS

Pixel Pitch	6.667 mm (.26")
Pixel Packaging	3-in-1 Surface Mount Device (SMD)
Base Module Size	9.4 x 12.6 (240 mm x 320 mm)
Accessibility	Front or Rear Access
Display Brightness	7000 NITs (adjustable)
Viewing Angles	150 degrees (H) / -70 degrees (V)

DELIVERABLES

SNA 6.67mm / 16' x 28' - WALL MOUNT

1	EMPIRE EXTERIOR™ - XS-6.67 mm 36 x 48 Sansi (SMD)	15.7' high x 28.3' wide	\$140,671
1	Subframe		\$9,415
1	On-site Electrical Service		\$36,980
1	Installation Estimate (External Quoted)		\$288,427
1	Sales Tax		\$7,004
1	Sea Ship		\$37,032
4	Install Supervision (National)		\$8,000
1	1080p Basic CMS		\$12,007
SNA 6.67mm / 16' x 28' - WALL MOUNT TOTAL:			\$539,536

SNA 6.67mm / 12.5' x 22' - WALL MOUNT

1	EMPIRE EXTERIOR™ - XS-6.67 mm 36 x 48 Sansi (SMD)	12.6' high x 22' wide	\$90,487
1	Subframe		\$6,265
1	On-site Electrical Service		\$36,980
1	Installation Estimate (External Quoted)		\$215,683
1	Sales Tax		\$5,741
1	Sea Ship		\$25,808
3	Install Supervision (National)		\$6,000
1	1080p Basic CMS		\$12,007
SNA 6.67mm / 12.5' x 22' - WALL MOUNT TOTAL:			\$398,971

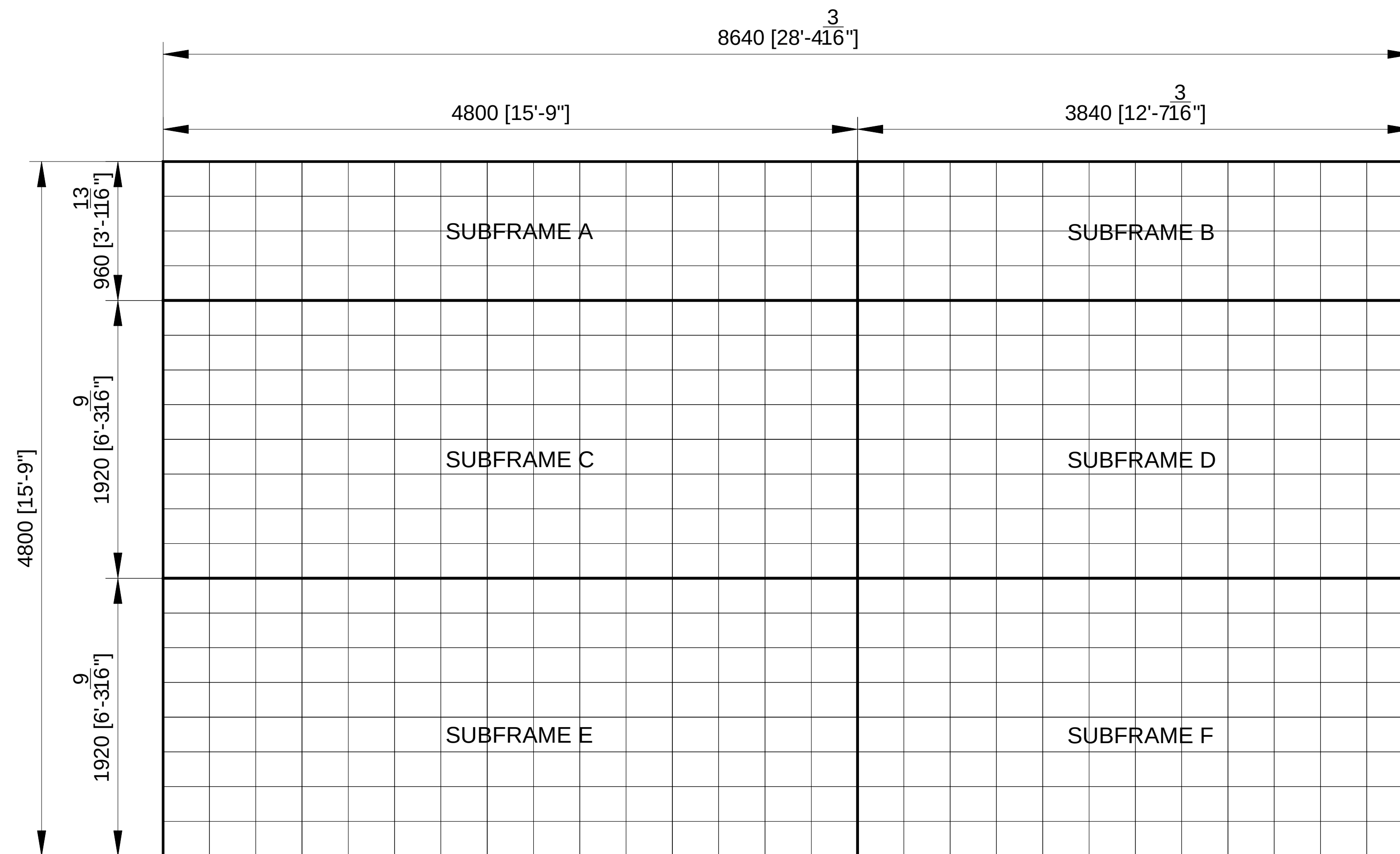
TERMS & CONDITIONS

- Prices in USD.
- Sales tax to be paid by purchaser, if applicable.
- Payment terms: 50% Deposit, 25% Fabrication Completion, and 25% at Delivery or Installation Completion..
- Late Payment Penalty. If any milestone payment is received by SNA after the payment due date set, or if any portion of the payment is received by SNA in funds that are not immediately available, then a late payment penalty shall be due The late payment penalty shall be the portion of the payment not received by the payment due date multiplied by 1.5%.
- A minimum spare parts Inventory is included with the following options: P6.667 5%.

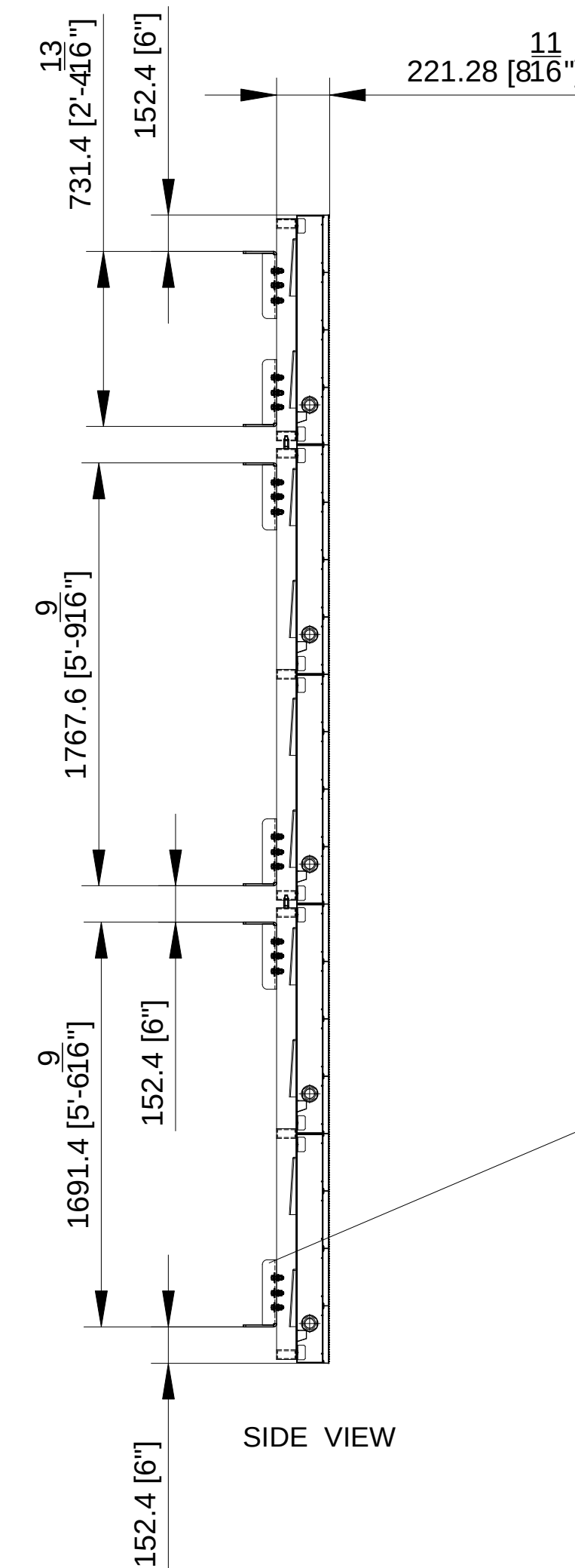
Statement of Confidentiality:: This proposal contains confidential trade and product information, some of which may be proprietary. Information provided herein may not be copied, reproduced, shared, or used in any form other than its intended use without prior written consent from Sansi North America.

- 6 Shipment FOB Destination.
- 7 Shipment 14-16 weeks from design approval and receipt of deposit.
- 8 2 Year parts warranty begins from date of sale transfer or once the LED product has been stored in excess of 90 days beyond the approved project schedule due to delays not caused by SNA.
- 9 All dimensions are approximate; shop drawings can be provided when available.
- 10 Payment terms subject to change.
- 11 Price includes installation supervision and full LED commissioning.
- 12 Client shall supply environmentally protected control room with access to high-speed Internet.
- 13 All work to be performed in a workmanlike manner and according to standard practices.
- 14 Price excludes decorative finishes, sheetrock repair, fireproofing, and EIFS or facade repair unless otherwise stipulated in specifications and expressly agreed upon by SNA.
- 15 Sign and building permits are supplied by others; SNA can provide permits at cost plus filing fee.
- 16 Price is subject to final review of engineering. Price is based on providing the project installation in (1) site mobilization.
- 17 In the event a customer is exempt from sales tax on its purchase (i.e., a capital improvement project), the customer is to provide a properly completed exemption certificate prior to the start of the project. Once a completed exemption certificate is received, Sansi North America, LLC will calculate a use tax which will be passed through to the customer as part of the overall charge for the project. The amount of use tax will be calculated prior to issuing the deposit invoice and included on each invoice throughout the life of the project.
- 18 SNA makes it easier than ever to deploy our display solutions with creative financing options. Turn this project quote into a predictable monthly expense by requesting a formal financing proposal from your SNA sales representative today.

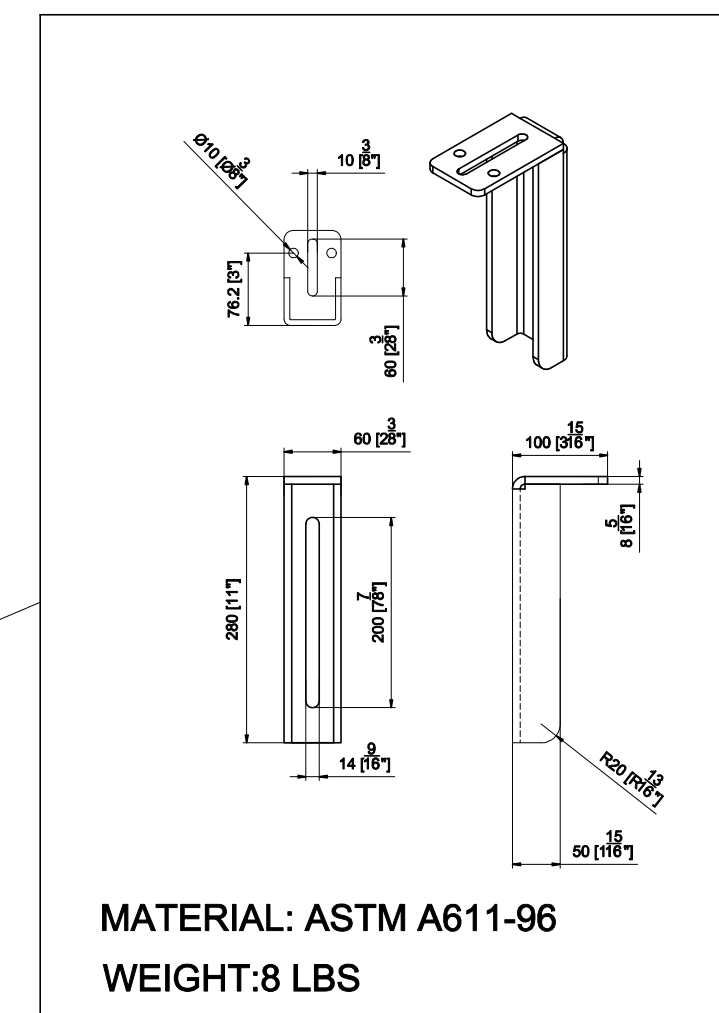
Statement of Confidentiality:: This proposal contains confidential trade and product information, some of which may be proprietary. Information provided herein may not be copied, reproduced, shared, or used in any form other than its intended use without prior written consent from Sansi North America.



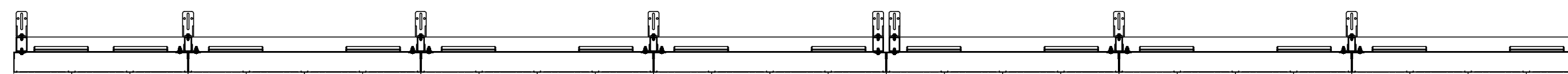
FRONT VIEW



SIDE VIEW



MATERIAL: ASTM A611-96
WEIGHT: 8 LBS

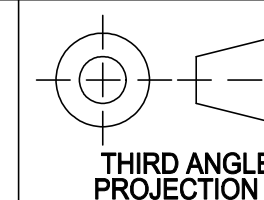


TOP VIEW

NOTES:
MODULE MATERIAL: ALUMINUM
SPECS: 720Hx1296W SMD 1R1G1B
PITCH:6.67MM
BRIGHTNESS:7000NITS
MODULE WEIGHT:APPROX. 3467 LBS
SUBFRAME WEIGHT:APPROX.2372 LBS
AREA:446.4ft²
FRONT ACCESS & FRONT INSTALLATION

A	REVISION	REV STATUS OF SHEETS
1	SHEET	

THE INFORMATION CONTAINED ON THIS DOCUMENT IS PROPRIETARY TO S.N.A.LLC AND SHALL NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT

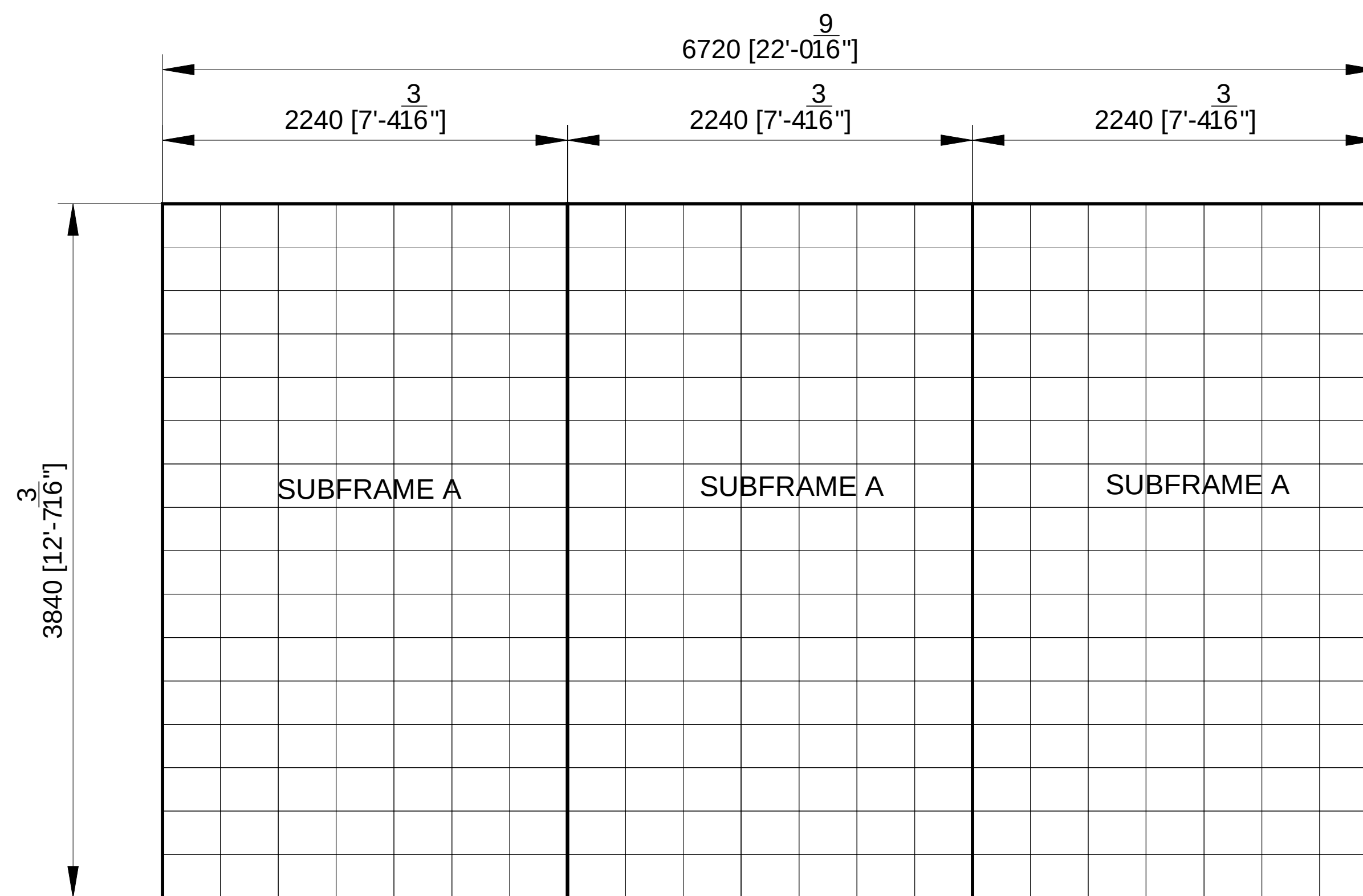


HOLE DIAMETER TOLERANCES		
.000-.250	.251-.500	.501-UP
+ .003	+ .005	+ .010
- .002	- .003	- .005

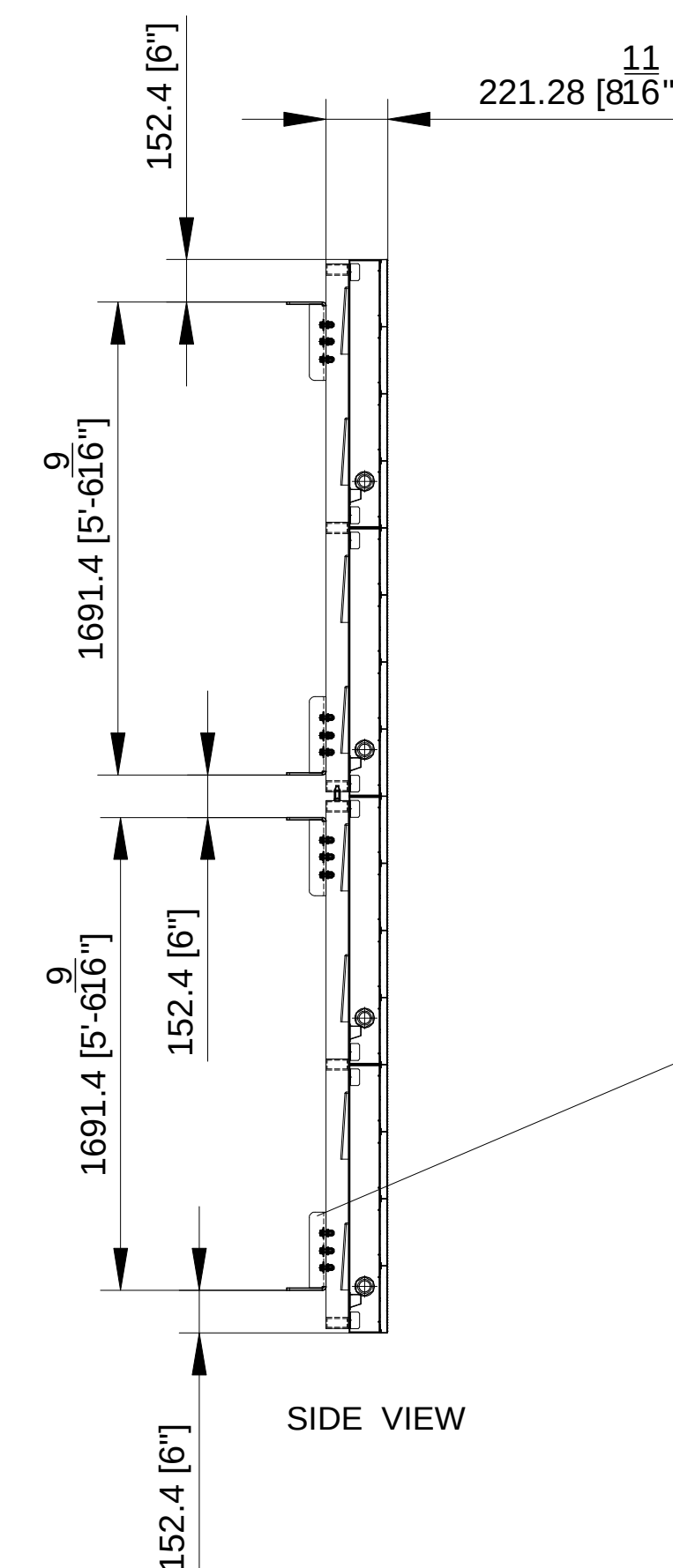
UNLESS OTHERWISE SPECIFIED		
DIMENSIONS ARE IN INCHES		
TOLERANCES ON		
2 PLACE DECIMAL ± .02	3 PLACE DECIMAL ± .010	ANGLES ± 0.5°

ENGR	DAT
LJ	04-06-2022
DRFTR	DAT
LJ	04-06-2022
CHKR	DAT

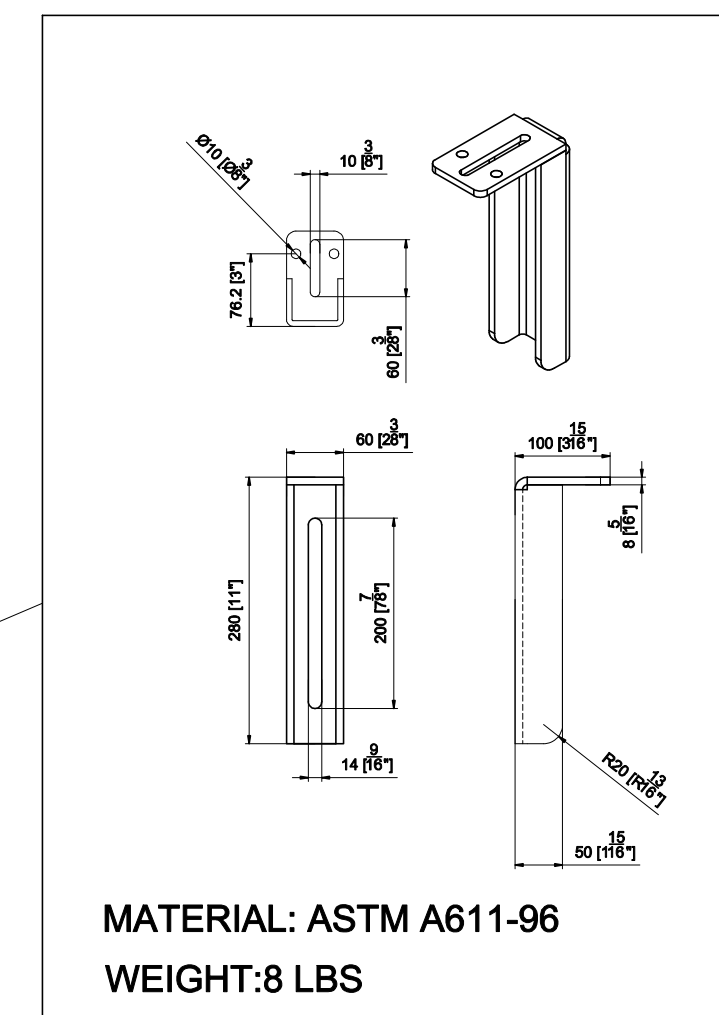
TITLE			
Aurora Theater			
CAGE CODE		DWG NO.	
A		ICD_Layout	
SCALE	NONE	WT	SHEET 1 OF 1



FRONT VIEW



SIDE VIEW



MATERIAL: ASTM A611-96
WEIGHT:8 LBS

NOTES:
MODULE MATERIAL: ALUMINUM
SPECS: 576Hx1008W SMD 1R1G1B
PITCH:6.67MM
BRIGHTNESS:7000NITS
MODULE WEIGHT:APPROX. 2157 LBS
SUBFRAME WEIGHT:APPROX.1476 LBS
AREA:277.8ft²
FRONT ACCESS & FRONT INSTALLATION

THE INFORMATION CONTAINED ON THIS DOCUMENT IS PROPRIETARY TO S.N.A.LLC AND SHALL NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT			 THIRD ANGLE PROJECTION			HOLE DIAMETER TOLERANCES .000-.250 .251-.500 .501-UP +.003 +.005 +.010 -.002 -.003 -.005			UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOLERANCES ON 2 PLACE 3 PLACE DECIMAL DECIMAL ANGLES ±.02 ±.010 ±0.5°			ENGR DATE LJ 04-06-2022		DRFTR DATE LJ 04-06-2022		CHKR DATE		A CAGE CODE DWG NO. ICD_Layout		SCALE NONE WT SHEET 1 OF 1			
--	--	--	---	--	--	---	--	--	---	--	--	----------------------------------	--	-----------------------------------	--	--------------	--	---	--	-------------------------------------	--	--	--





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, AUGUST 10, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item: Project FIRST Annual Update

Department: Police

Date of Meeting: Wednesday, August 10, 2022

Fiscal Impact: \$0.00

Presented By: Officer Jacob Baird

Action Requested: None

Summary: Presentation of the first year's activities of Project FIRST.

Fiscal Impact: \$0.00

Concurrences: None

Attachments/Exhibits:

CRT Annual Review Power Point



Community Response Team Annual Update

August 2022



What we did.....

- Lawrenceville Police Department (LPD) embedded two (2) behavioral health clinicians into field operations to dispatch with officers on crisis related calls and to assist individuals in obtaining the necessary services after crisis conclusion.
- Further, rather than onboard, train, and credential behavioral health clinicians, LPD partnered with View Point Health (VPH) to provide these team members. VPH has done this with great success in other areas of practice and with many different community partners.



Co-Response

Nationally this model is referred to as “Co-Responder.” Research overwhelming suggests that when Departments effectively implement a Co-Responder model both incarcerations and recidivism are significantly reduced.

The reduction of these two allows governments to redirect funding to other necessary areas such as key personnel, infrastructure, and programs.



Project F.I.R.S.T.

(For Intensive Response and Supportive Transitions)

- Primary duties are intensive response during crisis incidents and helping citizens transition into services to establish continued stability and reduce criminal activity.
- The Community Response Team (CRT) is responsible for the provision of these services and supports patrol by handling crisis related calls for service.



Why Lawrenceville is Unique

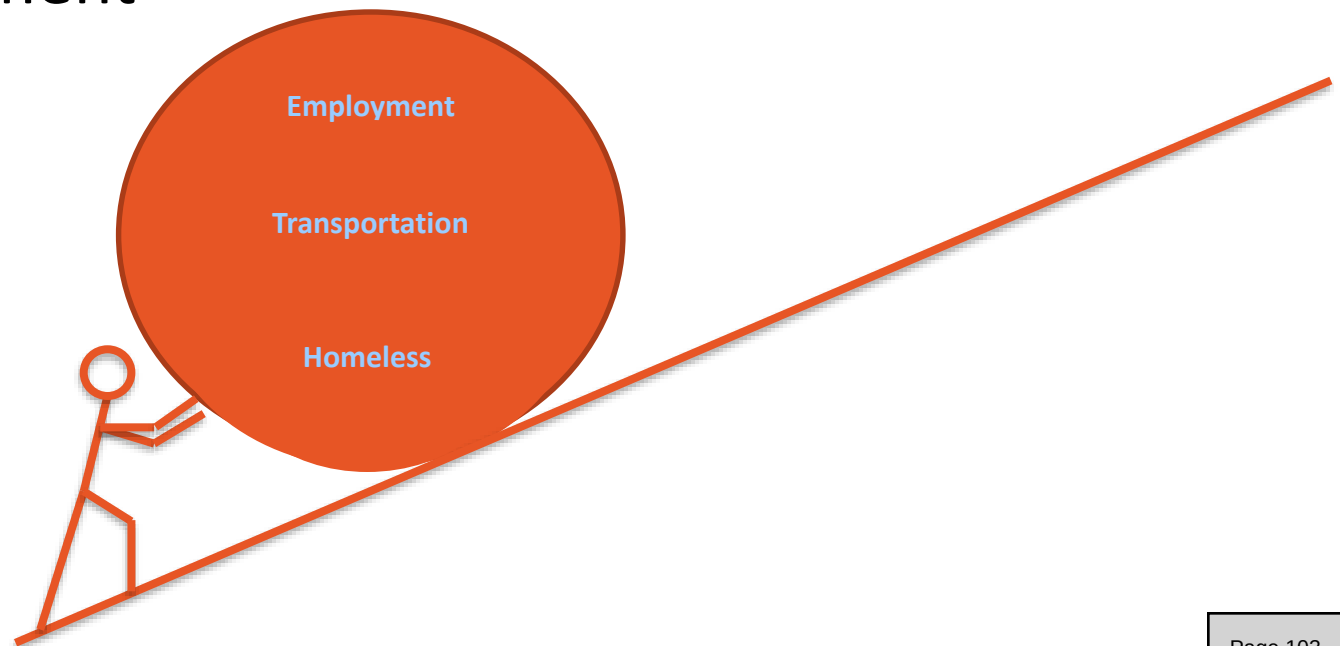
The term Co-response historically refers to a system where mental health clinicians respond to calls for service that involve people who are suffering from mental illness or “In Crisis”.

Our **Community Response Team** defines crisis more broadly.



Barriers to Stability

- Homelessness
- Lack of Transportation
- Unemployment





July 1, 2021- June 30, 2022

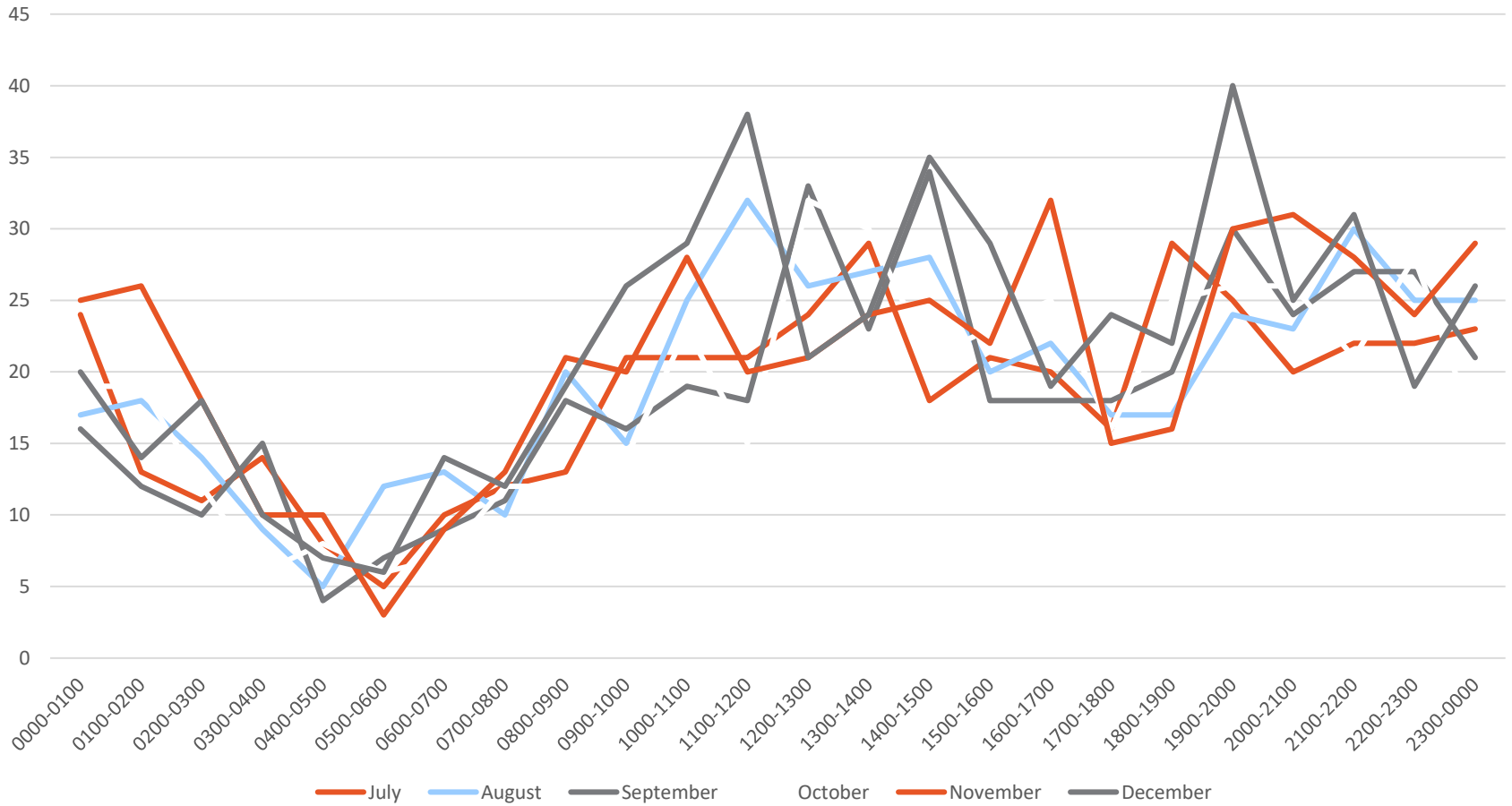
	CRT	Patrol
Crisis Calls	879	5809
Crisis Arrests	8	504
Arrest Rate	.9%	8.6%
Participants	169	N/A



LAWRENCEVILLE

GEORGIA

Jul.-Dec.21

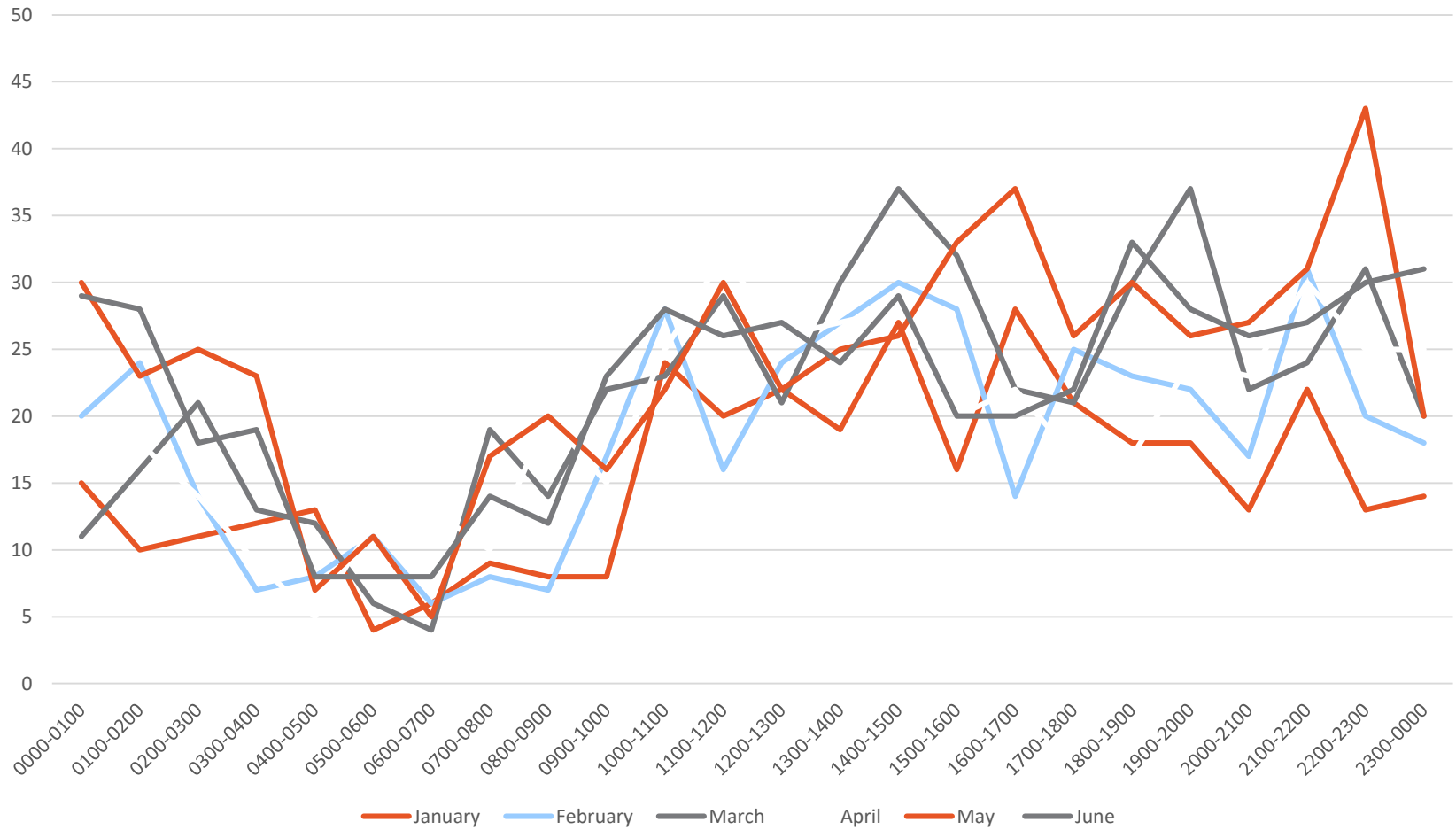




LAWRENCEVILLE

GEORGIA

Jan.-Jun.22

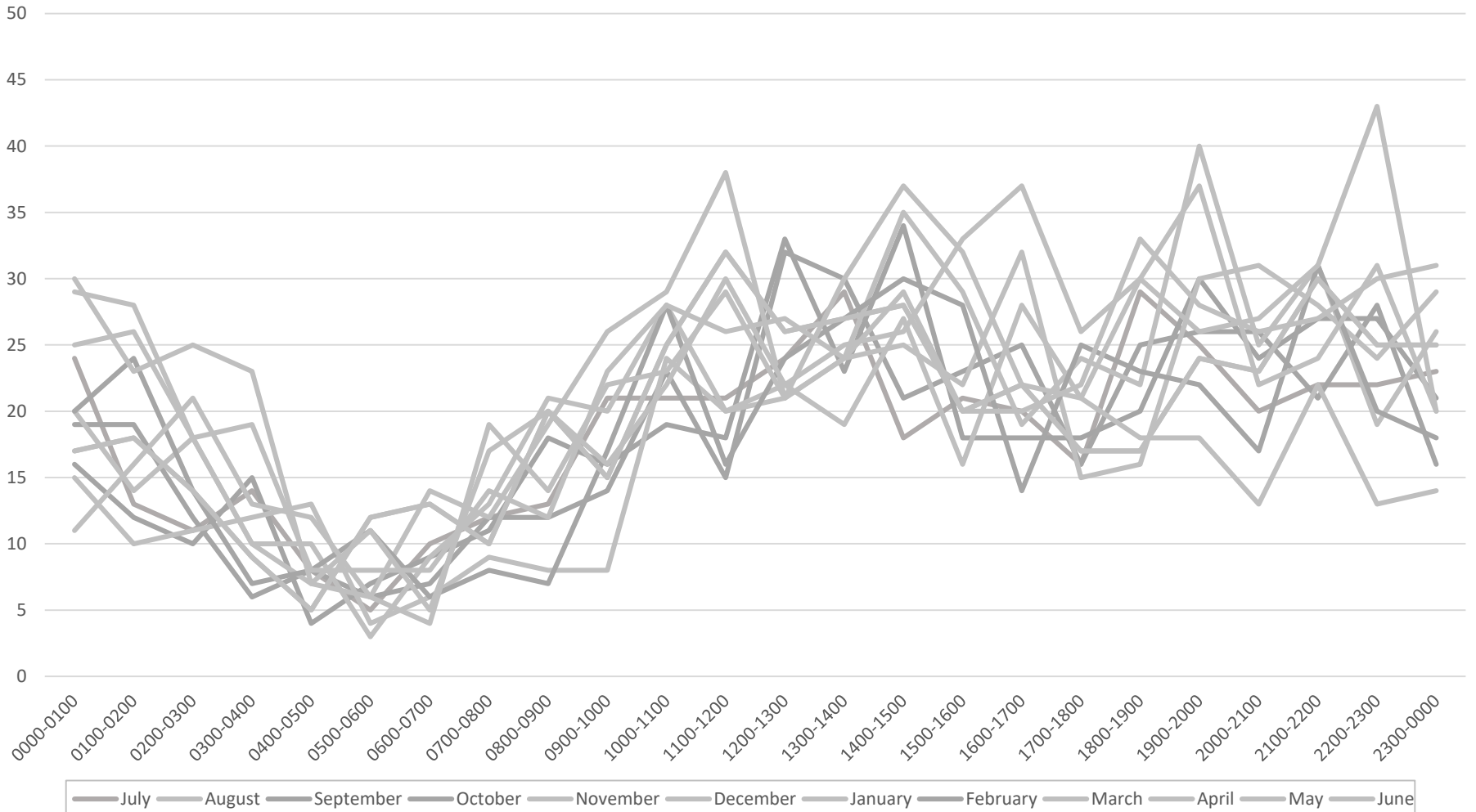




LAWRENCEVILLE

GEORGIA

CFS Times Aggregate





Community Partners

- View Point Health
- Magnuson
- Northside Hospital
- Recovery Foundations
- Across the Bridge
- Uber
- Greyhound
- Lawrenceville Co-op
- Impact46
- Lawrenceville Senior Center
- Gwinnett Health and Human Services
- VA



LAWRENCEVILLE
GEORGIA

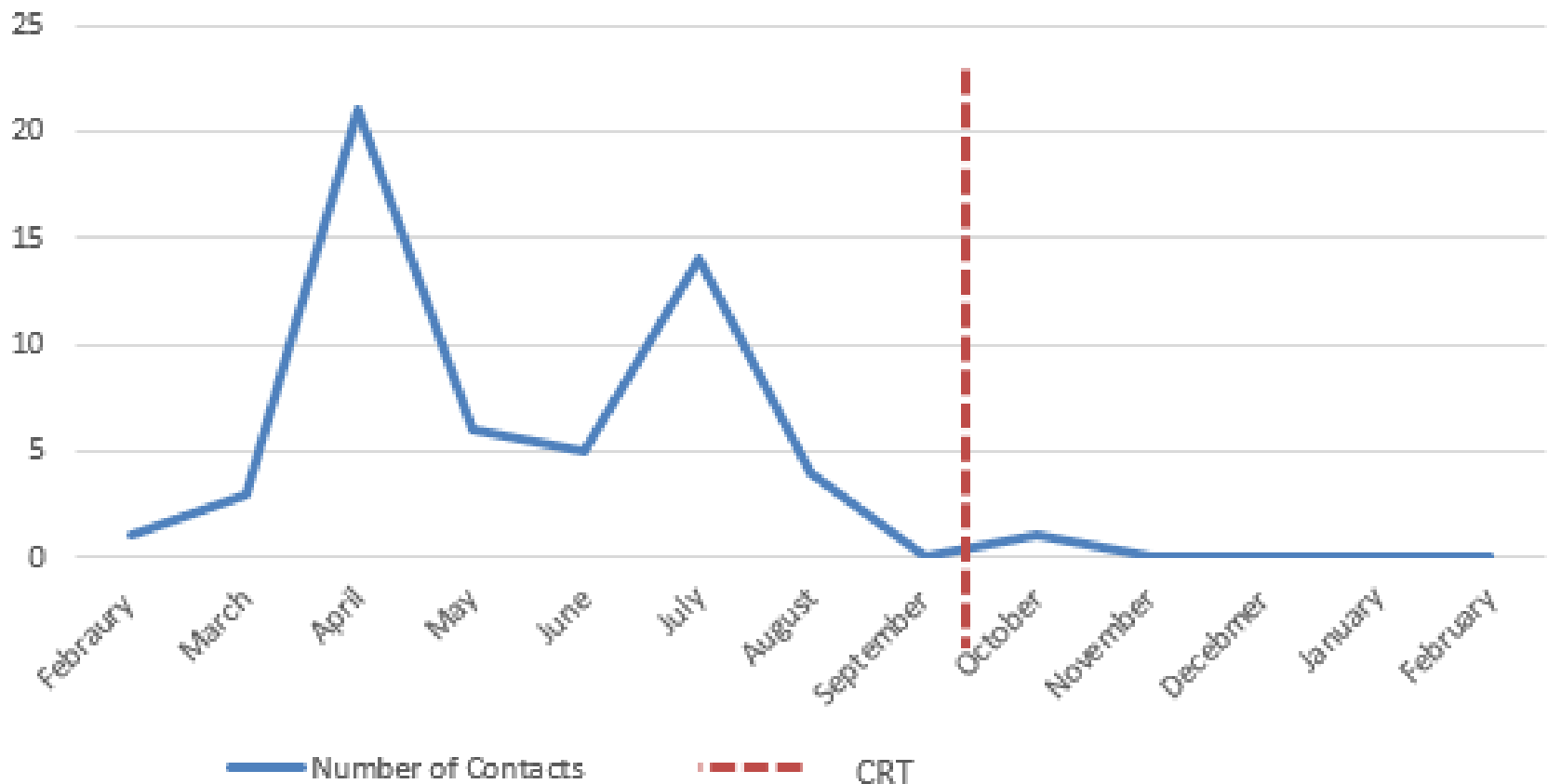
Participant MH

Diagnosis: Bi-Polar and TBI

CFS: 36 Pre-CRT, 19 post CRT

12
5.

Interaction with EDP Feb. 21-Feb. 22





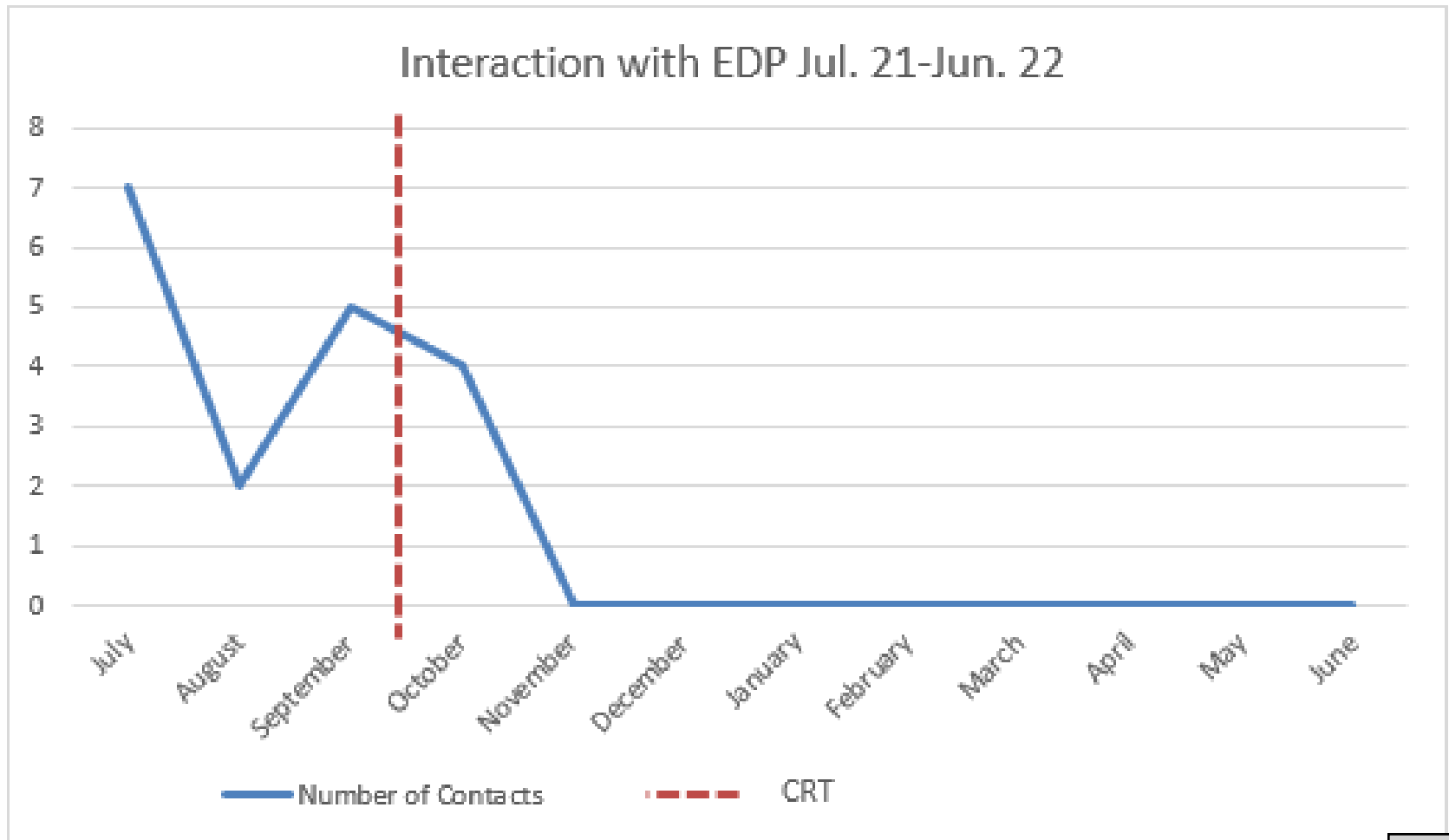
LAWRENCEVILLE
GEORGIA

Participant AS

Diagnosis: Schizophrenia and SA Disorder

CFS: 7 Pre-CRT, 4 post CRT

12
5.





LAWRENCEVILLE
GEORGIA

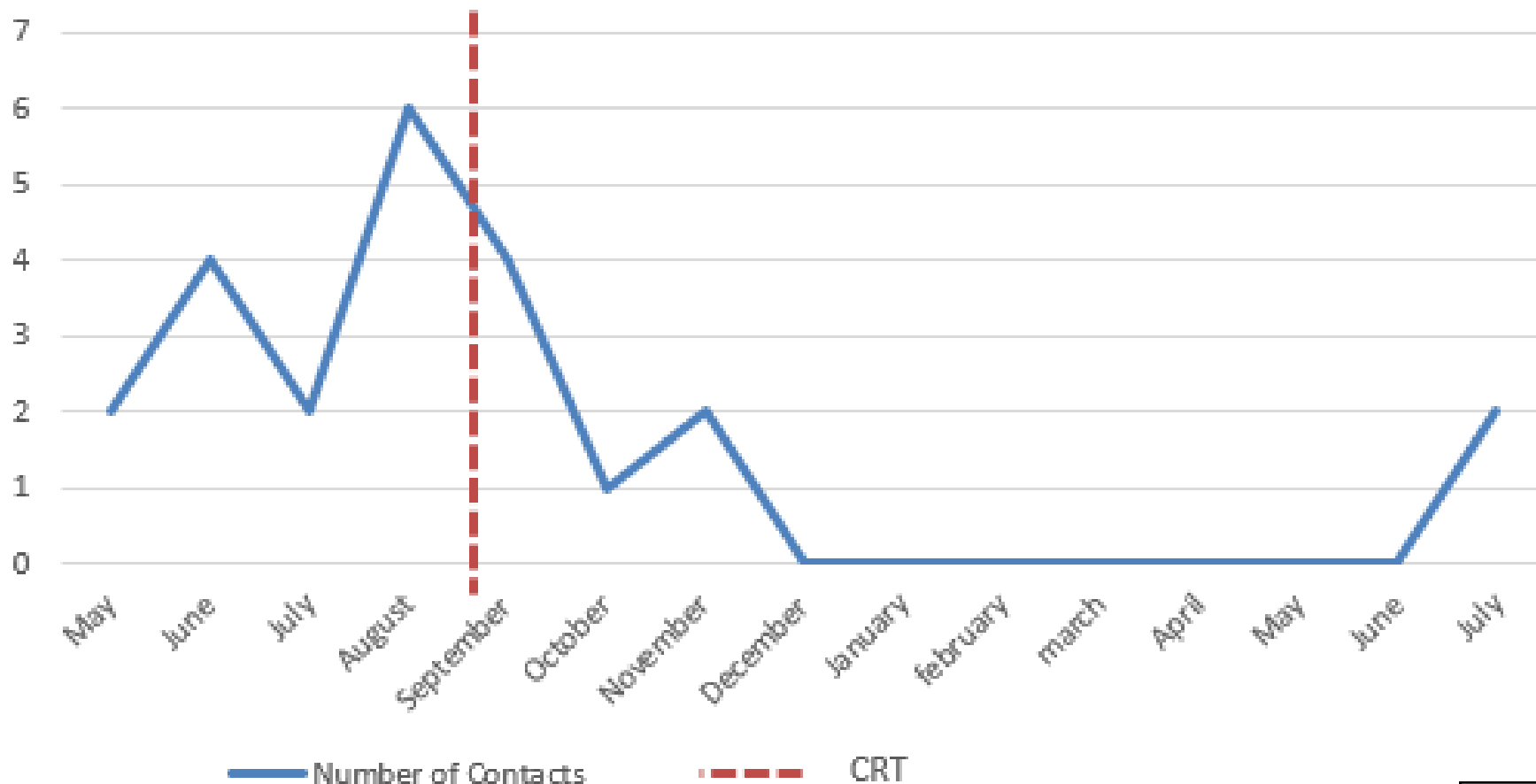
Participant CW

14
5.

Diagnosis: Schizophrenia and SA Disorder

CFS: 12 Pre-CRT, 5 post CRT

Interaction with EDP May 21-Jul. 22





Emergency Housing:	39
Emergency Transportation:	40 (Does not include courtesy rides from other officers)
Emergency Food:	4
Drug Rehabilitation:	3
Crisis Stabilization:	169



- Clinicians V. Case Managers
- Ancillary services
- FIRST Center
- Co-response 24 hour coverage



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, AUGUST 10, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Purchase of Diaphragm Gas Meters on an Annual Contract
Department:	Gas
Date of Meeting:	Wednesday, August 10, 2022
Fiscal Impact:	\$273,602.00
Presented By:	Todd Hardigree, Gas Director
Action Requested:	Award Purchase of Diaphragm Gas Meters on an Annual Contract to Equipment Controls Company, Inc. for line items 1 & 2 in the amount of \$197,804.00 and Elster American Meter Company, LLC for line item 3 in the amount of \$75,798.00.

Summary: This contract provides commercial/industrial and residential diaphragm meters for the Gas Department on an as-needed basis. The solicitation was sent out with an escalation/de-escalation clause to account for market fluctuations in the supply chain.

Fiscal Impact: Amount of \$273,602.00. This contract is funded by the Domestic Meters/Regulators Fund (5154700.531161), the Industrial Meters/Regulators Fund (5154700.531163), and Capital Outlay (5154700.541000).

Background: The suppliers of the previous contract for these items could not renew with their stated fixed pricing due to fluctuations in the cost of materials and supply chain constraints.

Attachments/Exhibits:
Bid Tabulation

BID TABULATION

PAGE 1

6.

AQ001-23

Purchase of Diaphragm Gas Meters on an Annual Contract

Gas Department

				Elster American Meter Company, LLC		Equipment Controls Company, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	250 Class Meters per specifications	1800	Ea	\$97.33	\$175,194.00	\$96.40	\$173,520.00
2	400 Class Meters per specifications	100	Ea	\$348.45	\$34,845.00	\$242.84	\$24,284.00
3	600 Class Meters per specifications	100	Ea	\$757.98	\$75,798.00	N/B	N/B
	TOTAL			\$285,837.00		\$197,804.00	
Will vendor hold pricing firm? Renewal Option 1				TBD		TBD	
Will vendor hold pricing firm? Renewal Option 2				TBD		TBD	
Will vendor hold pricing firm? Renewal Option 3				TBD		TBD	
Will vendor hold pricing firm? Renewal Option 4				TBD		TBD	

Recommended vendors:

Equipment Controls Company, Inc.
 4555 South Berkeley Lake Rd.
 Norcross, GA 30071
 P: 770-822-9664
 email: tlonsberry@equipmentcontrols.com

Elster American Meter Company, LLC
 2221 Industrial Road
 Nebraska City, NE 68410
 P: 402-873-8200
 email: jaye.soss@eysco.com

Lines 1 & 2

Line 3



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, AUGUST 10, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	DJI Matrice M30T Drones
Department:	Police
Date of Meeting:	Wednesday, August 10, 2022
Fiscal Impact:	\$29,314.00
Presented By:	Captain Phil Byers
Action Requested:	Approval to Purchase Two (2) DJI Matrice M30T Drones with Two (2) Extra Batteries to be Funded by Federal Asset Forfeiture 210-111111

Summary: These drones will assist our officers with monitoring crowds at several City events, upcoming walking trails and aid in searching for individuals who have fled from our officers. The new technology will allow us to search for missing persons and access areas which are inaccessible by vehicles. With officer and public safety in mind, there's a myriad of uses that we can take advantage of with this technology.

Background: The DJI Matrice 30T Drone combines a laser rangefinder with a wide-angle, zoom, and thermal cameras to collect aerial data otherwise, unobtainable by our officers. With this technology, we can create a flight plan or grid area and the drone can monitor the grid area while transmitting the information to officers on the ground. The Matrice Drone contains sensors which can detect obstacles in six directions all at once. It's built to ensure its protected from the elements with emergency landing capabilities if a propeller become nonfunctioning. The DJI Matrice 30T Drone can stay airborne more than 40 minutes per deployment.

The Matrice 30T Drone has 200 times zoom cameras which the operator can switch from color to thermal when searching for heat signatures or individuals. The Drone transmits data such as GPS location (within 7 meters) and all images back to the operator. The drone can be deployed within a minute which is a must in a critical and time sensitive situation. The drone also has the ability to

track identified subjects. I believe this technology will work in concert with the upcoming camera system the city is looking to incorporate throughout the city.

Fiscal Impact: Amount of \$29,314.00 to be funded by Federal Asset Forfeiture 210-111111

Attachments/Exhibits:

Letters of Explanation

Quotes (3)

Photo



LAWRENCEVILLE POLICE DEPARTMENT

M. Walker, Interim Chief

www.lawrencevillepd.com

P.O. BOX 2200
300 JACKSON ST
LAWRENCEVILLE, GA 30046

770-962-4173 Telephone
770-339-2422 Fax



7.

To: Chuck Warbington (City Manager)

From: Major Myron Walker 

Date August 2, 2022

Re: Purchase of Drones using asset forfeiture

Chuck,

We are requesting to purchase (2) DJI Matrice M30T Drones using asset forfeiture funds. These drones will assist our officers with monitoring crowds at several City events, upcoming walking trails and aid in searching for individuals who have fled from our officers. The new technology will allow us to search for missing persons and access areas which are inaccessible by vehicles. With officer and public safety in mind, there's a myriad of uses that we can take advantage of with this technology.

The DJI Matrice 30T Drone combines a laser rangefinder with a wide-angle, zoom, and thermal cameras to collect aerial data otherwise, unobtainable by our officers. With this technology, we can create a flight plan or grid area and the drone can monitor the grid area while transmitting the information to officers on the ground. The Matrice Drone contains sensors which can detect obstacles in six directions all at once. It's built to ensure its protected from the elements with emergency landing capabilities if a propeller become nonfunctioning. The DJI Matrice 30T Drone can stay airborne more than 40 minutes per deployment.

The Matrice 30T Drone has 200 times zoom cameras which the operator can switch from color to thermal when searching for heat signatures or individuals. The Drone transmits data such as GPS location (within 7 meters) and all images back to the operator. The drone can be deployed within a minute which is a must in a critical and time sensitive situation. The drone also has the ability to track identified subjects. I believe this technology will work in concert with the upcoming camera system the city is looking to incorporate throughout the city.

I feel this technology will assist us in many different facets as our city and department move forward.



*Sgt. A. Berry #127
Team 4*

LAWRENCEVILLE

POLICE DEPARTMENT

Date: 07/20/2022

From: Sgt. A. Berry #127

Reference: Drone Quotes

To: Capt. Byers #048

Attached are three quotes for two new drones for the Lawrenceville Police Department drone program. The quotes are for two DJI Matrice M30T with two extra batteries for each drone.



Philip C. Byers
Captain

LAWRENCEVILLE

POLICE DEPARTMENT

To: Interim Chief Myron Walker

From: Captain Philip Byers 

Date: August 1, 2022

Re: Purchase on Drones

Staff is requesting the purchase of (2) DJI Matrice M30T Drones with the use of Drug Asset Funds. These new drones will be major increase in technology in comparison with the older drone (which will continue in service for surveying accident scene – Accident Investigations Unit). The purchase of the new drones will not only allow for redundancy, but increased technology, longer flight times, cameras (to include the IR cameras), set patterns of flight, etc. Three quotes have been attached with all three totaling \$29,314.00 to allocated from drug asset funds would total.



150 Holder Lane
Dripping Springs, TX 78620
Phone: 281-441-8284
Fax: 512-519-2572
www.mfescan.com

Quote

Number: SQ22-00618



SQ22-00618

Lawrenceville PD, 7/15, scn, Matrice M30 w/ 2 extra batteries

Client	Ship To
Lawrenceville Police Department 300 Jackson Street Lawrenceville, GA 30046 Phone: 770-670-5055 Email: ABerry@LawrencevillePD.com	Lawrenceville Police Department 300 Jackson Street Lawrenceville, GA 30046 Phone: 770-670-5055 Email: ABerry@LawrencevillePD.com

Sales Person	Customer PO	Terms	Sales Tax	Tracking #
Susan Nulph				

Date	Shipping Method	Discount	Valid Until
7/15/2022	N/A		8/15/2022

Resource Type	Qty.	Description	Notes	Time	Rate	Price	Amount
Drones							
Retail	2	MATRICE 30T (NA) SP	Worry-Free Basic Combo: Up to two paid replacements can be offered within one year after the product is activated. In addition, it also comes with 1 standard maintenance service.		Each	13,999.00	27,998.00
Retail	2	DJI RC Plus				0.00	0.00
Retail	4	MATRICE 30				0.00	0.00
		SERIES-PART09-1671 Propeller					
Retail	2	USB-C Cable (Not for resale)				0.00	0.00
Retail	2	USB-C to USB-c Cable (not for resale)				0.00	0.00
Retail	2	Carrying Case				0.00	0.00
Retail	2	Screws and Tools (not for resale)				0.00	0.00
Retail	2	MATRICE 30				0.00	0.00
		SERIES-PART02-BS30 Intelligent Battery Station (NA)	A smart, portable solution with multiple charging modes to meet your mission needs. Capable of charging four pairs of TB30 Intelligent Flight Batteries and one pair of RC Plus batteries, pairs are charged one at a time, with one pair taking just 30 minutes to charge from 20-90%.				
Retail	4	MATRICE 30				0.00	0.00
		SERIES-PART08-TB30 Intelligent Flight Battery	Each battery supports self-heating for cold environments, hot-swapping for fast turnarounds, and 400 charge cycles for increased operational efficiency.				

Resource Type	Qty.	Description	Notes	Time	Rate	Price	Amount
Retail	4	MATRICE 30 SERIES-PART08-TB30 Intelligent Flight Battery	Each battery supports self-heating for cold environments, hot-swapping for fast turnarounds, and 400 charge cycles for increased operational efficiency.		Each	329.00	1,316.00

Drones Total: \$29,314.00**X**

Authorized Signature

Date

Subtotal:	\$29,314.00
Shipping:	\$0.00
Sales Tax:	\$0.00
Total:	\$29,314.00
Applied Payment:	\$0.00
Balance Due:	\$29,314.00

Estimate

Drone Nerds Inc.
5553 Anglers Ave.
Suite #109
Ft. Lauderdale FL 33312
United States
P: 786-708-7807
www.DroneNerds.com

Order #	EST402654612
PO Ref.	
Order Date	7/18/2022
Customer	Lawrenceville Police Department
Currency	US Dollar

Contact:

Lawrenceville Police Department
aberry@lawrencevillepd.com
other:

Bill To:**Ship To:**

Qty	Item / Description	Unit Price	Amount
2	M30TKIT-CAREBASIC DJI Matrice 30T M30T Complete Kit (2 Batteries, Care Basic) Item ID:9532	13,999.00	27,998.00
2	CP.EN.00000383.01 DJI Matrice 30T M30T Drone (No Batteries or Care) DJI Matrice 30T M30T Drone (No Batteries or Care) Item ID:9423	0.00	0.00
4	CP.EN.00000369.02 DJI MATRICE 30 SERIES TB30 Intelligent Flight Battery DJI MATRICE 30 SERIES TB30 Intelligent Flight Battery Item ID:9433	0.00	0.00
2	CP.QT.00005756.01 DJI Care Enterprise Basic (M30T) DJI Care Enterprise Basic (M30T) Item ID:9439	0.00	0.00
4	CP.EN.00000369.02 DJI MATRICE 30 SERIES TB30 Intelligent Flight Battery DJI MATRICE 30 SERIES TB30 Intelligent Flight Battery Item ID:9433	329.00	1,316.00
14		Subtotal	29,314.00
		Discount	0.00
		Total	
		S & H	0.00
		Tax Total (0%)	0.00
		Total	29,314.00

Additional Details:

Drone Nerds adhere to all manufacturers pricing policies in order to maintain our authorized dealer status. As a result we are able to provide the highest level of manufacture authorized service and support.



Entered Date	Taken By	Customer #	Order #
7/18/22	jgra	1478	10191751-00
PO #			Page #
A.Berry.071822			1

Bill To CITY OF LAWRENCEVILLE ELECTICAL WAREHOUSE 435 W PIKE ST LAWRENCEVILLE, GA 30046-4845	Ship To CITY OF LAWRENCEVILLE ELECTRICAL WAREHOUSE 435 W PIKE ST LAWRENCEVILLE, GA 30046-4845	Remit To GRESKO PO BOX 932918 ATLANTA, GA 31193-2918
---	--	--

Instructions

Ship Point	Via	Shipped	Terms	SlsRepln/Out
Gresco-Small Parts	Best Way		Net 30 Days	cgre / csti

Notes

Line	Product and Description	Order Quantity	Qty UM	Unit Price	Price UM	Amount(Net)
1	DRK-DJI-M30T Drone Kit - Matrice 30T	2.00	ea	13,999.00	ea	27,998.00
1 Com 1	6941565929457 MATRICE 30T	2.00	EA			
1 Com 2	6941565927026 DJI Care Enterprise Basi	2.00	EA			
1 Com 3	6941565927620 MATRICE 30 SERIES TB30 I	4.00	EA			
2	6941565927620 MATRICE 30 SERIES TB30 I ntelligent Flight Batter	4.00	EA	329.00	EA	1,316.00

2	Lines Total	Total Order Quantity	6.00	Subtotal	29,314.00
				Taxes	0.00
				Total	29,314.00





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, AUGUST 10, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	144 East Crogan Street Patio Project
Department:	Engineering Department
Date of Meeting:	Wednesday, August 10, 2022
Fiscal Impact:	\$190,710.30
Presented By:	Jim Wright, City Engineer
Action Requested:	Award 144 East Crogan Street Patio Project to low bidder, Bayne Development Group, LLC amount not to exceed \$190,710.30.

Summary: The work to be performed by the General Contractor consist of but is not limited to the following major items:

- Demolition & cleanup. Remove all waste from the site and chemically clean all installed masonry work.
- Supply and install to complete approximately 70 linear feet of structural 6" CMU block wall with rebar in every other cell. All cells will be grouted solid with Portland cement. The outer face of the wall will be veneered with Redlands brick to match existing walls as previously built walls at the Local Republic patio area. The wall will be approximately 20-32" high above the grade of the patio.
- Install complete 5 Columns 24x24 with matching brick and brick caps.
- The installation of red wire-cut clay brick pavers in a Herringbone pattern that will connect with existing pavers on the interior margin with the required matching header border.
- Modify & Extend existing 15" RCP(± 70 LF) and install 4 x new DI's.
- 24" Header concrete curb & gutter, 6 in thick.

Fiscal Impact: Amount of \$190,710.30. This project is funded by the Capital Outlay Fund (2301565.541000). Project 10-001.

Attachments/Exhibits:

Bid Tabulation

8.

WQ001-23

144 East Crogan Street Patio Project
Engineering Department

				Bayne Development Group, LLC		Professionally Engineered Structures & Associates, LLC dba P.E Structures & Associates, LLC		Surfaces Group, LLC	
ITEM #	DESCRIPTION	APPROX.		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Mobilization & Traffic Control	1	LS	\$25,000.00	\$25,000.00	\$36,746.00	\$36,746.00	\$41,452.78	\$41,452.78
2	Warranties and Bonds	1	LS	\$20,000.00	\$20,000.00	\$5,878.00	\$5,878.00	\$7,965.12	\$7,965.12
3	Demolition & Clean-up- all included. Remove all waste from the site and chemically clean all installed masonry work.	1	LS	\$20,000.00	\$20,000.00	\$26,503.00	\$26,503.00	\$9,008.77	\$9,008.77
4	- Supply and install to complete approximately 70 linear feet of structural 6" CMU block wall with rebar in every other cell. All cells will be grouted solid with Portland cement. The outer face of the wall will be veneered with Redlands brick to match existing walls as previously built walls at the Local Republic patio area. The wall will be approximately 20-32" high above the grade of the patio. The wall will step down as needed based on the contour of the grade to allow for a consistent as possible elevation. - Install complete 5 Columns 24x24 with matching brick and brick caps. The columns will have an electrical conduit to allow for lighting (to be determined and installed at the time of concrete pour) all labor and material included - The installation of red wire cut Clay brick pavers in a Herringbone pattern, shall connect with existing pavers on the interior margin with the required matching header border. All pavers shall have a mortar joint between pavers and will be pitched to follow the grade of the area with no step downs in elevation. Upon completion, the contractor will remove all waste from the site and chemically clean all installed masonry work.	1	LS	\$75,923.00	\$75,923.00	\$119,786.00	\$119,786.00	\$146,247.32	\$146,247.32
5	Replace existing 15" RCP (± 70 LF) with HDPE or RCP pipe and install 4 x new DI'S as per the drawings.	1	LS	\$19,450.00	\$19,450.00	\$12,843.00	\$12,843.00	\$27,067.45	\$27,067.45
6	24" Header concrete curb and gutter, 6 in thick	1	LS	\$13,000.00	\$13,000.00	\$7,094.00	\$7,094.00	\$6,797.65	\$6,797.65
SUBTOTAL				\$173,373.00		\$208,850.00		\$238,539.09	
10% City Contingencies (If left blank City will automatically calculate 10% of the subtotal)				\$17,337.30		\$20,885.00		\$23,853.91	
TOTAL				\$190,710.30		\$229,735.00		\$262,393.00	

Recommended Vendor

Bayne Development Group, LLC
1551 Jennings Mill Rd BLD 1600-A
Watkinsville, GA 30677
Brad Horne
bhorne@baynedg.com
706-224-7877



LAWRENCEVILLE

GEORGIA

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

Item: Consideration of Residency Incentive Resolution

Department: Finance

Date of Meeting: Wednesday, August 10, 2022

Fiscal Impact:

Presented By: Keith Lee, Chief Financial Officer

Action Requested: Authorize moving the policy forward to City Council for approval.

Summary: As part of the Fiscal Year 2022 Budget, the City funded a Residency Incentive Program. The funding was for \$25,000. To implement this policy, staff is proposing a policy to allow a one-time incentive of \$5,000 for Public Safety and on-call staff. In accepting the one-time incentive and employee would agree to work for the City for two years and live at the location for two years.

Background:

Fiscal Impact:

Concurrences:

Attachments/Exhibits: Residency Incentive Policy



Policy: **Residency Incentive Program**
Policy Number: **FY2022-01**
Date: **August 22, 2022**
Update:
Authority: **City Manager**

Introduction

In an effort to provide an incentive for full-time employees to reside in the City of Lawrenceville. The City Council authorized the City Manager to offer a one-time taxable incentive payment. The incentive payments are not a part of the compensation of any new employee who receives the payment. The incentive is available to Sworn Police Officers, public safety sensitive staff and on-call staff, as approved by the City Manager.

Funding and availability

This funding is subject to annual Council appropriations and is on a first come first serve basis. Once the allotted budget is depleted during a fiscal year, the incentive will no longer be available for that fiscal year or until the Council allocates additional funding.

City of Lawrenceville Incentive

- (1) Purchase of a home within the City of Lawrenceville:
 - a. The City will provide a onetime taxable incentive payment of \$5,000 for all new full-time employees who do not currently own a residential property within the City of Lawrenceville. This incentive payment must be utilized to assist in the purchase of a primary home located within the City of Lawrenceville. The home must serve as the employee's primary residence for two (2) - years from date of purchase as evidenced by application of homestead exemption by the employee.
- (2) Rehabilitation of a home within the City of Lawrenceville: The City will provide a onetime taxable incentive payment of \$5,000 in order to rehab a single-family home located in the City of Lawrenceville as a primary residence for the employee. Rehabilitation includes, roof repair, ingress improvements, mechanical repairs, cosmetic improvements, window replacement or similar type improvements. The home must serve as the employee's primary residence for two (2) - years from date of purchase as evidenced by application of homestead exemption by the employee.

Repayment Schedule of Incentive

- (1) The incentive shall be 100% forgivable, if the employee remains an employee with the City for two (2) years and lives at the location for (2) years. Should the employee leave employment, reduce on-call status or move within two (2) years of receiving the incentive, then the employee shall reimburse the City a percentage based on the remaining months left in the two (2) year term. The reimbursement term shall not exceed 24 months.

City Manager

Date



RESIDENCY INCENTIVE PROGRAM APPLICATION

Employee Name: _____

Employee Number: _____

Date of Hire: _____

Date of Request: _____

Department: _____

Job Title: _____

Primary Residence Location: _____

Employee Statement: I hereby request that the City of Lawrenceville provide to me \$ _____ for expenses related to moving into the City of Lawrenceville for buying a primary residence. I understand that if I terminate my employment or move from the Lawrenceville location above with the City for any reason within two (2) years from the date payment is received I will be personally liable to reimburse the City a percentage based on the remaining months left in the two (2) year term. The reimbursement term shall not exceed 24 months. The City shall accordingly be entitled to recover any such amount from any payment due me upon termination or moving including but not limited to wages, leave payoff, pension disbursements, expense reimbursements, etc.

I have included original documents, such as utility statements, closing papers, sellers' Purchase Contract for a house purchase or repair / purchase invoices for home rehabilitation.

The incentive payment is limited to one (1) per household.

RESOLUTION _____

RESOLUTION OF THE CITY OF LAWRENCEVILLE APPROVING AND AUTHORIZING THE CITY MANAGER TO IMPLEMENT A CITY EMPLOYEE RESIDENCY INCENTIVE PROGRAM

WHEREAS, the City of Lawrenceville City Council funded a City Residency Program as part of the Fiscal Year 2022 Budget to encourage Public Safety and on-call ~~Public Works~~ City employees to live as well as work in the City of Lawrenceville community; and

WHEREAS, a program providing for financial incentives to City employees to include a provision of forgivable loans for home purchase or rehabilitation, that will encourage and enable City employees to establish and retain a residence within the City of Lawrenceville, will promote employee investment within the City and enhance employee-community relations and

WHEREAS, it is determined that such a program providing for such financial incentives to City employees is appropriate and furthers the interests of the City of Lawrenceville community.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lawrenceville, Georgia that the City employee residency incentive policy and program is hereby approved and the City Manager is hereby authorized and directed to develop, implement and administer the policy and program for the provision of appropriate financial incentives to City employees, to include a provision of forgivable loans for home purchase or rehabilitation, that will encourage and enable City employees to establish and retain a residence within the City of Lawrenceville.

BE IT FURTHER RESOLVED, that the City Manager or his designees are authorized and directed to make all necessary future amendments to the City employee residency incentive policy and program and to develop and execute all necessary and appropriate documents to implement and administer the City employee residency incentive policy and program.

BE IT FURTHER RESOLVED, that the Finance Director or his designees are authorized to make all disbursements in accordance with the terms and provisions of the established City employee residency incentive policy and program.

David R. Still, Mayor

ATTEST:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 10, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Intergovernmental Agreement with the Downtown Development Authority of Lawrenceville (DDA) to transfer property identified as 190 Oak Street for redevelopment purposes
Department:	City Manager
Date of Meeting:	Wednesday, August 10, 2022
Fiscal Impact:	
Presented By:	Chuck Warbington, City Manager
Action Requested:	Approve the Intergovernmental Agreement with the Downtown Development Authority of Lawrenceville that transfers the property identified as 190 Oak Street to the DDA for redevelopment purposes upon the approval of the agreement by the City Attorney.

Summary: The City recently acquired 190 Oak Street from Viewpoint Health. This Intergovernmental Agreement with the Downtown Development Authority transfers the property to the DDA. The IGA requires the DDA to provide to the City all proceeds received by the DDA for the sale of the property.

Attachments/Exhibits:

Intergovernmental Agreement for 190 Oak Street

INTERGOVERNMENTAL AGREEMENT
190 Oak Street

This **INTERGOVERNMENTAL AGREEMENT (“IGA”)** is made and entered into as of the ____day of _____, 2022, by and between the **CITY OF LAWRENCEVILLE, GEORGIA**, a Georgia municipal corporation in the State of Georgia (the **“City”**), and the **DOWNTOWN DEVELOPMENT AUTHORITY OF LAWRENCEVILLE, GEORGIA**, a public corporation created and existing under the laws of the State of Georgia (the **“DDA”**).

W I T N E S S E T H:

WHEREAS, the DDA was created pursuant to the provisions of Article IX, Section VI, Paragraph III of the Constitution of the State of Georgia, the Downtown Development Authorities Law of the State of Georgia, O.C.G.A. § 36-42-1, *et seq.*, as amended, and an activating resolution of the Council of the City of Lawrenceville, duly adopted on November 7, 1983, as amended, and is now existing and operating as a public body corporate and politic, and

WHEREAS, in order to encourage the development and revitalization of its downtown business district, the Mayor and Council of the City of Lawrenceville duly adopted the Resolution on November 7, 1983, creating the DDA and designating a geographic area to be known as the Downtown Development Area, which area has since been altered from time to time; and

WHEREAS, the City now desires to transfer certain properties to the DDA subject to certain terms and conditions, which properties will be used by the DDA for redevelopment purposes; and

WHEREAS, said property is located within the geographic boundaries of the Downtown Development Area, and the DDA is willing to accept the properties from the City subject to the terms and conditions of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants set forth herein, the amounts set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the DDA do hereby agree as follows:

1. The City will transfer to the DDA the property known as 190 Oak Street (Tax Parcel 5146B012) which is owned by the City (Subject Property).

2. The DDA shall pay to the City any amounts obtained by the DDA from the sale of any portion of the property for redevelopment purposes less reasonable closing costs. It is understood and agreed that in the performance of the obligations of the DDA herein contained, any obligation for the payment of money to the City shall not constitute a general obligation of the DDA but shall be a limited obligation of the DDA, payable solely out of payments received by the DDA for the sale of any portion of the property acquired with the funds provided by the City.

3. Should the property contain structures and the building is determined in need of demolition, the City shall have the right pursuant to the terms of this IGA to provide for the demolition of all such structures, and the City shall be responsible for the cost associated with the demolition of the structures, and with any environmental testing or remediation associated with the demolition of such structures.

4. The transfer of the Subject Property by the DDA MAY be subject to restrictions and covenants deemed appropriate by the DDA which shall be intended to make certain that the Subject Property shall be developed in a manner which is consistent with the development plan to be approved by the City and in a manner which will provide economic redevelopment and revitalization of the area. The City shall have the right to approve the restrictions and covenants prior to any transfer of the Subject Property by the DDA. These covenants and restrictions may be recorded with the deed or other agreement transferring the property to any private owner. If a potential purchaser of the Subject Property files for a rezoning of the Subject Property, the rezoning will go through the normal process and the City makes no representations as to the outcome of any rezoning proposed.

5. The Mayor, Mayor Pro Tem, City Manager, City Clerk, and City Attorney, and/or their appropriate designees are hereby authorized to complete the transfer of the Subject Property and to take any and all action necessary and appropriate to carry out the intent of this Intergovernmental Agreement between the parties.

6. This IGA and the rights and obligations of the parties hereto shall be governed, construed and interpreted according to the laws of the State of Georgia.

7. This IGA expresses the entire understanding and agreement between the parties hereto.

8. The invalidity of any one or more phrases, sentences, clauses or sections contained in this IGA shall not affect the remaining portions of this IGA or any part thereof.

9. This IGA may be executed in several counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument.

10. No waiver, amendment, release, modification of this IGA shall be effective unless made in writing and executed by both parties hereto, and properly approved in accordance with the provisions of Georgia law.

CITY OF LAWRENCEVILLE, GEORGIA

Date Signed: _____

By: _____
David R. Still, Mayor

Attest _____
Karen Pierce, City Clerk

(City Seal)

**CITY OF LAWRENCEVILLE DOWNTOWN
DEVELOPMENT AUTHORITY**

Date Signed: _____

By _____
Chairman

Attest _____
Secretary

(Authority Seal)