



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING AGENDA

Monday, April 27, 2026
7:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Recognitions

1. Rep Gabe Okoye to Recognize City of Lawrenceville's 205th Anniversary

Approval of Prior Meeting Minutes

2. March 19, 2026 - Regular Meeting
3. April 01, 2026 - Work Session, Executive Session

Proclamations

4. Professional Municipal Clerks Week
5. National Public Works Week

Announcements

Public Comment

To participate in the Public Comment part of the Agenda, you must register with the City Clerk prior to the beginning of the meeting. Presentations will be limited to 2 minutes per person and Council will not respond to the comment.

Consent Agenda

These are items on which the Mayor and Council are in agreement to approve and are placed on the agenda to be approved in one vote.

- [6.](#) Contract Award - Strategic Plan Development and Implementation Framework (RP003-26)
- [7.](#) Contract Award - Gwinnett Drive Widening Project
- [8.](#) Contract Award - Engineering Consulting Services on an Annual Contract
- [9.](#) Renewal of RP001-22 Design Management and Production Services (6 Months)
- [10.](#) Resolution for Recertification of the City of Lawrenceville as a certified City of Ethics

Public Hearing New Business

Discussion will be limited to 7 minutes per side including rebuttal. Discussions on Zoning issues will be limited to 10 minutes per side including rebuttal. Questions and answers from Council Members will not infringe on the time limit.

- [11.](#) RZC2025-00074; Zaidh Cuellar; 303 Scenic Highway
- [12.](#) RZM2026-0001 & BFR2026-0001; Parkland Homebuilders, LLC; 0 Springlake Road
- [13.](#) RZC2026-0001 & BFR2026-0003; Amicasa Home Care Corp; 1298 Old Norcross Road
- [14.](#) An Ordinance to Amend the City of Lawrenceville Ordinance (2020) Adopted May 2020 as Amended to Article 1 and Article 2

Council Business New Business

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

- [15.](#) Intergovernmental Agreement with the Downtown Development Authority for the Lightnin Rental parcel
- [16.](#) Contract Award - Old Shadowlawn Cemetery Access Improvements Project
- [17.](#) Contract Award - Lawrenceville Gateway Trail Trailhead
- [18.](#) Contract Award - Collins Industrial Way Traffic Safety and Operational Improvements
- [19.](#) Contract Change Order –Power Pole Replacement Service on an Annual Contract (SB015-22)
- [20.](#) Contract Renewal - Solid Waste Disposal Services - Annual Contract (SB023-24)
- [21.](#) FIFA World Cup Mutual Aid Agreement with the City of Atlanta
- [22.](#) Resolution Authorizing the City Manager to Execute an Agreement with the Georgia Department of Natural Resources, Environmental Protection Division for Reimbursement

from the Hazardous Waste Trust Fund for the Paper Mill Road Undeveloped Tract (HSI #10863)

[23.](#) Resolution for Participation in an Amicus Brief in Chang v. City of Milton on Remand before the Georgia Court of Appeals or, If Warranted, the Georgia Supreme Court

[24.](#) Purchase and Sale Agreement for 225 Langley Drive

[25.](#) Acceptance of Donation of Property - 1425 Lawrenceville Highway

Executive Session – Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, APRIL 1, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** Contract Award - Strategic Plan Development and Implementation Framework (RP003-26)
- Department:** Communications
- Date of Meeting:** Wednesday, April 1, 2026
- Fiscal Impact:** \$107,800.00 from Fund Balance Budget Amendment
- Presented By:** Melissa Hardegree, Chief Communications and Marketing Officer
- Action Requested:** Approval to award contract for RP003-26 Strategic Plan Development and Implementation Framework to highest scoring proposal from Berry, Dunn, McNeil & Parker, LLC in the amount of \$107,800.00 with final contract documents to be prepared by staff and submitted to the City Clerk for City Attorney review and approval prior to execution.

Summary: The City issued Request for Proposals RP003-26 for Strategic Plan Development and Implementation Framework, a Communications and Marketing Department project. The project calls for a vendor to partner with the city in a five-phase project that ultimately will develop a Strategic Plan for the City’s use to further bring into alignment its mission, priorities and identified pillars and structurally mirroring these cornerstones in the city’s budget, operations, and critical functions.

The Request for Proposals was advertised and conducted in compliance with the City’s Purchasing Ordinance. Sixteen (16) Proposals were received and publicly opened. A Scoring Committee consisting of City Key Leadership Team Members from the City Manager’s Office, Finance, and Communications and Marketing Departments reviewed and graded proposals for responsiveness, qualifications, experience, understanding of the project, capacity, their understanding of the city and its needs, communication and stakeholder approach, and cost. Four (4) of the original sixteen (16) proposals graded at or above a score of 80 and were invited for a final determination interview.

Finalist interviews were held on Monday, March 16th and hosted at City Hall by the Proposal Scoring Committee. Finalist firms Baker Tilly, Berry, Dunn, McNeil & Parker (Berry Dunn), Carter Development Group (CDG), and Raftelis were sent a final arrangement of interview questions and given one (1) hour to present remaining project clarifications and facilitate a panel question and answer session with the committee. All firms were given the option to attend in person or remotely via Microsoft Teams.

Following review and grading of the proposals along with final scoring input following finalist interviews, Berry, Dunn, McNeil & Parker (Berry Dunn) was determined to have submitted the highest scoring proposal, with a total cost of \$107,800. Staff from the Communications and Marketing Department and the Purchasing Division have reviewed the score tabulation, confirmed compliance with all bid requirements, and determined the pricing to be reasonable and competitive for the scope of work.

Fiscal Impact: The proposed action results in a one-time expenditure of \$107,800 funded through the General Fund.

Concurrences: Other departments, agencies, personnel, who agree and have formally supported.

Attachments/Exhibits:

- RP003-26ScoreTab.pdf
- RP003-26Certification.pdf

RP003-26
Strategic Plan Development and Implementation
Communications

			Anakobia	Baker Tilly	Berry Dunn	BJH Advisors	Breakthrough
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	25	Experience and Qualifications	18	24.25	23.25	18.25	18.5
2	25	Understanding Scope and Methodology	19.25	24	23.25	19.5	20
3	15	Project Team and Capacity	10.25	14.75	14	11.25	10
4	15	Communication and Stakeholder Approach	10.75	14	14	11.75	12.5
5	10	Project Fit and Understanding of	6	11.5	8	5.5	5.5
6	10	Cost	N/A	10	6.8	N/A	N/A
TOTAL			64.25	98.5	89.3	66.25	66.5
7		Optional Interview (80+ Score Firms)	N/A	N/A	10.7	N/A	N/A
100			64.25	98.5	100	66.25	66.5

			CDG	CPS	CVIOG	Diversified	Hummingbird
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	25	Experience and Qualifications	22.75	20.25	21.25	17.75	15.5
2	25	Understanding Scope and Methodology	23.5	19.5	22.25	19.75	19.75
3	15	Project Team and Capacity	13.5	11.75	12.25	10.25	10
4	15	Communication and Stakeholder Approach	13.5	10.5	11	10.75	12.25
5	10	Project Fit and Understanding of	7.5	6	6	5.5	5.5
6	10	Cost	2.8	N/A	N/A	N/A	N/A
TOTAL			83.55	68	72.75	64	63
7		Optional Interview	N/A	N/A	N/A	N/A	N/A
100			83.55	68	72.75	64	63

			Khamai	LEAP	Raftelis	Remedy	SGR
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	25	Experience and Qualifications	17.75	19.25	24	15.75	22.5
2	25	Understanding Scope and Methodology	21.5	21.75	23.7	17.5	21.5
3	15	Project Team and Capacity	11.5	12.5	13.5	9.5	13.25
4	15	Communication and Stakeholder Approach	12.5	13.25	14.25	9.75	12
5	10	Project Fit and Understanding of	6	6	8	3.5	6
6	10	Cost	N/A	N/A	7.4	N/A	N/A

**Strategic Plan Development and Implementation
Communications**

			TOTAL	69.25	72.75	90.85	56	75.25
7		Optional Interview		N/A	N/A	N/A	N/A	N/A
100			TOTAL WITH INTERVIEWS	69.25	72.75	90.85	56	75.25

			Westbridge
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS
1	25	Experience and Qualifications	19
2	25	Understanding Scope and Methodology	21.5
3	15	Project Team and Capacity	11
4	15	Communication and Stakeholder Approach	12.5
5	10	Project Fit and Understanding of	6
6	10	Cost	N/A
TOTAL			70
7		Optional Interview	N/A
100			TOTAL WITH INTERVIEWS
			70

Recommended Vendor:

Berry, Dunn, McNeil & Parker, LLC
 2211 Congress Street
 Portland, ME 04102
 P: 207.541.2212
shedstrom@berrydunn.com

**Strategic Plan Development and Implementation
Communications**



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Solicitation Award Checklist

Solicitation Name: Strategic Plan Development and Implementation Framework (RP003-26)

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Bid Bond	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Bid Schedule	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Certificate of Insurance	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
E-Verify	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Non-Collusion Affidavit	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Secretary of State Registered	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Purchasing Signature Kenneth Morris

Department / Stakeholder

Meets technical requirements as stated	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
References checked	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Statement of Bidders Qualifications	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Department Signature Melissa Hardegee



LAWRENCEVILLE

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AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Contract Award - Gwinnett Drive Widening Project
- Department:** Engineering
- Date of Meeting:** Monday, April 27, 2026
- Fiscal Impact:** \$793,080.10
- Presented By:** Eranildo Lustosa Alves Junior, City Engineer
- Action Requested:** Approval to award a construction contract to Ohmshiv Construction, LLC in the amount of \$793,080.10, with the final contract to be prepared by staff, submitted to the City Clerk, and reviewed by the City Attorney prior to execution.

Summary: The project is located along Gwinnett Dr in Lawrenceville, Georgia, between Lawrenceville Hwy and Nash St. Work will include but is not limited to demolition and replacement of existing curb and gutter along Gwinnett Dr, construction of new pedestrian sidewalks, grading, erosion control, including landscaping/sodding of all areas disturbed by construction activities, striping and pavement markings, relocation/adjustments of existing utilities, lighting, paving and signage.

The City of Lawrenceville issued an Invitation to Bid SB018-26 in accordance with the City’s procurement policies, with the intent to award the contract to the lowest, responsive, and responsible bidder. After reviewing all submissions, the staff recommends awarding the construction contract to Ohmshiv Construction, LLC.

Ohmshiv Construction LLC has demonstrated the qualifications, capacity, and experience necessary to complete the work outlined in the bid documents. Their proposal met all technical and administrative requirements, and the firm has a proven track record of delivering similar infrastructure projects across the region. Staff respectfully requests the Mayor and Council’s approval to award the contract and proceed with the project.

Fiscal Impact: Amount not to exceed \$793,080.10. Project SP-043.

Attachments/Exhibits:

- SB018-26 Bid Tabulation.pdf
- SB018-26 Bid Certification.pdf

SB018-26
Gwinnett Dr Widening Project
Public Works

				Azimuth Contractors LLC		Backbone Infrastructure LLC		Ohmshiv Construction LLC		Summit Construction & Development LLC	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Base Project											
1	Warranties and Bonds	1	LS	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$8,500.00	\$8,500.00	\$12,500.00	\$12,500.00
2	Mobilization	1	LS	\$5,000.00	\$5,000.00	\$25,000.00	\$25,000.00	\$6,500.00	\$6,500.00	\$24,600.00	\$24,600.00
3	Traffic Control & Staging	1	LS	\$45,621.00	\$45,621.00	\$32,970.00	\$32,970.00	\$50,000.00	\$50,000.00	\$40,450.00	\$40,450.00
4	Demolition All complete – Including Removal & Haul	1	LS	\$40,000.00	\$40,000.00	\$25,000.00	\$25,000.00	\$45,000.00	\$45,000.00	\$21,753.39	\$21,753.39
5	Clearing & Grubbing Complete	1	LS	\$2,500.00	\$2,500.00	\$15,000.00	\$15,000.00	\$5,000.00	\$5,000.00	\$7,500.00	\$7,500.00
6	Earthwork & Grading All Complete	1	LS	\$140,102.58	\$140,102.58	\$117,663.00	\$117,663.00	\$67,000.00	\$67,000.00	\$77,930.13	\$77,930.13
7	Conc. ROW Markers	8	EA	\$334.27	\$2,674.16	\$200.00	\$1,600.00	\$200.00	\$1,600.00	\$250.00	\$2,000.00
8	4" thick Concrete Sidewalk. Any utility adjustment within sidewalk to be included.	338	SY	\$43.18	\$14,594.84	\$40.00	\$13,520.00	\$45.00	\$15,210.00	\$54.00	\$18,252.00
9	Conc Curb & Gutter. 8 In X 30 In. Tp 2	598	LF	\$25.76	\$15,404.48	\$24.00	\$14,352.00	\$25.00	\$14,950.00	\$28.00	\$16,744.00
10	Thermoplastic Pavement Striping, All Complete per plans and GDOT Specs.	1	LS	\$10,508.37	\$10,508.37	\$8,000.00	\$8,000.00	\$7,000.00	\$7,000.00	\$10,646.00	\$10,646.00
11	Signage All Complete per plans and GDOT Specs.	1	LS	\$1,528.93	\$1,528.93	\$600.00	\$600.00	\$1,000.00	\$1,000.00	\$500.00	\$500.00
12	Galvanized Steel Pipe Handrail (GDOT Standard Sheet 9031R).	10	LF	\$300.00	\$3,000.00	\$100.00	\$1,000.00	\$50.00	\$500.00	\$350.00	\$3,500.00
13	Recycled Asph Conc 12.5mm Superpave, Type II only, GP2 only, include Poly-Mod Bitumen Matl & H Lime	214	TN	\$195.00	\$41,730.00	\$175.00	\$37,450.00	\$196.00	\$41,944.00	\$160.00	\$34,240.00
14	Recycled Asph Conc 19mm Superpave, GP1 or 2, include Bitumen Matl & H Lime	225	TN	\$150.00	\$33,750.00	\$132.00	\$29,700.00	\$186.00	\$41,850.00	\$150.00	\$33,750.00
15	Recycled Asph Conc 25mm Superpave, GP1 or 2, include Bitumen Matl & H Lime	69	TN	\$200.00	\$13,800.00	\$136.50	\$9,418.50	\$236.00	\$16,284.00	\$150.00	\$10,350.00
16	Gr Aggregate Base CRS, Incl Matl	267	TN	\$38.52	\$10,284.84	\$36.00	\$9,612.00	\$40.00	\$10,680.00	\$45.00	\$12,015.00
17	Recycled Asph. Conc. Leveling, Incl Bitumen Matl & H.L.	335	TN	\$150.00	\$50,250.00	\$136.50	\$45,727.50	\$151.00	\$50,585.00	\$140.00	\$46,900.00
18	Mill Asph Conc PVMT, 1 ½ In depth	3955	SY	\$3.00	\$11,865.00	\$6.00	\$23,730.00	\$4.55	\$17,995.25	\$3.50	\$13,842.50
19	Mill Asph Conc PVMT, 3 ½ In depth	1727	SY	\$7.00	\$12,089.00	\$7.50	\$12,952.50	\$10.05	\$17,356.35	\$6.50	\$11,225.50
20	Bitumen Tack Coat	840	GAL	\$5.00	\$4,200.00	\$8.00	\$6,720.00	\$5.10	\$4,284.00	\$8.50	\$7,140.00
21	PVMT Reing Fab Strips	600	LF	\$2.00	\$1,200.00	\$5.00	\$3,000.00	\$2.05	\$1,230.00	\$6.50	\$3,900.00
22	Class B Conc. Base or PVMT Widening	9	CY	\$251.22	\$2,260.98	\$265.00	\$2,385.00	\$200.00	\$1,800.00	\$350.00	\$3,150.00
23	Temporary horizontal striping	1	LS	\$100.00	\$100.00	\$700.00	\$700.00	\$2,500.00	\$2,500.00	\$4,053.22	\$4,053.22

24	Lighting STD, 11-15FT MH, including Foundation (per plans). STERNBERG 4212FP4-.125-ABC-SKT/BKT POLE	27	EA	\$5,530.00	\$149,310.00	\$5,530.00	\$149,310.00	\$5,650.00	\$152,550.00	\$8,284.50	\$223,681.50
25	Luminaire, TP 3, LED. TERNBERG HERITAGE PT_6130CLED-12L40T3-MDL014-CSA-FHC-PEC/BKT FIXTURE	27	EA	\$3,000.00	\$81,000.00	\$3,000.00	\$81,000.00	\$3,150.00	\$85,050.00	\$3,307.50	\$89,302.50
26	Installation of Pull Box including conduit and wiring per plans. 1419 Carson box to be provided by City (box only).	27	EA	\$250.00	\$6,750.00	\$250.00	\$6,750.00	\$250.00	\$6,750.00	\$577.50	\$15,592.50
27	Bored Conduit Nonmetal TP 2, 2 IN (Schedule 40 and 80 PVC). Include two (2) #6AWG, and one (1) #6AWG GND.	2250	LF	\$29.00	\$65,250.00	\$29.00	\$65,250.00	\$29.00	\$65,250.00	\$32.55	\$73,237.50
28	Inductance Loop Detection System (coordinate with Gwinnett DOT). See sheet 13-0001 and coordinate with Gwinnett DOT.	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$7,500.00	\$7,500.00	\$9,030.00	\$9,030.00
29	Horizontal Striping Thermoplastic & Raised Pavement Markers (per plans)	1	LS	\$250.00	\$250.00	\$889.00	\$889.00	\$900.00	\$900.00	\$4,000.00	\$4,000.00
30	Vertical Signage (per plans)	1	LS	\$250.00	\$250.00	\$500.00	\$500.00	\$600.00	\$600.00	\$650.00	\$650.00
31	Relocate Existing Fire Hydrant (Performed by Gwinnett DWR approved list company)	1	EA	\$6,500.00	\$6,500.00	\$6,500.00	\$6,500.00	\$7,000.00	\$7,000.00	\$10,000.00	\$10,000.00
32	Adjust Sanitary Sewer Manhole to Grade	2	EA	\$850.00	\$1,700.00	\$850.00	\$1,700.00	\$1,500.00	\$3,000.00	\$2,250.00	\$4,500.00
33	Adjust Valve Box to Grade	4	EA	\$300.00	\$1,200.00	\$300.00	\$1,200.00	\$150.00	\$600.00	\$1,250.00	\$5,000.00
34	Install complete storm drain pipe, 18 in, h 1-10-RCP, including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring & including all tie-ins and regrout all structures, compacted backfill up to grade.	164	LF	\$62.02	\$10,171.28	\$60.00	\$9,840.00	\$85.00	\$13,940.00	\$85.00	\$13,940.00
35	Reconstruct Storm Sewer Manhole TP 1. All included per plans and specs.	1	EA	\$3,560.66	\$3,560.66	\$4,000.00	\$4,000.00	\$3,000.00	\$3,000.00	\$4,500.00	\$4,500.00
36	Stormwater Catch Basin (GDOT STD 1033D). All included per plans and specs.	1	EA	\$4,082.11	\$4,082.11	\$5,200.00	\$5,200.00	\$5,250.00	\$5,250.00	\$5,800.00	\$5,800.00
37	Double Grate Drop Inlet GP 1 GA STD 1019A, Type E. All included per plans and specs.	1	EA	\$6,156.60	\$6,156.60	\$6,500.00	\$6,500.00	\$5,250.00	\$5,250.00	\$7,500.00	\$7,500.00
38	Temporary Grassing	0.1	AC	\$700.00	\$70.00	\$400.00	\$40.00	\$500.00	\$50.00	\$2,500.00	\$250.00
39	Mulch	5	TN	\$465.00	\$2,325.00	\$50.00	\$250.00	\$200.00	\$1,000.00	\$595.00	\$2,975.00
40	Construct & Remove Inlet Sediment Traps	7	EA	\$200.00	\$1,400.00	\$360.00	\$2,520.00	\$125.00	\$875.00	\$220.00	\$1,540.00
41	Maintenance of Temporary Silt Fence TP C	443	LF	\$0.50	\$221.50	\$0.50	\$221.50	\$0.50	\$221.50	\$1.68	\$744.24
42	Maintenance of inlet Sediment Traps	4	EA	\$50.00	\$200.00	\$25.00	\$100.00	\$50.00	\$200.00	\$50.00	\$200.00
43	Temporary Silt Fence, Type C	884	LF	\$4.00	\$3,536.00	\$4.00	\$3,536.00	\$3.25	\$2,873.00	\$2.95	\$2,607.00

BID TABULATION

44	Portable Concrete Washout	1	LS	\$715.01	\$715.01	\$100.00	\$100.00	\$250.00	\$250.00	\$1,500.00	\$1,500.00
45	Sod All Complete (Bermuda)	264	SY	\$6.00	\$1,584.00	\$12.00	\$3,168.00	\$8.00	\$2,112.00	\$12.50	\$3,300.00
46	Agricultural Lime	0.2	TN	\$550.00	\$110.00	\$150.00	\$30.00	\$200.00	\$40.00	\$595.00	\$119.00
47	Fertilizer Mixed Grade	0.1	TN	\$1,050.00	\$105.00	\$250.00	\$25.00	\$300.00	\$30.00	\$1,095.00	\$109.50
48	Fertilizer Nitrogen Content	5	LB	\$1.50	\$7.50	\$6.00	\$30.00	\$4.00	\$20.00	\$2.50	\$12.50
TOTAL				\$828,918.84		\$804,760.00		\$793,080.10		\$897,033.78	

Recommended Vendor:
 Ohmshiv Construction, LLC
 805 Progress Court, Suit A
 Lawrenceville, GA 30043



LAWRENCEVILLE

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Solicitation Award Checklist

Solicitation Name: SB018-26 Gwinnett Drive Widening Project

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	
Bid Bond	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	AXIII 3.6.26 KM
Bid Schedule	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
Certificate of Insurance	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
E-Verify	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
Non-Collusion Affidavit	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
Secretary of State Registered	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	

Purchasing Signature Kenneth Morris

Department / Stakeholder

Meets technical requirements as stated	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
References checked	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Statement of Bidders Qualifications	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Department Signature Eranildo Lustosa

Digitally signed by Eranildo Lustosa
DN: c=US,
E=eranildo.lustosa@lawrencevillega.org,
CN=Eranildo Lustosa
Date: 2026.03.06 14:34:43-05'07



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Contract Award - Engineering Consulting Services on an Annual Contract
- Department:** Engineering
- Date of Meeting:** Monday, April 27, 2026
- Fiscal Impact:** N/A
- Presented By:** Eranildo Lustosa Alves Junior, City Engineer
- Action Requested:** Award Engineering Consulting Services on an Annual Contract to the following firms: Atlas Technical Consultants, LLC for Civil Engineering, Stormwater Management and Ecological Engineering, Traffic Engineering Services, Geotechnical Engineering, and Surveying Services; Columbia Engineering and Services, Inc. for Civil Engineering Services, Landscape Architect Services, Stormwater Management and Ecological Engineering Services, Traffic Engineering Services, and Surveying Services; Garver, LLC for Civil Engineering Services, Landscape Architect Services, Stormwater Management and Ecological Engineering Services, Traffic Engineering Services, Geotechnical Engineering and Construction Support Services, and Surveying Services; Half Associates, Inc. for Civil Engineering Services, Landscape Architect Services, Stormwater Management and Ecological Engineering Services, Geotechnical Engineering and Construction Support Services, Surveying Services, and Traffic Engineering Services; Hazen and Sawyer for Stormwater Management and Ecological Engineering; Hussey, Gay, Bell & DeYoung, Inc. Consulting Engineers for Civil Engineering Services, Landscape Architect Services, Stormwater Management and Ecological Engineering, Geotechnical Engineering and Construction Support Services, and Surveying Services; Kimley-Horn and Associates, Inc. for Civil Engineering Services, Landscape Architect Services, Stormwater Management and Ecological Engineering, Traffic Engineering Services, Geotechnical Engineering and Construction Support Services, and Surveying Services; Lowe Engineers, LLC for Civil Engineering Services, Stormwater

Management and Ecological Engineering Services, Traffic Engineering Services, and Surveying Services; Pond & Company for Civil Engineering Services, Landscape Architect Services, Stormwater Management and Ecological Engineering Services Traffic Engineering Services, Geotechnical Engineering; and Construction Support Services, and Surveying Services; Precision Planning, Inc. for Engineering Services, Civil Engineering Services, Landscape Architect Services, Stormwater Management and Ecological Engineering Services, Traffic Engineering Services, Geotechnical Engineering and Construction Support Services, and Surveying Services; and United Consulting Group, Ltd d/b/a United Consulting for Geotechnical Engineering and Construction Support Services. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: In September 2025, City solicited competitive sealed proposals (RP002-26) from qualified consultants on an Annual Contract with four (4) options to renew.

These contracts are to provide comprehensive engineering services to include, but not be limited to consultative and technical guidance; production of individual project scopes, design documents, construction documents, planning documents, specifications, project schedules and cost estimates; as well as, project management, construction administration, monitoring and testing, data analysis, permitting and report writing services on an as-needed basis.

Fiscal Impact: These contract(s) will be funded by multiple funding sources dependent on the specific project. Individual engineering contracts exceeding \$100,000.00 will be presented to Council as independent agreements.

Attachments/Exhibits:

- RP002-26 Score Tabulation.pdf
- RP002-26 Bid Certification.pdf
- RP002-26 Cost Tabulation.pdf

RP002-26
Architectural and Engineering Consulting Services on an Annual Contract
Engineering

			Atlas Technical Consultants LLC	Axis Infrastructure, LLC	Bridgefarmer	Brinks	CAS Architecture, P.C.
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	18.33	18.33	16.67	15.33	18.33
2	20	Understanding the City's Requirements	18.33	18.33	18.33	18.33	18.33
3	30	Firm Experience and Capabilities	28.67	23	22.33	22.33	25.67
4	20	Project Team Qualifications and Experience	20	19.33	15.67	13.33	15
5	10	Rates	0	0	0	0	0
TOTAL			85.33	78.99	73	69.32	77.33
6	20	Optional Interview	N/A	N/A	N/A	N/A	N/A
120		TOTAL WITH INTERVIEWS	85.33	78.99	73	69.32	77.33

			Columbia Engineering	CPL	CROFT & Associates	ECS Southeast	Foresite Group, LLC
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	18.33	18	18.33	17	16.67
2	20	Understanding the City's Requirements	18.33	18.33	18.33	18	18.33
3	30	Firm Experience and Capabilities	26	25.67	25	26.67	25.33
4	20	Project Team Qualifications and Experience	19.33	14.67	18	16.67	19.33
5	10	Rates	0	0	0	0	0
TOTAL			81.99	76.67	79.66	78.34	79.66
6	20	Optional Interview	N/A	N/A	N/A	N/A	N/A
120		TOTAL WITH INTERVIEWS	81.99	76.67	79.66	78.34	79.66

**Architectural and Engineering Consulting Services on an Annual Contract
Engineering**

			Garver, LLC	Geo-Hydro Engineers, Inc.	Goodwyn Mills Cawood	Gresham Smith	Half Associates
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	18.33	18.33	18.33	16	18.33
2	20	Understanding the City's Requirements	17.67	17.67	18	18	18.33
3	30	Firm Experience and Capabilities	26.67	26	26	26.67	26.33
4	20	Project Team Qualifications and Experience	18	17.33	17.33	18	18
5	10	Rates	0	0	0	0	0
TOTAL			80.67	79.33	79.66	78.67	80.99
6	20	Optional Interview	N/A	N/A	N/A	N/A	N/A
120			80.67	79.33	79.66	78.67	80.99

			Hazen	Hussey, Gay, Bell & DeYoung, Inc.	Keck & Wood	Kimley-Horn and Associates, Inc.	Lindsey Pope
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	18.33	17.67	16.67	18.33	17.67
2	20	Understanding the City's Requirements	18.33	18.33	14.67	18	18.33
3	30	Firm Experience and Capabilities	25.33	26.67	20.33	27.33	24
4	20	Project Team Qualifications and Experience	19.67	19.33	15.67	18	17.33
5	10	Rates	0	0	0	0	0
TOTAL			81.66	82	67.34	81.66	77.33
6	20	Optional Interview	N/A	N/A	N/A	N/A	N/A
120			81.66	82	67.34	81.66	77.33

**Architectural and Engineering Consulting Services on an Annual Contract
Engineering**

			Lose & Associates, Inc. d/b/a Lose Design	Lowe	POH&W	Pond & Company	PRAXIS3
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	18.33	16	17.67	18.33	18.33
2	20	Understanding the City's Requirements	18.33	18.33	18.33	18	18.33
3	30	Firm Experience and Capabilities	26.33	27.33	23	26.67	23.33
4	20	Project Team Qualifications and Experience	16.77	20	17	18	18.67
5	10	Rates	0	0	0	0	0
TOTAL			79.76	81.66	76	81	78.66
6	20	Optional Interview	N/A	N/A	N/A	N/A	N/A
120			79.76	81.66	76	81	78.66

			Precision Planning, Inc.	Raymond Engineering-Georgia, Inc.	Red Squirrel	River 2 Tap	Rummel, Klepper & Kahl, LLP
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	18.33	18.33	14.33	18.33	17.67
2	20	Understanding the City's Requirements	18.33	18.33	14.67	18.33	18
3	30	Firm Experience and Capabilities	27.33	24.33	10	23	26.67
4	20	Project Team Qualifications and Experience	18.67	15.67	10	16	16.67
5	10	Rates	0	0	0	0	0
TOTAL			82.66	76.66	49	75.66	79.01
6	20	Optional Interview	N/A	N/A	N/A	N/A	N/A
120			82.66	76.66	49	75.66	79.01

**Architectural and Engineering Consulting Services on an Annual Contract
Engineering**

			Rochester & Associates, Inc.	SL King	Smart Building	Spicer	Terra Via
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	18.33	17.67	18.33	17.33	17.67
2	20	Understanding the City's Requirements	18	18.33	18.33	16	16.33
3	30	Firm Experience and Capabilities	25	26.33	23.33	25	19.33
4	20	Project Team Qualifications and Experience	15.67	16	17	14	14.67
5	10	Rates	0	0	0	0	0
TOTAL			77	78.33	76.99	72.33	68
6	20	Optional Interview	N/A	N/A	N/A	N/A	N/A
120			77	78.33	76.99	72.33	68

			Toole Design Group, LLC	TSW	United Consulting Group, Ltd. d/b/a/ United Consulting	W&A
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	17.67	16.67	18.33	18.33
2	20	Understanding the City's Requirements	18	18.33	18.33	18.33
3	30	Firm Experience and Capabilities	25.67	25	28	25
4	20	Project Team Qualifications and Experience	17.67	15.67	17.33	17.33
5	10	Rates	0	0	0	0
TOTAL			79.01	75.67	81.99	78.99
6	20	Optional Interview	N/A	N/A	N/A	N/A
120			79.01	75.67	81.99	78.99

Architectural and Engineering Consulting Services on an Annual Contract

Engineering

Recommended Vendors:

Atlas Technical Consultants LLC
 2450 Commerce Ave. Suite 100
 Duluth, GA 30096
 P: 770-686-1006
jeff.littlefield@oneatlas.com

Columbia Engineering and Services, Inc
 2862 Buford Highway, Suite 200
 Duluth, GA 30096
 P: 770-925-0357
pcook@columbia-engineering.com

Garver, LLC
 1755 N Brown Rd, Suite 250
 Lawrenceville, GA 30043
 P: 678-264-8915
jnclayton@garverusa.com

Half Associates, Inc
 2180 Satellite Boulevard, Suite 400
 Duluth, GA 30097
 P: 502-418-6565
rstrunk@half.com

Hazen and Sawyer
 1300 Altmore Avenue, Suite 250
 Atlanta, GA 30342
 P: 404-459-6363

Hussey, Gay, Bell & DeYoung, Inc. Consulting Engineers
 3100 Breckinridge Boulevard, Building 300
 Duluth, GA 30096
 P: 770-923-1600
dmorgan@husseygaybell.com

Kimley-Horn and Associates, Inc.
 1200 Peachtree Street NE, Suite 800
 Atlanta, GA 30309
 P: 678-533-3928
sean.bukovich@kimley-horn.com

Lowe Engineers, LLC
 990 Hammond Drive, Suite 900
 Atlanta, GA 30328
 P: 404-626-4212
david.elliott@loweengineers.com

Pond & Company
 3500 Parkway Lane, Suite 500
 Peachtree Corners, GA 30092
P: 678-336-7740
travis.tagoorpersaud@pondco.com

Precision Planning, Inc.
 400 Pike Blvd.
 Lawrenceville, GA 30046
 P: 770-338-8125
063DL@ppi.us

United Consulting Group, Ltd. d/b/a/ United Consulting
 625 Holcomb Bridge Rd
 Norcross, GA 30071
 P: 770-209-0029



LAWRENCEVILLE

GEORGIA

Solicitation Award Checklist

Solicitation Name: RP002-26 Architectural and Engineering Consulting Services on an Annual Contract

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Bid Bond	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Bid Schedule	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Certificate of Insurance	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
E-Verify	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Non-Collusion Affidavit	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Secretary of State Registered	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Purchasing Signature Kenneth Morris

Department / Stakeholder

Meets technical requirements as stated	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
References checked	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Statement of Bidders Qualifications	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Department Signature Eraneldo Lustosa

Digitally signed by Eraneldo Lustosa
DN: cn=LUST, E=eraneldo.lustosa@lawrencevillega.org,
o=Eraneldo Lustosa
Date: 2026.03.06 14:50:10 -05'00'

Cost Tabulation

RP002-26
 Architectural and Engineering Consulting Services on an Annual Contract
 Engineering Department

	Atlas Technical Consultants LLC	Columbia	Garver	Half Associates	Hazen	Hussey, Gay, Bell, and DeYoung
PERSONNEL POSITION / BILLING CATEGORY	Hourly Billing Rate	Hourly Billing Rate	Hourly Billing Rate	Hourly Billing Rate	Hourly Billing Rate	Hourly Billing Rate
Project Manager	\$195.00	\$180.00	\$220.00	\$194.00	\$250.00	\$260.00
Engineer	\$135.00	\$145.00	\$175.00	\$175.00	\$175.00	\$160.00
Engineer Associate	\$120.00	\$130.00	\$150.00	\$119.00	\$125.00	\$130.00
Admin Support	\$65.00	\$60.00	\$90.00	\$95.00	\$75.00	\$80.00
Landscape Arch, Senior	\$150.00	\$160.00	\$160.00	\$165.00	\$195.00	\$220.00
Landscape Arch	\$120.00	\$145.00	\$140.00	\$110.00	\$155.00	\$192.00
Surveyor Principle	\$175.00	\$150.00	\$215.00	\$183.00		\$252.00
Surveyor Senior	\$120.00	\$120.00	\$165.00	\$152.00		\$210.00
Surveyor, Project	\$110.00	\$110.00	\$100.00	\$152.00		\$125.00
Survey Crew	\$130.00	\$180.00	\$185.00	\$135.00		\$190.00
Scientist, Senior	\$150.00	\$145.00	\$92.00	\$176.00	\$195.00	\$91.20
Scientist	\$125.00	\$130.00	\$88.00	\$133.00	\$155.00	\$87.20
Scientist, Associate	\$110.00	\$110.00	\$75.00	\$105.00	\$110.00	
Sample Project Cost	\$1,705.00	\$1,765.00	\$1,855.00	\$1,894.00	\$1,435.00	\$1,997.40

Cost Tabulation

	Kimley-Horn	Lowe	Pond & Company	Precision Planning	United Consulting
PERSONNEL POSITION / BILLING CATEGORY	Hourly Billing Rate	Hourly Billing Rate	Hourly Billing Rate	Hourly Billing Rate	Hourly Billing Rate
Project Manager	\$240.00	\$210.00	\$165.00	\$175.00	\$222.00
Engineer	\$205.00	\$160.00	\$140.00	\$125.00	\$222.00
Engineer Associate	\$160.00	\$125.00	\$125.00	\$110.00	\$210.00
Admin Support	\$110.00	\$85.00	\$80.00	\$90.00	\$82.00
Landscape Arch, Senior	\$240.00		\$220.00	\$150.00	
Landscape Arch	\$210.00		\$105.00	\$90.00	
Surveyor Principle	\$200.00	\$245.00	\$150.00	\$165.00	
Surveyor Senior	\$175.00	\$165.00	\$140.00	\$120.00	
Surveyor, Project	\$150.00	\$150.00	\$110.00	\$95.00	
Survey Crew	\$190.00	\$185.00	\$170.00	\$205.00	
Scientist, Senior	\$220.00	\$170.00	\$167.00	\$155.00	\$245.00
Scientist	\$200.00	\$145.00	\$162.00	\$125.00	\$222.00
Scientist, Associate	\$160.00	\$105.00	\$157.00	\$90.00	\$210.00
Sample Project Cost	\$2,460.00	\$1,745.00	\$1,891.00	\$1,695.00	\$1,413.00



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Renewal of RP001-22 Design Management and Production Services (6 Months)
- Department:** Communications
- Date of Meeting:** Monday, April 27, 2026
- Fiscal Impact:** N/A
- Presented By:** Melissa Hardegree, Chief Communications and Marketing Officer
- Action Requested:** Approval to Renew Contract RP001-22 Design Management and Production Services with Luckie & Co (Marbury Creative Group) for a period of 6 months, with final contract renewal document to be prepared by staff and sent to the vendor for execution following Council approval.

Summary: Approval to Renew Contract RP001-22 Design Management and Production Services with Luckie & Co (Marbury Creative Group) for a period of 6 months, with final contract documents to be prepared by staff and sent to the vendor for execution following Council approval. Approval of contract extension would renew services through February 8, 2027.

Fiscal Impact: This contract is paid out of General Operating from Communications (1001570) budget for Design Services (523926).

Concurrences: Other departments, agencies, personnel, who agree and have formally supported.

Attachments/Exhibits:

- RP001-22Renewal.pdf



LAWRENCEVILLE

GEORGIA

March 10, 2026

Luckie & Company, LLC
3160 Main ST., Suite 100
Duluth, GA 30096
Shelly.hoffman@luckie.com

RE: Renewal of RP001-22, Design Management and Production Services on an Annual Contract

Dear Ms. Hoffman,

As stated in the original proposal, the City of Lawrenceville has the option to renew the above-referenced quote, for an additional one-year period. Renewal of this contract is based on the following: 1) terms, and conditions remain the same; 2) service is satisfactory; 3) both parties are willing to renew; and 4) City Council approval, if required.

Renewal Dates: August 8, 2026 through Feb 2, 2027

Please sign this agreement below, which will serve as your official request to renew this contract for another term. Return to the City of Lawrenceville Purchasing Office, Attention: Kenneth Morris at purchasing@lawrencevillega.org **no later than ASAP.**

You will receive official notification once your renewal request is accepted and approved. Please note that any increase in pricing may affect renewal of this contract with your company. We appreciate your cooperation and service during this period and look forward to working with you again.

Sincerely,

Kenneth Morris
Purchasing Director

Please indicate if there will be an Increase / Decrease. Please State Percentage _____%
(Leave above percentage blank if pricing will remain firm)

Company Name _____

Authorized Representative's Signature _____

E-mail Address _____



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, APRIL 1, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

- Item:** Resolution for Recertification of the City of Lawrenceville as a certified City of Ethics
- Department:** City Clerk
- Date of Meeting:** Wednesday, April 1, 2026
- Fiscal Impact:** N/A
- Presented By:** Karen Pierce, City Clerk
- Action Requested:** Approve the Resolution for Georgia Municipal Association recertification of City of Ethics and authorize the City Clerk to submit necessary documents

Summary: Certification under this program is a way to recognize cities that have adopted principles and procedures that offer guidance on ethical issues, along with a mechanism to resolve complaints at the local level. The program is not in any way an attempt to sanction past or present conduct by the city or any city official. Rather, it is an attempt to raise awareness about ethics issues at the local level and provide a local forum for the airing and resolution of legitimate concerns. The use of a local ethics ordinance allows citizens to raise their concerns and participate in the ethics investigation process at the local level, where the voice and influence of the individual citizen is strongest. There are approximately 260 cities, counties, and organizations that have gained this distinction.

Background: The City of Lawrenceville first became a City of Ethics in June 2018 and were recertified in June of 2022. This Resolution marks our second request for recertification.

Attachments/Exhibits:

- Ethics Resolution 04-27-2026.docx

RESOLUTION _____

RESOLUTION OF THE CITY OF LAWRENCEVILLE CITY COUNCIL REQUESTING GEORGIA MUNICIPAL ASSOCIATION RECERTIFICATION AS A CERTIFIED CITY OF ETHICS

WHEREAS, the Board of Directors of the Georgia Municipal Association has established a Certified City of Ethics program; and

WHEREAS, the City of Lawrenceville, wishes to be recertified as a Certified City of Ethics under the GMA Program; and

WHEREAS, part of the recertification process requires the Mayor and Council to subscribe to the ethics principles approved by the GMA Board; and

NOW THEREFORE BE IT RESOLVED, by the governing authority of the City of Lawrenceville, Georgia, that as a group and as individuals, the governing authority subscribes to the following ethics principles and pledges to conduct its affairs accordingly:

- * Serve Others, Not Ourselves
- * Use Resources with Efficiency and Economy
- * Treat All People Fairly
- * Use the Power of Our Position for the Well Being of Our Constituents
- * Create an Environment of Honesty, Openness and Integrity

RESOLVED this 27th day of April, 2026.

David R. Still, Mayor

Bruce Johnson, Council Member

Victoria Jones, Council Member

Randy Travis, Council Member

Bryant Harris, Council Member

Attest:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZC2025-00074; Zaidh Cuellar; 303 Scenic Highway

Department: Planning and Development

Date of Meeting: Monday, April 27, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone subject property from ON (Office/Neighborhood District) to OI (Office/Institutional District) for a Medical Office

Planning & Development Recommendation: Approval with Conditions

Planning Commission Recommendation:

Summary: The applicant requests the rezoning of an approximately 0.90-acre parcel at 303 Scenic Highway. The applicant proposes a rezoning from ON (Office - Neighborhood District) to OI (Office Institutional District) to develop a small medical office complex. The subject property is known as Lots 16 & 17, Section A of the L. R. Martin Estate Subdivision, located along the western right-of-way of Scenic Highway at its intersection with Poplar Creek Road.

Attachments/Exhibits:

- RZC2025-00074_ATTCH_02162026.pdf
- RZC2025-00074_ATTCH 2_02172026.pdf
- ZON ORD_RZC2025-00074_04152026.docx



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S): RZC2025-00074

APPLICANT(S): ZAIDH CUELLAR

PROPERTY OWNER(S): NZ HOLDINGS INC.

LOCATION(S): 303 SCENIC HIGHWAY

PARCEL IDENTIFICATION NUMBER(S): 5142 118

APPROXIMATE ACREAGE: 0.90 ACRES

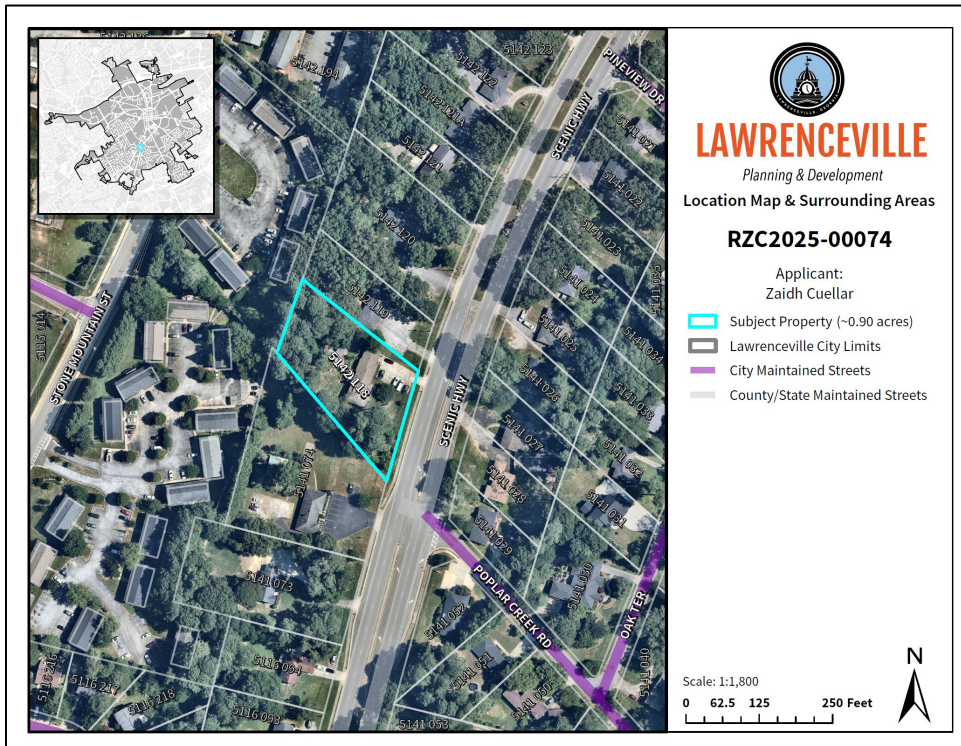
CURRENT ZONING: ON (OFFICE NEIGHBORHOOD DISTRICT)

PROPOSED ZONING: OI (OFFICE INSTITUTIONAL DISTRICT)

PROPOSED DEVELOPMENT: MEDICAL OFFICES

DEPARTMENT RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



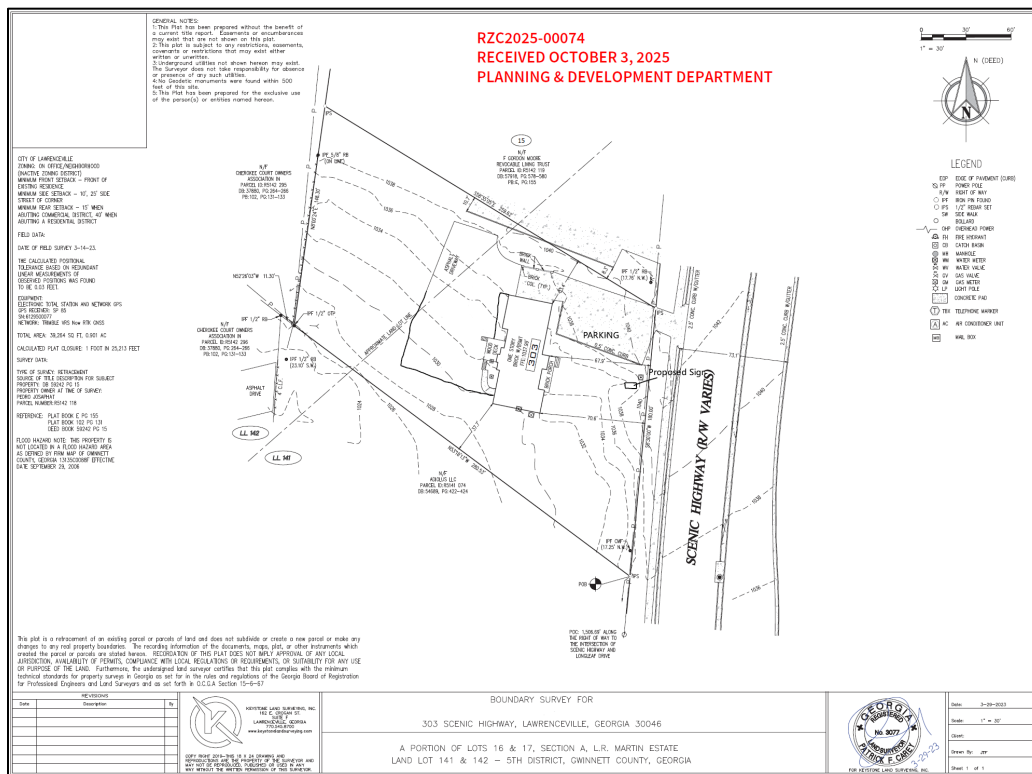
ZONING HISTORY

In 1960, the subject property was zoned RS-180 (Single Family Residential District). The property was rezoned to ON (Office - Neighborhood District) in 1996, its current zoning classification. In 2023, the property was denied a rezoning (RZC2023-00050 & SUP2023-00081) from ON to OI (Office Institutional District) for a commercial personal care home. In 2025, the property was denied a rezoning (RZC2025-00064) from ON to BG (General Business District) for a catering and take out restaurant.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 0.90-acre parcel at 303 Scenic Highway. The applicant proposes a rezoning from ON (Office - Neighborhood District) to OI (Office Institutional District) to develop a small medical office complex. The subject property is known as Lots 16 & 17, Section A of the L.R. Martin Estate subdivision, located along the western right-of-way of Scenic Highway at its intersection with Poplar Creek Road.

SITE SURVEY



ZONING AND DEVELOPMENT STANDARDS

The subject property currently consists of a one story, 2,412 square foot ranch house constructed in 1954. The last recorded use for the property is as a law office, which had been its primary use since 1996. In addition, the site consists of a curb-cut, driveway, parking, and landscaping.

The letter of intent provided by the applicant does not go into much detail regarding the proposed development, describing it as a “modern medical office/clinic that complements the Office Character Area... Our vision is to transform this highly visible property into an attractive, professional, and welcoming gateway.”

Approval of the requested OI (Office Institutional District) zoning district meets the minimum standard for the district as outlined below:

Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	20,000 sq. ft	39,264 sq. ft	N/A
Lot Width	100 ft	180 ft	N/A
Front Setback	50 ft	50 ft	N/A
Side Setback	10 ft	10 ft	N/A
Rear Setback	40 ft	40 ft	N/A
Impervious Surface Coverage	70%	Not listed	N/A
Max Height	35 ft	Not listed	N/A

Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection C. Miscellaneous Provisions.

Standard	Requirement	Proposal	Recommendation
District Location	Major Arterials, State Highways, and Access Roads parallel to expressways	Major Arterial	N/A

Article 4 Buffers, Section 403 Buffers Table

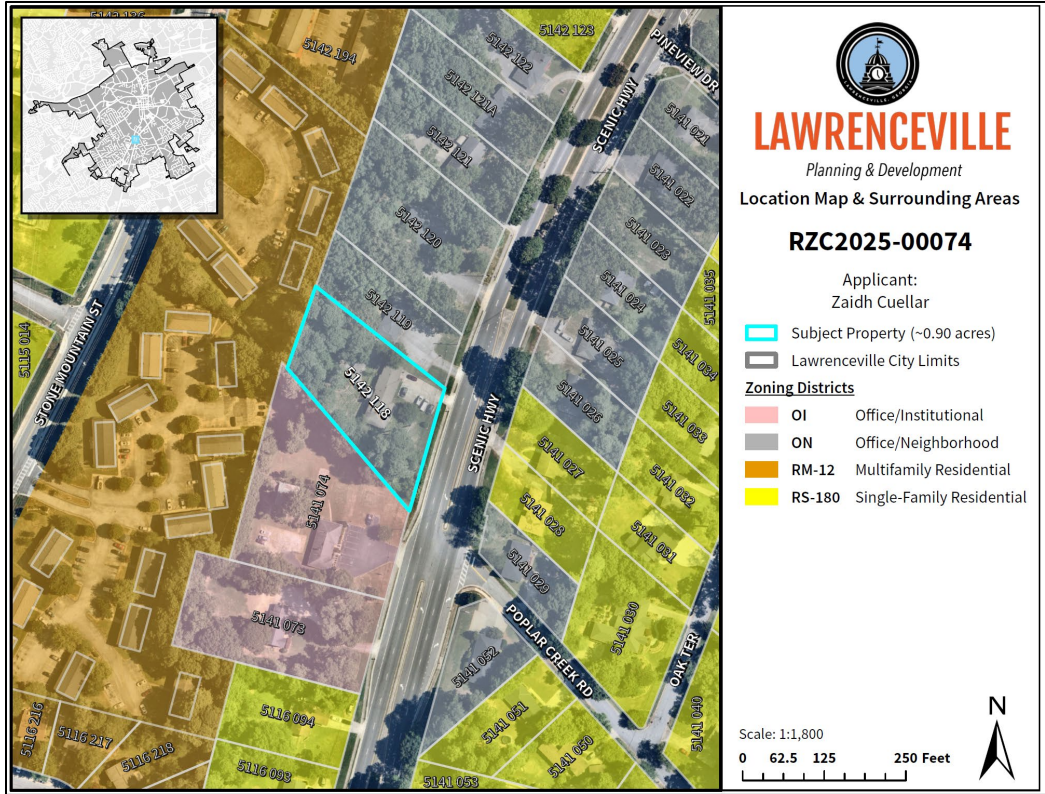
Standard	Requirement	Proposal	Recommendation
OI/RM-12	25	25	N/A

Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Parking: Office (business, government, or professional)	1 per 300 SF GFA (8)	Not listed	N/A

No variances or adjustments are necessary for approval. Parking, driveway, architectural, and landscaping requirements will be reviewed following submission of all permit applications and must be brought into compliance prior to the issuance of a Certificate of Occupancy.

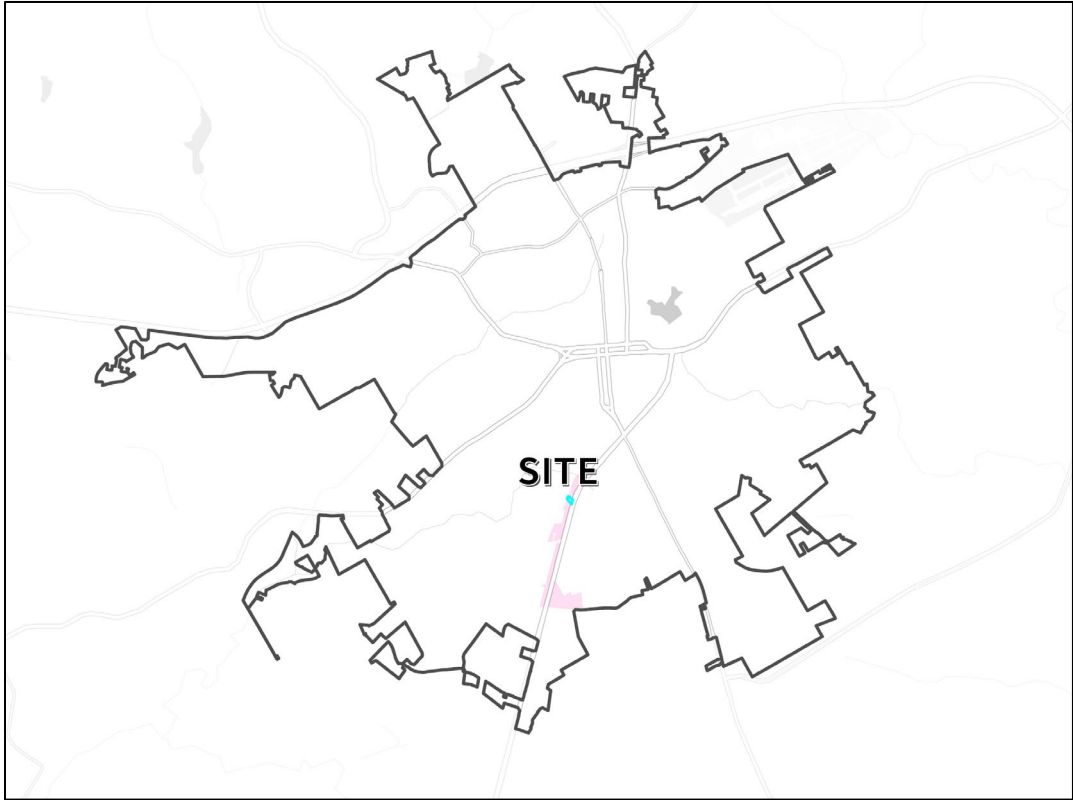
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The Scenic Highway corridor near its intersection with Poplar Creek Road is an area predominately characterized by single-family homes, which are split between use as residential dwellings and commercial offices. While there are properties on the opposite side of Scenic Highway zoned RS-180 (Single-Family Residential District), the parcels immediately adjacent to the subject property are zoned OI (Office Institutional District), ON (Office Neighborhood District), and RM-12 (Multifamily Residential District). As such, the proposed rezoning of the property to OI for use as a medical office may be consistent with the established zoning and land use patterns of the area along the western right-of-way of Scenic Highway.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Office character area, described as follows:

The Office character area is a pivotal economic hub within Lawrenceville, catering to diverse business needs. It encompasses a range of functions such as professional office spaces, contributing to the city’s economic growth and technological innovation. Example of professions are lawyers and accounting.

As proposed, the requested rezoning may be consistent with the policies of the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

Based on the information provided, staff recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning. The request would allow for the development of a medical office that is compatible with the surrounding zoning and land use patterns along the Scenic Highway corridor and is consistent with the Office character area designation of the 2045 Comprehensive Plan. Additionally, City Council’s recent approval of RZC2025-00072 for the properties at 320 and 326 Scenic Highway on December 10, 2025, located directly across the street from the subject property, supports the appropriateness of the requested zoning and reinforces the emerging office and institutional development pattern in this area. Any redevelopment of the site shall be required to bring existing nonconforming elements into compliance with current zoning, parking, landscaping, and access standards prior to the issuance of a Certificate of Occupancy.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Georgia Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

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 proposed OI zoning would permit a medical office use that is suitable given the surrounding mix of office, institutional, and multifamily zoning along the Scenic Highway corridor.

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

The rezoning is not expected to adversely affect adjacent or nearby properties, as medical office uses are low-impact and consistent with existing office uses in the immediate area.

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

The property has reasonable economic use under its current ON zoning; however, the requested OI zoning would provide additional flexibility for continued office and medical use in a highly visible corridor.

- 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;

A small medical office complex is not anticipated to create an excessive burden on public facilities, though a driveway redesign and parking compliance will be required for future development.

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

The rezoning is consistent with the 2045 Comprehensive Plan, which designates the property within the Office character area intended for professional and institutional office uses.

- 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;

Recent rezonings and approvals for office and institutional uses along Scenic Highway, including approval of OI zoning directly across the street, support the appropriateness of the requested rezoning and indicate an established development trend in the area.

NZ HOLDING CORP.
277 Scenic Hwy S
Lawrenceville, GA 30046

Date: September 29, 2025

Planning and Development Department
City of Lawrenceville
70 S. Clayton Street
Lawrenceville, GA 30046

Re: Letter of Intent – Rezoning Request for 303 Scenic Hwy, Lawrenceville, GA 30046 (Parcel ID: R5142 118)

Dear Planning and Development Team,

On behalf of **NZ Holding Corp.**, I respectfully submit this **Letter of Intent** to request the rezoning of the property located at **303 Scenic Hwy, Lawrenceville, GA 30046 (Parcel ID: R5142 118)** from **ON (Office Neighborhood – Inactive)** to **OI (Office Institutional District)**.

Purpose of Rezoning

The purpose of this rezoning is to allow the development of a **modern medical office/clinic** that complements the **Office Character Area** and contributes to the economic vitality of the City of Lawrenceville. Our vision is to transform this highly visible property—located at a **key entrance to the city**—into an attractive, professional, and welcoming gateway that reflects both the **present and future vision** of Lawrenceville.

Site Enhancement Vision

In addition to the proposed medical office use, **NZ Holding Corp.** is committed to enhancing this property as a **showcase location** by implementing:

- **Landmark Gateway Features:** A **high-quality monument sign** and professionally designed landscaping that will serve as a visual anchor and create a sense of arrival at the city’s entrance.
- **Improved Streetscape & Visibility:** Enhancements along Scenic Hwy frontage to maximize curb appeal, elevate the professional character of the area, and reflect the city’s commitment to growth and innovation.
- **Modern Architectural Design:** Use of contemporary building materials, lighting, and signage that honor the city’s identity while promoting a forward-looking vision for economic development.

Consistency with Comprehensive Plan and Zoning

RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

The **OI (Office Institutional) District**, as approved in **Section 102.12 (11.13.2024)**, is designed to accommodate a wide range of office and institutional uses not involving the sale, storage, or processing of merchandise.

Our project will fully comply with the district’s requirements:

- **Permitted Use:** Medical office/clinic.
- **Location Requirement:** The site fronts Scenic Hwy, a major arterial road, meeting the siting criteria for OI zoning.

Community Benefits

Approval of this rezoning will:

- **Activate an underutilized property** and introduce a high-value, healthcare-related service to the community.
- **Create a visually striking city gateway**, with attractive landscaping, signage, and design that inspires civic pride.
- **Generate economic activity**, professional jobs, and improved access to medical services for Lawrenceville residents.
- **Advance the city’s strategic plan**, supporting institutional and professional growth in a key economic corridor.

We respectfully request that this rezoning application be placed on the agenda for the next available **Planning Commission meeting** and forwarded to **City Council** for consideration and approval.

Thank you for your time and attention. We are committed to collaborating with City staff to ensure this project meets all standards and contributes positively to the image and economic growth of Lawrenceville.

Sincerely,



Zaidh Cuellar
President
NZ Holding Corp.
404-380-4748
Zaidhcuellar@mmsofga.com

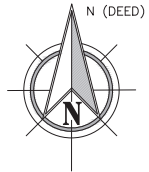
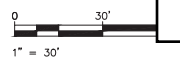
RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 141 and 142 of the 5th Land District and being a portion of Lots 16 and 17 of the L. R. Martin Estate recorded at Plat Book "E", Page 155, Gwinnett county, Georgia Records and more particularly described on a Plat of Survey prepared for Margaret G. Washburn by Busbee Surveying Co., Inc., dated August 30, 1996, as follows:

BEGINNING, at an iron pin found on the northwestern side of the right of way of Scenic Highway, a/k/a Georgia Highway 124, which iron pin is located 1,506.69 feet in a generally northern direction along the western and northwestern side of the right of way of the Scenic Highway from its intersection with the right of way of Long Leaf Drive and running thence North 53 degrees 18 minutes 13 seconds West a distance of 280.53 feet to an iron pin found; running thence North 08 degrees 00 minutes 24 seconds East a distance of 148.30 feet to an iron pin placed; running thence South 58 degrees 35 minutes 05 seconds East a distance of 259.62 feet to a nail found on the northwestern side of the right of way of the Scenic Highway; running thence along the northwestern side of the right of way of the Scenic Highway, South 05 degrees 30 minutes 40 seconds west a distance of 180.0 feet to an iron pin found and the POINT OF BEGINNING.



RZC2025-00074 RECEIVED OCTOBER 3, 2025 PLANNING & DEVELOPMENT DEPARTMENT

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
4: No Geodetic monuments were found within 500 feet of this site.
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

CITY OF LAWRENCEVILLE
ZONING: ON OFFICE/NEIGHBORHOOD (INACTIVE ZONING DISTRICT)
MINIMUM FRONT SETBACK - FRONT OF EXISTING RESIDENCE
MINIMUM SIDE SETBACK - 10', 25' SIDE STREET OF CORNER
MINIMUM REAR SETBACK - 15' WHEN ABUTTING COMMERCIAL DISTRICT, 40' WHEN ABUTTING A RESIDENTIAL DISTRICT

FIELD DATA:
DATE OF FIELD SURVEY 3-14-23.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.03 FEET.

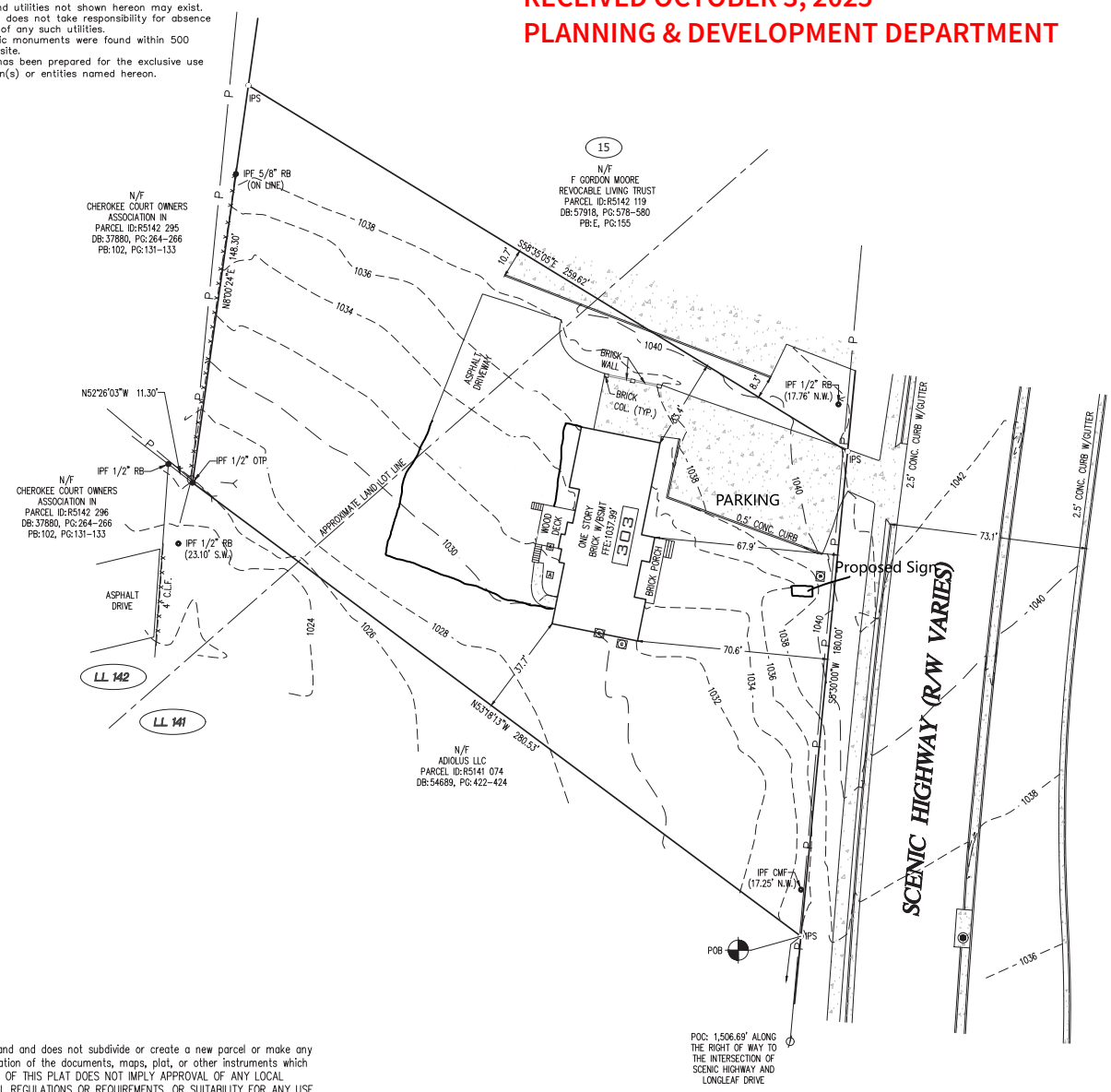
EQUIPMENT:
ELECTRONIC TOTAL STATION AND NETWORK GPS
GPS RECEIVER: SP 85
SN:6129500077
NETWORK: TRIMBLE VRS Now RTK GNSS

TOTAL AREA: 39,264 SQ FT, 0.901 AC
CALCULATED PLAT CLOSURE: 1 FOOT IN 25,213 FEET

SURVEY DATA:
TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 59242 PG 15
PROPERTY OWNER AT TIME OF SURVEY: PEDRO JOSAPHAT
PARCEL NUMBER: R5142 118

REFERENCE: PLAT BOOK E PG 155
PLAT BOOK 102 PG 131
DEED BOOK 59242 PG 15

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0088F EFFECTIVE DATE SEPTEMBER 29, 2006



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- CHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD
- TEX TELEPHONE MARKER
- AC AIR CONDITIONER UNIT
- MB MAIL BOX

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, plat, 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 land surveyor certifies that this plat complies 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 Section 15-6-67

REVISIONS	
Date	By

KEYSTONE LAND SURVEYING, INC.
162 E. CROGAN ST.
SUITE F
LAWRENCEVILLE, GEORGIA
770.545.8700
www.keystonelandsurveying.com

COPY RIGHT 2019-THIS 18 X 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

BOUNDARY SURVEY FOR
303 SCENIC HIGHWAY, LAWRENCEVILLE, GEORGIA 30046

A PORTION OF LOTS 16 & 17, SECTION A, L.R. MARTIN ESTATE
LAND LOT 141 & 142 - 5TH DISTRICT, GWINNETT COUNTY, GEORGIA

FOR KEYSTONE LAND SURVEYING, INC.

Date: 3-29-2023
Scale: 1" = 30'
Client:
Drawn:
Sheet: **Page 43**



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 03022026

RZC2025-00074

Approval of a rezoning to OI (Office Institutional District), subject to the following enumerated conditions:

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

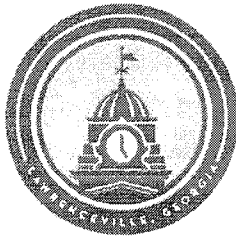
- A.** Limited to office and institutional uses only.
- B.** Final building design, site design, and exterior appearance shall be approved by the Director of Planning and Development.
- C.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material 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.
- D.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- E.** Outdoor storage shall be prohibited.
- F.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.

2. To satisfy the following site development considerations:

- A.** The required twenty-five (25) foot undisturbed buffer along the western rear of the property shall be restored and all existing gravel shall be removed from the property.
- B.** All structures that encroach into the required setback or buffer areas shall be removed prior to issuance of any permits.
- C.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- D.** The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion of the existing footprint shall be prohibited.

- E.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.
- F.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- G.** Provide a minimum of one (1) parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.
- H.** Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- I.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.
- J.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>ZAIDH CUELLAR</u>	NAME: <u>NZ HOLDINGS INC.</u>
ADDRESS: <u>277 SCENIC HWY. S.</u>	ADDRESS: <u>277 SCENIC HWY. S.</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>ZAIDH CUELLAR</u> PHONE: <u>404-380-4748</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>ON</u> REQUESTED ZONING DISTRICT: <u>OI</u>	
PARCEL NUMBER(S): <u>R5142 118</u> ACREAGE: <u>0.901</u>	
ADDRESS OF PROPERTY: <u>303 SCENIC HWY LAWRENCEVILLE GA 30046</u>	

[Signature] 09-29-2025
SIGNATURE OF APPLICANT DATE

[Signature] 9-29-2025
SIGNATURE OF OWNER DATE

ZAIDH CUELLAR
TYPED OR PRINTED NAME

NZ HOLDINGS INC.
TYPED OR PRINTED NAME

[Signature] 09-30-25
NOTARY PUBLIC DATE

[Signature] 09-30-25
NOTARY PUBLIC DATE

KEIBY J MATUTE
Notary Public, Georgia
Gwinnett County
My Commission Expires
May 01, 2028

KEIBY J MATUTE
Notary Public, Georgia
Gwinnett County
My Commission Expires
May 01, 2028

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

RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

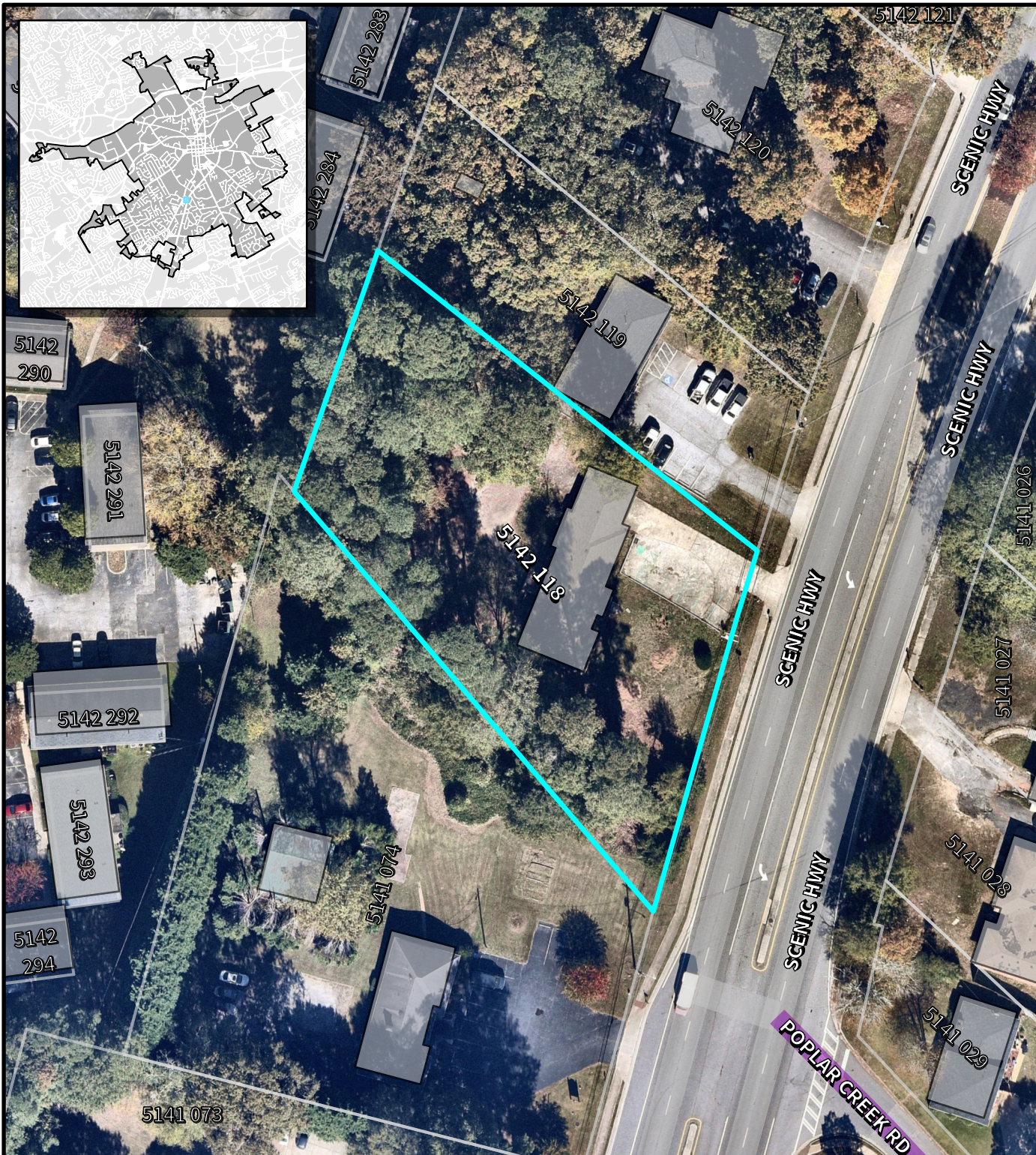
Planning & Development

Location Map & Surrounding Areas

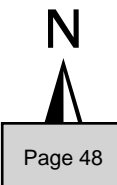
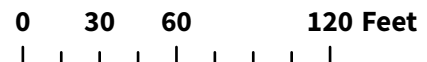
RZC2025-00074

Applicant:
Zaidh Cuellar

-  Subject Property (~0.90 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Imagery Date: 11/03/2025
 Map Date: 01/21/2026
 Map Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00074

Applicant:
Zaidh Cuellar

 Subject Property (~0.90 acres)

 Lawrenceville City Limits

Zoning Districts

 OI Office/Institutional

 ON Office/Neighborhood

 RM-12 Multifamily Residential

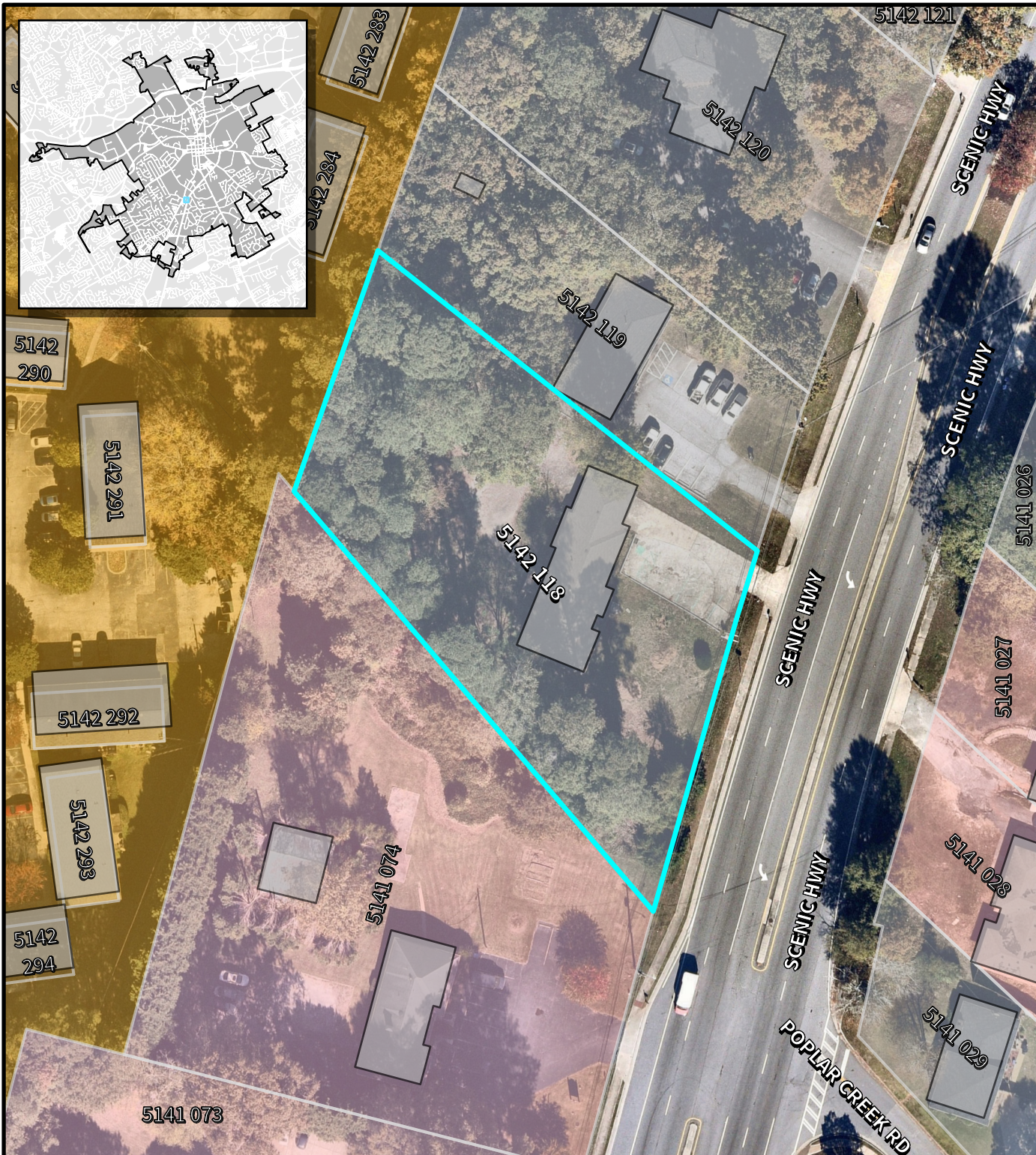
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Map Date: 01/21/2026

Map Scale: 1:900

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N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZC2025-00074

Applicant:
Zaidh Cuellar

 Subject Property (~0.90 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Mixed Residential

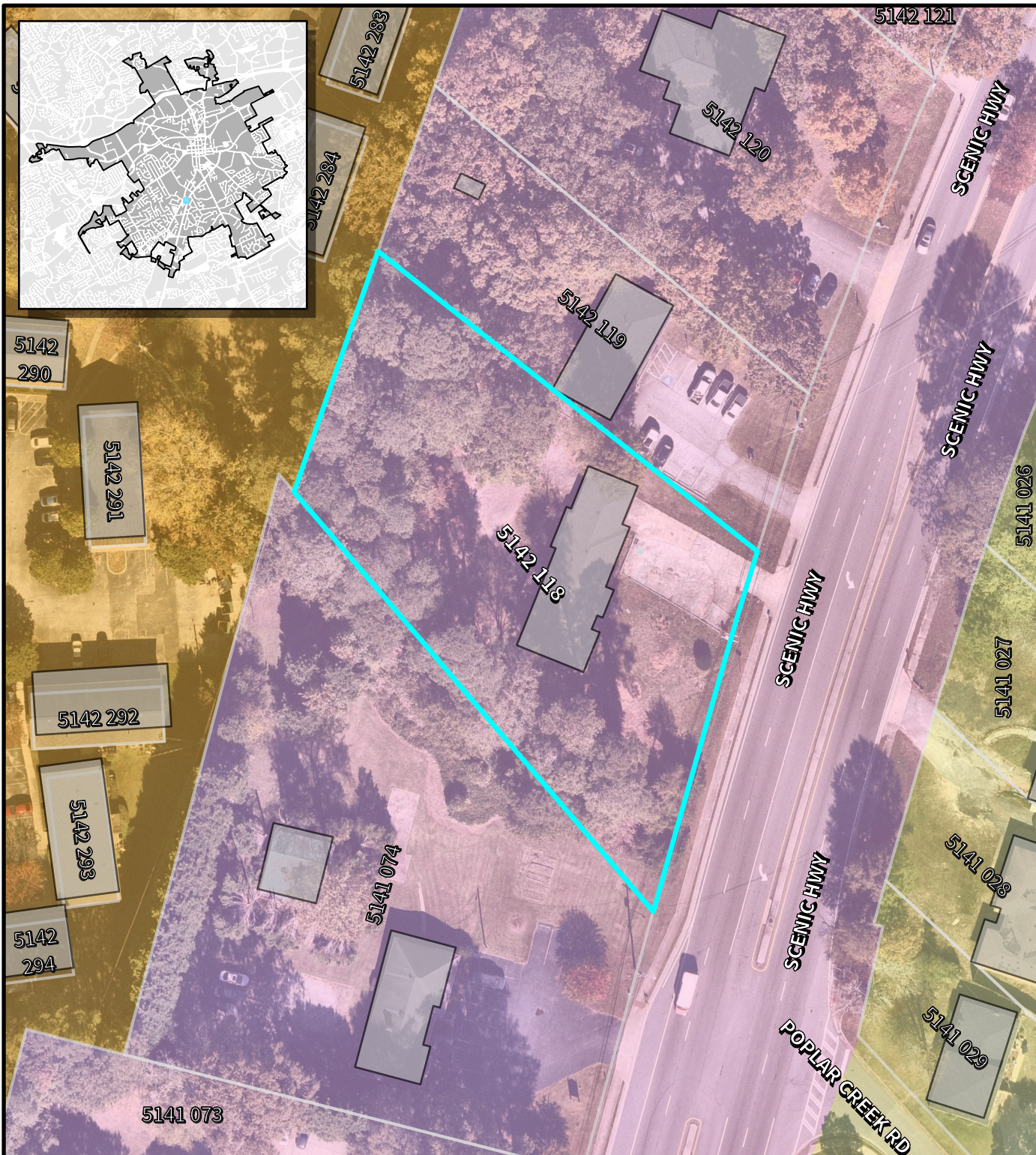
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Imagery Date: 11/03/2025

Map Date: 01/21/2026

Map Scale: 1:900

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LAWRENCEVILLE

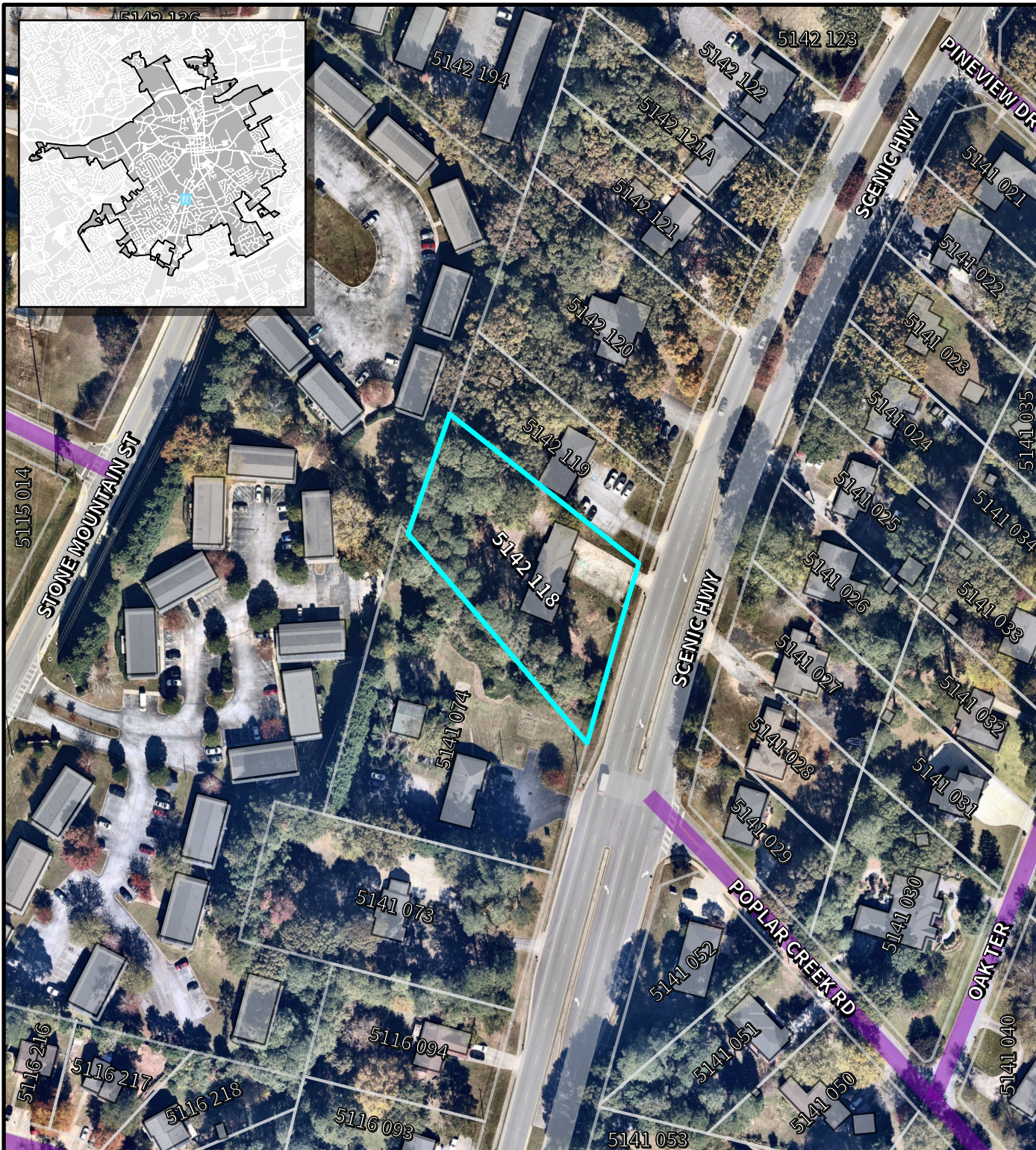
Planning & Development

Location Map & Surrounding Areas

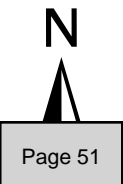
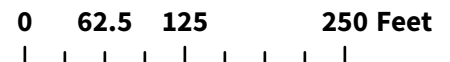
RZC2025-00074

Applicant:
Zaidh Cuellar

-  Subject Property (~0.90 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Imagery Date: 11/03/2025
 Map Date: 01/21/2026
 Map Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas





RZC2025-00074

Applicant:
Zaidh Cuellar

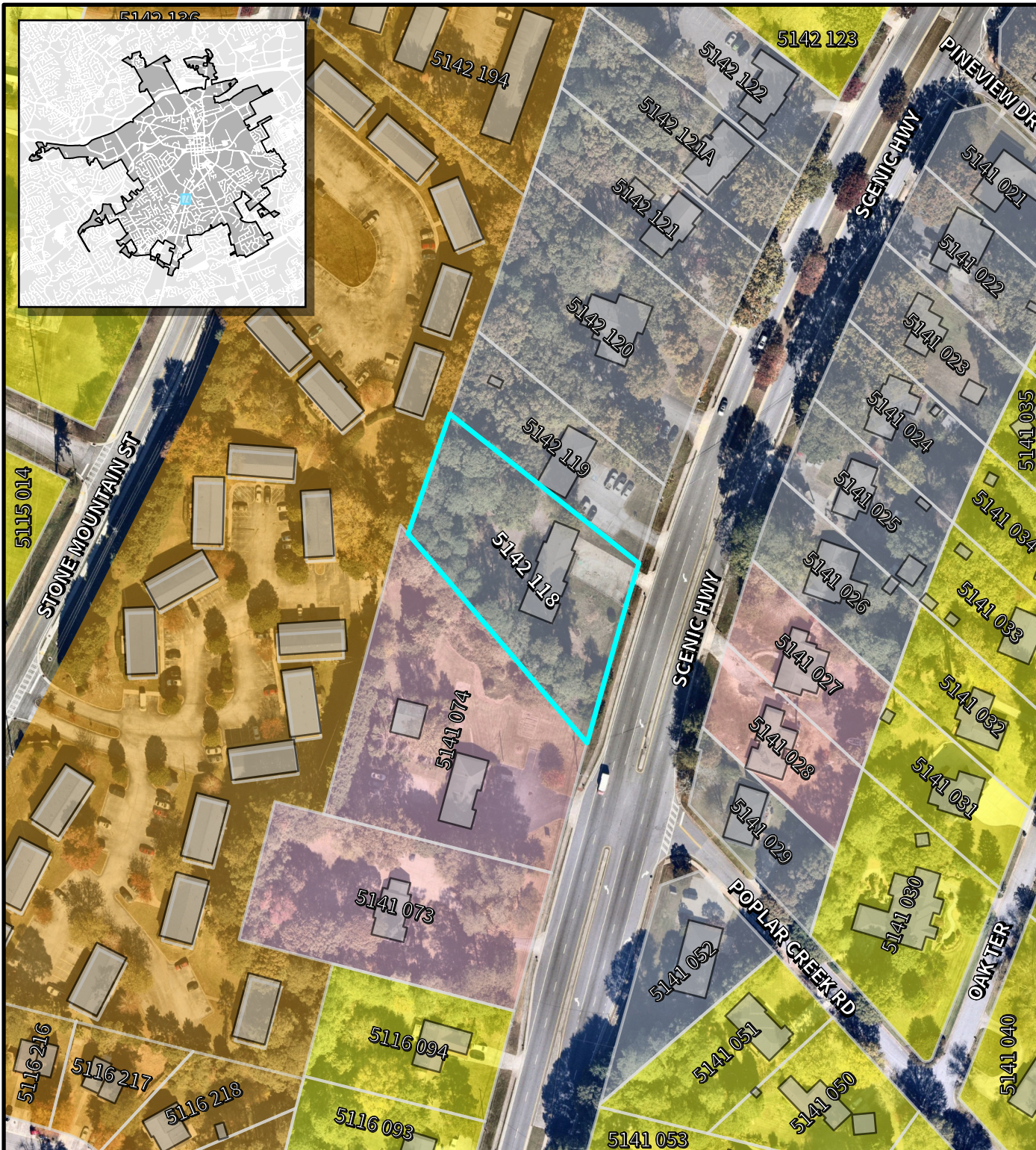
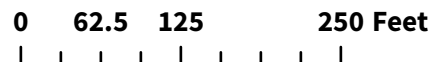
 Subject Property (~0.90 acres)

 Lawrenceville City Limits

Zoning Districts

-  OI Office/Institutional
-  ON Office/Neighborhood
-  RM-12 Multifamily Residential
-  RS-180 Single-Family Residential

Imagery Date: 11/03/2025
 Map Date: 01/21/2026
 Map Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZC2025-00074

Applicant:
Zaidh Cuellar


 Subject Property (~0.90 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Mixed Residential

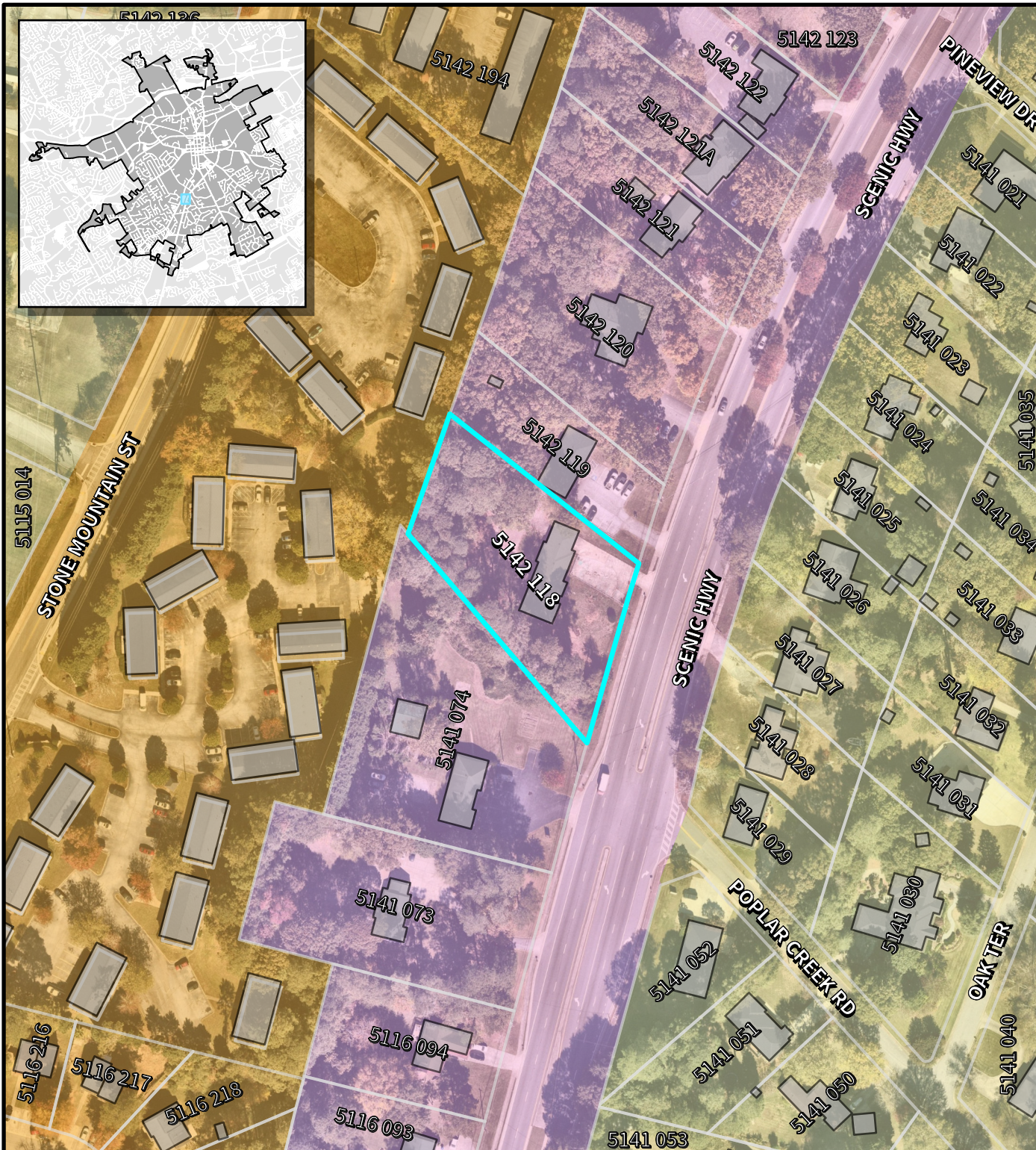
 Office

Imagery Date: 11/03/2025

Map Date: 01/21/2026

Map Scale: 1:1,800

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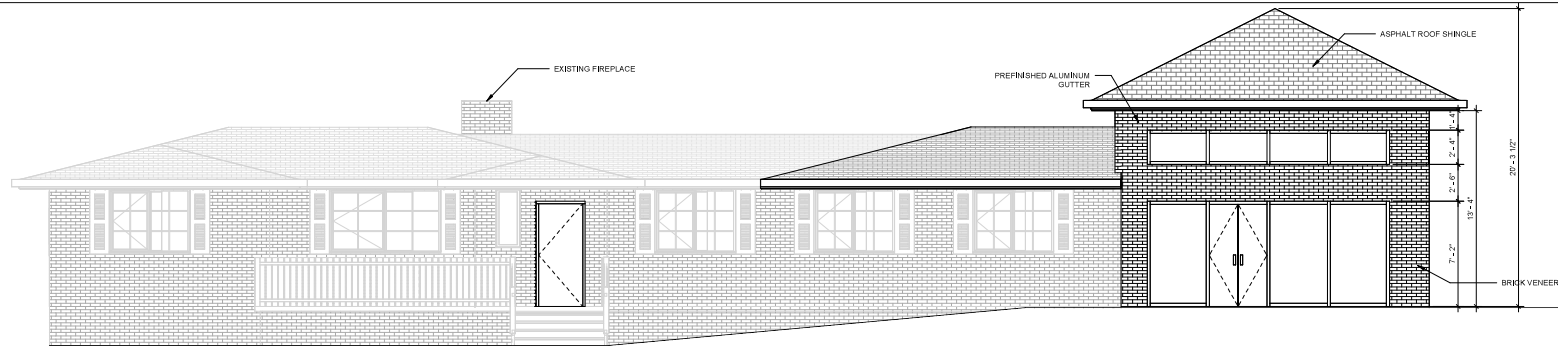


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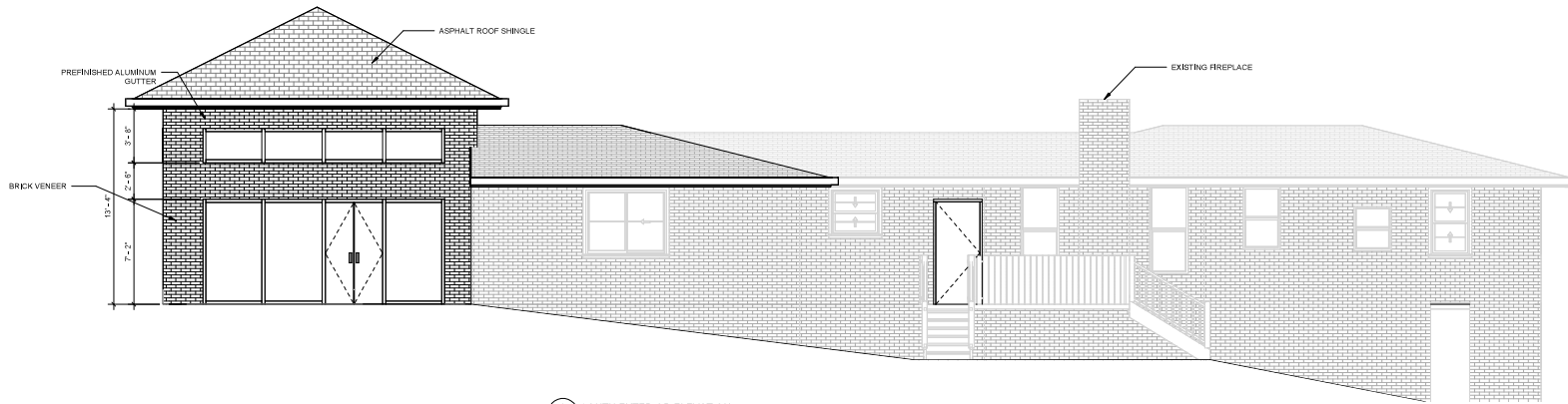


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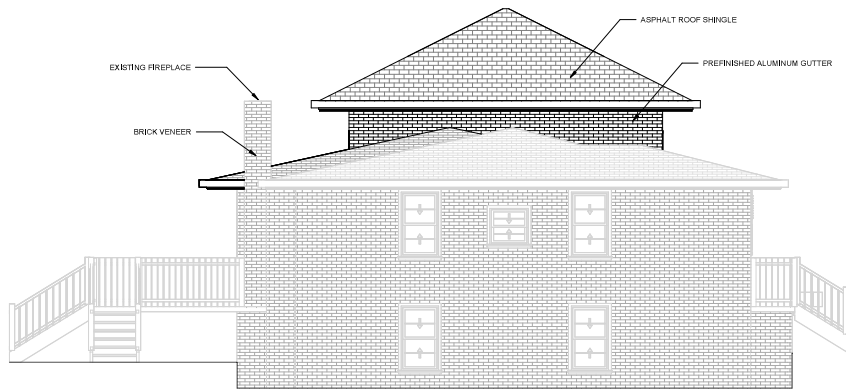
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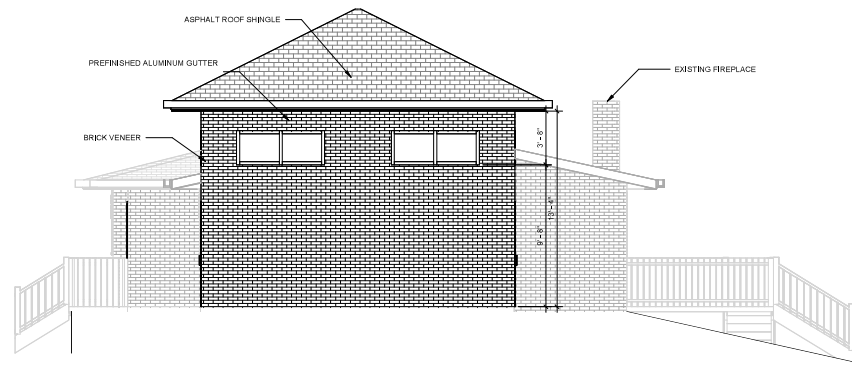
1 NORTH EXTERIOR ELEVATION
 1/4" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
 1/4" = 1'-0"



3 WEST EXTERIOR ELEVATION
 1/4" = 1'-0"



4 EAST EXTERIOR ELEVATION
 1/4" = 1'-0"



ZELLER COMPANIES, INC.
 470-238-8382

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CONSULTANTS

KEY PLAN



SEAL
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PROJECT INFORMATION
COMMERCIAL REMODEL

303 scenic highway
 Lawrenceville, GA 30046

PROJ. NO.
 25006

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
0	11/27/2025	ISSUE SET

EXTERIOR ELEVATIONS

A200

2/21/2025 08:13:37 P.M.

C200-0004-ATTACH 2-02-2026



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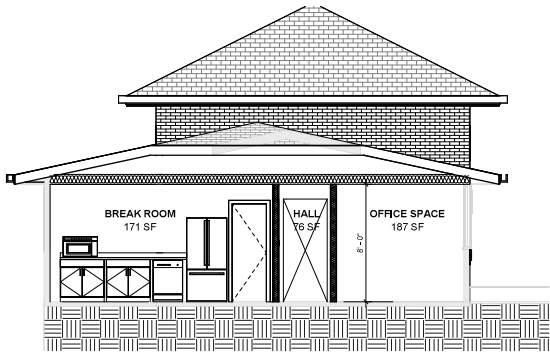
PROJ. NO.
25006

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
0	11/27/2025	ISSUE SET

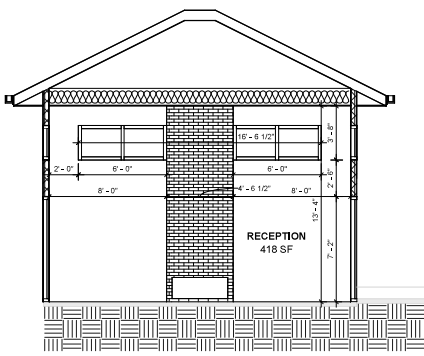
BUILDING SECTION

A300

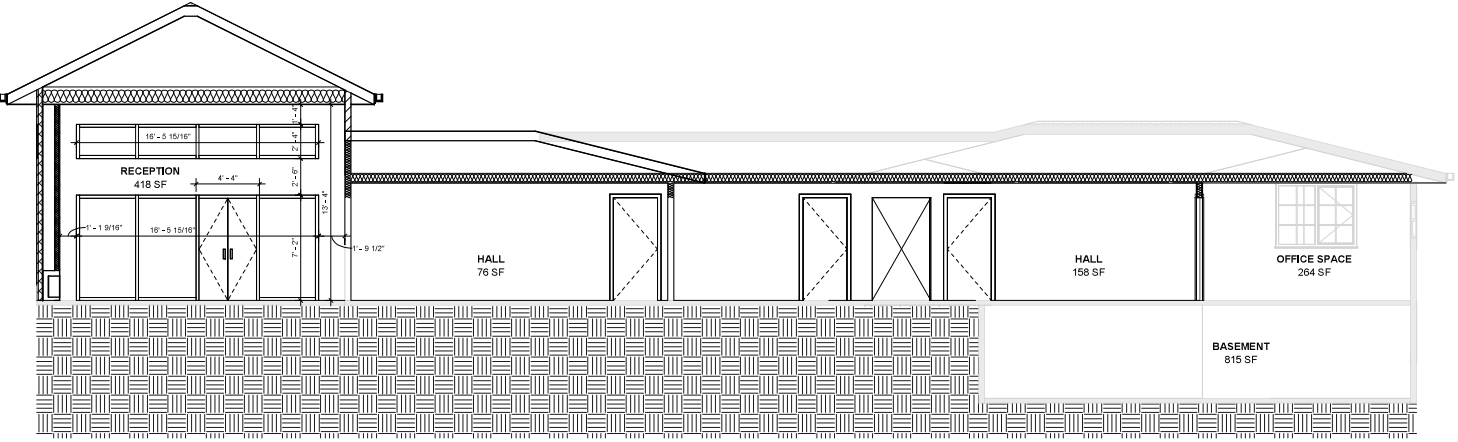
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1 BUILDING SECTION 1
A300 1/4" = 1'-0"



3 BUILDING SECTION 3
A300 1/4" = 1'-0"

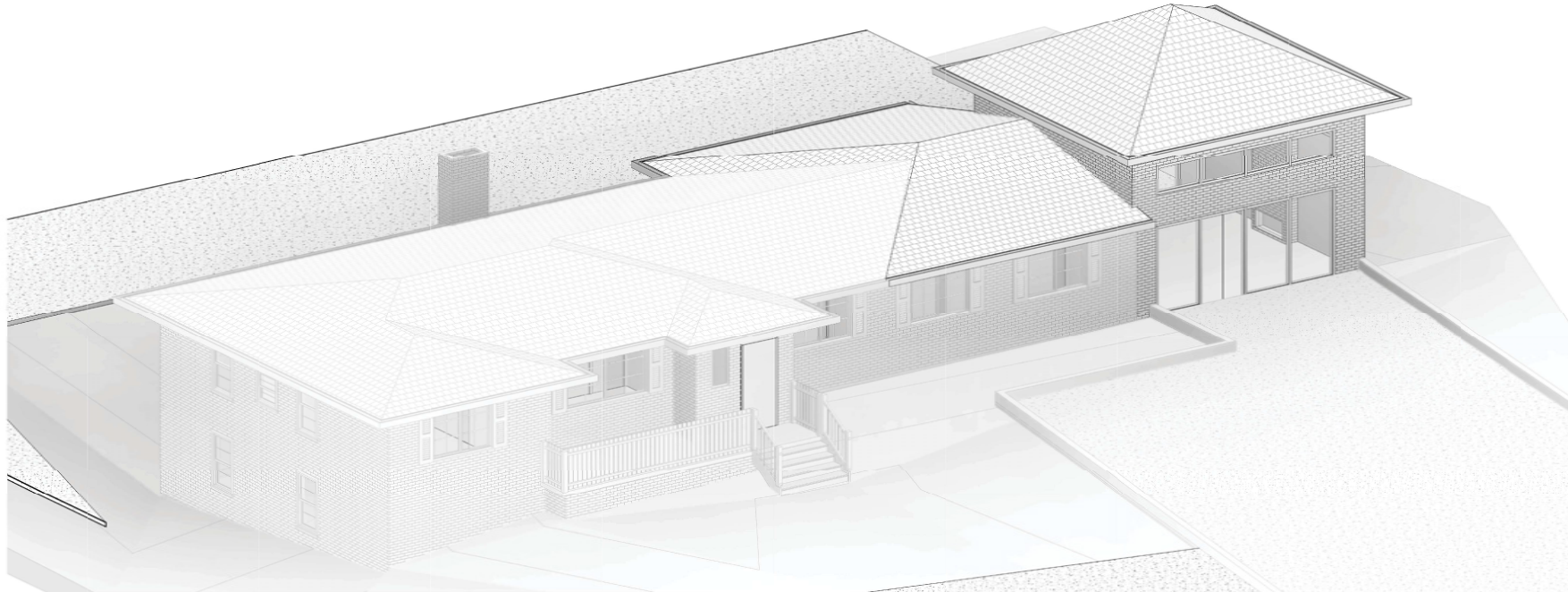


2 BUILDING SECTION 2
A300 1/4" = 1'-0"

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C2025-00074-ATTCH 2_02-2025

0 1 2
INCHES
0 1 2
METERS



1
A900 3D View 1

2/21/2025 08:13:46 a.m.



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OWNER
ZAIKH CUELLAR (404) 388-4748

CONSULTANTS

KEY PLAN



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PROJECT INFORMATION
COMMERCIAL REMODEL

303 scenic highway
Lawrenceville, GA 30046

PROJ. NO.
25006

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
0	11/27/2025	ISSUE SET

3D VIEWS

A900

C2025-00074-ATTCH 2_01-2025

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

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

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes/No/Abstain
<u>Bruce Johnson</u> , Mayor Pro Tem	Yes/No/Abstain
<u>Victoria Jones</u> , Council Member	Yes/No/Abstain
<u>Randy Travis</u> , Council Member	Yes/No/Abstain
<u>Bryant Harris</u> , Council Member	Yes/No/Abstain

On motion of [INSERT NAME], seconded by [INSERT NAME], which carried [INSERT VOTE], the following ordinance was [INSERT MOTION]:

AN ORDINANCE TO APPROVE AN AMENDMENT THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from [INSERT EXISTING ZONING CLASSIFICATION] to [INSERT PROPOSED ZONING CLASSIFICATION] by [INSERT APPLICANT NAME] for the proposed use of [INSERT TYPE OF USE} on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference;

and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on [INSERT MONTH, DATE, YEAR] and objections [INSERT OBJECTIONS] filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the [INSERT DATE, MONTH, YEAR], that the aforesaid application to amend the Official Zoning Map from [INSERT EXISTING ZONING CLASSIFICATION] to [INSERT PROPOSED ZONING CLASSIFICATION] is hereby [INSERT DECISION].

Approval of a rezoning to OI (Office Institutional District), subject to the following enumerated conditions:

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

- A.** Limited to office and institutional uses, including offices of physicians; mental health specialists; physical occupational and speech therapists; audiologist; and dentists. The following uses shall be prohibited.
 - Community Center or Cultural Facility
 - Community Living Arrangement
 - Data Center
 - Personal Care Home
 - Place of Worship
 - School

- B.** The existing structure shall remain and shall be improved based on the submitted renderings and elevations, including the proposed building addition. Final exterior modifications shall be approved by the Director of Planning and Development.

- C.* 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.
 - D.* Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
 - E.* Outdoor storage shall be prohibited.
 - F.* The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
- 2. To satisfy the following site development considerations:**
- A.* The required twenty-five (25) foot undisturbed buffer along the western rear of the property shall be restored and all existing gravel shall be removed from the property.
 - B.* All structures that encroach into the required setback or buffer areas shall be removed prior to issuance of any permits.
 - C.* The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - D.* The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair.
 - E.* Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.
 - F.* Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - G.* Provide a minimum of one (1) parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.
 - H.* Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
 - I.* Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.
 - J.* Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

ORDINANCE NO: ZON-ORD-[INSERT YEAR & #]

CASE NO: [INSERT CASE #]

11.

David R. Still, Mayor

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZM2026-0001 & BFR2026-0001; Parkland Homebuilders, LLC; 0 Springlake Road

Department: Planning and Development

Date of Meeting: Monday, April 27, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone from RM-12 (Multifamily Residential) to RM-12 (Multifamily Residential) with a Buffer Reduction Request

Planning & Development Recommendation: Approval with Conditions

Planning Commission Recommendation:

Summary: The applicant requests the rezoning of a parcel assemblage, consisting of approximately 7.54-acre located at 0 Springlake Road (Parcel ID Numbers: 5179 002 & 5179 239) from RM-12 (Retired Multifamily Residential District) to RM-12 (Multifamily Residential District) to develop ninety (90) multifamily dwelling units at a density of approximately twelve (12) Units Per Acre (UPA). Further, the applicant is requesting to reduce the required buffer with adjacent RS-150 zoning districts from 50 feet to 20 feet. The subject property is located at the southern right-of-way of Springlake Road, where the road diverges with Paper Mill Road.

Attachments/Exhibits:

- RZM2026-0001 BFR2026-0001_ATTCH_03302026.pdf
- ZON ORD_RZM2026-00001_04152026.docx
- ZON-ORD_BFR2026-0001_04152026.docx



LAWRENCEVILLE

Planning & Development

REZONING AND BUFFER REDUCTION

CASE NUMBER(S): RZM2026-00001 & BFR2026-00001

APPLICANT(S): PARKLAND HOMEBUILDERS, LLC

PROPERTY OWNER(S): CE SMITH FAMILY, LLLP AND RUTH H. YANCEY

LOCATION(S): 0 SPRINGLAKE ROAD

PARCEL IDENTIFICATION NUMBER(S): 5179 002 & 5179 239

APPROXIMATE ACREAGE: 7.54 ACRES

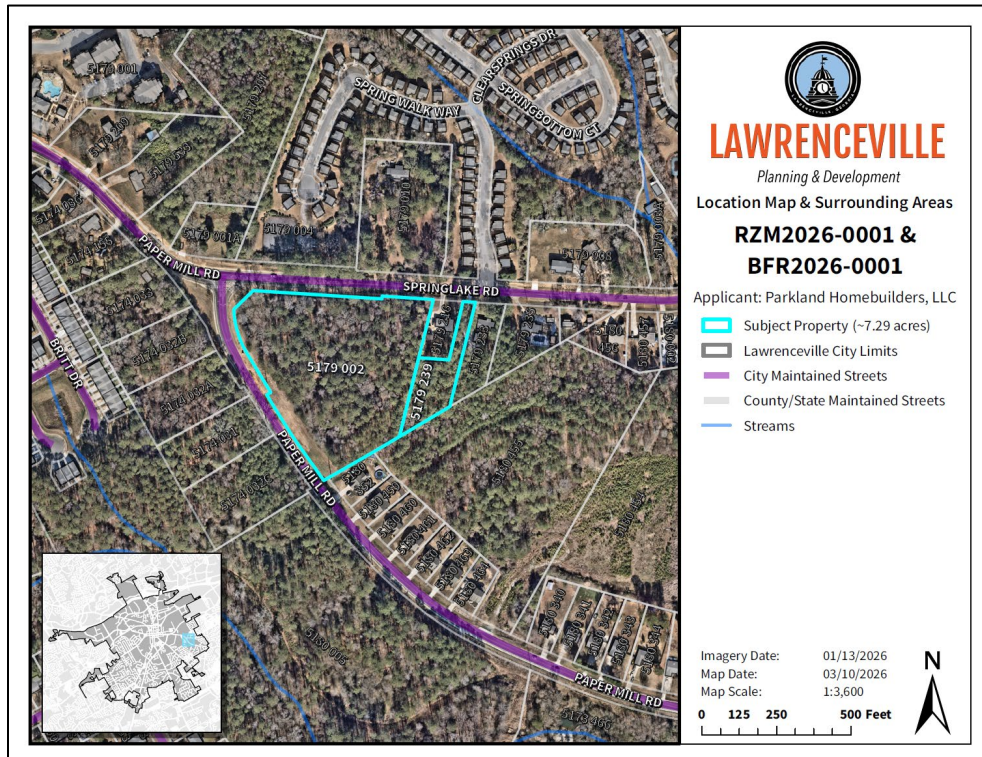
CURRENT ZONING: RM-12 (RETIRED MULTIFAMILY RESIDENTIAL DISTRICT)

PROPOSED ZONING: RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: MULTIFAMILY RESIDENTIAL DWELLING UNITS

DEPARTMENT RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



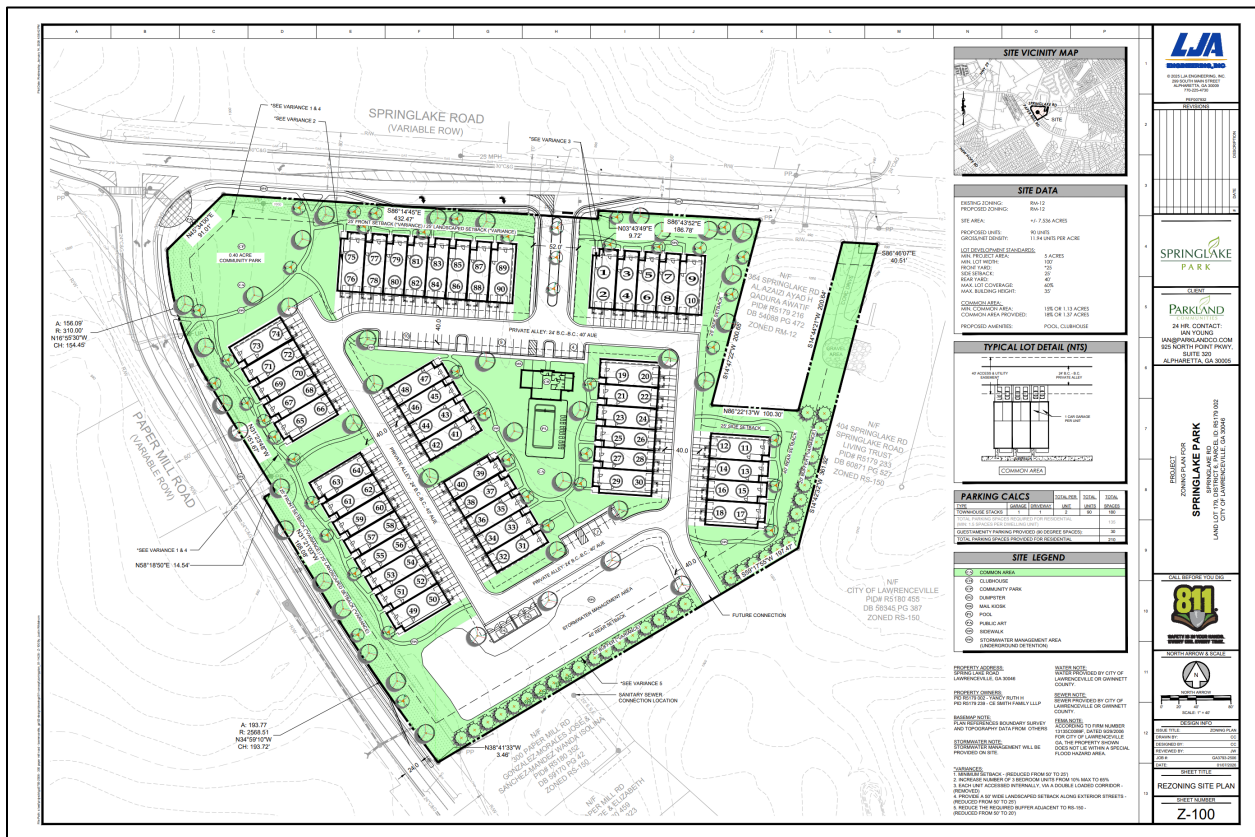
ZONING HISTORY

The subject property was zoned RM (General Residence District) circa 1972, which is the earliest zoning record on file. At some point between the years 1986 and 2002, the RM zoning district was reclassified to RM-12.

PROJECT SUMMARY

The applicant requests the rezoning of a parcel assemblage, consisting of approximately 7.54-acre located at 0 Springlake Road (Parcel ID Numbers: 5179 002 & 5179 239) from RM-12 (Retired Multifamily Residential District) to RM-12 (Multifamily Residential District) to develop ninety (90) multifamily dwelling units at a density of approximately twelve (12) Units Per Acre (UPA). Further, the applicant is requesting to reduce the required buffer with adjacent RS-150 zoning districts from 50 feet to 20 feet. The subject property is located at the southern right-of-way of Springlake Road, where the road diverges with Paper Mill Road.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The applicant seeks to develop the subject property into a multifamily development consisting of stacked townhouses, which are multifamily residential units arranged vertically, with one dwelling unit located above another, and designed to resemble traditional townhouse-style buildings. Although commonly referred to as staked townhouses in zoning and development terminology, stacked townhouses do not meet the building code definition of a townhouse because the units do not extend from the foundation to the roof. As a result, the proposed staked townhouses are regulated as multifamily residential buildings under the International Building Code (IBC).

Each stacked townhome unit would consist of a two-bedroom unit and a three-bedroom unit, each with two-and-a-half bathrooms and a minimum floor area of 1,600 square feet.

Split units would generally be designed in the following manner:

- **First (Ground) Floor:** Contains garages for both units, an access corridor and stairs for the three-bedroom unit, and the main living and kitchen area for the two-bedroom unit.
- **Second Floor:** Contains two bedrooms and two bathrooms for the two-bedroom unit as well as the main living and kitchen area for the three-bedroom unit.
- **Third Floor:** Contains three bedrooms and two bathrooms for the three-bedroom unit.

See example floor plan below:



Each building would be a maximum of three stories and have exterior materials consisting of a mixture of brick, stone, and fiber cement siding, consistent with current architectural standards and existing housing in the area. The townhomes would be distributed across the site in rows of four to eight split units. Each unit would feature a covered front entrance with a patio, facing a portion of the development’s open space, or aligned to front the external roadways (Springlake Road and Paper Mill Road).

Split townhome units would be accessed via a private alley, with a one-car garage and one driveway space dedicated to each unit. Additional parking for guests would be provided along the interior streets, with total parking provided averaging 2.34 spaces per unit (210 total spaces).

Additional site improvements for residents would include an amenity area with pool and cabana, a pavilion, shared dumpsters, stormwater management facility, and a designated mail kiosk area. All units, landscaping and other private property within the development would be maintained by a property management group.

Approval of the requested RM-12 (Multifamily Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

Article 1 Districts, Section 102.8 RM-12 Multifamily Residential District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	5 acres	7.54 acres	N/A
Lot Width	100 ft	>100 ft	N/A
Front Setback	50 ft	25 ft	Variance
Side Setback	25 ft	25 ft	N/A
Rear Setback	40 ft	40 ft	N/A
Max Lot Coverage	60%	60%	N/A
Max Height	35 ft	35 ft	N/A
Three-Bedroom Units	10%	65%	Variance

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
RM-12/RS-150	50 ft	20 ft	Buffer Reduction

Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Parking: Multifamily	<i>2 spaces per unit 180 spaces</i>	<i>2.34 spaces per unit 210 spaces</i>	N/A

Approval of the proposal will require the following variances:

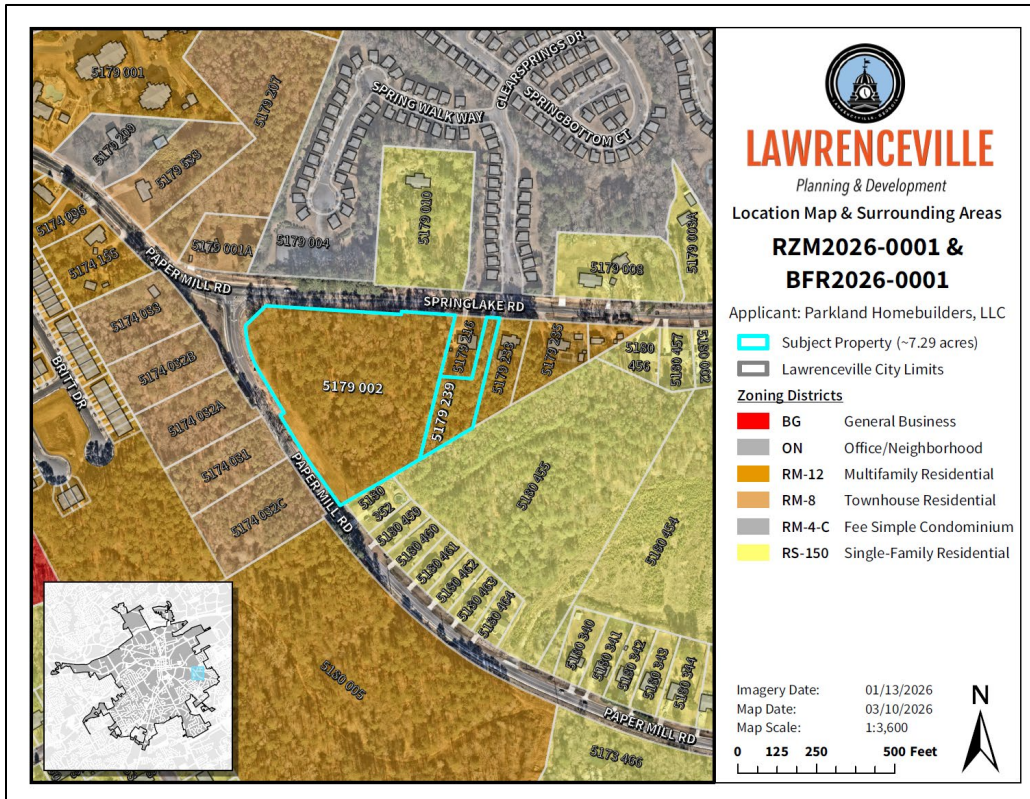
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows a reduction in the minimum front setback from fifty (50) feet to twenty-five (25) feet.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows for the increase of the allowed portion of three-bedroom apartments from a maximum of ten percent (10%) to a maximum of sixty-five percent (65%).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for the elimination of the requirement for units to be accessed via an internal, double-loaded corridor.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for a reduction in the minimum width of the landscaped setback along external streets from fifty (50) feet to twenty-five (25) feet.

A reduced front setback may be justified by the fact that the majority of the subject property fronts either Springlake Road or Paper Mill Road. Further, the reduced front yard setback may be mitigated by the proposed placement of the fronts of the units along these rights-of-way. These justifications also apply for the requested variance for a reduced landscape setback.

The requested variances for an elimination of the requirement for a shared internal corridor and the increase of portion of three-bedroom units may need to be discussed in further detail with City Council. These variances present a significant departure from the code as-written, which was specifically tailored for modern apartment complexes.

In addition to the rezoning and variance requests, a buffer reduction is requested to reduce the required buffer between the subject property and adjacent properties zoned RS-150 (Single-Family Residential District) by sixty percent (60%), from 50 feet to 20 feet. Without a stated justification from the applicant, it may be possible that the primary justification for this buffer reduction is so that the developer can fit additional units into the project.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate area surrounding the subject property consists of a mixture of single-family and multifamily residential zoning districts and land uses; the subject property exists on the margins of areas composed of higher-intensity multifamily to the west and lower-intensity single-family to the east. The existing multifamily residential in the area has a wide variety of forms and zoning districts:

- **Covey Homes Paper Mill:** 116 rental townhomes located to the west of the subject property, on the northern right-of-way of Paper Mill Road. Rezoned to RM-8 in 2019 (RZR2019-00003 & SUP2019-00019).
- **Carolina Apartments:** 82 rental apartments located to the west of the subject property, on the southern right-of-way of Paper Mill Road. Constructed in 1971, zoned RM-12.
- **Mulberry Place Apartments:** 224 rental apartments located to the west of the subject property, on the northern right-of-way of Paper Mill Road. Constructed in 2002, zoned RM-12.
- **Green Bridge Creek Townhomes:** 100 for-sale townhomes located to the west of the subject property, on the southern right-of-way of Paper Mill Road. Constructed in 2007, zoned RM-12.

Springlake Cove Condominiums: 334 for-sale condo units located to the north of the subject property, on the northern right-of-way of Springlake Road. Constructed in 2003, zoned RM-4-C (a retired zoning district).

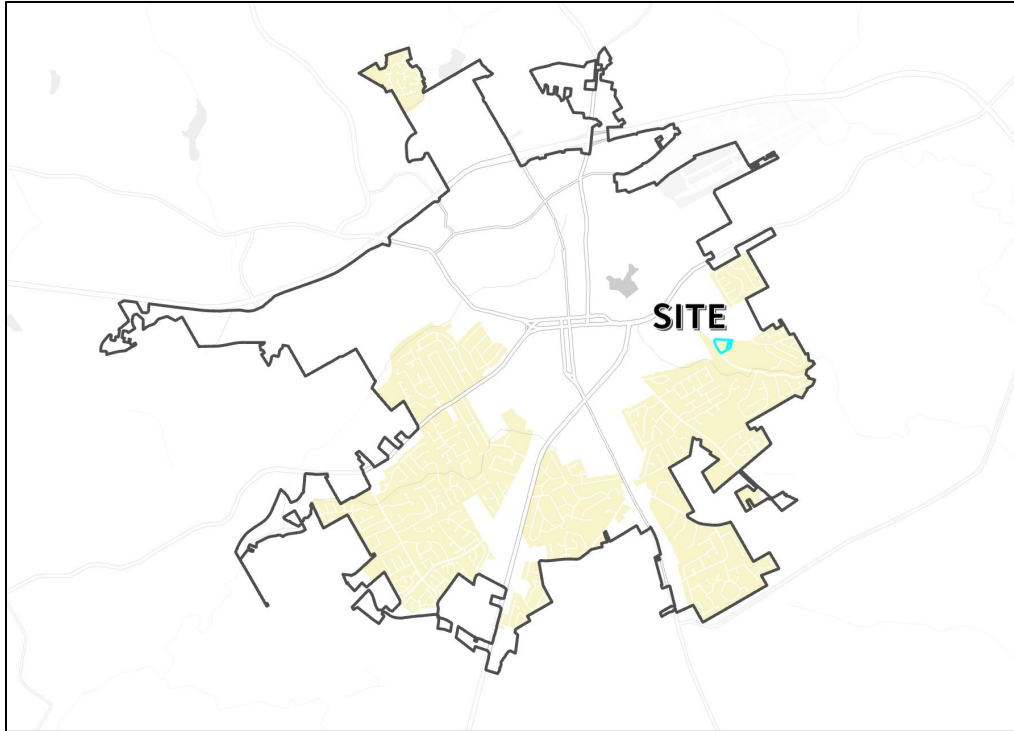
The following multifamily residential have been approved and/or proposed for the area, but have not yet been constructed:

- **192 Paper Mill Road:** 42 for-sale townhomes located directly to the northwest of the subject property, on the northern right-of-way of Paper Mill Road. Rezoned in 2019 as RM-8 (RZR2019-00002).
- **227-287 Paper Mill Road:** 59 for-sale townhomes located directly to the southwest of the subject property, on the western right-of-way of Paper Mill Road. Rezoned in 2025 as RM-8 (RZM2025-00022 & SUP2025-00110).
- **Tellus Lawrenceville Multi-Family:** 253 rental apartments proposed for a location directly to the south of the subject property, on the southwestern right-of-way of Paper Mill Road. Zoned as RM-12.

Otherwise, the area to the east of the subject property includes single-family residences primarily on land zoned RS-150 (Single-Family Residential District), including the subdivisions of Saddle Shoals, Paper Mill, and Arlington Point. There are also undeveloped tracts of land zoned RS-150 owned by the City of Lawrenceville directly to the east of the subject property, totaling approximately 17 acres; the proposal includes a spur that may be used as a connection for future development in this area.

Considering the number and variety of existing and proposed multifamily developments in the general vicinity, the rezoning proposal may be appropriate. The proposed split townhouse units may be considered a lower impact form of multifamily development that provides a transition between the higher-intensity multifamily to the west and lower-intensity single-family to the east.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate that the property lies within the Traditional Residential character area, described as follows:

Traditional Residential character areas preserve the charm of Lawrenceville’s housing aesthetics and neighborhood design. This area offers a sense of community and suburban characteristics.

The subject property is also in the direct vicinity of the Mixed Residential character area, defined as such:

Mixed Residential character areas provide a range of housing options, accommodating various lifestyles and income levels. This inclusivity aligns with Lawrenceville’s commitment to diversity and community development.

While the proposal is not fully aligned with the primary vision of the Traditional Residential Character Area, which prioritizes suburban residential development with an emphasis on single-family detached housing, the subject property’s proximity to the Mixed Residential character area and the presence of existing multifamily and townhouse developments in the surrounding area may support consideration of the request.

STAFF RECOMMENDATION

The proposed RM-12 rezoning to allow 90 multifamily dwelling units in the form of stacked townhomes is generally consistent with the existing development pattern in the immediate area. The subject property is situated between established higher-intensity multifamily developments to the west and lower-intensity single-family residential neighborhoods to the east, creating a logical transitional location for multifamily residential use. While the proposal does not fully align with the primary vision of the Traditional Residential Character Area, which emphasizes single-family detached housing, the character of the surrounding land uses, proximity to the Mixed Residential Character Area, and precedent for similar multifamily and townhouse developments in the vicinity support the rationality of the request. Furthermore, the proposed design of stacked townhomes provides a compatible scale and form that helps maintain the character of the area while providing additional housing options. Based on these factors, the proposal is supported from both a land use and planning perspective. Therefore, Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning and buffer reduction requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will service this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

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 proposed rezoning to RM-12 (Multifamily Residential District) would permit a residential use that is generally suitable in view of existing use and development of adjacent and nearby properties along Paper Mill Road.

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

The proposed rezoning to RM-12 (Multifamily Residential District) is not expected to adversely affect the existing use or usability of adjacent or nearby properties. The surrounding area already contains a mix of residential uses, including multifamily apartment communities and townhouse developments located primarily along Paper Mill Road. The proposed development would introduce a residential use that is consistent with this established development pattern.

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

The subject property has a reasonable economic use under its current zoning designation. However, the requested rezoning to RM-12 (Multifamily Residential District) would allow development that is more consistent with the established pattern of multifamily residential uses in the surrounding area and may enhance property’s development potential.

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

The proposed rezoning to RM-12 (Multifamily Residential District) is not expected to result in an excessive or burdensome impact on existing streets, transportation facilities, utilities, or schools. The subject property is in an area that has experienced similar multifamily residential development, indicating that the surrounding infrastructure has historically supported comparable residential densities.

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

The subject property is located within the Traditional Residential Character Area of the City of Lawrenceville 2045 Comprehensive Plan. While the proposed multifamily residential development is not fully aligned with the character area’s primary emphasis on single-family detached housing, it represents a residential use that is compatible with surrounding development. The subject property is situated near the boundary of the Mixed Residential Character Area and near several existing multifamily and townhouse developments along Paper Mill Road. As such, the

proposed RM-12 (Multifamily Residential District) zoning supports a residential land use that can function as a transition between higher-density multifamily development and nearby lower-density single-family neighborhoods. Accordingly, the proposal may be considered generally consistent with the policy and intent of the Comprehensive Plan, particularly with respect to promoting compatible land use patterns and orderly residential growth.

- 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;

There are several existing and changing conditions in the surrounding area that support consideration of the proposed rezoning. The immediate vicinity has experienced the development and continued presence of a variety of multifamily residential communities, including apartment and townhouse-style developments along Paper Mill Road. These developments demonstrate an established pattern of moderate- to higher-density residential uses in the area. Additionally, the subject property is located near the transition between established multifamily developments to the west and lower-density single-family residential neighborhoods to the east, making it a logical location for a residential use that can serve as a transitional land use. The continued demand for a variety of housing types within the community, as well as recent approvals of similar residential developments in the vicinity, further support the rationality of the proposed rezoning request.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 03302026

RZM2026-00001

Approval of a rezoning to RM-12 (Multifamily Residential District), subject to the following enumerated conditions:

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

- A.** Multifamily dwelling units at a maximum of ninety (90) dwelling units on approximately 7.54 acres at a gross density of no more than twelve (12) units per acre (UPA).
- B.** The development shall be designed and constructed in general accordance with the site plan received on January 15, 2025, with the exception that the plan may be modified to address conditions of zoning. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The multifamily dwelling units shall be designed in general accordance with the elevations received on January 15, 2025, predominantly three-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** All multifamily dwelling units shall have a single car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- E.** All multifamily dwelling units shall have a one (1) car garage, with a driveway measuring eight (8) feet in width and twenty-six (26) feet in depth (as measured from the curb), providing sufficient space for one (1) passenger vehicle. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

2. To satisfy the following site development considerations:

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

- B.** The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.
 - C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - D.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - E.** All grassed areas on dwelling lots shall be sodded.
 - F.** The required parking ratio for development shall be two (2) spaces per townhouse unit.
 - G.** Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
 - H.** All underground utilities shall be provided throughout the development.
- 3. The following variances are approved:**
- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows a reduction in the minimum front setback from fifty (50) feet to twenty-five (25) feet.
 - B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows for the increase of the allowed portion of three-bedroom apartments from a maximum of ten percent (10%) to a maximum of sixty-five percent (65%).
 - C.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for the elimination of the requirement for units to be accessed via an internal, double-loaded corridor.
 - D.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for a reduction in the minimum width of the landscaped setback along external streets from fifty (50) feet to twenty-five (25) feet.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_03302026

BFR2026-00001

Approval of the requested Zoning Buffer Reduction, subject to the following enumerated conditions:

1. To restrict the Buffer Reduction as follows:

- A.** Allows a fifty percent (60%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications, from fifty (50) feet to twenty (20) feet.
- B.** Provide a twenty (20) foot zoning buffer as shown on the submitted Rezoning Site Plan, prepared for “Springlake Park”, prepared by “LJA Engineering, Inc.”, dated “January 7, 2026”.
- C.** Any disturbance within the required twenty (20) foot zoning buffer shall be limited to an approved landscape plan. Approval of this Buffer Reduction shall not be construed as a waiver of zoning buffer requirements for any future development or redevelopment beyond the scope of this application.
- D.** All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.
- E.** The zoning buffer reduction shall not authorize additional principal buildings or expansion beyond what is depicted on the submitted Rezoning Site Plan, prepared for “Springlake Park”, prepared by “LJA Engineering, Inc.”, dated “January 7, 2026”.
- F.** No land-disturbing activity shall occur within the required seventy-five (75) foot impervious surface setback, fifty (50) foot undisturbed buffer, or twenty-five (25) foot state waters buffer, except as authorized through the applicable variance procedures.
- G.** All site improvements shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
- H.** All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Homebuilders, LLC</u>	NAME: <u>CE Smith Family, LLLP</u>
ADDRESS: <u>925 North Point Pkwy, Ste 320</u>	ADDRESS: <u>963 Buford Dr</u>
CITY: <u>Alpharetta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30043-4574</u>
CONTACT PERSON: <u>Kevin Cardinal</u> PHONE: <u>(404)933-9602</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-12</u>	
PARCEL NUMBER(S): <u>R5179 239</u> ACREAGE: <u>.875</u>	
ADDRESS OF PROPERTY: <u>Springlake Rd. Lawrenceville, GA 30046</u>	

[Signature]
SIGNATURE OF APPLICANT DATE 12.5.2025

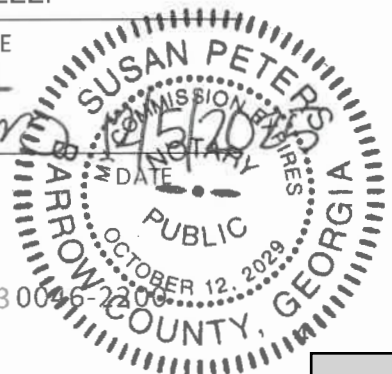
[Signature]
SIGNATURE OF OWNER DATE

Parkland Homebuilders, LLC
TYPED OR PRINTED NAME

CE Smith Family, LLLP
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC



70 S Clayton St., P.O. Box 2200 Lawrenceville, Georgia 30046-1200
770.983.5814 www.lawrencevillega.org

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Homebuilders, LLC</u>	NAME: <u>Ruth H Yancey</u>
ADDRESS: <u>925 North Point Pkwy, Ste 320</u>	ADDRESS: <u>PO Box 838</u>
CITY: <u>Alpharetta</u>	CITY: <u>Flowery Branch</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30542-0014</u>
CONTACT PERSON: <u>Kevin Cardinal</u> PHONE: <u>(404)933-9602</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-12</u>	
PARCEL NUMBER(S): <u>R5179 002</u> ACREAGE: <u>6.661</u>	
ADDRESS OF PROPERTY: <u>Springlake Rd. Lawrenceville, GA 30046</u>	

[Signature] 12.5.2025
SIGNATURE OF APPLICANT DATE

[Signature] EXECUTOR
RUTH H. YANCEY ESTATE
SIGNATURE OF OWNER DATE 12/17/25

Parkland Homebuilders, LLC
TYPED OR PRINTED NAME

Ruth H Yancey
TYPED OR PRINTED NAME



[Signature] 12/15/25
NOTARY PUBLIC DATE

[Signature] 12/17/25
NOTARY PUBLIC DATE



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RZM2026-0001 & BFR2026-0001
RECEIVED MARCH 12, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

BUFFER REDUCTION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Home Builders, LLC</u>	NAME: <u>CE Smith Family, LLLP</u>
ADDRESS: <u>925 North Pointe Pkwy, Ste 320</u>	ADDRESS: <u>963 Buford Drive</u>
CITY: <u>Alpharetta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>404-933-9602</u>	PHONE: <u>404-933-9602</u>
CONTACT PERSON: <u>Tyler Lasser (LJA Engineering)</u> PHONE: <u>470.202.9321</u>	
CONTACT'S E-MAIL: <u>tlasser@lja.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>RM-12</u> ACREAGE: <u>.875</u>	
PARCEL NUMBER(S): <u>5179 239</u>	
ADDRESS OF PROPERTY: <u>Springlake Rd., Lawrenceville, GA 30046</u>	
PROPOSED BUFFER: <u>Reduced from 50-feet to 20-feet</u>	

James D. Jacobs 3/12/26
SIGNATURE OF APPLICANT DATE

JAMES D. JACOBS
TYPED OR PRINTED NAME

[Signature] 3/12/26
NOTARY PUBLIC DATE

CE Smith
SIGNATURE OF OWNER DATE

CE Smith
TYPED OR PRINTED NAME

[Signature] 3/12/26
NOTARY PUBLIC DATE

JOSEPH PRESSLEY
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires February 21, 2027

JOSEPH PRESSLEY
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires February 21, 2027

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LAWRENCEVILLE

GEORGIA

BUFFER REDUCTION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Home Builders, LLC</u>	NAME: <u>Ruth H Yancey</u>
ADDRESS: <u>925 North Pointe Pkwy, Ste 320</u>	ADDRESS: <u>PO Box 838</u>
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PHONE: <u>404-933-9602</u>	PHONE: <u>404-933-9602</u>
CONTACT PERSON: <u>Tyler Lasser (LJA Engineering)</u> PHONE: <u>470.202.9321</u>	
CONTACT'S E-MAIL: <u>tlasser@lja.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>RM-12</u> ACREAGE: <u>6.661</u>	
PARCEL NUMBER(S): <u>5179 002</u>	
ADDRESS OF PROPERTY: <u>Springlake Rd., Lawrenceville, GA 30046</u>	
PROPOSED BUFFER: <u>Reduced from 50-feet to 20-feet</u>	

JOSEPH PRESSLEY
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires February 21, 2027

James D. Jacobl 3/12/26
 SIGNATURE OF APPLICANT DATE
James D. Jacobl
 TYPED OR PRINTED NAME
[Signature] 3/12/26
 NOTARY PUBLIC DATE

Raymond William Harst Jr. 3/12/2026
 SIGNATURE OF OWNER DATE
Raymond William Harst Jr. EXECUTOR
 TYPED OR PRINTED NAME
Deborah Perkins
 NOTARY PUBLIC



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LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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.

Applicant's Letter of Intent
Parkland Homebuilders, LLC.
Rezoning
RM-12 to RM-12(Current)

The Applicant, Parkland Homebuilders, LLC., respectfully requests for the approval to rezone a 7.536- acre site, located at the corner of Springlake Road and Paper Mill Road. Being approximately one mile from Downtown Lawrenceville, the area has established a variety of residential uses and zoning categories including existing townhomes (RM-12 and RM-8), apartments (RM-12) and duplexes (RM-8). The subject property is currently zoned RM-12, and the Applicant is requesting rezoning to RM-12 to allow for the development of a stacked townhome residential community in accordance with the City's recently adopted updates to the zoning ordinance. Although the property carries the RM-12 designation today, the City of Lawrenceville has since amended the RM-12 zoning district standards, resulting in modified development requirements that differ from those in place when the property was originally zoned. The requested rezoning will allow the subject site to develop under the current RM-12 standards and will provide clarity and consistency between the zoning designation and the proposed development plan. The project is intended to complement the surrounding area and provide a high-quality and compatible medium-density residential option that responds to current market demand and the City's long-range planning goals.

As proposed, the development will feature 90 thoughtfully designed stacked townhomes, amounting to a density of approximately 12 units per acre. Each building is split to include a two-bedroom unit and a three-bedroom unit with two-and-a-half bathrooms and a minimum floor area of 1,600 square feet. As shown on the submitted elevations and recent development examples, each building will be a maximum of three stories and have exterior materials consisting of a mixture of brick, stone, and fiber cement siding, which is consistent with the existing housing in the area. Each unit also features a covered front entrance with a patio, which will face a portion of the development's abundant open space, or external roadway. Within the open space throughout the development, and along the external road frontage, sidewalks will be supplied for ideal pedestrian connectivity throughout the development and surrounding area. Accessible via private alleys, each unit will include a single-car rear-entry garage with supplementary spaces on the driveway for each unit. Additional parking for guests will be provided along the interior streets. The development will have an average of 2.34 spaces per unit. Site access will be provided via full-movement boulevard entrance on Springlake Road that will be improved with a deceleration lane to prevent impeding traffic on Springlake Road. A stub street will be provided at the southeast edge of the site for a future inter-parcel connection; in the event the City-owned property is developed. Additional site improvements for residents will include but are not limited to the amenity area with pool and cabana, a pavilion, dumpsters for easy trash pickup, stormwater management facility and a designated mail kiosk area. All units, landscaping and other private property within the development will be maintained by a property management group.

The subject property is located within the Traditional Residential character area of the City of Lawrenceville 2045 Comprehensive Plan. The proposed development is consistent with these objectives and reflects the larger intent of the Comprehensive Plan by providing a housing type that bridges lower-density single-family neighborhoods and higher-density residential developments. The surrounding land use pattern supports the proposed rezoning and development. Properties located along Papermill Road to the west include existing townhomes, duplexes, and apartment communities, establishing a clear precedent for medium to high density residential development in the immediate area. To the east of the site are single-family detached residential neighborhoods. The proposed stacked townhomes serve as an appropriate transitional use between these varying residential densities, providing a gradual shift in scale and intensity rather than an abrupt change. This transition is especially appropriate given the site's location on a corner lot, where differing land uses and residential forms commonly intersect.

In addition to the proposed rezoning, the applicant requests the following variances to allow for the most sufficient and successful development that best interacts with the surrounding community:

- Reduce front setback from 50-feet to 25-feet;

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT

- Increase number of three-bedroom units from 10% to 65%;
- Allow internal access for units;
- Reduce landscaped setback along exterior streets from 50-feet to 25-feet;
- Reduce buffer adjacent to RS-150 property from 50-feet to 20-feet.

The proposed rezoning will not adversely affect nearby properties and will not create an excessive burden on public infrastructure, transportation facilities, utilities, or schools. Instead, the development represents a logical infill opportunity that makes efficient use of existing infrastructure and positively contributes to the City's tax base. The project will also expand housing options within the City, supporting Lawrenceville's goal of providing diverse residential opportunities for current and future residents.

Based on the surrounding land uses, and the guidance of the 2045 Comprehensive Plan, the Applicant believes this rezoning request is reasonable, appropriate, and consistent with the City's long-term vision. The proposed stacked townhome development represents a high-quality transitional residential use that fits the character of the area and enhances the overall development pattern along Papermill Road.

For these reasons, the Applicant respectfully requests approval of the rezoning to RM-12 and looks forward to working with City staff, elected officials, and the surrounding community throughout the review process. The Applicant appreciates your consideration of this request and is available to address any questions or concerns regarding the proposed development.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

TC-R Standards

Pursuant to Section 103-9.4.C.11. of the Snellville Unified Development Ordinance, a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. Simple yes/no answers or re-statement of the standard is not acceptable and shall be considered non-responsive.

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Yes, the site is situated at a major intersection within the county and city. Currently, there is mostly commercial, and office uses in close proximity, many of which are vacant. The Town Center is directly across 78, which is in walking distance of the subject site.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

No, the development is intended to support the adjacent uses and the Town Center. Utilizing existing streets and contributing to enhanced walkability, the development is ideal for infill residential.

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

The property is currently owned by the Methodist Church, and the subject site is not needed for their operation. The Applicant submits that the property does not have reasonable economic value as currently zoned.

D. 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.

No, the zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

E. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Plan.

Yes, it's within the Town Center character area of the future land use plan. This area specifically calls for medium to high density housing that encourages walkability around the Town Center.

F. 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 consistency with the land use plan, the need for infill housing, and lack of demand for more office and commercial are amongst supporting grounds for approval.

Property Owner Information

5026-051, 5026-177, 5026-107
SNELLVILLE UNITED METHODIST CHURCH, INC.
2428 MAIN ST E
SNELLVILLE, GA 30078

Contact:
Tyler Lasser
470.202.9321
Tlasser@LJA.com

Proposed BG Standards

Pursuant to Section 103-9.4.C.11. of the Snellville Unified Development Ordinance, a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. Simple yes/no answers or re-statement of the standard is not acceptable and shall be considered non-responsive.

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Yes, the site is situated at a major intersection within the county and city. Currently, there is mostly commercial, and office uses in close proximity, many of which are vacant. The Town Center is directly across 78, which is in walking distance of the subject site.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

No, the development is intended to support the adjacent uses and the Town Center. The development will be an upgrade to what is currently an outdated building.

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

There is currently an unused and outdated structure on the site. The Applicant submits that the property does not have reasonable economic value as currently zoned, but it will continue to be for commercial purposes.

D. 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.

No, the zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

E. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Plan.
Yes, it's within the Town Center character area of the future land use plan. Adding to the variety of services and commercial uses is encouraged.

F. 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 consistency with the land use plan, and pattern of development in the area are among the reasons for approval of the zoning proposal.

LEGAL DESCRIPTION

COMBINED TRACTS

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 179 OF THE 5TH DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN AT THE SOUTHERN END OF THE MITER OF THE EASTERLY RIGHT-OF-WAY LINE OF PAPER MILL ROAD (VARIABLE RIGHT-OF-WAY)

AND SPRINGLAKE ROAD (VARIABLE RIGHT-OF-WAY), HAVING GEORGIA WEST STATE PLANE COORDINATES (N: 1,438,569.2710 E: 2,357,134.9470);

THENCE, NORTHERLY ALONG THE SAID RIGHT OF WAY MITER, NORTH 45 DEGREES 34 MINUTES 00 SECONDS EAST A DISTANCE OF 436.82 FEET TO

A POINT;

THENCE, EASTERLY ALONG THE RIGHT OF WAY OF SPRINGLAKE ROAD, SOUTH 86 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 432.47

FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 3 DEGREES 43 MINUTES 49 SECONDS EAST A DISTANCE OF 9.72 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 86 DEGREES 43 MINUTES 52 SECONDS EAST A DISTANCE OF 186.78 FEET TO A POINT;

THENCE, DEPARTING SAID RIGHT OF WAY, SOUTH 14 DEGREES 47 MINUTES 22 SECONDS WEST A DISTANCE OF 220.65 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 22 MINUTES 13 SECONDS EAST A DISTANCE OF 100.30 FEET TO A POINT;

THENCE NORTH 14 DEGREES 44 MINUTES 21 SECONDS EAST A DISTANCE OF 200.64 FEET TO A POINT ON THE RIGHT OF WAY OF SPRINGLAKE

ROAD;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 86 DEGREES 46 MINUTES 07 SECONDS EAST A DISTANCE OF 40.51 FEET TO A POINT;

THENCE, DEPARTING SAID RIGHT OF WAY, SOUTH 14 DEGREES 42 MINUTES 32 SECONDS WEST A DISTANCE OF 361.92 FEET TO A POINT ON THE

LAND LOT LINE COMMON TO LAND LOTS 179 AND 180;

THENCE, SOUTHERLY ALONG SAID LAND LOT LINE, SOUTH 59 DEGREES 17 MINUTES 55 SECONDS WEST A DISTANCE OF 284.85 FEET TO A POINT

ON THE RIGHT OF WAY OF PAPER MILL ROAD;

THENCE, NORTHERLY ALONG SAID RIGHT OF WAY, 193.77 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,568.51 FEET

(CHORD BEARING OF NORTH 34 DEGREES 59 MINUTES 10 SECONDS WEST AND A DISTANCE OF 193.72 FEET) TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 31 DEGREES 21 MINUTES 03 SECONDS WEST A DISTANCE OF 168.08 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 58 DEGREES 18 MINUTES 50 SECONDS EAST A DISTANCE OF 15.54 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 31 DEGREES 23 MINUTES 48 SECONDS WEST A DISTANCE OF 151.67 FEET TO A POINT;

THENCE, NORTHERLY ALONG SAID RIGHT OF WAY, 156.09 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.00 FEET

(CHORD BEARING OF NORTH 16 DEGREES 55 MINUTES 30 SECONDS WEST AND A DISTANCE OF 154.45 FEET) TO A POINT;

SAID POINT BEING THE TRUE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINS 7.536 ACRES (+/- 328,307 SQUARE FEET) MORE OR LESS.



SITE DATA

EXISTING ZONING: RM-12
 PROPOSED ZONING: RM-12

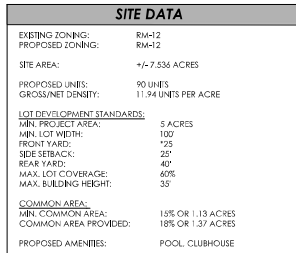
SITE AREA: +/- 7.536 ACRES

PROPOSED UNITS: 90 UNITS
 GROSS NET DENSITY: 11.94 UNITS PER ACRE

LOT DEVELOPMENT STANDARDS:
 MIN. PROJECT AREA: 5 ACRES
 MIN. LOT WIDTH: 100'
 FRONT YARD: 25'
 SIDE SETBACK: 25'
 REAR YARD: 40'
 MAX. LOT COVERAGE: 40%
 MAX. BUILDING HEIGHT: 35'

COMMON AREA:
 MIN. COMMON AREA: 15% OR 1.13 ACRES
 COMMON AREA PROVIDED: 18% OR 1.37 ACRES

PROPOSED AMENITIES: POOL, CLUBHOUSE



PARKING CALCS

TYPE	TOTAL PER UNIT	TOTAL	SPACES
TOWNHOUSE STACKS	1	2	90
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL (MIN. 1.5 SPACES PER DWELLING UNIT)			135
GUEST AMENITY PARKING PROVIDED (90 DEGREE SPACES)			30
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL			210

SITE LEGEND

- (CA) COMMON AREA
- (CH) CLUBHOUSE
- (CP) COMMUNITY PARK
- (D) DUMPSTER
- (M) MAIL KIOSK
- (P) POOL
- (PA) PUBLIC ART
- (S) SIDEWALK
- (SMA) STORMWATER MANAGEMENT AREA (UNDERGROUND DETENTION)

PROPERTY ADDRESS: SPRING LAKE ROAD LAWRENCEVILLE, GA 30046

PROPERTY OWNERS: PID R5179 239 - YANKY RUTH H PID R5179 239 - CE SMITH FAMILY LLLP

BASEMAP NOTE: PLAN REFERENCES BOUNDARY SURVEY AND TOPOGRAPHY DATA FROM OTHERS

STORMWATER NOTE: STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE.

WATER NOTE: WATER PROVIDED BY CITY OF LAWRENCEVILLE OR GWINNETT COUNTY.

SEWER NOTE: SEWER PROVIDED BY CITY OF LAWRENCEVILLE OR GWINNETT COUNTY.

FEMA NOTE: ACCORDING TO FEMA NUMBER 13130009P, DATED 03/20/2006 FOR CITY OF LAWRENCEVILLE GA, THE PROPERTY SHOWS DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

PROPERTY ADDRESS: 304 SPRINGLAKE RD ALAZAZI AYAD H QADURA AWATIF PID# R5179 216 DB 54088 PG 472 ZONED RM-12

PROPERTY ADDRESS: 304 SPRINGLAKE RD LIVING TRUST PID# R5175 233 DB 60871 PG 527 ZONED RS-150

PROPERTY ADDRESS: 304 SPRINGLAKE RD LIVING TRUST PID# R5175 233 DB 60871 PG 527 ZONED RS-150

PROPERTY ADDRESS: 304 SPRINGLAKE RD LIVING TRUST PID# R5175 233 DB 60871 PG 527 ZONED RS-150

DESIGN INFO

ISSUE TITLE: REZONING SITE PLAN

DESIGNED BY: CC

REVIEWED BY: JW

JOB #: G3795268

DATE: 01/07/2026

SHEET TITLE: Z-100



© 2025 LJA ENGINEERING, INC.
 292 SOUTH MAIN STREET
 ALPHARETTA, GA 30009
 770-226-4710

REVISIONS

NO.	DATE	DESCRIPTION



CLIENT

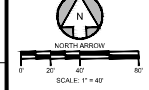
PARKLAND

24 HR. CONTACT:
 IAN YOUNG
 IAN@PARKLANDCO.COM
 923 NORTH POINT PKWY,
 SUITE 320
 ALPHARETTA, GA 30005

PROJECT

ZONING PLAN FOR
SPRINGLAKE PARK
 SPRINGLAKE RD
 CITY OF LAWRENCEVILLE, GA 30046

LAND LOT 179 DISTRICT 6, PARCEL ID: R5179 002

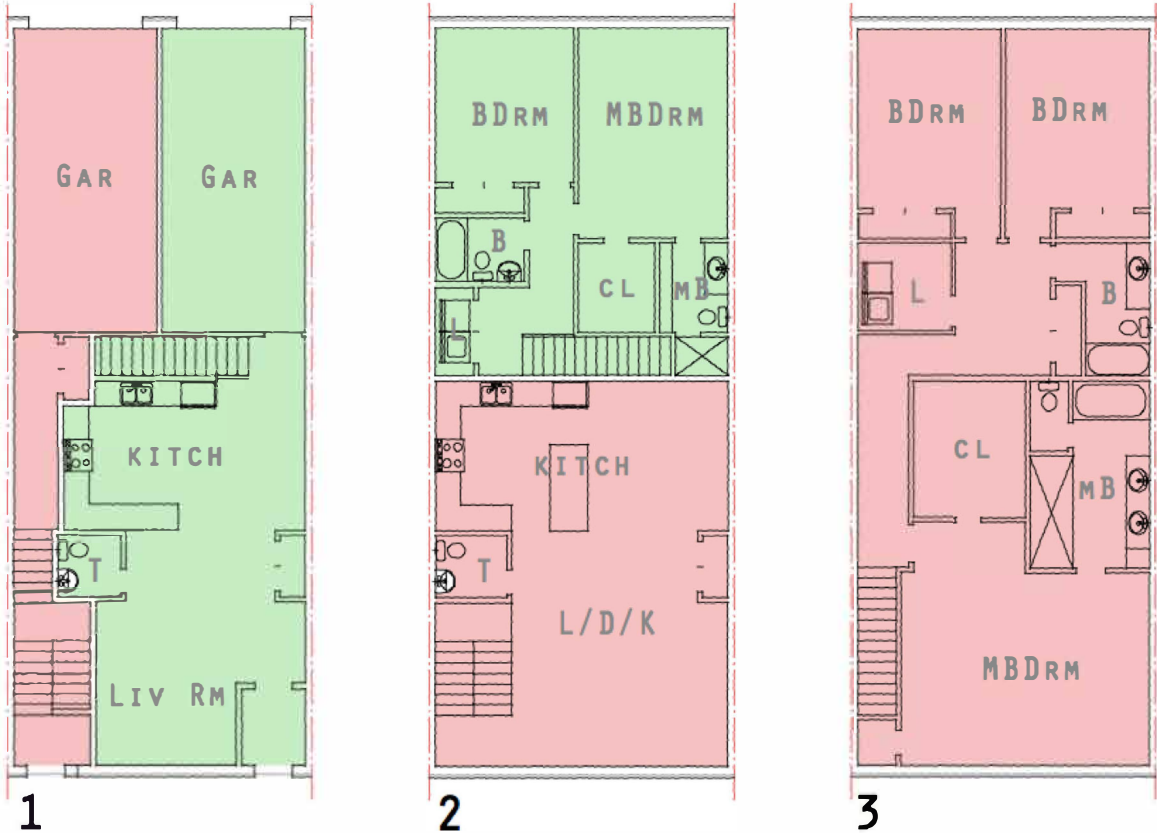


RZM2026 0001 & BFR2026 0001
 RECEIVED JANUARY 15, 2026
 PLANNING & DEVELOPMENT DEPARTMENT



RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT

SPLIT TOWNHOME - EXAMPLE FLOORPLAN



Two-Bedroom Unit

Three-Bedroom Unit








LAWRENCEVILLE

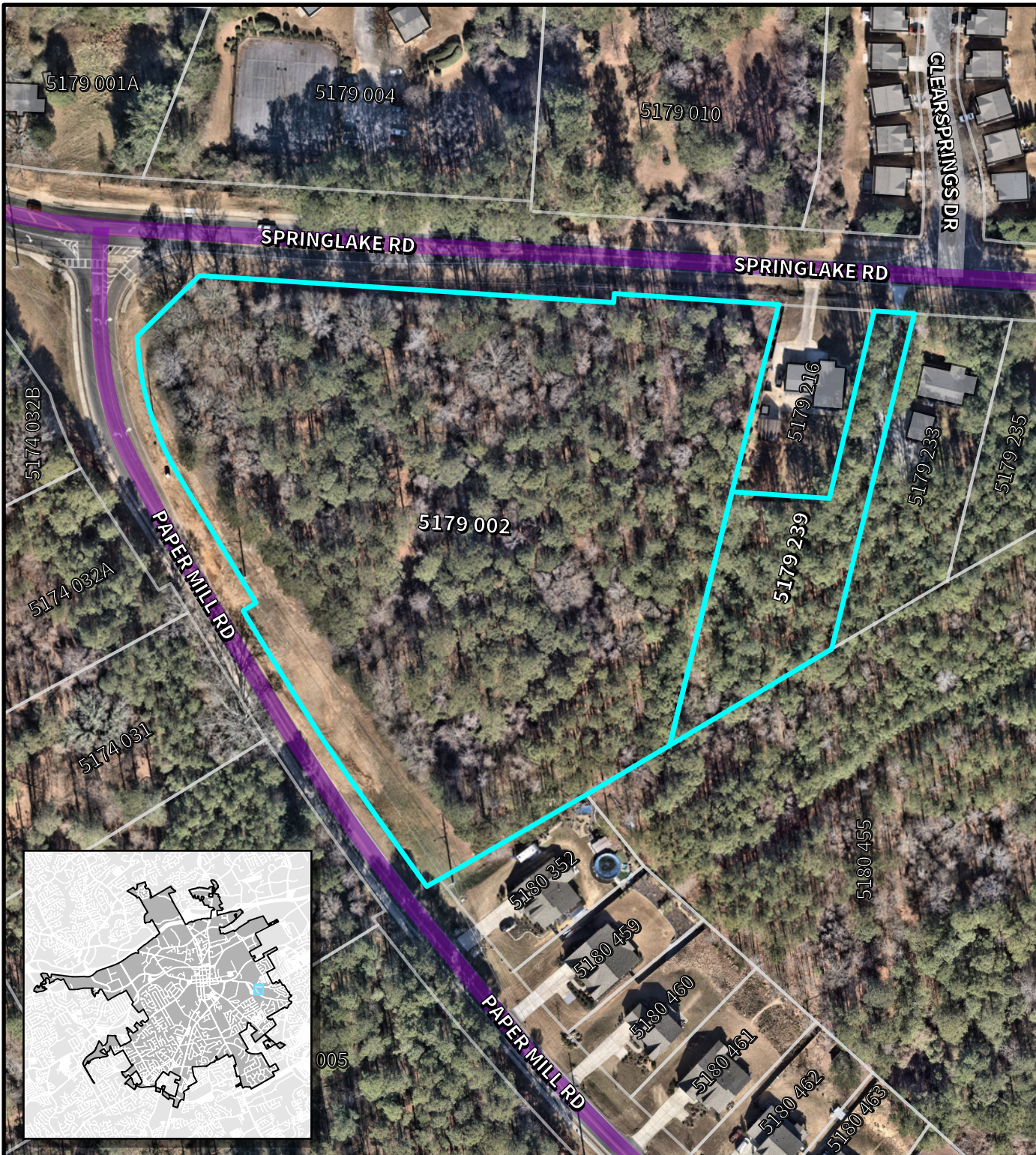
Planning & Development

Location Map & Surrounding Areas

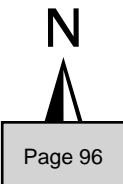
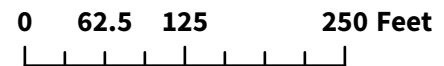
RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

-  Subject Property (~7.29 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams



Imagery Date: 01/13/2026
 Map Date: 03/10/2026
 Map Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

 Subject Property (~7.29 acres)

 Lawrenceville City Limits

Zoning Districts

 RM-12 Multifamily Residential

 RM-8 Townhouse Residential

 RM-4-C Fee Simple Condominium

 RS-150 Single-Family Residential

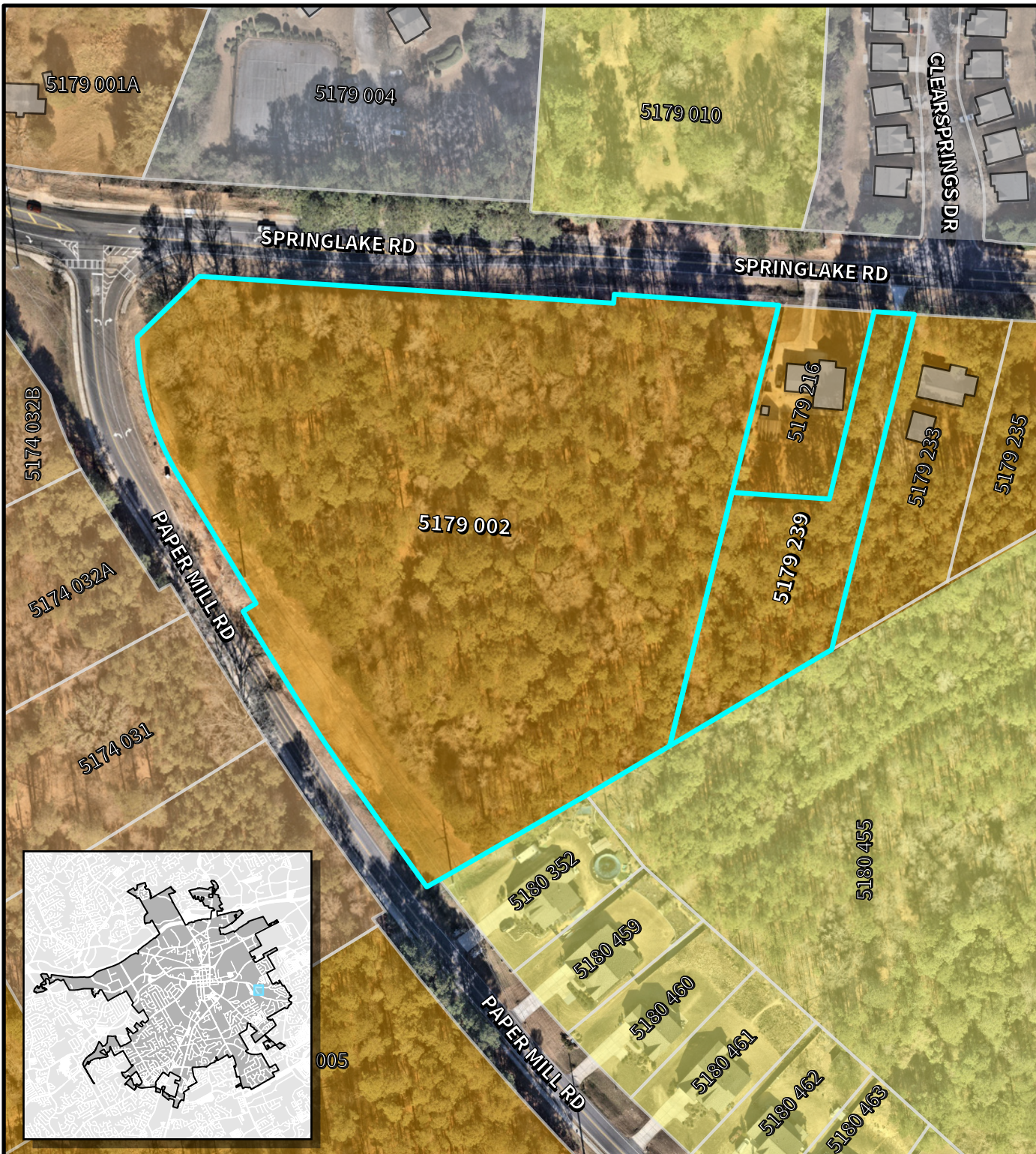
Imagery Date: 01/13/2026

Map Date: 03/10/2026

Map Scale: 1:1,800

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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-0001 &


BFR2026-0001


Applicant: Parkland Homebuilders, LLC

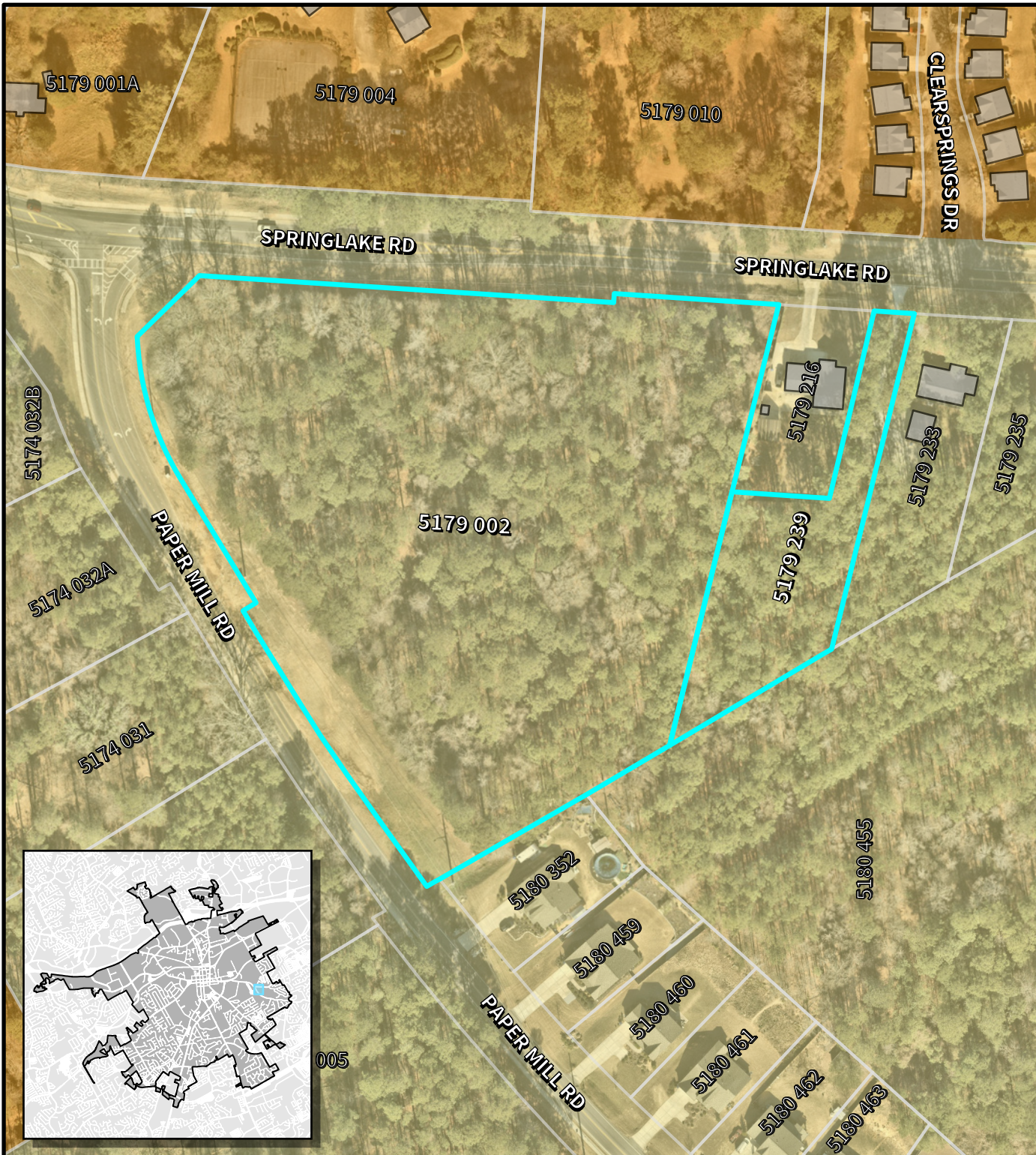
 Subject Property (~7.29 acres)

 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Mixed Residential



Imagery Date: 01/13/2026

Map Date: 03/10/2026

Map Scale: 1:1,800

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LAWRENCEVILLE

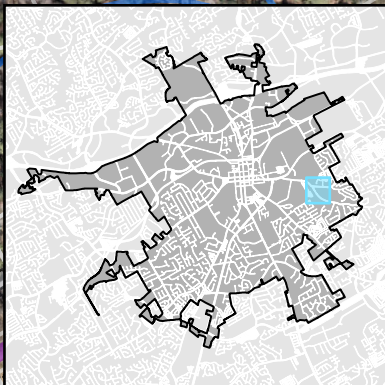
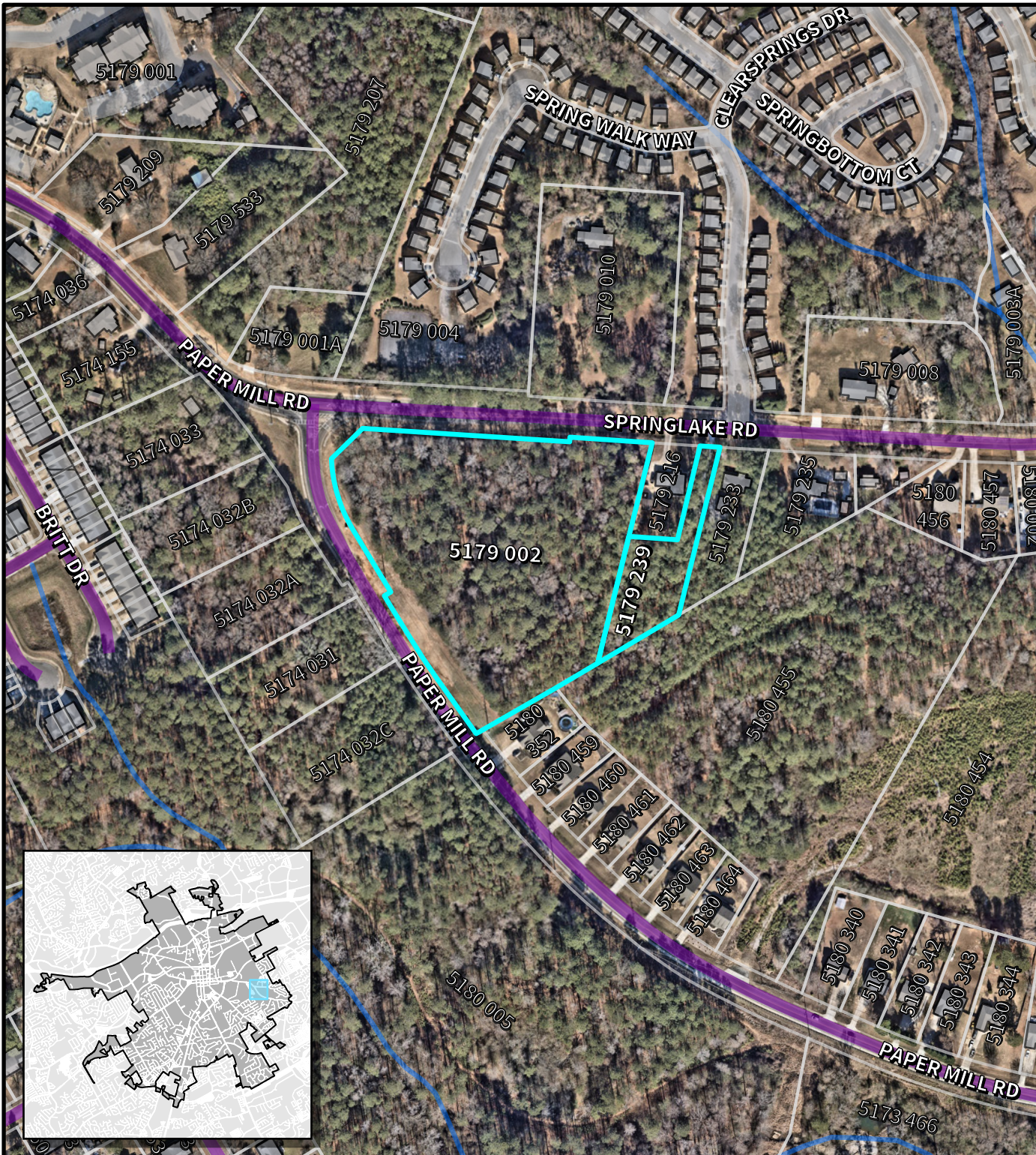
Planning & Development

Location Map & Surrounding Areas

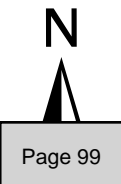
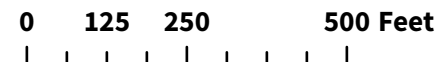
RZM2026-0001 & BFR2026-0001

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-  County/State Maintained Streets
-  Streams



Imagery Date: 01/13/2026
 Map Date: 03/10/2026
 Map Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas







RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

 Subject Property (~7.29 acres)

 Lawrenceville City Limits

Zoning Districts

-  BG General Business
-  ON Office/Neighborhood
-  RM-12 Multifamily Residential
-  RM-8 Townhouse Residential
-  RM-4-C Fee Simple Condominium
-  RS-150 Single-Family Residential

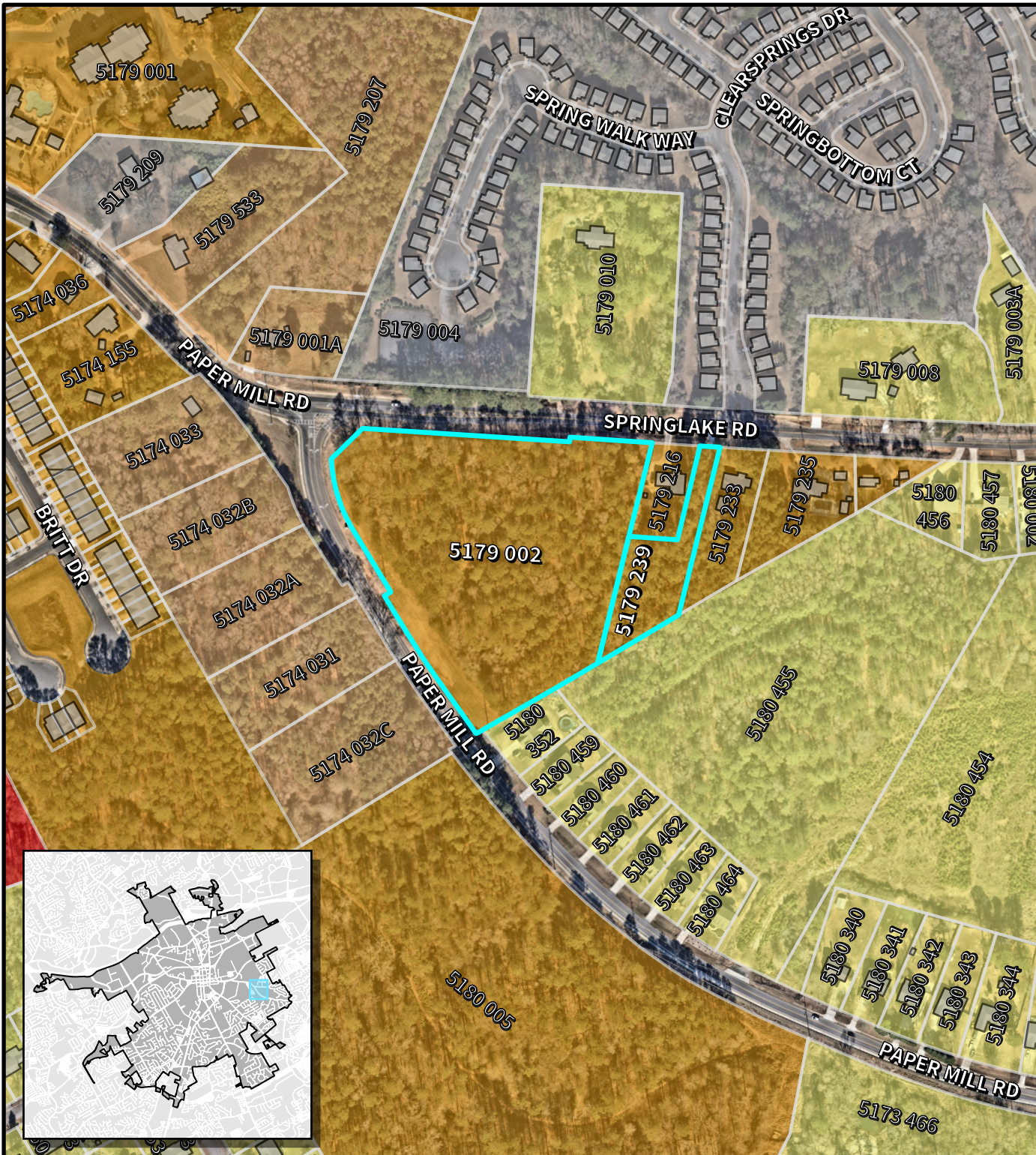
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Map Date: 03/10/2026

Map Scale: 1:3,600

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MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

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

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes/No/Abstain
<u>Bruce Johnson</u> , Mayor Pro Tem	Yes/No/Abstain
<u>Victoria Jones</u> , Council Member	Yes/No/Abstain
<u>Randy Travis</u> , Council Member	Yes/No/Abstain
<u>Bryant Harris</u> , Council Member	Yes/No/Abstain

On motion of [INSERT NAME], seconded by [INSERT NAME], which carried [INSERT VOTE], the following ordinance was [INSERT DECISION]:

AN ORDINANCE TO [INSERT DECISION] AN AMENDMENT THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from [INSERT EXISTING ZONING CLASSIFICATION] to [INSERT PROPOSED ZONING CLASSIFICATION] by [INSERT APPLICANT NAME] for the proposed use of [INSERT TYPE OF USE] on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference;

and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on [INSERT MONTH, DATE, YEAR] and objections [INSERT OBJECTIONS] filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the [INSERT DATE, MONTH, YEAR], that the aforesaid application to amend the Official Zoning Map from [INSERT EXISTING ZONING CLASSIFICATION] to [INSERT PROPOSED ZONING CLASSIFICATION] is hereby [INSERT DECISION].

Approval of a rezoning to RM-12 (Multifamily Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily dwelling units at a maximum of ninety (90) dwelling units on approximately 7.54 acres at a gross density of no more than twelve (12) units per acre (UPA).
 - B. The development shall be designed and constructed in general accordance with the site plan received on January 15, 2025, with the exception that the plan may be modified to address conditions of zoning. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - C. The multifamily dwelling units shall be designed in general accordance with the elevations received on January 15, 2025, predominantly three-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - D. All multifamily dwelling units shall have a single car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- E. All multifamily dwelling units shall have a one (1) car garage, with a driveway measuring eight (8) feet in width and twenty-six (26) feet in depth (as measured from the curb), providing sufficient space for one (1) passenger vehicle. Final design shall be subject to the review and approval of the Director of the Planning and Development Department

2. To satisfy the following site development considerations:

- A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.
- C. Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. All grassed areas shall be sodded.
- F. The required parking ratio for development shall be two (2) spaces per townhouse unit.
- G. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.

H. All underground utilities shall be provided throughout the development.

H.I. At no cost to the City, dedicate right-of-way and easements for the City of Lawrenceville infrastructure improvement project "Paper Mill Road at Springlake Road Roundabout". Coordinate final site plan design including sidewalks along Paper Mill and Springlake Road, corner plaza, and deceleration lane with City of Lawrenceville Engineering Department.

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows a reduction in the minimum front setback from fifty (50) feet to twenty-five (25) feet.
- B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows for

the increase of the allowed portion of three-bedroom apartments from a maximum of ten percent (10%) to a maximum of sixty-five percent (65%).

- C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for the elimination of the requirement for units to be accessed via an internal, double-loaded corridor.
- D. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for a reduction in the minimum width of the landscaped setback along external streets from fifty (50) feet to twenty-five (25) feet.

David R. Still, Mayor

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

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

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes/No/Abstain
<u>Bruce Johnson</u> , Mayor Pro Tem	Yes/No/Abstain
<u>Victoria Jones</u> , Council Member	Yes/No/Abstain
<u>Randy Travis</u> , Council Member	Yes/No/Abstain
<u>Bryant Harris</u> , Council Member	Yes/No/Abstain

On motion of [INSERT NAME], seconded by [INSERT NAME], which carried [INSERT VOTE], the following ordinance was [INSERT DECISION]:

AN ORDINANCE TO [INSERT DECISION] A BUFFER REDUCTION

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Buffer Reduction from [INSERT APPLICANT NAME] for the proposed [INSERT ELIMINATION / REDUCTION] of a [INSERT ENCROACHMENT MEASUREMENT] on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on [INSERT DATE, MONTH, YEAR], and objections [INSERT OBJECTIONS] filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this [INSERT DATE, MONTH, YEAR] that the aforesaid application for a Buffer [INSERT ELIMINATION / REDUCTION] is hereby [INSERT DECISION].

Approval of the requested Zoning Buffer Reduction, subject to the following enumerated conditions:

1. To restrict the Buffer Reduction as follows:
 - A. Allows a sixty percent (60%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications, from fifty (50) feet to twenty (20) feet.
 - B. Provide a twenty (20) foot zoning buffer as shown on the submitted Rezoning Site Plan, prepared for “Springlake Park”, prepared by “LJA Engineering, Inc.”, dated “January 7, 2026”.
 - C. Any disturbance within the required twenty (20) foot zoning buffer shall be limited to an approved landscape plan. Approval of this Buffer Reduction shall not be construed as a waiver of zoning buffer requirements for any future development or redevelopment beyond the scope of this application.
 - D. All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.
 - E. The zoning buffer reduction shall not authorize additional principal buildings or expansion beyond what is depicted on the submitted Rezoning Site Plan, prepared for “Springlake Park”, prepared by “LJA Engineering, Inc.”, dated “January 7, 2026”.

- F. All site improvements shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
- G. All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

David R. Still, Mayor

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZC2026-0001 & BFR2026-0003; Amicasa Home Care Corp; 1298 Old Norcross Road

Department: Planning and Development

Date of Meeting: Monday, April 27, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone from OI (Office/Institutional) and RS-150 (Single-Family Residential) to OI (Office/Institutional) with a Buffer Reduction Request

Planning & Development Recommendation: Approval with Conditions

Planning Commission Recommendation:

Summary: The applicant requests the rezoning of an approximately 3.13-acre parcel assemblage located at 1298 Old Norcross Road from split RS-150 (Single-Family Residential District) and OI (Office Institutional District) zoning to OI (Office Institutional District) to develop a personal care home / assisted living facility. Further, the applicant is requesting to reduce the required buffer with adjacent RS-150 zoning districts from 50 feet to 25 feet. The subject property is located at the southern right-of-way of Old Norcross Road, west of its intersection with Hillandale Drive.

Attachments/Exhibits:

- RZC2026-0001 BFR2026-0003_ATTCH_03302026.pdf
- ZON ORD_RZC2026-0001_04152026.docx
- ZON-ORD_BFR2026-0003_04152026.docx



LAWRENCEVILLE

Planning & Development

REZONING AND BUFFER REDUCTION

CASE NUMBER(S): RZC2026-00001 & BFR2026-00003

APPLICANT(S): AMICASA HOME CARE CORP

PROPERTY OWNER(S): 1298 OLD NORCROSS ROAD, LLC

LOCATION(S): 1298 OLD NORCROSS ROAD

PARCEL IDENTIFICATION NUMBER(S): 7006 008 & 7006 050

APPROXIMATE ACREAGE: 3.13 ACRES

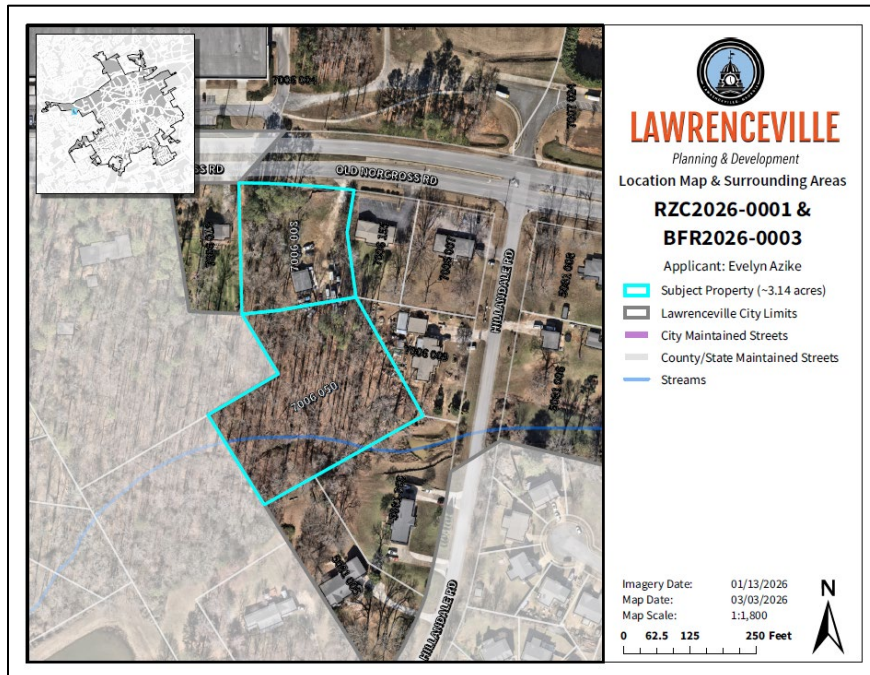
CURRENT ZONING: RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND OI (OFFICE INSTITUTIONAL DISTRICT)

PROPOSED ZONING: OI (OFFICE INSTITUTIONAL DISTRICT)

PROPOSED DEVELOPMENT: PERSONAL CARE HOME / ASSISTED LIVING FACILITY

DEPARTMENT RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



ZONING AND DEVELOPMENT STANDARDS

The subject property currently consists of a one story, 1,064 square foot wood frame single-family dwelling constructed in 1979. There are no Certificates of Occupancy or Occupational Tax Certificates associated with the subject property; there is currently an open code case at the property regarding outdoor storage (vehicles) and parking on non-approved surfaces (CEU2025-16538).

The applicant seeks to redevelop the subject property into a commercial personal care home / assisted living facility. The proposal consists of two structures totaling approximately 18,100 SF of gross floor area.

Approval of the requested OI (Office Institutional District) zoning district meets the minimum standard for the district as outlined below:

Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	<i>20,000 sq ft</i>	<i>136,342 sq ft</i>	<i>N/A</i>
Lot Width	<i>100 ft</i>	<i>220 ft</i>	<i>N/A</i>
Front Setback	<i>50 ft</i>	<i>50 ft</i>	<i>N/A</i>
Side Setback	<i>10 ft</i>	<i>10 ft</i>	<i>N/A</i>
Rear Setback	<i>40 ft</i>	<i>40 ft</i>	<i>N/A</i>
Impervious Surface Coverage	<i>70%</i>	<i>Not listed</i>	<i>Land Disturbing Activity Permit</i>
Max Height	<i>35 ft</i>	<i>Not listed</i>	<i>Building Permit</i>

Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection C. Miscellaneous Provisions.

Standard	Requirement	Proposal	Recommendation
District Location	<i>Major Arterials, State Highways, and Access Roads parallel to expressways</i>	<i>Major Arterial</i>	<i>N/A</i>

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
OI/RS-150	50 ft	25 ft	Buffer Reduction
OI/R-75	50 ft	25 ft	Buffer Reduction

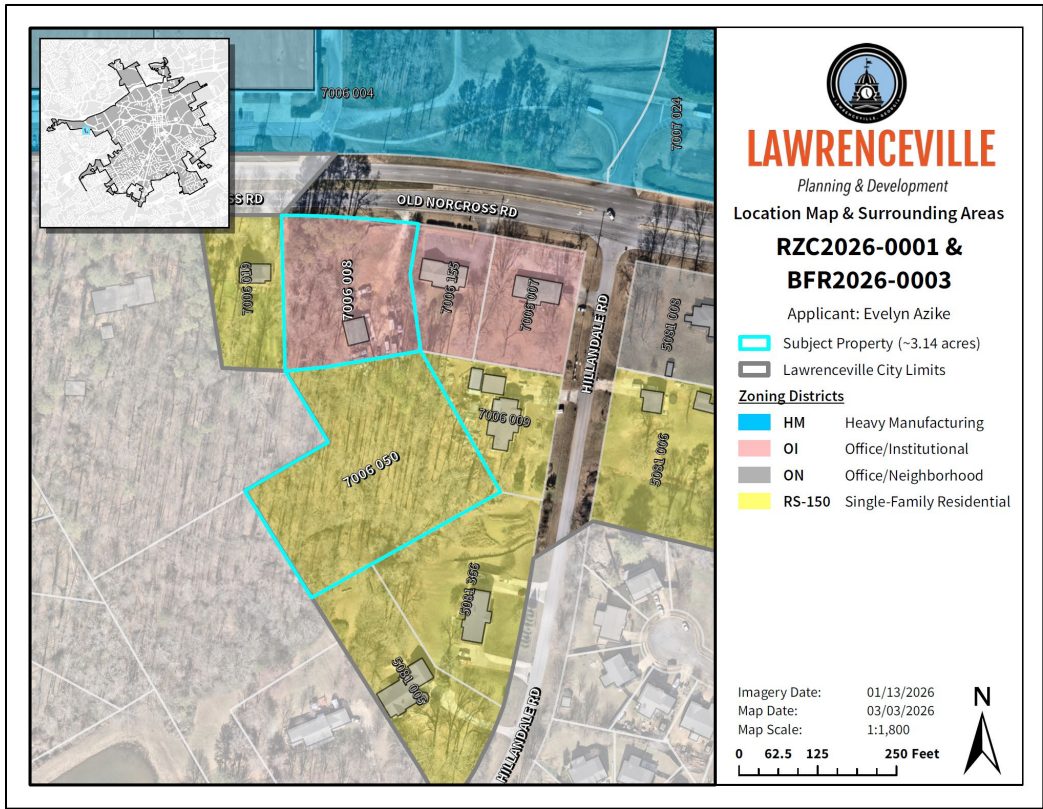
Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Parking: Personal Care Home	1 per two beds plus 1 for each 250 SF GFA of common space	46 spaces	Variance (Board of Appeals)

In addition to the rezoning request, a buffer reduction is requested to reduce the required buffer between the subject property and adjacent properties zoned City of Lawrenceville zoning district RS-150 (Single-Family Residential) and Gwinnett County zoning district R-75 (Single-Family Residential) from 50 feet to 25 feet. Due to the property’s shape, the fact that it is surrounded by residential uses and zoning districts on nearly all sides, and the presence of a stream with an associated 75’ buffer running through the rear of the property, a significant portion of the property is rendered unbuildable by these various buffers. These hardships may justify a reduction of the required zoning buffer; the required 75’ stream buffer shall remain in place as-is.

Parking, driveway, architectural, and landscaping requirements will be reviewed following submission of all permit applications and must be brought into compliance prior to the issuance of a Certificate of Occupancy.

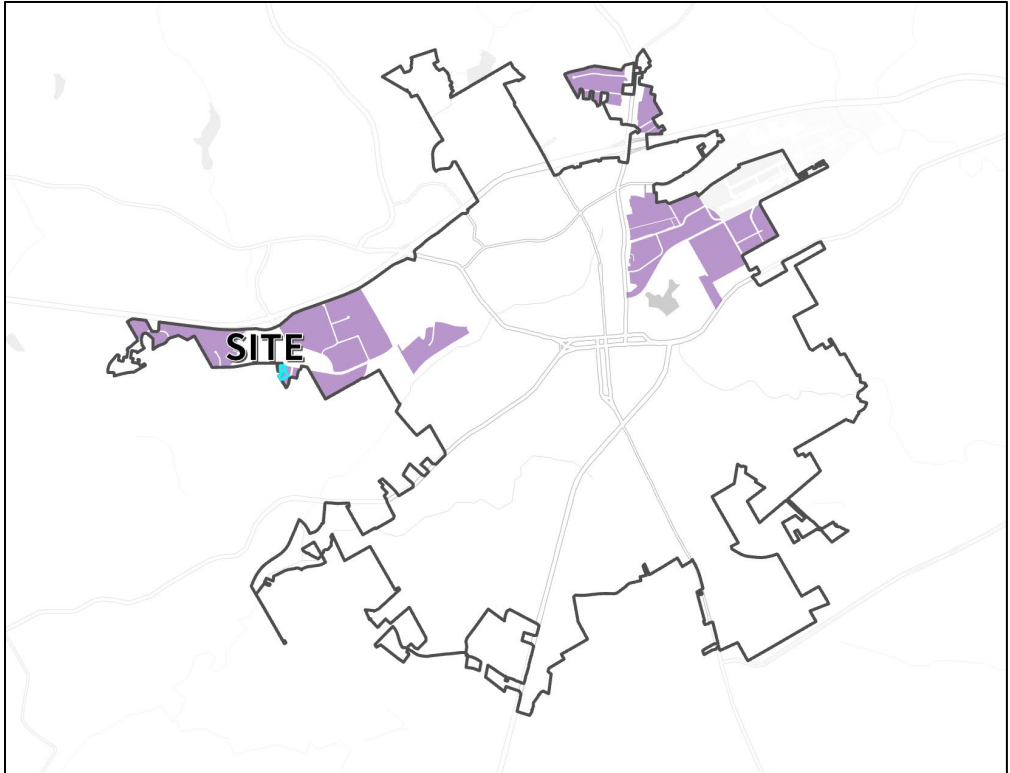
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate area surrounding the subject property consists of single-family residential and light commercial zoning districts and land uses. The properties to the east of the subject property along Old Norcross Road are both zoned OI (Office Institutional District) and consist of day care and a medical office operating out of structures initially built as single-family dwellings. Otherwise, the properties directly adjacent to the subject property contain single-family dwellings within residential zoning districts (City of Lawrenceville RS-150 district and Gwinnett County R-75 district). The greater area consists of predominantly single-family residential on the southern extent of Old Norcross Road; likewise, the northern extent of Old Norcross Road contains Discovery High School and Benefield Elementary School, both institutional uses on properties zoned HM (Heavy Manufacturing District). The proposal may be appropriate considering the residential and institutional nature of nearby land uses and zoning districts.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Industrial character area, described as follows:

The industrial character area leverages both its location along SR 316 and the growing distribution and technology industries. This area supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities.

As proposed, the requested rezoning may not be strictly consistent with the policies of the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

The proposed rezoning and buffer reduction provide a compatible, low-impact institutional use adjacent to both residential and employment areas and would function as an effective transitional land use between single-family neighborhoods and more intensive industrial and institutional development located along the northern right-of-way of Old Norcross Road. Additionally, the requests would eliminate “split zoning”, promoting a coordinated and orderly development pattern, which would align with the City’s long-term vision for the area by supporting employment-adjacent institutional uses with the broader Industrial Character Area.

Given these considerations, the rezoning and buffer reduction requests represent a reasonable, appropriate, and well-supported use of a property and does not materially conflict with the Comprehensive Plan. Therefore, Staff recommends **APPROVAL WITH CONDITIONS** of the proposed rezoning and buffer reduction.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Jackson EMC serves this development.

GAS DEPARTMENT

Lawrenceville Gas serves this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

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 proposed OI zoning and personal care home / assisted living facility is generally compatible with nearby institutional, and office uses along Old Norcross Road and may serve as a transitional use between commercial and surrounding residential properties.

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

The proposed development is not expected to adversely affect nearby properties, as personal care homes typically generate relatively low traffic and operational impacts compared to other commercial uses.

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

The subject properties are split zoned (RS-150 and OI), which limits cohesive development and constrains its highest and best use. While portions could be developed under existing zoning, the property is most economically viable as a unified OI district, allowing for coordinated institutional development consistent with surrounding land uses.

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

The proposed assisted living facility is expected to generate moderate traffic volumes and should have minimal impact on surrounding transportation infrastructure, utilities, and nearby schools.

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

The subject property is located within the Industrial Character Area of the City's Comprehensive Plan. While the proposed personal care home/assisted living facility is not an industrial use, it is an institutional use compatible with surrounding development and functions as a transition between residential and employment/industrial uses. The rezoning to OI (Office-Institutional) supports the City's goals for orderly growth, land use compatibility, and efficient development, and is therefore generally consistent 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 subject property is in an area characterized by a mix of residential, institutional, and employment uses, including office-institutional zoning and industrial development across the adjacent arterial roadway. This evolving land use pattern reflects a transition from single-family residential to more intensive institutional and employment-oriented uses. Given the property’s location and surrounding area, the proposed rezoning to OI (Office-Institutional District) responds to these changing conditions, supports coordinated development, and provides a compatible, low-impact use that aligns with the City’s vision for orderly growth. These factors provide supporting grounds for approval of the request.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 03302026

RZC2026-00001

Approval of a rezoning to OI (Office Institutional District), subject to the following enumerated conditions:

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

- A.** Limited to office and institutional uses only.
- B.** Final building design, site design, and exterior appearance shall be approved by the Director of Planning and Development.
- C.** 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.
- D.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- E.** Outdoor storage shall be prohibited.
- F.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (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. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- B.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** Prior to the issuance of a Land Disturbing Activity Permit or Building Permit, a Landscape Plan be submitted for review and approval by the Director of the Planning and Development Department. A Landscape Plan shall include perimeter buffers, street frontage and internal parking lots, driveways, and planting areas.

- D. Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- E. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.
- F. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_03302026

BFR2026-00003

Approval of the requested Buffer Reduction, subject to the following enumerated conditions:

1. To restrict the Buffer Reduction as follows:

- A. Allows a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications, from fifty (50) feet to twenty-five (25) feet.
- B. Provide a twenty-five (25) zoning buffer as shown on the submitted Rezoning Exhibit, prepared for “1298 Old Norcross Road & Gwinnett County Parcel 7006 050”, prepared by “Keystone Land Surveying, Inc.”, dated “January 30, 2026”.
- C. Any disturbance within the required twenty-five (25) foot zoning buffer shall be limited to an approved landscape plan. Approval of this Buffer Reduction shall not be construed as a waiver of zoning buffer requirements for any future development or redevelopment beyond the scope of this application.
- D. All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.
- E. The zoning buffer reduction shall not authorize additional principal buildings or expansion beyond what is depicted on the submitted Rezoning Exhibit, prepared for “1298 Old Norcross Road & Gwinnett County Parcel 7006 050”, prepared by “Keystone Land Surveying, Inc.”, dated “January 30, 2026”.
- F. No land-disturbing activity shall occur within the required 75-foot impervious surface setback, 50-foot undisturbed buffer, or 25-foot state waters buffer, except as authorized through the applicable variance procedures.
- G. All site improvements shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.

H. All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>AMICASA HOME CARE Corp - Evelyn A. Azike - CEO</u>	NAME: <u>1298 Old Norcross Road, LLC - Soren Thomas</u>
ADDRESS: <u>3482 Flat Shoals Road</u>	ADDRESS: <u>PO Box 80042</u>
CITY: <u>Decatur</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30034</u>	STATE: <u>GA</u> ZIP: <u>30366</u>
CONTACT PERSON: <u>Evelyn A. Azike</u> PHONE: <u>404.537.1960</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: <u>OI</u>	
PARCEL NUMBER(S): <u>R7006 008 & R7006 050</u> ACREAGE: <u>3.131</u>	
ADDRESS OF PROPERTY: <u>1298 Old Norcross Rd & 0 Hillandale Rd, Lawrenceville, Ga 30046</u>	

Evelyn A. Azike 1/30/2026
SIGNATURE OF APPLICANT DATE

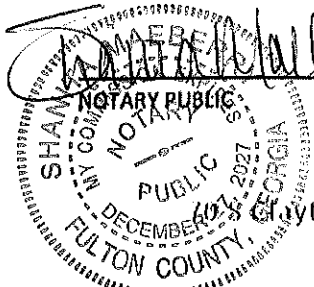
Soren Thomas 01/29/2026
SIGNATURE OF OWNER DATE

AMICASA HOME CARE Corp - Evelyn A. Azike - CEO
TYPED OR PRINTED NAME

Soren Thomas
TYPED OR PRINTED NAME

Shamir M. Williams 1/30/2026
DATE

KEY S KIM YOO 1/29/2026
DATE



Lawrenceville, Georgia
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RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & 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? 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)

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

RZCC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LETTER OF INTENT AND JUSTIFICATION FOR REZONING
Rezoning Application
City of Lawrenceville, Gwinnett County, Georgia

Applicant:

Evelyn Azike,
Owner/Administrator
Amicasa Homecare Corporation

Property Address:

1298 Old Norcross Road
Lawrenceville, Georgia 30044

Gwinnett County Tax Parcel IDs:

R7006 008
R7006 050

Current Zoning District: RS-150 (Single-Family Residential)

Requested Zoning District: OI (Office and Institutional)

Date: 2/2/2026

City of Lawrenceville
Planning and Development Department
165 Park Street
Lawrenceville, Georgia 30046

Dear Members of the Planning Commission and Honorable Mayor and City Council:

This Letter of Intent and Justification for Rezoning is submitted in support of the application to rezone the above-referenced property located at **1298 Old Norcross Road, Lawrenceville, Georgia**, consisting of **Gwinnett County Tax Parcel IDs R7006 008 and R7006 050** (hereinafter, the "Property"), from **RS-150 (Single-Family Residential)** to **OI (Office and Institutional)** pursuant to the City of Lawrenceville Zoning Ordinance.

I. INTRODUCTION

The Property is located within the City of Lawrenceville and is currently zoned RS-150. The Applicant seeks approval to rezone the Property to OI to allow for the development of an

assisted living facility with an inpatient hospice care component, intended to serve the aging and elderly population of Lawrenceville and the surrounding community.

This submission is intended to serve as the Applicant's **Letter of Intent and response to the Standards Governing the Exercise of Zoning Power** as required by the City of Lawrenceville Zoning Ordinance.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property consists of two contiguous parcels fronting **Old Norcross Road**, a well-established corridor that serves a mix of residential, institutional, and community-serving uses. The surrounding area includes a combination of residential neighborhoods, civic and institutional uses, and healthcare-related facilities, making the Property well suited for an institutional use such as assisted living and hospice care.

While the Property is currently zoned for low-density single-family residential use, its location along a major roadway and proximity to existing services, utilities, and medical providers support consideration of a non-residential, community-serving use consistent with OI zoning.

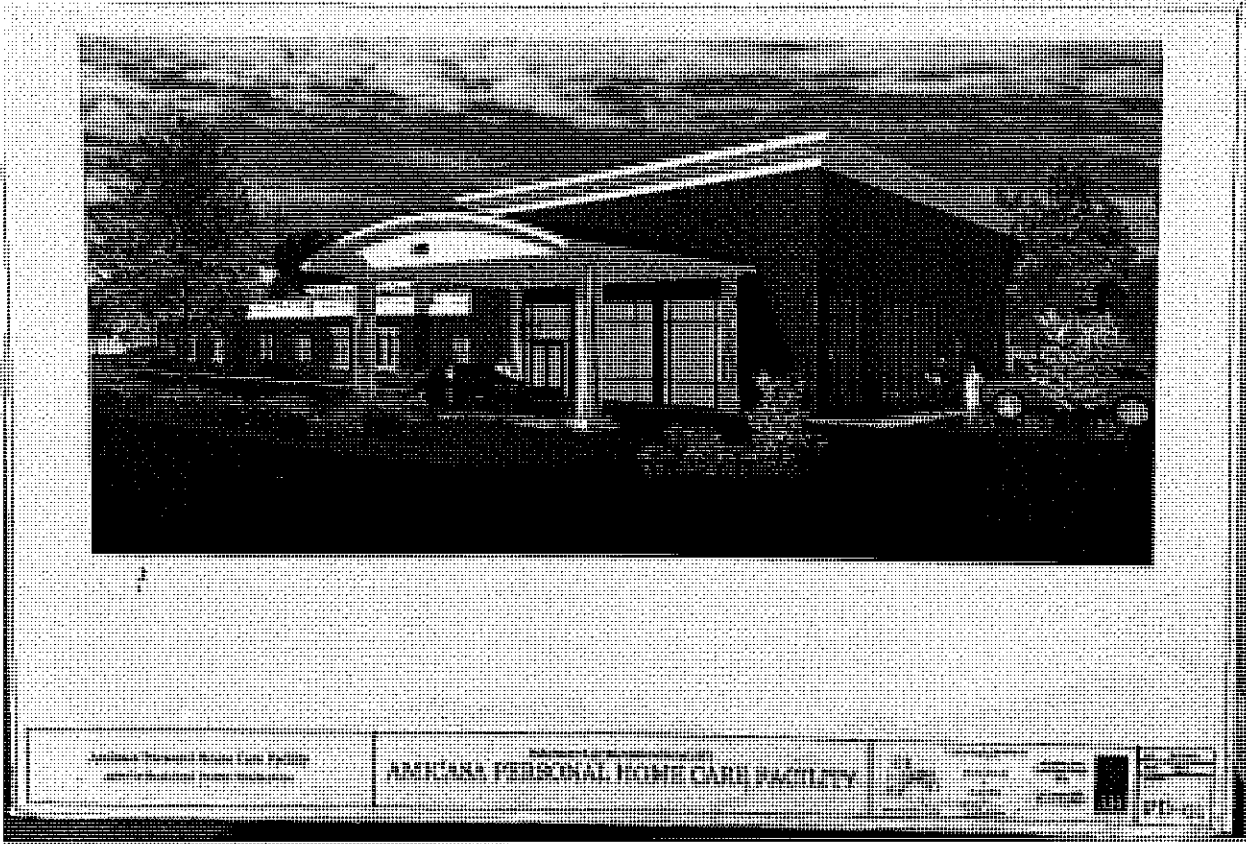
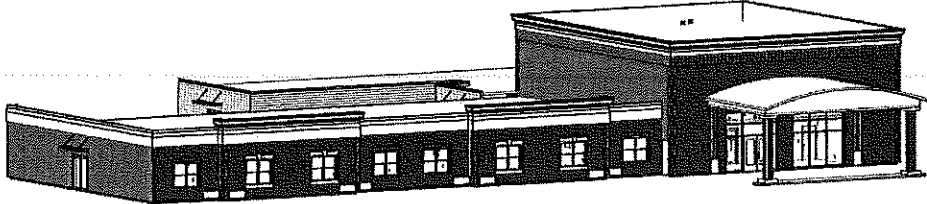
III. PROJECT SUMMARY

The Applicant proposes to develop the Property with an **assisted living facility and inpatient hospice unit**, providing residential accommodations, medical oversight, and supportive care services in a professionally managed environment. The facility will be designed to maintain a residential character while meeting all applicable City development, safety, and accessibility standards.

The proposed use is inherently low-impact, with limited traffic generation, 24-hour supervised operations, and minimal external disturbances. Site design will incorporate appropriate **setbacks, landscaping, buffering, and architectural treatments** to ensure compatibility with adjacent properties.

RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

We have previously built and currently operate a licensed facility located at 3482 Flat Shoals Rd Decatur GA 30034.



IV. SITE IMPACT ANALYSIS

Standards Governing the Exercise of Zoning Power

(A) Suitability in View of Adjacent and Nearby Property

Yes. The proposed rezoning to OI will permit a use that is suitable given the surrounding land uses and the Property's location along Old Norcross Road. Assisted living and hospice facilities are recognized institutional uses that are compatible with nearby residential and community-serving uses and are less intensive than many commercial uses permitted along similar corridors.

(B) Effect on Existing or Adjacent Property

No. The proposed rezoning will not adversely affect the use or usability of adjacent or nearby properties. The residential nature of assisted living facilities, combined with planned buffering and site design measures, will ensure minimal impact on surrounding neighborhoods.

(C) Reasonable Economic Use as Currently Zoned

The Applicant submits that the Property has limited reasonable economic use under its current RS-150 zoning classification given its location, frontage on a major roadway, and surrounding development patterns. Rezoning to OI will allow the Property to be developed in a manner that is both economically viable and compatible with the area.

(D) Impact on Public Infrastructure and Services

The proposed development will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or public services. Assisted living and hospice facilities typically generate lower traffic volumes than traditional commercial or office uses, and all infrastructure improvements will comply with City requirements.

(E) Consistency with the Comprehensive Plan

The requested rezoning is consistent with the City of Lawrenceville Comprehensive Plan, which supports the provision of institutional and healthcare services and encourages land uses that promote public health, safety, and general welfare. The proposed development directly advances these goals by addressing the needs of an aging population.

(F) Other Relevant Conditions

Demographic trends within Lawrenceville and Gwinnett County reflect a growing senior population and an increasing need for assisted living and hospice services. The Property's location, access, and surrounding land use context provide additional support for approval of the requested rezoning.

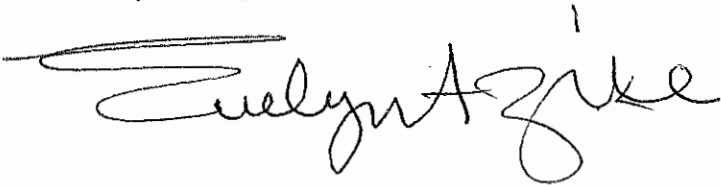
RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

V. CONCLUSION

For the reasons stated herein, the Applicant respectfully submits that the requested rezoning from **RS-150 to OI** is **reasonable, appropriate, and in the best interest of the City of Lawrenceville**. The proposed development represents a compatible, low-impact institutional use that will provide meaningful community benefit while adhering to the City's long-term planning objectives.

Accordingly, the Applicant respectfully requests favorable consideration and approval of this rezoning application. The Applicant welcomes the opportunity to meet with City staff or elected officials to address any questions or concerns regarding this request.

Respectfully submitted,



Based on concept site plan containing proposed locations of structures and floor areas along with proposed parking, we will be requesting a buffer reduction of 50% of the 50' zoning requirement for both lots down to 25'

Parking: Parking is calculated by 1 space per 2 beds as well as 1 space per 250sq.ft. of common area

RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

1298 OLD NORCROSS ROAD, LAWRENCEVILLE, GA 30046

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 6 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTHERLY RIGHT OF WAY OF OLD NORCROSS ROAD (R/W VARIES) A DISTANCE OF 270.00 FEET WESTERLY OF THE WESTERLY RIGHT OF WAY OF HILLANDALE ROAD (80' R/W); THENCE SOUTH 12 DEGREES 21 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 79.09' FEET TO A POINT; THENCE SOUTH 04 DEGREES 18 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 123.08' FEET TO AN IRON PIN FOUND; THENCE SOUTH 26 DEGREES 50 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 254.77' FEET TO A POINT; THENCE SOUTH 63 DEGREES 05 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 346.91' FEET TO A POINT; THENCE NORTH 29 DEGREES 10 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 200.00' FEET TO AN IRON PIN FOUND; THENCE NORTH 63 DEGREES 00 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 155.19' FEET TO AN IRON PIN FOUND; THENCE NORTH 26 DEGREES 54 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 133.45' FEET TO AN IRON PIN FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 246.84' FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF OLD NORCROSS ROAD; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1869.86' FEET AND AN ARC LENGTH OF 45.86' FEET, BEING SUBTENDED BY A CHORD OF SOUTH 85 DEGREES 00 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 45.86' FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2826.99' FEET AND AN ARC LENGTH OF 175.27' FEET, BEING SUBTENDED BY A CHORD OF SOUTH 82 DEGREES 34 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 175.25' FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 3.131 ACRES MORE OR LESS.

PROPERTY BEING KNOWN AS 1298 OLD NORCROSS ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA AND INCLUDES TAX PARCEL NUMBERS: R7006 008 AND R7006 050.



PARCEL ID: R7006 008
 AREA: 47,366 SQ. FT.
 ACRES: 1.087
 ZONING: OI

GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

CITY OF LAWRENCEVILLE
 ZONING: OI
 MINIMUM FRONT SETBACK - 50'
 MINIMUM SIDE SETBACK - 10'
 MINIMUM REAR SETBACK - 15' OR 40'

ZONING: RS-150
 MINIMUM FRONT SETBACK - 35'
 MINIMUM SIDE SETBACK - 10'
 MINIMUM REAR SETBACK - 40'

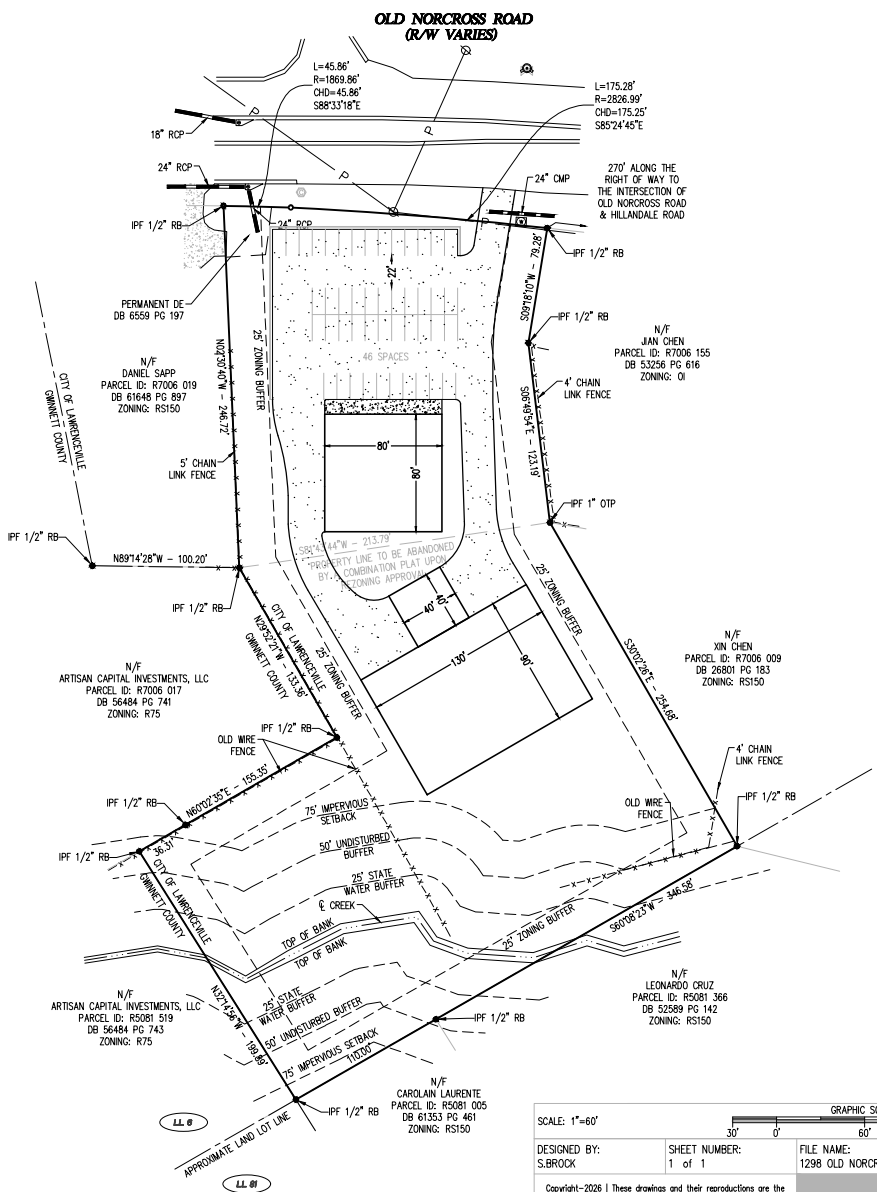
FIELD DATA:
 DATE OF FIELD SURVEY 1-18-26.
 THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND RTK GPS
 GPS RECEIVER: TRIMBLE R12
 SN: 6340F00404 ROVER
 6340F00685 BASE
 NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 136,120 SQ FT, 3.125 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN 1,257,796 FEET

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 52600 PG 50
 PROPERTY OWNER AT TIME OF SURVEY: 1298 OLD NORCROSS ROAD, LLC
 PARCEL NUMBER: R7006 008 & R7006 050
 REFERENCE: DB 52600 PG 50

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C00877 EFFECTIVE DATE SEPTEMBER 29, 2006



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION, FT.
WL	GARAGE WEATHER LIP ELEV., FT.
MFFE	MIN. FINISHED FLOOR ELEVATION
⊗	POWER POLE
⊙	1" IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
—v—	OVERHEAD POWER
▲	FIRE HYDRANT
⊠	WATER METER
⊠	WATER VALVE
⊠	GAS VALVE
⊠	GAS METER
☆	LIGHT POLE
⊠	CONCRETE PAD
⊠	TELEPHONE MARKER
⊠	AIR CONDITIONER UNIT
⊠	MAIL BOX
⊠	CLEAN OUT
⊠	SANITARY SEWER MANHOLE
⊠	LEFT WING CATCH BASIN
⊠	RIGHT WING CATCH BASIN
⊠	DOUBLE WING CATCH BASIN
⊠	DROP INLET
⊠	HEADWALL

SCALE: 1"=60'

GRAPHIC SCALE - IN FEET

CLIENT: EVELYN AZKE

DESIGNED BY: S.BROCK | SHEET NUMBER: 1 of 1 | FILE NAME: 1298 OLD NORCROSS ROAD_REZONING EXHIBIT | DATE: 1-30-26 | JOB NUMBER: SURV-3585

REZONING EXHIBIT FOR

1298 OLD NORCROSS ROAD & GWINNETT COUNTY PARCEL 7006 050

LAND LOT 6, 7TH DISTRICT
 CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA
 REVISIONS

1	
2	
3	
4	
5	

Copyright-2026 | These drawings and their reproductions are the property of the surveyor and may not be reproduced, published, or used in any way without the written permission of this surveyor.

KEYSTONE LAND SURVEYING, INC.
 262 WEST CROGAN STREET
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700
 www.keystonelandsurveying.com

RZC2026-0001 & BFR2026-0003
RECEIVED MARCH 3, 2026
PLANNING & DEVELOPMENT DEPARTMENT

As required by subsection (4) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approved certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies 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. Section 15-6-67

1. Architecture drawing



<p>Amicasa Personal Home Care Facility 3482 Flat Shoals Road, Decatur, Georgia 30034</p>	<p>PERPECTIVE of PROPOSED NEW FACILITY AMICASA PERSONAL HOME CARE FACILITY</p>	<p>www.hortonsdesigngroup.net HIDG ARCHITECTURE PLANNING CONSULTING</p>	<p>118 Bellamy Place Stockbridge, Georgia 30087 Tel: 770-902-6866 Fax: 770-907-8262 AIA PD-01</p>
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RZC2026-0001 & BFR2026-0003
RECEIVED MARCH 3, 2026
PLANNING & DEVELOPMENT DEPARTMENT

Actual photos



**RZC2026-0001 & BFR2026-0003
RECEIVED MARCH 3, 2026
PLANNING & DEVELOPMENT DEPARTMENT**



LAWRENCEVILLE

Planning & Development


Location Map & Surrounding Areas

RZC2026-0001 & BFR2026-0003


Applicant: Evelyn Azike

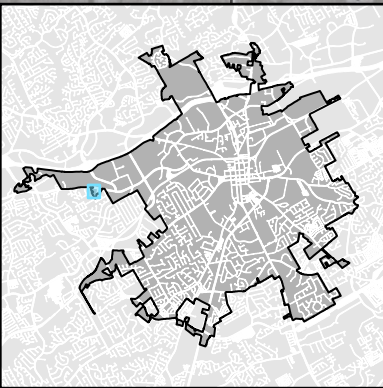
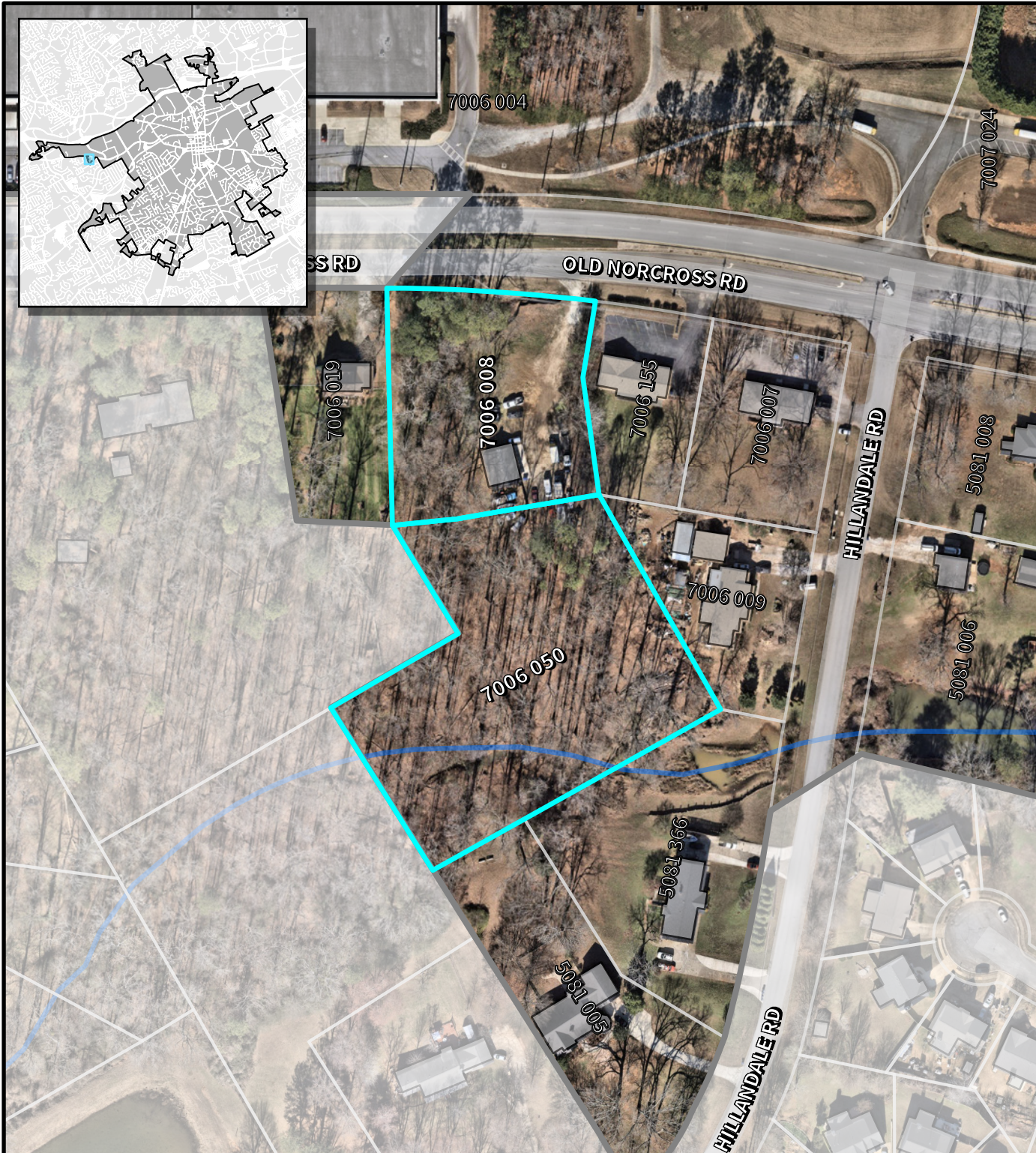
 Subject Property (~3.14 acres)

 Lawrenceville City Limits

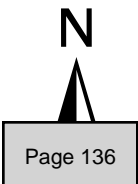
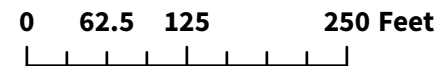
 City Maintained Streets

 County/State Maintained Streets

 Streams



Imagery Date: 01/13/2026
Map Date: 03/03/2026
Map Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZC2026-0001 & BFR2026-0003


Applicant: Evelyn Azike

 Subject Property (~3.14 acres)


 Lawrenceville City Limits

Zoning Districts

 HM Heavy Manufacturing

 OI Office/Institutional

 ON Office/Neighborhood

 RS-150 Single-Family Residential

Imagery Date: 01/13/2026

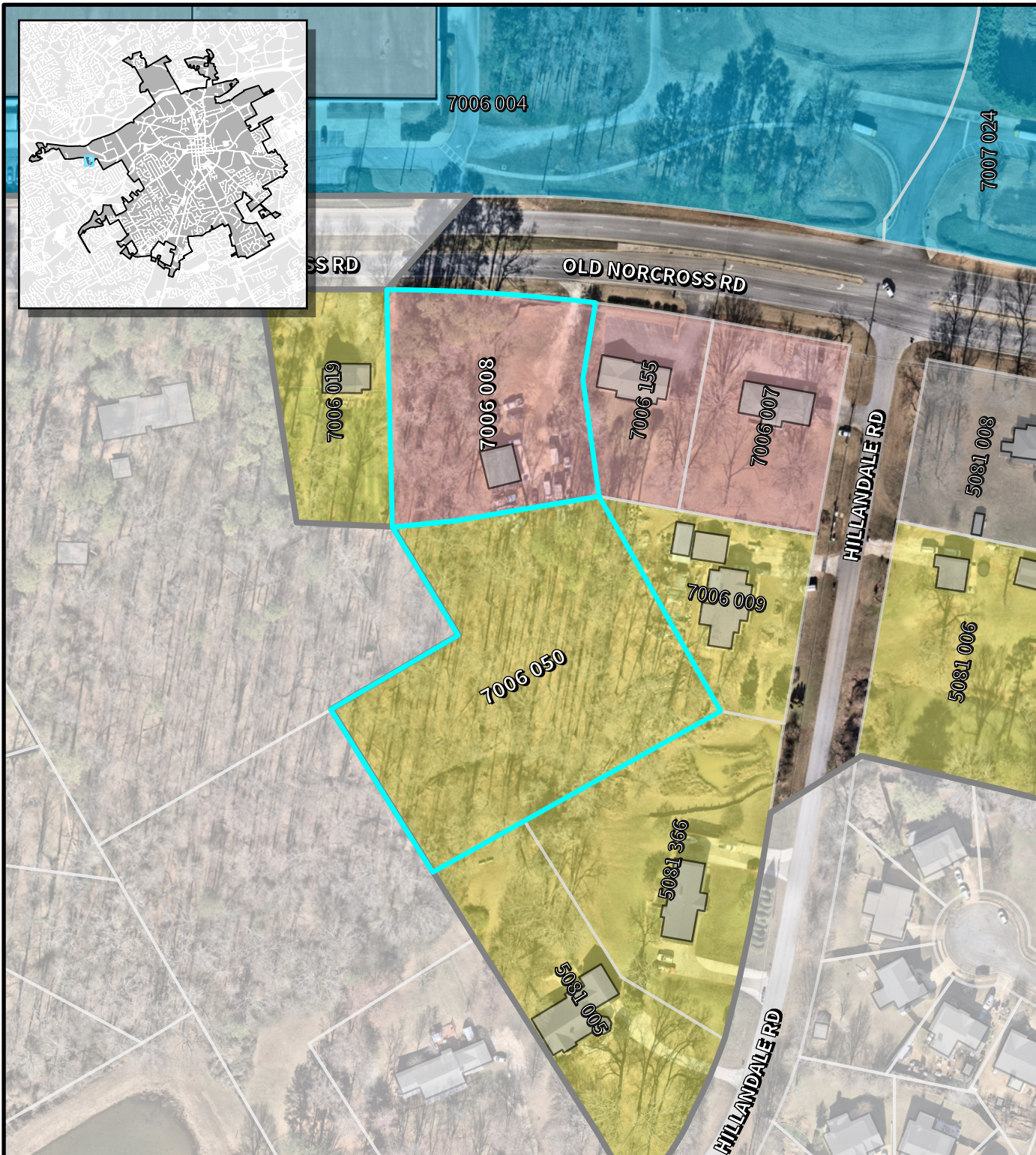
Map Date: 03/03/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZC2026-0001 & BFR2026-0003


Applicant: Evelyn Azike

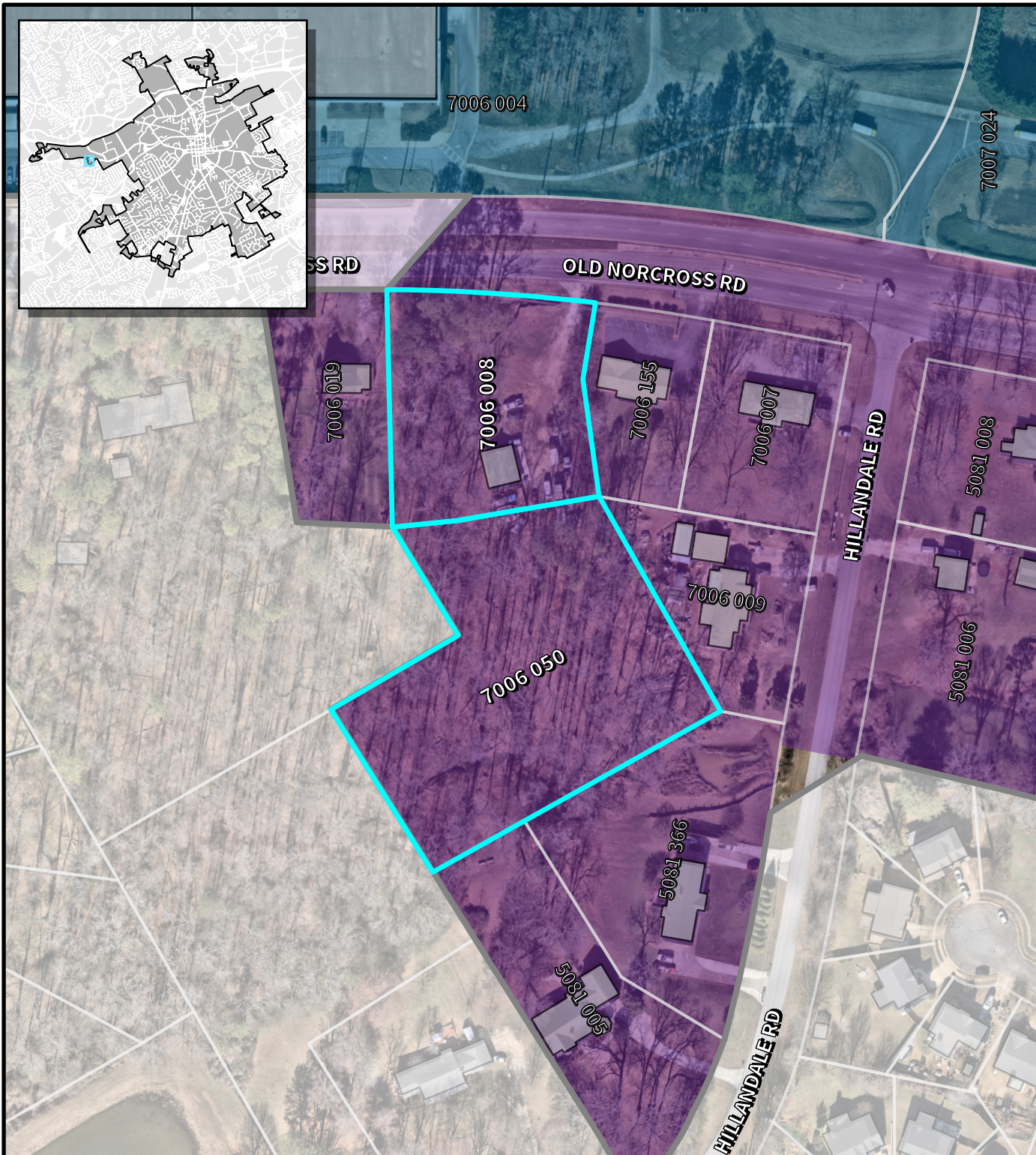
 Subject Property (~3.14 acres)

 Lawrenceville City Limits

2045 Character Areas

 Education Center

 Industrial



Imagery Date: 01/13/2026

Map Date: 03/03/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet










LAWRENCEVILLE

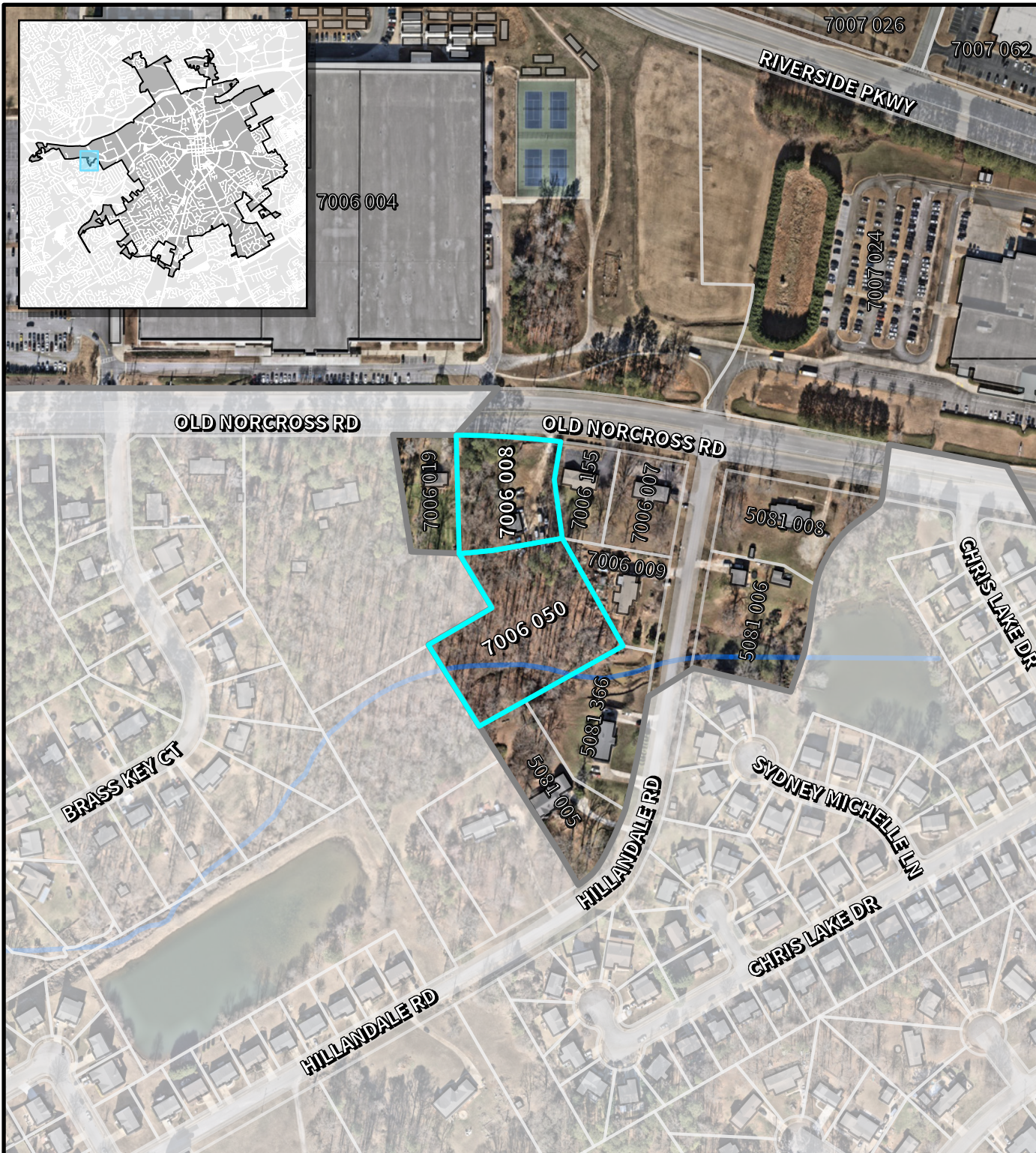
Planning & Development

Location Map & Surrounding Areas

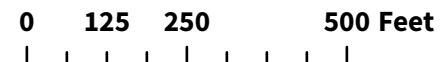
RZC2026-0001 & BFR2026-0003


Applicant: Evelyn Azike

-  Subject Property (~3.14 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams



Imagery Date: 01/13/2026
 Map Date: 03/03/2026
 Map Scale: 1:3,600



N

 Page 139



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-0001 & BFR2026-0003

Applicant: Evelyn Azike

 Subject Property (~3.14 acres)

 Lawrenceville City Limits

Zoning Districts

 HM Heavy Manufacturing

 OI Office/Institutional

 ON Office/Neighborhood

 RS-60 Single-Family Residential

 RS-150 Single-Family Residential

Imagery Date: 01/13/2026

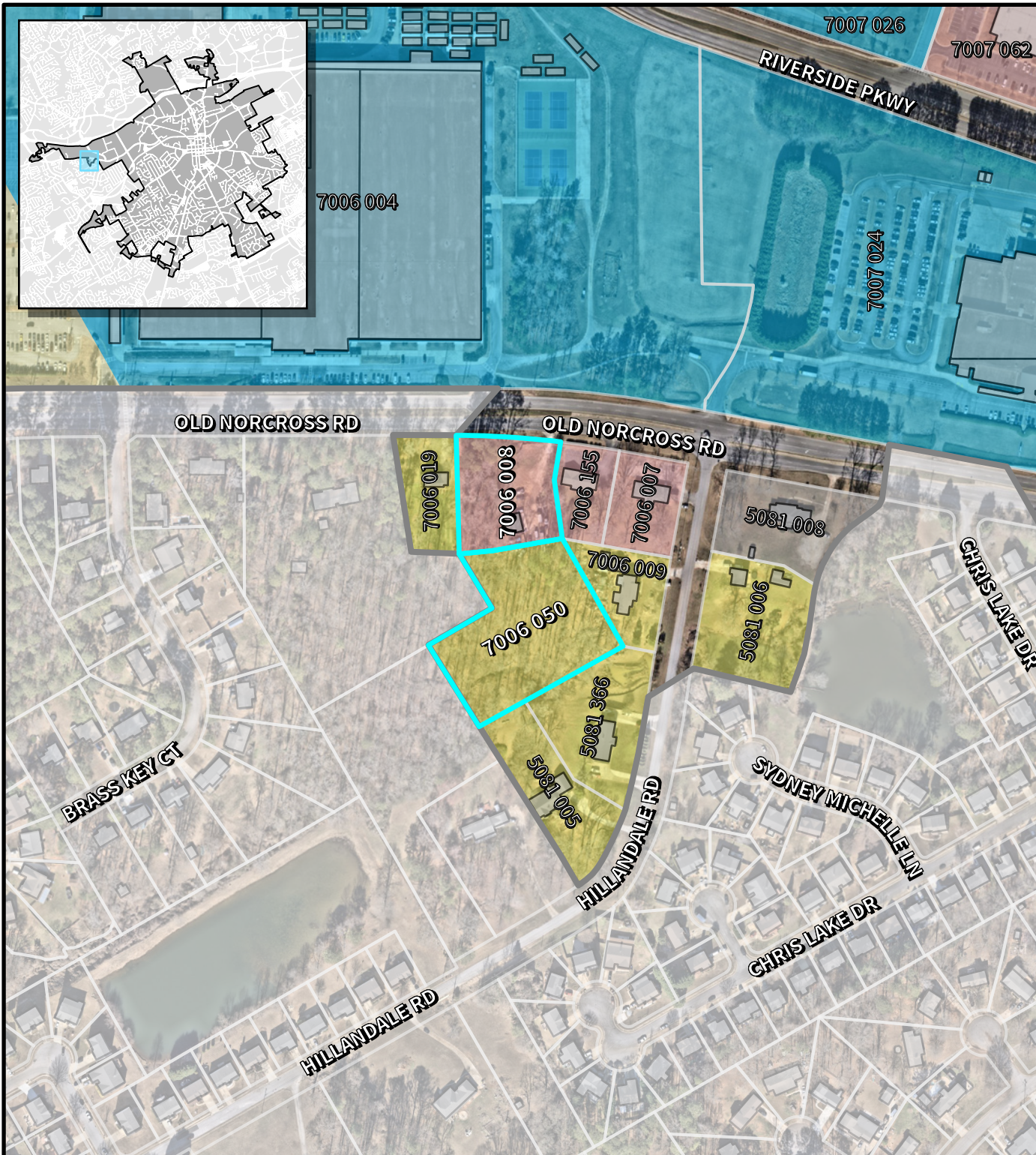
Map Date: 03/03/2026

Map Scale: 1:3,600

0 125 250 500 Feet



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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


RZC2026-0001 & BFR2026-0003


Applicant: Evelyn Azike

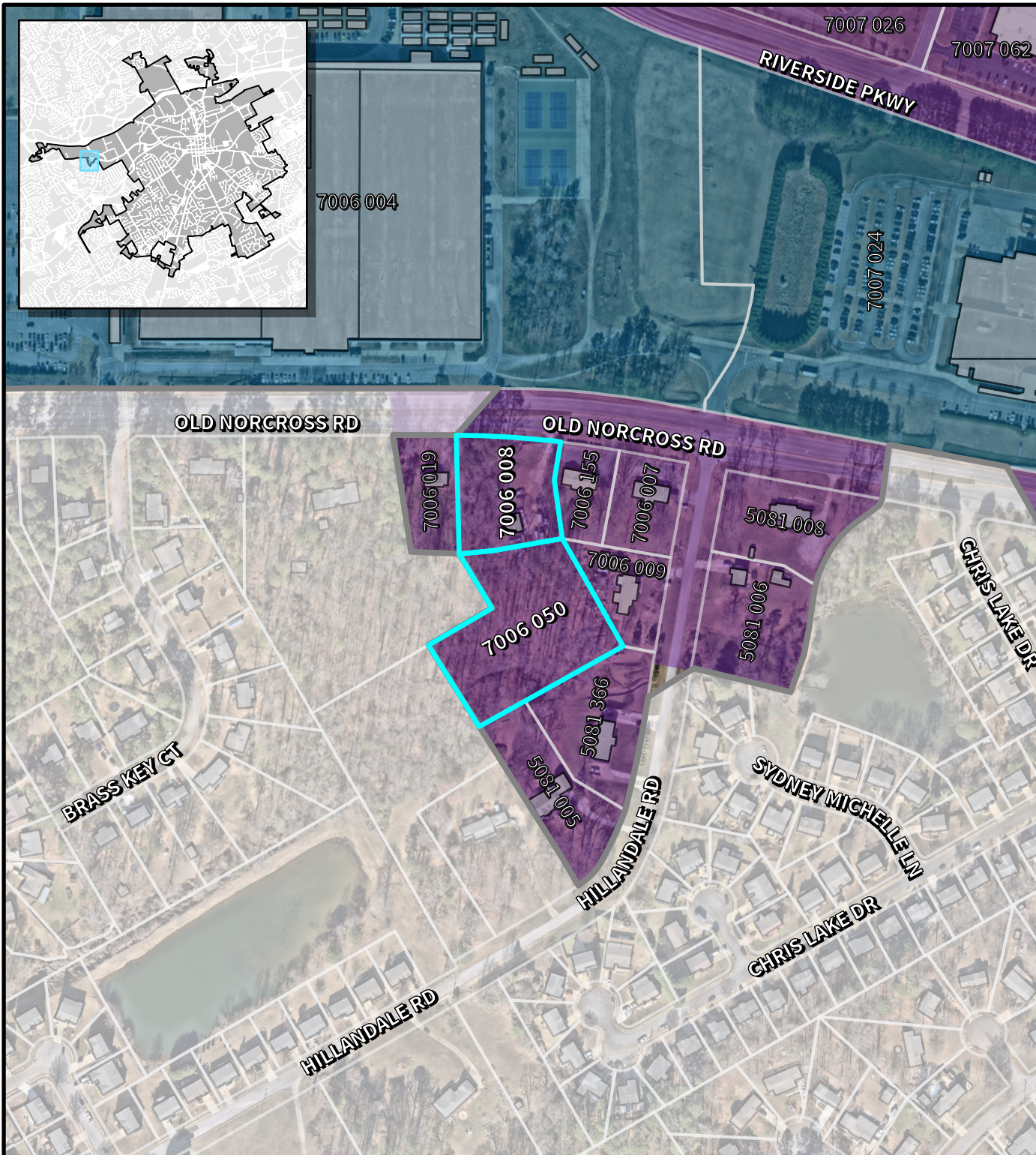
 Subject Property (~3.14 acres)

 Lawrenceville City Limits

2045 Character Areas

 Education Center

 Industrial



Imagery Date: 01/13/2026

Map Date: 03/03/2026

Map Scale: 1:3,600

0 125 250 500 Feet



N



MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

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

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes/No/Abstain
<u>Bruce Johnson</u> , Mayor Pro Tem	Yes/No/Abstain
<u>Victoria Jones</u> , Council Member	Yes/No/Abstain
<u>Randy Travis</u> , Council Member	Yes/No/Abstain
<u>Bryant Harris</u> , Council Member	Yes/No/Abstain

On motion of [INSERT NAME], seconded by [INSERT NAME], which carried [INSERT VOTE], the following ordinance was [INSERT DECISION]:

AN ORDINANCE TO [INSERT DECISION] AN AMENDMENT THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from [INSERT EXISTING ZONING CLASSIFICATION] to [INSERT PROPOSED ZONING CLASSIFICATION] by [INSERT APPLICANT NAME] for the proposed use of [INSERT TYPE OF USE] on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference;

and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on [INSERT MONTH, DATE, YEAR] and objections [INSERT OBJECTIONS] filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the [INSERT DATE, MONTH, YEAR], that the aforesaid application to amend the Official Zoning Map from [INSERT EXISTING ZONING CLASSIFICATION] to [INSERT PROPOSED ZONING CLASSIFICATION] is hereby [INSERT DECISION].

Approval of a rezoning to OI (Office Institutional District), subject to the following enumerated conditions:

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

- A. Limited to Nursing Care Facilities (Skilled Nursing Facilities), which would include but not limited to Assisted Living Facilities, Convalescent Home or Hospitals (except psychiatric), Personal Care Homes, Hospice (inpatient care), Nursing Home, Rest Home. The Following uses shall be prohibited:
 - Community Center or Cultural Facility
 - Community Living Arrangement
 - Data Center
 - Place of Worship
 - School
- B. Final building design, site design, and exterior appearance shall be in general accordance with site plan and renderings provided with the application. Final plans shall be approved by the Director of Planning and Development.
- C. 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.

- D. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- E. Outdoor storage shall be prohibited.
- F. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (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. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- B. Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of the Planning and Development Department.
- C. Prior to the issuance of a Land Disturbing Activity Permit or Building Permit, a Landscape Plan be submitted for review and approval by the Director of the Planning and Development Department. A Landscape Plan shall include perimeter buffers, street frontage and internal parking lots, driveways, and planting areas.
- D. Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- E. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.
- F. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

David R. Still, Mayor

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

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

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes/No/Abstain
<u>Bruce Johnson</u> , Mayor Pro Tem	Yes/No/Abstain
<u>Victoria Jones</u> , Council Member	Yes/No/Abstain
<u>Randy Travis</u> , Council Member	Yes/No/Abstain
<u>Bryant Harris</u> , Council Member	Yes/No/Abstain

On motion of [INSERT NAME], seconded by [INSERT NAME], which carried [INSERT VOTE], the following ordinance was [INSERT DECISION]:

AN ORDINANCE TO [INSERT DECISION] A BUFFER REDUCTION

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Buffer Reduction from [INSERT APPLICANT NAME] for the proposed [INSERT ELIMINATION / REDUCTION] of a [INSERT ENCROACHMENT MEASUREMENT] on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on [INSERT DATE, MONTH, YEAR], and objections [INSERT OBJECTIONS] filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this [INSERT DATE, MONTH, YEAR] that the aforesaid application for a Buffer [INSERT ELIMINATION / REDUCTION] is hereby [INSERT DECISION].

Approval of the requested Buffer Reduction, subject to the following enumerated conditions:

1. To restrict the Buffer Reduction as follows:

- A. Allows a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications, from fifty (50) feet to twenty-five (25) feet.
- B. Provide a twenty-five (25) zoning buffer as shown on the submitted Rezoning Exhibit, prepared for “1298 Old Norcross Road & Gwinnett County Parcel 7006 050”, prepared by “Keystone Land Surveying, Inc.”, dated “January 30, 2026”.
- C. Any disturbance within the required twenty-five (25) foot zoning buffer shall be limited to an approved landscape plan. Approval of this Buffer Reduction shall not be construed as a waiver of zoning buffer requirements for any future development or redevelopment beyond the scope of this application.
- D. All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.
- E. The zoning buffer reduction shall not authorize additional principal buildings or expansion beyond what is depicted on the submitted Rezoning Exhibit, prepared for “1298 Old Norcross Road & Gwinnett County Parcel 7006 050”, prepared by “Keystone Land Surveying, Inc.”, dated “January 30, 2026”.

- F. No land-disturbing activity shall occur within the required 50-foot undisturbed buffer, or 25-foot state waters buffer, except as authorized through the applicable variance procedures.
- G. All site improvements shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
- H. All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

David R. Still, Mayor

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: An Ordinance to Amend the City of Lawrenceville Ordinance (2020) Adopted May 2020 as Amended to Article 1 and Article 2

Department: Planning and Development

Date of Meeting: Monday, April 27, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: An Ordinance to Amend the City of Lawrenceville Ordinance (2020) (adopted May 2020 as amended which will result in changes to Article 1 related to Section 103.2 Use Table, Convenience Store (with fuel pumps) and Article 2 related to Supplemental Regulations, Section 200.3. Supplemental Use Standards (per Section 103.2 Use Table), Convenience Store (with fuel pumps).

Planning & Development Recommendation: Approval

Planning Commission Recommendation:

Summary: An Ordinance to Amend the City of Lawrenceville Ordinance (2020) (adopted May 2020 as amended which will result in changes to Article 1 related to Section 103.2 Use Table, Convenience Store (with fuel pumps) and Article 2 related to Supplemental Regulations, Section 200.3. Supplemental Use Standards (per Section 103.2 Use Table), Convenience Store (with fuel pumps).

Attachments/Exhibits:

- ZON ORD 2026-XX_ART 1 & ART 2 CONV STR_CLEAN_03192026.pdf
- ZON ORD 2026-XX_ART 1 & ART 2 CONV STR_RDLNS_03192026.pdf

- DRAFT_ZON ORD 2026-XX_ART 1 & ART 2 CONV STR_02122026.pdf

ORDINANCE ZON-ORD-2026-XX

AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ZONING ORDINANCE (2020), BY AMENDING ARTICLE 1, DISTRICTS, AND ARTICLE 2, SUPPLEMENTAL AND ACCESSORY USE STANDARDS; TO PROVIDE FOR REVISIONS TO THE USE TABLE FOR CONVENIENCE STORES WITH FUEL PUMPS; TO PROVIDE REVISIONS TO THE SUPPLEMENTAL AND ACCESSORY USE STANDARDS FOR CONVENIENCE STORES WITH FUEL PUMPS, AND COMMUNITY LIVING ARRANGEMENT; TO RELOCATE AND RENUMBER REGULATIONS ; AND FOR OTHER PURPOSES.

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 (a/k/a/ Zoning Ordinance for the City of Lawrenceville, Georgia) (hereinafter “Zoning Ordinance”) shall be amended as follows:

Section 1.

Article 1, Districts, of the City of Lawrenceville Zoning Ordinance (2020) is hereby amended by deleting the existing line(s) in Section 103.2, “Use Table,” referencing “Convenience Store (with Fuel Pumps)” in their entirety and replacing them with new line(s) referencing “Convenience Store (with Fuel Pumps)” as set forth in the adopted ordinance, including the requirement of a Special Use Permit in the BG zoning classification.

Uses	SAR	AR	RS-180	RS-150	RS-60	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Convenience Store (with fuel pumps)	√											S		P		

Section 2.

Article 2, Supplemental and Accessory Use Standards, of the City of Lawrenceville Zoning Ordinance (2020) is hereby amended by renumbering Section 200.3.26, Customary Home Occupation, as Section 200.3.27, And all sections following Section 200.3.26 shall be renumbered consecutively to maintain numerical order, and any reference to the former section numbers within this Ordinance as it exists as of the date of this Amendment or elsewhere in the City Code as it exists as of the date of this Amendment shall be deemed to refer to the renumbered sections.

Section 3. Section 200.3.26 Convenience Store, with Fuel Pumps, is hereby adopted as a new section to replace the former Section 200.3.26. The new section shall read as follows:

200.3.26. Convenience Store, with Fuel Pumps. Convenience Store, with Fuel Pumps, shall comply with the following:

AFT_ZON ORD 2026-XX_ART 1 & ART 2 CONV STR_02122026

A. Special Use Permit. Convenience Store, with Fuel Pumps, may be permitted in the BG (General Business District) zoning classifications with the approval of a Special Use Permit.

B. Permitted Use. Convenience Store, with Fuel *Pumps*, are permitted in the HSB (Highway Service Business District) zoning classification.

Restriction. Fuel dispensing shall be limited to Vehicle – Passenger Car, SUV, Truck or Van, and Vehicle - Recreational as defined by the City of Lawrenceville Zoning Ordinance.

C. Accessory Use. Accessory uses customarily incidental to a convenience store, including indoor retail sales, packaged food and beverages.

D. Prohibited Use. The following uses are expressly prohibited:

- 1. Any automotive-related use, whether principal or accessory, including but not limited to vehicle storage or parking lots, vehicle sales or auction facilities, emissions testing stations, automobile body work, painting, rebuilding, repair or maintenance facilities, or automatic or self-service vehicle washing establishments, whether conducted indoors or outdoors, shall be prohibited.
- 2. No outdoor display, sales or storage of any kind, including but not limited to merchandise, materials, equipment, vehicles, trailers, refuse, or inoperable items, shall be permitted on the property except where expressly allowed by the City Council as part of the Special Use Permit.
- 3. Any use not expressly approved as part of the Special Use Permit.

E. Site Plan and Development Standards.

- 1. Development shall be in substantial conformance with the site plan approved by the City Council.
- 2. Minor site plan modifications may be approved administratively by the Director of Planning and Development, provided such modifications do not reduce required buffers, setbacks, or screening and do not materially alter the approved use.

F. Building, Canopy and Architectural Standards.

- 1. **Building Orientation.** The principal building entrance shall be oriented toward and visible from the primary street frontage.
- 2. **Fuel Pumps and Canopy.**
 - a. Fuel pump islands and canopy structures shall be located to the side or rear of the principal building to the maximum extent practicable.
 - b. The fuel canopy shall be architecturally compatible with the principal building, including consistent colors, materials, and design elements.

c. Canopy lighting shall be fully recessed and shielded.

3. **Exterior Materials.** Primary building façades shall consist predominantly of brick, stone, or decorative masonry materials. Metal siding and EIFS shall not be permitted as primary façade materials.

G. Access, Parking, and Circulation.

1. **Access Points.** Vehicular access shall be limited to the driveways approved with the Special Use Permit and shall comply with City and GDOT requirements.

2. **Internal Circulation.** The site shall be designed to prevent vehicle queuing from obstructing drive aisles, fuel pump access, or public rights-of-way.

3. **Parking.** Parking shall be provided in accordance with BG district parking standards and shall be located outside of required buffers and setbacks.

H. Buffers, Landscaping, and Screening.

1. **Residential Adjacency.** Where a property abuts or is across from a residential zoning classification, landscaped buffers shall be installed in accordance with the City’s buffer regulations and enhanced with evergreen plant materials to provide year-round screening.

2. **Fuel Pump Screening.** Fuel pump areas visible from public streets or residential properties shall be screened through a combination of landscaping, decorative fencing, or low masonry walls.

3. **Service Areas.** Dumpsters, mechanical equipment, and service areas shall be enclosed by masonry walls with opaque gates.

I. Lighting.

1. All exterior lighting shall be directed downward and inward and shall not create glare or light spillover onto adjacent properties or public right-of-way.

2. Fuel canopy lighting shall be extinguished within thirty (30) minutes after the close of business unless otherwise approved.

J. **Signage.** Any application for a Special Use Permit may also include a request for a sign variance or sign special use permit as allowed by this Ordinance.. .

K. Hours of Operation.

1. The City Council may impose limitations on hours of operation as a condition of approval.

2. Fuel deliveries and refuse collection shall be limited to daytime hours unless otherwise approved by the City Council.

L. Real-Time Intelligence Center (RTIC).

A Real-Time Intelligence Center (RTIC) is a facility, unit, or technological system

operated by a law enforcement or public safety agency that collects, integrates, monitors, and analyzes information from cameras, sensors, databases, and other sources to provide real-time situational awareness and operational support during emergencies, incidents, and investigations.

The provisions of this section shall apply to all new commercial, office, institutional, and mixed-use developments involving land-disturbing activity, and may be imposed as a condition of zoning, special use approval, or development approval, including but not limited to conditions requiring connection of site security cameras to the City of Lawrenceville Police Department Real-Time Intelligence Center (RTIC).

Section 4.

Except as specifically amended as set forth above, all other provisions of the City of Lawrenceville Zoning Ordinance (2020) shall remain in full force and affect.

Section 5.

All ordinances, regulations, or parts of the same in conflict with this Ordinance are hereby rescinded to the extent of said conflict and only to the extent of said conflict.

Section 6.

If any section, article, paragraph, sentence, clause, phrase, or word in this ordinance, or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 7.

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

IT IS SO ORDAINED this XX^{XX} day of MONTH, 2026

David R. Still, Mayor

Attest:

AFT_ZON ORD 2026-XX_ART 1 & ART 2 CONV STR_02122026

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item: Intergovernmental Agreement with the Downtown Development Authority for the Lightnin Rental parcel

Department: City Manager

Date of Meeting: Monday, April 27, 2026

Fiscal Impact: none

Presented By: Barry Mock, Assistant City Manager

Action Requested: Approve the IGA with the DDA as presented, and grant authorization for the Mayor to execute the agreement subject to review and approval by the City Attorney.

Summary: The City wishes to transfer this parcel to the DDA for a larger redevelopment project in this area. Upon sale, DDA agrees to transfer all funds received to the City. DDA may retain sufficient funds to cover fees authorized in the IGA.

Attachments/Exhibits:

- IGA City.DDA Lightnin Rental site.docx

INTERGOVERNMENTAL AGREEMENT

Lightnin Rental Site

This INTERGOVERNMENTAL AGREEMENT (“IGA”) is made and entered into as of the ___day of _____2026, 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”).

WITNESSETH:

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 \$10.00 (Ten Dollars) in hand paid and for 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 properties containing approximately twenty acres in Land Lot 11 of the 7th Land District of Gwinnett County , Georgia, which are owned by the City and which are more particularly described on Exhibit A which is incorporated herein by reference (hereinafter Subject Property).
2. In consideration of the transfer of the Subject Property, the DDA agrees to pay to the City all proceeds received by the DDA for the sale of the Subject Property, the lease of the Subject Property, the management of the Subject Property or any other

fees received by the DDA related to the redevelopment of the Subject Property. The DDA shall be entitled to reimburse itself for any legal fees incurred in the transfer of the Subject Property which are not paid by the Purchaser.

- 3. The transfer of the Subject Property by the DDA shall be subject to any restrictions, covenants or development agreements deemed appropriate by the DDA which shall be necessary to make certain that the Subject Property is developed in a manner that is consistent with a development plan to be approved by the City and to provide for the economic redevelopment and revitalization of the area. Since the City’s compensation for the Subject Property is dependent on the amount of compensation received by the DDA for the transfer of the Subject Property, the City shall have the right to reject any restrictions, covenants or redevelopment agreements prior to any transfer of the Subject Property including the compensation to be received by the DDA for the transfer of the Subject Property. Such covenants or restrictions as may be necessary may be recorded with the deed transferring the Subject Property.
- 4. 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.
- 5. 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.
- 6. This IGA expresses the entire understanding and agreement between the parties hereto.
- 7. 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.
- 8. This IGA may be executed in several counterparts, each of which shall be original, and all of which shall constitute one and the same instrument.
- 9. 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.

[Signatures on Following Page]

CITY OF LAWRENCEVILLE, GEORGIA

Date Signed: _____

By: _____
David R. Still, Mayor

Attest _____
Karen Pierce, City Clerk

(City Seal)

**DOWNTOWN DEVELOPMENT AUTHORITY OF
LAWRENCEVILLE, GEORGIA**

Date Signed: _____

By _____
Chairman

Attest _____
Secretary

(Authority Seal)

Exhibit A

Tract 1

All that tract or parcel of land lying and being in Land Lot 11 of the 7th District and Land lot 176 of the 5th District, Gwinnett County, Georgia being more particularly described as followed:

Commencing at a 4x4" Right of Way Monument at the intersection of the Northerly Right of Way of Hurricane Shoals Road and the Westerly Right of Way of Buford Drive as shown on Plan for Georgia DOT Highway project number MSL00-0004-00(086) described as point KC50810,

Thence, Southwesterly along the Northerly Right of Way of Hurricane Shoals 501.75 Feet to a #4 Rebar Found (Disturbed). Said point being THE TRUE POINT OF BEGINNING

THENCE, South 60°38'28" West, along the Northerly Right of Way of Hurricane Shoals Road 60.11 feet to a #4 rebar found;

THENCE leaving said Right of Way (3) North 26°32'46" West, 269.10 feet to a #4 rebar found;

THENCE North 32°07'46" West, 519.81 feet to a #4 rebar found;

THENCE, South 75°10'08" West, 11.89 feet to a #4 rebar found;

THENCE, North 29°03'20" West, 804.96 feet to a 4x4 Right of Way Monument on the Southerly right of way of Georgia SR 316;

THENCE, Easterly along said right of way (7) North 76°39'34" East, 327.37 feet to 4x4 Right of Way Monument ;

THENCE, North 76°37'45" East, 119.08 feet to #4 rebar Set

THENCE, following a curve to the right and onto the 120 foot Right of Way of Lightning Access Drive a distance of 130.52 feet, said curve has a radius of 388.41 and being subtended by a line North 86°32'39" East a distance of 129.91 feet to a #4 rebar set;

THENCE, South 13°54'32" East, 47.25 feet to a 4x4 Right of Way Monument;

THENCE, South 79°06'14" East, 24.34 feet to a 4x4 Right of Way Monument;

THENCE, North 13°51'42" West, 51.04 feet to a 4x4 Right of Way Monument;

THENCE, South 68°10'02" East, 95.42 feet to a #4 rebar set;

THENCE, South 42°40'22" East, 44.42 feet to a #4 rebar set;

THENCE leaving said Right of Way (15) South 42°41'12" East, 534.92 feet to a #4 rebar set;

THENCE, South 18°47'32" West, 65.07 feet to a #4 rebar found with cap;

THENCE, South 68°09'31" East, 233.40 feet to a #4 rebar set;
THENCE, South 21°59'36" West, 22.00 feet to a #4 rebar set;
THENCE, South 14°37'48" East, 25.40 feet to a #4 rebar set;
THENCE, South 80°19'56" West, 49.07 feet to a #4 rebar found;
THENCE, South 20°25'30" West, 216.76 feet to a #4 rebar found;
THENCE, South 20°21'31" West, 167.56 feet to a #4 rebar found;
THENCE, South 61°41'11" West, 199.94 feet to a #4 rebar found with cap;
THENCE, South 27°43'47" East, 25.19 feet to a nail found at back of curb;
THENCE, South 61°34'34" West, 100.00 feet to a #4 rebar found;
THENCE, South 60°14'00" West, 102.82 feet #4 rebar found;
THENCE, South 26°52'33" East, 250.06 feet to a #4 rebar found;

Said Point being the TRUE POINT OF BEGINNING

Said Property containing 19.70 acres more or less and being shown as Tract 1 on a plat of survey entitled "2555 University Parkway, The City of Lawrenceville, Georgia" prepared by Keystone Land Surveying, Inc. dated November 30, 2023, as last revised on December 27, 2023, which plat is incorporated herein by reference.

Exhibit A

Tract 2

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

Commencing at a 4x4” Right of Way Monument at the intersection of the Southerly Right of Way of Lightning Access Drive (also known as Lightnin Access Drive) and the Westerly Right of Way of Buford Drive as shown on Plan for Georgia DOT Highway project number MSL00-0004-00(086) described as point KC50811, SAID POINT IS THE TRUE POINT OF BEGINNING

THENCE South 20°06'57" West, 30.00 feet to a 2” pipe found;

THENCE North 71°00'38" West, 40.01 feet to a 2” pipe found;

THENCE North 20°06'57" East, 16.40 feet to a 2” pipe found;

THENCE North 71°00'38" West, 102.38 feet a point;

THENCE, following a curve to the right a distance of 179.00 feet, said curve has a radius of 1983.46 feet and being subtended by a line North 68°25'31” West a distance of 178.94 feet to a point;

THENCE North 65°50'22" West, 547.39 feet to a point;

THENCE North 42°40'49" West, 34.58 feet;

THENCE South 65°50'24" East, 579.19 feet to a point,

THENCE, following a curve to the left a distance of 177.77 feet, said curve has a radius of 1969.86 feet and being subtended by a line South 68°25'31” East a distance of 177.71 feet to a point;

THENCE South 71°00'35" East, 142.66 feet to a 4x4” Right of Way Monument;

SAID POINT IS THE TRUE POINT OF BEGINNING

Said Property containing 0.29 acres more or less and being shown as Tract 2 on a plat of survey entitled “2555 University Parkway, The City of Lawrenceville, Georgia” prepared by Keystone Land Surveying, Inc. dated November 30, 2023, as last revised on December 27, 2023, which plat is incorporated herein by reference.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item: Contract Award - Old Shadowlawn Cemetery Access Improvements Project

Department: Engineering

Date of Meeting: Monday, April 27, 2026

Fiscal Impact: \$111,111.00

Presented By: Eranildo Lustosa Alves Junior, City Engineer

Action Requested: Award Old Shadowlawn Cemetery Access Improvements Project to the lowest, responsive, and responsible bidder, DCBC LLC, amount not to exceed \$111,111.00. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney.

Summary: The project is located near the Shadowlawn Cemetery in Lawrenceville, Georgia. The address is 87 Scenic Highway, Lawrenceville, GA 30046. The work includes reconstruction of existing access drive including partial removal of existing asphalt and gravel, full removal of concrete flume and clear and grub. The proposed reconstruction will include grading, paving consisting of graded aggregate base course, asphalt binder and topping, and installation of concrete curb and gutter, concrete flumes and associated improvements and erosion control measures. The project will also include the installation of storm sewer piping for a proposed cross drain culvert at the upstream end of the pond.

The City of Lawrenceville issued Invitation to Bid SB019-26 in accordance with the City’s procurement policies, with the intent to award the contract to the lowest, responsive, and responsible bidder. After reviewing all submissions, Staff recommends awarding the construction contract to DCBC LLC, which submitted the lowest, responsive, and responsible bid in the amount of \$111,111.00.

DCBC LLC has demonstrated the qualifications, capacity, and experience necessary to successfully complete the work outlined in the bid documents. Their proposal met all technical and administrative requirements, and the firm has a proven track record of delivering similar infrastructure projects across the region.

Fiscal Impact: Amount not to exceed \$111,111.00. This project is funded by Capital Project 25-010.

Attachments/Exhibits:

- SB019-26 Bid Tabulation.pdf
- SB019-26 Bid Certification.pdf

SB019-26
 Old Shadowlawn Cemetery Access Road Improvements Project
 Engineering Department

				All About Asphalt, Inc.		Azimuth Contractors LLC		CGS LLC		CMC, Inc.		DCBC LLC		Hasbun Construction, LLC	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Warranty and Bonds	1	LS	\$22,922.75	\$22,922.75	\$2,500.00	\$2,500.00	\$1,755.00	\$1,755.00	\$4,200.00	\$4,200.00	\$4,100.00	\$4,100.00	\$6,000.00	\$6,000.00
2	Traffic Control	1	LS	\$15,000.00	\$15,000.00	\$5,100.00	\$5,100.00	\$2,925.00	\$2,925.00	\$2,300.00	\$2,300.00	\$2,000.00	\$2,000.00	\$3,848.45	\$3,848.45
3	Erosion Control	1	LS	\$38,060.00	\$38,060.00	\$9,619.96	\$9,619.96	\$3,510.00	\$3,510.00	\$10,616.15	\$10,616.15	\$9,500.00	\$9,500.00	\$10,551.58	\$10,551.58
4	Survey & As Built	1	LS	\$9,130.00	\$9,130.00	\$1,000.00	\$1,000.00	\$5,850.00	\$5,850.00	\$2,500.00	\$2,500.00	\$4,900.00	\$4,900.00	\$4,800.00	\$4,800.00
5	Demolition Complete as per plans (including tree & roots removals) See Sheet C1.1	1	LS	\$112,750.00	\$112,750.00	\$27,700.00	\$27,700.00	\$29,250.00	\$29,250.00	\$20,432.17	\$20,432.17	\$9,500.00	\$9,500.00	\$35,003.65	\$35,003.65
6	Earthwork & Grading Complete	1	LS	\$8,800.00	\$8,800.00	\$49,650.77	\$49,650.77	\$13,676.96	\$13,676.96	\$55,449.86	\$55,449.86	\$10,488.00	\$10,488.00	\$43,450.88	\$43,450.88
7	30" RCP Storm Drain Installation, including pipe bedding and backfill	34	LF	\$440.00	\$14,960.00	\$100.53	\$3,418.02	\$326.91	\$11,114.94	\$160.00	\$5,440.00	\$140.00	\$4,760.00	\$234.00	\$7,956.00
8	Medium Duty Asphaly Base and Paving (see detail on plans). 1 1/2" asphalt topping 9.5mm Superpave TP 2 GP 2; 2" asphalt binder 19mm Superpave GP 1 or 2; 8" compacted 100% STD Proctor including bitumen and lime	667	SY	\$68.75	\$45,856.25	\$43.00	\$28,681.00	\$89.46	\$59,669.82	\$61.96	\$41,327.32	\$61.00	\$40,687.00	\$67.67	\$45,135.89
9	24" curb and gutter	437	LF	\$33.00	\$14,421.00	\$17.73	\$7,748.01	\$29.25	\$12,782.25	\$21.00	\$9,177.00	\$28.00	\$12,236.00	\$32.79	\$14,329.23
10	Concrete flume (see plans for detail)	16	SY	\$550.00	\$8,800.00	\$67.70	\$1,083.20	\$329.06	\$5,264.96	\$215.00	\$3,440.00	\$100.00	\$1,600.00	\$191.32	\$3,061.12
11	30" concrete headwall	2	EA	\$2,200.00	\$4,400.00	\$2,415.71	\$4,831.42	\$1,755.00	\$3,510.00	\$2,280.00	\$4,560.00	\$2,850.00	\$5,700.00	\$4,884.00	\$9,768.00
12	Permanent grassing (Bermuda Sod)	300	SY	\$22.00	\$6,600.00	\$15.00	\$4,500.00	\$11.70	\$3,510.00	\$10.50	\$3,150.00	\$13.00	\$3,900.00	\$10.06	\$3,018.00
13	Rip Rap class 1	30	TN	\$110.00	\$3,300.00	\$90.00	\$2,700.00	\$117.00	\$3,510.00	\$78.25	\$2,347.50	\$58.00	\$1,740.00	\$83.19	\$2,495.70
SUBTOTAL				\$305,000.00		\$148,532.38		\$156,328.93		\$164,940.00		\$111,111.00		\$189,418.50	

				Lagniappe Development Co., Inc.		Professional Pipeline LLC		RM Concrete Specialist LLC		Surfaces Group, LLC		Woodwind Construction Company, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Warranty and Bonds	1	LS	\$13,181.74	\$13,181.74	\$9,900.00	\$9,900.00	\$7,150.00	\$7,150.00	\$2,726.97	\$2,726.97	\$5,000.00	\$5,000.00
2	Traffic Control	1	LS	\$4,271.66	\$4,271.66	\$7,500.00	\$7,500.00	\$5,987.00	\$5,987.00	\$4,797.65	\$4,797.65	\$1,000.00	\$1,000.00
3	Erosion Control	1	LS	\$20,565.78	\$20,565.78	\$12,500.00	\$12,500.00	\$9,683.00	\$9,683.00	\$22,138.36	\$22,138.36	\$12,000.00	\$12,000.00
4	Survey & As Built	1	LS	\$18,543.25	\$18,543.25	\$17,500.00	\$17,500.00	\$4,400.00	\$4,400.00	\$16,244.17	\$16,244.17	\$4,000.00	\$4,000.00
5	Demolition Complete as per plans (including tree & roots removals) See Sheet C1.1	1	LS	\$39,748.50	\$39,748.50	\$52,500.00	\$52,500.00	\$34,410.00	\$34,410.00	\$30,765.46	\$30,765.46	\$25,000.00	\$25,000.00
6	Earthwork & Grading Complete	1	LS	\$50,479.79	\$50,479.79	\$75,000.00	\$75,000.00	\$16,462.00	\$16,462.00	\$65,519.74	\$65,519.74	\$68,500.00	\$68,500.00
7	30" RCP Storm Drain Installation, including pipe bedding and backfill	34	LF	\$205.51	\$6,987.34	\$275.00	\$9,350.00	\$223.00	\$7,582.00	\$452.44	\$15,382.96	\$400.00	\$13,600.00
8	Medium Duty Asphaly Base and Paving (see detail on plans). 1 1/2" asphalt topping 9.5mm Superpave TP 2 GP 2; 2" asphalt binder 19mm Superpave GP 1 or 2; 8" compacted 100% STD Proctor including bitumen and lime	667	SY	\$88.63	\$59,116.21	\$98.00	\$65,366.00	\$83.00	\$55,361.00	\$117.44	\$78,332.48	\$100.00	\$66,700.00
9	24" curb and gutter	437	LF	\$30.43	\$13,297.91	\$35.00	\$15,295.00	\$37.00	\$16,169.00	\$46.14	\$20,163.18	\$30.00	\$13,110.00
10	Concrete flume (see plans for detail)	16	SY	\$220.85	\$3,533.60	\$125.00	\$2,000.00	\$285.00	\$4,560.00	\$275.59	\$4,409.44	\$250.00	\$4,000.00
11	30" concrete headwall	2	EA	\$4,235.00	\$8,470.00	\$3,500.00	\$7,000.00	\$7,199.00	\$14,398.00	\$6,922.24	\$13,844.48	\$4,500.00	\$9,000.00
12	Permanent grassing (Bermuda Sod)	300	SY	\$16.94	\$5,082.00	\$15.00	\$4,500.00	\$9.00	\$2,700.00	\$15.97	\$4,791.00	\$20.00	\$6,000.00
13	Rip Rap class 1	30	TN	\$107.54	\$3,226.20	\$85.00	\$2,550.00	\$157.00	\$4,710.00	\$144.04	\$4,321.20	\$150.00	\$4,500.00
SUBTOTAL				\$246,503.98		\$280,961.00		\$183,572.00		\$283,437.09-\$5,848.10=\$277,588.99*		\$232,410.00	

*=\$5,848.10 Deduct

Recommended Vendor
 DCBC, LLC
 255 Gateway Dr., Ste 300
 Bethlehem, GA 30620
bids@dbccllc.net



LAWRENCEVILLE

GEORGIA

Solicitation Award Checklist

Solicitation Name: SB019-26 Old Shadowlawn Cemetery Access Improvements Project

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	
Bid Bond	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	A-XIII (3/25/26)
Bid Schedule	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
Certificate of Insurance	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
E-Verify	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	2167122
Non-Collusion Affidavit	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
Secretary of State Registered	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	

Purchasing Signature Kenneth Morris

Department / Stakeholder

Meets technical requirements as stated	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
References checked	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Statement of Bidders Qualifications	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Department Signature Eranildo Lustosa

Digitally signed by Eranildo Lustosa
DN: cn=LUSTOSA,
o=Lawrenceville Georgia, ou=Lawrenceville Georgia,
c=US, email=Eranildo.Lustosa@lawrencevillega.org,
Date: 2026.04.10 13:39:14-0400'



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** Contract Award - Lawrenceville Gateway Trail Trailhead
- Department:** Engineering
- Date of Meeting:** Monday, April 27, 2026
- Fiscal Impact:** \$777,322.21
- Presented By:** Eranildo Lustosa Alves Junior, City Engineer
- Action Requested:** Award Lawrenceville Gateway Trail Trailhead to the lowest, responsive, and responsible bidder, CGS Inc., amount not to exceed \$777,322.21. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney.

Summary: The project aims to enhance public access to the local trail while creating a safe, welcoming, and accessible space for visitors. Located just off Collins Industrial Way, near Georgia Gwinnett College, this trailhead will feature a 23-space parking lot, including ADA-compliant spaces, a monument sign with a brick-paved gathering space, granite seat walls, and bicycle racks. Additionally, the trailhead will be fully wheelchair accessible, incorporating handicap ramps. The proposed 10-foot-wide trail will seamlessly connect with an existing trail, improving regional connectivity for hikers, cyclists, and outdoor enthusiasts.

The City of Lawrenceville issued Invitation to Bid SB021-26 in accordance with the City’s procurement policies, with the intent to award the contract to the lowest, responsive, and responsible bidder. After reviewing all submissions, Staff recommends awarding the construction contract to CGS Inc., which submitted the lowest, responsive, and responsible bid in the amount of \$777,322.21.

CGS Inc. has demonstrated the qualifications, capacity, and experience necessary to successfully complete the work outlined in the bid documents. Their proposal met all technical and

administrative requirements, and the firm has a proven track record of delivering similar infrastructure projects across the region.

Fiscal Impact: Amount not to exceed \$777,322.21. This project is funded by the 2023 SPLOST funds, Project SP-004.

Attachments/Exhibits:

- SB021-26 Bid Tabulation.pdf
- SB021-26 Bid Certification.pdf
- Gateway Trailhead Concept Plan.pdf

SB021-26
Lawrenceville Gateway Trail Trailhead
Engineering

				CGS, Inc		CMC, Inc		Hasbun Construction		Ohmshiv Construction	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Warranties and Bonds	1	LS	\$15,000.00	\$15,000.00	\$11,400.00	\$11,400.00	\$39,600.00	\$39,600.00	\$8,500.00	\$8,500.00
2	Mobilization & Staging	1	LS	\$23,519.36	\$23,519.36	\$10,500.00	\$10,500.00	\$5,760.00	\$5,760.00	\$7,500.00	\$7,500.00
3	Traffic Control	1	LS	\$7,500.00	\$7,500.00	\$4,250.00	\$4,250.00	\$4,138.56	\$4,138.56	\$4,500.00	\$4,500.00
4	Erosion Control - All Complete per plans and specs.	1	LS	\$10,750.00	\$10,750.00	\$12,837.50	\$12,837.50	\$13,711.80	\$13,711.80	\$14,500.00	\$14,500.00
5	Demolition - All Complete per plans and specs. See sheet C1.0	1	LS	\$8,625.00	\$8,625.00	\$862.50	\$862.50	\$1,709.81	\$1,709.81	\$71,000.00	\$71,000.00
6	Earthwork & Fine Grading - All Complete (includes site clearing & removal of kudzu in immediate work area)	1	LS	\$28,750.00	\$28,750.00	\$236,724.85	\$236,724.85	\$223,058.46	\$223,058.46	\$148,000.00	\$148,000.00
7	Relocate existing water meter	1	EA	\$1,725.00	\$1,725.00	\$1,200.00	\$1,200.00	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00
8	10" Precast Trench & Grates	20	LF	\$316.25	\$6,325.00	\$700.85	\$14,017.00	\$550.95	\$11,019.00	\$400.00	\$8,000.00
9	8" HPDE Storm Pipe, including pipe bedding and fill up to grade	87	LF	\$109.25	\$9,504.75	\$28.50	\$2,479.50	\$30.00	\$2,610.00	\$22.00	\$1,914.00
10	18" HPDE Storm Pipe, including pipe bedding and fill up to grade	132	LF	\$230.00	\$30,360.00	\$39.00	\$5,148.00	\$98.40	\$12,988.80	\$40.00	\$5,280.00
11	18" RCP Storm Pipe, including pipe bedding and fill up to grade	58	LF	\$287.50	\$16,675.00	\$66.25	\$3,842.50	\$144.00	\$8,352.00	\$72.00	\$4,176.00
12	60" HPDE Storm Storage Pipe, including pipe bedding and fill up to grade	120	LF	\$557.75	\$66,930.00	\$165.75	\$19,890.00	\$456.00	\$54,720.00	\$325.00	\$39,000.00
13	Drop Inlet Manhole Structure, Precast Conc. (3' deep, 4' dia.)	1	EA	\$22,425.00	\$22,425.00	\$4,850.00	\$4,850.00	\$7,762.50	\$7,762.50	\$4,500.00	\$4,500.00
14	Double Wing Catch Basin Structure, Precast Conc. (6' deep, 4' dia.)	1	EA	\$22,425.00	\$22,425.00	\$4,800.00	\$4,800.00	\$9,717.50	\$9,717.50	\$6,500.00	\$6,500.00

BID TABULATION

15	Junction Box Structure, Precast Conc. (12' deep, 7' dia.)	1	EA	\$28,175.00	\$28,175.00	\$10,800.00	\$10,800.00	\$10,177.50	\$10,177.50	\$14,800.00	\$14,800.00
16	Junction Box Structure, Precast Conc. (6.5' deep, 7' dia.) - WQ Outlet Structure	1	EA	\$28,175.00	\$28,175.00	\$10,500.00	\$10,500.00	\$16,100.00	\$16,100.00	\$11,400.00	\$11,400.00
17	Headwall, Precast Conc. (18" dia.)	1	EA	\$4,025.00	\$4,025.00	\$1,150.00	\$1,150.00	\$3,283.25	\$3,283.25	\$2,000.00	\$2,000.00
18	Rip Rap Type 3 & Filter Blanket	73	SF	\$23.63	\$1,724.99	\$11.25	\$821.25	\$0.31	\$22.63	\$72.00	\$5,256.00
19	24" Curb & Gutter, Conc.	1,023	LF	\$29.90	\$30,587.70	\$14.00	\$14,322.00	\$27.48	\$28,112.04	\$22.00	\$22,506.00
20	8" Edge Banding, Conc. (12" deep)	402	LF	\$3.00	\$1,206.00	\$14.00	\$5,628.00	\$20.55	\$8,261.10	\$22.00	\$8,844.00
21	Asphalt, 9.5 Superpave TP 2 GP 2. Including tack Coat	130	TN	\$230.00	\$29,900.00	\$212.25	\$27,592.50	\$304.75	\$39,617.50	\$200.00	\$26,000.00
22	Asphalt, 19 Superpave GP 1 or 2 (binder). Including tack Coat	125	TN	\$207.00	\$25,875.00	\$180.70	\$22,587.50	\$292.25	\$36,531.25	\$188.00	\$23,500.00
23	GAB (6" deep under asphalt parking and trail)	327	TON	\$69.00	\$22,563.00	\$36.50	\$11,935.50	\$63.90	\$20,895.30	\$34.00	\$11,118.00
24	GAB (4" deep under concrete paving)	24	TON	\$69.00	\$1,656.00	\$40.00	\$960.00	\$63.90	\$1,533.60	\$32.00	\$768.00
25	Concrete for walkways, under plaza, bike rack, waste receptacle	22	CY	\$402.50	\$8,855.00	\$340.00	\$7,480.00	\$565.63	\$12,443.86	\$350.00	\$7,700.00
26	Truncated Dome (color red)	104	SF	\$8.05	\$837.20	\$10.50	\$1,092.00	\$40.62	\$4,224.48	\$40.00	\$4,160.00
27	Modular Brick Pavers 3/8" tooled mortar joints, 1/2" Mortar setting bed, 4" reinforced concrete w 6"x6" - W1.4 x W1.4WWM, and 4" GAB, 95% STD Proctor. See detail on Sheet C5.2	1,865	SF	\$40.79	\$76,073.35	\$21.50	\$40,097.50	\$49.71	\$92,709.15	\$40.00	\$74,600.00
28	Brick Paver Sealing - Sure Klean Sealer (or approved equal)	1,865	SF	\$3.08	\$5,744.20	\$1.25	\$2,331.25	\$1.05	\$1,958.25	\$13.50	\$25,177.50
29	Thermoplastic Striping, White 24"	80	LF	\$28.75	\$2,300.00	\$12.50	\$1,000.00	\$18.00	\$1,440.00	\$9.00	\$720.00
30	Thermoplastic Striping, White 8"	96	LF	\$8.63	\$828.48	\$7.25	\$696.00	\$9.60	\$921.60	\$6.25	\$600.00
31	Thermoplastic Striping, White 4"	105	LF	\$5.75	\$603.75	\$2.50	\$262.50	\$7.20	\$756.00	\$3.25	\$341.25
32	Thermoplastic Striping, HC Striping and HC vertical signage. See detail on Sheet C5.3	1	EA	\$3,910.00	\$3,910.00	\$850.00	\$850.00	\$962.40	\$962.40	\$665.00	\$665.00
33	Granite Rubble Seat Wall, including but not limited to footing, GAB, rebar, granite cap, granite rubble, etc. See detail on Sheet C5.3	100	LF	\$345.00	\$34,500.00	\$508.35	\$50,835.00	\$510.33	\$51,033.00	\$250.00	\$25,000.00
34	Removable Bollards. See detail on Sheet C5.3	14	EA	\$402.50	\$5,635.00	\$1,316.45	\$18,430.30	\$1,398.22	\$19,575.08	\$1,700.00	\$23,800.00
35	Stop Sign & Post (per GDOT/MUTCD specs)	1	EA	\$575.00	\$575.00	\$390.00	\$390.00	\$352.08	\$352.08	\$275.00	\$275.00

BID TABULATION

36	City Parking Sign, including foundation. See detail on Sheet C5.1	1	EA	\$4,025.00	\$4,025.00	\$10,500.00	\$10,500.00	\$11,937.50	\$11,937.50	\$30,000.00	\$30,000.00
37	Bike Rack. See detail on Sheet C5.3	10	EA	\$402.50	\$4,025.00	\$350.10	\$3,501.00	\$479.00	\$4,790.00	\$2,100.00	\$21,000.00
38	Waste Bins, Double. See detail on Sheet C5.3	3	EA	\$2,300.00	\$6,900.00	\$2,054.80	\$6,164.40	\$2,542.32	\$7,626.96	\$2,200.00	\$6,600.00
39	Electrical Meter, Transformer, Panel. All completed per plans.	1	LS	\$12,655.75	\$12,655.75	\$13,500.00	\$13,500.00	\$13,000.00	\$13,000.00	\$13,890.00	\$13,890.00
40	Electrical Line/Wires/Conductors & Conduit. All completed per plans.	1	LS	\$7,607.25	\$7,607.25	\$12,500.00	\$12,500.00	\$36,492.30	\$36,492.30	\$21,344.00	\$21,344.00
41	Parking Lot Lighting & Pole (Cooper Lighting). Including foundation, junction box, wiring and conduits. 20 ft round tapered steel pole with a light fixture. All completed per plans. City to provide electrical junction box/hand hole (material only) and contractor to install electrical junction box/hand hole per City standards (see ECG detail on sheet C5.1)	7	EA	\$7,891.96	\$55,243.72	\$4,635.00	\$32,445.00	\$4,744.97	\$33,214.79	\$5,900.00	\$41,300.00
42	Pedestrian Plaza Lighting & Pole (Sternberg Lighting). Including foundation, junction box, wiring and conduits. 12 ft round aluminum pole with a light fixture. All completed per plans. City to provide electrical junction box/hand hole (material only) and contractor to install electrical junction box/hand hole per City standards (see ECG detail on sheet C5.1)	3	EA	\$1,725.00	\$5,175.00	\$8,200.00	\$24,600.00	\$3,886.97	\$11,660.91	\$7,200.00	\$21,600.00
43	Lighting Fixture (Recessed Mansory seat wall light), Seating Wall. Including wiring and conduits. All completed per plans.	10	EA	\$575.00	\$5,750.00	\$970.00	\$9,700.00	\$688.99	\$6,889.90	\$2,244.00	\$22,440.00
44	Lighting Fixture (adjustable flood led light), Monument Sign. Including wiring and conduits. All completed per plans.	4	EA	\$345.00	\$1,380.00	\$1,400.00	\$5,600.00	\$298.99	\$1,195.96	\$1,290.00	\$5,160.00
45	Monument Sign, Complete (See sheets C6.0, C6.1, C6.2 for details)	1	LS	\$22,425.00	\$22,425.00	\$45,380.65	\$45,380.65	\$77,233.26	\$77,233.26	\$60,000.00	\$60,000.00
46	Green Gable Black Gum	8	EA	\$705.53	\$5,644.24	\$825.00	\$6,600.00	\$642.00	\$5,136.00	\$540.00	\$4,320.00
47	Nuttall Oak (3" cal)	5	EA	\$648.03	\$3,240.15	\$985.00	\$4,925.00	\$651.00	\$3,255.00	\$545.00	\$2,725.00
48	Princeton Elm (3" cal)	5	EA	\$676.78	\$3,383.90	\$950.00	\$4,750.00	\$594.00	\$2,970.00	\$500.00	\$2,500.00
49	Green Vase Zelkova (3" cal)	8	EA	\$676.78	\$5,414.24	\$950.00	\$7,600.00	\$651.00	\$5,208.00	\$550.00	\$4,400.00
50	Dwarf Yaupon (3 Gal)	53	EA	\$66.31	\$3,514.43	\$40.00	\$2,120.00	\$36.46	\$1,932.38	\$32.00	\$1,696.00
51	Variegated Liriope (1 Gal)	175	EA	\$20.17	\$3,529.75	\$14.00	\$2,450.00	\$15.18	\$2,656.50	\$13.00	\$2,275.00
52	Tiftuf Bermuda Sod	27,000	SF	\$1.50	\$40,500.00	\$0.75	\$20,250.00	\$0.96	\$25,920.00	\$0.80	\$21,600.00
53	Hardwood Mulch	23	CY	\$115.00	\$2,645.00	\$129.60	\$2,980.80	\$78.00	\$1,794.00	\$65.00	\$1,495.00
TOTAL				\$777,322.21		\$778,130.00		\$1,000,471.96		\$899,445.75	

				Sol Construction		Surfaces Group, LLC		Woodwind Construction Co.		Zaveri Enterprises, Inc	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Warranties and Bonds	1	LS	\$22,520.00	\$22,520.00	\$20,476.10	\$20,476.10	\$30,000.00	\$30,000.00	\$25,000.00	\$25,000.00
2	Mobilization & Staging	1	LS	\$4,955.00	\$4,955.00	\$39,329.32	\$39,329.32	\$40,000.00	\$40,000.00	\$25,000.00	\$25,000.00
3	Traffic Control	1	LS	\$8,546.00	\$8,546.00	\$8,106.38	\$8,106.38	\$6,000.00	\$6,000.00	\$5,000.00	\$5,000.00
4	Erosion Control - All Complete per plans and specs.	1	LS	\$12,421.00	\$12,421.00	\$16,411.33	\$16,411.33	\$22,000.00	\$22,000.00	\$6,100.00	\$6,100.00
5	Demolition - All Complete per plans and specs. See sheet C1.0	1	LS	\$45,427.00	\$45,427.00	\$1,480.45	\$1,480.45	\$5,000.00	\$5,000.00	\$12,500.00	\$12,500.00
6	Earthwork & Fine Grading - All Complete (includes site clearing & removal of kudzu in immediate work area)	1	LS	\$224,057.00	\$224,057.00	\$164,355.70	\$164,355.70	\$250,000.00	\$250,000.00	\$194,000.00	\$194,000.00
7	Relocate existing water meter	1	EA	\$2,350.00	\$2,350.00	\$2,353.09	\$2,353.09	\$3,000.00	\$3,000.00	\$500.00	\$500.00
8	10" Precast Trench & Grates	20	LF	\$1,050.00	\$21,000.00	\$511.61	\$10,232.20	\$800.00	\$16,000.00	\$800.00	\$16,000.00
9	8" HPDE Storm Pipe, including pipe bedding and fill up to grade	87	LF	\$52.50	\$4,567.50	\$41.88	\$3,643.56	\$30.00	\$2,610.00	\$60.00	\$5,220.00
10	18" HPDE Storm Pipe, including pipe bedding and fill up to grade	132	LF	\$66.00	\$8,712.00	\$84.71	\$11,181.72	\$60.00	\$7,920.00	\$70.00	\$9,240.00
11	18" RCP Storm Pipe, including pipe bedding and fill up to grade	58	LF	\$83.50	\$4,843.00	\$113.08	\$6,558.64	\$60.00	\$3,480.00	\$94.00	\$5,452.00
12	60" HPDE Storm Storage Pipe, including pipe bedding and fill up to grade	120	LF	\$191.00	\$22,920.00	\$379.17	\$45,500.40	\$250.00	\$30,000.00	\$300.00	\$36,000.00
13	Drop Inlet Manhole Structure, Precast Conc. (3' deep, 4' dia.)	1	EA	\$4,544.00	\$4,544.00	\$5,431.05	\$5,431.05	\$4,500.00	\$4,500.00	\$7,500.00	\$7,500.00
14	Double Wing Catch Basin Structure, Precast Conc. (6' deep, 4' dia.)	1	EA	\$4,110.50	\$4,110.50	\$9,326.83	\$9,326.83	\$5,500.00	\$5,500.00	\$7,500.00	\$7,500.00
15	Junction Box Structure, Precast Conc. (12' deep, 7' dia.)	1	EA	\$14,152.00	\$14,152.00	\$24,781.78	\$24,781.78	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
16	Junction Box Structure, Precast Conc. (6.5' deep, 7' dia.) - WQ Outlet Structure	1	EA	\$15,086.00	\$15,086.00	\$17,311.19	\$17,311.19	\$7,500.00	\$7,500.00	\$12,000.00	\$12,000.00
17	Headwall, Precast Conc. (18" dia.)	1	EA	\$4,461.00	\$4,461.00	\$1,698.83	\$1,698.83	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00
18	Rip Rap Type 3 & Filter Blanket	73	SF	\$20.00	\$1,460.00	\$11.00	\$803.00	\$50.00	\$3,650.00	\$40.00	\$2,920.00
19	24" Curb & Gutter, Conc.	1,023	LF	\$21.50	\$21,994.50	\$39.24	\$40,142.52	\$40.00	\$40,920.00	\$25.00	\$25,575.00
20	8" Edge Banding, Conc. (12" deep)	402	LF	\$11.50	\$4,623.00	\$37.68	\$15,147.36	\$30.00	\$12,060.00	\$20.00	\$8,040.00

BID TABULATION

21	Asphalt, 9.5 Superpave TP 2 GP 2. Including tack Coat	130	TN	\$254.00	\$33,020.00	\$331.97	\$43,156.10	\$300.00	\$39,000.00	\$190.00	\$24,700.00
22	Asphalt, 19 Superpave GP 1 or 2 (binder). Including tack Coat	125	TN	\$232.00	\$29,000.00	\$294.63	\$36,828.75	\$300.00	\$37,500.00	\$180.00	\$22,500.00
23	GAB (6" deep under asphalt parking and trail)	327	TON	\$39.50	\$12,916.50	\$78.62	\$25,708.74	\$150.00	\$49,050.00	\$112.00	\$36,624.00
24	GAB (4" deep under concrete paving)	24	TON	\$39.50	\$948.00	\$74.66	\$1,791.84	\$150.00	\$3,600.00	\$50.00	\$1,200.00
25	Concrete for walkways, under plaza, bike rack, waste receptacle	22	CY	\$680.00	\$14,960.00	\$1,002.98	\$22,065.56	\$600.00	\$13,200.00	\$600.00	\$13,200.00
26	Truncated Dome (color red)	104	SF	\$36.50	\$3,796.00	\$34.08	\$3,544.32	\$50.00	\$5,200.00	\$34.00	\$3,536.00
27	Modular Brick Pavers 3/8" tooled mortar joints, 1/2" Mortar setting bed, 4" reinforced concrete w 6"x6" - W1.4 x W1.4WWM, and 4" GAB, 95% STD Proctor. See detail on Sheet C5.2	1,865	SF	\$24.00	\$44,760.00	\$15.88	\$29,616.20	\$50.00	\$93,250.00	\$20.00	\$37,300.00
28	Brick Paver Sealing - Sure Klean Sealer (or approved equal)	1,865	SF	\$1.00	\$1,865.00	\$1.02	\$1,902.30	\$3.00	\$5,595.00	\$3.00	\$5,595.00
29	Thermoplastic Striping, White 24"	80	LF	\$9.50	\$760.00	\$12.72	\$1,017.60	\$40.00	\$3,200.00	\$9.54	\$763.20
30	Thermoplastic Striping, White 8"	96	LF	\$7.00	\$672.00	\$6.21	\$596.16	\$25.00	\$2,400.00	\$4.66	\$447.36
31	Thermoplastic Striping, White 4"	105	LF	\$3.50	\$367.50	\$2.12	\$222.60	\$20.00	\$2,100.00	\$1.59	\$166.95
32	Thermoplastic Striping, HC Striping and HC vertical signage. See detail on Sheet C5.3	1	EA	\$723.00	\$723.00	\$3,305.67	\$3,305.67	\$2,000.00	\$2,000.00	\$2,067.00	\$2,067.00
33	Granite Rubble Seat Wall, including but not limited to footing, GAB, rebar, granite cap, granite rubble, etc. See detail on Sheet C5.3	100	LF	\$723.00	\$72,300.00	\$377.35	\$37,735.00	\$600.00	\$60,000.00	\$380.00	\$38,000.00
34	Removable Bollards. See detail on Sheet C5.3	14	EA	\$1,009.00	\$14,126.00	\$855.27	\$11,973.78	\$1,800.00	\$25,200.00	\$1,130.00	\$15,820.00
35	Stop Sign & Post (per GDOT/MUTCD specs)	1	EA	\$554.00	\$554.00	\$315.45	\$315.45	\$800.00	\$800.00	\$825.00	\$825.00
36	City Parking Sign, including foundation. See detail on Sheet C5.1	1	EA	\$5,317.00	\$5,317.00	\$16,259.91	\$16,259.91	\$16,000.00	\$16,000.00	\$4,500.00	\$4,500.00
37	Bike Rack. See detail on Sheet C5.3	10	EA	\$582.00	\$5,820.00	\$428.22	\$4,282.20	\$750.00	\$7,500.00	\$2,500.00	\$25,000.00
38	Waste Bins, Double. See detail on Sheet C5.3	3	EA	\$4,253.00	\$12,759.00	\$2,617.49	\$7,852.47	\$3,000.00	\$9,000.00	\$1,900.00	\$5,700.00
39	Electrical Meter, Transformer, Panel. All completed per plans.	1	LS	\$15,140.00	\$15,140.00	\$11,298.86	\$11,298.86	\$18,000.00	\$18,000.00	\$31,750.00	\$31,750.00
40	Electrical Line/Wires/Conductors & Conduit. All completed per plans.	1	LS	\$23,265.00	\$23,265.00	\$14,498.53	\$14,498.53	\$25,000.00	\$25,000.00	\$4,500.00	\$4,500.00

BID TABULATION

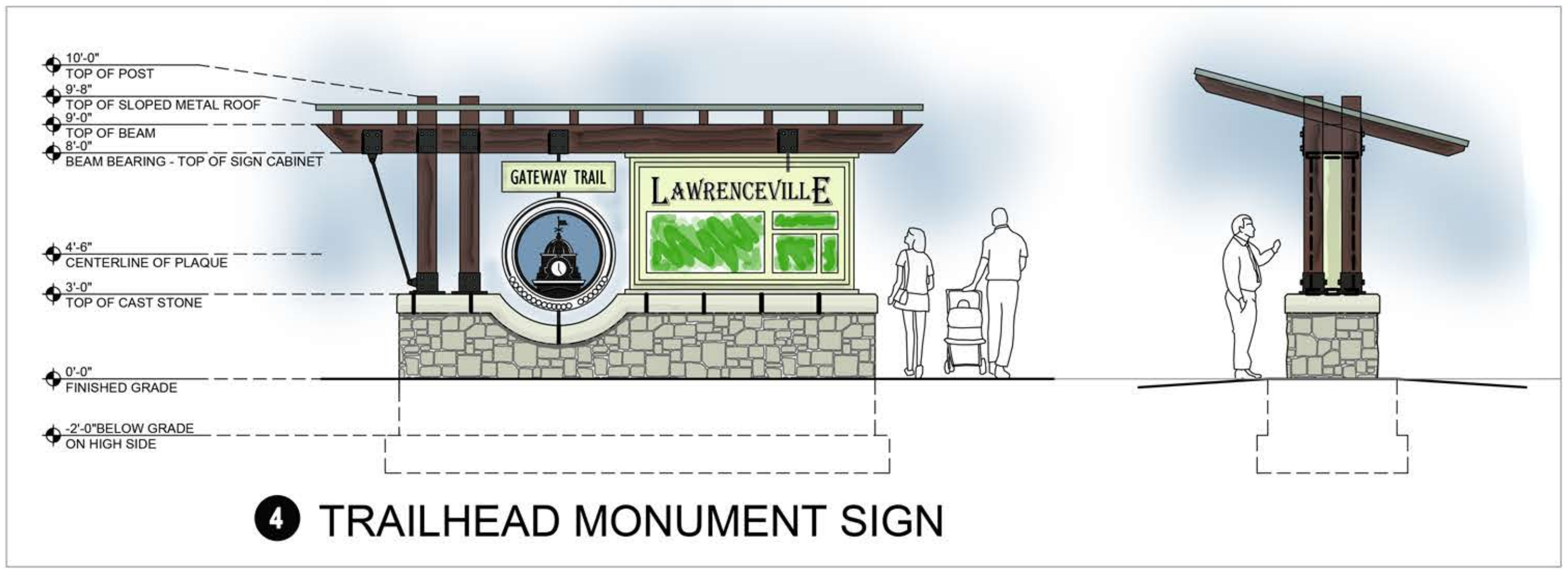
41	Parking Lot Lighting & Pole (Cooper Lighting). Including foundation, junction box, wiring and conduits. 20 ft round tapered steel pole with a light fixture. All completed per plans. City to provide electrical junction box/hand hole (material only) and contractor to install electrical junction box/hand hole per City standards (see ECG detail on sheet C5.1)	7	EA	\$6,431.00	\$45,017.00	\$6,651.32	\$46,559.24	\$4,000.00	\$28,000.00	\$7,500.00	\$52,500.00
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BID TABULATION

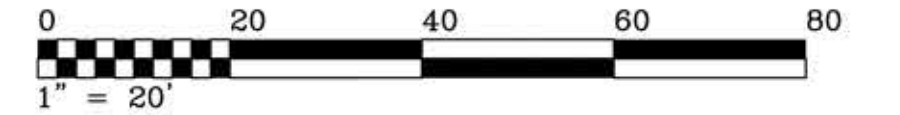
42	Pedestrian Plaza Lighting & Pole (Sternberg Lighting). Including foundation, junction box, wiring and conduits. 12 ft round aluminum pole with a light fixture. All completed per plans. City to provide electrical junction box/hand hole (material only) and contractor to install electrical junction box/hand hole per City standards (see ECG detail on sheet C5.1)	3	EA	\$7,848.00	\$23,544.00	\$11,221.53	\$33,664.59	\$3,000.00	\$9,000.00	\$4,500.00	\$13,500.00
43	Lighting Fixture (Recessed Mansory seat wall light), Seating Wall. Including wiring and conduits. All completed per plans.	10	EA	\$2,446.00	\$24,460.00	\$1,165.61	\$11,656.10	\$600.00	\$6,000.00	\$1,000.00	\$10,000.00
44	Lighting Fixture (adjustable flood led light), Monument Sign. Including wiring and conduits. All completed per plans.	4	EA	\$1,406.00	\$5,624.00	\$824.25	\$3,297.00	\$400.00	\$1,600.00	\$1,000.00	\$4,000.00
45	Monument Sign, Complete (See sheets C6.0, C6.1, C6.2 for details)	1	LS	\$94,375.50	\$94,375.50	\$94,068.94	\$94,068.94	\$150,000.00	\$150,000.00	\$71,369.00	\$71,369.00
46	Green Gable Black Gum	8	EA	\$792.00	\$6,336.00	\$1,049.72	\$8,397.76	\$1,200.00	\$9,600.00	\$742.00	\$5,936.00
47	Nuttall Oak (3" cal)	5	EA	\$826.00	\$4,130.00	\$616.79	\$3,083.95	\$1,000.00	\$5,000.00	\$690.00	\$3,450.00
48	Princeton Elm (3" cal)	5	EA	\$751.00	\$3,755.00	\$683.56	\$3,417.80	\$1,000.00	\$5,000.00	\$690.00	\$3,450.00
49	Green Vase Zelkova (3" cal)	8	EA	\$806.00	\$6,448.00	\$692.84	\$5,542.72	\$1,000.00	\$8,000.00	\$690.00	\$5,520.00
50	Dwarf Yaupon (3 Gal)	53	EA	\$59.00	\$3,127.00	\$29.47	\$1,561.91	\$50.00	\$2,650.00	\$32.00	\$1,696.00
51	Variegated Liriope (1 Gal)	175	EA	\$16.50	\$2,887.50	\$11.75	\$2,056.25	\$12.00	\$2,100.00	\$10.00	\$1,750.00
52	Tiftuf Bermuda Sod	27,000	SF	\$1.05	\$28,350.00	\$1.03	\$27,810.00	\$2.00	\$54,000.00	\$1.15	\$31,050.00
53	Hardwood Mulch	23	CY	\$121.50	\$2,794.50	\$90.00	\$2,070.00	\$70.00	\$1,610.00	\$100.00	\$2,300.00
TOTAL				\$996,667.00		\$961,429.75		\$1,205,295.00		\$898,762.51	

Recommended Vendor:
CGS, Inc
6040 Dawson Blvd Suite K
Norcross, GA 30093

- 1 Gateway Trail (10' wide asphalt path)
- 2 Parking Lot (23 spaces - asphalt)
- 3 Trailhead Plaza (50' dia. brick pavers)
- 4 Trailhead Monument Sign
- 5 Granite Sitting Wall
- 6 Bike Racks & Waste Bins
- 7 Landscape Bed w/ Concrete Edging
- 8 Concrete Walkway / Ramp
- 9 Striped Crosswalk
- 10 Bollards
- 11 Retaining Walls (under construction)
- 12 Trees & Lawn
- 13 Creek



Conceptual Plan
LAWRENCEVILLE GATEWAY TRAIL
Trailhead



December 20, 2024



LAWRENCEVILLE GATEWAY TRAIL Trailhead

Conceptual Plan Elements



1

Gateway Trail (10' wide asphalt path)

LAWRENCEVILLE GATEWAY TRAIL Trailhead

Conceptual Plan Elements



3

Trailhead Plaza

Similar in size, scale & brick pavers as Lawrenceville Lawn Fountain Plaza: minus the fountain & walls & with Trailhead monument sign & granite sitting wall

LAWRENCEVILLE GATEWAY TRAIL Trailhead

Conceptual Plan Elements



4

Trailhead Monument Sign

Similar in style & material as Lawrenceville Gateway Monument: smaller but taller with trail mapping, wayfinding information, & Gateway Trail logo sign

LAWRENCEVILLE GATEWAY TRAIL Trailhead

Conceptual Plan Elements



5 Granite Sitting Wall

LAWRENCEVILLE GATEWAY TRAIL Trailhead

Conceptual Plan Elements



6

Bike Racks & Waste Bins

To match the elements at Lawrenceville Lawn

LAWRENCEVILLE GATEWAY TRAIL Trailhead

Conceptual Plan Elements



7

Concrete Edging

LAWRENCEVILLE GATEWAY TRAIL Trailhead

Conceptual Plan Elements



- 11** Bollards
To prevent vehicles from entering pathway



LAWRENCEVILLE

GEORGIA

Solicitation Award Checklist

Solicitation Name: SB021-26 Lawrenceville Gateway Trail Trailhead

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
Bid Bond	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	A-XI (8/14/25)
Bid Schedule	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
Certificate of Insurance	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
E-Verify	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	1414547
Non-Collusion Affidavit	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
Secretary of State Registered	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	

Purchasing Signature Kenneth Morris

Department / Stakeholder

Meets technical requirements as stated	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
References checked	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Statement of Bidders Qualifications	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Department Signature Eraneldo Lustosa

Digitally signed by Eraneldo Lustosa
DN: cn=Eraneldo Lustosa, email=Eraneldo.Lustosa@lawrencevillega.org,
c=US, ou=Lawrenceville Georgia, o=Lawrenceville Georgia
Date: 2025.04.13 14:14:55-0400



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** Contract Award - Collins Industrial Way Traffic Safety and Operational Improvements
- Department:** Engineering
- Date of Meeting:** Monday, April 27, 2026
- Fiscal Impact:** \$1,096,490.98
- Presented By:** Eranildo Lustosa Alves Junior, City Engineer
- Action Requested:** Award Collins Industrial Way Traffic Safety and Operational Improvements to the lowest, responsive, and responsible bidder, CMC, Inc., amount not to exceed \$1,096,490.98. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney.

Summary: The project is located on Collins Industrial Way, between Collins Hill Road and Lonnie Harvel Blvd in Lawrenceville, Georgia. The project includes traffic control, curb and gutter, concrete ramps and sidewalks, site grading, erosion control, milling and resurfacing, striping and pavement markings, signage, stormwater, decorative bollards, raised crosswalks with double 2-sided Rectangular Rapid Flashing Beacons, and raised paver brick pedestrian crossing/tabletop. The proposed project includes raising the intersection of Collins Industrial Way and University Center Lane approximately 6” to have the intersection flush with the surrounding sidewalks. The intent is to raise the intersection while minimizing the disturbance to the existing sidewalks and brick pavers to slow traffic entering the intersections and create a safer environment for pedestrians.

The City of Lawrenceville issued the Invitation to Bid SB022-26 in accordance with the City’s procurement policies, with the intent to award the contract to the lowest, responsive, and responsible bidder. After reviewing all submissions, staff recommends awarding the construction contract to CMC, Inc., which submitted the lowest, responsive, and responsible bid in the amount of \$996,809.99.

CMC, Inc. has demonstrated the qualifications, capacity, and experience necessary to successfully complete the work outlined in the bid documents. Their proposal met all technical and administrative requirements, and the firm has a proven track record of delivering similar infrastructure projects across the region. In addition to the base contract amount, staff recommends authorizing a 10% contingency, bringing the total potential authorization to \$1,096,490.98, to account for unforeseen site conditions or minor scope adjustments. Staff respectfully requests the Mayor and Council's approval to award the contract and proceed with the project.

Fiscal Impact: Amount not to exceed \$1,096,490.98. Base contract amount of \$996,809.99 and an additional 10% contingency of \$99,680.99. This project is funded by the 2023 SPLOST Funds, Project SP-025.

Attachments/Exhibits:

- SB021-26 Bid Tabulation.pdf
- SB021-26 Bid Certification.pdf

SB022-26
Collins Industrial Way Traffic Safety Improvements
Engineering

				Backbone Infrastructure LLC		CMC, Inc		Lagnippe Construction		Ohmshiv Construction LLC		RM Concrete Specialist		Summit Construction & Development LLC	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Base Project															
1	WARRANTIES & BONDS	LS	1	\$14,593.49	\$14,593.49	\$14,625.00	\$14,625.00	\$18,772.53	\$18,772.53	\$11,500.00	\$11,500.00	\$25,093.00	\$25,093.00	\$35,000.00	\$35,000.00
2	TRAFFIC CONTROL (MUTCD TA-25; TA-27; TA-28; TA-30)	LS	1	\$79,453.12	\$79,453.12	\$77,431.10	\$77,431.10	\$97,177.65	\$97,177.65	\$75,000.00	\$75,000.00	\$64,954.00	\$64,954.00	\$93,629.00	\$93,629.00
3	DEMOLITION	LS	1	\$50,000.00	\$50,000.00	\$11,350.00	\$11,350.00	\$17,908.07	\$17,908.07	\$82,500.00	\$82,500.00	\$5,664.00	\$5,664.00	\$61,150.00	\$61,150.00
4	EROSION CONTROL	LS	1	\$17,490.13	\$17,490.13	\$9,000.00	\$9,000.00	\$14,749.15	\$14,749.15	\$12,500.00	\$12,500.00	\$11,092.00	\$11,092.00	\$14,547.01	\$14,547.01
5	GRADING	LS	1	\$189,177.27	\$189,177.27	\$142,639.29	\$142,639.29	\$150,132.90	\$150,132.90	\$93,000.00	\$93,000.00	\$72,290.00	\$72,290.00	\$151,753.00	\$151,753.00
6	ADJUST UTILITIES (METER BOX; TELECOM; VALVES; MANHOLES, ETC.)	LS	1	\$10,000.00	\$10,000.00	\$1,500.00	\$1,500.00	\$10,350.48	\$10,350.48	\$2,000.00	\$2,000.00	\$20,900.00	\$20,900.00	\$5,000.00	\$5,000.00
7	RECY			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	AGGR SURF CRS	TN	135	\$38.00	\$5,130.00	\$36.75	\$4,961.25	\$88.29	\$11,919.15	\$40.00	\$5,400.00	\$53.00	\$7,155.00	\$50.00	\$6,750.00
9	RECYL AC PATCHING, INCL BM&HL (AS NEEDED)	TN	5	\$250.00	\$1,250.00	\$185.00	\$925.00	\$257.63	\$1,288.15	\$185.00	\$925.00	\$435.00	\$2,175.00	\$180.00	\$900.00
10	RECYL AC LEVELING, INCL BM&HL (AS NEEDED)	TN	20	\$150.00	\$3,000.00	\$190.00	\$3,800.00	\$205.55	\$4,111.00	\$200.00	\$4,000.00	\$220.00	\$4,400.00	\$175.00	\$3,500.00
11	RECYCLED ASPH CONC 9.5 MM SUPERPAVE, GP 2, INCL BITUM MATL & H LIME	TN	1,127	\$165.00	\$185,955.00	\$148.50	\$167,359.50	\$187.30	\$211,087.10	\$145.00	\$163,415.00	\$221.00	\$249,067.00	\$127.68	\$143,895.36
12	TACK COAT	GL	820	\$8.00	\$6,560.00	\$6.50	\$5,330.00	\$8.79	\$7,207.80	\$8.00	\$6,560.00	\$8.00	\$6,560.00	\$8.70	\$7,134.00
13	MILL ASPH CONC PVMT, VARIABLE DEPTH	SY	276	\$35.00	\$9,660.00	\$25.30	\$6,982.80	\$34.33	\$9,475.08	\$25.00	\$6,900.00	\$8.00	\$2,208.00	\$28.00	\$7,728.00
14	ADA RAMPS WITH DETECTABLE WARNING SURFACE & RAMP	EA	7	\$1,200.00	\$8,400.00	\$1,125.00	\$7,875.00	\$2,111.60	\$14,781.20	\$1,150.00	\$8,050.00	\$4,040.00	\$28,280.00	\$2,826.39	\$19,784.73
15	DETECTABLE WARNING SURFACE (FOR RAISED INTERSECTION ONLY)	SF	48	\$11.00	\$528.00	\$20.00	\$960.00	\$49.84	\$2,392.32	\$25.00	\$1,200.00	\$170.00	\$8,160.00	\$15.71	\$754.08
16	CONC SIDEWALK, 4 IN	SY	927	\$45.00	\$41,715.00	\$44.00	\$40,788.00	\$52.22	\$48,407.94	\$42.00	\$38,934.00	\$101.00	\$93,627.00	\$54.00	\$50,058.00
17	CONC SIDEWALK, 8 IN	SY	55	\$85.00	\$4,675.00	\$64.00	\$3,520.00	\$112.32	\$6,177.60	\$64.00	\$3,520.00	\$170.00	\$9,350.00	\$101.00	\$5,555.00
18	CONC CURB & GUTTER/ 8 IN X 30 IN TP2	LF	205	\$28.00	\$5,740.00	\$25.00	\$5,125.00	\$41.03	\$8,411.15	\$25.00	\$5,125.00	\$75.00	\$15,375.00	\$30.00	\$6,150.00
19	CLASS B CONC. BASE OR PAVEMENT WIDENING	CY	1	\$300.00	\$300.00	\$350.00	\$350.00	\$1,068.08	\$1,068.08	\$260.00	\$260.00	\$5,169.00	\$5,169.00	\$580.63	\$580.63
20	CHANGEABLE MESS SIGN, PORT, TP 3	EA	2	\$3,600.00	\$7,200.00	\$4,500.00	\$9,000.00	\$22,150.02	\$44,300.04	\$4,000.00	\$8,000.00	\$3,731.00	\$7,462.00	\$5,000.00	\$10,000.00
21	RIGHT OF WAY MARKERS	EA	8	\$180.00	\$1,440.00	\$185.00	\$1,480.00	\$1,444.84	\$11,558.72	\$200.00	\$1,600.00	\$226.00	\$1,808.00	\$350.00	\$2,800.00
22	SOD (BERMUDA) INCLUDING SOD BED, ROLLING AND WATERING (1 MONTH)	SY	472	\$18.00	\$8,496.00	\$8.50	\$4,012.00	\$20.61	\$9,727.92	\$8.00	\$3,776.00	\$17.00	\$8,024.00	\$12.50	\$5,900.00
23	4' STEEL FENCE "MONTAGE COMMERCIAL" INCL FOOTINGS & INSTALLATION COMPLETE (SEE DWG: 40-0001)	LF	120	\$77.00	\$9,240.00	\$98.50	\$11,820.00	\$88.17	\$10,580.40	\$80.00	\$9,600.00	\$78.00	\$9,360.00	\$77.00	\$9,240.00
24	STORM DRAIN PIPE 15 IN, CLASS III RCP INCLUDING BEDDING AND BACKFILL	LF	79	\$154.00	\$12,166.00	\$73.80	\$5,830.20	\$203.17	\$16,050.43	\$60.00	\$4,740.00	\$149.00	\$11,771.00	\$91.37	\$7,218.23
25	DROP INLET, GP 1	EA	3	\$5,000.00	\$15,000.00	\$4,850.00	\$14,550.00	\$8,991.17	\$26,973.51	\$4,000.00	\$12,000.00	\$5,167.00	\$15,501.00	\$6,500.00	\$19,500.00
26	TEMPORARY STRIPING	LS	1	\$8,000.00	\$8,000.00	\$1,000.00	\$1,000.00	\$21,671.42	\$21,671.42	\$2,500.00	\$2,500.00	\$19,487.00	\$19,487.00	\$15,000.00	\$15,000.00
27	RESET HWY SIGN	EA	1	\$105.00	\$105.00	\$125.00	\$125.00	\$158.29	\$158.29	\$150.00	\$150.00	\$275.00	\$275.00	\$250.00	\$250.00
28	HWY SIGNS, TP1 MAT, REFL SH TP 9 (ALL STOPS SIGNS AT INTERSECTION OF COLLINS INDUSTRIAL WAY & UNIVERSITY CENTER LN MUST BE SOLAR POWERED FLASHING LED STOP SIGNS)	SF	26	\$116.00	\$3,016.00	\$480.00	\$12,480.00	\$35.50	\$923.00	\$375.00	\$9,750.00	\$26.00	\$676.00	\$250.00	\$6,500.00
29	HWY SIGNS, TP1 MAT, REFL SH TP 11 (ALL STOPS SIGNS AT INTERSECTION OF COLLINS INDUSTRIAL WAY & UNIVERSITY CENTER LN MUST BE SOLAR POWERED FLASHING LED STOP SIGNS)	SF	142	\$112.00	\$15,904.00	\$28.00	\$3,976.00	\$33.21	\$4,715.82	\$25.00	\$3,550.00	\$26.00	\$3,692.00	\$250.00	\$35,500.00
30	GALV STEEL POSTS, TP 7	LF	232	\$15.00	\$3,480.00	\$14.00	\$3,248.00	\$24.05	\$5,579.60	\$14.00	\$3,248.00	\$15.00	\$3,480.00	\$12.50	\$2,900.00
31	THERMOPLASTIC PVMT MARKING, ARROW, TP 2	EA	19	\$142.10	\$2,699.90	\$100.00	\$1,900.00	\$122.33	\$2,324.27	\$125.00	\$2,375.00	\$110.00	\$2,090.00	\$100.00	\$1,900.00
32	THERMOPLASTIC PVMT MARKING, ARROW, TP 3	EA	1	\$233.00	\$233.00	\$250.00	\$250.00	\$305.84	\$305.84	\$150.00	\$150.00	\$275.00	\$275.00	\$250.00	\$250.00

33	THERMOPLASTIC PVMT MARKING, WORD, TP 1	EA	1	\$240.00	\$240.00	\$250.00	\$250.00	\$305.84	\$305.84	\$175.00	\$175.00	\$275.00	\$275.00	\$250.00	\$250.00
34	THERMOPLASTIC SOLID TRAFFIC STRIPE, 5 IN, WHITE	LF	6,097	\$1.00	\$6,097.00	\$0.75	\$4,572.75	\$0.67	\$4,084.99	\$0.85	\$5,182.45	\$0.61	\$3,719.17	\$0.55	\$3,353.35
35	THERMOPLASTIC SOLID TRAFFIC STRIPE, 5 IN, YELLOW	LF	6,920	\$1.00	\$6,920.00	\$0.75	\$5,190.00	\$0.67	\$4,636.40	\$0.85	\$5,882.00	\$0.61	\$4,221.20	\$0.55	\$3,806.00
36	THERMOPLASTIC SOLID TRAFFIC STRIPE, 24 IN, WHITE	LF	1,445	\$7.00	\$10,115.00	\$1.50	\$2,167.50	\$10.40	\$15,028.00	\$7.00	\$10,115.00	\$9.35	\$13,510.75	\$8.50	\$12,282.50
37	THERMOPLASTIC SOLID TRAFFIC STRIPE, 8 IN, WHITE	LF	2,078	\$4.00	\$8,312.00	\$2.50	\$5,195.00	\$3.06	\$6,358.68	\$3.00	\$6,234.00	\$2.75	\$5,714.50	\$2.50	\$5,195.00
38	THERMOPLASTIC SKIP TRAFFIC STRIPE, 5 IN, WHITE	GLF	255	\$1.00	\$255.00	\$0.65	\$165.75	\$0.61	\$155.55	\$0.75	\$191.25	\$0.55	\$140.25	\$0.50	\$127.50
39	THERMOPLASTIC SKIP TRAFFIC STRIPE, 5 IN, YELLOW	GLF	1,650	\$1.00	\$1,650.00	\$0.65	\$1,072.50	\$0.61	\$1,006.50	\$0.75	\$1,237.50	\$0.55	\$907.50	\$0.50	\$825.00
40	THERMOPLASTIC TRAF STRIPING, WHITE	SY	124	\$8.00	\$992.00	\$6.00	\$744.00	\$7.03	\$871.72	\$7.00	\$868.00	\$6.33	\$784.92	\$5.75	\$713.00
41	PERFORMED TRAF STRIPING, WHITE	SY	80	\$25.35	\$2,028.00	\$65.00	\$5,200.00	\$79.52	\$6,361.60	\$25.00	\$2,000.00	\$71.50	\$5,720.00	\$65.00	\$5,200.00
42	THERMOPLASTIC TRAF STRIPING, YELLOW	SY	552	\$7.00	\$3,864.00	\$6.00	\$3,312.00	\$7.03	\$3,880.56	\$7.00	\$3,864.00	\$6.33	\$3,494.16	\$5.75	\$3,174.00
43	RAISED PVMT MARKERS TP 1	EA	358	\$6.80	\$2,434.40	\$5.00	\$1,790.00	\$6.12	\$2,190.96	\$7.00	\$2,506.00	\$5.50	\$1,969.00	\$5.00	\$1,790.00
44	RAISED PVMT MARKERS TP 2	EA	52	\$7.00	\$364.00	\$5.00	\$260.00	\$6.12	\$318.24	\$7.00	\$364.00	\$5.50	\$286.00	\$5.00	\$260.00
45	DECORATIVE REMOVABLE BOLLARDS PAINTED BLACK	EA	16	\$1,024.00	\$16,384.00	\$1,678.50	\$26,856.00	\$2,200.64	\$35,210.24	\$1,500.00	\$24,000.00	\$1,284.00	\$20,544.00	\$2,000.00	\$32,000.00
46	RAISED PED CROSSWAK, SOLAR POWERED 10' PED POLE W/2 SIDED RRFB (EACH ROAD SIDE) AND INX AUDIBLE INFO INCLUDING FOUNDATIONS, DEVICE PUSHBUTTON & SIGNAGE COMPLETE (SEE 40-0001). INCLUDE DOUBLE COVERED GUTTER (NEENAH FOUNDRY TYPE "D" SOLID LID OR EQUIVALENT), INCLUDE THERMOPLASTIC REFLECTIVE WHITE MARKING AND 8" SOLID WHITE PER DETAILS ON SHEET 40-0001.	EA	4	\$20,750.00	\$83,000.00	\$30,275.00	\$121,100.00	\$47,854.71	\$191,418.84	\$35,000.00	\$140,000.00	\$48,316.00	\$193,264.00	\$32,800.00	\$131,200.00
47	RAISED TABLETOP CROSSWALK/SPEED TABLE COMPLETE (SEE DWG 40-0001). INCLUDING BUT NOT LIMITED TO CONCRETE RAMP UP, 4" CONCRETE WITH 6" X 6" W1.4 X W1.4 WWM; ½" MORTAR SETTING BED; ¾" TOOLED MORTAR JOINTS; 6" CONCRETE STRIP	LS	1	\$334,029.69	\$334,029.69	\$242,582.75	\$242,582.75	\$461,653.75	\$461,653.75	\$242,500.00	\$242,500.00	\$179,177.00	\$179,177.00	\$444,267.00	\$444,267.00
48	SEAL CONC (GDOT 500-3700), PROSOCO SURE KLEAN WEATHER SEAL OR APPROVED EQUAL	CY	43	\$1.00	\$43.00	\$50.20	\$2,158.60	\$80.15	\$3,446.45	\$35.00	\$1,505.00	\$192.00	\$8,256.00	\$410.00	\$17,630.00
TOTAL				\$1,197,335.00	\$996,809.99	\$1,527,214.93	\$1,028,852.20	\$1,157,403.45	\$1,392,900.39						

Recommended Vendor:
 CMC, Inc
 269 Twickenham Trace
 Suwanee, GA 30024



LAWRENCEVILLE

GEORGIA

Solicitation Award Checklist

Solicitation Name: SB022-26 Collins Industrial Way Traffic Safety Improvements

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
Bid Bond	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	A-XV (7/3/25)
Bid Schedule	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
Certificate of Insurance	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
E-Verify	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	298724
Non-Collusion Affidavit	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
Secretary of State Registered	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	

Purchasing Signature Kenneth Morris

Department / Stakeholder

Meets technical requirements as stated	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
References checked	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Statement of Bidders Qualifications	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Department Signature Eranildo Lustosa

Digitally signed by Eranildo Lustosa
DN: C=US, E=eranildo.lustosa@lawrencevillega.org,
CN=Eranildo Lustosa
Date: 2026.04.10 11:54:16-04'00'



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** Contract Change Order –Power Pole Replacement Service on an Annual Contract (SB015-22)
- Department:** Electric
- Date of Meeting:** Monday, April 27, 2026
- Fiscal Impact:** \$100,000.00 Increase
- Presented By:** Mike Tatum, Assistant Electric Director
- Action Requested:** Approval of Change Order 2 for Power Pole Replacement Service on an Annual Contract (SB015-22) to Over and Under General Contractors, Inc., increase of contract amount not to exceed \$635,980.69, with final contract documents to be prepared by staff and submitted to the City Clerk for City Attorney review and approval prior to execution.

Summary: Approval of Change Order to Contract # 291 and Purchase Order 260424 with Over and Under General Contractors, Inc. for Power Pole Replacement Service on an Annual Contract (SB015-22). This is the second change order, which will increase the amount of the contract and purchase order from \$535,980.69 by \$100,000 to \$635,980.69. This contract is for on demand contract labor to replace utility power poles that have failed inspection as approved by Electric Department. This contract will be continue in use on an as-needed basis. The materials will be supplied by the Electric Department.

Fiscal Impact: Amount of contract 291 and Purchase Order 260424 to be increased by \$100,000 to \$635,980.69. This project is funded by Capital through Fund 811 (LBA 2023 Bond Fund) project 06-037 (Overhead Maintenance) through Capital Outlays (8114600.541000). Request to amend capital project budget also as necessary.

Concurrences: Other departments, agencies, personnel, who agree and have formally supported.

Attachments/Exhibits:

- SB015-22 CO2.pdf



CITY OF LAWRENCEVILLE CONTRACT

Department: Electric Department Change Order #: 2

Project: SB015-22, Power Pole Replacement Services on an Annual Contract (PO260424) Change Order Date: 02-19-2026

Contractor/Vendor: Over and Under General Contractors

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

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

Item	Reason Code	Item and Description of Change	Change in Contract Amount (Increase/Decrease)
1	D	Funds for Power Pole Replacement	\$100,000.00
		Net Amount	\$100,000.00

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

Original Contract/PO Amount:	\$ <u>135980.69</u>
Previous Change Order Amount:	\$ <u>400000</u>
Amount of Change Order Requested (Increase/Decrease)	\$ <u>100000</u>
New Contract/PO Amount (Including this Change Order)	\$ <u>635980.69</u>

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

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

CITY OF LAWRENCEVILLE, GEORGIA

By: _____
Title: _____

CONTRACTOR

By: _____
Title: _____

Authorized Approval



CITY OF LAWRENCEVILLE CONTRACT/PO CHANGE ORDER

Department: Electric Department Change Order #: 2

Project/PO: PO#260424 Power Pole Replacement Contract#291 Change Order Date: 02-19-2026

Contractor/Vendor: Over and Under General Contractors

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

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

Item	Reason Code	Item and Description of Change	Change in Contract Amount (Increase/Decrease)
1	D	Funds for Power Pole Replacement	\$100,000.00
		Net Amount	\$100,000.00

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

Original Contract/PO Amount: \$135980.69

Previous Change Order Amount: \$400000

Amount of Change Order Requested (Increase/Decrease) \$100000

New Contract/PO Amount (Including this Change Order) \$635980.69

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

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

Michael Tatum

Requestor

Department Director

Authorized Approval

Kenneth Morris

From: Kenneth Morris
Sent: Tuesday, March 24, 2026 4:53 PM
To: Chuck Warbington; Karen Pierce; Keith Lee
Cc: Michael Tatum
Subject: RE: Over and Under Change Order

Karen/Jacquelyn,

Based on the change order amount adding an additional \$100,000 I'll be happy to add an agenda item for it. Please let me know preferred date agenda.

Kenneth Morris | Purchasing Director



Purchasing
70 South Clayton Street
P O Box 2200
Lawrenceville GA 30046
Office: 678.407.6420
Purchasing@LawrencevilleGa.org
LawrencevilleGa.org



Purchasing Page Links:
[Open Bid & RFP Opportunities](#)
[Procurement Ordinance](#)

From: Chuck Warbington <chuck.warbington@lawrencevillega.org>
Sent: Tuesday, March 24, 2026 4:47 PM
To: Karen Pierce <Karen.Pierce@LawrencevilleGA.Org>; Keith Lee <Keith.Lee@LawrencevilleGA.Org>
Cc: Michael Tatum <Michael.Tatum@lawrencevillega.org>; Kenneth Morris <Kenneth.Morris@Lawrencevillega.org>
Subject: Over and Under Change Order

In my monthly meeting with Michael, he mentioned the need to secure another approval of an Over and Under Change order approx \$100k. Can you provide an update on the status of this and when it will be on councils agenda? If necessary?

Chuck Warbington, PE
City Manager



Office: 678-407-6415 | Mobile: 770-315-2725



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item: Contract Renewal - Solid Waste Disposal Services - Annual Contract (SB023-24)

Department: Streets and Sanitation

Date of Meeting: Monday, April 27, 2026

Fiscal Impact: \$856,546.16

Presented By: Ray Long, Streets and Sanitation Director

Action Requested: Approval to Renew Contract for Solid Waste Disposal Services on an Annual Contract (SB023-24) to GFL Environmental Inc, amount not to exceed \$856,546.16, with final contract documents to be prepared by staff and submitted to the City Clerk for City Attorney review and approval prior to execution.

Summary: Approval to Renew Contract of Provision of Solid Waste Disposal Services - Annual (SB023-24) with GFL Environmental Inc, amount not to exceed \$856,546.16. This contract consists of but is not limited to the disposal of municipal solid waste and construction and demolition debris collected from the City's residential and commercial collection programs, including all the supervision, materials, equipment, labor, and all other items necessary to complete said work and services.

This contract is on Year 3 (Second renewal) from its initial award as approved on February 26, 2024 and may be renewed for an additional two years if agreed upon by City and Vendor.

Fiscal Impact: This total contract amount was escalated 3% from prior award and will be funded by Solid Waste Fund (5404500.523980).

Concurrences: Other departments, agencies, personnel, who agree and have formally supported.

Attachments/Exhibits:

- RP023-24 TabR2.pdf
- RP023-24 R2.pdf

SB023-24
Solid Waste Disposal Services on an Annual Contract
Sanitation Department

				GFL Environmental	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE
1	Tipping Fee Per Ton Municipal Solid Waste	16,000	Ton	\$48.80	\$780,800.00
2	Tipping Fee Per Ton C&D (Construction & Debris)	1,500	Ton	\$48.80	\$73,200.00
3	Tipping Fee Per Ton Recyclables (with glass single stream) Optional	500	Ton	N/B	N/B
4	Tipping Fee Per Ton Recyclables (without glass single stream) Optional	500	Ton	N/B	N/B
5	Trash receptacles and large roll-off dumpsters for events Optional	6	Events	\$424.36	\$2,546.16
Total				\$856,546.16	
Will vendor hold pricing firm? Renewal Option 1				5% Increase	
Will vendor hold pricing firm? Renewal Option 2				3% Increase	
Will vendor hold pricing firm? Renewal Option 3				3% Increase	
Will vendor hold pricing firm? Renewal Option 4				3% Increase	

Recommended Vendor:

GFL Environmental
 4696 S. Cobb Dr. SE
 Smyrna, GA 30088
 P: 678-725-3915
lewing@gflenv.com



LAWRENCEVILLE

GEORGIA

March 3, 2026

GFL Environmental
4696 S. Cobb Dr. SE
Smyrna, GA 30088
P: 678-725-3915
lewing@gflenv.com

RE: Renewal of SB023-24, Solid Waste Disposal Services on an Annual Contract

As stated in the original bid, the City of Lawrenceville has the option to renew the above-referenced contract, for an additional twelve-month period. Renewal of this contract is based on the following: 1) terms, conditions and pricing remain the same (or as indicated in the original pricing schedule); 2) service is satisfactory; 3) both parties are willing to renew; and 4) Lawrenceville City Council approval if required.

Renewal Contract Period: March 1, 2026 through February 28, 2027

Please sign this agreement below, which will serve as your official request to renew this contract for the period specified above. Please e-mail your response to kenneth.morris@lawrencevillega.org no later than **March 6, 2025**.

You will receive official notification once your renewal request is accepted and approved. We appreciate your cooperation and service during this period and look forward to working with you again.

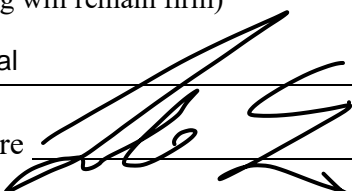
Sincerely,

Kenneth Morris

Kenneth Morris
Purchasing Director

Please indicate if there will be an Increase / Decrease. Please State Percentage 3 %
(Leave above percentage blank if pricing will remain firm)

Company Name GFL Environmental

Authorized Representative's Signature 

E-mail Address lewing@gflenv.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** FIFA World Cup Mutual Aid Agreement with the City of Atlanta
- Department:** Lawrenceville Police Department
- Date of Meeting:** Monday, April 27, 2026
- Fiscal Impact:** N/A
- Presented By:** John Mullin, Police Chief
- Action Requested:** Approve the FIFA Mutual Aid Agreement between the City of Atlanta and the City of Lawrenceville for police assistance during the FIFA World Cup soccer matches and authorize Chief John Mullin to execute the agreement after review and approval of the City Attorney.

Summary: The City of Atlanta has the privilege of hosting the FIFA Club World Cup soccer matches and are requesting cooperation and assistance from the City of Lawrenceville Police Department during the event.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** Resolution Authorizing the City Manager to Execute an Agreement with the Georgia Department of Natural Resources, Environmental Protection Division for Reimbursement from the Hazardous Waste Trust Fund for the Paper Mill Road Undeveloped Tract (HSI #10863)
- Department:** Finance
- Date of Meeting:** Monday, April 27, 2026
- Fiscal Impact:** Reimbursement revenue in the amount of \$498,120.39 for eligible environmental investigation and cleanup costs previously incurred by the City.
- Presented By:** Keith Lee, Chief Financial Officer
- Action Requested:** Approval of a resolution authorizing the City Manager to execute the “Agreement Governing Expenditures for State & Local Government Costs” with the Georgia Department of Natural Resources, Environmental Protection Division (EPD) to receive reimbursement from the Hazardous Waste Trust Fund.

Summary: The City of Lawrenceville has been approved by the Georgia Environmental Protection Division (EPD) to receive reimbursement from the Hazardous Waste Trust Fund (HWTF) for eligible costs associated with environmental investigation and cleanup activities at the Paper Mill Road Undeveloped Tract (HSI #10863). EPD has determined that \$498,120.39 in costs are eligible for reimbursement. Council approval of a resolution is required to authorize the City Manager to execute the agreement necessary to receive these funds.

Background: The Hazardous Waste Trust Fund provides financial assistance to local governments for costs associated with environmental investigation, remediation, and post-closure care of qualifying sites.

The City previously incurred costs related to investigation and cleanup activities at the Paper Mill

Road Undeveloped Tract, which is listed on the Hazardous Site Inventory. The City submitted an application for reimbursement to EPD for these eligible expenses.

EPD has reviewed the City’s application and determined that \$498,120.39 in costs are eligible for reimbursement. In order to receive these funds, EPD requires:

- A certified resolution authorizing execution of the agreement; and
- Execution of the Agreement Governing Expenditures for State & Local Government Costs

The agreement establishes the terms under which the City will receive reimbursement, including compliance with state regulations, audit requirements, and record retention provisions. The agreement term is two (2) years unless otherwise terminated.

Fiscal Impact: The City will receive reimbursement revenue of \$498,120.39 for previously incurred eligible costs. Acceptance of these funds does not require a local match and will offset prior expenditures related to environmental remediation activities.

Attachments/Exhibits:

- Resolution
- Agreement

RESOLUTION _____

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT
GOVERNING EXPENDITURES FOR STATE AND LOCAL GOVERNMENT COSTS**

WHEREAS, the City of Lawrenceville Georgia has submitted an application to the Georgia Department of Natural Resources, Environmental Protection Division (“EPD”) in order to receive funds from the Hazardous Waste Trust Fund; and

WHEREAS, the EPD has submitted an Agreement Governing Expenditures for State & Local Government Costs to the City of Lawrenceville for execution; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council that the proposed Agreement is hereby approved and the City Manager is hereby authorized to execute, on behalf of the City of Lawrenceville the referenced Agreement and any other related documents necessary to obtain the funding as provided therein; and

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized to take any and all other action, without further approval or action of this Council, which may be necessary or appropriate in order to fully consummate and carry out the intent of the Agreement.

IT IS SO RESOLVED this 27th day of April, 2026

David R. Still, Mayor

ATTEST:

Karen Pierce, City Clerk

CERTIFICATION

I do hereby certify that the above is a true and correct copy of the Resolution duly adopted by the City of Lawrenceville City Council on the date so stated in said Resolution.

I further certify that I am the City Clerk of the City of Lawrenceville and that said Resolution has been duly entered in the official records of the City of Lawrenceville City Council and remains in full force and effect this the

_____ day of _____, 20__.

Karen Pierce, City Clerk



Jeffrey W. Cown, Director

EPD Director's Office
2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

Mr. Chuck Warbington, PE, City Manager
City of Lawrenceville
70 S Clayton St
Lawrenceville, GA 30046

RE: Hazardous Waste Trust Fund Application for
Reimbursement HSI# 10863 - Paper Mill Road Undeveloped Tract

Dear Mr. Warbington:

This letter is in response to your request for reimbursement from the Hazardous Waste Trust Fund for costs spent investigating and cleaning up your landfill. Our review shows that you have \$498,120.39 in eligible costs.

In order for you to receive this funding, please return the following items to EPD thirty (30) days from the date of the letter:

- One signed (electronic signatures are sufficient) and certified copy of a resolution, authorizing the Chairman to execute the contract. You may use the attached model resolution or draft one of your own; and
- One signed (electronic signatures are sufficient) and attested original of the contract, "Agreement Governing Expenditures for State & Local Government Costs."

Once EPD receives both items back in proper form, we will execute the contract and return a copy to you.

If you have any questions regarding the enclosed documents, please contact Ms. Kelly Kitchens at (470) 524-0542.

Sincerely,

Jeffrey W. Cown
Director

Enclosures: 1 Original Contract
1 Model Resolution

**AGREEMENT GOVERNING EXPENDITURES
FOR STATE & LOCAL GOVERNMENT COSTS**

This Agreement made and entered into this _____ day of _____, 20__ by and between the Georgia Department of Natural Resources, Environmental Protection Division (hereinafter, “EPD”), and the City of Lawrenceville, Georgia, by and through its Board, pursuant to Resolution passed _____, 20__ (hereinafter, “APPLICANT”).

I. RECITALS

WHEREAS, the Hazardous Waste Trust Fund (“HWTF”) has been continued in existence by law for the fulfillment of certain environmental purposes and declared public policy for the State of Georgia (O.C.G.A. Section 12-8-90 et seq.); and

WHEREAS, the Director of EPD is authorized and directed by law to serve as Trustee of the HWTF; and

WHEREAS, the Director of EPD, in his capacity as Trustee of the HWTF, is authorized by law to expend moneys deposited in the HWTF, in accordance with rules promulgated by the Board of Natural Resources, for financing of the state and local share of the costs associated with the investigation, remediation, and postclosure care and maintenance of sites placed on the National Priority List pursuant to the federal Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, or sites placed on the Hazardous Site Inventory pursuant to O.C.G.A. Section 12-8-97; and

WHEREAS, APPLICANT is a “local government” as defined in the Rules of the Georgia Department of Natural Resources, Environmental Protection Division (hereinafter, “EPD Rules”), Rule number 391-3-19-.09; and

WHEREAS, APPLICANT has, in accordance with EPD Rule 391-3-19-.09(2)(f), submitted an application for financial assistance in the form of reimbursement of “eligible costs” [as described in EPD Rule 391-3-19-.09(4)(a)] heretofore expended in connection with that certain site more particularly described in the HWTF Application: Request for Reimbursement received October 21, 2025, incorporated herein and made a part hereof (hereinafter, “the SITE”); and

WHEREAS, APPLICANT is in compliance with the Georgia Local Government Services Delivery statutes; and

WHEREAS, APPLICANT has met all financial assistance eligibility requirements as set forth in EPD Rule 391-3-19-.09(2); and

WHEREAS, EPD has completed its review of APPLICANT’S application for financial assistance as above-referenced; and,

WHEREAS, EPD is ready and willing to extend financial assistance to APPLICANT in the form of reimbursement to cover certain eligible costs, and APPLICANT is willing to accept same, upon the terms and conditions set forth in Part II below; and

WHEREAS, the parties hereto are authorized by law to enter into this agreement at this time;

NOW, THEREFORE, in consideration of the mutual promises and other good and valuable consideration set forth below (the receipt and sufficiency of which is acknowledged by the respective parties), the parties hereby agree as follows:

II. TERMS AND CONDITIONS

A. SCOPE OF FINANCIAL ASSISTANCE

EPD hereby agrees APPLICANT is eligible to receive reimbursement from the Hazardous Waste Trust Fund, pursuant to O.C.G.A. 12-8-95 and EPD Rule 391-3-19-.09. The maximum amount APPLICANT may receive from the HWTF for “eligible costs” expended for the SITE, pursuant to this or any other Agreement, or combination of agreements, is \$2,000,000. APPLICANT’S eligibility for future funding from the Hazardous Waste Trust Fund for the SITE shall be reduced by the amount of funds actually disbursed to APPLICANT pursuant to this Agreement.

(1) “Reimbursed Costs”

(a) EPD hereby agrees to reimburse APPLICANT for those “eligible costs” heretofore expended by APPLICANT, as set forth and described in Exhibit “B” attached hereto (and incorporated herein and made a part hereof); for a total sum of **\$498,120.39** (said total sum hereinafter being referred to as the “REIMBURSED COSTS”).

(b) Payment of the REIMBURSED COSTS to APPLICANT shall be made as funds are made available.

(2) The REIMBURSED COSTS actually paid to APPLICANT shall hereinafter be referred to as “the FINANCIAL ASSISTANCE”.

B. PAYMENT

The following person(s) are hereby designated as being authorized to receive payments of FINANCIAL ASSISTANCE on behalf of APPLICANT:

NAME: Chuck Warbington, P.E. TITLE: City Manager
ADDRESS: City of Lawrenceville
70 S Clayton St
Lawrenceville, GA 30046

TELEPHONE#: (678) 407-6577

The above person(s) may be substituted or changed by APPLICANT upon written notice to EPD pursuant to paragraph below.

C. TERM

Unless earlier terminated by EPD pursuant to Paragraph J below, the initial term of this Agreement shall be for two (2) years from the date of execution.

D. ACCOUNTING RECORDS/RIGHT TO INSPECT

(1) Accounting System/Records Retention Requirements

APPLICANT shall maintain an accounting system, which meets the requirements of the Government Accounting Standards Board (hereinafter "GASB"). The accounting system shall maintain books, records, documents, and other evidence, which pertain to and sufficiently support (in accordance with GASB) the FINANCIAL ASSISTANCE provided to APPLICANT pursuant to this Agreement (hereinafter collectively, the Records). Accounting procedures, policies, and the Records shall be completely open to State audit at any time during and for a period of five (5) years from the date of payment of any respective item of FINANCIAL ASSISTANCE, and APPLICANT shall preserve and make available such accounting procedures, policies and the Records during such time period. APPLICANT may, with the prior written consent of EPD, and in fulfillment of its obligation to retain the Records as required by this paragraph, substitute photographs, microphotographs or other authentic reproductions of the Records, after the expiration of two (2) years following the date of payment of the respective item of FINANCIAL ASSISTANCE to which such Records relate, unless a shorter period is authorized by EPD with the concurrence of the State Auditor or his duly authorized representative. Permission to substitute the Records as provided herein shall be within the sole discretion of EPD.

(2) Audit Requirements

The State standards for audits of contractors, and programs conducted under this Agreement are applicable to this section and are incorporated by reference as though fully set out herein.

E. RIGHT TO INSPECT WORK

EPD, the State Auditor of Georgia, or their authorized representatives shall, during normal business hours, have the right to enter into the premises of APPLICANT and/or all subcontractors, or such other places where the work for which the FINANCIAL ASSISTANCE is provided herein has been performed, for the purpose of inspecting, monitoring, or otherwise evaluating such work. All inspections and evaluations shall be performed in such a manner as will not unduly delay work.

F. DUTY TO COMMUNICATE

APPLICANT warrants that it has fully disclosed to EPD any and all information or knowledge currently within its possession or control relating to the sources of, and potentially responsible parties for the release of “regulated substances” [as those terms are defined in EPD Rule 319-3-19-.02(2)] at the SITE. APPLICANT agrees that in the event any such additional information or knowledge comes to its attention, or otherwise becomes available to it in the future, it will promptly provide same to EPD in writing.

G. RELATIONSHIP OF THE PARTIES

Neither APPLICANT nor any of its agents, servants, employees or subcontractors shall become or be deemed to become an agent, servant or employee of the State of Georgia or EPD as a result of this Agreement. Provided further, this Agreement shall not be construed so as to create a partnership or joint venture between APPLICANT and EPD or the State of Georgia.

H. TRADING WITH STATE EMPLOYEES

The parties certify that this Agreement does not and will not violate the provisions of O.C.G.A. 45-10-20 et seq. in any respect.

I. INDEMNIFICATION

APPLICANT hereby waives, releases, relinquishes, discharges and agrees to indemnify, protect and save harmless the State of Georgia (including the State Tort Claims Trust Fund and any other self-insurance fund established and/or maintained by the Georgia Department of Administrative Services on behalf of the State), EPD and its Director, their officers and employees (hereinafter collectively referred to as "Indemnities"), of and from any and all claims, demands, liabilities, loss, costs or expenses for any loss or damage (including bodily injury or personal injury including death, property damage, workers' compensation benefits, employment benefits, libel, slander, defamation of character, and invasion of privacy) and attorneys' fees, caused by, growing out of, or otherwise happening in connection with this Agreement, due to any act or omission (whether intentional or negligent, through theft or otherwise) on the part of APPLICANT, its agents, employees, subcontractors, or others working at the direction of APPLICANT or on its behalf; or due to any breach of this Agreement by APPLICANT; or due to the application or violation of any pertinent Federal, State or local law, rule or regulation by APPLICANT, its agents, employees, subcontractors, or others working at the direction of APPLICANT or on its behalf; or caused by any other person.

This indemnification applies whether: (i) the activities involve third parties or employees or agents of APPLICANT or Indemnitees; (ii) the Indemnitees are responsible for the situation giving rise to the claim; or (iii) a claim results in a monetary obligation that exceeds any contractual commitment.

This indemnification extends to the successors and assigns of APPLICANT, and this indemnification and release survives the termination of this Agreement and the dissolution or, to the extent allowed by law, the bankruptcy of APPLICANT.

This indemnification does not apply to the extent of the willful or wanton misconduct of the Indemnitees, their officers or employees. This indemnification does not apply to the extent of the sole negligence of the Indemnitees, their officers or employees, concerning activities within the scope of O.C.G.A. 13-8-2 (b) relative to the construction, alteration, repair, or maintenance of a building structure, appurtenances, and appliances, including moving, demolition, and excavating connected therewith.

If and to the extent such damage or loss as covered by this indemnification is covered by the State Tort Claims Fund or any other self-insurance fund established and maintained by the Georgia Department of Administrative Services on behalf of the State (collectively, the "Funds"), APPLICANT agrees to reimburse the Funds for such funds paid out by the Funds. To the full extent permitted by the Constitution and the laws of the State of Georgia and the terms of the Fund, APPLICANT and its insurers waive any right of subrogation against the State of Georgia, the Indemnitees, and the Fund and insurers participating there under, to the full extent of this indemnification.

APPLICANT shall, at its expense, be entitled to and shall have the duty to participate in the defense of any suit against the Indemnitees. No settlement or compromise of any claim, loss or damage asserted against Indemnitees shall be binding upon Indemnitees unless expressly approved by the Indemnitee.

J. TERMINATION

This Agreement may terminate or may be terminated by EPD for any or all of the following reasons: for any default by APPLICANT; for the convenience of EPD; in the event of the insolvency of or declaration of bankruptcy by APPLICANT; and in the event sufficient funds no longer exist for the payment of EPD's obligations hereunder. Each of these is described in the following paragraphs.

(a) Termination for Default

The failure of APPLICANT to comply with any term, condition, or provision of this Agreement shall, at the option of EPD, constitute a default by APPLICANT. In the event of default, EPD shall notify APPLICANT in writing by hand-delivery or by certified or registered mail, return receipt requested, of the specific act or omission of APPLICANT which constitutes default. APPLICANT shall have fifteen (15) days from the date of receipt of such notification to cure such default; provided, however, if, in the sole discretion of EPD, APPLICANT'S default poses an imminent danger to the safety and health of the general public, EPD may require in the written notification that APPLICANT cure the default within a time period less than fifteen (15) days. In the event of default, and during the above specified grace period, performance under the Agreement shall continue as though the default had never occurred. In the event the default is not cured in fifteen (15) days (or within such other time period as required by EPD in the written notification of default to APPLICANT), EPD may, at its sole option, terminate the Agreement for default. Such termination shall be accomplished by written notice of termination forwarded to APPLICANT by certified or registered mail and shall be effective at the close of business on the date specified in th

Upon effective termination of this Agreement as provided herein, APPLICANT shall not be entitled to any further payments pursuant to this Agreement (regardless of whether such payments may have previously been approved by EPD), and shall immediately return to EPD all FINANCIAL ASSISTANCE previously paid to APPLICANT. Provided, however, if it is determined, after notice of termination for default, that APPLICANT'S failure was due to causes beyond the control of and without error or negligence of APPLICANT, the termination shall be deemed a termination for convenience under Paragraph (b) below. The remedies provided EPD herein shall be in addition to and not in lieu of any other remedies that EPD may have by reason of APPLICANT'S breach of this Agreement.

(b) Termination for Convenience

EPD may terminate this Agreement in whole or in part whenever, for any reason, EPD determines that such termination is in the best interest of the State of Georgia. In the event that EPD elects to terminate the Agreement pursuant to this provision, it shall so notify APPLICANT by certified or registered mail, return receipt requested. The termination shall be effective as of the date specified in the notice.

(c) Termination for Bankruptcy or Insolvency

In the event that APPLICANT shall cease conducting business in the normal course, become insolvent, make a general assignment for the benefit of creditors, suffer or permit the appointment of a receiver for its business or its assets or shall avail itself of, or become subject to, any proceeding under the Federal Bankruptcy Act or any other statute of any state relating to insolvency or the protection of the rights of creditors, EPD may at its option, terminate this Agreement. In the event EPD elects to terminate the Agreement under this provision it shall do so by sending notice of termination to APPLICANT by registered or certified mail, return receipt requested. The effective date of termination shall be deemed to be the date such notice is mailed to APPLICANT, unless otherwise specified. Upon effective termination of this Agreement as provided herein, APPLICANT shall not be entitled to any further payments pursuant to this Agreement (regardless of whether such payments may have previously been approved by EPD).

(d) Termination for Unavailability of Funds

Notwithstanding any other provision of this Agreement, the parties hereto agree that the charges hereunder are payable by EPD from the Hazardous Waste Trust Fund. In the event that the source of payment for the total obligation no longer exists or is insufficient with respect to the matters addressed herein, in the sole discretion EPD and of the State, then this Agreement as to all such matters or, as the case may be, as to any of the matters addressed under this Contract, shall terminate without further obligation of EPD and the State as of that moment. The certification of EPD and the State of the events stated above shall be conclusive. Should funding cease or otherwise become unavailable, this Agreement will immediately become null and void. Upon effective termination of this Agreement as provided herein, APPLICANT shall not be entitled to any further payments pursuant to this Agreement (regardless of whether such payments may have previously been approved by EPD)

K. GOVERNING LAW

This Agreement shall be construed in accordance with the laws of the State of Georgia.

L. FORCE MAJEURE

The parties hereto shall not be responsible for any failure or delay in the performance of any obligations hereunder caused by acts of God, flood, fire, war or public enemy.

M. NOTICES

All notices under this Agreement shall be deemed duly given: Upon delivery, if delivered by hand (against receipt); or three days after posting, if sent by Registered or Certified Mail, Return Receipt Requested; to a party hereto at the address set forth below or to such other address as a party may designate by notice pursuant hereto.

APPLICANT: Mr. Chuck Warbington, P.E., City Manager
City of Lawrenceville
70 S Clayton St
Lawrenceville, GA 30046

EPD: Ms. Kelly Kitchens
Response and Remediation Program
2 Martin Luther King Jr., SE
Floyd Tower East, Suite 1052
Atlanta, Georgia 30334

N. WAIVER

The waiver by EPD of any breach of any provision contained in this Agreement shall not be deemed to be a waiver of such provision on any subsequent breach of the same or any other provision contained in this Agreement. No such waiver or waivers shall serve to establish a course of performance between the parties contradictory to the terms hereof.

O. AUTHORITY

APPLICANT warrants that it has full power and authority to enter into and perform this Agreement, and that the person signing on behalf of APPLICANT has been properly authorized and empowered to enter into this Agreement. APPLICANT further acknowledges that it has read this Agreement, understands it and agrees to be bound by it.

P. SEVERABILITY

If any term or provision of this Agreement shall be found to be illegal or unenforceable then, notwithstanding, this Agreement shall remain in full force and effect and such term or provision shall be deemed stricken here from.

Q. HEADINGS

The paragraph headings used in this Agreement are for reference purposes only and shall not be deemed a part of this Agreement.

R. AMENDMENTS IN WRITING

No amendment to this Agreement shall be effective unless it is in writing and signed by duly authorized representatives of the parties.

S. ASSIGNMENT

APPLICANT shall not assign its right to receive FINANCIAL ASSISTANCE, or any obligations required of it pursuant to this Agreement without the express written consent of EPD.

T. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties with respect to the subject matter; all prior agreements, representations, statements, negotiations, and undertakings are superseded hereby.

U. IMMIGRATION REFORM AND CONTROL ACT

Each party hereby certifies that it has complied with the Immigration Reform and Control Act of 1986 (IRCA), D.L. 99-603 and the Georgia Security and Immigration Compliance Act, O.C.G.A. § 13-10-90 et seq., by registering at <https://www.vis-dhs.com/EmployerRegistration> and verifying information for all new employees and executing any affidavits required by Ga. Comp. R & Regs. r. 300-10-1-.01 et seq.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

GEORGIA DEPARTMENT OF NATURAL RESOURCES,
ENVIRONMENTAL PROTECTION DIVISION ("EPD")

By:

Jeffrey W. Cown, Director

City of Lawrenceville GEORGIA ("APPLICANT")

By

Chuck Warbington, P.E., City Manager

ATTEST:

Title:



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, APRIL 27, 2026

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Resolution for Participation in an Amicus Brief in <u>Chang v. City of Milton</u> on Remand before the Georgia Court of Appeals or, If Warranted, the Georgia Supreme Court
Department:	City Manager
Date of Meeting:	Monday, April 27, 2026
Fiscal Impact:	N/A
Presented By:	Lee Thompson, City Attorney
Action Requested:	Adopt a Resolution for Participation in an Amicus Brief in <u>Chang v. City of Milton</u> on Remand before the Georgia Court of Appeals or, If Warranted, the Georgia Supreme Court

Summary: Adopt a Resolution for Participation in an Amicus Brief in Chang v. City of Milton on Remand before the Georgia Court of Appeals or, If Warranted, the Georgia Supreme Court

Attachments/Exhibits:

- Milton Amicus 04-27-2026.docx

RESOLUTION RES-2026-2

RESOLUTION OF THE CITY OF LAWRENCEVILLE, GEORGIA

AUTHORIZING PARTICIPATION IN AN AMICUS BRIEF IN CHANG v. CITY OF MILTON ON REMAND BEFORE THE GEORGIA COURT OF APPEALS OR, IF WARRANTED, THE GEORGIA SUPREME COURT

WHEREAS, the litigation styled Chang v. City of Milton arises from claims asserted against the City of Milton, Georgia, related to a 2016 motor vehicle collision on Batesville Road;

WHEREAS, on September 16, 2024, the Georgia Court of Appeals issued its decision in City of Milton v. Chang, 373 Ga. App. 667 (2024);

WHEREAS, the Supreme Court of Georgia thereafter granted certiorari and, on March 12, 2026, vacated the Court of Appeals decision and remanded the case for further proceedings, holding that a municipality's ministerial duty over roadway upkeep and repair did not apply where the alleged unsafe condition was outside the lanes of ordinary travel, City of Milton v. Chang, 2026 WL 695364;

WHEREAS, following remand, the Georgia Court of Appeals will consider the separate question of whether a Georgia municipality may nevertheless be subjected to liability under a so-called nuisance theory for personal injury claims;

WHEREAS, the City recognizes that any asserted waiver of sovereign immunity for nuisance claims resulting in personal injury does not arise from any express constitutional or statutory waiver applicable to municipalities, but instead traces to judicial decisions such as Town of Fort Oglethorpe v. Phillips, 224 Ga. 834 (1968);

WHEREAS, the Supreme Court of Georgia explained in Georgia Department of Natural Resources v. Center for a Sustainable Coast, Inc., 294 Ga. 593 (2014), that waivers of sovereign immunity must come from the Constitution or the General Assembly and that courts may not create new exceptions to sovereign immunity;

WHEREAS, in Mayor & C. of Savannah v. Palmerio, 242 Ga. 224 (1978), Justice Hall, in a concurring opinion, advised that “the time is long past for this court to re-examine its opinion in Town of Ft. Oglethorpe v. Phillips, 224 Ga. 834, 165 S.E.2d 141 (1968);”

WHEREAS, in Gatto v. City of Statesboro, 312 Ga. 164, fn. 6 (2021), the Court observed “[s]ome of us have doubts about the legal foundations of Phillips, which also divorced municipal nuisance liability from its basis in our Constitution's Takings Clause;”

WHEREAS, a nuisance theory that permits personal-injury claims against cities, but not counties, creates an uneven exposure to liability that is not supported by a clear constitutional or statutory waiver;

WHEREAS, Georgia law has long distinguished between nuisance claims that implicate the Takings Clause and nuisance claims seeking damages for personal injury;

WHEREAS, municipalities across the State have a substantial interest in ensuring that any waiver of sovereign immunity remains tied to a constitutional or statutory foundation rather than a judicially created expansion;

WHEREAS, the City finds that it is in the best interests of its citizens and residents to support the City of Milton in seeking an appellate ruling that there is no waiver of municipal sovereign immunity for an alleged nuisance resulting in personal injury, outside the limited context of a nuisance claim amounting to a constitutional taking; and

WHEREAS, the City further finds that Georgia cities should have their collective voice heard on this issue of statewide importance through coordinated amicus participation before the Georgia Court of Appeals and/or the Georgia Supreme Court.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF LAWRENCEVILLE, that:

- Subject to review and approval of the brief by the City Attorneys, the City authorizes participation in, support for, and joinder with an amicus curiae brief or briefs to be filed in Chang v. City of Milton on remand before the Georgia Court of Appeals and/or, if further appellate proceedings occur after the Court of Appeals, before the Georgia Supreme Court, and authorizes the City's name to be included as an amicus participant.
- The City supports the position that any purported waiver of a city's sovereign immunity for nuisance claims seeking recovery for personal injury is a judicially created doctrine rather than an express waiver grounded in the Georgia Constitution or an act of the General Assembly.
- The City supports the position that, consistent with Sustainable Coast and related sovereign-immunity precedent, no waiver of municipal sovereign immunity exists for an alleged nuisance resulting in personal injury.
- The Mayor, City Manager, City Attorney, and such other officers as may be appropriate are authorized to take all actions reasonably necessary to implement this Resolution and to coordinate with counsel for the City of Milton and other participating municipalities.

SO RESOLVED this 27th day of April, 2026.

CITY OF LAWRENCEVILLE, GEORGIA

David R. Still, Mayor

ATTEST:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, APRIL 27, 2026

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Purchase and Sale Agreement for 225 Langley Drive
Department:	City Administration
Date of Meeting:	Monday, April 27, 2026
Fiscal Impact:	\$2,200,000
Presented By:	Chuck Warbington, City Manager
Action Requested:	Approval of the Purchase and Sale Agreement for 225 Langley Drive for \$2,200,000.00.

Summary: The City has been land banking property in this area as properties have become available for redevelopment purposes as well as new greenway trail system. 225 Langley Drive is currently a 4,000sf C-Store (Gas Station) on 0.79 acres. Staff is requesting approval of the purchase and sale agreement for 225 Langley Drive for \$2,200,000.

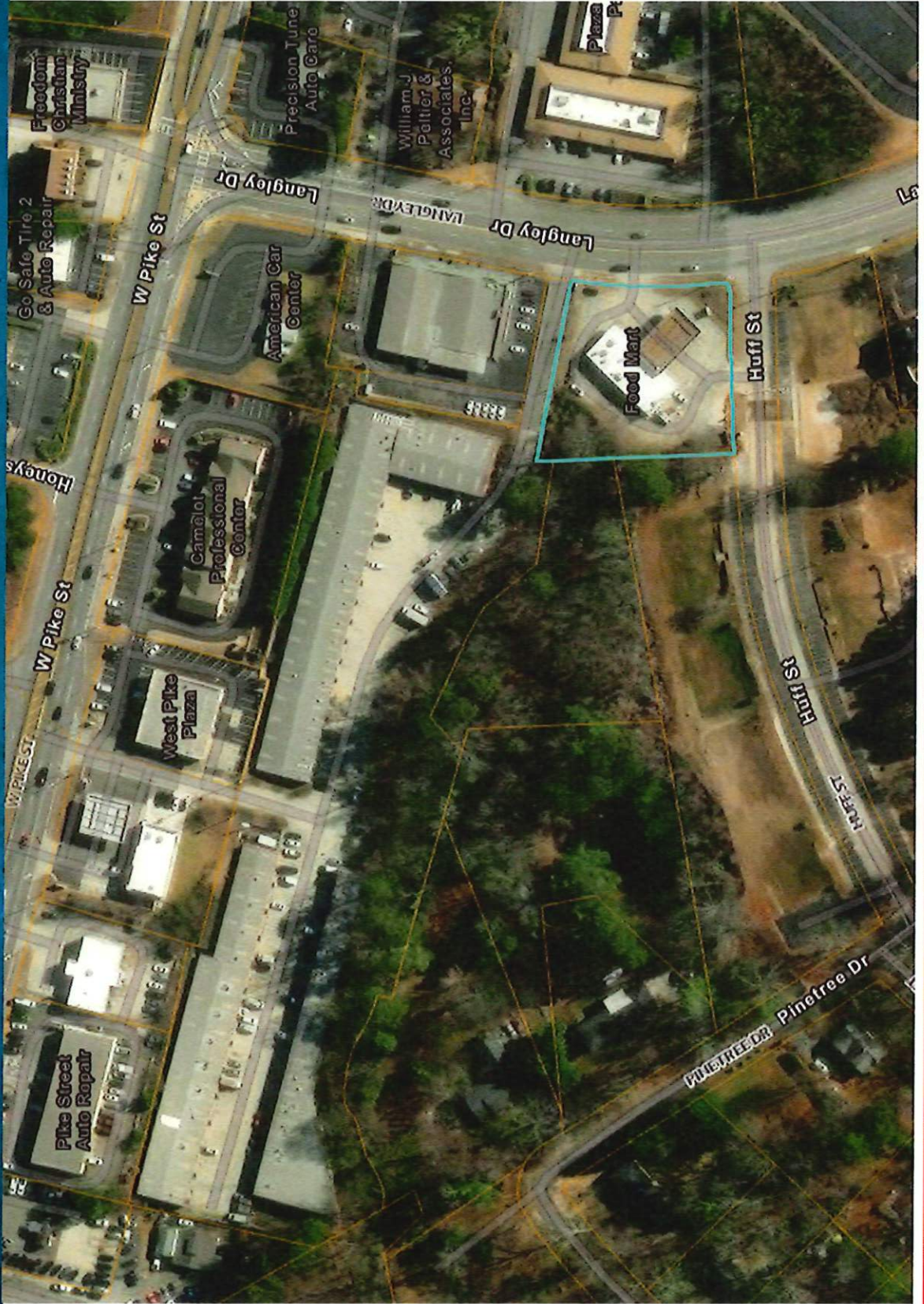
Attachments/Exhibits:

- 225 Langley Drive.pdf



LAWRENCEVILLE

GEORGIA



CONTRACT FOR PURCHASE AND SALE

STATE OF GEORGIA
GWINNETT COUNTY

THIS IS A CONTRACT for the purchase and sale of certain real estate by and between **SAI DEVELOPERS LLC** (hereinafter called "Seller"), and the **CITY OF LAWRENCEVILLE, GEORGIA** (hereinafter called "Buyer") a Georgia Municipal Corporation.

In consideration of the amounts set forth herein, the mutual covenants herein contained, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Agreement to Buy and Sell.

(a) Seller hereby agrees to sell and Buyer hereby agrees to buy approximately 0.79+/- acres of property known as 225 Langley Drive (Tax Parcel #5143 215) together with all rights, members, appurtenances and improvements thereto which property is more particularly described on Exhibit A which is attached hereto and incorporated herein by reference.

2. Purchase Price.

(a) The total purchase price for the Properties shall be TWO MILLION TWO HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$2,200,000.00).

(b) The purchase price shall be paid in all cash at closing. Buyer shall receive credit for the earnest money paid hereunder.

3. Seller's Warranties and Representations.

(a) Seller hereby warrants and represents that to the actual knowledge of the Seller, without any independent investigation (which warranties and representations shall be effective as of the date of Closing) the following: That

- i) Seller has good, insurable and marketable title to the Property, free and clear of all liens, encumbrances and restrictive covenants other than zoning ordinances affecting said Property and recorded general utility easements, restrictions and covenants serving or affecting the Property.
- ii) there are no special assessments against or relating to the Property.
- iii) no goods or services have been contracted for or furnished to the Property which might give rise to any mechanic's liens affecting all

or any part of the Property.

- iv) Seller has not entered into any outstanding agreements of sale, leases, options or other rights of third parties to acquire an interest in the Property other than disclosed herein.

Seller shall not further encumber the Property or allow an encumbrance upon the title to the Property or modify the terms or conditions of any existing leases, contracts or encumbrances, if any, without the written consent of Buyer. Buyer acknowledges that Seller may encumber the Property provided that the encumbrance contains a provision that the Property will be released free and clear of encumbrance at or before closing for an amount less than the Purchase Price.

- v) Seller has not entered into any agreements with any state, county or local governmental authority or agency which are not of record with respect to the Property, other than those approved in writing by Buyer.

- vi) there are no encroachments upon the Property.

- vii) Seller has full power to sell, convey, transfer and assign the Property on behalf of all parties having an interest therein.

- viii) Seller has not received any notice of violation or any laws, rules or regulations regulating hazardous materials or any request for information from any federal, state or local governmental authority concerning hazardous materials and hazardous materials contamination on the Property. The Property neither is currently on, nor has the Property ever been on, any federal or state "Superfund" or "Superlien" list.

- ix) the Property contains no burial ground, burial object or cemetery as defined in O.C.G.A. § 36-72-2 which would subject the Property to the provisions of the Abandoned Cemeteries and Burial Grounds Act (O.C.G.A. § 36-72-1 et seq.). There are no burial grounds, burial objects, cemeteries, sites or structures of historical significance located on the Property that development of the Property would be restricted or require any special approval.

- x) the execution nor delivery of this Agreement or the consummation of the transactions completed by this Agreement will not (i) conflict with or result in a breach of the terms, conditions, or provisions of or constitute a default under any agreement or instrument to which Seller is a party; or (ii) violate any restriction to which Seller is

subject; or (iii) result in the creation of any lien, charge, or encumbrance on the Property.

The purchase of the Property is contingent upon the substantial accuracy of the Seller’s material representations and warranties.

4. Inspection and Deliverables.

(a) For a period from the Effective Date of this Agreement through and until 60 (sixty) days from the execution of this Agreement, Buyer and Buyer’s engineers, surveyors, agents and representatives shall have the right to go on the Property to inspect, examine and survey the same and otherwise do what is reasonably necessary to determine the boundaries of the Property and to make all necessary tests to verify the accuracy of the warranties of Seller with respect to the condition of the Property and to determine the suitability of the Property for Buyer’s intended use. To the extent permitted by law, if any, Buyer shall indemnify and hold Seller harmless from all losses, claims, damages and suits resulting from Buyer or Buyer’s agents inspecting or testing the Property pursuant to this paragraph. This period shall be deemed the Inspection Period.

5. Objections to Title.

On or before May 30, 2026, Buyer shall deliver to Seller a statement of any objections to Seller’s title and Seller shall have a reasonable period of time, not to exceed fifteen (15) days, to notify Buyer in writing which objections, if any, Seller intends to cure (it being acknowledged that Seller shall have no obligation to cure any objections). In the event that Seller fails or refuses to cure such objections at least five days prior to closing, Buyer may terminate this Agreement by providing written notice to Seller prior to closing, and Buyer shall be entitled to the return of the earnest money, or Buyer may waive the objections and proceed to close. Marketability of the title herein required to be conveyed by the Seller shall be determined in accordance with Georgia law as supplemented by the Title Standards of the State Bar of Georgia.

6. Closing.

(a) The purchase and sale hereunder shall be closed no later than July 1, 2026. The closing shall be conducted in Lawrenceville, Georgia, or such other place as may be agreed to by the parties. Seller may elect to have the transaction closed via an escrow arrangement reasonably suitable to the parties.

(b) At closing, Seller shall execute and deliver or cause to be delivered to Buyer the following original documents:

- i) A good and marketable limited warranty deed based on the legal description contained in the deeds conveying title to the Seller and a Quit Claim Deed based on the legal description obtained from a current accurate survey.
- ii) Owner’s Affidavit and additional documents as may be required in

such form as is necessary to enable the Buyer to remove any liens and parties in possession exceptions. The affidavit or such additional documents shall run to the benefit of the Buyer and Buyer's Attorney and/or Title Company, be in such form and content acceptable to Seller, Buyer and Buyer's Attorney and/or Title Company and contain without limitation the following information: That:

- a) there are no outstanding unrecorded contracts of sale, options, leases or other arrangements with respect to the Property to any person other than Buyer.
- b) the Property is being conveyed unencumbered except for the Permitted Exceptions (listed in the title commitment or otherwise applicable to the Property), if any.
- c) no construction or repairs have been made by Seller nor any work done to or on the Property by Seller which have not been fully paid for, nor any contract entered into, nor anything done the consequence of which could result in a lien or a claim of lien to be made against the Property.
- d) there are no parties in possession of the Property being conveyed other than Seller.
- e) there are no filings in the office of the Clerk of the Courts of Gwinnett County, nor in the office of the Secretary of State which indicate a lien or security interest in, on or under the Property which will not be released or terminated at Closing.

iii) Affidavit in compliance with the Foreign Investment in Real Property Tax Act of 1980, as amended, affirming that the Seller is not a "foreign person" as defined by the Internal Revenue Code.

iv) All other documents as may be reasonably required to be executed and delivered to complete this transaction as contemplated hereunder.

(c) Ad valorem taxes shall be prorated as of the date of closing.

(d) All closing costs involved in the purchase of the Property (other than attorney's fees incurred by Seller), including, without limitation, any transfer tax, shall be paid by Buyer.

7. Conditions to Closing.

The obligation of Buyer under this Agreement to purchase the Property is hereby expressly made subject to the truth and accuracy as of the date of this Agreement and as of the date of closing of each and every warranty or representation herein made by Seller, and the suitability of the inspections and tests set forth in Paragraph 4. If the results of the inspections and tests indicate any difficulty of Buyer to develop the Property, including rock, sewer, water, environmental hazards, hazardous materials, hazardous materials contamination, asbestos or other problems, then this Agreement shall be null and void and initial earnest money shall be refunded to Buyer. Buyer must furnish Seller written notice of cancellation by the end of the Inspection Period if Buyer desires to cancel the contract based on this condition.

8. Earnest Money.

Contemporaneously with the execution of this Agreement, Buyer has paid as Earnest Money the sum of TEN THOUSAND DOLLARS (\$10,000.00). All Earnest Money shall be paid to the law firm of Pereira, Kirby, Kinsinger & Nguyen, LLP and held in escrow. At the closing hereunder all earnest money shall be applied against the purchase price provided herein. If Seller refuses to or cannot convey unencumbered marketable fee simple title to the Property as provided herein, or in the event any condition set forth herein is not met within the time provided, such condition not having been waived by Buyer, then said earnest money shall be returned to Buyer and this Contract shall terminate. Should Sellers refuse to close and Buyer desires to close, Buyer shall have the right to pursue specific performance. If the purchase and sale hereunder is not closed due to default hereunder by Buyer, the Earnest Money shall be paid to Seller as Seller's sole remedy as full and complete liquidated damages for such default. The parties acknowledge damages caused by the default of the Buyer would be difficult or impossible to ascertain and agree that the payment of the Earnest Money represents a fair and equitable remedy for the Seller.

9. Broker.

All parties acknowledge and agree that no brokers were involved in this transaction.

10. Notices.

Any notices required or permitted to be given under this Contract to Seller or to the Buyer shall be in writing, postage pre-paid and will be sent by fax transmission, overnight delivery by courier of choice or registered or certified mail to:

BUYER: City of Lawrenceville, Georgia
70 S Clayton St
P.O. Box 2200
Lawrenceville, Georgia 30046
Attention: Chuck Warbington, City Manager

Copy To: Pereira, Kirby, Kinsinger & Nguyen, LLP
P.O. Box 1250
Lawrenceville, GA 30046
Attention: Lawrenceville City Attorney
Email: ltompson@pkknlaw.com

SELLER: SAI Developers
2760 Peachtree Industrial Boulevard
Suite D
Duluth, Ga 30097
Attn:
Email:

11. Miscellaneous.

(a) Interpretation. In this Agreement, the neuter gender includes the feminine and masculine, and the singular number includes the plural, and the words “person” and “party” include corporation, partnership, individual, form, trust, or association wherever the context so requires.

(b) Attorney’s Fees. In the event it becomes necessary for either Buyer or Seller to bring an action at law or other proceeding to enforce any of the terms, covenants or conditions of this Contract, the prevailing party in any such action or proceeding shall be entitled to recover its costs and expenses incurred in such action from the other party, including without limitations reasonable attorney’s fees as determined by the court without a jury. As used herein, the term “prevailing party” shall mean as to the plaintiff, obtaining substantially all relief sought, and such term shall mean as to the defendant, denying the obtaining of substantially all relief sought by the plaintiff.

(c) Time of Essence. Buyer and Seller hereby agree that this Agreement was entered into with the understanding that time is of the essence.

(d) Severability. In the event any provision, or any portion of any provision, of this Contract shall be deemed to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such invalid, illegal or unenforceable provision or portion of a provision shall not alter the remaining portion of any provision or any other provision, as each provision of this Agreement shall be deemed to be severable from all other provisions.

(e) Inurement. This Agreement shall be binding upon and inure to the benefit of the successors and assigns, if any, of the respective parties hereto.

(f) Effective Date. The Effective Date of the Agreement shall be the date the last party signs a fully executed copy of the Contract for Purchase and Sale.

12. Modification of Contract.

No modification of this Agreement shall be deemed effective unless in writing and signed by the parties hereto, and any waiver granted shall not be deemed effective except for the instance and in the circumstances particularly specified therein and unless in writing and executed by the party against whom enforcement of the waiver is sought.

13. Entire Contract.

This Agreement constitutes the entire agreement between the parties for the purchase and sale of the Property. All terms and conditions contained in any other writings previously executed by the parties regarding the Property shall be deemed to be superseded.

14. Mutual Drafting.

Each party has participated in the drafting of this Agreement, and the provisions of this Agreement shall not be construed against or in favor of either party.

15. Survival of Contract.

This Agreement shall not merge into the documents executed at the closing, and any representations and warranties regarding title and right of possession of the Property shall survive the closing.

16. Special Stipulations

- (a) This Contract is contingent on the final approval of this Contract in a public meeting by the Buyer in accordance with the provisions of the Georgia Open Meetings Act and compliance with all purchase and sale procedures of the Buyer.
- (b) Buyer agrees to allow Johns Creek Holdings LLC to have a sewer easement to access the sewer near the property line of said property. Said easement to be signed at closing.

This Agreement is agreed to this
____ day of _____, 2026.

This Agreement is agreed to this
____ day of _____, 2026.

SAI Developers LLC

CITY OF LAWRENCEVILLE, GEORGIA

By: Sam Mahalingam 04-01-2026

By: Chuck Warbington 04-01-2026

Title: _____

Title: City Manager

BK 4 8 6 3 3 P G 0 0 7 8

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

ABOVE LEFT BLANK FOR RECORDING

Return to: Mills & Moss, LLC
Attn: Steven M. Mills, Esq.
1550 North Brown Road, Suite 130
Lawrenceville, GA 30043

STURGEON & HARBIN, LLC
IOLTA REAL ESTATE ESCROW ACCOUNT
3080 PEACHTREE ROAD NW, SUITE 970
ATLANTA, GA 30305
(404) 419-0800

08 FEB 13 PH 2:00
TOM LAWLER, CLERK

STATE OF GEORGIA
GWINNETT COUNTY

WARRANTY DEED

THIS INDENTURE, made effective as of the 30 January 2008, by and between HAHA ENTERPRISE, INC., a Georgia corporation (hereinafter referenced as "Grantor") and SAI DEVELOPERS, LLC, a Georgia limited liability company (hereinafter referenced as "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release and forever quitclaim to Grantee, its successors and assigns, all the right, title, interest, claim, or demand which Grantor has or may have had in and to the following described property, see Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property together with all singular rights, members and appurtenances thereof, unto the Grantee, its successors and assigns, IN FEE SIMPLE. And Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons by, through or under Grantor.

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

Signed, sealed and delivered
in the presence of:

GRANTOR:
HAHA ENTERPRISE, INC.

SHARON BURUSWALLI
Sharon Buruswalli
Notary Public
GWINNETT COUNTY, GEORGIA
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires June 30, 2010

[Signature]
By: *Young Cha Jung*
His: President
YOUNG LEE JUNG

PT-61 # 67-2008-002883
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 1280.00
TOM LAWLER CLERK OF
SUPERIOR COURT

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EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 143 of the 5th District, Gwinnett County, City of Lawrenceville, State of Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the point formed by the intersection of the westerly right-of-way of Langley Drive (88-foot right-of-way) and the northern right-of-way of Huff Street (50-foot right-of-way) if the same were extended so as to form a point of intersection, said point being marked by an iron pin found;

THENCE South 86°14'32" West a distance of 13.77 feet to an iron pin found on the northern right-of-way of Huff Street, said point being the TRUE POINT OF BEGINNING;

THENCE along said northern right-of-way of Huff Street South 86°14'32" West a distance of 158.10 feet to an iron pin found;

THENCE continuing along said right-of-way South 85°44'23" West a distance of 17.19 feet to an iron pin set;

THENCE leaving said right-of-way and running North 04°36'40" West a distance of 216.70 feet to an iron pin set;

THENCE South 81°22'49" East a distance of 205.15 feet to an iron pin set on the western right-of-way of Langley Drive;

THENCE along said right-of-way of Langley Drive in a southeasterly direction along a curve to the left an arc distance of 165.17 feet to an iron pin set (said curve having a chord line running South 00°46'28" East a distance of 164.85 feet and a radius of 760.20 feet);

THENCE leaving said right-of-way and running in a southwesterly direction along a curve to the right an arc distance of 16.25 feet to an iron pin found (said curve having a chord line running South 55°25'38" West a distance of 15.47 feet and a radius of 15.00 feet), said iron pin found also being the TRUE POINT OF BEGINNING.

Containing 0.857 acres as shown on As-Built Survey prepared for HAHA Enterprise, Inc., Main Street Bank and Lawyers Title Insurance Corporation by Busbee Surveying Co., Inc. and certified by Ricky C. Busbee, Georgia Registered Land Surveyor No. 2497, dated November 11, 2003, said As-Built Survey being incorporated herein by reference.

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for 2008 not yet due and payable.
2. Sewer Easement from Vanus Jones to City of Lawrenceville, dated July 17, 1956, recorded in Deed Book 129, page 474, aforesaid records.
3. Sewer Easement from Mattie P. Langley, et al to City of Lawrenceville, dated June 21, 1956, recorded in Deed Book 129, page 474, aforesaid records.
4. Easement within Right of Way Deed from DMA Properties, Inc. to Gwinnett County, Georgia, dated April 27, 1988, recorded in Deed Book 4868, page 49, aforesaid records.
5. Ingress/Egress Easement from Youngpae Kim and Nancy H.C. Kim to DMA Properties, Inc., dated May 11, 1988, recorded in Deed Book 4894, page 154, aforesaid records.
6. Sanitary Sewer Easement from DMA Properties, Inc. to City of Lawrenceville, dated May 9, 1988, recorded in Deed Book 4894, page 161, with plat recorded in Plat Book 45, page 70 and Plat Book 46, page 142, aforesaid records.

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LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: REGULAR SESSION, APRIL 27, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** Acceptance of Donation of Property - 1425 Lawrenceville Highway
- Department:** City Administration
- Date of Meeting:** Monday, April 27, 2026
- Fiscal Impact:** None
- Presented By:** Chuck Warbington, City Manager
- Action Requested:** Acceptance of Donation of 1425 Lawrenceville Highway (approx 3.046 acres) appraised for \$535,000 and authorize the Mayor or City Manager to execute all documents to acquire this parcel.

Summary: The property owner of the undeveloped tract of land known as 1425 Lawrenceville Highway (Tax Parcel 5082 331) approached the City to donate the approximate 3.046 acre tract of land. The City had it appraised for \$525,000. Staff recommends accepting this property with the intent to use it for a greenway trail system.



LAWRENCEVILLE

GEORGIA

