LAWRENCEVILLE
GEORGIA

CITY COUNCIL WORK SESSION

AGENDA

Wednesday, September 16, 2020
5:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Discussion of General City Business

1. RZM2020-00003 SUP2020-00034; One Street Residential, LLC; 213 Scenic Highway, 171 Stone Mountain Street and 179 Stone Mountain
2. ANNX2020-00002; TPRF Marathon, LLC, c/o Michael A. Swink; UPS Ground Freight Inc., c/o Robert P. Harder; TR Tipton Corporation, c/o CBRE, Inc, Michael A. Latham; 525 Marathon Parkway, 775 Marathon Parkway and 770 Marathon Parkway
3. RZM2020-00004 & SUP2020-00035; Universal Planning and Development, LLC c/o Eric Johansen; along the southern right-of-way of Gwinnett Drive, east of Scenic Highway
4. RZC2020-00017 SUP2020-00036; Highlands Residential, LLC, c/o David Loeffel; 77 East Pike Street, 250 McArthur Street and Georgia Department of Transportation Property
5. City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 1 Districts; Section 103.2 Use Table
6. City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 1 Districts, Section(s) 102.5, 102.6, 102.7, and 102.9
7. City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 1 Districts; Retirement Community

8. City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 2 Supplementary Regulations; Section 200.3 Supplemental Use Standards
9. City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 2, Supplemental Regulations, Section 200.3, Supplemental Use Standards
10. Discussion of One Mind Campaign
11. Tritech/Zuercher/Central Square
12. Right-of-Way Tree Trimming on an Annual Contract
13. Change Order 1 to Wood Pole Replacement Service on an Annual Contract
14. Provision of Landscape and Maintenance Services on an Annual Contract
15. Janitorial Maintenance Services on an Annual Contract
16. Insulation Replacement in the Aurora Theatre Roof
17. Purchase of Parking Guidance System
18. Paper Mill Road Construction, Engineering and Inspection Agreement
19. Ordinance Amendment to Chapter 18 Emergency Management
20. Bicentennial Planning Committee Presentation

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment

LAWRENCEVILLE
GEORGIA

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

Item:	RZM2020-00003 SUP2020-00034; One Street Residential, LLC; 213 Scenic Highway, 171 Stone Mountain Street and 179 Stone Mountain
Department:	Planning and Development
Date of Meeting:	Wednesday, September 16, 2020
Applicant Request:	Rezoning from OI and RS-150 to OI with a Special Use Permit allowing a Retirement Community, Independent Living Facility
Presented By:	Todd Hargrave
Department Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Tabled to the Monday, October 5, 2020, Planning Commission public hearing

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Summary: The applicant requests rezoning of a 5.19-acre parcel from OI (Office Institutional District) and RS-150 (Single Family Residence District) to OI (Office Institutional District) with a Special Use Permit allowing a Retirement Community, Independent Living Facility, containing a density of approximately 27 units per acre. The subject property is located along the northern right-of-way of Scenic Highway, extending to the southern right-of-way of Stone Mountain Street.

Attachments/Exhibits:

- RZM2020-00003 SUP2020-00034 Report
- RZM2020-00003 SUP2020-00034 Attachments

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

CASE NUMBER:	RZM2020-00003 & SUP2020-00034
APPLICANT:	ONE STREET RESIDENTIAL, LLC
CONTACT:	SHAWN HICKS
PHONE NUMBER:	770.726.5060
LOCATION:	213 SCENIC HIGHWAY, 171 STONE MOUNTAIN STREET AND 179 STONE MOUNTAIN STREET
PARCEL ID:	R5142 053, 5142 056, 5142 078 AND 5142 079
ACREAGE:	5.19
PROPOSED DEVELOPMENT:	RETIREMENT COMMUNITY, INDEPENDENT LIVING
DEPARTMENT RECOMMENDATION:	**APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The subject property has been zoned OI (Office Institutional District) and RS-150 (Single Family Residence District) since 1960.

PROJECT DATA:

The applicant requests rezoning of an approximately 5.19-acre property zoned OI (Office Institutional) and RS-150 (Single Family Residential District) to OI (Office Institutional District), along with a Special Use Permit to allow a Retirement Community, Independent Living facility. The property is located on the north right-of-way of Scenic Highway, extending to the southern right-of-way of Stone Mountain Street. The property is a parcel assemblage containing one single-family dwelling and accessory structure, with the remaining balance of the property being undeveloped and vacant.

According to the submitted materials, the facility would be marketed as a retirement community, designed for independent living. The site would be developed with a total of 140-residential units. The development would consist of an approximately 55-foot, four-story building containing 115-units to be used as the independent multifamily living facility, eight duplexes (16 units), and nine single-family residential units, resulting in a density of approximately 27 units per acre; exceeding the allowable tolerance of 24 units per acre. The submitted materials include color renderings of the proposed structures, and it appears the

proposed exterior architectural treatments may be consistent with the minimum architectural and design standards of the recently adopted City of Lawrenceville 2020 Zoning Ordinance. In addition, approximately 7-percent (10 units) of the proposed development would be designated as new housing units for age-eligible residents of the recently demolished Hooper Renwick and Rich Martin public housing. Furthermore, during the course of the last year , the City Council unanimously approved ordinances (Ord. ID #4604 & ZON-ORD 2020-9), replacing antiquated policies relating to the various multifamily residential zoning classifications found throughout the city limits. The consequences of these decisions have resulted in the prohibition of new construction proposals that include duplex units. .

The project would include amenities such as a business center, community room, fitness center, and social gathering areas. However, the proposed plan does not include specifics relating to the gross floor area (GFA) for any common interior space associated with the development. The plan proposes 186 parking spaces; assuming the proposal includes 6,500 square feet of common interior space, the number of proposed parking spaces may be consistent with the minimum number of parking spaces required for the proposed development. Access to the proposed development would be via two curb cuts, one located along Scenic Highway and the other on Stone Mountain Street. The two points of access would be supplemented with a single driveway providing a direct connection onto both right-of-ways.

In lieu of the required 50-foot zoning buffer adjacent to RS-150 zoned properties, the applicant is requesting a 25-foot zoning buffer along the southern property line and a 15-foot zoning buffer along the northern property line as reflected on the site plan. The applicant is requesting relief from the required 50-foot local Undisturbed Natural Buffer and only observe the 25-foot State Stream Buffer along the stream bisecting the property. In addition, the proposal does not include the installation of the required 10-foot landscape strip adjacent to the right-of-way of Scenic Highway and Stone Mountain Street. Additionally, the proposal includes relief from the required 50-foot front yard setback along Stone Mountian Street. The applicant is also proposing to install on-street parking throughout the development, and therefore is requesting the elimination of the required two-car garage. Therefore, variances will be required to allow a reduction in zoning buffers, the elimination of, and a reduction in the required stream buffers, the elimination of the required landscape strip, and an increase in the maximum lot coverage may be considered by City Council with these requests.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Area. The vision for this character area is to encourage a mixture of residential, retail, office, recreational, and educational facilities. The citywide goals of the Plan include improving land use patterns, transportation, housing, economic development, and the overall quality of life for the entire community. Although the proposed redevelopment of an underutilized property may provide some affordable housing

options for seniors on fixed incomes, the request does not necessarily meet the precedent established by the Council. The applicant recently received the approval of a similar request (RZC2020-00012 & SUP2020-00027), which by comparison was similar in density, use, and zoning; which included compatible density considered consistent with city policies and a condition of zoning requiring a percentage of the units to be managed by the Lawrenceville Housing Authority.

The surrounding area is characterized by commercial, institutional and residential uses. The property is bordered by parcels zoned BG (General Business District) with uses such as County Courts, a fire station, single-family residences, and multifamily developments. To the west, are Lawrenceville Housing Authority multifamily units that were constructed to replace aging housing units of the Hooper Renwick and Rich Martin public housing. Additionally, to the east and west, along Stone Mountain Street, are single-family parcels zoned RS-150. Immediately adjacent to the east, is the Gwinnett County Juvenile and Recorder's Court Building and recently constructed Gwinnett County Fire Station 15. Along Scenic Highway are properties zoned BG, developed for automobile services and general commercial uses.

In conclusion, if properly conditioned to the standard established by the Council for similar density, use, and zoning, the proposed development could provide affordable housing options, promote walkability, and potentially spur redevelopment in the immediate area. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested Rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

The City of Lawrenceville Electric Department has single-phase and three-phase power available. The site will be served underground and there will be cost per unit for underground electric to be paid by the developer. Site lighting to be installed and owned by the developer.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

RZM2020-00003:

Approval as OI (Office Institutional District) for a Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

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

    A. The proposed development shall be limited to a total of 124 residential units, consisting of 115-unit independent multifamily living units, 9 single-family residential units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.

    B. The maximum building height shall be 55 feet.

    C. Duplex units shall be prohibited.

    D. Accessory structures shall be prohibited.

    E. The development shall be age-restricted to residents 62 years of age and older.

2. To satisfy the following site development considerations:

    A. The property shall be developed in general accordance with the submitted site rezoning site plan, dated July 29, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Planning and Development Department.

    B. The apartment buildings shall meet the RM-24 architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.

    C. The single-family units shall meet the Residential Minimum Architectural and Design Standards set forth in the City of Lawrenceville 2020 Zoning Ordinance with the exceptions outlined herein; which shall include the elimination of the two-car garage requirement. . Building elevations shall be submitted for review

and approval by the Planning and Development Department prior to the issuance of a development permit.

D. Ingress/Egress to the subject property shall be limited to one point of access per street frontage and shall meet City and GDOT regulations as appropriate, including any dedication of Right-of-Way.

E. Provide 186 parking spaces and one loading space designated for clients and employees parking. Client and employee parking shall be located in the front yard area. Parking and driveway surfaces shall be paved and striped to City standards.

F. Provide a 15-foot wide natural undisturbed buffer along the north property line, and a 25-foot wide natural undisturbed buffer along the south property line immediately adjacent to residentially zoned properties. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Planning and Development Department.

G. Provide a 10-foot landscape strip along the western right-of-way of Scenic Highway, and the eastern right-of-way of Stone Mountain Street. Final landscaping design shall be subject to review and approval of the Planning and Development Department.

H. The development shall meet all State and City Stream Buffer requirements.

I. 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.

J. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Subject to the review and approval of the Planning and Development Department.

K. All grassed areas shall be sodded.

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

M. 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.

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

O. Outdoor storage shall be prohibited.

P. City dumpsters shall be utilized for the entire development. Individual trash carts shall be prohibited within the development. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5-feet. The dumpster shall be screened on all sides by a minimum 6-foot high masonry wall with access via an opaque gate.

Q. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.

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

S. The development shall be a gated community, with automated car access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made in a timely manner. Fencing along public Right of way shall be wrought iron style type fencing with masonry columns spaced 25 feet.

T. Unless provided underground, Stormwater Detention facilities shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans shall be subject to the review and approval of the Planning and Development Department.

U. The project shall be coordinated with the infrastructure improvements being made with the Stone Mountain/Five Forks-Trickum sidewalk project.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

SUP2019-00034:
Approval of a Special Use Permit for a 124-unit Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

   A. The proposed development shall be limited to a total of 124 residential units (24 Units Per Acre), consisting of 115-unit independent multifamily living units, 9 single-family residential units. The final site and building design shall be subject to review and approval of the Planning and Development Department.

   B. The units shall meet the following:
      i. Lawrenceville Housing Authority Managed Units – 15% max.
      ii. Units leased at 80% AMI – 15% min.
      iii. 3 and 4 bedrooms are prohibited
      iv. 1 Bedroom Flat – 700 min. sf
      v. 2 Bedroom Flat – 960 min. sf
      vi. 1 Bedroom Cottage – 750 min. sf with min. 9-foot ceilings
      vii. 2 Bedroom Cottage – 1005 min. sf with min. 9-foot ceilings

   C. Duplex units shall be prohibited.

   D. Each multifamily living unit shall be accessed internally, via a double-loaded corridor (hallway), consisting of apartment units on both sides of the passage corridor.

   E. Interior unit features include stainless steel appliances and stone countertops.

   F. The development shall include outdoor amenities for residents including active common spaces that include a community garden, covered pavilion and grilling areas. Interior amenities shall include a community room with bistro, cardio/fitness center, as well as a computer center. The design and location of the amenities shall be subject to the review and approval by the Planning and Development Department.

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

1. **Will the Rezoning and Special Use Permit proposal allow a use that is suitable in view of the use and development of an adjacent and nearby property?** *Yes.*

2. **Will the Rezoning and Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?** *No*.

3. **Does the property to be affected by the Rezoning and Special Use Permit proposal have a reasonable economic use as currently zoned?** *Yes*.

4. **Will the Rezoning and Special Use Permit proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No*.

5. **Is the Rezoning and Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan?** *Yes.*

6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Rezoning and Special Use proposal?** *Yes*, *the proposed development would provide affordable housing options, promote walkability, and potentially spur redevelopment in the immediate area.*

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: OneStreet Residential, LLC c/o Kathryn M. Zickert	NAME: Gwinnett Housing Corporation
ADDRESS: 2000 RiverEdge Parkway, Suite 450	ADDRESS: 502 Glenn Edge Drive
CITY: Atlanta	CITY: Lawrenceville
STATE: GA ZIP: 30328	STATE: GA ZIP: 30046

CONTACT PERSON: Kathryn M. Zickert, Smith Gambrell Russell, LLP PHONE: (404) 815-3704

* 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): O-I REQUESTED ZONING DISTRICT: O-I

PARCEL NUMBER(S): 5-142-053, 5-142-056 ACREAGE: 3.298 (of the total 5.195 acres)

ADDRESS OF PROPERTY: 213 Scenic Highway, Lawrenceville, GA 30046

SIGNATURE OF APPLICANT DATE	SIGNATURE OF OWNER DATE
TYPED OR PRINTED NAME	TYPED OR PRINTED NAME
NOTARY PUBLIC DATE	NOTARY PUBLIC DATE

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: OneStreet Residential, LLC c/o Kathryn M. Zickert	NAME: 171/179 STONE MOUNTAIN STREET LLC
ADDRESS: 1230 Peachtree Street, Suite 3100	ADDRESS: 871 OLD PEACHTREE RD NW
CITY: Atlanta	CITY: LAWRENCEVILLE
STATE: GA ZIP: 30303	STATE: GA ZIP: 30043

CONTACT PERSON: Kathryn M. Zickert, Smith Gambrell Russell LLP PHONE: (404) 815 3704

* 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): RS 150 REQUESTED ZONING DISTRICT: O I

PARCEL NUMBER(S): 5142 079 and 5142 079 ACREAGE: 1.897

ADDRESS OF PROPERTY: 171 & 179 Stone Mountain Street

7/2/20

SIGNATURE OF APPLICANT DATE

J. Alexander Brock (Smith Gambrell Russell LLP)

TYPED OR PRINTED NAME

Sheila Johnson

NOTARY PUBLIC DATE

SHEILA JOHNSON NOTARY PUBLIC FULTON COUNTY, GA

SIGNATURE OF OWNER DATE

Billy Joe Dickerson

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (Gwinnett Housing Corporation)

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.

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (171/179 Stone Mountain Street, LLC)

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.

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (OneStreet Residential, LLC)

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.

07.01.20

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

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)

Kathryn M Zickert
Signature

6/24/20
Date

Kathryn M. Zickert
Printed Name

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

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

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)

Signature

6/24/20
Date

Dennis J. Webb, Jr.

Printed Name

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

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

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)

Signature

6-24-2020
Date

J. Alexander Brock
Printed Name

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

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: (Map Reference Number) 5 (District) - 142 (Land Lot) - 078 (Parcel)

Signature of Applicant — Date: 7/1/20

J. Alexander Brock (Attorney)
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

Deshawn M. Mattox
NAME

Senior Tax Business Manager
TITLE

07/01/2020
DATE

LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: (Map Reference Number) 5 (District) - 142 (Land Lot) - 079 (Parcel)

Signature of Applicant — 7/1/20 (Date)

J. Alexander Brock (Attorney)
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

Dusan Matic
NAME

Senior Tax Business Manager
TITLE

07/01/2020
DATE

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

LAWRENCEVILLE
GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: One Street Residential, LLC	NAME: Gwinnett Housing Corporation
ADDRESS: 2000 RiverEdge Parkway, Suite 450	ADDRESS: 502 GLENN EDGE DR
CITY: Atlanta	CITY: Lawrenceville
STATE: GA ZIP: 30328	STATE: GA ZIP: 30046
PHONE: (770) 850-8280	PHONE: (770) 963-4900

CONTACT PERSON: Shawn Hicks PHONE: (770) 726-5060

CONTACT'S E-MAIL: shawn@onestreetres.com

* 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): OI ACREAGE: 3.298

PARCEL NUMBER(S): 5-142-053, 5-142-056

ADDRESS OF PROPERTY: 213 Scenic Highway, Lawrenceville, GA 30046

PROPOSED SPECIAL USE: allowing a multifamily development exceeding 12 units per acre

02/27/2020
SIGNATURE OF APPLICANT DATE

02/27/2020
SIGNATURE OF OWNER DATE

Brendan Barr
TYPED OR PRINTED NAME

Lejla Pljaca
TYPED OR PRINTED NAME

2-27-20
NOTARY PUBLIC DATE

3/2/20
NOTARY PUBLIC DATE

JACLYN SPILKA
Notary Public, Cobb County, Georgia
My Commission Expires 3 Dec 2021

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
(770) 963-2414 • www.lawrencevillega.org

SUP2020-00034

Paula E Hollis
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/01/2022

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Received: August 7, 2020
Planning and Development Dep

LAWRENCEVILLE
GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: OneStreet Residential, LLC c/o Kathryn M. Zickert	NAME: 171/179 STONE MOUNTAIN STREET LLC
ADDRESS: 1230 Peachtree Street	ADDRESS: 871 OLD PEACHTREE RD NW
CITY: Atlanta	CITY: Lawrenceville
STATE: GA ZIP: 30309	STATE: GA ZIP: 30043
PHONE: 404-815-374	PHONE: 770 513-4558

CONTACT PERSON: Kathryn M. Zickert, Smith Gambrell Russell LLP PHONE: 404-815-3704

CONTACT'S E-MAIL: kzickert@sgrlaw.com

* 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): O-I (Proposed) ACREAGE: 1.897

PARCEL NUMBER(S): 5142 079 and 5142 079

ADDRESS OF PROPERTY: 171 & 179 Stone Mountain Street

PROPOSED SPECIAL USE: Senior Housing

SIGNATURE OF APPLICANT	DATE 7/2/2020	SIGNATURE OF OWNER	DATE 7/2/2020
TYPED OR PRINTED NAME J. Alexander Brock (Smith Gambrell Russell)		TYPED OR PRINTED NAME Billy Joe Dickerson	
NOTARY PUBLIC	DATE	NOTARY PUBLIC	DATE 7/2/2020

SHEILA JOHNSON NOTARY PUBLIC FULTON COUNTY, GA EXP. Dec. 29, 2023

SCOTT KING NOTARY EXPIRES GEORGIA August 7, 2020

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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:

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

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LAWRENCEVILLE
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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (171/179 Stone Mountain Street, LLC)

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

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07.01.20

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LAWRENCEVILLE
GEORGIA

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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)

Kathryn M Zickert
Signature

6/24/20
Date

Kathryn M. Zickert
Printed Name

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

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LAWRENCEVILLE
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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)

Signature

6/24/20

Date

Dennis J. Webb, Jr.

Printed Name

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

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LAWRENCEVILLE
GEORGIA

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Signature

6-24-2020
Date

J. Alexander Brock
Printed Name

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

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LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: (Map Reference Number) 5 (District) - 142 (Land Lot) - 053 (Parcel)

Shawn Hicks — 2/26/2020
Signature of Applicant — Date

Shawn Hicks, Development Manager
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

Megan Kittrell — NAME
Assistant Manager — TITLE

3-2-2020
DATE

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LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

PARCEL I.D. NUMBER: (Map Reference Number) 5 (District) - 142 (Land Lot) - 056 (Parcel)

Shawn Hicks — 2/26/2020
~~Signature~~ of Applicant — Date

Shawn Hicks, Development Manager
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

Megan Kittrell — NAME
Assistant Manager — TITLE
3-2-2020 — DATE

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FIRST AMENDED STATEMENT OF INTENT

and

Other Material Required by
City of Lawrenceville Zoning Ordinance

Rezoning Application,
Special Use Permit, and
Variance Requests

of

ONESTREET RESIDENTIAL, LLC

for

±5.195 acres of land (Rezoning from RS-150 to O-I) and
(SUP for a retirement community)
Variances Requested:

§102.10: To increase the maximum building height from 35' to 55'

§403: To reduce the required 50' zoning buffer between OI and RS-150 from 50' to 25' along parcel 5142-077 and 15' along parcel 5142-080

§601.B.3.a: To reduce the required grass and landscape strip between the parking and building from 20' to 10'

§19.5.1: Encroachment into the 25' EPD buffer, 50' City Stream Buffer and 75' City Impervious Setback to pipe stream in ditch from County Fire Station detention pond

§601.B.1.a: To reduce front, side, and rear facades to a finish with a minimum of 51% brick or stone

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located in
Land Lot 142, 5th District
Addresses: 171 and 179 Stone Mountain Street, 213 Scenic Highway

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
Promenade Suite 3100
1230 Peachtree Street, NE
Atlanta, Georgia 30309
(404) 815-3500

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I. INTRODUCTION

The ±5.195 property at issue in these Applications consists of four parcels of land located in Land Lot 142, 5th District, Gwinnett County (Parcels 5142-053, 5142-056, 5142-078, and 5142-079) ("Subject Property"). More specifically, the Subject Property is located at 213 Scenic Highway and 171 & 179 Stone Mountain Street. All but one of these tracts currently is vacant: 171 Stone Mountain Street contains an older 1.5 story, 3-bedroom, 2-bath home. The Applicant seeks a Rezoning to allow for the redevelopment of the Subject Property from RS-150 (Single Family Residential) and O-I (Office Institutional) to O-I (Office Institutional) for a proposed active senior living retirement community. In addition, the Applicant is seeking a Special Use Permit for the Subject Property to allow the proposed senior housing development to exceed 12 units per acre for seniors aged 62+. The community will consist of 115 units in one four-story building, as well as 25 cottage residences ("Development"), for a total of 140 units. The community also will contain outdoor amenities such as a community garden, and grilling/picnic areas, as well as interior amenities such as a fitness center, community room, social gathering areas, and business center.

One Street Residential has owned and operated active adult rental communities for over 15 years in the metropolitan Atlanta region. It owns and operates 1692 Active Adult units and manages another 544 Active Adult units as a property manager. A graphic depiction of the varied locations of these units is attached as Exhibit A. Its most recent development is the 125 unit Hearthside LaFayette community in Fayetteville. Opened in the summer of 2019, by December it was 93 %occupied. Photographs which represent the nature of that One Street product, similar to what will be developed here in the main building, are attached as Exhibit B.

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The units within the proposed development will range in size from 706 to 745 square feet (one bedroom units) to 913 to 1,005 square feet (for two bedroom units). There will be 80 one bedroom units, and 60 two bedroom units. 15-20% of the units will be rented by seniors with 80% of Adjusted Median Income (AMI). The balance of the units will be rented at or below 60% AMI. Projected rental rates will reach the following, up to $1,135 for a one bedroom residence and $1,360 for a two bedroom residence. The residents will live independently, and no mandated meal plan or medical care assistance will be provided. Every resident must be at least 62 years of age. That said, throughout One Street's active adult portfolio, their typical resident profile is a single person female household in her mid-70s. Property management staff will be on site during regular business hours. Emergency maintenance staff are on call after hours.

The project will be developed and owned through a public-private partnership between the Lawrenceville Housing Authority and One Street Residential. Age-eligible residents of the Hooper Renwick and Rich Martin public housing communities, anticipated to be 10 residents, will be housed in this community.

The Applicant submits this document as a Statement of Intent with regard to its Application, a preservation of the Applicant's constitutional rights, and a written analysis for the rezoning SUP and variance criteria listed in the City of Lawrenceville Zoning Code ("Zoning Code") § 908.

II. CRITERIA TO BE APPLIED TO REZONING

A) WHETHER A PROPOSED REZONING AND SUP WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

Yes. The Subject Property is surrounded by compatible zoning districts and uses. To the

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north is property zoned BG (Business General), containing the Gwinnett County Courthouse Annex and Gwinnett County Fire and Emergency Services Station 15. To the south, the property borders property zoned BG and owned by the City of Lawrenceville Housing Authority, containing attached residential; Multifamily Residential (RM-12), containing attached housing; and a property zoned RS-150, which is undeveloped. To the east, the Subject Property abuts property zoned BG and the right-of-way of Scenic Highway. To the west the Subject Property abuts the right-of-way of Stone Mountain Street. The Proposed Development blends harmoniously with the surrounding mix of developments and offers a transition from the residential to the south to the office and civic uses to the north.

B) WHETHER A PROPOSED REZONING AND SUP WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

No. See answer to subparagraph A above.

C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING AND SUP HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

All but one of these tracts has been vacant for years, and the larger tract has been zoned O-I since at least 1960. No one has attempted to develop the vacant lot or the O-I tract, notwithstanding its access to Scenic Drive. The absence of development is indicative of an absence of reasonable economic use.

D) WHETHER THE PROPOSED REZONING AND SUP WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS;

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No. There will be no impact upon schools given that the project serves a 62+ year-old population. It has two excellent points of access: Stone Mountain Street (a minor arterial) and Scenic Highway (a principal arterial). According to the Institute of Traffic Engineers' Trip Generation Manual (ITE Code 251 Senior Living Attached) total daily traffic volume will be approximatively 520 vehicle trips per day (50% out, and 50% in). Peak hour impact is negligible, with 48.4 am trips and 49 pm trips. Utilities are available to serve the site and detention shall be underground.

E) WHETHER THE PROPOSED REZONING AND SUP IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN.

Yes. The City of Lawrenceville 2030 Comprehensive Plan ("Comp Plan") designates the Subject Property as being within the Downtown Master Plan character area. The Comp Plan's states goal for development in this areas is a "combination of greenspace, office, governmental, commercial, residential, residential-commercial uses." See 2030 Comprehensive Plan, pg. 2-6. The Proposed Development will add a senior affordable housing component to the mix of uses sought in the Downtown character area.

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 PROPOSED REZONING.

Metro Atlanta's older adult population continues to grow rapidly as overall better health enables us to live longer. It is estimated that by 2030, 1 in 4 residences will be over age 60 versus 1 in 6 today. Further, the number of residents age 65 and over will nearly triple to 1.6 million by 2030. This demographic shift presents the Atlanta region and its leadership with the challenge of providing services and designing communities in a manner that meets the

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needs of residents of all ages and abilities.

III. VARIANCES REQUESTED

§102.10: **To increase the maximum building height from 35' to 55'**

The site's irregular topography requires height in the main building since the narrow "sides" cannot be developed for anything but cottage structures.

§403: **To reduce the required 50' zoning buffer between OI and RS-150 from 50' to 25' along parcel 5142-077 and 15' along parcel 5142-080**

The provision of this buffer is not needed. It will be replaced with landscape strips. This is a predominantly commercial area and the buffering is unwarranted.

§601.B.3.a: **To reduce the required grass and landscape strip between the parking and building from 20' to 10'.**

The Applicant seeks to reduce the landscape strip width and allow the building closer to the parking to lessen distance the senior residents must walk between the parking space and the building. Many of the residents are not as mobile as the general public and the shorter distance also reduces the likelihood of slips or falls during inclimate weather. The Applicant intends to landscape the remaining 10' to provide an attractive buffer around the building while reducing the travel length for seniors.

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§19.5.1: **Encroachment into the 251 EPD buffer, 50' City Stream Buffer and 75' 25' Impervious Setback to pipe stream**

An intermittent stream flows from a County Fire Station detention pond to the east of the site across part of the acreage into a recovery residence property to the west. See Exhibit C. One Street proposes to pipe this stream 181' to allow a perpendicular road crossing of it. Piping it requires a variance from the 25' EPD stream buffer, the 50 foot City of Lawrenceville stream buffer, and the additional 25' buffer imposed by the City which may be disturbed but replanted. Piping the stream will also require a USACE Nationwide Permit 29. Compensatory mitigation will be required in the form of the purchase of stream mitigation credits prior to construction.

§601.B.1.a: To reduce front side and rear facades to a finish with a minimum of 51% brick or stone

This project is an affordable housing project to be funded by DCA LIHTC dollars. The size of the units, architectural treatment, and interior appointments directly relate to affordability. For example, a 100 SF increase in unit size adds $14,000 to the unit cost. A façade of 75% brick or stone increases each unit cost by at least $1,419. These costs preclude the provision of housing at 60% of AMI. And DCA in their review process often penalizes an applicant which has a larger unit size or façade treatments it regards to be unnecessary. This penalty is imposed by outside forces and is not the Applicant's creation. It is a hardship.

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IV. PRESERVATION OF CONSTITUTIONAL RIGHTS

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

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

A refusal to allow the development in question would be invalid inasmuch as it would be

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denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

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

V. CONCLUSION

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

This 9th day of July, 2020.

Respectfully submitted,

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Attorneys For Applicant

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L A N D D E S C R I P T I O N
TRACTS 1, 2 & 3 COMBINED

All that tract or parcel of land lying and being in Land Lot 142 of the 5th Land District, in the City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT,** begin at the Southeasterly end of the Mitered Intersection of the Northwesterly Right-of-Way of Georgia Highway 124 (a.k.a. Scenic Highway, R/W varies) and the Northeasterly Right-of-Way of Constitution Boulevard (f.k.a. Hillside Drive, 80' R/W); THENCE continuing along said Right-of-Way of Georgia Highway 124 in a Northerly direction for 403.24 feet to a 1/2" Rebar Found, said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving said Right-of-Way of Georgia Highway 124, North 36 degrees 27 minutes 24 seconds West for a distance of 187.03 feet to a Point; THENCE North 36 degrees 27 minutes 28 seconds West for a distance of 93.39 feet to a PK Nail Found; THENCE North 01 degrees 14 minutes 00 seconds East for a distance of 26.21 feet to a 1/2" Rebar Found; THENCE North 41 degrees 29 minutes 42 seconds East for a distance of 118.00 feet to a 1/2" Rebar Found; THENCE North 48 degrees 30 minutes 18 seconds West for a distance of 240.00 feet to a 1/2" Rebar Found; THENCE South 35 degrees 45 minutes 56 seconds West for a distance of 85.41 feet to an Axle Found; THENCE North 46 degrees 01 minutes 59 seconds West for a distance of 64.97 feet to a 1" Open Top Pipe Found; THENCE North 36 degrees 31 minutes 31 seconds West for a distance of 86.95 feet to a 1" Bar; THENCE North 21 degrees 27 minutes 35 seconds West for a distance of 122.40 feet to a Point; THENCE North 45 degrees 05 minutes 16 seconds West for a distance of 204.25 feet to an Axle Found on the Southeasterly Right-of-Way of Stone Mountain Street (R/W Varies); THENCE continuing along said Right-of-Way of Stone Mountain Street along a curve to the left having a radius of 710.00 feet and arc length of 188.00 feet being subtended by a chord of North 35 degrees 13 minutes 19 seconds East for a distance of 187.45 feet to an Axle Found; THENCE leaving said Right-of-Way of Stone Mountain Street, South 46 degrees 24 minutes 36 seconds East for a distance of 94.68 feet to a 1/2" Rebar Found; THENCE South 34 degrees 01 minutes 41 seconds East for a distance of 383.27 feet to an Axle Found; THENCE North 71 degrees 27 minutes 19 seconds East for a distance of 350.15 feet to an Iron Pin Set; THENCE South 25 degrees 13 minutes 52 seconds East for a distance of 204.96 feet to a 5/8" Open Top Pipe Found; THENCE South 42 degrees 37 minutes 20 seconds West for a distance of 200.05 feet to a 1" Open Top Pipe Found; THENCE South 25 degrees 38 minutes 16 seconds East for a distance of 196.17 feet to a Concrete Monument Found on the aforesaid Right-of-Way of Georgia Highway 124; THENCE continuing along said Right-of-Way of Georgia Highway 124, South 41 degrees 22 minutes 47 seconds West for a distance of 78.40 feet to a 5/8" Rebar Found; THENCE leaving said Right-of-Way of Georgia Highway 124, North 42 degrees 40 minutes 29 seconds West for a distance of 184.48 feet to a 1/2" Rebar Found; THENCE South 42 degrees 33 minutes 47 seconds West for a distance of 128.00 feet to a PK Nail Found; THENCE South 36 degrees 27 minutes 18 seconds East for a distance of 190.26 feet to a Point on the aforesaid Right-of-Way of Georgia Highway 124; THENCE continuing along said Right-of-Way of Georgia Highway 124, South 41 degrees 23 minutes 37 seconds West for a distance of 6.06 feet to a 1/2" Rebar Found, said point being **THE POINT OF BEGINNING**.

Said property contains 5.195 Acres.

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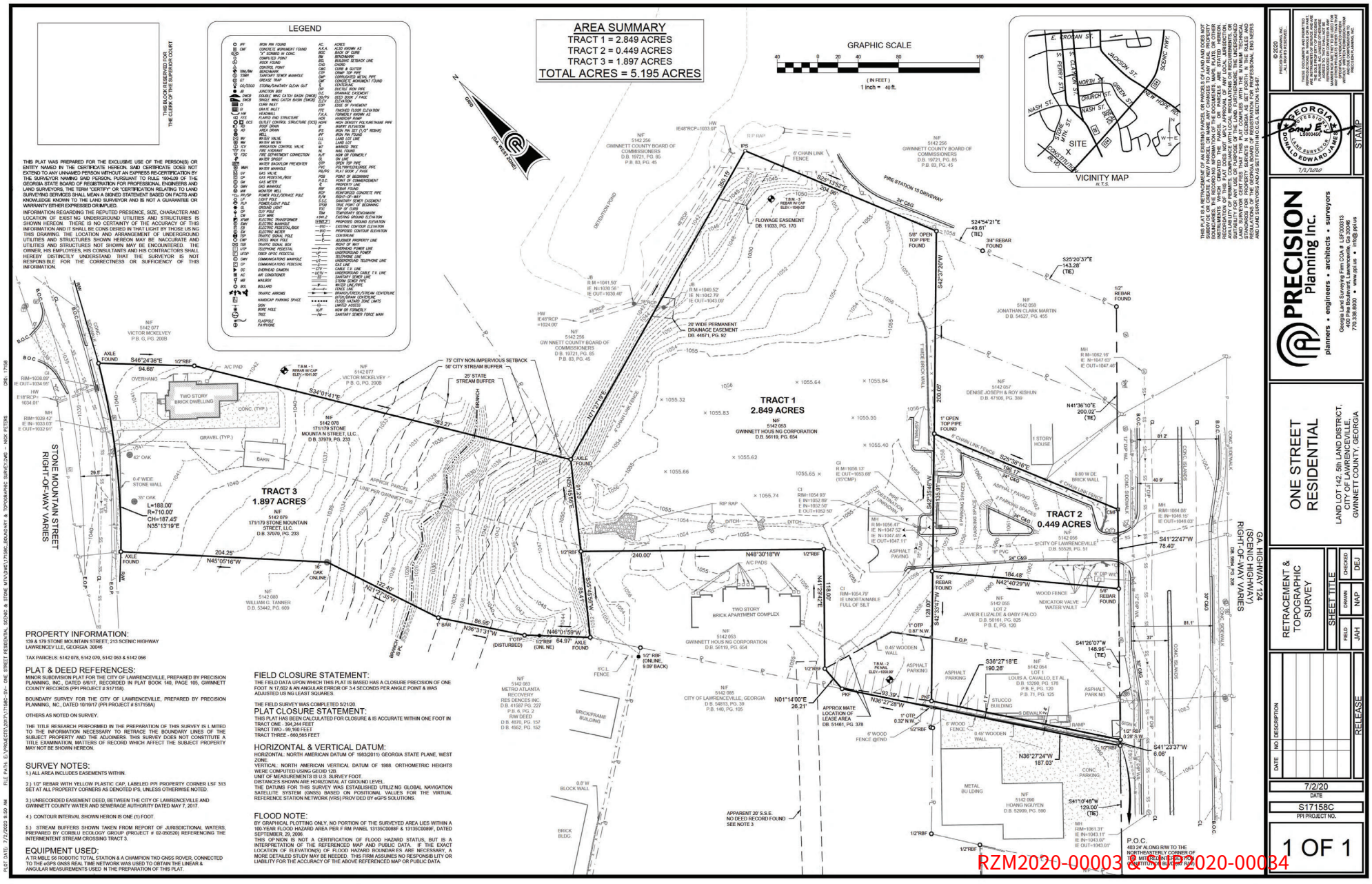

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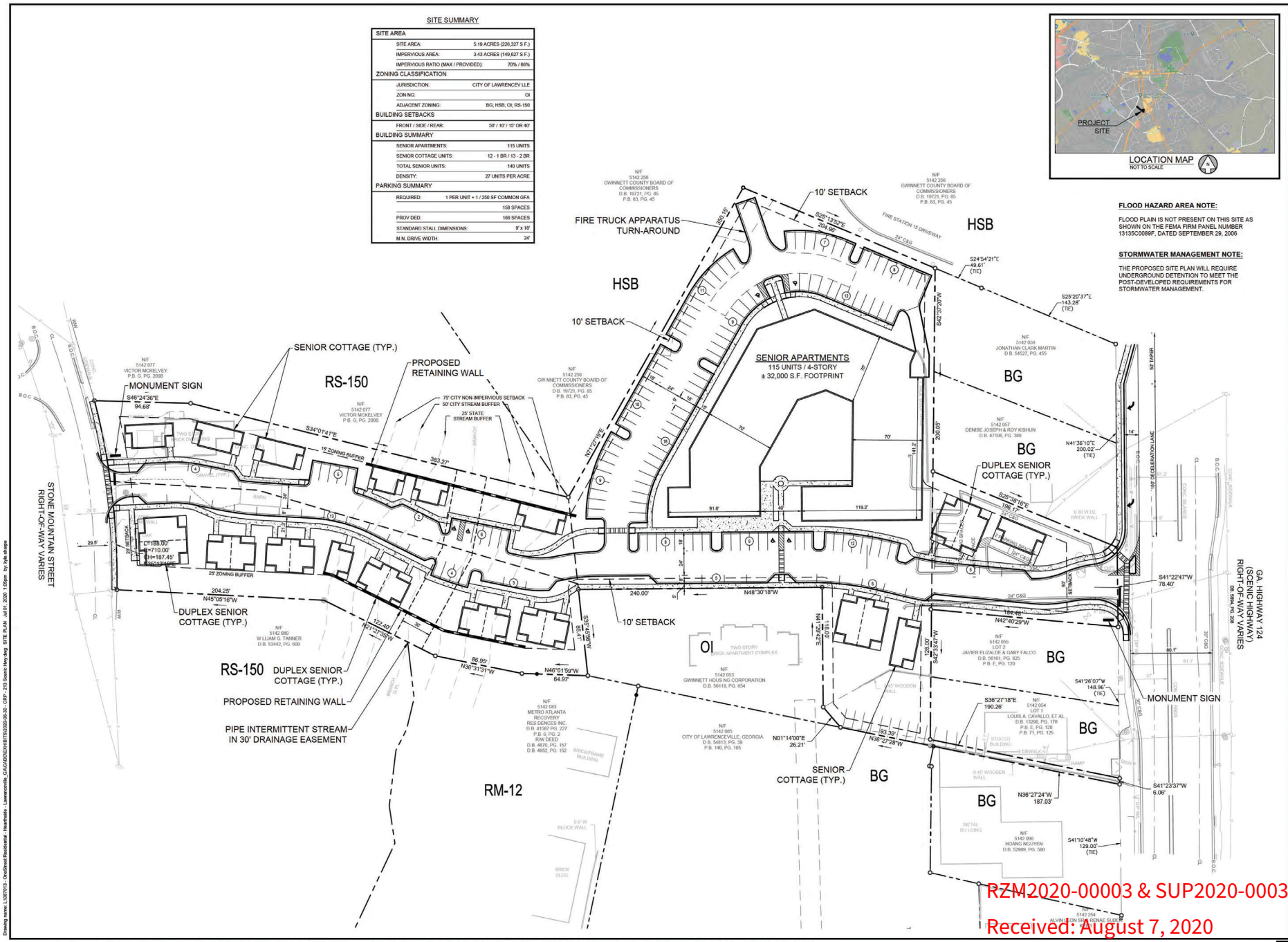

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FLOOD HAZARD AREA NOTE:

FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM PANEL NUMBER 13135C0089F, DATED SEPTEMBER 29, 2006

STORMWATER MANAGEMENT NOTE:

THE PROPOSED SITE PLAN WILL REQUIRE UNDERGROUND DETENTION TO MEET THE POST-DEVELOPED REQUIREMENTS FOR STORMWATER MANAGEMENT.

SOLID WASTE MANAGEMENT NOTE:

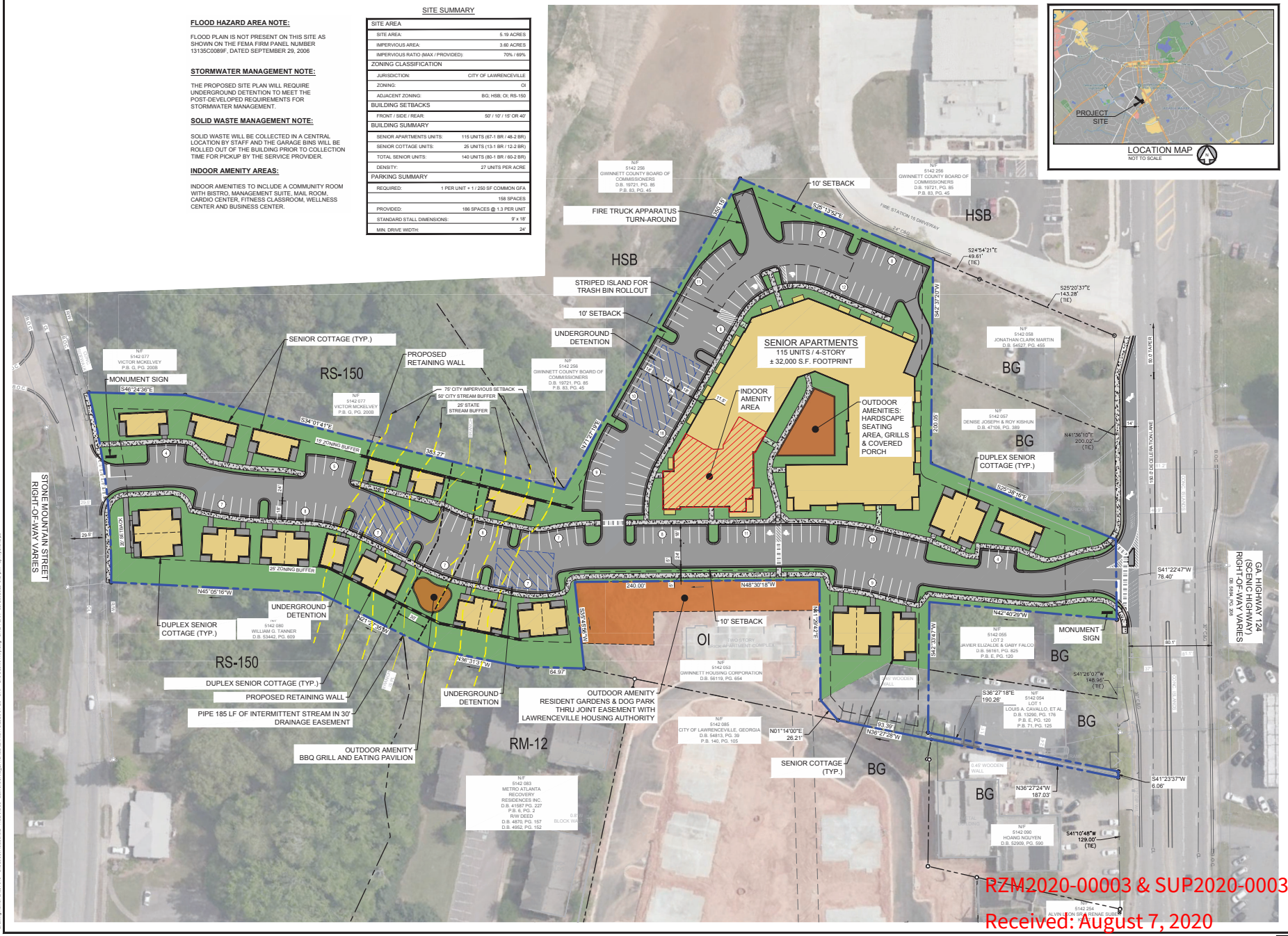
SOLID WASTE WILL BE COLLECTED IN A CENTRAL LOCATION BY STAFF AND THE GARAGE BINS WILL BE ROLLED OUT OF THE BUILDING PRIOR TO COLLECTION TIME FOR PICKUP BY THE SERVICE PROVIDER.

INDOOR AMENITY AREAS:

INDOOR AMENITIES TO INCLUDE A COMMUNITY ROOM WITH BISTRO, MANAGEMENT SUITE, MAIL ROOM, CARDIO CENTER, FITNESS CLASSROOM, WELLNESS CENTER AND BUSINESS CENTER.

SITE SUMMARY

SITE AREA	
SITE AREA:	5.19 ACRES
IMPERVIOUS AREA:	3.60 ACRES
IMPERVIOUS RATIO (MAX / PROVIDED):	70% / 69%
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	OI
ADJACENT ZONING:	BG; HSB; OI; RS-150
BUILDING SETBACKS	
FRONT / SIDE / REAR:	50' / 10' / 15' OR 40'
BUILDING SUMMARY	
SENIOR APARTMENTS UNITS:	115 UNITS (67-1 BR / 48-2 BR)
SENIOR COTTAGE UNITS:	25 UNITS (13-1 BR / 12-2 BR)
TOTAL SENIOR UNITS:	140 UNITS (80-1 BR / 60-2 BR)
DENSITY:	27 UNITS PER ACRE
PARKING SUMMARY	
REQUIRED:	1 PER UNIT + 1 / 250 SF COMMON GFA
	158 SPACES
PROVIDED:	186 SPACES @ 1.3 PER UNIT
STANDARD STALL DIMENSIONS:	9' x 18'
MIN. DRIVE WIDTH:	24'



RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

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FAX: 678.546.6105
WWW.LECRAWENGINEERING.COM
PE#007168

CLIENT
ONESTREET RESIDENTIAL
2000 RIVEREDGE PARKWAY - SUITE 450 - ATLANTA, GA 30328

PROJECT
HEARTHSIDE - LAWRENCEVILLE
213 SCENIC HWY
LAND LOT 142 OF THE 5TH DISTRICT, PARCEL NO. 53
LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

SEAL:
GEORGIA REGISTERED No. PE036881 PROFESSIONAL 7/29/20 ENGINEER TIMOTHY KYLE SHARPE

DESIGN TEAM:

DRAWN BY:	CER
DESIGNED BY:	TKS
REVIEWED BY:	TKS

Know what's below. Call before you dig.

SCALE & NORTH ARROW:
NORTH ARROW
SCALE: 1" = 40'

LCE #:	087013
DATE:	July 29, 2020

SUP PLAN
1 OF 1

1.

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1 A5-4 PERSPECTIVE
NTS

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CLIENT:
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2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:
HEARTHSIDE LAWRENCEVILLE

DRAWING TITLE:
PERSPECTIVES

DRAWN BY:	CHECKED BY:
MMF	
SCALE:	DATE:
AS NOTED	08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER: A5-4

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#450
ATLANTA, GA 30328

PROJECT:
HEARTHSIDE LAWRENCEVILLE

DRAWING TITLE:
PERSPECTIVES

DRAWN BY:	CHECKED BY:
MMF	
SCALE:	DATE:
AS NOTED	08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER: A5-5

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1 A5-6 PERSPECTIVE
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ATLANTA, GA 30328

PROJECT:
HEARTHSIDE LAWRENCEVILLE

DRAWING TITLE:
PERSPECTIVES

DRAWN BY:	CHECKED BY:
MMF	
SCALE:	DATE:
AS NOTED	08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER: A5-6

RUCTION

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1 A5-7 PERSPECTIVE NTS

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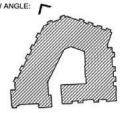

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PROJECT:

HEARTHSIDE LAWRENCEVILLE

DRAWING TITLE:

PERSPECTIVES

DRAWN BY:	CHECKED BY:
MMF	
SCALE:	DATE:
AS NOTED	08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER: A5-7

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1 A5-8 PERSPECTIVE
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#450
ATLANTA, GA 30328

PROJECT:
HEARTHSIDE LAWRENCEVILLE

DRAWING TITLE:
PERSPECTIVES

DRAWN BY:	CHECKED BY:
MMF	
SCALE: AS NOTED	DATE: 08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER: A5-8

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1 A5-9 PERSPECTIVE
NTS

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#450
ATLANTA, GA 30328

PROJECT:
HEARTHSIDE LAWRENCEVILLE

DRAWING TITLE:
PERSPECTIVES

DRAWN BY:	CHECKED BY:
MMF	
SCALE: AS NOTED	DATE: 08/05/2020
PROJECT NUMBER: 2006	

DRAWING NUMBER: A5-9

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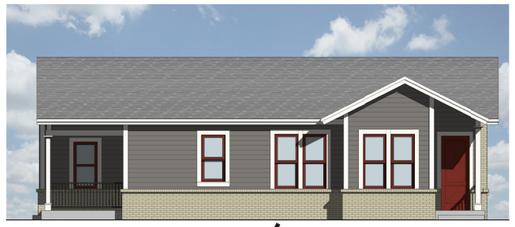

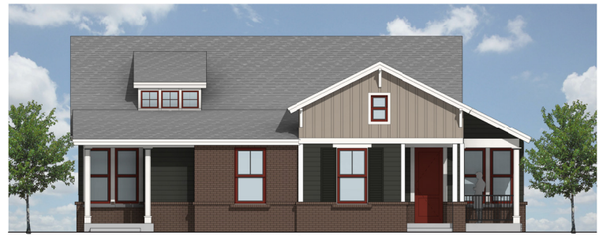

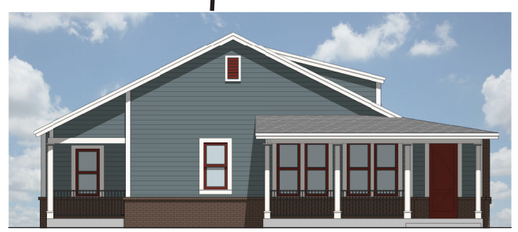

Hearthside Lawrenceville Cottages - Elevation Key Plan

for: OneStreet

08/05/2020

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Hearthside Lawrenceville Cottages - Type A (695/712 sf)

for: OneStreet

Scale 1/4" = 1'-0"

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7/31/2020

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TSW
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ARCHITECTS

Hearthside Lawrenceville Cottages - Type A2

for: OneStreet

Scale 1/4" = 1'-0"
8/05/2020

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Hearthside Lawrenceville Cottages - Type A3

for: OneStreet

Scale 1/4" = 1'-0"
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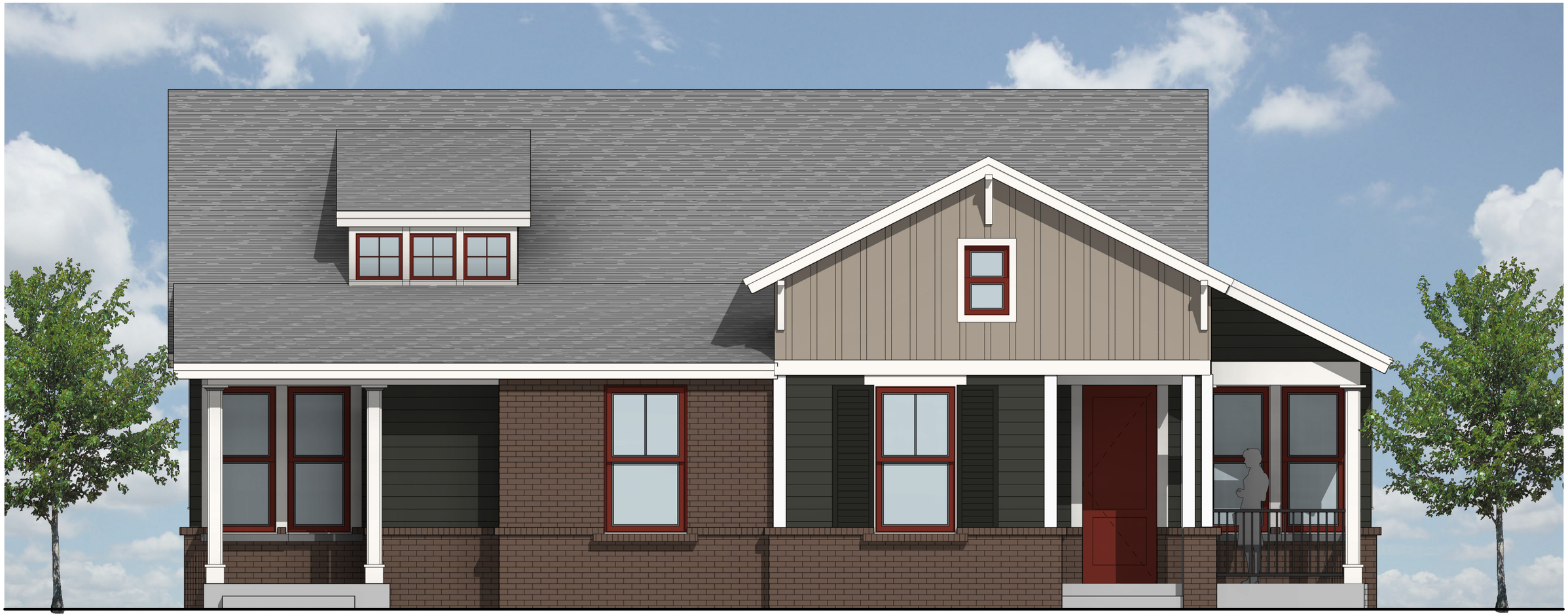

Hearthside Lawrenceville Cottages - Type C (895/905 sf)

for: OneStreet

Scale 1/4" = 1'-0"
7/28/2020

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Hearthside Lawrenceville Cottages - Type C2

for: OneStreet

Scale 1/4" = 1'-0"
7/29/2020

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Hearthside Lawrenceville Cottages - Type C3

for: OneStreet

Scale 1/4" = 1'-0"
7/31/2020

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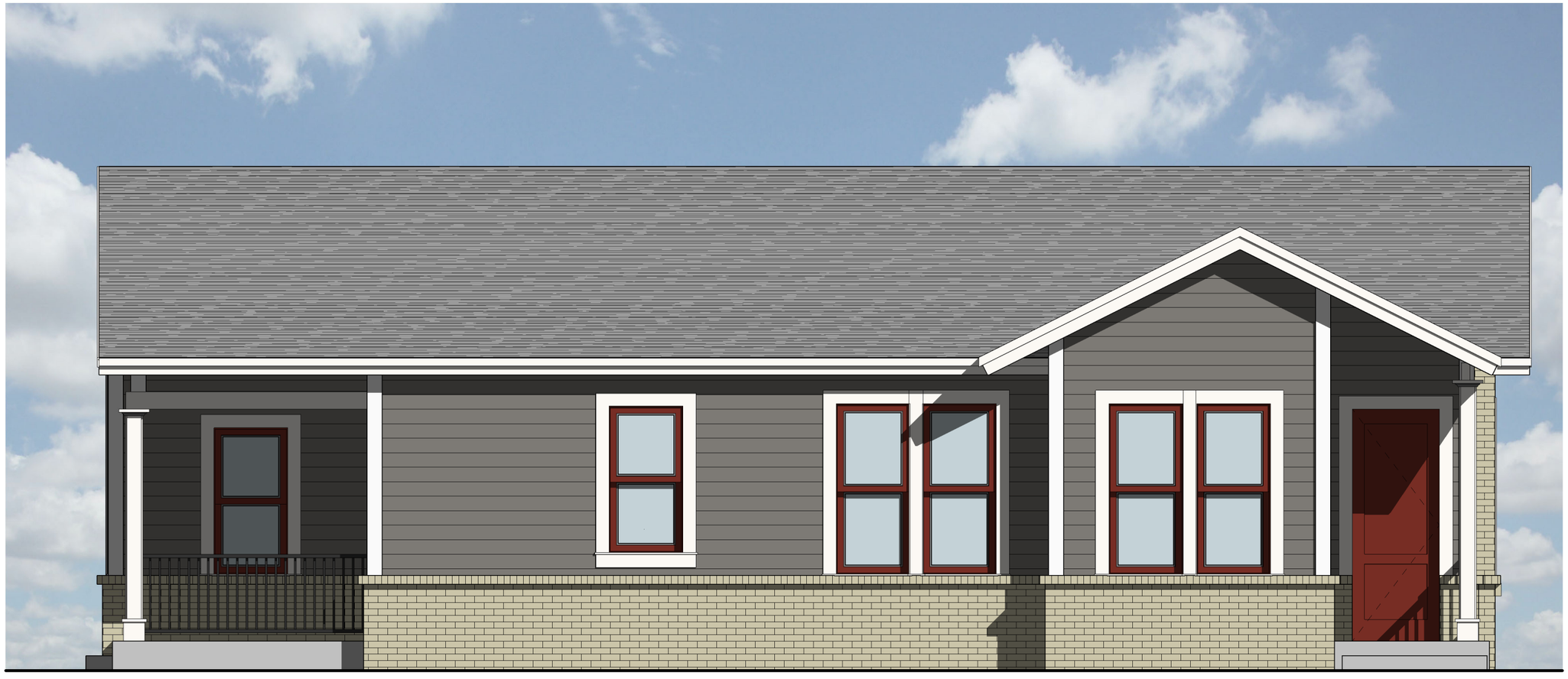

1 Front Elevation Copy 1
1/4" = 1'-0"

Hearthside Lawrenceville Cottages - Type C3

for: OneStreet

Scale 1/4" = 1'-0"
7/31/2020

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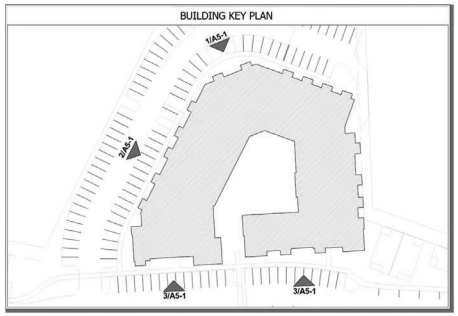

1 A5-1 BUILDING ELEVATION
3/32"=1'-0"

2 A5-1 BUILDING ELEVATION
3/32"=1'-0"

3 A5-1 BUILDING ELEVATION
3/32"=1'-0"

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2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:
HEARTHSIDE LAWRENCEVILLE

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN BY:	CHECKED BY:
MMF	
SCALE: AS NOTED	DATE: 08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER: A5-1

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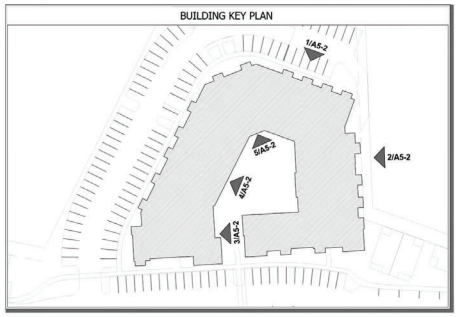
1 A5-2 BUILDING ELEVATION
3/32"=1'-0"



2 A5-2 BUILDING ELEVATION
3/32"=1'-0"

3 A5-2 BUILDING ELEVATION
3/32"=1'-0"

4 A5-2 BUILDING ELEVATION
3/32"=1'-0"

5 A5-2 BUILDING ELEVATION
3/32"=1'-0"

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ATLANTA, GA 30328

PROJECT:
HEARTHSIDE LAWRENCEVILLE

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN BY:	CHECKED BY:
MMF	
SCALE: AS NOTED	DATE: 08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER: A5-2

RZM2020-00003 & SUP2020-00034
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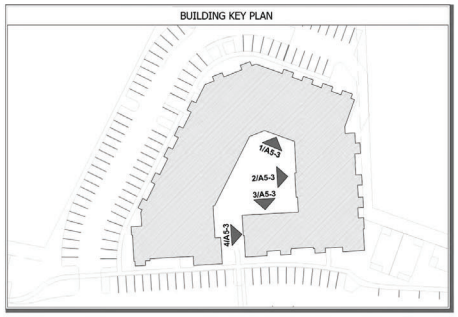
1 A5-3 BUILDING ELEVATION
3/32"=1'-0"

2 A5-3 BUILDING ELEVATION
3/32"=1'-0"

3 A5-3 BUILDING ELEVATION
3/32"=1'-0"

4 A5-3 BUILDING ELEVATION
3/32"=1'-0"



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RESIDENTIAL

2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:

HEARTHSIDE
LAWRENCEVILLE

DRAWING TITLE:

PROPOSED
ELEVATIONS

DRAWN BY:	CHECKED BY:
MMF	
SCALE:	DATE:
AS NOTED	08/05/2020

PROJECT NUMBER:
2006

DRAWING NUMBER:
A5-3

CONSTRUCTION

RZM2020-00003 & SUP2020-00034
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EXHIBIT A

RZM2020-00003 & SUP2020-00034
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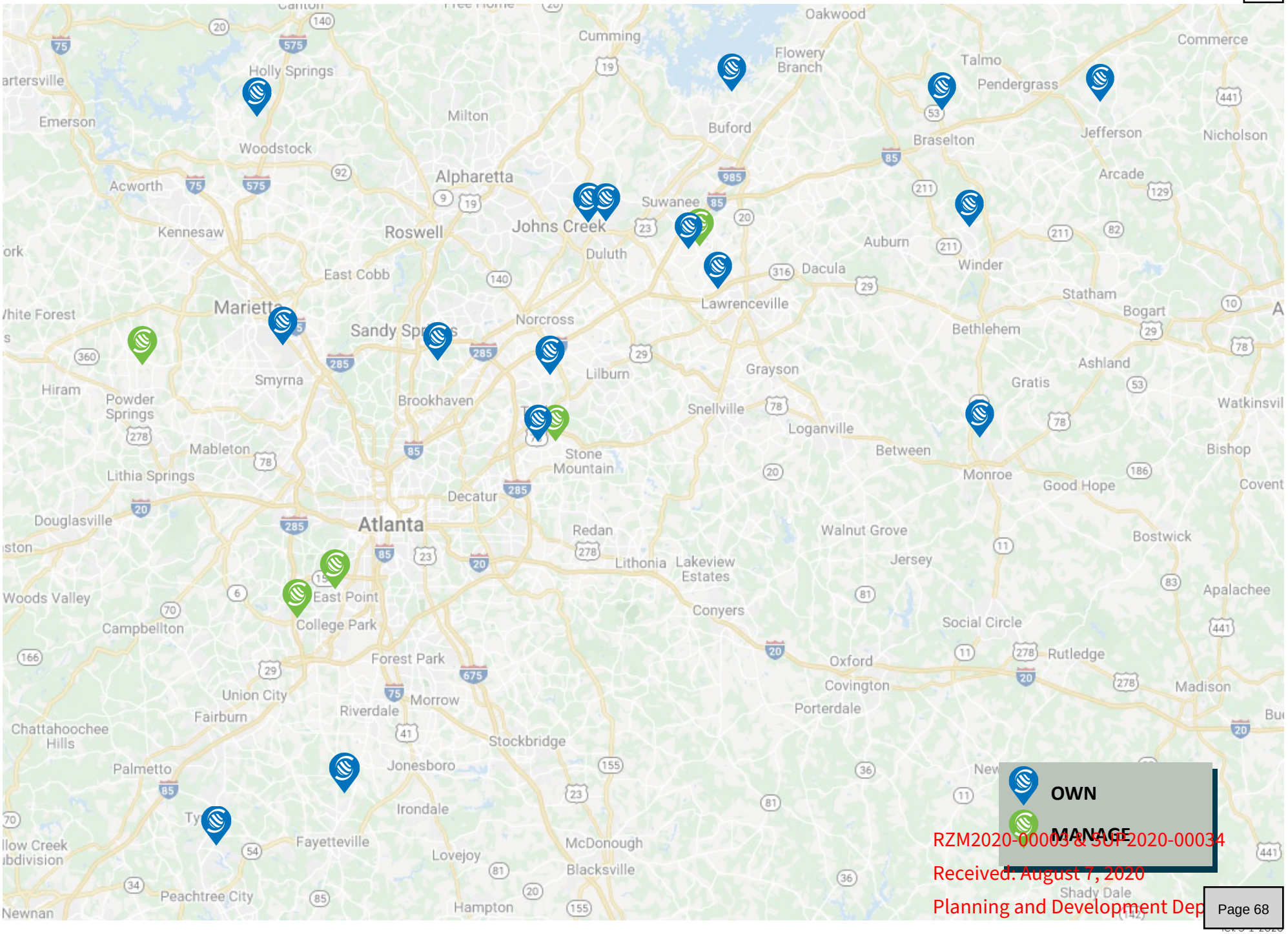

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EXHIBIT B

RZM2020-00003 & SUP2020-00034
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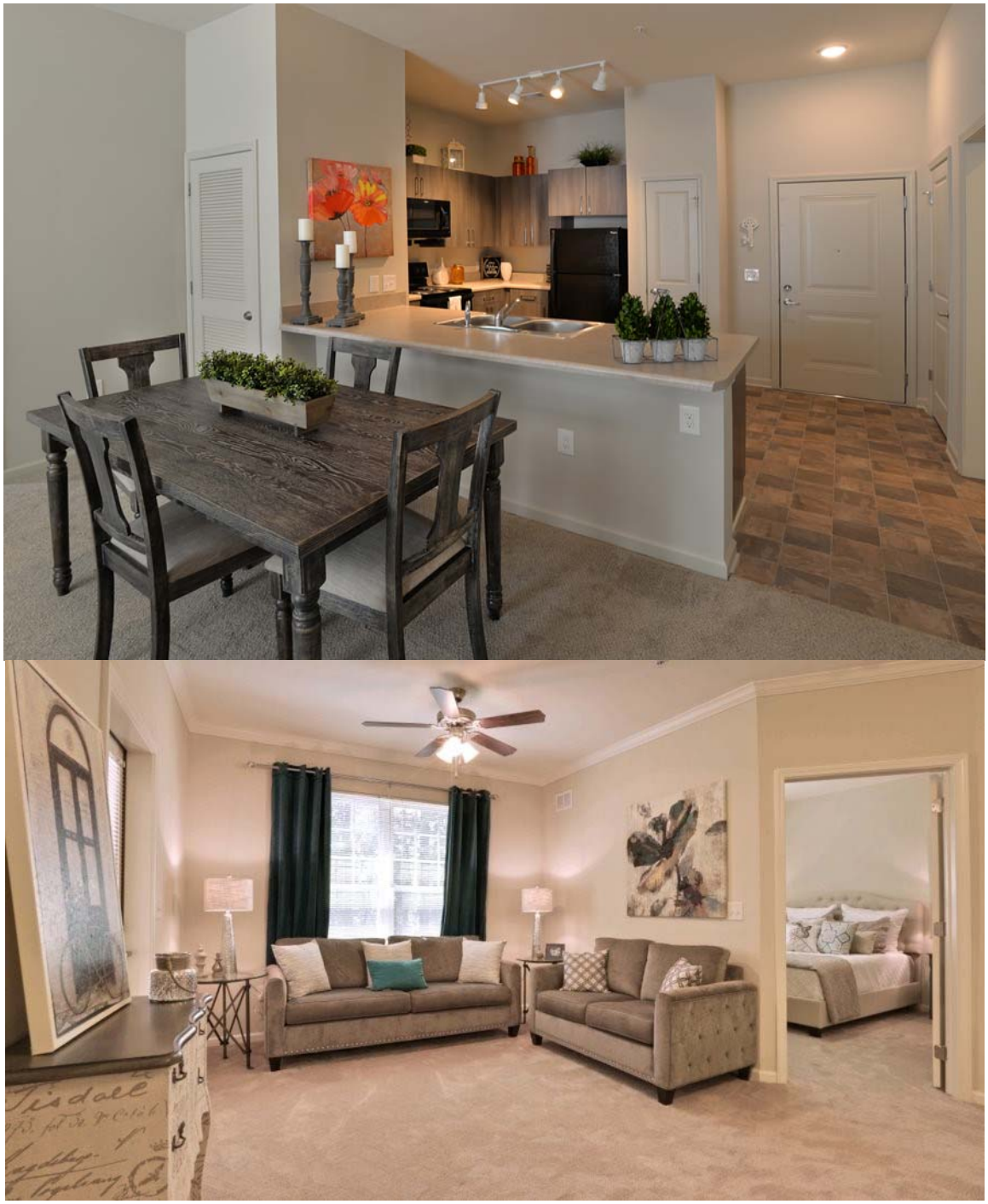
TYPICAL UNIT INTERIORS



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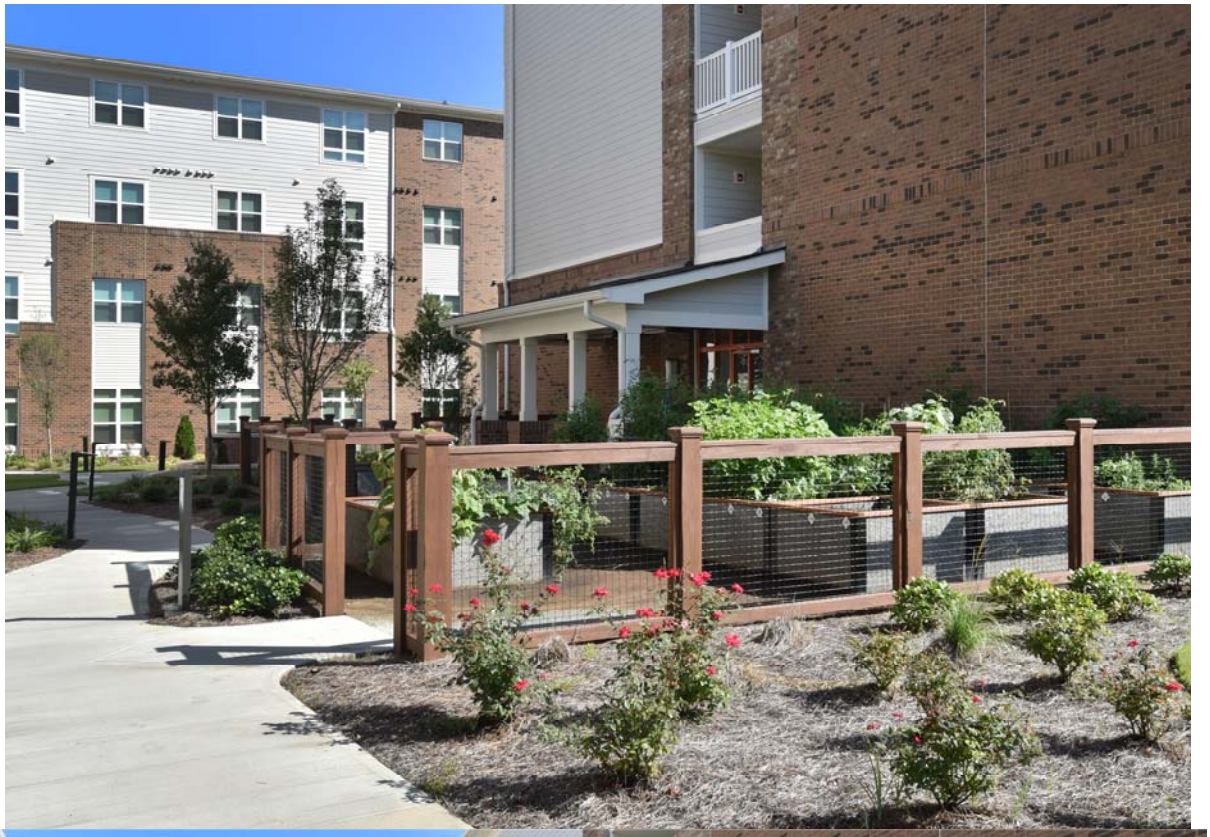
OUTSIDE AMENITIES



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RZM2020-00003 & SUP2020-00034
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INTERIOR AMENITIES

RZM2020-00003 & SUP2020-00034
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114
115
116
117
U.S. MAIL
118
119
14P

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EXHIBIT C

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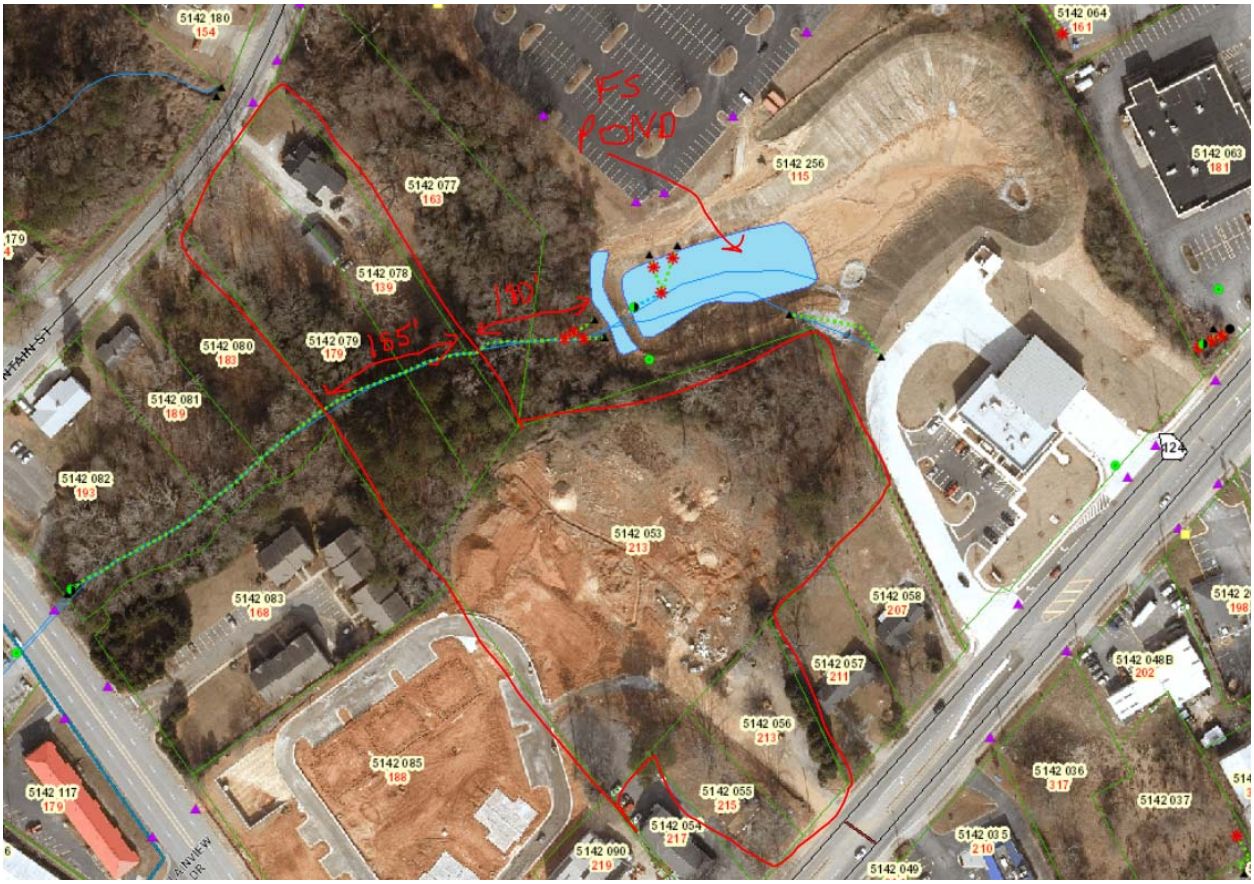
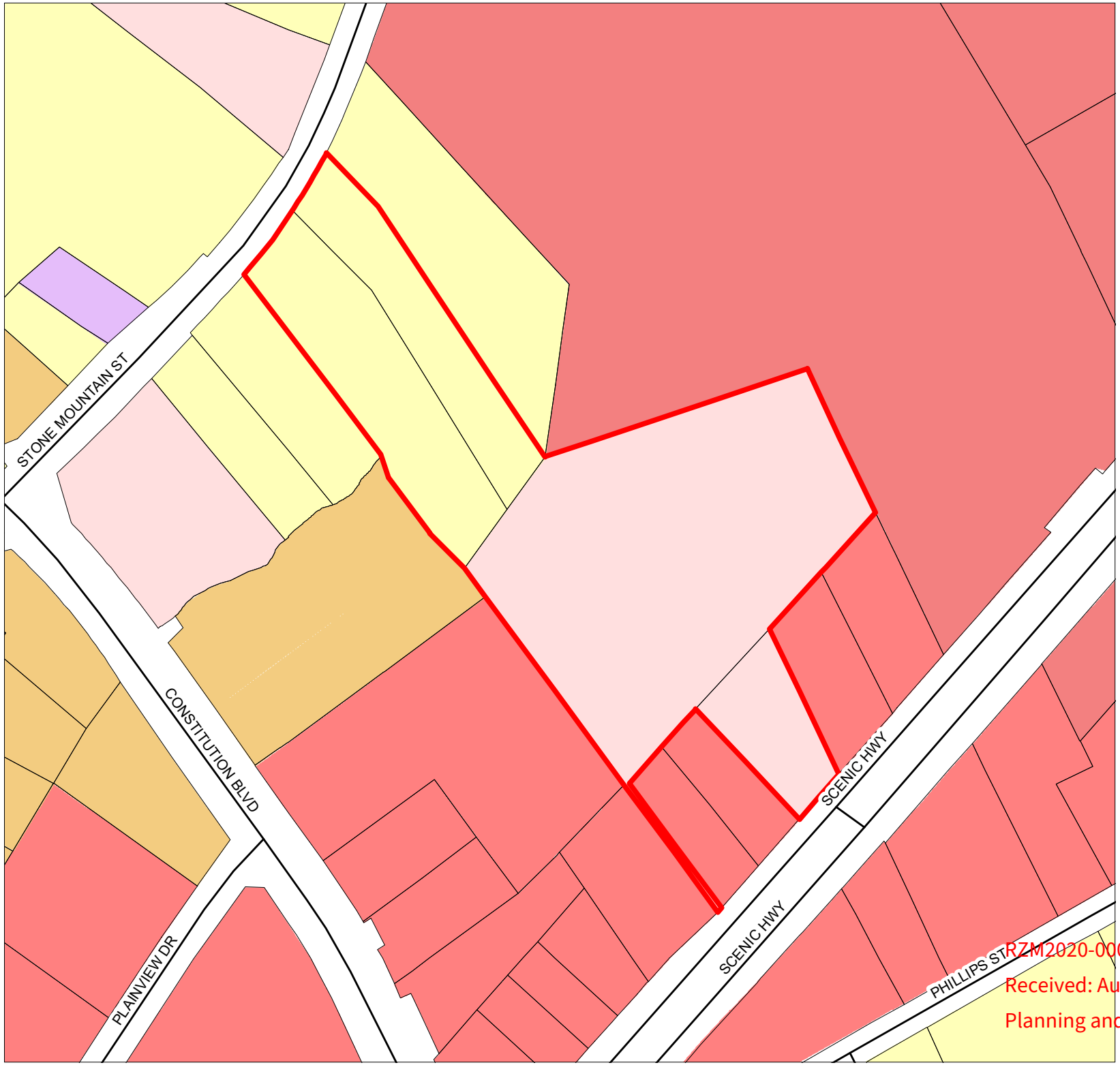
Approximate Location of Stream





The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #RZM2020-00003 & SUP2020-00034

Applicant:
OneStreet Residential, LLC

Legend

- Subject Property
- Roads
- Parcels

PRIMARY ZONING

- BG
- HSB
- OI
- ON
- RM-12
- RS150

N
W E
S

0 50 100

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

1.

RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

Planning and Development Dep

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

1 A5-4 PERSPECTIVE
NTS

gla
GLA-ATL, LLC
649 11TH STREET
ATLANTA, GA 30318
VOICE: 404.228.1958
FAX: 404.228.9350
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RELEASE DATES:

REV	#	DATE	DESCRIPTION

ONESTREET RESIDENTIAL

VIEW ANGLE:

CLIENT:
ONESTREET RESIDENTIAL
2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:
HEARTHSIDE LAWRENCEVILLE

DRAWING TITLE:
PERSPECTIVES

DRAWN BY:	CHECKED BY:
MMF	
SCALE:	DATE:
AS NOTED	08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER: A5-4

RUCTION

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

1 A5-5 PERSPECTIVE
NTS

gla

GLA-ATL, LLC

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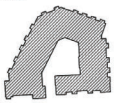
ONESTREET RESIDENTIAL

VIEW ANGLE:



CLIENT:

ONESTREET RESIDENTIAL

2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:

HEARTHSIDE LAWRENCEVILLE

DRAWING TITLE:

PERSPECTIVES

DRAWN BY:	CHECKED BY:
MMF	
SCALE:	DATE:
AS NOTED	08/05/2020

PROJECT NUMBER:
2006

DRAWING NUMBER:
A5-5

RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

Planning and Development Dep

1 A5-6 PERSPECTIVE
NTS

gla
GLA-ATL, LLC
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RELEASE DATES:

REV	#	DATE	DESCRIPTION

ONESTREET RESIDENTIAL

VIEW ANGLE:

CLIENT:
ONESTREET RESIDENTIAL
2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:
HEARTHSIDE LAWRENCEVILLE

DRAWING TITLE:
PERSPECTIVES

DRAWN BY:	CHECKED BY:
MMF	
SCALE:	DATE:
AS NOTED	08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER: A5-6

RUCTION

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

1 A5-7 PERSPECTIVE
NTS

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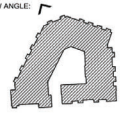
VIEW ANGLE:



CLIENT:

ONESTREET RESIDENTIAL

2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:

HEARTHSIDE LAWRENCEVILLE

DRAWING TITLE:

PERSPECTIVES

DRAWN BY:	CHECKED BY:
MMF	
SCALE:	DATE:
AS NOTED	08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER: A5-7

RUCTION

RZM2020-00003 & SUP2020-00034

Received: August 7, 2020

Planning and Development Dep

1 A5-8 PERSPECTIVE
NTS

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RELEASE DATES:

REV	#	DATE	DESCRIPTION

ONESTREET RESIDENTIAL

VIEW ANGLE:

CLIENT:
ONESTREET RESIDENTIAL
2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:
HEARTHSIDE LAWRENCEVILLE

DRAWING TITLE:
PERSPECTIVES

DRAWN BY:	CHECKED BY:
MMF	
SCALE: AS NOTED	DATE: 08/05/2020

PROJECT NUMBER: 2006

DRAWING NUMBER: A5-8

CONSTRUCTION

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

1 A5-9 PERSPECTIVE
NTS

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RELEASE DATES:

REV	# DATE	DESCRIPTION

ONESTREET RESIDENTIAL

VIEW ANGLE:

CLIENT:
ONESTREET RESIDENTIAL
2000 RIVEREDGE PKWY
#450
ATLANTA, GA 30328

PROJECT:
HEARTHSIDE LAWRENCEVILLE

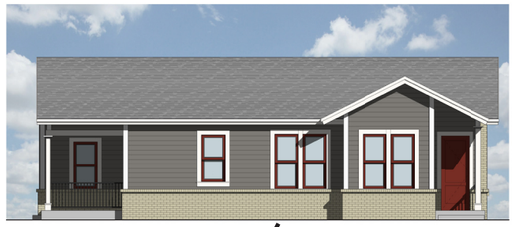
DRAWING TITLE:
PERSPECTIVES

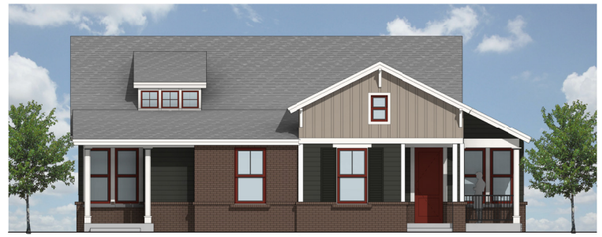
DRAWN BY:	CHECKED BY:
MMF	
SCALE: AS NOTED	DATE: 08/05/2020
PROJECT NUMBER: 2006	

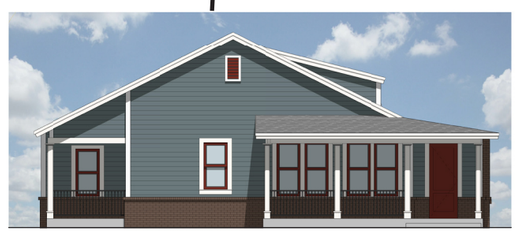
DRAWING NUMBER: A5-9

RUCTION

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep







Hearthside Lawrenceville Cottages - Elevation Key Plan

for: OneStreet

08/05/2020

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RZM2020-00003 & SUP2020-00004
Received: August 7, 2020
Planning and Development Dep

Hearthside Lawrenceville Cottages - Type A (695/712 sf)

for: OneStreet

Scale 1/4" = 1'-0"

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7/31/2020

RZM2020-00003 & SUP2020-00004
Received: August 7, 2020
Planning and Development Dep

TSW
PLANNERS
ARCHITECTS
LANDSCAPE ARCHITECTS

Hearthside Lawrenceville Cottages - Type A2

for: OneStreet

Scale 1/4" = 1'-0"
8/05/2020

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RZM2020-00003 & SUP2020-00024
Received: August 7, 2020
Planning and Development Dep

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Hearthside Lawrenceville Cottages - Type A3

for: OneStreet

Scale 1/4" = 1'-0"
7/27/2020

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RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development Dep

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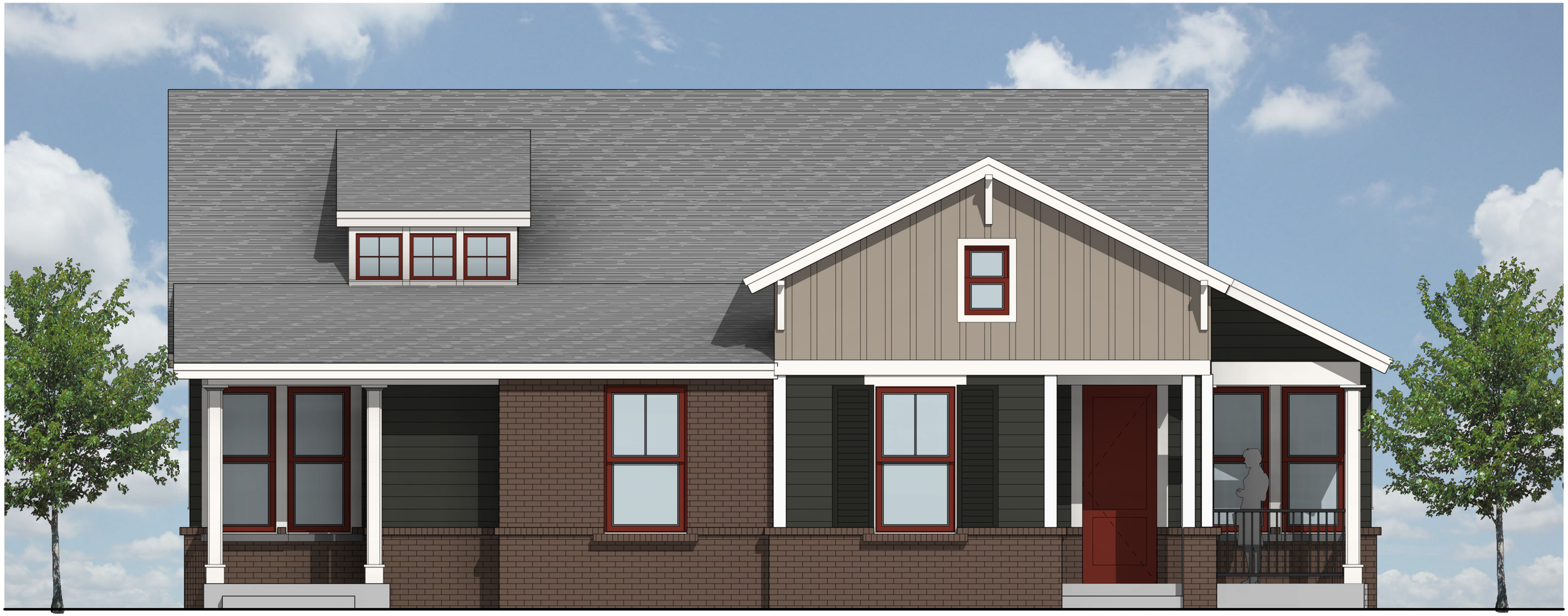
LANDSCAPE ARCHITECTS



Hearthside Lawrenceville Cottages - Type C (895/905 sf)

for: OneStreet

Scale 1/4" = 1'-0"
7/28/2020

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RZM2020-00003 & SUP2020-00004
Received: August 7, 2020
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Hearthside Lawrenceville Cottages - Type C2

for: OneStreet

Scale 1/4" = 1'-0"
7/29/2020

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RZM2020-00003 & SUP2020-00024
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Hearthside Lawrenceville Cottages - Type C3

for: OneStreet

Scale 1/4" = 1'-0"
7/31/2020

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RZM2020-00003 & SUP2020-00024
Received: August 7, 2020
Planning and Development Dep

TSW
PLANNERS
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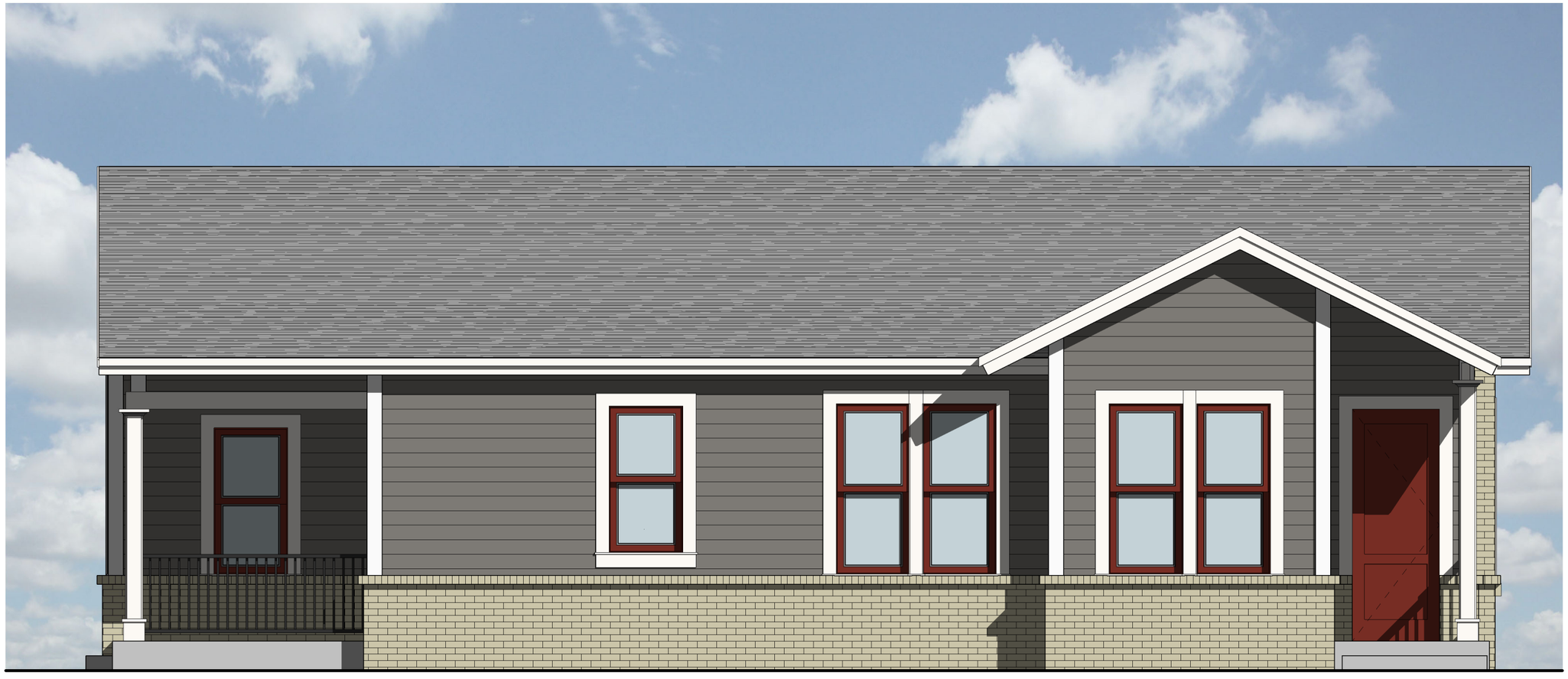
LANDSCAPE ARCHITECTS



1 Front Elevation Copy 1
1/4" = 1'-0"

Hearthside Lawrenceville Cottages - Type C3

for: OneStreet

Scale 1/4" = 1'-0"
7/31/2020

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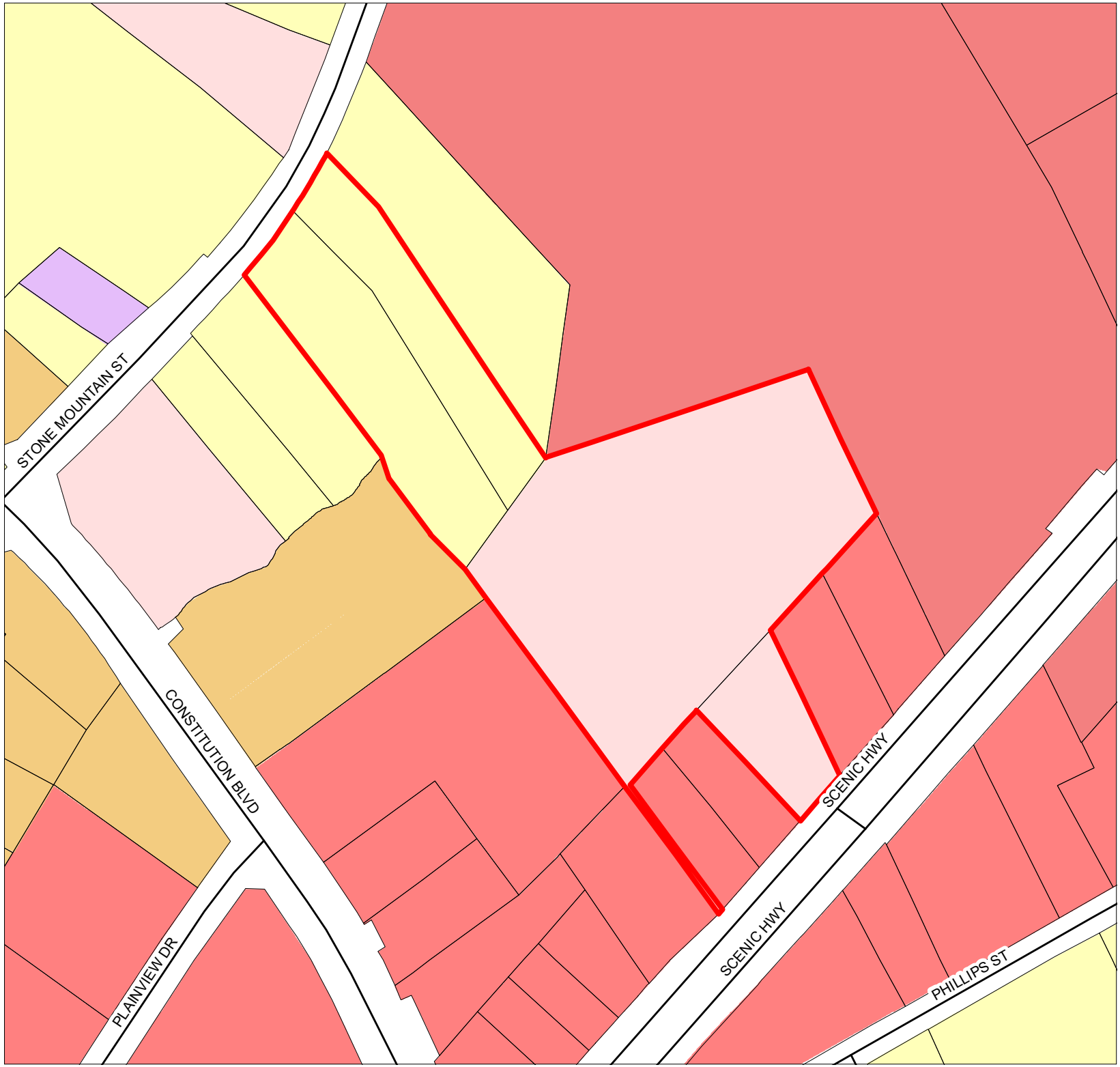

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #RZM2020-00003
& SUP2020-00034

Applicant:
OneStreet Residential, LLC

Legend

- Subject Property
- Roads
- Parcels

PRIMARY ZONING

- BG
- HSB
- OI
- ON
- RM-12
- RS150

N
W E
S

0 50 100

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Area

File #RZM2020-00003 & SUP2020-00034

Applicant:
OneStreet Residential, LLC

Legend

- Subject Property
- Roads
- Parcels

N
W E
S

0 50 100

RZM2020-00003 & SUP2020-00034
Received: August 7, 2020
Planning and Development De

LAWRENCEVILLE
GEORGIA

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

Item:	ANNX2020-00002; TPRF Marathon, LLC, c/o Michael A. Swink; UPS Ground Freight Inc., c/o Robert P. Harder; TR Tipton Corporation, c/o CBRE, Inc, Michael A. Latham; 525 Marathon Parkway, 775 Marathon Parkway and 770 Marathon Parkway
Department:	Planning and Development
Date of Meeting:	Wednesday, September 16, 2020
Applicant Request:	Annexation and Rezoning M-1 Light Industry District (Gwinnett County) to LM Light Manufacturing District (City of Lawrenceville)
Presented By:	Todd Hargrave
Department Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with staff recommended Conditions

---

Summary: The applicant requests annexation, and rezoning of three parcels of land (R7035 008, R7035 021, and R7035 031) within unincorporated Gwinnett County, totaling approximately 35.70-acres from M-1 (Gwinnett County Light Industry District) to LM (City of Lawrenceville Light Manufacturing District). The subject properties are located within the Arbor Business Park, just east of Sugarloaf Parkway, bounded by Georgia Highway No. 316, Marathon Parkway, and Cruse Lane. The properties are currently developed and utilized for light industrial activities.

Attachments/Exhibits:

- ANNX2020-00002 – Report
- ANNX2020-00002 - Attachments

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
ANNEXATION AND REZONING

CASE NUMBER	ANNX2020-00002
APPLICANT	TPRF MARATHON, LLC, C/O MICHAEL A. SWINK, UPS GROUND FREIGHT, INC., C/O ROBERT P. HARDER, TR TIPTON CORPORATION, C/O CBRE, INC, MICHAEL A. LATHAM
CONTACT	TPRF MARATHON, LLC, C/O MICHAEL A. SWINK, UPS GROUND FREIGHT, INC., C/O ROBERT P. HARDER, TR TIPTON CORPORATION, C/O CBRE, INC, MICHAEL A. LATHAM
PHONE NUMBER	MICHAEL A. SWINK – 404.754.3292 ROBERT P. HARDER – 630.215.7761 MICHAEL A. LATHAM -
ZONING CHANGE	GWINNETT COUNTY, M-1 (LIGHT INDUSTRY DISTRICT) TO CITY OF LAWRENCEVILLE LM (LIGHT MANUFACTURING DISTRICT)
LOCATION	525 MARATHON PARKWAY, 775 MARATHON PARKWAY, AND 770 MARATHON PARKWAY
PARCEL ID	R7035 008 (11.16 ACRES), R7035 021 (15.675 ACRES), AND R7035 031 (8.867 ACRES)
ACREAGE	APPROXIMATELY 35.70 ACRES
PROPOSED DEVELOPMENT	EXISTING PROPERTIES
DEPARTMENT RECOMMENDATION	**APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The subject properties are located within unincorporated Gwinnett County, zoned M-1 (Light Industry District).

PROJECT DATA:

The applicant requests annexation, and rezoning of three parcels of land (R7035 008, R7035 021, and R7035 031) within unincorporated Gwinnett County, totaling approximately 35.70-acres from M-1 (Gwinnett County Light Industry District) to LM (City of Lawrenceville Light Manufacturing District). The subject properties are located within the Arbor Business Park, just east of Sugarloaf Parkway, bounded by Georgia Highway No. 316, Marathon Parkway, and Cruse Lane. The properties are currently developed and utilized for light industrial activities.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located close to the Office, Distribution, and Technology Character Area. This character area encourages 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. Additionally, the Plan accommodates freight traffic associated with industrial activities and recommends traffic being diverted away from residential areas and towards the most efficient access to local highway networks such as Georgia Highway No. 316. Furthermore, the subject properties were developed in the 1990s to accommodate warehousing and distribution facilities associated with light industrial activities. During this period, the pattern of development along Sugarloaf Parkway has consisted of a variety of commercial, light industrial, and residential uses and zoning. Therefore, the long-standing use of the subject properties and their compatibility with the variety of uses and zoning in the immediate area could be considered to be consistent with the policies of the City of Lawrenceville.

The surrounding area is characterized by a variety of uses and zoning. To the east, within the city limits of Lawrenceville and adjacent to the Arbor Business Park is the Georgia 316 development zoned HM (Heavy Manufacturing District). To the south, across Cruse Lane, is the Sugarloaf Commons multifamily development zoned RM-13 (Gwinnett County Multifamily Residential District) and the Traditions at Sugarloaf office park development zoned C-2 (Gwinnett County General Business District). To the west, along Sugarloaf Parkway and Marathon Boulevard are commercial, multifamily and office uses and zoning. The variety of uses and zoning in the immediate area further supports the applicants' request.

The proposed annexation and rezoning are consistent with the policies of the City of Lawrenceville; which are designed to attract, develop, maintain and retain a diverse array of professional businesses, and inventory of land to support the city’s growth, influence and marketability. Given the aforementioned factors, the Planning and Development Department recommends **Approval with Conditions** of the requested Annexation and Rezoning.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

ANNX2020-00002

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

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

A. Uses permitted in the LM (Light Manufacturing District).
B. Current uses shall be considered legal nonconforming if they do not meet the 2020 City of Lawrenceville Zoning Ordinance standards. In the case the current uses cease, the property shall come into compliance.

[HA1]

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes, the requested annexation and rezoning could be considered to be consistent with adjacent and nearby properties.*

2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *No, the annexation and rezoning should not adversely affect the existing use of adjacent or nearby properties.*

3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *Yes, and the proposed annexation and rezoning would be consistent with*

4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*

5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes, the proposed annexation and rezoning conform with the policies and intent of the City's 2040 Comprehensive Plan.*

6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *The proposed annexation and rezoning will allow the city to expand and reinforce its economic foundation.*

LAWRENCEVILLE
GEORGIA

Via Priority Mail and Certified Mail

August 6, 2020

The Honorable Charlotte Nash, Chairman
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, GA 30046

Re: Lawrenceville Annexation Application - ANNX2020-00002

Dear Ms. Charlotte Nash:
Please see the attached documents in regards to the Annexation:

- Letter from City Manager, Chuck Warbington, P.E.
- Annexation application.
- Survey and Legal Description for subject property.

Sincerely,

Todd Hargrave | Director
Planning and Development Department
LAWRENCEVILLE
GEORGIA
70 S Clayton St | PO Box 2200,
Lawrenceville GA 30046
Office: 678.407.6563

Enc: Annexation Application; Legal Descriptions; Surveys

C: Ms. Kathy Holland, Gwinnett County Planning and Development Director
Mr. Glenn Stephens, Gwinnett County Administrator

ANNX2020-00002
Received: August 4, 2020
Planning and Development

LAWRENCEVILLE
GEORGIA

August 6, 2020

The Honorable Charlotte Nash, Chairman
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, Georgia 30046

Re: City of Lawrenceville Annexation Application - ANNX2020-00002

Owners:
TRPF 325 Marathon LLC (R7035 008)
Overnite Transportation Co (R7035 021)
TR Tipton Corp (R7035 031)

Requested Zoning: LM (Light Manufacturing District)

Dear Chairman Nash:

Please be advised that the City of Lawrenceville, Georgia, by the authority vested in the Mayor and Council of the City of Lawrenceville, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property, hereinafter described, by ordinance at a regular meeting of the Mayor and City Council.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of an application for annexation in accordance with O.C.G.A. §36-36-6, O.C.G.A.§36-36-9 and O.C.G.A. §36-36-111.

SEE ATTACHED LEGAL DESCRIPTIONS AND SURVEYS

Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, you are requested to notify the Mayor and City Council of the City of Lawrenceville, in writing and by certified mail, return receipt requested, of any county facilities or property located within the area to be annexed, within five (5) business days of receipt of this letter.

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

ANNX2020-00002
Received: August 4, 2020
Planning and Development

In accordance with Georgia law, this letter provides you with a copy of the annexation and zoning/land use request. The rezoning application specifies and identifies the requested zoning and any zoning or land use changes. Copies of the annexation application and rezoning application are enclosed with this notice. A public hearing on the rezoning of the property, which is to be annexed is set for 7:00 P.M. on Monday, September 28, 2020. The proposed City zoning classification of the property is LM (Light Manufacturing District). The hearing on the annexation will also be held on Monday, September 28, 2020. The annexation and zoning hearings will take place in the City Hall building at 70 South Clayton Street, Lawrenceville, Georgia.

Notice has been provided in this letter in accordance with O.C.G.A. §36-36-111. If the County governing authority intends to object to this annexation, please notify the Mayor and City Council of the objection within 30 days as provided in O.C.G.A. §36-36-113.

Sincerely,

Chuck Warbington, PE | City Manager

LAWRENCEVILLE
GEORGIA

70 South Clayton Street | PO Box 2200
Lawrenceville GA 30046
Office: 678-407-6415 | LawrencevilleGa.org

Enc: Annexation Application; Legal Descriptions; Surveys

ANNX2020-00002
Received: August 4, 2020
Planning and Development

C: Ms. Kathy Holland, Gwinnett County Planning and Development Director
Mr. Glenn Stephens, Gwinnett County Administrator

ANNX2020-00002
Received: August 4, 2020
Planning and Development

Gwinnett

GWINNETT COUNTY
OFFICE OF THE COUNTY ADMINISTRATOR
75 Langley Drive | Lawrenceville, GA 30046-6935
(O) 770.822.7000 | (F) 770.822.7097
www.gwinnettcounty.com

August 14, 2020

The Honorable David Still, Mayor
City of Lawrenceville
70 South Clayton Street
Lawrenceville, GA 30046

Re: Proposed Annexation in Land Lot 035 of the 7th Land District;
Parcel ID #: 7035-008, Owner/Applicant Marathon, LLC, 11.16 acres +/-;
Parcel ID# 7035-021, Owner/Applicant UPS Ground Freight, Inc., 15.675 acres +/-; and
Parcel ID# 7035-031, Owner/Applicant TR Tipton Corp., c/o CBRE, Inc., 8.87 acres +/-

Dear Mayor Still:

As required by O.C.G.A. § 36-36-7, our operating departments have reviewed the subject property with respect to county facilities located on the subject property. Our records indicate that there are sewer facilities on the subject property as described below.

The Gwinnett County Department of Water Resources notes there is a 12-inch water main and an 8-inch sewer collector in the right-of-way of Marathon Boulevard along the frontage of all three parcels. In addition, there is a 30-inch pressure main along the west boundary of parcel 7035-008, an 8-inch sewer collector inside of parcel 7035-008 along its northern boundaries, and a 12-inch sewer collector along the southern boundaries of parcel 7035-021.

The Gwinnett County Department of Transportation (GCDOT) reviewed the proposed City of Lawrenceville annexation ANX-2020-0010 and notes that no GCDOT facilities are located within the property proposed for annexation.

The proposed annexation involves three parcels within Arbor Business Park and have road frontage on Marathon Boulevard, Marathon Parkway and SR 316/University Parkway. Marathon Boulevard and Marathon Parkway are currently Gwinnett County Department of Transportation maintained roads. Should both sides of either of these roads be annexed into the City of Lawrenceville, then that portion of the road would become City maintained. SR 316/University Parkway is a limited access Georgia Department of Transportation maintained roadway.

The Gwinnett County Department of Community Services notes that no Department of Community Services facilities are on the subject property or known to be affected by this annexation.

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The Gwinnett County Department of Planning and Development notes that all three parcels are zoned M-1(Light Industrial District and are located in the *Innovation District* character area on the Future Development Map of the Gwinnett 2040 Unified Plan.

If this annexation occurs, please notify Police Communications Manager, Major Christina Schiralli of the street address of the subject property so that the E-911 database can be updated. Major Schiralli can be reached at (770) 513-5771. Also please forward a copy of the resolution documenting the City's final action on the annexation proposal to James Pugsley in the Gwinnett County Department of Planning and Development, 446 West Crogan Street, Lawrenceville, GA, 30046-2440.

If you have any questions regarding this issue, feel free to call me at (770) 822-7000.

Sincerely,

Glenn P. Stephens
County Administrator

ANX-2020-0010; CERTIFIED MAIL #: 9214 8901 0661 5400 0153 6603 31

c: Charlotte J. Nash, Commission Chairman
Marlene Fosque, Commissioner, District 4
Maria Woods, Deputy County Administrator/CFO
Kathy Holland, Director of Planning & Development
Chuck Warbington, City Manager, Lawrenceville
Long-range files, ANX-2020-0010
Tyler Richards, Director of Water Resources
Alan Chapman, Director of Transportation
Angelia Parham, Director of Support Services
Tina Fleming, Director of Community Services
Melanie Wilson, Senior Assistant County Attorney
Theresa Cox, Deputy County Attorney

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Planning and Development

LAWRENCEVILLE

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX_____

APPLICATION FOR ANNEXATION

DATE 4/23/20

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of M1

Address of Property to be annexed: 525 Marathon Parkway

Area: 11.16 acres or _____ square feet.

Tax Map Number: R7035 008

Owners of Property: TIRF Marathon LLC

Address if different from Property: 2300 North Field Street Phone: 404-754-3292
Suite 1650, Dallas, TX 75201

Applicant Name and Address: Mike Swink Phone: 404-754-3292
5005 Red Robin Ridge
Johns Creek, GA
30022

_____ _____
Signature of Applicant Date Signature of Owner Date

Michael A. Swink Michael A. Swink
Print Name of Applicant Date Print Name of Owner Date

_____ _____
Signature of Notary Date Signature of Notary Date

ANNX2020-00002
Received: August 4, 2020
Planning and Development

LAWRENCEVILLE

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX_____

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, Title 36, Chapter 67A, Official Code of Georgia Annotated. The following questions must be answered.

Have you, within the last four years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Lawrenceville City Council, a member of the Planning and Zoning Commission or a member of the Zoning Board of Appeals, a member of the Planning Department, or any other government officials who will consider the application?

_____ YES _X_ NO

If yes, please complete the following section:

Name and Official Position of Government Official(s):

_____

_____

Please list the Date and Amount of Contribution(s) (list all which aggregated $250.00 or more):

_____

_____

_____ _____
Signature of Applicant Date

_____
Printe Name of Applicant

_____
Signature of Applicant's Attorney or Representative

_____
Print Name of Applicant's Attorney or Representative

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Planning and Development

LAWRENCEVILLE

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX_____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Signature of Applicant	Date	Signature of Owner	Date
Michael A. Swink		Michael A. Swink	
Print Name of Applicant	Date	Print Name of Owner	Date

Signature of Notary Public Date

Stamp:

ANNX2020-00002
Received: August 4, 2020
Planning and Development

LAWRENCEVILLE
GEORGIA

ANNEXATION - REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Michael A. Swink	NAME: TPRF Marathon LLC
ADDRESS: 5005 Red Robin Ridge	ADDRESS: 2300 North Field Street, Suite 1650
CITY: Johns Creek	CITY: Dallas
STATE: GA ZIP: 30022	STATE: TX ZIP: 75201

CONTACT PERSON: Michael A. Swink PHONE: 404.754.3292

* 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): M-1 (County) REQUESTED ZONING DISTRICT: LM (City)

PARCEL NUMBER(S): R7035 008 ACREAGE: 11.16

ADDRESS OF PROPERTY: 525 Marathon Parkway

SIGNATURE OF APPLICANT DATE	SIGNATURE OF OWNER DATE
Michael A. Swink	Michael A. Swink (Agent)
TYPED OR PRINTED NAME	TYPED OR PRINTED NAME
NOTARY PUBLIC DATE	NOTARY PUBLIC DATE

ANNX2020-00002
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Planning and Development

Return To:
Fidelity National Title Group
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
Attn: Emily Tanner BS

DEED B: 56196 P: 00298
10/05/2018 09:46 AM Pgs: 7 Fees: $0.00
TTax: $0.00
Richard T. Alexander, Jr., Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672018026766

After Recording Return to:

Munsch Hardt Kopf & Harr, P.C.
700 Milam Street, Suite 2700
Houston, Texas 77002
Attention: Mark S. Biskamp

LIMITED WARRANTY DEED

MARATHON 525, LLC, a Texas limited liability company ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid in hand to Grantor by **TRPF 525 MARATHON LLC,** a Delaware limited liability company ("**Grantee**"), the receipt and sufficiency of which is hereby acknowledged, has CONVEYED, and by these presents does CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Gwinnett County, Georgia and legally described in **Exhibit A** attached hereto, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "**Real Property**").

This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth on Exhibit B attached hereto (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property (subject to the Permitted Exceptions) against only those claims of persons claiming to title or to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of September 28, 2018 to be effective as of October 2, 2018.

[Remainder of page intentionally blank]

307013

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
2018 OCT -5 PM 1:39
RICHARD ALEXANDER, CLERK

4821-4748-9908v.2 010556.00248

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2.

Signature Page to Limited Warranty Deed

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:_____

[Notary Seal]

GRANTOR:

MARATHON 525, LLC,
a Texas limited liability company

By:_____
Tobias Lawry, Manager

SEE ATTACHED CERTIFICATE

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2.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On October 4th, 20 18 before me, F. RODRIGUEZ NOTARY PUBLIC, personally appeared

Tobias Alan Lawry who signed the above-referenced Instrument in my presence and who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument, and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ 10/04/2018 (Seal)
Name: , Notary Public

F. RODRIGUEZ
Notary Public – California
Orange County
Commission # 2233701
My Comm. Expires Mar 10, 2022

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24928138.1 10/04/2018
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Planning and Development

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EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 35 of the 7th Land District, Gwinnett County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #11-078; Drawing/File #11-078), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described as follows:

BEGINNING at a computed point at the Southerly corner of the mitered intersection or the Northerly right-of-way line of Marathon Boulevard (100' public r/w), and the Northwesterly right-of-way line of Marathon Parkway (62' public r/w), said computed point being witnessed by a 1/2"rebar found 0.09 feet Northwest thereof.

THENCE proceeding along said Northerly right-of-way line of Marathon Boulevard the following courses and distances:

North 88 degrees 19 minutes 21 seconds West (Grid bearing, Ga West Zone, typical) for a distance of 63.15 feet to a computed point;

THENCE along a curve to the left having a radius of 338.71 feet for an arc distance of 109.79 feet (said arc being subtended by a chord of South 82 degrees 23 minutes 30 seconds West for a distance of 109.31 feet) to a computed point, said computed point being witnessed by a 1/2" rebar found 0.40 feet Northwest thereof;

THENCE departing said Northerly right-of-way line of Marathon Boulevard North 30 degrees 18 minutes 51 seconds West for a distance of 36.87 feet to a 1" open-top pipe found, said 1" open-top pipe found being witnessed by a 5/8" rebar found 0.09 feet Northeast thereof;

THENCE North 30 degrees 13 minutes 58 seconds West for a distance of 792.49 feet to a 1"X 1.25" iron bar round;

THENCE North 59 degrees 53 minutes 19 seconds East for a distance of 253.14 feet to a 1/2" rebar found on the Southerly right-of-way line of University Parkway (A.K.A. State Route #316; 300' limited access r/w; Plat Book "H", Pages 76 & 77);

THENCE proceeding along said Southerly right-of-way line of University Parkway South 82 degrees 54 minutes 34 seconds East for a distance or 575.71 feet to a 1/2" rebar found;

THENCE departing said Southerly right-of-way line of University Parkway South 27 degrees 51 minutes 24 seconds East for a distance of 449.75 feet to a 1/2" rebar found on the Northwesterly right-of-way line of Marathon Parkway;

THENCE proceeding along said Northwesterly right-of-way line of Marathon Parkway the following courses and distances:

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Along a curve to the left having a radius of 335.67 feet for an arc distance of 224.96 feet (said arc being subtended by a chord of South 71 degrees 37 minutes 34 seconds West for a distance of 220.77 feet) to a computed point;

THENCE South 52 degrees 25 minutes 36 seconds West for a distance of 113.03 feet to a computed point;

THENCE along a curve to the left having a radius of 232.84 feet for an arc distance of 205.64 feet (said arc being subtended by a chord of South 27 degrees 07 minutes 34 seconds West for a distance of 199.02 feet) to a computed point;

THENCE South 01 degrees 49 minutes 32 seconds West for a distance of 27.17 feet to a computed point, said computes point being witnessed by a 1/2" rebar found 0.54 feet Northwest thereof;

THENCE South 46 degrees 45 minutes 05 seconds West for a distance of 28.32 feet to a computed point, said computed point being the point of beginning.

Said tract or parcel of land contains 11.163 acres or 486,246 square feet, and is intended to be the same tract of land that was previously conveyed in Deed Book 10920, Page 112, Gwinnett County Georgia Records.

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Planning and Development

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of tenants, as tenants only, under unrecorded leases, without rights of first refusal or options to purchase the Real Property.

2. Easement by H. C. Deaton to Georgia Power Company dated June 20, 1946, recorded at Deed Book 77, page 504, Gwinnett County, Georgia records.

3. Easement by B. L. Greason to Georgia Power Company, dated June 19, 1946, recorded at Deed Book 77, page 510, aforesaid records.

4. Easement by Mrs. E. T. Greason to Georgia Power Company, dated April 17, 1947, recorded at Deed Book 83, page 523, aforesaid records.

5. Easements contained within that certain Right of Way Deed - Limited Access between H. C. Deaton and State Highway Department of Georgia, dated August 3, 1959, recorded at Deed Book 151, page 122, aforesaid records.

6. Easement from H.C. Deaton to Georgia Power Company, dated November 17, 1959, recorded at Deed Book 156, page 130, aforesaid records.

7. Declaration of Protective Covenants for Northeast Gwinnett Business Park by Marathon U.S. Realties, Inc., dated October 6, 1988, recorded at Deed Book 5168, page 165, aforesaid records, as amended by First Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park, dated October 1, 1989, recorded at Deed Book 5730, page 71, aforesaid records, as affected by Assignment and Assumption Agreement between Marathon U.S. Realties, Inc. and Arbor Associates Limited Partnership, dated November 26, 1991, recorded at Deed Book 6917, page 188, aforesaid records, as affected by Grant of Exceptions/Variances Regarding Declaration of Protective Covenants dated May 7, 1992, recorded at Deed Book 7445, page 66, aforesaid records, as affected by Grant of Exceptions/Variances Regarding Declaration of Protective Covenants, dated October 4, 1993, recorded at Deed Book 9396, page 173, aforesaid records, as amended by Second Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park and Reservation of Easement for an Inter-Parcel Access Drive, dated January 20, 1998, recorded at Deed Book 15361, page 204, aforesaid records, as affected by Acknowledgment and Consent to Second Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park and Reservation of Easement for an Inter-Parcel Access Drive, dated February, 1998, recorded at Deed Book 15482, page 250, aforesaid records, as affected by Consent and Subordination, dated February 16, 1998, recorded at Deed Book 15482, page 256, aforesaid records, as amended by Third Amendment to Declaration of Protective Covenants for Northeast Gwinnett Business Park, dated May 31, 2001, recorded at Deed Book 23691, page 60, aforesaid records.

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Planning and Development

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2.

8. Access rights relinquished by Construction Easement between Nine Arbor Partners, LLC and the Department of Transportation, dated January 11, 1994, recorded at Deed Book 12202, page 28, aforesaid records.

9. Easement among Nine Arbor Partners, LLC, MF Sugarloaf, LLC, Commercial Sugarloaf, LW and Sanford H. Orkin, dated February 19, 2007, recorded at Deed Book 47605, page 107, aforesaid records.

10. Water Metering Device Easement dated May 26, 1994 from Thomas R. Hopson Broker, Inc. to Gwinnett County, recorded at Deed Book 10362, page 267, aforesaid records.

11. The following matters shown on Plat recorded at Plat Book 88, page 69, aforesaid records:

    a. 10 foot buffer along the northern property line;
    b. 50 foot building setback along the northern property line; and
    c. 50 foot building setback along the southern property line.

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Planning and Development nt

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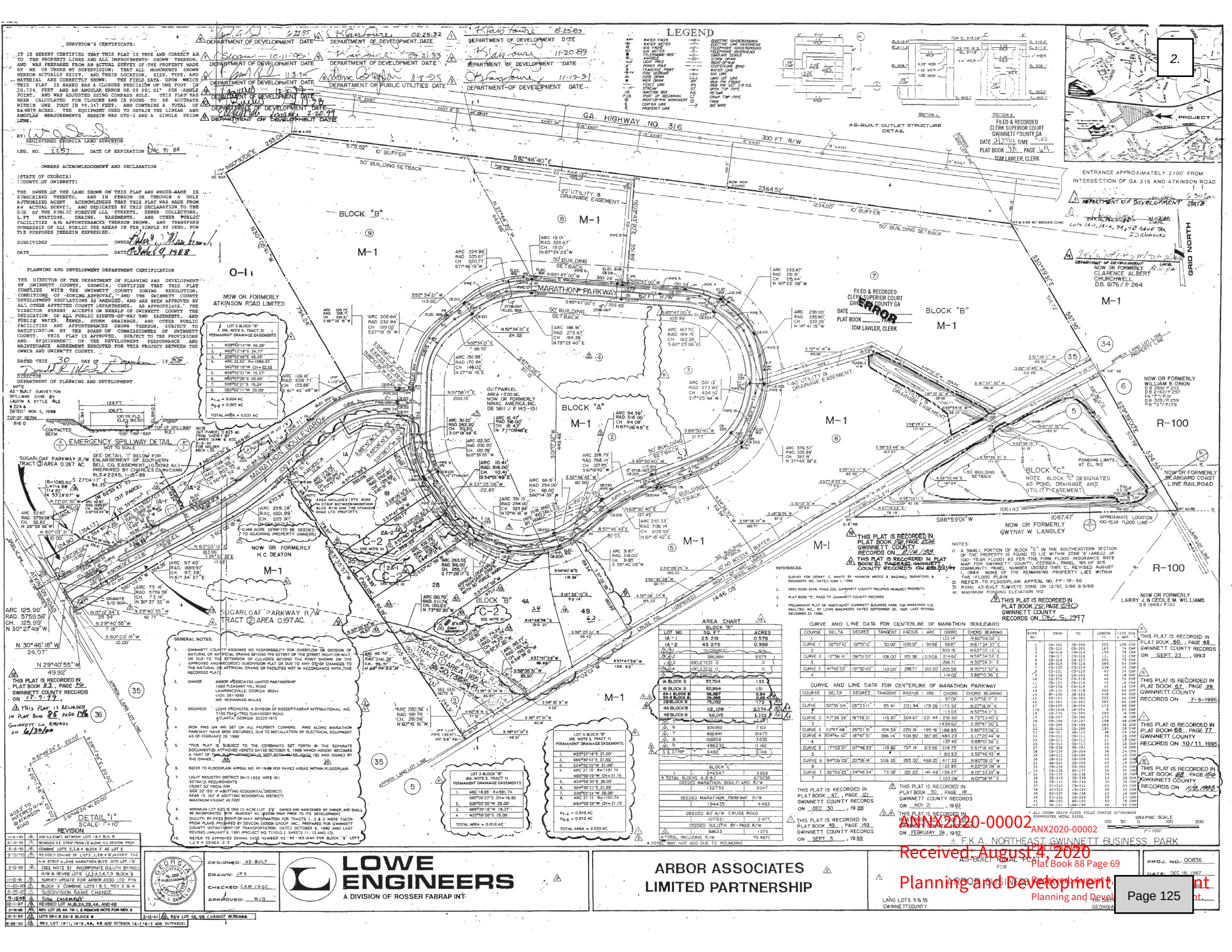
SURVEYOR'S CERTIFICATE:
OWNERS ACKNOWLEDGEMENT AND DECLARATION
PLANNING AND DEVELOPMENT DEPARTMENT CERTIFICATION
LEGEND
GA. HIGHWAY NO. 316
300 FT. R/W
MARATHON PARKWAY
60 FT. R/W
MARATHON BOULEVARD
60 FT. R/W
SUGARLOAF PARKWAY R/W
TRACT 2 AREA 0.197 AC.
SUGARLOAF PARKWAY R/W
TRACT 1 AREA 0.260 AC.
SUGARLOAF PARKWAY R/W
TRACT 2 AREA 0.267 AC.
SUGARLOAF PARKWAY R/W
TRACT 1 AREA 0.165 AC.
NOW OR FORMERLY ATKINSON ROAD LIMITED
NOW OR FORMERLY H.C. DEATON
NOW OR FORMERLY GWYNAY W. LANGLEY
NOW OR FORMERLY WILLIAM B. ORKIN
NOW OR FORMERLY SEABOARD COAST LINE RAILROAD
NOW OR FORMERLY LARRY J. & CECILE M. WILLIAMS
BLOCK "A"
BLOCK "B"
BLOCK "C"
OUTPARCEL AREA = 5.20 AC.
NOW OR FORMERLY NIMAC AMERICA, INC.
DB 5811 / P 145-151
EMERGENCY SPILLWAY DETAIL
DETAIL "I"
AREA CHART
CURVE AND LINE DATA FOR CENTERLINE OF MARATHON BOULEVARD
CURVE AND LINE DATA FOR CENTERLINE OF MARATHON PARKWAY
GENERAL NOTES:
REFERENCES.
NOTES:
ENTRANCE APPROXIMATELY 2100' FROM INTERSECTION OF GA 316 AND ATKINSON ROAD
AS-BUILT OUTLET STRUCTURE DETAIL
FILED & RECORDED CLERK SUPERIOR COURT GWINNETT COUNTY GA.
TOM LAWLER, CLERK
GRID NORTH
PROJECT
LOWE ENGINEERS
A DIVISION OF ROSSER FABRAP INT.
ARBOR ASSOCIATES LIMITED PARTNERSHIP
F.K.A. NORTHEAST GWINNETT BUSINESS PARK
AS-BUILT FINAL PLAT
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LAWRENCEVILLE
GWINNETT · METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX_____

APPLICATION FOR ANNEXATION

DATE 4/21/20

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of HM.

Address of Property to be annexed: 775 Marathon Parkway, Lawrenceville, GA 30046

Area: 15.675 acres or 682,803 square feet.

Tax Map Number: 7035021

Owners of Property: UPS Ground Freight, Inc.

Address if different from Property: 55 Glenlake Parkway, N.E.
Atlanta, GA 30328
Phone: 630.215.7761

Applicant Name and Address: Robert P. Harder
4556 Barr Creek Lane
Naperville, IL 60564
Phone: 630.215.7761

Robert P. Harder	4/21/20	Robert P. Harder	4/21/20
Signature of Applicant	Date	Signature of Owner	Date
Robert P. Harder	4/21/20	Robert P. Harder	4/21/20
Print Name of Applicant	Date	Print Name of Owner	Date
N/A		N/A	
Signature of Notary	Date	Signature of Notary	Date

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Received: August 4, 2020
Planning and Development

LAWRENCEVILLE
GWINNETT · METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX_____

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, Title 36, Chapter 67A, Official Code of Georgia Annotated. The following questions must be answered.

Have you, within the last four years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Lawrenceville City Council, a member of the Planning and Zoning Commission or a member of the Zoning Board of Appeals, a member of the Planning Department, or any other government officials who will consider the application?

_____ YES __X__ NO

If yes, please complete the following section:

Name and Official Position of Government Official(s):

_____

_____

Please list the Date and Amount of Contribution(s) (list all which aggregated $250.00 or more):

_____

_____

Robert P. Harder
Signature of Applicant

4/21/20
Date

Robert P. Harder
Printe Name of Applicant

N/A
Signature of Applicant's Attorney or Representative

N/A
Print Name of Applicant's Attorney or Representative

ANNX2020-00002
Received: August 4, 2020
Planning and Development

LAWRENCEVILLE
GWINNETT · METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX_____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Robert P. Harder	4/21/20	Robert P. Harder	4/21/20
Signature of Applicant	Date	Signature of Owner	Date
Robert P. Harder	4/21/20	Robert P. Harder	4/21/20
Print Name of Applicant	Date	Print Name of Owner	Date
N/A			
Signature of Notary Public	Date		

Stamp:

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LAWRENCEVILLE
GEORGIA

ANNEXATION - REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Robert P. Harder	NAME: UPS Ground Freight, Inc.
ADDRESS: 4556 Barr Creek Lane	ADDRESS: 55 Glenlake Parkway, NE
CITY: Naperville	CITY: Atlanta
STATE: IL ZIP: 60564	STATE: GA ZIP: 30328

CONTACT PERSON: Robert P. Harder PHONE: 630.215.7761

* 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): M-1 (County) REQUESTED ZONING DISTRICT: LM (City)

PARCEL NUMBER(S): R7035 021 ACREAGE: 15.675

ADDRESS OF PROPERTY: 775 Marathon Parkway

SIGNATURE OF APPLICANT DATE	SIGNATURE OF OWNER DATE
Robert P. Harder	Robert P. Harder (Agent)
TYPED OR PRINTED NAME	TYPED OR PRINTED NAME
NOTARY PUBLIC DATE	NOTARY PUBLIC DATE

ANNX2020-00002
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Planning and Development

85,W REK 1-141070.2

Form 10-6

Lawyers Title Insurance Corporation

ATLANTA BRANCH OFFICE

BOOK 7445 PAGE 65

LIMITED

WARRANTY DEED

STATE OF COUNTY OF

THIS INDENTURE, Made the day of , in the year one thousand nine hundred , between

ARBOR ASSOCIATES LIMITED PARTNERSHIP, A GEORGIA LIMITED PARTNERSHIP

of the County of , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

OVERNITE TRANSPORTATION COMPANY

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

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER VALUABLE CONSIDERATION ----------(----------) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 35, 7th District, Gwinnett County, Georgia, being Lot 7, Block B, Arbor Business Park, as shown on plat of survey recorded in Plat Book 55, page 87, Gwinnett County, Georgia records, which plat is incorporated herein by reference for a more complete description.

Together with a perpetual, nonexclusive easement in common with other owners in Arbor Business Park to have access to and use of storm water drainage lines and retention ponds or basins constructed or to be constructed within Arbor Business Park, all as more particularly shown on the plans made by Lowe Engineers, Inc., dated January 22, 1990, entitled "As-Built Final Plat for Arbor Business Park".

GWINNETT CO., GEORGIA
REAL ESTATE TRANSFER TAX
$ 750.00
Date 5-14-92
Clerk of Superior Court

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
92 MAY 14 AM 9:00
GARY R. YATES, CLERK

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

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

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

Signed, sealed and delivered in presence of:

WITNESS

41231

NOTARY PUBLIC
Notary Public, Fulton County, Georgia
My Commission Expires Oct. 19, 1992

ARBOR ASSOCIATES LIMITED PARTNERSHIP

By: TALA CORP. (Seal)
GENERAL PARTNER

(Seal)

By: (Seal)
MOHANNAD S. MALAS,
PRESIDENT

ANNX2020-00002
Received: August 4, 2020
Planning and Development

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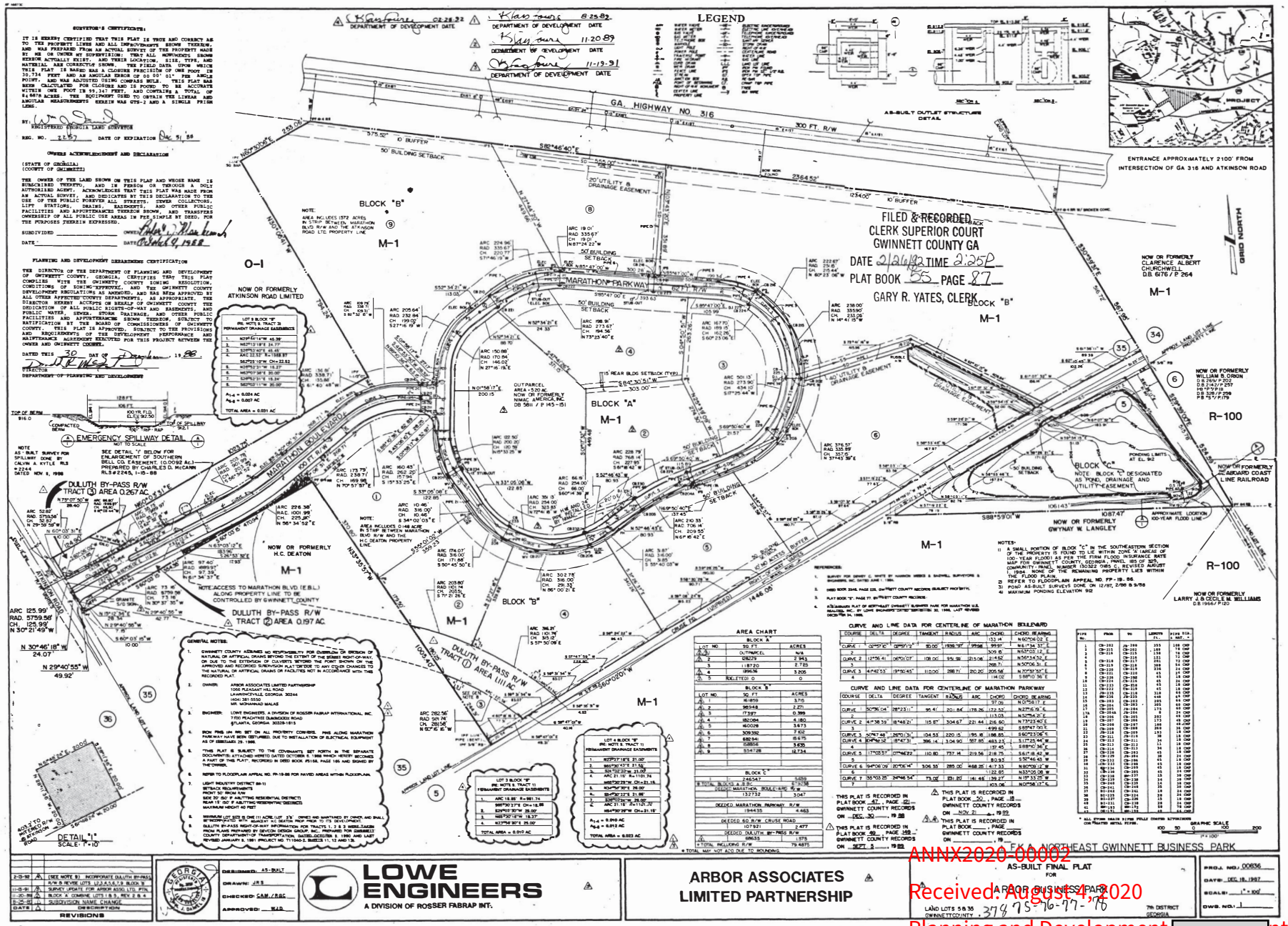
2.



ANNX2020-00002
Received August 4, 2020
Planning and Development

LAWRENCEVILLE

GWINNETT · METRO ATLANTA

Date Received _____ Case File #: _____

City of Lawrenceville
Planning and Development Department
70 S. Clayton Street
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: PLANNING.ANDZONING@LawrencevilleGA.Org

APPLICATION FOR ANNEXATION

DATE 7/24/2020

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of **M-1**

Address of Property to be annexed: **770 Marathon Parkway, Lawrenceville, GA. 30046**

Area: **8.87** acres or _____ square feet

Tax Map Numbers: **R7035 031**

Owners of Property: **TR Tipton Corporation**

Address if different from Property: c/o CBRE, Inc.
192 Technology Pkwy, Suite 130
Peachtree Corners, GA 30092

Applicant Name and Address: **TR Tipton Corp.** Phone: _____
c/o CBRE, Inc.
192 Technology Pkwy, Suite 130
Peachtree Corners, GA 30092

Michael A Latham 7/24/2020		Michael A Latham 7/24/2020	
Signature of Applicant	Date	Signature of Owner	Date
Michael A. Latham, Director - CBRE, as agent for TR Tipton Corporation	7/24/2020	Michael A. Latham, Director - CBRE, as agent for TR Tipton Corporation	7/24/2020
Print Name of Applicant	Date	Print Name of Owner	Date
Elizabeth A Lohry 7/24/20		Elizabeth A Lohry 7/24/20	
Signature of Notary	Date	Signature of Notary	Date

ELIZABETH A LOHRY NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 10, 2021

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LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

NAME 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.

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LAWRENCEVILLE
GWINNETT · METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX_____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Michael A. Latham	7/24/2020	Michael A. Latham	7/24/2020
Signature of Applicant	Date	Signature of Owner	Date
Michael A. Latham, Director - CBRE, as agent for TR Tipton Corporation	7/24/2020	Michael A. Latham, Director - CBRE, as agent for TRTipton Corporation	7/24/2020
Print Name of Applicant	Date	Print Name of Owner	Date

Elizabeth A Lohry
Signature of Notary Public Date

Stamp:

ELIZABETH A LOHRY
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 19, 2021

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LAWRENCEVILLE
GEORGIA

ANNEXATION - REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Michael A. Latham, Director, CBRE - as agent for TR Tipton Corporation	NAME: TR Tipton Corp. c/o CBRE, Inc.
ADDRESS: 192 Technology Pkwy, Suite 130	ADDRESS: 192 Technology Pkwy, Suite 130
CITY: Peachtree Corners	CITY: Peachtree Corners
STATE: GA ZIP: 30092	STATE: GA ZIP: 30092

CONTACT PERSON: Michael A. Latham, Director, CBRE - as agent for TR Tipton Corporation PHONE: _____

* 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): M-1 (County) REQUESTED ZONING DISTRICT: LM (City)

PARCEL NUMBER(S): R7035031 ACREAGE: 8.867

ADDRESS OF PROPERTY: 770 Marathon Parkway

_____	_____
SIGNATURE OF APPLICANT DATE	SIGNATURE OF OWNER DATE
Michael A. Latham, Director, CBRE - as agent for TR Tipton Corporation	Michael A. Latham, Director, CBRE - as agent for TR Tipton Corporation
TYPED OR PRINTED NAME	TYPED OR PRINTED NAME
_____	_____
NOTARY PUBLIC DATE	NOTARY PUBLIC DATE

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2.

BK43408PG0001

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
05 JUL -6 PM 3:48
TOM LAWLER, CLERK

307202

D07-2005-026059
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
$ 6,054.00
TOM LAWLER CLERK OF
SUPERIOR COURT

Space Above This Line for Recorder's Use

052-0794KC

After recording, please return to:
Kilpatrick Stockton LLP
Suite 2800
1100 Peachtree Street
Atlanta, Georgia 30309
Attn: M. Andrew Kauss

Return To:
REGINALD A. HUDSPETH, LLC
6340 Sugarloaf Pkwy, Suite 150
Duluth, Georgia 30097
(770) 925-1400

STATE OF GEORGIA

COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE is made this 30th day of June, 2005, by and between **RACO 316 VENTURES, L.L.C.**, a Georgia limited liability company ("Grantor"), and **TR TIPTON CORP.**, a Delaware corporation ("Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in Land Lot 35 of the 7th District of Gwinnett County, Georgia, being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

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6678289.2

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TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth on Exhibit "B", attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representatives to execute, seal and deliver this indenture, all the day and year first written above.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Isabella G. Murray
Notary Public

My Commission Expires:

April 25, 2006

(NOTARIAL SEAL)

ISABELLA G. MURRAY NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES APRIL 25, 2006

RACO 316 VENTURES, L.L.C., a Georgia limited liability company

By: Alan L. Kuniansky Family Investments, LLLP, a Georgia limited liability limited partnership, a Member

By: _____
Name: Alan L. Kuniansky
Title: General Partner

By: Kevin D. Cleveland Family Investments, LLLP, a Georgia limited liability limited partnership, a Member

By: _____
Name: Kevin D. Cleveland
Title: General Partner

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EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 35 of the 7th Land District, Gwinnett County, Georgia, being shown as 8.867 acres, according to a survey prepared by Armstrong Land Surveying, Inc., for Peachtree Packaging, Inc. and Chicago Title Insurance Company dated April 9, 1995, and last revised April 9, 1996, and being more particularly described according to said survey as follows:

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, begin at the intersection of the westerly right of way of Marathon Parkway (62 foot right of way) with the northerly right of way of Marathon Boulevard; run thence along the aforesaid right of way of Marathon Parkway in a generally north, northeasterly direction a distance of 321.50 feet to a point; thence leaving the northwesterly right of way of Marathon Parkway run South 37°25'39" East a distance of 62.43 feet to a point marked by a 1/2-inch rebar found on the southeasterly right of way of Marathon Parkway, said point being the TRUE PLACE OR POINT OF BEGINNING.

FROM THE TRUE PLACE OR POINT OF BEGINNING AS THUS ESTABLISHED, run thence North 52°34'21" East a distance of 24.34 feet to a point; run thence along the aforesaid right of way of Marathon Parkway along an arc of a curve to the right, an arc distance of 198.91 feet to a point, said arc having a radius of 273.67 feet and being subtended by a chord bearing and distance of North 73°23'41" East 194.56 feet; continue thence along the aforesaid right of way South 85°47'00" East a distance of 393.59 feet to a point; continue thence along the aforesaid right of way South 85°47'00" East a distance of 106.03 feet to a point: continue thence along the aforesaid right of way along an arc of a curve to the right an arc distance of 167.70 feet to a point, said arc having a radius of 189.15 feet and being subtended by a chord bearing and distance of South 60°23'01 " East 162.26 feet; continue thence along the aforesaid right of way along the arc of a curve to the right an arc distance of 501.13 feet to a point, said arc having a radius of 273.90 feet and being subtended by a chord bearing and distance of South 17°25'48" seconds West 434.10 feet; continue thence along the aforesaid right of way South 69°50'25" West a distance of 21.60 feet to a point marked by a 1/2-inch rebar found; continue thence along the aforesaid right of way South 69°50'25" West a distance of 115.91 feet to a point; continue thence along the aforesaid right of way along the arc of a curve to the left an arc distance of 228.74 feet to a point, said arc having a radius of 768.14 feet and being subtended by a chord bearing and distance of South 61°18'34" West 227.89 feet; continue thence along the aforesaid right of way South 52°46'43" West a distance of 80.93 feet to a point; continue thence along the aforesaid right of way along the arc of a curve to the right an arc distance of 66.32 feet to a point marked by a 1/2-inch rebar found, said point being located on the northwesterly right of way line of said Marathon Parkway, said arc having a radius of 254.00 feet and being subtended by a chord bearing and distance of South 60°15'42" West 66.13 feet; thence leaving the aforesaid right of way of Marathon Parkway run North 01°18'26" East a distance of 449.54 feet to a point marked by a 1/2-inch rebar found; run thence North 47°41'26" West a distance

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of 371.15 feet to a point marked by a 1/2-inch rebar found on the southeasterly right of way of Marathon Parkway, said point being the TRUE PLACE OR POINT OF BEGINNING.

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2.

EXHIBIT "B"

1. (i) Taxes for 2005 which are a lien not yet due and payable; (ii) such matters as would be disclosed by a current and accurate survey and inspection of the Property, including, without limitation, those matters disclosed on this Exhibit "B"; (iii) zoning ordinances affecting the Property; (iv) all easements, covenants, restrictions, reservations, rights-of-way and any other similar matters of record as of May 1, 2005, including, without limitation, those matters disclosed on this Exhibit "B"; and (v) the rights of parties in possession under any leases or rental agreements.

2. Declaration of Protective Covenants for Northeast Gwinnett Business Park by Marathon U.S. Realties, Inc., dated 10-6-88, filed for record 10-24-88 and recorded in Deed Book 5168, Page 165, aforesaid records; as amended or affected by:

   (i) First Amendment, dated 10-1-89, filed for record 10-27-89 and recorded in Deed Book 5730, Page 71, aforesaid records;
   (ii) Assignment and Assumption Agreement by and between Marathon U.S. Realties, Inc., ("Assignor") and Arbor Associate Limited Partnership ("Assignee"), dated as of 11-26-91, filed for record 12-2-91 and recorded in Deed Book 6917, Page 188, aforesaid records;
   (iii) Second Amendment, dated 1-10-98, filed for record on 1-27-98 and recorded in Deed Book 15361, Page 204, aforesaid records;
   (iv) Acknowledgement and Consent, dated 2-xx-98, filed for record on 2-19-98 and recorded in Deed Book 15482, Page 250, aforesaid records; and
   (v) Third Amendment, dated 5-31-01, filed for record on 7-2-01 and recorded in Deed Book 23961, Page 60, aforesaid records.

3. Matters disclosed by As-Built Final Plat for Arbor Business Park, dated 12-18-87, last revised 6-26-00 and recorded in Plat Book 85, Page 146, aforesaid records.

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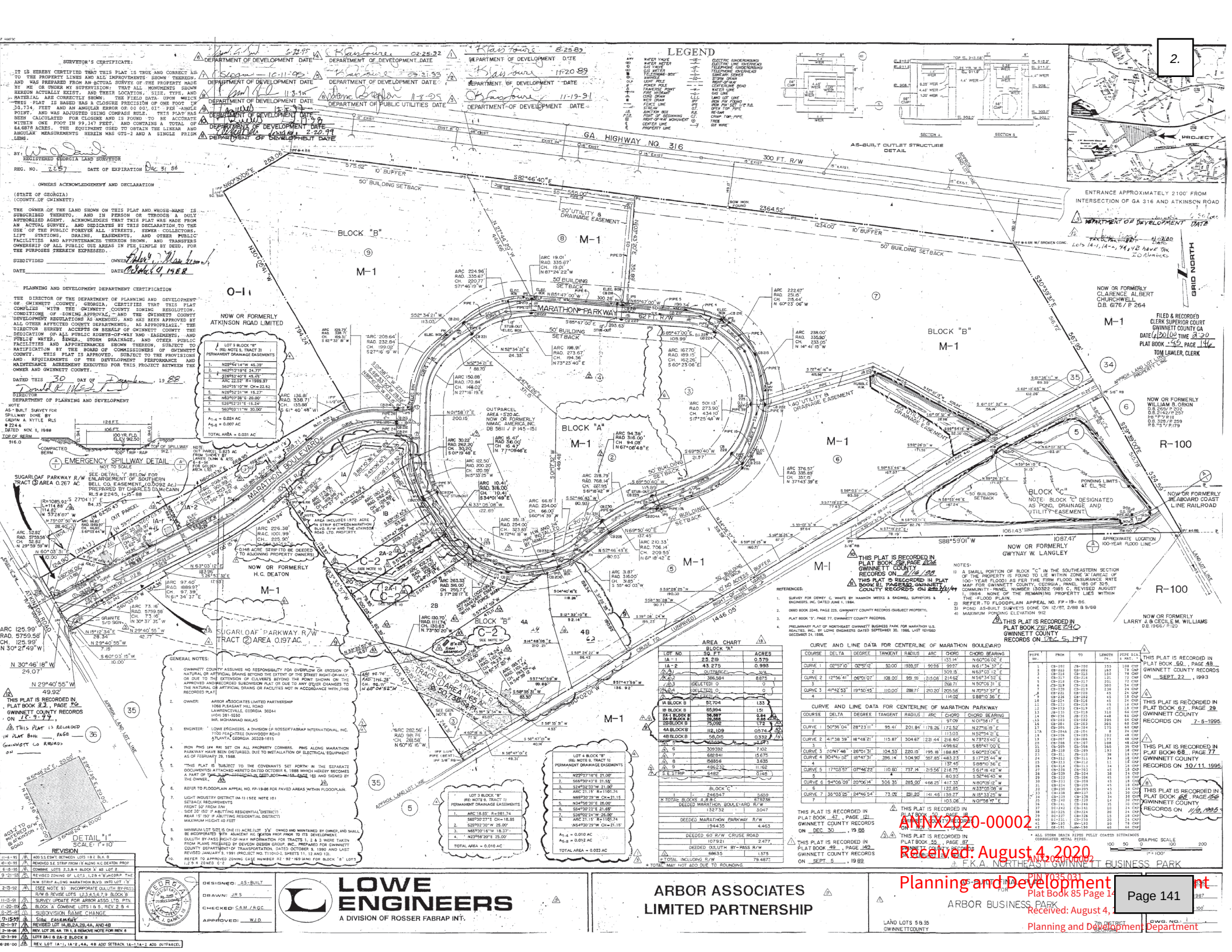

SURVEYOR'S CERTIFICATE:
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,734 FEET AND AN ANGULAR ERROR OF 00 00' 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 99,347 FEET, AND CONTAINS A TOTAL OF 84.6878 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS GTS-2 AND A SINGLE PRISM LENS.
BY:
REGISTERED GEORGIA LAND SURVEYOR
REG. NO. 2257 DATE OF EXPIRATION Dec 31 88
OWNERS ACKNOWLEDGEMENT AND DECLARATION
(STATE OF GEORGIA)
(COUNTY OF GWINNETT)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY NOTARIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSES THEREIN EXPRESSED.
SUBDIVIDED
OWNER
DATE
DATE June 9, 1988
PLANNING AND DEVELOPMENT DEPARTMENT CERTIFICATION
THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF GWINNETT COUNTY, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE GWINNETT COUNTY ZONING RESOLUTION, CONDITIONS OF ZONING APPROVAL, AND THE GWINNETT COUNTY DEVELOPMENT REGULATIONS AS AMENDED, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED COUNTY DEPARTMENTS, AS APPROPRIATE. THE DIRECTOR HEREBY ACCEPTS ON BEHALF OF GWINNETT COUNTY THE DEDICATION OF ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS, AND PUBLIC WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON, SUBJECT TO RATIFICATION BY THE BOARD OF COMMISSIONERS OF GWINNETT COUNTY. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND GWINNETT COUNTY.
DATED THIS 30 DAY OF December, 19 88
DIRECTOR
DEPARTMENT OF PLANNING AND DEVELOPMENT
NOTE
AS-BUILT SURVEY FOR SPILLWAY DONE BY CALVIN A KYTLE RLS #2244 DATED NOV. 1, 1988
DEPARTMENT OF DEVELOPMENT DATE 6-27-95
DEPARTMENT OF DEVELOPMENT DATE 10-11-95
DEPARTMENT OF DEVELOPMENT DATE 11-3-95
DEPARTMENT OF DEVELOPMENT DATE 12-5-95
DEPARTMENT OF DEVELOPMENT DATE 12-5-95
DEPARTMENT OF DEVELOPMENT DATE 2-20-96
DEPARTMENT OF DEVELOPMENT DATE 02-25-92
DEPARTMENT OF DEVELOPMENT DATE 5-31-93
DEPARTMENT OF PUBLIC UTILITIES DATE 11-9-95
DEPARTMENT OF DEVELOPMENT DATE 8-25-89
DEPARTMENT OF DEVELOPMENT DATE 11-20-89
DEPARTMENT OF DEVELOPMENT DATE 11-19-91
LEGEND
AS-BUILT OUTLET STRUCTURE DETAIL
GA. HIGHWAY NO. 316
300 FT. R/W
50' BUILDING SETBACK
10' BUFFER
20' UTILITY & DRAINAGE EASEMENT
MARATHON PARKWAY
60' R/W
MARATHON BOULEVARD
80' R/W
SUGARLOAF PARKWAY R/W
TRACT 2 AREA 0.197 AC.
SUGARLOAF PARKWAY R/W TRACT 3 AREA 0.267 AC
TRACT 2 AREA 165 AC.
BLOCK "A"
BLOCK "B"
BLOCK "C"
M-1
O-I
C-2
R-100
NOW OR FORMERLY ATKINSON ROAD LIMITED
NOW OR FORMERLY H. C. DEATON
NOW OR FORMERLY CLARENCE ALBERT CHURNWELL D.B. 6176 / P. 264
NOW OR FORMERLY WILLIAM B. ORKIN D.B. 2652 / P. 202 D.B. 2146 / P. 257 and D.B. 2328 / P. 259
NOW OR FORMERLY GWYNAY W. LANGLEY
NOW OR FORMERLY LARRY J. & CECILE M. WILLIAMS D.B. 1968 / P. 120
NOW OR FORMERLY SEABOARD COAST LINE RAILROAD
ENTRANCE APPROXIMATELY 2100' FROM INTERSECTION OF GA 316 AND ATKINSON ROAD
EMERGENCY SPILLWAY DETAIL
NOT TO SCALE
DETAIL "I"
SCALE: 1" = 10'
GENERAL NOTES:
1. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR DUE TO THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED ENGINEERED SUBDIVISION PLAN OR DUE TO ANY OTHER CHANGES TO THE NATURAL OR ARTIFICIAL DRAINS OR FACILITIES NOT IN ACCORDANCE WITH THIS APPROVED PLAT.
2. OWNER: ARBOR ASSOCIATES LIMITED PARTNERSHIP 1066 PLEASANT HILL ROAD LAWRENCEVILLE, GEORGIA 30244 (404) 381-9180 MR. MOHANNAD MALAS
3. ENGINEER: LOWE ENGINEERS, A DIVISION OF ROSSER FABRAP INTERNATIONAL, INC. 7100 FAIRBURN BUSINESS PARK DRIVE ATLANTA, GEORGIA 30328-1615
4. IRON PINS (#4 RR) SET ON ALL PROPERTY CORNERS. PINS ALONG MARATHON PARKWAY HAVE BEEN DISTURBED, DUE TO INSTALLATION OF ELECTRICAL EQUIPMENT AS OF FEBRUARY 29, 1988.
5. "THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED OCTOBER 6, 1988 WHICH HEREBY BECOMES A PART OF THIS INSTRUMENT AS FULLY AS IF SAME WERE SET FORTH HEREIN AND SIGNED BY THE OWNER."
6. REFER TO FLOODPLAIN APPEAL NO. FP-19-86 FOR PAVED AREAS WITHIN FLOODPLAIN.
7. LIGHT INDUSTRY DISTRICT (M-1) (SEE NOTE 10) SETBACK REQUIREMENTS FRONT 50' FROM R/W SIDE 20' (50' IF ABUTTING RESIDENTIAL DISTRICT) REAR 15' (50' IF ABUTTING RESIDENTIAL DISTRICT) MAXIMUM HEIGHT 40 FEET
8. MINIMUM LOT SIZE IS ONE (1) ACRE, LOT 3'B' OWNED AND MAINTAINED BY OWNER, AND SHALL BE INCORPORATED WITH ADJACENT HC DEATON PROP PRIOR TO ITS DEVELOPMENT.
9. QUALITY BY-PASS RIGHT-OF-WAY INFORMATION FOR TRACTS 1, 2 & 3 WERE TAKEN FROM PLANS PREPARED BY DEVCON DESIGN GROUP, INC. PREPARED FOR GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 9, 1990 AND LAST REVISED JANUARY 9, 1991 (PROJECT NO. T1100-2, SHEETS 11, 12 AND 13).
10. REFER TO APPROVED ZONING CASE NUMBER RZ-92-169 (AM) FOR BLOCK "B" LOTS 1,2 & 4 ZONED C-2
LOT 3 BLOCK "B" (SEE NOTES 8, TRACT 3) PERMANENT DRAINAGE EASEMENTS
1. N29°44'14"W 46.39'
2. N62°15'19"E 24.77'
3. S28°53'40"E 45.45'
4. ARC 22.22' R=1989.97' S62°55'10"W CH=22.62
5. N26°52'31"W 15.27'
6. N63°07'29"E 20.00'
7. S26°52'31"E 15.24'
8. S63°03'11"W 20.00'
A1-4 = 0.024 AC
A5-8 = 0.007 AC
TOTAL AREA = 0.031 AC
LOT 8 BLOCK "B" (SEE NOTES 8, TRACT 3) PERMANENT DRAINAGE EASEMENTS
1. N29°44'14"W 46.39'
2. N62°15'19"E 24.77'
3. S28°53'40"E 45.45'
4. ARC 22.22' R=1989.97' S62°55'10"W CH=22.62
5. N26°52'31"W 15.27'
6. N63°07'29"E 20.00'
7. S26°52'31"E 15.24'
8. S63°03'11"W 20.00'
A1-4 = 0.024 AC
A5-8 = 0.007 AC
TOTAL AREA = 0.031 AC
LOT 3 BLOCK "B" (SEE NOTE 9, TRACT 1) PERMANENT DRAINAGE EASEMENTS
1. ARC 18.85' R=981.74' S62°30'27"E CH=18.85
2. S25°02'30"W 25.00'
3. N65°30'16"W 18.37'
4. N23°56'20"E 25.00'
TOTAL AREA = 0.010 AC
LOT 4 BLOCK "B" (SEE NOTE 9, TRACT 1) PERMANENT DRAINAGE EASEMENTS
1. N22°27'16"E 21.00'
2. S68°30'43"E 21.55'
3. S24°31'33"W 21.00'
4. ARC 21.15' R=1101.74' N68°30'29"W CH=21.15
5. N34°56'20"E 26.00'
6. S84°30'23"E 21.65'
7. S26°02'24"W 25.00'
8. ARC 21.15' R=1101.74' N54°30'29"W CH=21.15
A1-4 = 0.010 AC
A5-8 = 0.012 AC
TOTAL AREA = 0.023 AC
AREA CHART BLOCK "A"
LOT NO. SQ. FT. ACRES
1A-1 23,218 0.533
1A-2 43,275 0.993
OUTPARCEL N/A
3 386,584 8875
4 (DELETED) 0
5 (DELETED) 0
1A BLOCK B 57,704 1.33
2A BLOCK B 55,994 1.51
2A-1 BLOCK B 36,887 0.84
2A-2 BLOCK B 36,066 0.82
2B BLOCK B 75,052 1.72
4A BLOCK B 112,109 0.574
4B BLOCK B 58,015 0.332
6 309392 7.102
7 682841 15.675
8 158356 3.635
9 489232 11.162
S.S. STRIP 6482 0.148
BLOCK "C" 246547 5.659
* TOTAL BLOCKS A,B,&C 2,572,938
DEEDED MARATHON BOULEVARD R/W 132732 3.047
DEEDED MARATHON PARKWAY R/W 194435 4.463
DEEDED 60' R/W CRUISE ROAD 107921 2.477
DEEDED DULUTH BY-PASS R/W 68635 1.575
* TOTAL INCLUDING R/W 79.4872
* TOTAL MAY NOT ADD DUE TO ROUNDING.
CURVE AND LINE DATA FOR CENTERLINE OF MARATHON BOULEVARD
COURSE | DELTA | DEGREE | TANGENT | RADIUS | ARC | CHORD | CHORD BEARING
CURVE 1 | 02°50'10" | 02°56'12" | 50.00 | 1939.97 | 99.86 | 99.97' | N61°34'37"E
2 | | | | | | 309.15 | N63°03'12"E
CURVE 2 | 12°56'41" | 06°01'07" | 108.00 | 951.99 | 215.08 | 214.62' | N56°34'52"E
3 | | | | | | 268.71 | N50°06'31"E
CURVE 3 | 41°42'53" | 19°50'45" | 110.00' | 288.71' | 210.20' | 205.58' | N70°57'57"E
4 | | | | | | 114.02 | S88°16'36"E
CURVE AND LINE DATA FOR CENTERLINE OF MARATHON PARKWAY
COURSE | DELTA | DEGREE | TANGENT | RADIUS | ARC | CHORD | CHORD BEARING
- | - | - | - | - | - | 97.09 | N01°58'17"E
CURVE 1 | 50°56'04" | 28°23'11" | 95.41' | 201.84' | 178.26 | 172.52' | N22°16'19"E
2 | | | | | | 1499.62 | N53°54'21"E
CURVE 2 | 41°38'39" | 18°48'21" | 115.87' | 304.67' | 221.44 | 216.60' | N73°23'40"E
3 | | | | | | 1499.62 | S85°47'00"E
CURVE 3 | 10°47'48" | 26°01'31" | 104.53' | 220.15' | 195.18' | 188.85' | S60°23'06"E
CURVE 4 | 104°42'28" | 18°47'31" | 396.14' | 304.90' | 557.85' | 483.23' | S17°25'04"W
4 | | | | | | 137.45' | S88°16'36"E
CURVE 5 | 17°03'57" | 07°46'22" | 110.60' | 737.14' | 219.56' | 218.75' | S61°18'42"W
6 | | | | | | 80.93' | S52°46'43"W
CURVE 6 | 94°06'09" | 20°06'14" | 306.35' | 285.00' | 468.25' | 417.33' | N80°19'12"W
6 | | | | | | 122.85' | N33°05'08"W
CURVE 7 | 36°03'25" | 24°46'54" | 73.02' | 231.20' | 141.46' | 139.27' | N15°33'25"W
7 | | | | | | 103.06' | N01°58'17"E
NOTES:
1) A SMALL PORTION OF BLOCK "C" IN THE SOUTHEASTERN SECTION OF THE PROPERTY IS FOUND TO LIE WITHIN ZONE 'A' (AREAS OF 100-YEAR FLOOD) AS PER THE FIRM FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA, PANEL 185 OF 325, COMMUNITY-PANEL NUMBER 130322 0185 C, REVISED AUGUST 1, 1984. NONE OF THE REMAINING PROPERTY LIES WITHIN THE 'FLOOD PLAIN.
2) REFER TO FLOODPLAIN APPEAL NO. FP-19-86.
3) POND AS-BUILT SURVEYS DONE ON 12/87, 2/88 & 9/88
4) MAXIMUM PONDING ELEVATION 912
REFERENCES:
1. SURVEY FOR DEWEY C. WHITE BY HANNON MEEKS & BAGWELL SURVEYORS & ENGINEERS, INC. DATED JUNE 1, 1984.
2. DEED BOOK 2345, PAGE 225, GWINNETT COUNTY RECORDS (SUBJECT PROPERTY).
3. PLAT BOOK "S", PAGE 77, GWINNETT COUNTY RECORDS.
4. PRELIMINARY PLAT OF NORTHEAST GWINNETT BUSINESS PARK FOR MARATHON U.S. REALTIES, INC., BY LOWE ENGINEERS DATED SEPTEMBER 30, 1986, LAST REVISED DECEMBER 24, 1986.
THIS PLAT IS RECORDED IN PLAT BOOK 68 PAGE 68 GWINNETT COUNTY RECORDS ON 2/16/89
THIS PLAT IS RECORDED IN PLAT BOOK 81, PAGE 150, GWINNETT COUNTY RECORDS ON 2/24/94
THIS PLAT IS RECORDED IN PLAT BOOK 47, PAGE 121 GWINNETT COUNTY RECORDS ON DEC. 30, 1988
THIS PLAT IS RECORDED IN PLAT BOOK 49, PAGE 169 GWINNETT COUNTY RECORDS ON SEPT. 5, 1989
THIS PLAT IS RECORDED IN PLAT BOOK 55, PAGE 87 GWINNETT COUNTY RECORDS ON [illegible], 1990
THIS PLAT IS RECORDED IN PLAT BOOK 25C PAGE 259 GWINNETT COUNTY RECORDS ON DEC. 5, 1997
THIS PLAT IS RECORDED IN PLAT BOOK 60, PAGE 48 GWINNETT COUNTY RECORDS ON SEPT. 22, 1993
THIS PLAT IS RECORDED IN PLAT BOOK 67, PAGE 29 GWINNETT COUNTY RECORDS ON 7-5-1995
THIS PLAT IS RECORDED IN PLAT BOOK 68, PAGE 77 GWINNETT COUNTY RECORDS ON 10/11, 1995
THIS PLAT IS RECORDED IN PLAT BOOK 68, PAGE 156 GWINNETT COUNTY RECORDS ON 11/9, 1995
* ALL STORM DRAIN PIPES FULLY COATED BITUMINOUS CORRUGATED METAL PIPES
GRAPHIC SCALE
1" = 100'
PROJECT
GRID NORTH
APPROX. LAND LOT LINE
PROPERTY LINE
APPROXIMATE LOCATION 100-YEAR FLOOD LINE
PONDING LIMITS 4' EL. 912
BLOCK "C" NOTE: BLOCK "C" DESIGNATED AS POND, DRAINAGE AND UTILITY EASEMENT
ARBOR ASSOCIATES LIMITED PARTNERSHIP
LOWE ENGINEERS
A DIVISION OF ROSSER FABRAP INT.
DESIGNED: AS-BUILT
DRAWN: JRS
CHECKED: CAM / RGC
APPROVED: WJD
REVISION
11-6-95 ADD S.S. ESMT. BETWEEN LOTS 1 & 2 BLK. B
10-10-95 REMOVED SS STRIP FROM 'B' ALONG HC DEATON PROP
6-8-95 COMBINE LOTS 2,3,& 4 BLOCK 'A' AS LOT 2
9-21-93 REVISED ZONING OF LOTS 1,2 & 4 B/W CORP. THC
N.W. STRIP ALONG MARATHON BLVD. INTO LOT 1 'B'
2-13-92 SEE NOTE 9 INCORPORATE DULUTH BY-PASS
R/W & REVISE LOTS 1,2,3,4,5,6,7,9 BLOCK 'B'
11-13-91 SURVEY UPDATE FOR ARBOR ASSOC. LTD. PTN.
11-20-89 BLOCK 'A' COMBINE LOTS 1 & 5, REV 2 & 4
8-25-89 SUBDIVISION NAME CHANGE
7-15-89 SIDE EASEMENT
12-1-97 REVISED LOT 1A, 1B, 2A, 2B, 4A, AND 4B
2-16-89 REV LOT 2B, 4A TR 1, & REMOVE NOTE FOR REV. 6
12-1-99 LOTS 2A-1 & 2A-2 BLOCK B
6-28-00 REV. LOT 1A-1, 1A-2, 4A, 4B ADD SETBACK 1A-1 1A-2 ADD OUTPARCEL
LAND LOTS 5 & 35 GWINNETT COUNTY
7th DISTRICT GEORGIA
DWG. NO. 1
ARBOR BUSINESS PARK
F.K.A. NORTHEAST GWINNETT BUSINESS PARK
PIN T035 031
AMNX2020-00002
Received: August 4, 2020
Planning and Development Department
Plat Book 85 Page 14
Received: August 4, 2020
Planning and Development Department
Page 141

2.

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Area
File # ANNX2020-00002

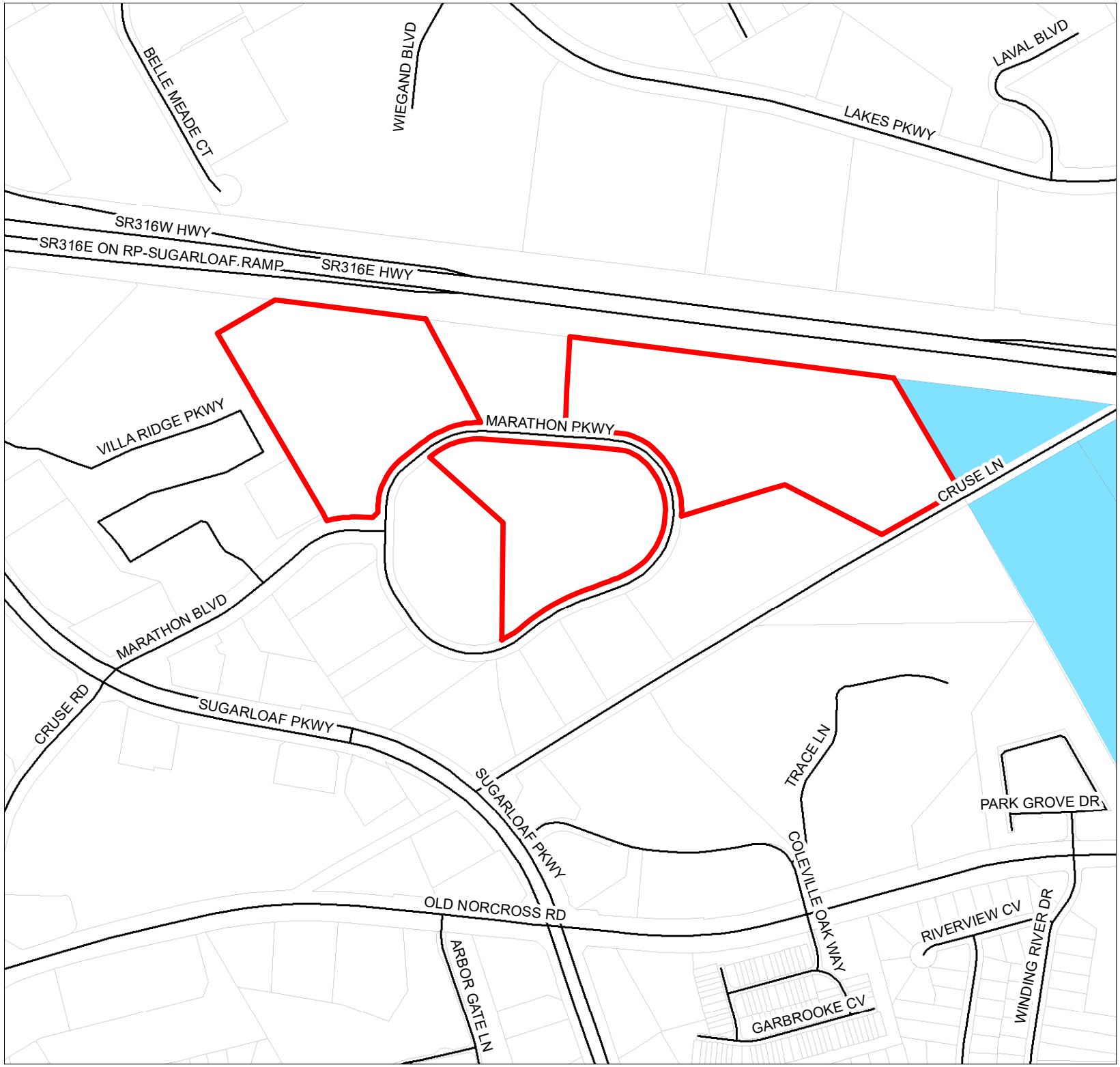
Applicant:
TPRF Marathon, LLC, C/O Michael A. Swink, UPS Ground Freight, INC., C/O Robert P. Harder, TR Tipton Corporation, C/O CBRE, INC, Michael A. Latham

Legend

- Subject Parcels
- City Boundary
- Parcels
- Roads

N
W E
S

0 150 300



2.

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning
File # ANNX2020-00002

Applicant:
TPRF Marathon, LLC, C/O Michael A. Swink, UPS Ground Freight, INC., C/O Robert P. Harder, TR Tipton Corporation, C/O CBRE, INC, Michael A. Latham

Legend

- Subject Parcels
- Parcels
- Roads

ZONING

- HM Heavy Manufacturing

N
W E
S

0 150 300

LAWRENCEVILLE
GEORGIA

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

Item:	RZM2020-00004 & SUP2020-00035; Universal Planning and Development, LLC c/o Eric Johansen; Along the southern right-of-way of Gwinnett Drive, east of Scenic Highway
Department:	Planning and Development
Date of Meeting:	Wednesday, September 16, 2020
Applicant Request:	63-Unit Townhouse Development with a Special Use Permit to allow 27 Front Entry Units
Presented By:	Todd Hargrave
Department Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with staff recommended Conditions

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Summary: The applicant requests rezoning of a 7.94-acre parcel assemblage from OI (Office Institutional District) to RM-8 (Townhome Residential District) zoning to construct a 63-unit townhouse development along with a Special Use Permit to allow 27 townhouses to be front entry. The subject property is located along the southern right-of-way of Gwinnett Drive, east of Scenic Highway and west of Grayson Highway. The property is graded, with a re-planted residential buffer along the southern property line; undeveloped and wooded.

Attachments/Exhibits:

- RZM2020-00004 & SUP2020-00035 – Reports
- RZM2020-00004 & SUP2020-00035 - Attachments

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER	RZM2020-00004 & SUP2020-00035
APPLICANT	UNIVERSAL PLANNING AND DEVELOPMENT, LLC c/o ERIC JOHANSEN
CONTACT	ERIC JOHANSEN
PHONE NUMBER	678.571.4843
ZONING CHANGE	OI AND BG TO RM-8
LOCATION	ALONG THE SOUTHERN RIGHT-OF-WAY OF GWINNETT DRIVE EAST OF SCENIC HIGHWAY
PARCEL ID	R5141 316, R5141 327 AND R5141 328
ACREAGE	7.94
PROPOSED DEVELOPMENT	63-UNIT TOWNHOUSE DEVELOPMENT WITH A SPECIAL USE PERMIT TO ALLOW FRONT ENTRY UNITS
DEPARTMENT RECOMMENDATION	**APPROVAL WITH CONDITIONS**

ZONING HISTORY:

In 1988, subject property was zoned OI (Office Institutional District) and a section of the property has been zoned BG (General Business District) since 1986. In 2006, the property was granted a change-in-conditions to allow an office condominium development per RZ-06-11.

PROJECT DATA:

The applicant requests rezoning of a 7.94-acre parcel assemblage from OI (Office Institutional District) to RM-8 (Townhome Residential District) zoning to construct a 63-unit townhouse development along with a Special Use Permit to allow 27 townhouses to be front entry. The subject property is located along the southern right-of-way of Gwinnett Drive, east of Scenic Highway and west of Grayson Highway. The property is graded, with a re-planted residential buffer along the southern property line; undeveloped and wooded.

The applicant proposes to construct 63 townhouses (36 rear entry units, 27 front entry units). Per the site plan submitted, townhouses are shown to be rear entry along Gwinnett Drive, and

front entry in the interior of the development. The townhouses would be attached with a maximum of eight units per building. Access to the development would be via two cub cuts on Gwinnett Drive; one existing driveway on the western border and one new driveway on the east side of the property directly across from the Lawrenceville Church of God entrance; with a monument sign on each entrance. All units would have the required 2-car garages. The concept plan shows 33 parking spaces are proposed for guests and resident overflow parking. This development is intended to be a gated community. Per the concept plan, there is an existing master detention pond intended for both the townhouses and the previously developed City Enclave Phase 1 development (office buildings) to the northwest of the property. Three community open spaces are proposed which make up the required 15-percent open space, totaling 1.19 acres. Additionally, the site would be developed with a common mail kiosk centrally located for the convenience of the residents. The applicant is proposing several considerations by the City Council that would require variances that may be approved at the time of the rezoning approval should the City Council decide to approve the request. The considerations are as follows:

- Encroachment into the front setback by 10 feet along Gwinnett Drive.
- Allow the existing 25-foot buffer along the western property line adjacent to the Martin Farm Subdivision to remain as is. This buffer had been approved to be re-graded and re-planted per case RZ-06-11.
- Buffer reduction on the southern property line from the required 50-foot buffer to a 25-foot buffer adjacent to the Windsor Forest Subdivision that would be re-graded and replanted with evergreens to match the existing buffer on the western property line.
- The applicant seeks permission for all roads internal to the development to be private streets and not require right-of-way.

The property lies within the Community Mixed Use Character Area of the 2040 Comprehensive Plan and Future Development Map. The Community Mixed Use Character Area is intended to recognize the redevelopment and infill opportunities within the City. The character area accommodates a diversity of development types and density. The emphasis for this character area is on connectivity between areas and access to areas that are developed as shopping centers, with the priority for beautiful landscape and the revitalization of older vacant structures or under-utilized lots. The proposed development is may offer opportunities for a healthy lifestyle due to the close proximity of shopping centers that offer grocery stores, retail, and a gym. The rear entry townhouses may encourage and increase walkability in the area for the future residents. Rezoning the property to RM-8 would add diversity to the density in the area and possibility help reduce speed limits on Gwinnett Drive. Therefore, the proposed zoning may result in a development consistent with the existing land uses and zoning in the immediate area.

The surrounding area is characterized by residential uses with single-family, office institutional and commercial developments. Immediately to the north across Gwinnett Drive are undeveloped properties and a place of worship zoned BG (General Business District). Adjacent to the east, is a shopping center also zoned BG, with uses such as a grocery store, Gwinnett County Health Department and restaurants. Immediately adjacent to the south are subdivisions Martin Farm and Windsor Forest, zoned RS-180 (Single-Family Residence District). To the west of the property is the developed phase 1 of the original City Enclave proposal for office buildings zoned OI (Office Institutional District). Reducing the zoning district to a lower intensity such as RM-8 between office and commercial uses will serve as an opportunity to provide the live, work, play experience to future residents.

Given the aforementioned factors, the Planning and Development Department recommendation is for **Approval with conditions** of the requested rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

RZM2020-00004:
Approval as RM-8 (Townhome Residential District) for a townhouse development, subject to the following enumerated conditions:

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

   A. Single-family attached dwellings.

   B. The maximum number of units shall be 63.

   C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance.

   D. All dwellings shall have a double-car garage.

2. To satisfy the following site development considerations:

   A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.

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

   C. All grassed areas on dwelling lots shall be sodded.

   D. Underground utilities shall be provided throughout the development.

   E. Encroachment into the front setback by 10 feet is permitted.

   F. Encroachment into the rear buffer by 25 feet is permitted.

   G. Property may have private roads.

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

   I.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

SUP2019-00034:
Approval of a Special Use Permit allowing 27 Front Entry Townhouse Units, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

    a. The proposed development shall be limited to a total of 63 residential units (8 Units Per Acre), consisting of 36 Rear Entry Townhouse Units and 27 Front Entry Townhouse Units. The final site and building design shall be subject to review and approval of the Planning and Development Department.

    b. Front Entry Townhouse Units shall be prohibited along the right-of-way of Gwinnett Drive.

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*

2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *No*.

3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *Yes*.

4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *Yes*.
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes.*

6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *The area is characterized by single-family, office institutional and commercial developments.*

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Lawrenceville Land Holdings, LLC	NAME: City Enclave, LLC
ADDRESS: 6083 Shadburn Ferry Road	ADDRESS: PO Box 450233
CITY: Buford	CITY: Atlanta
STATE: GA ZIP: 30518	STATE: GA ZIP: 31145

CONTACT PERSON: Eric Johansen, Agent for Applicant PHONE: 678-571-4843 cell

* 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): O-I REQUESTED ZONING DISTRICT: RM-8

PARCEL NUMBER(S): 5141 327 & 5141 328 ACREAGE: 6.951 acres

ADDRESS OF PROPERTY: Gwinnett Drive (no address assigned)

John B Williams 8/5/20
SIGNATURE OF APPLICANT DATE

Villa Hizer 7/23/2020
SIGNATURE OF OWNER DATE

John B. Williams, Manager
TYPED OR PRINTED NAME

Villa Hizer, Manager
TYPED OR PRINTED NAME

FREDERICK JOHANSEN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 18, 2021
8/5/20
NOTARY PUBLIC DATE

HANNAH DOWDON NOTARY PUBLIC FLOYD COUNTY GEORGIA MY COMMISSION EXPIRES OCT 17, 2021
7/23/2020
NOTARY PUBLIC DATE

RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

LAWRENCEVILLE
GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Lawrenceville Land Holdings, LLC	NAME: City Enclave, LLC
ADDRESS: 6083 Shadburn Ferry Road	ADDRESS: PO Box 450233
CITY: Buford	CITY: Atlanta
STATE: GA ZIP: 30518	STATE: GA ZIP: 31145
PHONE: 404-803-5000 cell	PHONE: 706-295-0564 office

CONTACT PERSON: Eric Johansen, agent for Applicant PHONE: 678-571-4843 cell

CONTACT'S E-MAIL: eric@universalplanningllc.com

* 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): RM-8 ACREAGE: 6.951 acres

PARCEL NUMBER(S): R5141 328 & R 5141 327

ADDRESS OF PROPERTY: No addresses assigned, as this is undeveloped property

PROPOSED SPECIAL USE: Front Entry Townhouses as part of a proposed RM-8 rezoning application

SIGNATURE OF APPLICANT DATE 8/5/20	SIGNATURE OF OWNER DATE
John B. Williams, Manager	Villa Hizer, Manager
TYPED OR PRINTED NAME	TYPED OR PRINTED NAME
NOTARY PUBLIC DATE 8/5/20	NOTARY PUBLIC DATE

FREDERICK JOHANSEN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 16, 2021

RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5 - 141 - 327
(Map Reference Number) District Land Lot Parcel

Signature of Applicant — Date: 8/5/2020

John B. Williams, Manager
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME _____ TITLE _____

DATE _____

RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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PARCEL I.D. NUMBER: 5 - 141 - 328
(Map Reference Number) District Land Lot Parcel

JBW 8/5/2020
Signature of Applicant Date

John B. Williams, Manager
Type or Print Name and Title

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

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

NAME TITLE

DATE

RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Lawrenceville Land Holdings, LLC	NAME: JDN Development Company, Inc c/o Site Centers
ADDRESS: 6083 Shadburn Ferry Road	ADDRESS: 3300 Enterprise Parkway
CITY: Buford	CITY: Beachwood
STATE: GA ZIP: 30518	STATE: OH ZIP: 44122

CONTACT PERSON: Eric Johansen, Agent for Applicant PHONE: 678-571-4843 cell

* 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): O-I REQUESTED ZONING DISTRICT: RM-8

PARCEL NUMBER(S): 5141 316 ACREAGE: 0.98 acres

ADDRESS OF PROPERTY: Gwinnett Drive (no address assigned)

John B Williams 8/5/20

SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

John B. Williams, Manager

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

FREDERICK JOHANSEN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 16, 2021

8/5/20

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

DocuSign Envelope ID: 98850BE6-BD9C-4C71-9C12-B80E29F08DDC

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Lawrenceville Land Holdings, LLC	NAME: JDN Development Company, Inc c/o Site Centers
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PRESENT ZONING DISTRICT(S): O-I REQUESTED ZONING DISTRICT: RM-8

PARCEL NUMBER(S): 5141 316 ACREAGE: 0.98 acres

ADDRESS OF PROPERTY: Gwinnett Drive (no address assigned)

SIGNATURE OF APPLICANT DATE	DocuSigned by: John Cattonar 915DC4296FF94F5... SIGNATURE OF OWNER DATE
John B. Williams, Manager TYPED OR PRINTED NAME	John Cattonar TYPED OR PRINTED NAME
NOTARY PUBLIC DATE	NOTARY PUBLIC DATE

RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

LAWRENCEVILLE
GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Lawrenceville Land Holdings, LLC	NAME: JDN Development Company, Inc
ADDRESS: 6083 Shadburn Ferry Road	ADDRESS: 3300 Enterprise Parkway
CITY: Buford	CITY: Beachwood
STATE: GA ZIP: 30518	STATE: OH ZIP: 44122
PHONE: 404-803-5000 cell	PHONE: 610-349-1142 cell

CONTACT PERSON: Eric Johansen, agent for Applicant PHONE: 678-571-4843 cell

CONTACT'S E-MAIL: eric@universalplanningllc.com

* 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): RM-8 ACREAGE: 0.987 acres

PARCEL NUMBER(S): R5141 316

ADDRESS OF PROPERTY: No addresses assigned, as this is undeveloped property

PROPOSED SPECIAL USE: Front Entry Townhouses as part of a proposed RM-8 rezoning application

John R Williams 8/5/20

SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

John R. Williams, Manager

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

FREDERICK JOHANSEN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA COMMISSION EXPIRES MAY 16 2021

NOTARY PUBLIC 8/5/20 DATE

NOTARY PUBLIC DATE

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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.

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LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5 - 141 - 316
(Map Reference Number) District Land Lot Parcel

Signature of Applicant — Date: 8/5/2020

John B. Williams, Manager
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME _____ TITLE _____

DATE _____

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CITY ENCLAVE TOWNHOUSES

ZONING CHANGE:
O-I & B-G (EXISTING)
RM-8 (PROPOSED)

APPLICANT:
LAWRENCEVILLE LAND HOLDINGS, LLC

GWINNETT COUNTY TAX PARCELS:
5141 328, 5141 327, & 5141 316
±7.938 ACRES (COMBINED)

LOCATION:
GWINNETT DRIVE
CITY OF LAWRENCEVILLE, GA

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Lawrenceville Land Holdings, LLC
6083 Shadburn Ferry Road
Buford, GA 30518

August 5, 2020

Mayor David Still
Mayor Pro Tem Robert Clark, Post 3
Council Member Glenn Martin, Post 1
Council Member Victoria Jones, Post 2
Council Member Keith Roche, Post 4
70 South Clayton Street
Lawrenceville, GA 30046

Re: Letter of Intent for Rezoning Application and Special Use Permit Application
City Enclave Townhouses located on Gwinnett Drive (the "Project")
Gwinnett County Tax Parcels: 5141 328, 5141 327, and 5141 316 (the "Property")
City of Lawrenceville, GA (the "City")

Mayor Still and City Council Members,

Universal Planning and Development, LLC ("Universal") is submitting the Rezoning Applications and Special Use Permit Applications (collectively the "Applications") on behalf of Lawrenceville Land Holdings, LLC (the "Applicant"), for a **change in zoning from O-I to RM-8** on Gwinnett County Tax Parcels 5141 328 and 5141 327, see Exhibit "A", and for a change in zoning from B-G to RM-8 on Gwinnett County Tax Parcel 5141 316, see Exhibit "B". The combined Property is approximately ±7.938 acres in overall size and is currently owned by multiple landowners. The ***Applicant is the Contract Purchaser*** of the Property subject to the successful rezoning and land disturbance permitting for intended land use of Residential Townhouses on the Property.

History of the City Enclave Property

The Property referenced in Exhibit "A", commonly referred to as City Enclave, has been zoned O-I dating back to 1988, according to City records previously reviewed by the Applicant. The City Enclave Property has been granted two (2) development permits, see Exhibit "C-1" and "C-2", by the City for the complete site development as a master planned office development that included buffer reductions, utility extensions, mass grading, retaining walls, a common detention facility, shared parking, interparcel access, and full access driveways onto Gwinnett Drive. The latest zoning action taken by the City was under RZ-06-11, whereby, approvals were granted for the Phase 2 portion of City Enclave, see Exhibit "D", that consisted of the following:

- (13) Two-Story Office Buildings, each building being ±6,250 SF = ±81,250 SF (Gross)
- Office Building Density = ±9,837 SF/Acre
- Proposed Parking Spaces = 353 parking spaces

To date, City Enclave Phase 1 which consisted of the existing two (2) office buildings, the Martin Farm 25' re-graded and re-planted residential buffer, a master detention facility for the overall Phase 1 and Phase 2 portions of the proposed office development, both of the sewer extensions into the City Enclave Property from Stokesay Drive and from Gwinnett Drive were completed, mass grading across both Phase 1 and Phase 2 due

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to earthwork balancing needs at the time, and all of the required parking and related vehicular infrastructure was completed under the Phase 1 portion of the office development.

For the current owner of the City Enclave Property to sell office buildings, they would have to complete all of the remaining site work in Phase 2 just to construct a single office building. This is simply not a feasible option at this time for them, and they are looking to move the entire property as-is. The balance of the City Enclave Property has remained vacant ever since its original conception in 2006-2007 largely due to the previous economic recession in the late 2000's and when financial recovery finally occurred several years later, it did not involve much professional office growth in the Lawrenceville area around the immediate vicinity of Gwinnett Drive. Additionally, the original developer and visionary of the master planned office development, Mr. Forrest Adair, died causing a loss of momentum for the continuation of the Phase 2 offices. The City Enclave Property has remained "For Sale" ever since with not many takers for the professional office product and has most recently become the base camp for several homeless groups and squatters around the City forcing extra efforts of the City's Code Enforcement and Police Departments to expend additional resources for the protection of the residents who live in the immediate and adjacent properties surrounding the City Enclave Property.

The Property referenced in Exhibit "B", commonly referred to as the Site Centers Property, is currently zoned B-G, mass graded, is vacant with vehicular access to two curb cuts onto Gwinnett Drive, and is ready for "prime" development! The only issue with the Site Centers Property is that it is located on the side of the Gwinnett County Voter and Elections Board offices and it shares interparcel access with the loading dock of the same building and has been sitting in its vacant state for over 25 years. The Site Centers Property is basically a remnant corner property left over from the development of the adjacent shopping center in the late 1980's and early 1990's where some hopeful developer probably thought they were creating a viable outparcel for future commercial growth along Gwinnett Drive.

Townhouse Rezoning Proposal

The Applicant is requesting the City to change the zoning of the Property from O-I and B-G to RM-8 to permit the use as Residential Townhouses. We are assuming, given no activity has taken place since 2007 on the City Enclave Property that the demand for professional offices has moved to other areas of the City and Gwinnett County, rendering the only other use of the Property as a transitional residential use. Townhouses provide a perfect transitional land use to step down from the surrounding intensely traveled roadways, commercial, institutional, retail, restaurant, office, and governmental land uses to the low density single family homes in the Forrest Hills community that all co-exist within one mile of the Property.

We are proposing three-story townhouse units fronting Gwinnett Drive with rear access two car garages similar to the architectural elevations provided in Exhibit "D". The townhouse units facing Gwinnett Drive would have direct pedestrian access from the front doors of each unit to the existing sidewalks along Gwinnett Drive. Internal to the Project, all of the remaining townhouse units would be either two-story or three-story townhouse units, similar to the architectural elevations provided in Exhibit "E", with front access two car garages and front access porches directly facing inward to the Resident Open Spaces provided throughout the development for the use and enjoyment of the residents. All of the proposed townhouse units, whether rear entry units or front entry units, will meet the Architectural Standards of the City's RM-8 zoning ordinance.

The Applicant expects the proposed townhouses to rival other similar two-story and three-story townhouse development projects located near and adjacent to city center projects (Suwanee, Duluth, and Norcross) around the Gwinnett County area with minimum sales prices exceeding $300,000.00 per unit. The quality of the townhouse unit, the useable square footage, the number of bedrooms, the architectural treatments, outdoor living space options, the finished price of the developed property, and the continued growth of the

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City in a positive manner with the revitalized Downtown area and the Lawrenceville Lawn project(s) will all have significant positive impacts to the overall sales price of the respective units. The townhouse units located in the City Enclave development will be attractive to professionals relocating to the City for the higher paying jobs that continue to come to the 85 and 316 corridors, second homes for those looking for a house in the "burbs", empty nesters with children and grandchildren in the area who want to live nearby, doctors looking for a close residence to the growing hospital campus, professors at the nearby colleges and universities, and others who are simply looking to maintain a high quality living standard without all of the maintenance concerns that come with single family houses.

Our proposal consists of sixty-three (63) townhouse units that are twenty-two (22) feet wide by fifty (50) deep per units spread out over ±7.938 acres providing as net density of 7.94 units per acre. Each townhouse unit will have a two-car garage and a concrete driveway that is a minimum of sixteen (16) feet wide by twenty-two (22) feet long capable of parking up to two (2) vehicles outside of the garages of each unit. Access to the Project will be shared with the City Enclave office development at the existing full access curbcut located on Gwinnett Drive and one (1) additional full access curbcut is proposed to be located on the northern end of the Project directly across from the Lawrenceville Church of God entrance on Gwinnett Drive. Additionally, there will be a master detention facility that will provide above ground storage of stormwater for the existing two (2) office building in the City Enclave Phase 1 development, along with all of the proposed townhouse units associated with this Project. As required in RM-8, each of the townhouse units will either directly face the Resident Open Space areas provided throughout the Property, the proposed 25' Residential Buffer Areas, or Gwinnett Drive. Additionally, there will be a common mail kiosk located centrally to the development and surface parking spaces for guests and overflow parking as needed by the residents. Finally, we are requesting the use of Private Streets with Gated Entrances throughout the development with the minimum road width being twenty-six (26) feet as measured from the face of curbs.

Variances Requested

1. **Front Yard Setback Reduction from 25 feet to 15 feet along Gwinnett Drive**. The Applicant is requesting for the front yard setback to be reduced from 25 feet to 15 feet to promote the proposed townhouse buildings to be "pushed" closer to Gwinnett Drive and to allow for a better residential scale of the development with the proximity of the front building elevations to the adjacent roadway. All of the proposed buildings fronting Gwinnett Drive are rear entry garages with no vehicular access permitted from the units to the adjacent road other than through the designated ingress/egress points associated within the Project. This Variance, if approved, will increase the useable Resident Open Space located throughout the development and will provide a stronger residential presence along Gwinnett Drive with the townhouse units.

2. **Martin Farms Residential Buffer**. The Applicant is requesting to leave the existing and established 25 foot re-graded and re-planted evergreen buffer intact and undisturbed during the construction and development of the Project that was previously approved under RZ-06-11 and constructed under Phase 1 of the City Enclave project, see Exhibit "C-1", instead of the City requiring the 50 foot buffer due to the proposed rezoning of the Property to RM-8. There is no need to modify, increase or decrease this residential buffer as most of the evergreen trees planted are in excess of thirty (30) tall as they have had close to fifteen (15) years of growth since initially installed.

3. **Windsor Forrest Residential Buffer**. The Applicant is requesting to reduce the required 50 foot buffer due to the proposed zoning of the Property to RM-8, and replace it with the same buffer previously used on the Martin Farms side of the Property which would consist of a 25 foot re-graded and re-planted evergreen buffer planted with double (not triple) staggered row of evergreen trees that are a minimum of eight (8) feet tall at the time of installation and spaced on fifteen (15) foot centers. The

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existing tree canopy is very mature and is not providing much of a visual screening buffer, ***plus there is a significant portion of the 50-foot undisturbed buffer (as required under RZ-06-11) that has been removed directly behind the residential property located at 425 Sandringham Lane, see Exhibit "F"***.

Special Use Permit Request

1. To permit the use of Front Entry Townhouse units located on the interior of the Property. This would apply to all townhouse units that do not directly abut Gwinnett Drive.

Summary

The Property is vacant! The City Enclave Property has been previously mass graded, master planned, partially developed with utilities, and has since fallen victim to the changing conditions in the economy and the decline professional office real estate market sales dating back to 2006-2007 since the last site development activity occurred on that property. The Site Centers Property has been previously mass graded, master planned, carved out of the larger shopping center parcel, was not sold to Gwinnett County when they purchased the adjacent ±10 acres for the Gwinnett County Voters and Registrations Offices and has sit dormant ever since it was created as and outparcel of the Lawrenceville Town Center project dating back to the late 1980's and early 1990's. The Property combined will create a unique opportunity for a transitional land use with Residential Townhouses providing the perfect buffer to the existing low density single family homes located within the Forrest Hills community from the adjacent retail, restaurant, office, institutional, governmental land uses, and the extensive road networks of Highway 29, Scenic Highway 124, Georgia 20 and all of the other connecting roads that take commuters through the City to Interstate 85 and 316.

Our proposed transitional use as Residential Townhouses will improve property values, provide a stable and permanent use of the Property, continue with the progressive growth trends of the City, and will provide another housing option within the City for its residents and future residents to consider which aligns with the City's comprehensive land plans. We respectfully request the approval of our proposal to change the zoning of the Property from O-I and B-G to RM-8. Should you need any additional information please reach out to me via email at eric@universalplanningllc.com or by phone at (678) 571-4843.

Thank you for your consideration,

Eric Johansen, RLA
Universal Planning and Development, LLC
Agent for the Applicant

cc: Lawrenceville Land Holdings, LLC
Scott Hoopes, Mills and Hoopes, LLC
File

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CITY ENCLAVE TOWNHOUSES

LEGAL DESCRIPTION

All of the proposed tract consisting of the existing Gwinnett County Tax Parcels (5141 328, 5141 327, and 5141 316) of land lying and being in Land Lot 141 of the 5th District in the City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin on the southerly right of way of Gwinnett Drive (80' right of way), said pin being 1,138.76 feet westerly along said right of way from the intersection of said right of way and west right of way of Georgia Highway 20 (105' right of way) to the **POINT OF BEGINNING**; then South 19° 03' 26" West a distance of 152.32 feet to a point; then South 64° 12' 33" West a distance of 125.00 feet to a point; thence North 25° 47' 27" West a distance of 188.43 feet to a point; thence South 64° 13' 53" West a distance of 844.88 feet to a point; thence North 25° 46' 08" West a distance of 818.89 feet to a point; thence North 19° 27' 24" East a distance of 49.74 feet to a point; thence North 65° 13' 01" East a distance of 49.44 feet to a point; thence along a curve having an Arc distance of 90.62 feet, a Radius of 328.63 feet, and a Chord bearing of South 22° 00' 05" East a distance of 90.33 feet to a point, thence along a curve having an Arc distance of 222.54 feet, a Radius of 667.18 feet, and a Chord bearing of South 39° 04' 32" East with a distance of 221.15 feet to a point; thence North 41° 22' 49" East a distance of 45.09 feet to a point; thence along a curve having an Arc distance of 25.05 feet, a Radius of 612.96 feet, and a Chord bearing of South 50° 00' 26" East a distance of 25.04 feet to a point; thence along a curve having an Arc distance of 522.06 feet, a Radius of 612.96 feet, and a Chord bearing of South 75° 34' 38" East a distance of 506.42 feet to a point; thence North 80° 01' 24" East a distance of 118.77 feet to a point; thence along a curve having an Arc distance of 176.71 feet, a Radius of 676.20 feet, and a Chord bearing of North 87° 30' 35" East a distance of 176.21 feet to a point; thence along a curve having an Arc distance of 133.05 feet, a Radius of 676.20 feet, and a Chord bearing of South 79° 23' 12" a distance of 132.83 feet to a point; thence South 73° 15' 00" East a distance of 169.00 feet to a point and the **POINT OF BEGINNING**.

Said tract contains 7.938 acres.

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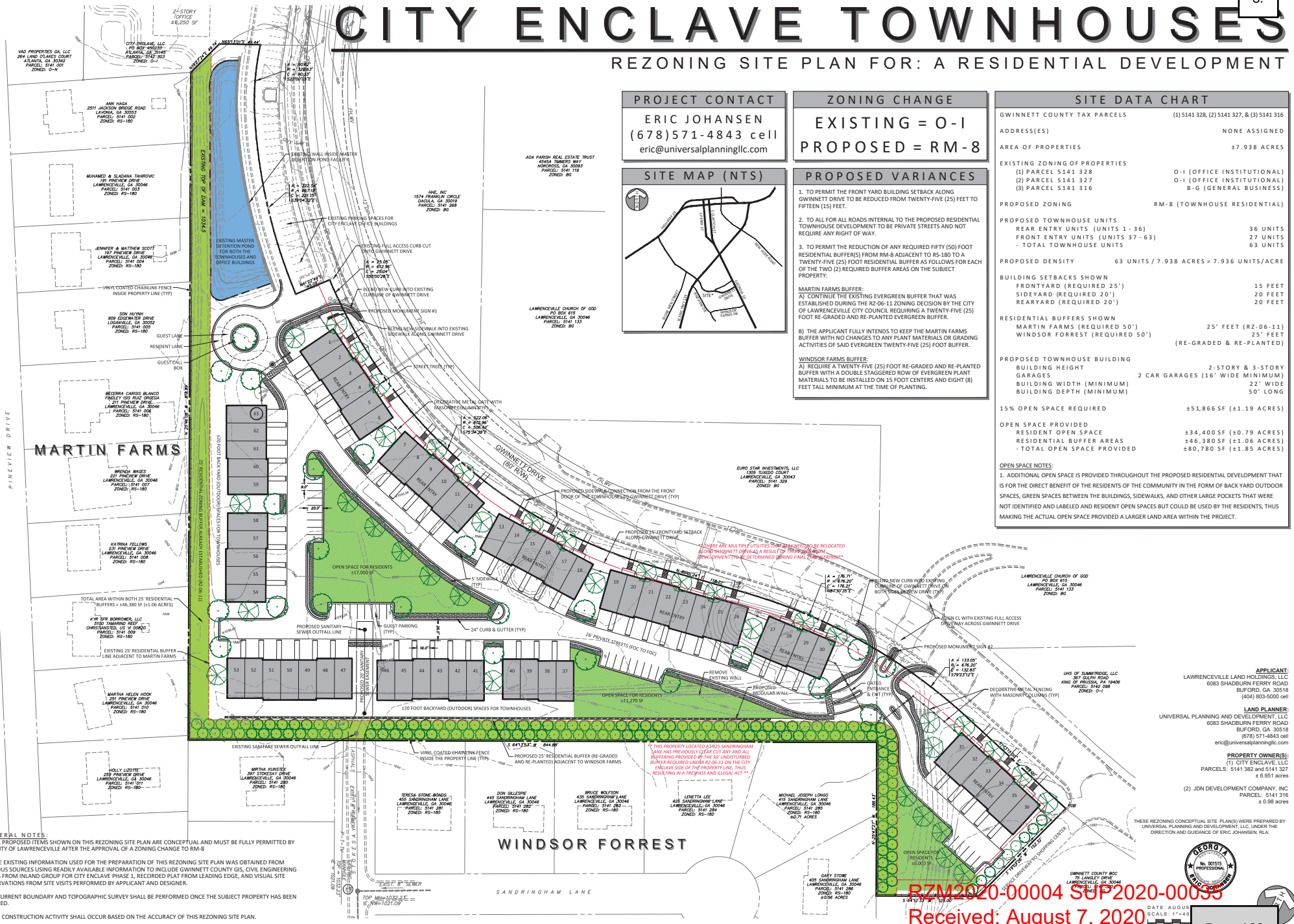
CITY ENCLAVE TOWNHOUSES

REZONING SITE PLAN FOR: A RESIDENTIAL DEVELOPMENT



PROJECT CONTACT
ERIC JOHANSEN
(678)571-4843 cell
eric@universalplanningllc.com

ZONING CHANGE
EXISTING = O-I
PROPOSED = RM-8

SITE MAP (NTS)

PROPOSED VARIANCES

1. TO PERMIT THE FRONT YARD BUILDING SETBACK ALONG GWINNETT DRIVE TO BE REDUCED FROM TWENTY-FIVE (25) FEET TO FIFTEEN (15) FEET.

2. TO ALL FOR ALL ROADS INTERNAL TO THE PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT TO BE PRIVATE STREETS AND NOT REQUIRE ANY RIGHT OF WAY.

3. TO PERMIT THE REDUCTION OF ANY REQUIRED FIFTY (50) FOOT RESIDENTIAL BUFFER(S) FROM RM-8 ADJACENT TO RS-180 TO A TWENTY-FIVE (25) FOOT RESIDENTIAL BUFFER AS FOLLOWS FOR EACH OF THE TWO (2) REQUIRED BUFFER AREAS ON THE SUBJECT PROPERTY:

MARTIN FARMS BUFFER:
A) CONTINUE THE EXISTING EVERGREEN BUFFER THAT WAS ESTABLISHED DURING THE RZ-06-11 ZONING DECISION BY THE CITY OF LAWRENCEVILLE CITY COUNCIL REQUIRING A TWENTY-FIVE (25) FOOT RE-GRADED AND RE-PLANTED EVERGREEN BUFFER.

B) THE APPLICANT FULLY INTENDS TO KEEP THE MARTIN FARMS BUFFER WITH NO CHANGES TO ANY PLANT MATERIALS OR GRADING ACTIVITIES OF SAID EVERGREEN TWENTY-FIVE (25) FOOT BUFFER.

WINDSOR FARMS BUFFER:
A) REQUIRE A TWENTY-FIVE (25) FOOT RE-GRADED AND RE-PLANTED BUFFER WITH A DOUBLE STAGGERED ROW OF EVERGREEN PLANT MATERIALS TO BE INSTALLED ON 15 FOOT CENTERS AND EIGHT (8) FEET TALL MINIMUM AT THE TIME OF PLANTING.

SITE DATA CHART

GWINNETT COUNTY TAX PARCELS	(1) 5141 328, (2) 5141 327, & (3) 5141 316
ADDRESS(ES)	NONE ASSIGNED
AREA OF PROPERTIES	±7.938 ACRES
EXISTING ZONING OF PROPERTIES	
(1) PARCEL 5141 328	O-I (OFFICE INSTITUTIONAL)
(2) PARCEL 5141 327	O-I (OFFICE INSTITUTIONAL)
(3) PARCEL 5141 316	B-G (GENERAL BUSINESS)
PROPOSED ZONING	RM-8 (TOWNHOUSE RESIDENTIAL)
PROPOSED TOWNHOUSE UNITS	
REAR ENTRY UNITS (UNITS 1 - 36)	36 UNITS
FRONT ENTRY UNITS (UNITS 37 - 63)	27 UNITS
- TOTAL TOWNHOUSE UNITS	63 UNITS
PROPOSED DENSITY	63 UNITS / 7.938 ACRES = 7.936 UNITS/ACRE
BUILDING SETBACKS SHOWN	
FRONTYARD (REQUIRED 25')	15 FEET
SIDEYARD (REQUIRED 20')	20 FEET
REARYARD (REQUIRED 20')	20 FEET
RESIDENTIAL BUFFERS SHOWN	
MARTIN FARMS (REQUIRED 50')	25' FEET (RZ-06-11)
WINDSOR FORREST (REQUIRED 50')	25' FEET (RE-GRADED & RE-PLANTED)
PROPOSED TOWNHOUSE BUILDING	
BUILDING HEIGHT	2-STORY & 3-STORY
GARAGES	2 CAR GARAGES (16' WIDE MINIMUM)
BUILDING WIDTH (MINIMUM)	22' WIDE
BUILDING DEPTH (MINIMUM)	50' LONG
15% OPEN SPACE REQUIRED	±51,866 SF (±1.19 ACRES)
OPEN SPACE PROVIDED	
RESIDENT OPEN SPACE	±34,400 SF (±0.79 ACRES)
RESIDENTIAL BUFFER AREAS	±46,380 SF (±1.06 ACRES)
- TOTAL OPEN SPACE PROVIDED	±80,780 SF (±1.85 ACRES)

OPEN SPACE NOTES:
1. ADDITIONAL OPEN SPACE IS PROVIDED THROUGHOUT THE PROPOSED RESIDENTIAL DEVELOPMENT THAT IS FOR THE DIRECT BENEFIT OF THE RESIDENTS OF THE COMMUNITY IN THE FORM OF BACK YARD OUTDOOR SPACES, GREEN SPACES BETWEEN THE BUILDINGS, SIDEWALKS, AND OTHER LARGE POCKETS THAT WERE NOT IDENTIFIED AND LABELED AND RESIDENT OPEN SPACES BUT COULD BE USED BY THE RESIDENTS, THUS MAKING THE ACTUAL OPEN SPACE PROVIDED A LARGER LAND AREA WITHIN THE PROJECT.

GENERAL NOTES:
1. ALL PROPOSED ITEMS SHOWN ON THIS REZONING SITE PLAN ARE CONCEPTUAL AND MUST BE FULLY PERMITTED BY THE CITY OF LAWRENCEVILLE AFTER THE APPROVAL OF A ZONING CHANGE TO RM-8

2. THE EXISTING INFORMATION USED FOR THE PREPARATION OF THIS REZONING SITE PLAN WAS OBTAINED FROM VARIOUS SOURCES USING READILY AVAILABLE INFORMATION TO INCLUDE GWINNETT COUNTY GIS, CIVIL ENGINEERING PLANS FROM INLAND GROUP FOR CITY ENCLAVE PHASE 1, RECORDED PLAT FROM LEADING EDGE, AND VISUAL SITE OBSERVATIONS FROM SITE VISITS PERFORMED BY APPLICANT AND DESIGNER.

3. A CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY SHALL BE PERFORMED ONCE THE SUBJECT PROPERTY HAS BEEN CLEARED.

4. NO CONSTRUCTION ACTIVITY SHALL OCCUR BASED ON THE ACCURACY OF THIS REZONING SITE PLAN.

APPLICANT:
LAWRENCEVILLE LAND HOLDINGS, LLC
6083 SHADBURN FERRY ROAD
BUFORD, GA 30518
(404) 803-5000 cell

LAND PLANNER:
UNIVERSAL PLANNING AND DEVELOPMENT, LLC
6083 SHADBURN FERRY ROAD
BUFORD, GA 30518
(678) 571-4843 cell
eric@universalplanningllc.com

PROPERTY OWNER(S):
(1) CITY ENCLAVE, LLC
PARCELS: 5141 382 and 5141 327
± 6.951 acres

(2) JDN DEVELOPMENT COMPANY, INC
PARCEL: 5141 316
± 0.98 acres

THESE REZONING CONCEPTUAL SITE PLAN(S) WERE PREPARED BY UNIVERSAL PLANNING AND DEVELOPMENT, LLC, UNDER THE DIRECTION AND GUIDANCE OF ERIC JOHANSEN, RLA:

GEORGIA REGISTERED No. 001515 PROFESSIONAL LANDSCAPE ARCHITECT

DATE: AUGUST 7, 2020
SCALE: 1"=40'
0 20 40 80

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Exhibit "A"
City Enclave Property
Gwinnett County Tax Parcels: 5141 328 & 5141 327

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Property Detail

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General Info

CITY ENCLAVE LLC
PO BOX 450233
ATLANTA GA 31145-0233

Property ID	R5141 328
Alternate ID	33279846
Address	GWINNETT DR
Property Class	Commercial Residual Land
Neighborhood	9510
Deed Acres	0.7900

GIS Map

Value History

Year	2020	2019	2018	2017	2016
Reason	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment
Land Val	$4,000	$4,000	$4,000	$4,000	$4,000
Imp Val	$0	$0	$0	$0	$0
Total Appr	$4,000	$4,000	$4,000	$4,000	$4,000
Land Assd	$1,600	$1,600	$1,600	$1,600	$1,600
Land Use	$0	$0	$0	$0	$0
Imp Assd	$0	$0	$0	$0	$0
Total Assd	$1,600	$1,600	$1,600	$1,600	$1,600

Transfer History

Sales history does not exist for this account.

Improvements

Improvements do not exist for this account.

Land Details

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	C6 - Neighborhood or Spot	0.79	0	0

Legal Description

Line	Description
1	TR 3 GWINNETT DRIVE

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Property Detail

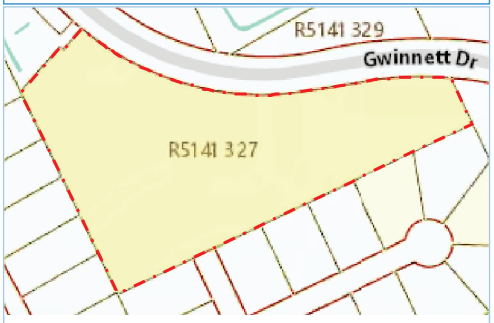
Go Back | Neighborhood Sales | Property Report

General Info

CITY ENCLAVE LLC
PO BOX 450233
ATLANTA GA 31145-0233

Property ID	R5141 327
Alternate ID	33249905
Address	GWINNETT DR
Property Class	Commercial Vacant Land
Neighborhood	9510
Deed Acres	6.1500

GIS Map



Value History

Year	2020	2019	2018	2017	2016
Reason	Adjusted for Market Conditions	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment
Land Val	$535,800	$475,000	$475,000	$475,000	$475,000
Imp Val	$0	$0	$0	$0	$0
Total Appr	$535,800	$475,000	$475,000	$475,000	$475,000
Land Assd	$214,320	$190,000	$190,000	$190,000	$190,000
Land Use	$0	$0	$0	$0	$0
Imp Assd	$0	$0	$0	$0	$0
Total Assd	$214,320	$190,000	$190,000	$190,000	$190,000

Transfer History

Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price
45554	252	12/6/2005	HHE INC	CITY ENCLAVE LLC	WD	QY	Yes	$1,029,500

Improvements

Improvements do not exist for this account.

Land Details

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	C6 - Neighborhood or Spot	6.15	0	0

Legal Description

Line	Description
1	TR 4 GWINNETT DRIVE

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RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

Exhibit "B"
Site Centers Property
Gwinnett County Tax Parcel: 5141 316

RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

Property Detail

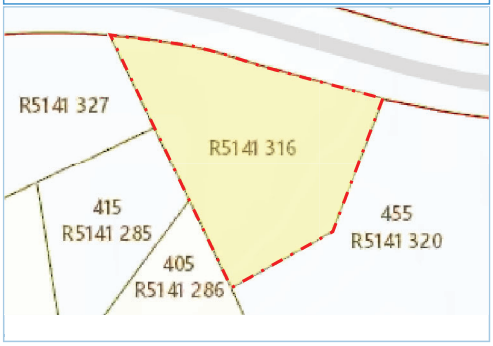
Go Back | Neighborhood Sales | Property Report

General Info

JDN REALTY CORPORATION
3300 ENTERPRISE PKWY
BEACHWOOD OH 44122-7200

Property ID	R5141 316
Alternate ID	2309431
Address	GWINNETT DR
Property Class	Commercial Residual Land
Neighborhood	9510
Deed Acres	0.9800

GIS Map



Value History

Year	2020	2019	2018	2017	2016
Reason	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment
Land Val	$85,000	$85,000	$85,000	$85,000	$85,000
Imp Val	$0	$0	$0	$0	$0
Total Appr	$85,000	$85,000	$85,000	$85,000	$85,000
Land Assd	$34,000	$34,000	$34,000	$34,000	$34,000
Land Use	$0	$0	$0	$0	$0
Imp Assd	$0	$0	$0	$0	$0
Total Assd	$34,000	$34,000	$34,000	$34,000	$34,000

Transfer History

Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price
		3/29/1994		JDN REALTY CORPORATION	WD	00	Yes	$0
10167	141	3/29/1994		JDN REALTY CORPORATION	WD	N0	Yes	$0
10167	00141	3/29/1994	JDN REALTY CORPORATION	JDN REALTY CORPORATION	WD	NN	Yes	$0

Improvements

Improvements do not exist for this account.

Land Details

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	C6 - Neighborhood or Spot	0.98	0	0

Legal Description

Line	Description
1	GWINNETT DRIVE

RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

Exhibit "C-1"
City Enclave – Phase 1 Development Permit Approval
City of Lawrenceville

RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

NOTE: IT IS THE OWNERS/DEVELOPER'S RESPONSIBILITY TO BE IN COMPLIANCE WITH APPLICABLE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND CLEAN WATER ACT REQUIREMENTS.

NOTE: DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING

COMMERCIAL DEVELOPMENT PLANS FOR:

CITY ENCLAVE

NOTICE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL DIRT OR MUD CLEAR OF CITY STREETS

Contact Gas, Water and Electric Departments for Utility Line Locations

3014 311 GWINNETT DRIVE, LAWRENCEVILLE
5th DISTRICT ~ LAND LOT 14
PARCELS 5141-268 & 5142-098
GWINNETT COUNTY, GEORGIA
PERMIT NUMBER:

Called To On Site Inspection

PROJECT CONTACTS:

OWNER /DEVELOPER:	FORREST ADAIR CITY ENCLAVE, LLC 2056 West Park Place Suite A STONE MOUNTAIN, GEORGIA 30087 (770) 498-7777 PHONE (770) 469-3089 FAX
ENGINEER:	JON G. AMSBERRY, PE CRESCENT DEVELOPMENT, INC. 3455 Peachtree Industrial Blvd Suite 305-146 DULUTH, GEORGIA 30097 (770) 622-6441 PHONE (770) 622-6642 FAX jamsberry@crescentdevelopment.com

CRESCENT DEVELOPMENT, INC.
• design • build • develop •
3455 Peachtree Industrial Boulevard
Suite 305-146
Duluth, GA 30096
770-622-6441 phone
770-622-6642 fax

© CDI Copyright 2006

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

GEORGIA REGISTERED PROFESSIONAL ENGINEER JON G. AMSBERRY 5/7/07

City of Lawrenceville Planning & Development Reviewed by: [signature] Date: 5/10/07 Final Approval Subject to Noted Comments and Field Inspection Issues per City Regulations and Standards

PERSONS UTILIZING THIS DRAWING SHALL MAKE THEIR OWN DETERMINATION OF THE LOCATION, DEPTH, AND DESCRIPTION OF UNDERGROUND AND OVERHEAD UTILITIES. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE SOURCES BELIEVED TO BE APPROPRIATE OR COMPLETE EXCAVATION OR ELECTRICAL DETECTION METHODS WERE NOT USED TO VERIFY THE INFORMATION.

IT IS YOU GEORGIA LAW OF ANY WORK BEING WITHIN 10' OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE CALL (IS FREE) 1-800-282-7411 (770) 623-4344 (METRO ATLANTA ONLY) UTILITIES PROTECTION CENTER IT'S THE LAW

KEEP ON JOB SITE
Approved Plans must be available for Gwinnett County Fire Inspector with file number:
NO APPROVED PLAN - NO INSPECTION

#RETAINING WALL NOT COVERED UNDER THIS PERMIT - DO NOT CONSTRUCT!

NOTE: APPROVAL OF THESE PLANS FOR A DEVELOPMENT PERMIT DOES NOT INCLUDE APPROVAL FOR THE CONSTRUCTION OF ANY WALLS. EACH RETAINING WALL MUST BE PREPARED UNDER, BY A PROFESSIONAL ENGINEER LISCENSED IN THE STATE OF GEORGIA AND SUBMITTED TO THE CITY OF LAWRENCEVILLE FOR A SEPERATE BUILDING PERMIT

GWINNETT COUNTY FIRE MARSHAL'S OFFICE Reviewed by: [signature] Date: 5-10-07 Plan # FA2007-00580 Final approval subject to noted comments and field inspection issues per quarters fire and safety codes and ordinances by Gwinnett County Board of Commissioners.

SHEET INDEX:
COMMERCIAL DEVELOPMENT PLANS

C0.0	COVER SHEET
C0.1	SURVEY
C0.2	NOTES
C0.3	SUBDIVISION PLAT
C1.0	SITE PLAN
C2.0	GRADING & DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.1	STORM PROFILES
C5.1	SANITARY SEWER PROFILES
C6.0	STORMWATER MANAGEMENT PLAN
C7.0	EROSION CONTROL PLAN NOTES
C7.1	INITIAL (PHASE 1) EROSION CONTROL PLAN
C7.2	INTERMEDIATE (PHASE 2) EROSION CONTROL PLAN
C7.3	INTERMEDIATE (PHASE 3) EROSION CONTROL PLAN
C7.4-7.6	EROSION CONTROL PLAN DETAILS
C9.1-9.7	CONSTRUCTION DETAILS
L1.1	LANDSCAPING PLAN

GENERAL NOTES:

1. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
2. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE TO THE ENGINEER AND MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITIES AND STON MARK OR REMARK UTILITY FACILITIES.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.
5. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS AND THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE, AND LOCAL CODES, RULES, AND REGULATIONS.
6. TESTING SHALL BE PERFORMED OR PROVIDED BY THE CONTRACTOR (UNLESS OTHERWISE NOTED).
7. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH SECTION 19 OF THE MANUAL OF ACCIDENT PROTECTION IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL REGULATIONS.
8. CLEAN-OUTS WILL BE PROVIDED AT ALL TURNING POINTS ON LATERAL LINES.
9. ALL WALLS SHOWN ARE TO BE MODULAR BLOCK OR CONCRETE UNLESS OTHERWISE SHOWN. ALL WALLS 30 INCHES IN HEIGHT OR GREATER SHALL HAVE PROTECTIVE RAIL. THE CLIENT SHALL BE RESPONSIBLE FOR THE WALL STRUCTURAL DESIGN, DETAILS, CALCULATIONS, APPROVALS, PERMITS, FEES, INSPECTIONS AND CERTIFICATIONS REQUIRED BY THE GOVERNING AUTHORITY.
10. MAXIMUM CUT OR FILL SLOPES: 2H : 1V, SLOPES STEEPER THAN 3:1 AND WITH A HEIGHT OF 10' OR GREATER AND CUTS AND FILLS WITHIN STREAM BUFFERS SHALL BE STABILIZED WITH APPROPRIATE MATTING OR BLANKETS.
11. INDICATED GRADES ARE FINISHED GRADES.
12. ALL PARKING LOTS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.
13. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN ROAD(S) R/W, AND MUST BE STORED WITHIN THE SITE.
14. THE OWNER/DEVELOPER HAS MADE INQUIRY TO THE APPROPRIATE AUTHORITIES THAT THE PROPOSED PROJECT IS NOT OVER A LANDFILL OR HAZARDOUS WASTE SITE AND THAT THE SITE IS OTHERWISE SUITABLE FOR THE PROPOSED PROJECT.
15. TWO-STAGE PRE-CONSTRUCTION CONFERENCE REQUIRED: STAGE 1 - OFFICE MEETING WITH PLANNING DEPARTMENT STAFF PRIOR TO APPROVAL OF SITE PLANS AND ISSUANCE OF LDP; STAGE 2 - MEETING ON SITE WITH SITE INSPECTOR AND/OR OTHER PERSONNEL AS NECESSARY.
16. ANY DEVIATIONS OR VARIATIONS FROM THE APPROVED PLANS MUST BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT PRIOR TO CONSTRUCTION.
17. CERTIFICATE OF DEVELOPMENT CONFORMANCE IS REQUIRED.
18. DEVELOPMENT PERMIT SHALL BE VALID FOR 12 MONTHS UNLESS THERE IS A LAPSE IN CONSTRUCTION OF 30 DAYS, AT THAT TIME, A NEW PERMIT SHALL BE OBTAINED.
19. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY.
20. DETENTION FACILITY MUST BE INSTALLED AND OPERATIONAL PRIOR TO ANY IMPERVIOUS SURFACE.
21. AN ELECTRONIC AS-BUILT SURVEY MUST BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SITE MAP (NTS)

SITE DATA CHART

CURRENT ZONING:	O-I (DECEMBER 12, 1986)
AREA OF SUBJECT PROPERTY	±0.26 ACRES
PROPOSED USE(S)	PROFESSIONAL AND MEDICAL OFFICES
PROPOSED BUILDING HEIGHT	2 STORY OFFICES
PROPOSED SQUARE FOOTAGE	±6,850 SQUARE FEET
PROPOSED DENSITY (SUBJECT TO CHANGE)	±6,837 SF/ACRE
PARKING SPACES REQUIRED	325 SPACES
PARKING SPACES SHOWN (INCLUDING HC)	350 SPACES
- HC SPACES	18 PROVIDE (6 REQD)
- PARKING RATIO	1 SPACE / 230 SF

PROJECT CONTACT: FORREST ADAIR (770) 498-7777

DATE: 5-10-07 THIS PAGE HAS BEEN REVIEWED BY GWINNETT COUNTY PUBLIC UTILITIES BY [signature]

City of Lawrenceville Engineering Reviewed by: [signature] Date: 5/10/07 Final approval subject to noted comments and field inspection issues per City Regulations and Standards

REVISION NOTES:

NUM	SHEETS	COMMENTS

FIRM PANEL - FLOOD STATEMENT:

FLOODPLAIN NOTES:
1. THERE IS NO FLOODPLAIN ON THIS PROPERTY PER FIRM PANEL 13135C0089F DATED SEPTEMBER 29, 2006

CITY ENCLAVE PHASE1
AN OFFICE DEVELOPMENT
CITY ENCLAVE, LLC
2056 WEST PARK PLACE
SUITE A
STONE MOUNTAIN, GA 30087
770-498-7777 phone
770-469-3089 fax

SITE DISTRICT: 5th LAND LOT: 141 & 142
PARCEL(S): 5141-327
& 5142-098
CITY: LAWRENCEVILLE
COUNTY: GWINNETT COUNTY, GEORGIA

REVISIONS:

NUM	DATE	REVISION
-1	2/1/2007	INITIAL SUBMITTAL
-2	4/1/07	ADDRESS CITY COMMENTS

SHEET TITLE:
COVER SHEET

SCALE: no scale
DATE: FEBRUARY 10,2007
PROJECT:

SHEET NUMBER:
C 0.0

#2451

RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

Exhibit "C-2"
City Enclave – Phase 2 Development Permit Approval
City of Lawrenceville

RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

NOTE: IT IS THE OWNER'S/DEVELOPERS RESPONSIBILITY TO BE IN COMPLIANCE WITH APPLICABLE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND CLEAN WATER ACT REQUIREMENTS.

NOTE: DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING

COMMERCIAL DEVELOPMENT PLANS FOR:

CITY ENCLAVE

PHASE 2

GWINNETT DRIVE
5th DISTRICT ~ LAND LOT 141/142
PARCELS 5141-268 & 5142-098
CITY OF LAWENCEVILLE
GWINNETT COUNTY, GEORGIA
PERMIT NUMBER:

KEEP ON JOB SITE
Approved Plan must be available for Gwinnett County Fire Inspector with file number.
NO APPROVED PLAN - NO INSPECTION

GWINNETT COUNTY
FIRE MARSHAL'S OFFICE
Reviewed by: C. ANDERSON
File#: FIR 2007-02406
Date: Nov. 1, 2007
Final approval subject to noted comments and field inspections based on current fire and safety codes approved by Gwinnett County Board of Commissioners

PROJECT CONTACTS:

OWNER /DEVELOPER: FORREST ADAIR
CITY ENCLAVE, LLC
2056 West Park Place
Suite A
STONE MOUNTAIN, GEORGIA 30087
(770) 498-7777 PHONE
(770) 469-3089 FAX

ENGINEER: JON G. AMSBERRY, PE
INLAND GROUP, LLC
5300 OAKBROOK PKWY
BUILDING 300 ~ SUITE 368
NORCROSS, GEORGIA 30093
(404) 355-6700 PHONE
(404) 355-6760 FAX
jon@inlandlc.com

PERSONS UTILIZING THIS DRAWING SHALL MAKE THEIR OWN DETERMINATION OF THE LOCATION, DEPTH, AND DESCRIPTION OF UNDERGROUND AND OVERHEAD UTILITIES. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM READILY AVAILABLE SOURCES BELIEVED TO BE ACCURATE OR COMPLETE. EXCAVATION OR ELECTRIC DETECTION METHODS WERE NOT USED TO VERIFY THE INFORMATION.

IF YOU DIG GEORGIA...
OR ANY WORK BEGINS WITHIN 10' OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE CALL US FIRST!
1-800-282-7411 (770) 623-4344
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW

Fire Inspections Required
☑ 50% ☑ 80% ☑ 100%

Separate reviews and permits required for hoods, sprinklers, fire alarms, suppression systems, racks, and hazardous material storage.

GENERAL NOTES:

1. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVENBY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTORS RISK.
2. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE TO THE ENGINEER AND MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITIES AND THEN MARK OR REMARK THEIR FACILITIES.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.
5. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS AND THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE, AND LOCAL CODES, RULES, AND REGULATIONS.
6. TESTING SHALL BE PERFORMED OR PROVIDED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
7. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE MANUAL OF ACCIDENT PROTECTION IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL REGULATIONS.
8. CLEAN-OUTS WILL BE PROVIDED AT ALL TURNING POINTS ON LATERAL LINES.
9. ALL WALLS SHOWN ARE TO BE MODULAR BLOCK OR CONCRETE UNLESS OTHERWISE SHOWN. ALL WALLS 30 INCHES IN HEIGHT OR GREATER SHALL HAVE PROTECTING RAIL. THE CLIENT SHALL BE RESPONSIBLE FOR THE WALL STRUCTURAL DESIGN, DETAILS, CALCULATIONS, APPROVALS, PERMITS, FEES, INSPECTIONS AND CERTIFICATIONS REQUIRED BY THE GOVERNING AUTHORITY.
10. MAXIMUM CUT OR FILL SLOPES: 2H : 1V. SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF 10' OR GREATER AND CUTS AND FILLS WITHIN STREAM BUFFERS SHALL BE STABILIZED WITH APPROPRIATE MATTING OR BLANKETS.
11. INDICATED GRADES ARE "FINISHED GRADES.
12. ALL PARKING LOTS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.
13. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE.
14. THE OWNER/DEVELOPER HAS MADE INQUIRY TO THE APPROPRIATE AUTHORITIES THAT THE PROPOSED PROJECT IS NOT OVER A LANDFILL OR HAZARDOUS WASTE SITE AND THAT THE SITE IS OTHERWISE SUITABLE FOR THE PROPOSED PROJECT.
15. TWO STAGE PRE CONSTRUCTION CONFERENCE REQUIRED. STAGE 1, OFFICE MEETING WITH PLANNING DEPARTMENT STAFF PRIOR TO APPROVAL OF SITE PLANS AND ISSUANCE OF LDP. STAGE2, MEETING ON SITE WITH FIELD INSPECTOR AND/OR OTHER PERSONNEL AS NECESSARY.
16. ANY DEVIATIONS OR VARIATIONS FROM THE APPROVED PLANS MUST BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT PRIOR TO CONSTRUCTION.
17. CERTIFICATE OF DEVELOPMENT CONFORMANCE IS REQUIRED.
18. DEVELOPMENT PERMIT SHALL BE VALID FOR 12 MONTHS UNLESS THERE IS A LAPSE IN CONSTRUCTION OF 180 DAYS. AT THAT TIME, A NEW PERMIT SHALL BE OBTAINED.
19. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY.
20. DETENTION FACILITY MUST BE INSTALLED AND OPERATIONAL PRIOR TO ANY IMPERVIOUS SURFACE.
21. AN ELECTRONIC AS-BUILT SURVEY MUST BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ADDITIONAL PROJECT NOTES:

1. EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITY.
2. DETENTION FACILITY MUST BE INSTALLED AND OPERATIONAL PRIOR TO ANY IMPERVIOUS SURFACE.
3. AN ELECTRONIC AS-BUILT SURVEY MUST BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

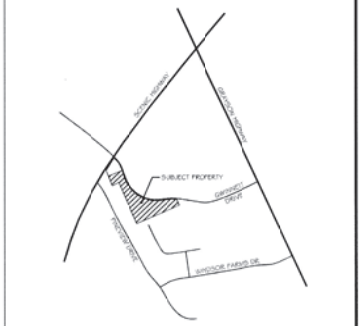
City of Lawrenceville
ENGINEERING Department
Reviewed by
Date
Final approval subject to noted comments and field inspection based on City Regulation Standards

SHEET INDEX:

COMMERCIAL DEVELOPMENT PLANS

C0.0	COVER SHEET
C0.1	SURVEY
C0.2	NOTES
C0.3	SUBDIVISION PLAT
C1.0	SITE PLAN
C2.0	GRADING & DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.1	STORM PROFILES
C5.1	SANITARY SEWER PROFILES
C6.0	STORMWATER MANAGEMENT PLAN
C7.0	EROSION CONTROL PLAN NOTES
C7.1	INITIAL (PHASE 1)EROSION CONTROL PLAN
C7.2	INTERMEDIATE (PHASE 2) EROSION CONTROL PLAN
C7.3	INTERMEDIATE (PHASE 3) EROSION CONTROL PLAN
C7.4-7.6	EROSION CONTROL PLAN DETAILS
C9.1-9.7	CONSTRUCTION DETAILS

SITE MAP (NTS)

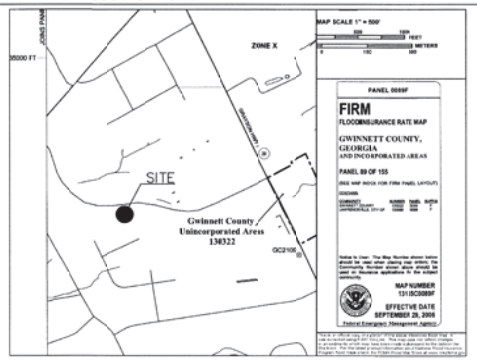


SITE DATA CHART:

CURRENT ZONING	O-I (DECEMBER 12, 1988)
AREA OF SUBJECT PROPERTY	±6.15 ACRES
PROPOSED USE(S)	PROFESSIONAL AND MEDICAL OFFICES
PROPOSED BUILDING HEIGHT	1 1/2-STORY OFFICES
PROPOSED SQUARE FOOTAGE	±68,750 SQUARE FEET
PROPOSED DENSITY (SUBJECT TO CHANGE)	±11.161 SF/ACRE
PARKING SPACES REQUIRED	275 SPACES
PARKING SPACES SHOWN (INCLUDING HC)	288 SPACES
- H/C SPACES	12 PROVIDE (7 REQ'D)
- PARKING RATIO	1 SPACE / 239 SF

PROJECT CONTACT: FORREST ADAIR (770) 498-7777

FIRM PANEL - FLOOD STATEMENT:



FLOODPLAIN NOTES:
1. THERE IS NO FLOODPLAIN ON THIS PROPERTY PER FIRM PANEL 13135C0089F DATED SEPTEMBER 19, 2006.

INLAND GROUP
planning - design - construction management
Oakbrook V
5300 Oakbrook Parkway
Building 300 ! Suite 368
Norcross, Georgia 30093
404-355-6700 phone
404-355-6760 fax

© Inland Group Copyright 2007

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

GEORGIA REGISTERED PROFESSIONAL ENGINEER JON G. AMSBERRY
9-25-07
GSWCC LEVEL II CERTIFICATION #0000001369

CITY ENCLAVE PHASE 2
AN OFFICE DEVELOPMENT
CITY ENCLAVE, LLC
2056 WEST PARK PLACE
SUITE A
STONE MOUNTAIN, GA 30087
770-498-7777 phone
770-469-3089 fax
5th DISTRICT
LAND LOT(S) 141
PARCEL(S) 5141-327
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

REVISIONS:

NUM	DATE	REVISION
-1	7/1/07	INITIAL SUBMITTAL
-2	9/26/07	RESUBMITTAL TO GWINNETT, FIRE MARSHALL & GSWCD

SHEET TITLE:
COVER SHEET

SCALE: no scale
DATE: FEBRUARY 10,2007
PROJECT: 07-111

SHEET NUMBER
C 0.0

RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

PROJECT CONTACT: FORREST ADAIR (770) 498-7777

SITE MAP (NTS)

SITE DATA CHART:

CURRENT ZONING	O-I (DECEMBER 12, 1988)
AREA OF SUBJECT PROPERTY	±8.26 ACRES
PROPOSED USE(S)	PROFESSIONAL AND MEDICAL OFFICES
PROPOSED BUILDING HEIGHT	2-STORY OFFICES
PROPOSED SQUARE FOOTAGE	±81,250 SQUARE FEET
PROPOSED DENSITY (SUBJECT TO CHANGE)	±9,837 SF/ACRE
PARKING SPACES REQUIRED	325 SPACES
PARKING SPACES SHOWN (INCLUDING HC)	353 SPACES
- H/C SPACES	14 PROVIDE (8 REQ'D)
- PARKING RATIO	1 SPACE / 230 SF

SITE PLAN NOTES:

1. "EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2000 STANDARD BUILDING CODE WITH GA STATE AMENDMENTS (SBC) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF SBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF SBC TABLES 601 AND 602 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION."
2. "THIS SITE PLAN INDICATES POTABLE WATER SERVICE LINES AND SANITARY SEWER LATERALS. GEORGIA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A GEORGIA LICENSED MASTER PLUMBER. THIS WORK REQUIRES A SEPARATE SITE PLUMBING PERMIT WHICH SHALL BE OBTAINED FROM GWINNETT COUNTY BUILDING PERMITS. ALL WORK SHALL BE INSPECTED BY THE GWINNETT COUNTY PLUMBING INSPECTION UNIT. INSPECTIONS SHALL BE REQUESTED BY PHONING 678-518-6277."
3. "LANDSCAPE PLANS WHICH CLEARLY INDICATE THE TYPES AND LOCATIONS OF ALL PROPOSED PLANTINGS GROWING IMMEDIATELY IN FRONT OF OR ON THE BUILDING SHALL BE PROVIDED AT THE TIME OF SUBMISSION OF BUILDING ELEVATIONS."
4. "PRIOR TO FINAL INSPECTION OF SITE LIGHTING, THE SITE LIGHTING DESIGN PROFESSIONAL OF RECORD FOR THE PROJECT SHALL SUBMIT TO THE CHIEF ELECTRICAL INSPECTOR A SIGNED LETTER WHICH STATES THAT . . . I HAVE OBSERVED THE SITE LIGHTING FOR THIS PROJECT IN OPERATION AT NIGHT IN THE ABSENCE OF DAYLIGHT TO VERIFY THAT THE INSTALLED LIGHTING IS CONSISTENT WITH THE APPROVED SITE LIGHTING PLANS".
5. ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
6. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.
7. STRUCTURAL CONSTRUCTION DETAILS AND SPECIFICATIONS FOR EACH RETAINING WALL AND FOR EACH DETENTION POND WALL SHALL BE SUBMITTED TO THE CITY FOR ISSUANCE OF A SEPARATE BUILDING PERMIT.
8. GWINNETT COUNTY IS NOT ON THE ONE-CALL SYSTEM. CALL (770) 822-7474 WHEN LOCATING UTILITIES FOR CONSTRUCTION.
9. EXISTING ZONING WAS ESTABLISHED AND APPROVED DATE; ZONING CERTIFICATION CASE NUMBER ??. A CHANGE OF THE CONDITIONS WAS GRANTED AND APPROVED ON DEC. 4, 2006.
10. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
11. THERE ARE NO KNOWN CEMETERIES OR HISTORICAL MONUMENTS ON SITE.
12. ALL HANDICAP SPACES ARE VAN ACCESSIBLE.
13. BUILDING SETBACKS ARE AS FOLLOWS: 10' FRONT, 10' SIDE, 15' REAR (40' IF ABUTS RESIDENTIAL).
14. MAXIMUM BUILDING HEIGHT 35' OR 3 STORIES.
15. SIDEWALKS SHALL BE LOCATED 2 FEET FROM BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 5 FEET IN WIDTH AND 4 INCHES THICK. SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE OF 0.25 INCHES/FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2,200 PSI AT 28 DAYS.
16. SIDEWALKS SHALL BE LOCATED AT LEAST 2 FEET FROM BACK OF CURB. THE AREA BETWEEN THE CURB AND THE SIDEWALK SHALL CONSIST OF GRASS OR LANDSCAPING. WHERE NO CURB EXISTS OR, IF ROAD IMPROVEMENTS ARE PROPOSED BY THE COUNTY, SIDEWALKS, INCLUDING APPROPRIATE DRAINAGE FACILITIES, SHALL BE CONSTRUCTED IN A LOCATION ACCEPTABLE TO THE DEPARTMENT OF TRANSPORTATION.
17. SIDEWALKS SHALL BE INSTALLED ON ABUTTING STREETS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
18. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH, AND DEBRIS.
19. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
20. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
21. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VECHICLES, PRODUCTS, ETC.
22. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPERATE PERMIT IS REQUIRED FOR EACH SIGN.
23. ALL CONSTRUCTION TO COMPLY WITH CITY OF LAWRENCEVILLE STANDARDS.
24. NO BILLBOARDS ARE PERMITTED.

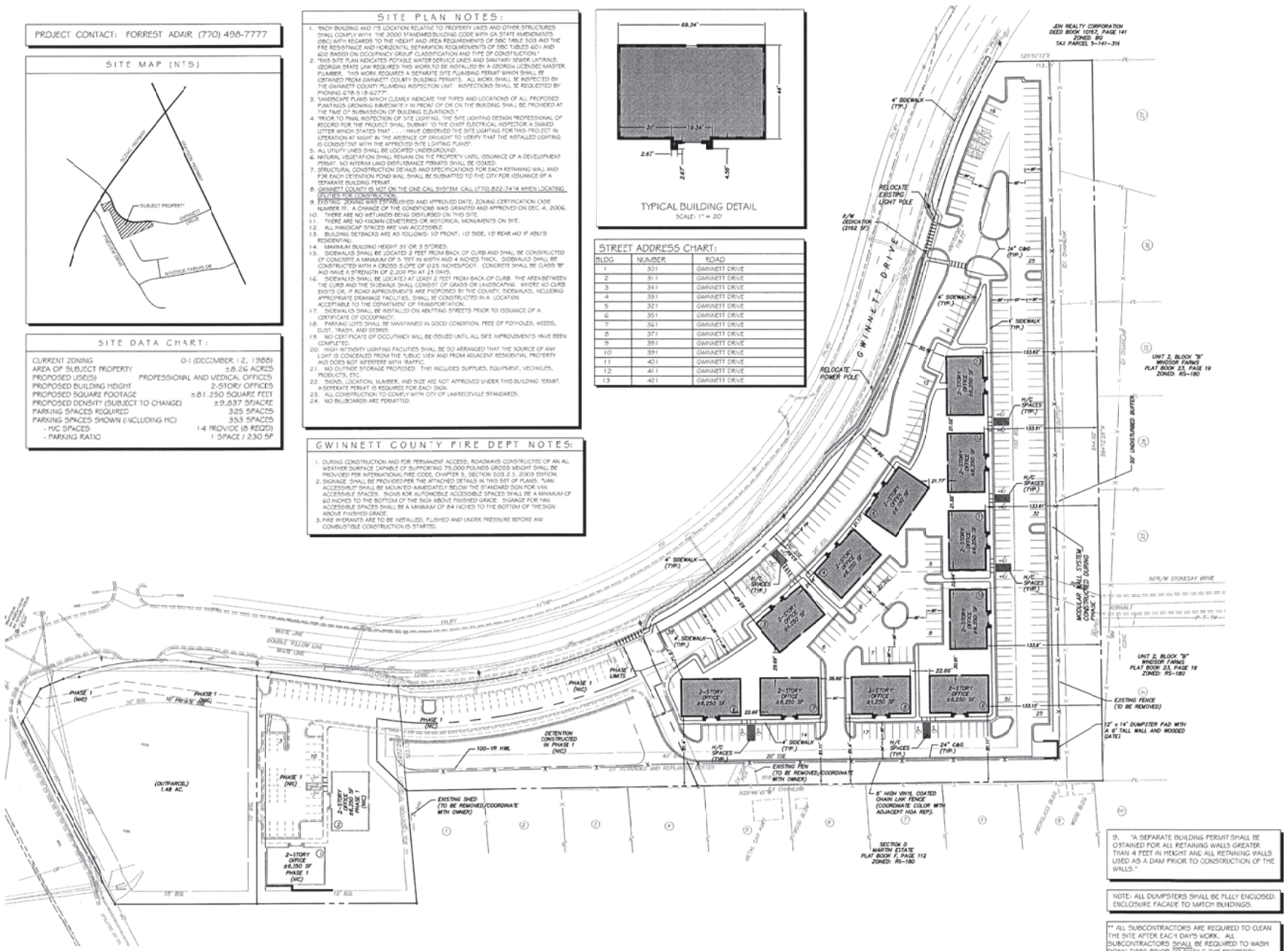
GWINNETT COUNTY FIRE DEPT NOTES:

1. DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2003 EDITION.
2. SIGNAGE SHALL BE PROVIDED PER THE ATTACHED DETAILS IN THIS SET OF PLANS. "VAN ACCESSIBLE" SHALL BE MOUNTED IMMEDIATELY BELOW THE STANDARD SIGN FOR VAN ACCESSIBLE SPACES. SIGNS FOR AUTOMOBILE ACCESSIBLE SPACES SHALL BE A MINIMUM OF 60 INCHES TO THE BOTTOM OF THE SIGN ABOVE FINISHED GRADE. SIGNAGE FOR VAN ACCESSIBLE SPACES SHALL BE A MINIMUM OF 84 INCHES TO THE BOTTOM OF THE SIGN ABOVE FINISHED GRADE.
3. FIRE HYDRANTS ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.

TYPICAL BUILDING DETAIL
SCALE: 1" = 20'

STREET ADDRESS CHART:

BLDG	NUMBER	ROAD
1	301	GWINNETT DRIVE
2	311	GWINNETT DRIVE
3	341	GWINNETT DRIVE
4	331	GWINNETT DRIVE
5	321	GWINNETT DRIVE
6	351	GWINNETT DRIVE
7	361	GWINNETT DRIVE
8	371	GWINNETT DRIVE
9	351	GWINNETT DRIVE
10	391	GWINNETT DRIVE
11	401	GWINNETT DRIVE
12	411	GWINNETT DRIVE
13	421	GWINNETT DRIVE



9. "A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS."

NOTE: ALL DUMPSTERS SHALL BE FULLY ENCLOSED. ENCLOSURE FACADE TO MATCH BUILDINGS.

** ALL SUBCONTRACTORS ARE REQUIRED TO CLEAN THE SITE AFTER EACH DAY'S WORK. ALL SUBCONTRACTORS SHALL BE REQUIRED TO WASH DOWN TIRES PRIOR TO EXITING THE PROPERTY.

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THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

GEORGIA REGISTERED PROFESSIONAL ENGINEER JOHN R. AMBERRY 9-25-07

GSWCC LEVEL II CERTIFICATION #0000001369

CITY ENCLAVE PHASE 2
AN OFFICE DEVELOPMENT
CITY ENCLAVE, LLC
2056 WEST PARK PLACE
SUITE A
STONE MOUNTAIN, GA 30087
770-498-7777 phone
770-469-3069 fax

5th DISTRICT
LAND LOT(S) 141
PARCEL(S) 5141-327
LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

REVISIONS:

NUM	DATE	REVISION
-1	7/19/07	INITIAL SUBMITTAL
-2	9/26/07	RESUBMITTAL TO GWINNETT FIRE MARSHALL & GSWCD

SHEET TITLE:
SITE PLAN

0 25 50 100 150
1" = 50'

SCALE:
DATE: FEBRUARY 10, 2007
PROJECT: 07-111

SHEET NUMBER
C1.0

RZM2020-00004 SUP2020-00035
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Exhibit "D"
Similar Architectural Elevations – Examples
Rear Entry Units

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Exhibit "E"
Similar Architectural Elevations – Examples
Front Entry Units

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Exhibit "F"
Windsor Farms Buffer Encroachment
425 Sandringham Lane

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CITY OF LAWRENCEVILLE TH SALES REPORT

August 06, 2020

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Data Included in Graphs

New/Res	Type	Subdivision	Price	SF	PPSF	Lot	Bsmt	Gar	Sto	BR	BA	Age	AA55	County	Zip	High School	Elementary	Date
New	t	Green Bridge Creek	229,000	1,933	118	0.07	0	2	2	3	2.5	0	0	Gwinnett	30046	Central Gwinnet...	Jenkins	Oct 2019
New	t	Lawrenceville Southl...	298,805	1,748	171	0.00	0	2	2	3	2.5	0	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Apr 2020
New	t	Lawrenceville Southl...	295,335	1,748	169	0.00	0	2	2	3	2.5	0	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Apr 2020
New	t	Lawrenceville Southl...	290,160	1,748	166	0.00	0	2	2	3	2.5	0	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Mar 2020
New	t	Lawrenceville Southl...	287,200	1,965	146	0.00	0	2	2	3	2.5	0	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Jun 2020
New	t	Lawrenceville Southl...	285,005	1,965	145	0.00	0	2	2	3	2.5	0	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	May 2020
New	t	Lawrenceville Southl...	283,270	1,965	144	0.00	0	2	2	3	2.5	0	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Jul 2020
New	t	Lawrenceville Southl...	281,960	1,748	161	0.00	0	2	2	3	2.5	0	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	May 2020
New	t	Lawrenceville Southl...	281,820	1,965	143	0.00	0	2	2	3	2.5	0	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Feb 2020
New	t	Lawrenceville Southl...	281,550	1,965	143	0.00	0	2	2	3	2.5	0	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Feb 2020
New	t	Lawrenceville Southl...	280,739	1,965	143	0.00	0	2	2	3	2.5	0	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	May 2020
New	t	Lawrenceville Southl...	271,060	1,965	138	0.00	0	2	2	3	2.5	0	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	May 2020
New	t	Lawrenceville Southl...	269,605	1,965	137	0.00	0	2	2	3	2.5	0	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Jul 2020
New	t	Lawrenceville Southl...	268,445	1,748	154	0.00	0	2	2	3	2.5	0	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	May 2020
New	t	Southlawn Townhomes	310,000	1,965	158	0.00	0	2	2	3	2.5	0	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Jul 2020
Resale	t	Arbors Sugarloaf	164,236	1,520	108	0.00	0	2	1	3	2.5	12	0	Gwinnett	30044	Central Gwinnet...	Benefield	Mar 2019
Resale	t	Bristol Downs	252,000	1,676	150	0.42	1	0	2	5	3.5	34	0	Gwinnett	30044	Central Gwinnet...	Cedar Hill	Jul 2020
Resale	t	Chatham Woods	361,500	3,217	112	0.76	1	3	2	4	5.0	24	0	Gwinnett	30046	Central Gwinnet...	Simonton	Feb 2020
Resale	t	Cornerstone On The S...	338,000	2,454	138	0.01	0	2	2	3	3.5	10	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Jul 2019
Resale	t	Cornerstone On The S...	335,000	2,454	137	0.00	0	2	2	2	3.5	11	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	May 2019
Resale	t	Crestwood Township	193,500	1,660	117	0.06	0	0	2	3	2.5	16	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Jul 2020
Resale	t	Crestwood Township	190,000	1,660	114	0.07	0	1	2	3	2.5	16	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Jul 2020
Resale	t	Crestwood Township	180,000	1,660	108	0.07	0	1	2	3	2.5	15	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Feb 2020
Resale	t	Crestwood Township	174,000	1,780	98	0.00	0	1	2	3	2.5	14	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Jan 2019
Resale	t	Green Bridge Creek	235,000	1,988	118	0.00	0	2	2	3	2.5	2	0	Gwinnett	30046	Central Gwinnet...	Jenkins	Jul 2019
Resale	t	Green Bridge Creek	230,000	1,960	117	0.07	0	2	2	3	2.5	4	0	Gwinnett	30046	Central Gwinnet...	Jenkins	Apr 2020
Resale	t	Green Bridge Creek	226,700	1,976	115	0.09	0	2	2	3	2.5	2	0	Gwinnett	30046	Central Gwinnet...	Jenkins	Jun 2019
Resale	t	Green Bridge Creek	225,000	1,933	116	0.00	0	2	2	3	2.5	1	0	Gwinnett	30046	Central Gwinnet...	Jenkins	Jan 2019
Resale	t	Green Bridge Creek	207,000	2,066	100	0.06	0	2	2	3	2.5	4	0	Gwinnett	30046	Central Gwinnet...	Jenkins	Jul 2019
Resale	t	Green Bridge Creek	203,000	1,992	102	0.90	0	0	2	3	2.5	5	0	Gwinnett	30046	Central Gwinnet...	Simonton	May 2019
Resale	t	Green Bridge Creek	187,000	1,930	97	0.06	0	2	2	3	2.5	11	0	Gwinnett	30046	Central Gwinnet...	Jenkins	Apr 2019
Resale	t	Greenfield Condomini...	110,000	1,320	83	0.01	0	0	2	2	2.5	44	0	Gwinnett	30046	Central Gwinnet...	Cedar Hill	Oct 2019
Resale	t	Meadowbrook Village	145,000	1,200	121	0.05	0	0	2	2	2.5	33	0	Gwinnett	30092	Central Gwinnet...	Alcova	Mar 2019

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New/Res	Type	Subdivision	Price	SF	PPSF	Lot	Bsmt	Gar	Sto	BR	BA	Age	AA55	County	Zip	High School	Elementary	Date
Resale	t	Northdale	99,900	1,080	93	0.01	0	0	2	2	2.0	47	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Jul 2019
Resale	t	Northdale	98,000	1,080	91	0.01	0	0	2	2	1.5	47	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Aug 2019
Resale	t	Northdale Condominiu...	105,000	1,080	97	0.01	0	0	2	2	1.5	47	0	Gwinnett	30046	Central Gwinnet...	Lawrenceville	Jan 2020
Resale	t	Oak Green Park	165,000	1,476	112	0.06	0	1	2	3	2.5	19	0	Gwinnett	30044	Central Gwinnet...	Cedar Hill	Aug 2019
Resale	t	Oak Green Park	147,000	1,768	83	0.00	0	1	2	3	3.0	18	0	Gwinnett	30044	Central Gwinnet...	Cedar Hill	Jan 2019
Resale	t	Patriots Point	208,000	2,277	91	0.06	0	2	2	3	2.5	13	0	Gwinnett	30044	Central Gwinnet...	Cedar Hill	Jul 2019
Resale	t	Patriots Point	191,000	1,868	102	0.04	0	2	1	2	2.5	14	0	Gwinnett	30044	Central Gwinnet...	Cedar Hill	Mar 2020
Resale	t	Patriots Point	188,000	2,275	83	0.04	0	2	2	3	2.5	14	0	Gwinnett	30044	Central Gwinnet...	Cedar Hill	Mar 2020
Resale	t	Patriots Point	188,000	1,900	99	0.05	0	1	2	3	2.5	13	0	Gwinnett	30044	Central Gwinnet...	Cedar Hill	Mar 2020
Resale	t	Patriots Point	185,000	1,900	97	0.04	0	1	2	3	2.5	14	0	Gwinnett	30044	Central Gwinnet...	Cedar Hill	Aug 2019
Resale	t	Patriots Point	179,000	1,900	94	0.00	0	1	2	3	2.5	12	0	Gwinnett	30044	Central Gwinnet...	Cedar Hill	Dec 2019
Resale	t	Patriots Point 36	199,000	2,277	87	0.00	0	0	2	3	2.5	11	0	Gwinnett	30044	Central Gwinnet...	Cedar Hill	Jan 2019
Resale	t	Providence Plantatio...	186,000	1,776	105	0.04	0	2	2	3	2.5	15	0	Gwinnett	30046	Central Gwinnet...	Jenkins	Jun 2020
Resale	t	Providence Plantatio...	185,000	1,776	104	0.04	0	2	2	3	2.5	14	0	Gwinnett	30046	Central Gwinnet...	Jenkins	Jul 2019
Resale	t	Providence Plantatio...	182,500	1,776	103	0.04	0	2	2	3	2.5	15	0	Gwinnett	30046	Central Gwinnet...	Jenkins	Apr 2020
Resale	t	Providence Plantatio...	179,900	1,792	100	0.04	0	2	2	3	2.5	14	0	Gwinnett	30046	Central Gwinnet...	Jenkins	Nov 2019
Resale	t	Providence Plantatio...	179,000	1,742	103	0.15	0	0	2	3	2.5	14	0	Gwinnett	30046	Central Gwinnet...	Jenkins	Jul 2019
Resale	t	Providence Plantatio...	175,000	1,776	99	0.03	0	0	2	3	2.5	13	0	Gwinnett	30046	Central Gwinnet...	Jenkins	Oct 2019
Resale	t	Providence Plantatio...	175,000	1,714	102	0.04	0	2	2	3	2.5	12	0	Gwinnett	30046	Central Gwinnet...	Simonton	Dec 2019
Resale	t	Providence Plantatio...	173,400	1,776	98	0.03	0	2	2	3	2.5	13	0	Gwinnett	30046	Central Gwinnet...	Jenkins	Aug 2019
Resale	t	Providence Plantatio...	162,500	1,714	95	0.00	0	2	1	3	2.5	11	0	Gwinnett	30046	Central Gwinnet...	Jenkins	Oct 2019
Resale	t	Sandalwood	123,000	1,368	90	0.01	0	0	2	3	2.5	45	0	Gwinnett	30046	Central Gwinnet...	Simonton	Nov 2019
Resale	t	Sandalwood	120,000	1,368	88	0.01	0	0	2	3	2.0	45	0	Gwinnett	30046	Central Gwinnet...	Simonton	Feb 2020
Resale	t	Sandalwood	115,000	1,288	89	0.01	0	0	1	3	2.0	38	0	Gwinnett	30046	Central Gwinnet...	Simonton	Sep 2019
Resale	t	Sandalwood	109,500	1,356	81	0.00	0	0	2	3	2.5	38	0	Gwinnett	30046	Central Gwinnet...	Simonton	Jan 2019
Resale	t	Sandalwood	98,500	1,470	67	0.00	0	0	2	3	2.0	44	0	Gwinnett	30046	Central Gwinnet...	Simonton	Jan 2019
Resale	t	Sandalwood	95,000	1,082	88	0.00	0	2	1	2	2.0	38	0	Gwinnett	30046	Central Gwinnet...	Simonton	Jul 2019
Resale	t	Sandalwood Townhomes	135,000	1,082	125	0.01	0	0	1	2	2.0	38	0	Gwinnett	30046	Central Gwinnet...	Simonton	Feb 2020
Resale	t	Sandalwood Townhomes	119,000	1,368	87	0.01	0	0	2	3	2.0	45	0	Gwinnett	30046	Central Gwinnet...	Simonton	Oct 2019
Resale	t	Sandalwood Townhomes	100,000	1,368	73	0.01	0	0	2	3	2.0	45	0	Gwinnett	30046	Central Gwinnet...	Simonton	Oct 2019
Resale	t	Sandalwood Townhomes	95,000	1,288	74	0.01	0	0	1	3	2.0	37	0	Gwinnett	30046	Central Gwinnet...	Simonton	Apr 2019
Resale	t	Sweetwater	173,000	1,700	102	0.01	0	1	2	3	2.5	11	0	Gwinnett	30044	Central Gwinnet...	Cedar Hill	Mar 2019
Resale	t	Timber Gate	155,000	1,396	111	0.03	0	1	2	3	2.5	18	0	Gwinnett	30045	Central Gwinnet...	Jenkins	Nov 2019
Resale	t	Timber Gate	151,000	1,424	106	0.03	0	0	2	2	2.5	19	0	Gwinnett	30046	Central Gwinnet...	Jenkins	May 2020

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Resale	t	Timber Gate	150,000	1,424	105	0.03	0	0	2	2	2.5	19	0	Gwinnett	30045	Central Gwinnet...	Jenkins	Mar 2020
Resale	t	Timber Gate	149,300	1,424	105	0.03	0	0	2	3	2.5	17	0	Gwinnett	30045	Central Gwinnet...	Jenkins	Dec 2019
Resale	t	Timber Gate	147,000	1,648	89	0.00	0	0	2	2	2.0	17	0	Gwinnett	30045	Central Gwinnet...	Jenkins	Feb 2019
Resale	t	Timber Gate	145,000	1,426	102	0.03	0	0	2	2	2.5	17	0	Gwinnett	30045	Central Gwinnet...	Jenkins	Jul 2019
Resale	t	Timber Gate	145,000	1,424	102	0.03	0	0	2	2	2.5	18	0	Gwinnett	30045	Central Gwinnet...	Jenkins	Oct 2019
Resale	t	Timber Gate	144,000	1,248	115	0.00	0	0	2	2	2.5	18	0	Gwinnett	30045	Central Gwinnet...	Jenkins	Dec 2019
Resale	t	Timber Gate	141,000	1,424	99	0.03	0	0	2	2	2.5	18	0	Gwinnett	30045	Central Gwinnet...	Jenkins	Jul 2019
Resale	t	Timber Gate	139,000	1,424	98	0.00	0	0	2	2	2.5	17	0	Gwinnett	30045	Central Gwinnet...	Jenkins	Feb 2019
Resale	t	Timber Gate	135,000	1,426	95	0.00	0	0	2	2	2.5	16	0	Gwinnett	30045	Central Gwinnet...	Jenkins	Feb 2019
Resale	t	Timber Gate	135,000	1,232	110	0.03	0	0	2	2	2.5	18	0	Gwinnett	30045	Central Gwinnet...	Jenkins	Nov 2019
Resale	t	Timber Gate	134,500	1,184	114	0.00	0	2	1	2	2.5	17	0	Gwinnett	30045	Central Gwinnet...	Simonton	Aug 2019
Resale	t	Timber Gate	130,000	1,184	110	0.03	0	0	2	2	2.5	18	0	Gwinnett	30045	Central Gwinnet...	Jenkins	May 2019
Resale	t	Timber Gate Ph 02	141,900	1,424	100	0.03	0	0	2	2	2.5	19	0	Gwinnett	30045	Central Gwinnet...	Jenkins	Apr 2020
Resale	t	Timber Gate Ph 02	132,900	1,442	92	0.00	0	0	2	2	2.5	16	0	Gwinnett	30045	Central Gwinnet...	Jenkins	Jan 2019
Resale	t	Timber Gate Twnhms P...	151,000	1,426	106	0.03	0	0	2	3	2.5	18	0	Gwinnett	30045	Central Gwinnet...	Jenkins	Feb 2020
Resale	t	Treymont At Sugarloa...	171,000	1,662	103	0.01	0	2	2	3	2.5	14	0	Gwinnett	30045	Central Gwinnet...	Starling	Jun 2019

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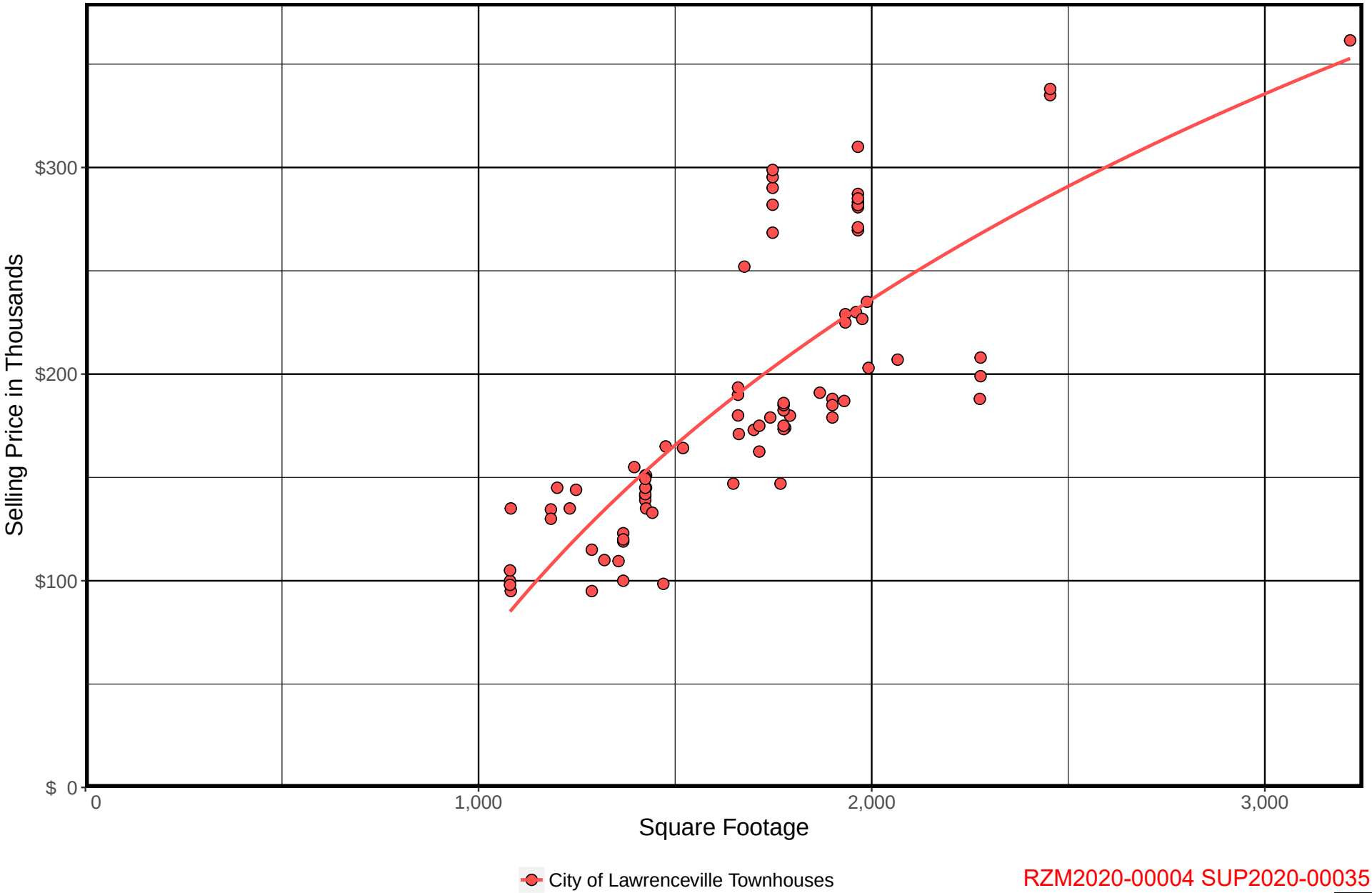

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Selection Summary

	Count	Avg Price	Median Price	Min Price	Max Price	Avg SF	Min SF	Max SF	Avg PPSF
City of Lawrenceville Townhouses	84	$187,532	$175,000	$95,000	$361,500	1,678	1,080	3,217	$110

Market Summary

	Count	Avg Price	Median Price	Min Price	Max Price	Avg SF	Min SF	Max SF	Avg PPSF
City of Lawrenceville Townhouses	84	$187,532	$175,000	$95,000	$361,500	1,678	1,080	3,217	$110

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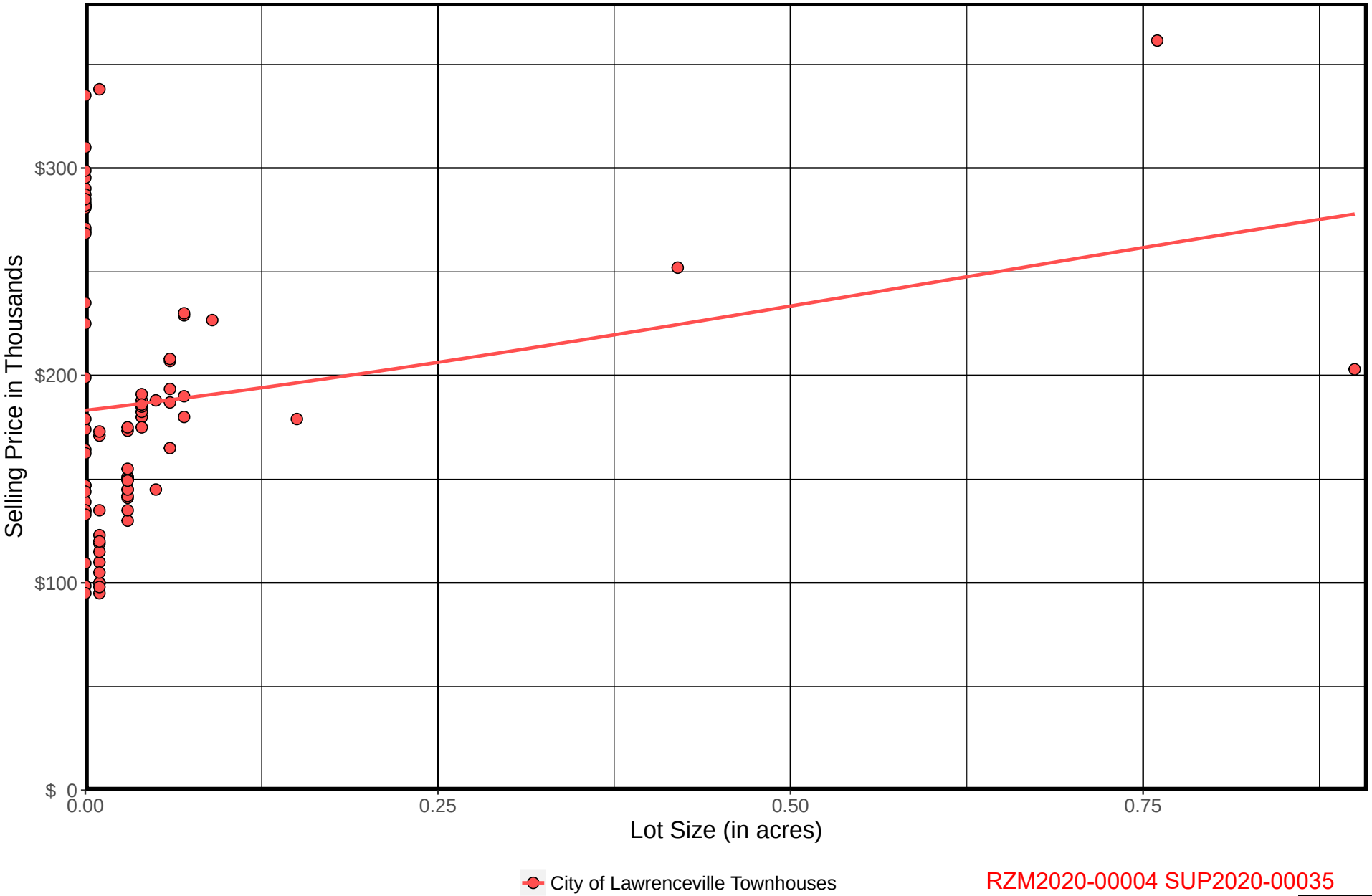

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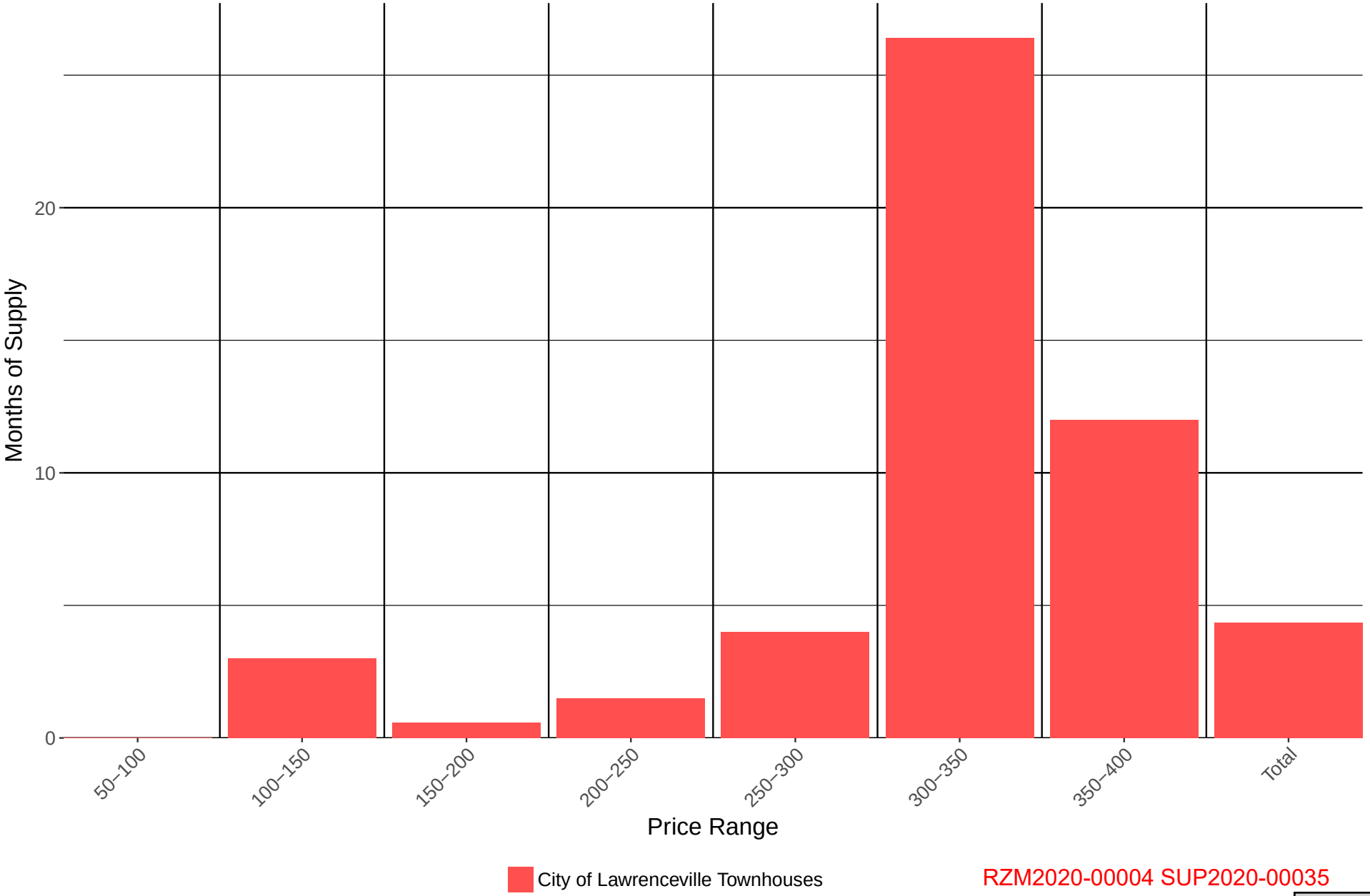

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Months of Supply Data

	Inventory: City of Lawrenceville Townhouses	Closings: City of Lawrenceville Townhouses	Months Supply: City of Lawrenceville Townhouses
50-100	0	3	0.00
100-150	4	16	3.00
150-200	1	21	0.57
200-250	1	8	1.50
250-300	4	12	4.00
300-350	11	5	26.40
350-400	4	4	12.00
Total	25	69	4.35

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GWINNETT COUNTY TH BUILDERS - UNITS SALES GREATER THAN $275K

Search Criteria:
Date Range: Jan 2019-Jun 2020
Location: MSA = Atlanta COUNTY = Gwinnett
Filters: TYPE = Townhome PRICE = $275,000-$1,000,000 ACTIVE ADULT = Exclude
Data Grouped By: Builders

#	BUILDER	CLOSINGS	MARKET SHARE	MIN	MAX	AVG PRICE	VOLUME
16	**Total/Avg**	**531**	-	**$275,000**	**$658,952**	**$352,314**	**$187,078,528**
1	Lennar	133	25.05%	$320,000	$434,270	$355,675	$47,304,710
2	Taylor Morrison	86	16.20%	$279,000	$429,775	$389,672	$33,511,774
3	Century Communities	72	13.56%	$275,000	$362,985	$321,268	$23,131,276
4	CalAtlantic Homes	70	13.18%	$275,000	$434,689	$316,740	$22,171,769
5	The Providence Group	67	12.62%	$327,310	$435,728	$368,279	$24,674,705
6	Stanley Martin Homes	29	5.46%	$334,000	$407,355	$364,257	$10,563,446
7	Clayton Properties Group	15	2.82%	$275,015	$308,940	$287,595	$4,313,922
8	Peachtree Residential	11	2.07%	$510,000	$658,952	$556,650	$6,123,146
9	Beazer Homes	11	2.07%	$293,810	$317,900	$305,180	$3,356,980
10	Smith Douglas Homes	10	1.88%	$280,739	$298,805	$287,130	$2,871,299
11	Enclave At Lilburn Llc	9	1.69%	$295,000	$310,000	$302,489	$2,722,400
12	Nenaprises Llc	8	1.51%	$301,640	$395,945	$341,320	$2,730,561
13	United Family Homes Llc	5	0.94%	$414,900	$424,900	$418,900	$2,094,500
14	Mckinley Homes	3	0.56%	$284,750	$298,290	$292,680	$878,040
15	Homebilt Inc	1	0.19%	$275,000	$275,000	$275,000	$275,000
16	Maloney Partnership Of Georgia Llc	1	0.19%	$355,000	$355,000	$355,000	$355,000

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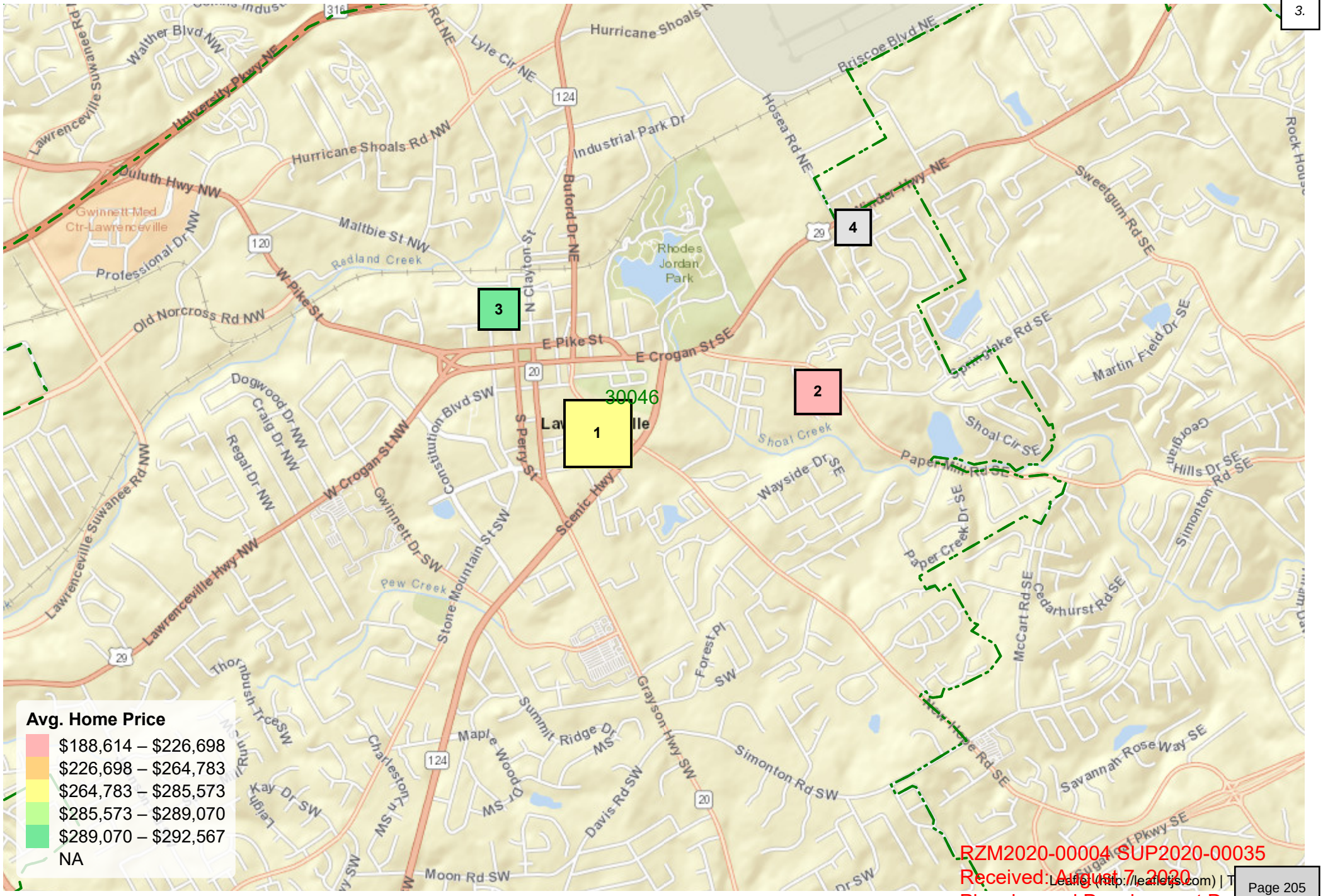

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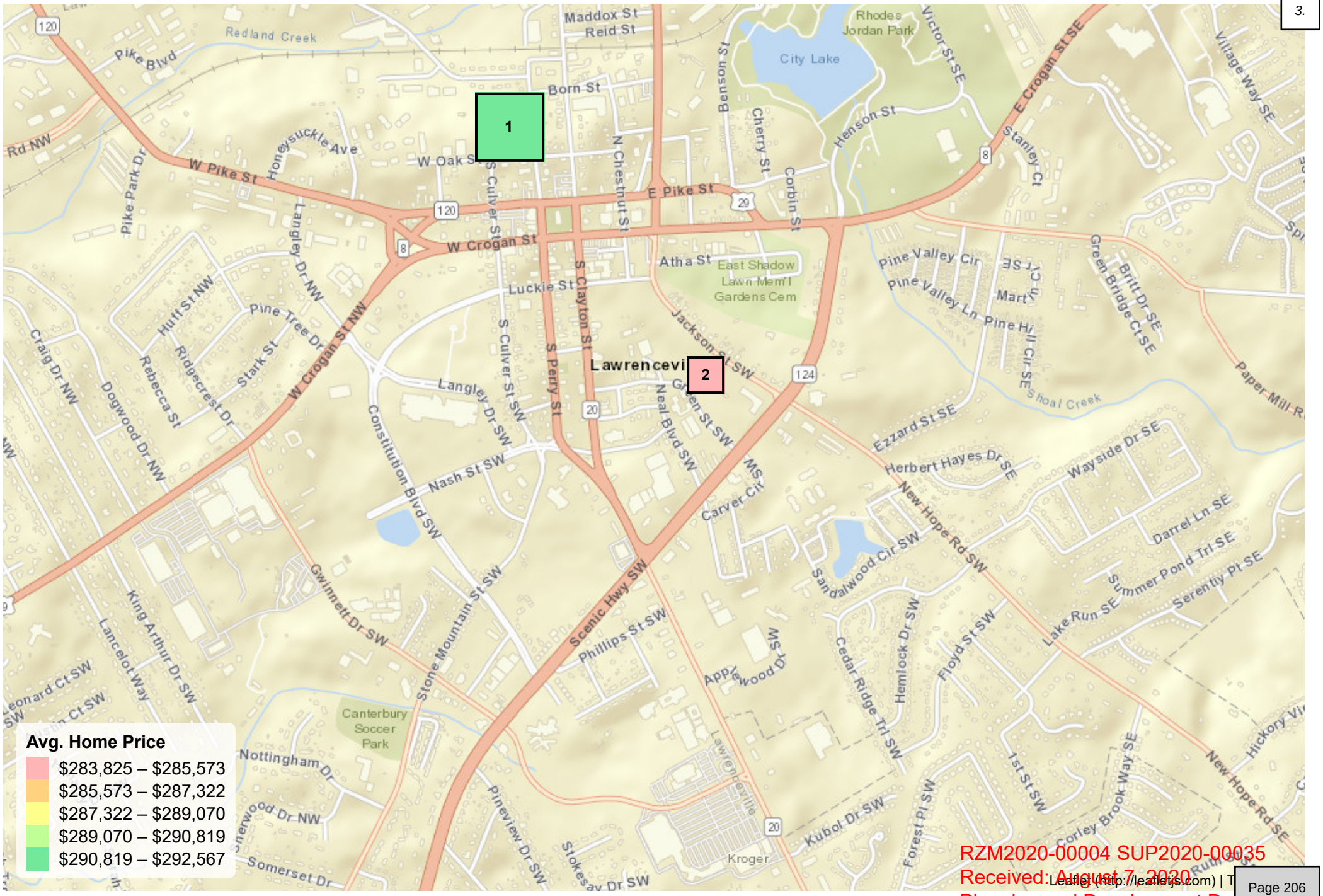

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CITY OF LAWRENCEVILLE TOWNHOUSE SALES-NEW CONSTRUCTION ABSORPTION

Search Criteria:
Date Range: Jan 2019-Aug 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = Central Gwinnett
Filters: TYPE = Townhome ACTIVE ADULT = Exclude
Data Grouped By: Subdivisions

#	SUBDIVISION	ABS	PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOT
2	**Market Absorption**	**0.7**	**$289,005**													**27**
	2019	**1.1**	**$274,629**	**0**	**0**	**1**	**1**	**1**	**0**	**0**	**0**	**4**	**4**	**0**	**2**	**13**
	2020	**1.8**	**$302,356**	**0**	**2**	**1**	**2**	**8**	**1**	**0**	**0**					**14**
1	**Cityview Th**	**0.8**	**$292,567**													**16**
	2019	1.1	$274,629	0	0	1	1	1	0	0	0	4	4	0	2	13
	2020	0.4	$370,300	0	0	0	0	3	0	0	0					3
2	**Lawrenceville Southlawn Th**	**0.6**	**$283,825**													**11**
	2020	1.4	$283,825	0	2	1	2	5	1	0	0					11

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CITY OF LAWRENCEVILLE TOWNHOUSE SALES-NEW CONSTRUCTION BY BUILDER

Search Criteria:
Date Range: Jan 2019-Aug 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = Central Gwinnett
Filters: TYPE = Townhome ACTIVE ADULT = Exclude
Data Grouped By: Builders

#	BUILDER	CLOSINGS	MARKET SHARE	MIN	MAX	AVG PRICE	VOLUME
2	**Total/Avg**	**27**	-	**$237,640**	**$395,945**	**$289,006**	**$7,803,158**
1	Nenaprises Llc	16	59%	$237,640	$395,945	$292,567	$4,681,079
2	Smith Douglas Homes	11	41%	$268,445	$298,805	$283,825	$3,122,079

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CITY OF LAWRENCEVILLE TOWNHOUSE SALES-PERMITS BY COUNTY

Search Criteria:
Date Range: Jan 2019-Aug 2020
Location: MSA = Atlanta COUNTY = Gwinnett
Filters: PERMIT TYPE = Single Family
Data Grouped By: Monthly

#	COUNTY	TOT	Q1	Q2	Q3	Q4	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	Search Area	4999	1684	1685	815	815	554	563	567	474	659	552	325	262	228	327	217	271
	2019	3398	775	993	815	815	236	255	284	261	442	290	325	262	228	327	217	271
	2020	1601	909	692	0		318	308	283	213	217	262	0	0				
1	Gwinnett	4999	1684	1685	815	815	554	563	567	474	659	552	325	262	228	327	217	271
	2019	3398	775	993	815	815	236	255	284	261	442	290	325	262	228	327	217	271
	2020	1601	909	692	0		318	308	283	213	217	262	0	0				

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CITY OF LAWRENCEVILLE TOWNHOUSE SALES-RESIDENTIAL LOT SALES

Search Criteria:
Date Range: Jan 2019-Aug 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = Central Gwinnett
Filters: TYPE = Townhome ACTIVE ADULT = Exclude
Data Grouped By: Subdivisions

#	SUBDIVISION	$ VOLUME	NUM LOTS	LOT PRICE
2	**Total/Avg**	**$4,529,820**	**67**	**$67,609**
1	Lawrenceville Southlawn Th	$3,956,320	55	$71,933
2	Cityview Th	$573,500	12	$47,792

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CITY OF LAWRENCEVILLE TOWNHOUSE SALES-LOT HOME RATIOS

Search Criteria:
Date Range: Jan 2019-Aug 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = Central Gwinnett
Filters: TYPE = Townhome ACTIVE ADULT = Exclude
Data Grouped By: Subdivisions

#	SUBDIVISION	LOTS SOLD	HOMES SOLD	UNIT RATIO	LOT PRICE	HOME PRICE	PRICE RATIO
2	**Total/Avg**	**67**	**27**	**248**	**$67,609**	**$289,005**	**23%**
1	Lawrenceville Southlawn Th	55	11	500	$71,933	$283,825	25%
2	Cityview Th	12	16	75	$47,792	$292,567	16%

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CITY OF LAWRENCEVILLE TOWNHOUSE SALES-NEW CONSTRUCTION CLOSINGS

Search Criteria:
Date Range: Jan 2019-Aug 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = Central Gwinnett
Filters: TYPE = Townhome ACTIVE ADULT = Exclude
Data Grouped By: Subdivisions

#	SUBDIVISION	CLOSINGS	MARKET SHARE	MIN	MAX	AVG PRICE	VOLUME
2	**Total/Avg**	**27**	**-**	**$237,640**	**$395,945**	**$289,006**	**$7,803,158**
1	Cityview Th	16	59%	$237,640	$395,945	$292,567	$4,681,079
2	Lawrenceville Southlawn Th	11	41%	$268,445	$298,805	$283,825	$3,122,079

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CITY OF LAWRENCEVILLE TOWNHOUSE SALES-NEW VS RESALE RATIOS

Search Criteria:
Date Range: Jan 2019-Aug 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = Central Gwinnett
Filters: TYPE = Townhome
Data Grouped By: Monthly

MONTH	NEW PRICE	RESALE PRICE	NEW PRICE PREMIUM	NEW CLOSINGS	RESALE CLOSINGS	NEW MKT SHARE
Total/Avg	**$289,006**	**$168,525**	**72%**	**27**	**70**	**28%**
Jan 2019	-	$155,129	-	0	7	0%
Feb 2019	-	$140,333	-	0	3	0%
Mar 2019	$243,093	$160,745	51%	1	3	25%
Apr 2019	$241,325	$180,000	34%	1	3	25%
May 2019	$241,000	$222,667	8%	1	3	25%
Jun 2019	-	$198,850	-	0	2	0%
Jul 2019	-	$183,290	-	0	10	0%
Aug 2019	-	$151,180	-	0	5	0%
Sep 2019	$317,434	$115,000	176%	4	1	80%
Oct 2019	$268,859	$135,250	99%	4	6	40%
Nov 2019	-	$148,225	-	0	4	0%
Dec 2019	$249,795	$161,825	54%	2	4	33%
Jan 2020	-	$105,000	-	0	1	0%
Feb 2020	$281,685	$189,500	49%	2	5	29%
Mar 2020	$290,160	$179,250	62%	1	4	20%
Apr 2020	$297,070	$176,100	69%	2	4	33%
May 2020	$312,264	$151,000	107%	8	1	89%
Jun 2020	$287,200	$186,000	54%	1	1	50%
Jul 2020	-	$211,833	-	0	3	0%

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CITY OF LAWRENCEVILLE TOWNHOUSE SALES-PLATTED LOT INVENTORY

Search Criteria:
Date Range: -
Location: MSA = Atlanta COUNTY = Gwinnett HSD = Central Gwinnett
Filters: TYPE = Townhome ACTIVE ADULT = Exclude
Data Grouped By: Subdivisions
Displayed data comprises of subdivisions with existing platted lot inventory or a new home closing within the past 12 months

#	SUBDIVISION	AVG PRICE	TOTAL LOTS	LOT INV	T12 CLOSINGS	LOT SUPPLY	2017 CLOSINGS	2018 CLOSINGS	2019 CLOSINGS	2020 CLOSINGS
4	**Total/Avg**	**$214,429**	**235**	**54**	**23**	**28.2**	**21**	**26**	**13**	**14**
1	Lawrenceville Southlawn Th	$283,825	46	35	10	42.0	0	0	0	11
2	Green Bridge Creek	$188,614	100	11	0	0.0	21	26	0	0
3	Cityview Th	$292,567	23	7	13	6.5	0	0	13	3
4	Providence Plantation	-	66	1	0	0.0	0	0	0	0

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CITY OF LAWRENCEVILLE TOWNHOUSE SALES-NEW CONSTRUCTION PRICE INTERVALS

Search Criteria:
Date Range: Jan 2019-Aug 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = Central Gwinnett
Filters: TYPE = Townhome ACTIVE ADULT = Exclude
Data Grouped By: $50,000

PRICE RANGE (000'S)	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Total	**27**	**0**	**2**	**2**	**3**	**9**	**1**	**0**	**0**	**4**	**4**	**0**	**2**
2019	**13**	**0**	**0**	**1**	**1**	**1**	**0**	**0**	**0**	**4**	**4**	**0**	**2**
2020	**14**	**0**	**2**	**1**	**2**	**8**	**1**	**0**	**0**				
200-250	**7**	**0**	**0**	**1**	**1**	**1**	**0**	**0**	**0**	**0**	**3**	**0**	**1**
2019	7	0	0	1	1	1	0	0	0	0	3	0	1
250-300	**12**	**0**	**2**	**1**	**2**	**5**	**1**	**0**	**0**	**0**	**0**	**0**	**1**
2019	1	0	0	0	0	0	0	0	0	0	0	0	1
2020	11	0	2	1	2	5	1	0	0				
300-350	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**1**	**0**	**0**
2019	5	0	0	0	0	0	0	0	0	4	1	0	0
350-400	**3**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
2020	3	0	0	0	0	3	0	0	0				

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CITY OF LAWRENCEVILLE TOWNHOUSE SALES-NEW CONSTRUCTION STATISTICS

Search Criteria:
Date Range: Jan 2019-Aug 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = Central Gwinnett
Filters: TYPE = Townhome ACTIVE ADULT = Exclude
Data Grouped By: Subdivisions
The Records field indicates the number of transactions that contain property characteristics. It should not be considered an accurate depiction of total closings.

#	NAME	RECORDS	ABS	AVG $	SQFT	PPSF	LOT SIZE	BSMT	STORIES	GARAGE	BEDS	BATHS
2	**Total/Avg**	**27**	**0.70**	**$289,510**	**1882**	**$151**	**0**	**26%**	**2**	**1.8**	**3.1**	**2.6**
1	Cityview Th	14	0.80	$295,843	-	-	-	50%	2	1.6	3.2	2.7
2	Lawrenceville Southlawn Th	13	0.55	$282,689	1882	$151	-	0%	2	2.0	3.0	2.5

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CITY OF LAWRENCEVILLE TOWNHOUSE SALES-CURRENT MONTHS OF SUPPLY

Search Criteria:
Date Range: Jul 2019-Jun 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = Central Gwinnett
Filters: TYPE = Townhome
Data Grouped By: $50,000

	NEW			RESALE			TOTAL		
PRICE RANGE (000'S)	INVENTORY	CLOSINGS	MOS	INVENTORY	CLOSINGS	MOS	INVENTORY	CLOSINGS	MOS
Total	18	23	9.4	7	46	1.8	25	69	4.3
50-100	-	-	-	0	3	**0.0**	0	3	**0.0**
100-150	-	-	-	4	16	**3.0**	4	16	**3.0**
150-200	-	-	-	1	21	**0.6**	1	21	**0.6**
200-250	0	4	**0**	1	4	**3.0**	1	8	**1.5**
250-300	3	12	**3**	1	0	**0.0**	4	12	**4.0**
300-350	11	4	**33**	0	1	**0.0**	11	5	**26.4**
350-400	4	3	**16**	0	1	**0.0**	4	4	**12.0**

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CITY OF LAWRENCEVILLE TOWNHOUSE SALES

Search Criteria:
Date Range: Jan 2019-Aug 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = Central Gwinnett
Filters: TYPE = Townhome ACTIVE ADULT = Exclude
Data Grouped By: Subdivisions

#	SUBDIVISION	CLOSINGS	MARKET SHARE	MIN	MAX	AVG PRICE	VOLUME
2	**Total/Avg**	**27**	**-**	**$237,640**	**$395,945**	**$289,006**	**$7,803,158**
1	Cityview Th	16	59%	$237,640	$395,945	$292,567	$4,681,079
2	Lawrenceville Southlawn Th	11	41%	$268,445	$298,805	$283,825	$3,122,079

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DULUTH CLUSTER TOWNHOUSES

Search Criteria:
Date Range: Jan 2019-Jun 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = Duluth
Filters: TYPE = Townhome ACTIVE ADULT = Exclude
Data Grouped By: Builders

#	BUILDER	CLOSINGS	MARKET SHARE	MIN	MAX	AVG PRICE	VOLUME
5	**Total/Avg**	**97**	-	**$284,750**	**$434,689**	**$362,181**	**$35,131,548**
1	Lennar	56	57.7%	$350,000	$434,270	$379,465	$21,250,051
2	Century Communities	34	35.0%	$310,665	$362,985	$336,548	$11,442,643
3	Mckinley Homes	3	3.1%	$284,750	$298,290	$292,680	$878,040
4	CalAtlantic Homes	3	3.1%	$400,000	$434,689	$415,271	$1,245,814
5	Taylor Morrison	1	1.0%	$315,000	$315,000	$315,000	$315,000

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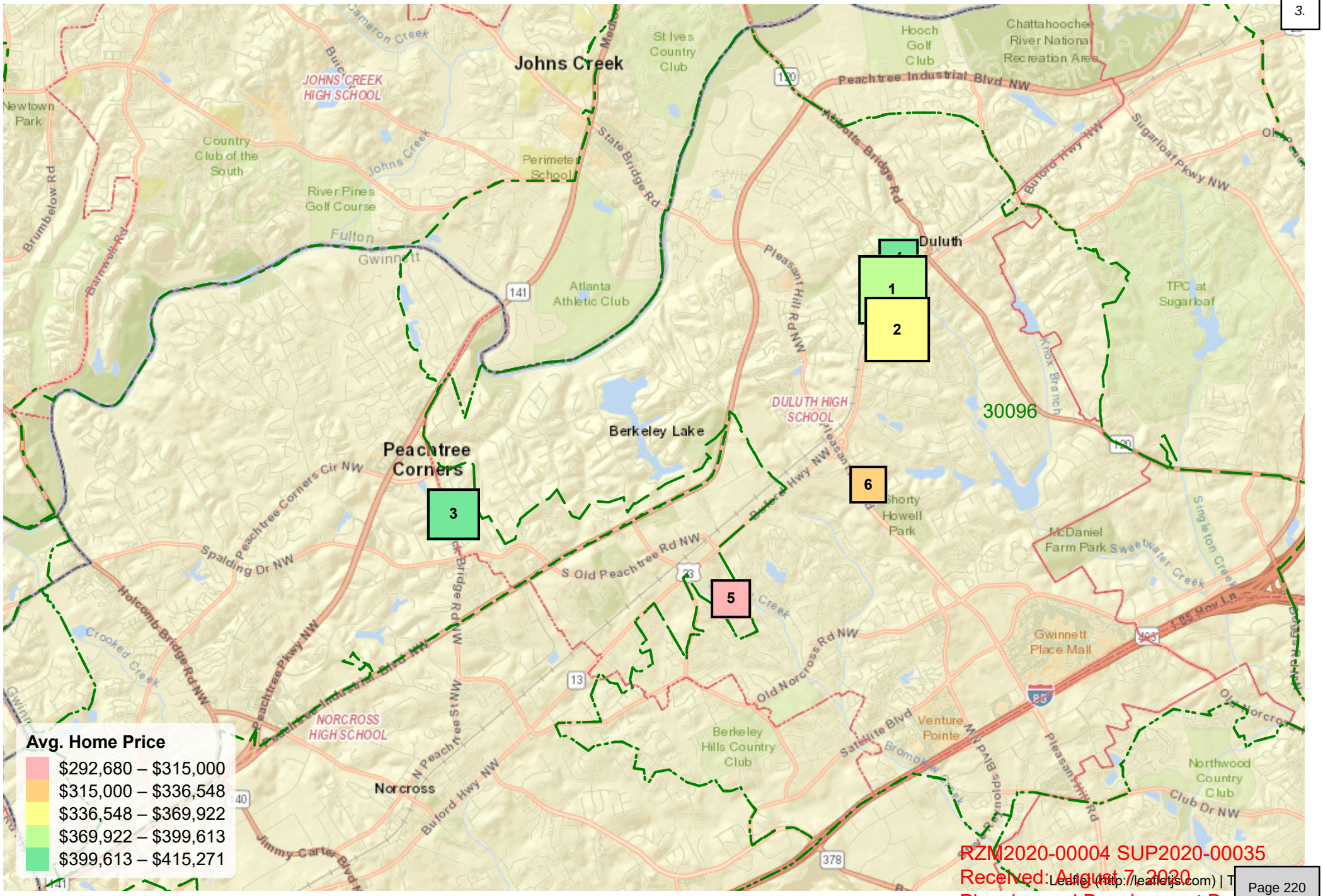

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DULUTH CLUSTER TOWNHOUSES

Search Criteria:
Date Range: Jan 2019-Aug 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = Duluth
Filters: TYPE = Townhome ACTIVE ADULT = Exclude
Data Grouped By: Subdivisions

#	SUBDIVISION	CLOSINGS	MARKET SHARE	MIN	MAX	AVG PRICE	VOLUME
6	**Total/Avg**	**97**	**-**	**$284,750**	**$434,689**	**$362,181**	**$35,131,548**
1	South On Main Th	38	39.2%	$350,000	$385,750	$369,922	$14,057,021
2	Sherwood Crossing	34	35.0%	$310,665	$362,985	$336,548	$11,442,643
3	Stonington	18	18.6%	$372,500	$434,270	$399,613	$7,193,030
4	Park At Parsons Town Square	3	3.1%	$400,000	$434,689	$415,271	$1,245,814
5	Berkeley Township	3	3.1%	$284,750	$298,290	$292,680	$878,040
6	Berkeley Village Townhomes	1	1.0%	$315,000	$315,000	$315,000	$315,000

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NORCROSS CLUSTER TOWNHOUSES

Search Criteria:
Date Range: Jan 2019-Jun 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = Norcross
Filters: TYPE = Townhome ACTIVE ADULT = Exclude
Data Grouped By: Builders

#	BUILDER	CLOSINGS	MARKET SHARE	MIN	MAX	AVG PRICE	VOLUME
4	**Total/Avg**	**118**	**-**	**$279,000**	**$658,952**	**$403,803**	**$47,648,761**
1	Taylor Morrison	73	61.9%	$279,000	$429,775	$395,448	$28,867,669
2	Stanley Martin Homes	29	24.6%	$334,000	$407,355	$364,257	$10,563,446
3	Peachtree Residential	11	9.3%	$510,000	$658,952	$556,650	$6,123,146
4	United Family Homes Llc	5	4.2%	$414,900	$424,900	$418,900	$2,094,500

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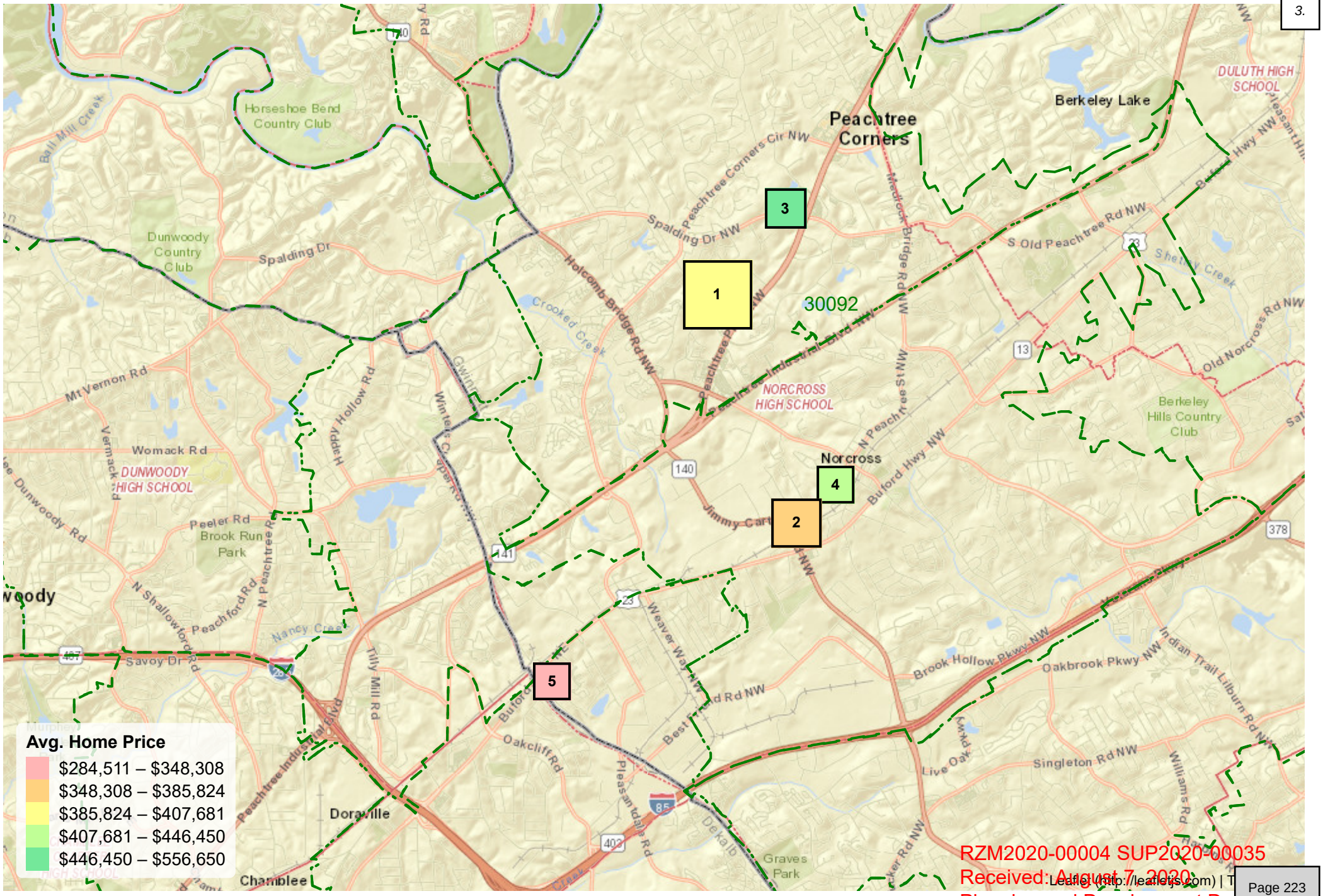
RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development De



RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development De

NORCROSS CLUSTER TOWNHOUSES

Search Criteria:
Date Range: Jan 2019-Jun 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = Norcross
Filters: TYPE = Townhome ACTIVE ADULT = Exclude
Data Grouped By: Subdivisions

#	SUBDIVISION	CLOSINGS	MARKET SHARE	MIN	MAX	AVG PRICE	VOLUME
5	**Total/Avg**	**118**	**-**	**$279,000**	**$658,952**	**$403,803**	**$47,648,761**
1	Terraces At Peachtree	70	59.3%	$376,785	$429,775	$400,202	$28,014,136
2	Kelly In Historic Norcross	29	24.6%	$334,000	$407,355	$364,257	$10,563,446
3	Duke Reserve	11	9.3%	$510,000	$658,952	$556,650	$6,123,146
4	Seven Norcross Townhomes	5	4.2%	$414,900	$424,900	$418,900	$2,094,500
5	Copperleaf At Global Forum	3	2.5%	$279,000	$288,700	$284,511	$853,533

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Received: August 7, 2020
Planning and Development Department

NORTH GWINNETT CLUSTER TOWNHOUSES

Search Criteria:
Date Range: Jan 2019-Aug 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = North Gwinnett
Filters: TYPE = Townhome ACTIVE ADULT = Exclude
Data Grouped By: Builders

#	BUILDER	CLOSINGS	MARKET SHARE	MIN	MAX	AVG PRICE	VOLUME
6	**Total/Avg**	**98**	-	**$293,810**	**$414,825**	**$348,669**	**$34,169,567**
1	Lennar	41	41.8%	$330,455	$360,125	$341,772	$14,012,659
2	CalAtlantic Homes	25	25.5%	$339,850	$383,175	$361,972	$9,049,300
3	Taylor Morrison	12	12.2%	$349,311	$371,000	$360,759	$4,329,105
4	Beazer Homes	11	11.2%	$293,810	$317,900	$305,180	$3,356,980
5	The Providence Group	8	8.2%	$362,000	$414,825	$383,315	$3,066,523
6	Maloney Partnership Of Georgia Llc	1	1.0%	$355,000	$355,000	$355,000	$355,000

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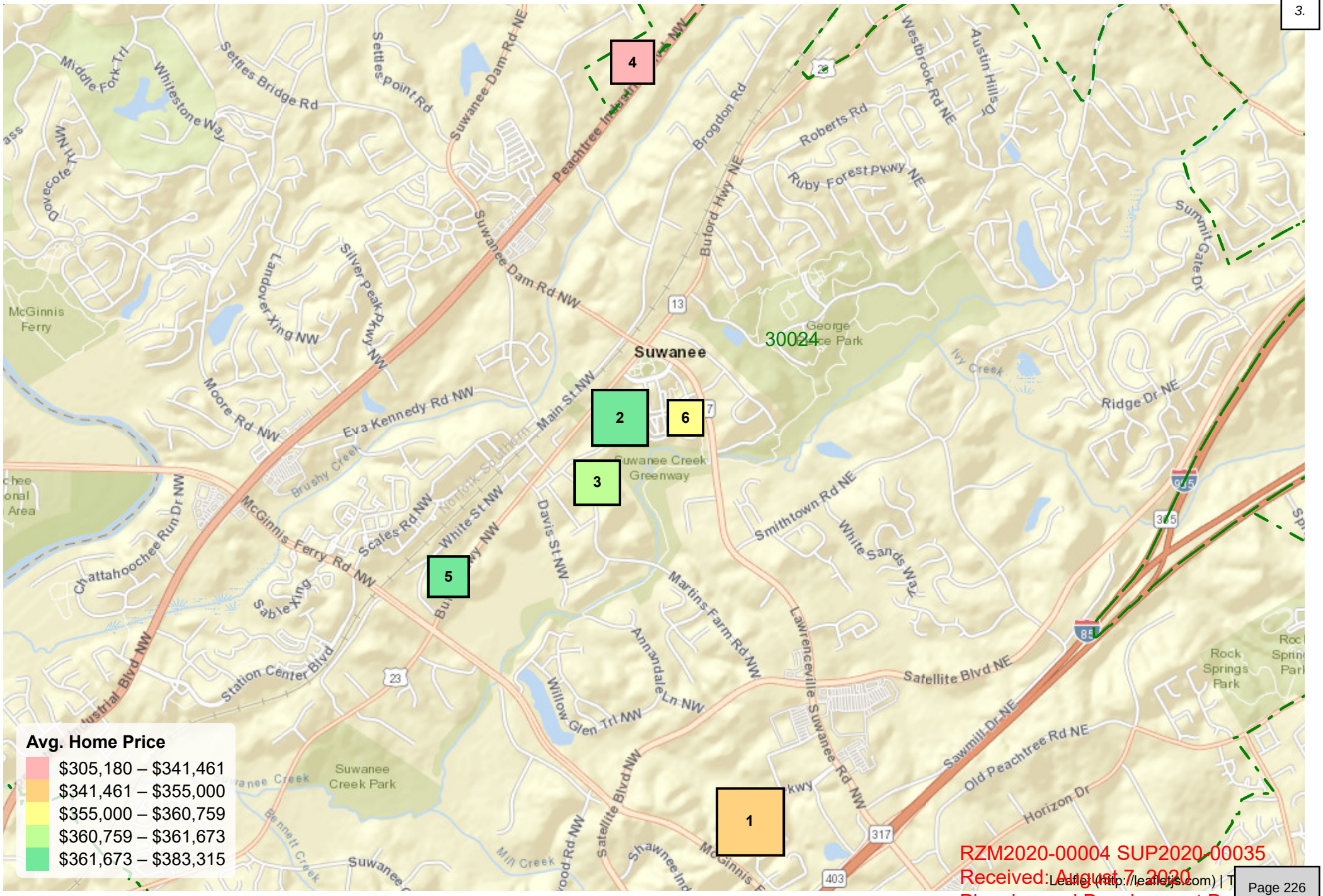

RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

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NORTH GWINNETT CLUSTER TOWNHOUSES

Search Criteria:
Date Range: Jan 2019-Aug 2020
Location: MSA = Atlanta COUNTY = Gwinnett HSD = North Gwinnett
Filters: TYPE = Townhome ACTIVE ADULT = Exclude
Data Grouped By: Subdivisions

#	SUBDIVISION	CLOSINGS	MARKET SHARE	MIN	MAX	AVG PRICE	VOLUME
6	**Total/Avg**	**98**	**-**	**$293,810**	**$414,825**	**$348,669**	**$34,169,567**
1	Northaven At Suwanee Gateway	40	40.8%	$330,455	$360,125	$341,461	$13,658,459
2	Parkside At Suwanee Town	26	26.5%	$339,850	$383,175	$361,673	$9,403,500
3	Suwanee Green Townhomes	12	12.2%	$349,311	$371,000	$360,759	$4,329,105
4	Hadley Township	11	11.2%	$293,810	$317,900	$305,180	$3,356,980
5	Harvest Park Townhomes	8	8.2%	$362,000	$414,825	$383,315	$3,066,523
6	Shadowbrook At Town Center	1	1.0%	$355,000	$355,000	$355,000	$355,000

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RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development De

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Area
File # RZM2020-00004
SUP2020-00035

Applicant:
Universal Planning and Development, LLC, C/O Eric Johansen

Legend

- Subject Parcels
- Parcels
- Roads

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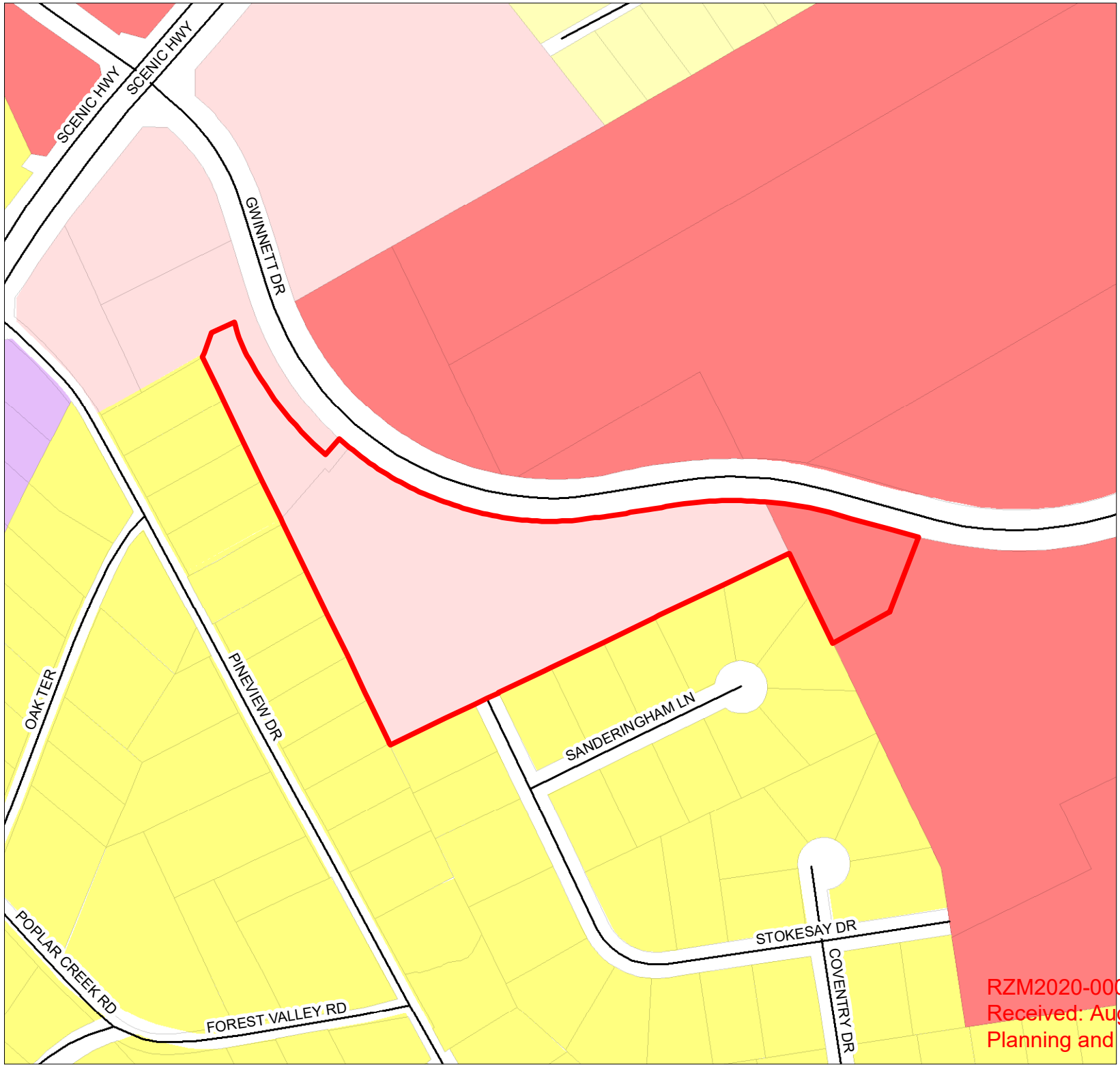
RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department



The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning
File # RZM2020-00004
SUP2020-00035

Applicant:
Universal Planning and Development, LLC, C/O Eric Johansen

Legend

- Subject Parcels
- Parcels
- Roads

ZONING

- BG General Business
- OI Office Institutional
- ON Office/Neighborhood
- RS150 Single-Family Residence
- RS180 Single-Family Residence

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RZM2020-00004 SUP2020-00035
Received: August 7, 2020
Planning and Development Department

LAWRENCEVILLE
GEORGIA

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

Item:	RZC2020-00017 SUP2020-00036; Highlands Residential, LLC, c/o David Loeffel; 77 East Pike Street, 250 McArthur Street and Georgia Department of Transportation Property
Department:	Planning and Development
Date of Meeting:	Monday, September 28, 2020
Applicant Request:	Retirement Community, Independent Living
Presented By:	Todd Hargrave
Department Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with staff recommended Conditions

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Summary: The applicant requests rezoning of an approximately 3.28-acre parcel assemblage zoned BG (General Business District) and LM (Light Manufacturing District) to OI (Office Institutional District), along with a Special Use Permit to allow a Retirement Community, Independent Living facility. The property is located at the northeast intersection of the East Pike Street and Buford Drive, bounded to the north by Jarman Street, and to the east McArthur Street and CSX Railroad (f.k.a. Seaboard Air Line Railway Co.). The subject properties are developed and consists of two industrial buildings, associated driveways and parking.

Attachments/Exhibits:

- RZC2020-00017 SUP2020-00036 - Report
- RZC2020-00017 SUP2020-00036 - Attachments

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

CASE NUMBER:	RZC2020-00017 & SUP2020-00036
APPLICANT:	HIGHLANDS RESIDENTIAL, LLC
CONTACT:	DAVID LOEFFEL
PHONE NUMBER:	404.969.5367
LOCATION:	77 EAST PIKE STREET, 250 MCARTHUR STREET AND GEORGIA DEPARTMENT OF TRANSPORTATION PROPERTY
PARCEL ID:	R5146B110, R5146B111A, R5146B113, R5146B117, R5146B118, R5146B153 AND GEORGIA DEPARTMENT OF TRANSPORTATION PROPERTY
ACREAGE:	3.28
PROPOSED DEVELOPMENT:	RETIREMENT COMMUNITY, INDEPENDENT LIVING
DEPARTMENT RECOMMENDATION:	**APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The subject property has been zoned BG (General Business District) and LM (Light Manufacturing District) since 1960.

PROJECT DATA:

The applicant requests rezoning of an approximately 3.28-acre parcel assemblage zoned BG (General Business District) and LM (Light Manufacturing District) to OI (Office Institutional District), along with a Special Use Permit to allow a Retirement Community, Independent Living facility. The property is located at the northeast intersection of the East Pike Street and Buford Drive, bounded to the north by Jarman Street, and to the east McArthur Street and CSX Railroad (f.k.a. Seaboard Air Line Railway Co.). The subject properties are developed and consist of two industrial buildings, associated driveways and parking.

According to the submitted materials, the facility would be marketed as a retirement community, designed for independent living. The development would consist of an

approximately 65-foot, five-story building containing 132-units to be used as an independent multifamily living facility, resulting in a density of approximately 40 units per acre; exceeding the allowable tolerance of 24 units per acre. Unit types will range from one-bedroom and two-bedrooms at an average unit size of approximately 965 square feet. The project would include amenities such as a business center, community room, fitness center, and social gathering areas. However, the proposed plan does not include specifics relating to the gross floor area (GFA) for any common interior space associated with the development. The plan proposes 165 parking spaces; assuming the proposal includes 8,250 square feet of common interior space, the number of proposed parking spaces may be consistent with the minimum number of parking spaces required for the proposed development. Access to the proposed development would be via two curb cuts, one located along East Pike Street and the other on Jarman Street.

As proposed, the applicant is requesting variances to allow a 30 foot building height increase, an increase in the maximum impervious surface requirement of 70-percent, the elimination or reduction of the required 50-foot front yard setback and 10-foot landscape strip adjacent adjacent to all right-of-ways. Therefore, variances will be required to for each of the encroachments and may be considered by City Council with these requests.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Character Area. The vision for this character area is to encourage a mixture of residential, retail, office, recreational, and educational facilities. The citywide goals of the Plan include improving land use patterns, transportation, housing, economic development, and the overall quality of life for the entire community. The proposed development is considered consistent with goals and policies of the Comprehensive Plan to promote residential and mixed-use developmenta in close proximity to the Courthouse Square, and the request is compatible with the zoning and development pattern of its surrounding neighbors. The project is also considered consistent with the City's Livable Centers Initiative (LCI) Plan, introducing residential housing density a short distance from the downtown square, establishing an enhanced street grid system, and promoting access to local parks, as well as walking and biking alternatives.

The immediate surrounding area includes a mix of commercial, institutional, office, residential and mixed-use developments and zoning. To the south, across East Pike Street, are commercial uses and zoning; which includes a financial institution, a restaurant and several vacant parcels of land. Further to the south, along Jackson Street is the Lawrenceville Lawn; which host a variety of events on routine basis, as well as the Lawrenceville South Lawn mixed-use development consisting of variety of housing options, as well as a similar density to the proposed. To the west, across Buford Drive, are other commercial retail establishments appropriately zoned BG, BGC (Central General Business District) and OI (Office Institutional District). To the north and east, across Jarman Street, is a building materials supply company

and auto repair facilties zoned LM. Further to the east, across the CSX Railway is mixture of light industrial and residential uses and zoning. The scale of the development may be consistent with the developments in the immediate vicinity.

In conclusion, the proposed development could contribute land use patterns and design elements that support walkability and an enhanced sense of place and may be consistent with the City of Lawrenceville 2040 Comprehensive Plan policies. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

The City of Lawrenceville Electric Department has single-phase and three-phase power available. The site will be served underground and there will be cost per unit for underground electric to be paid by the developer. Site lighting to be installed and owned by the developer.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

RZC2020-00017:

Approval as OI (Office Institutional District) for a Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

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

    A. The proposed development shall be limited to a total of 132 multifamily residential units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.

    B. The maximum building height shall be 65 feet.

    C. Allow a 25 foot encroachment into the required front yard setback along East Pike Street and Buford Drive.

    D. Maximum impervious surface requirement shall not exceed 80-percent

    E. The development shall be age-restricted to residents 62 years of age and older.

2. To satisfy the following site development considerations:

    A. The property shall be developed in general accordance with the submitted site rezoning site plan, dated August 5, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Planning and Development Department.

    B. The buidlings shall meet the RM-24 architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein. Building elevations shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a development permit.

    C. Ingress/Egress to the subject property shall be limited to one point of access along East Pike Street and Jarman Street. Point of access shall meet City and GDOT regulations as appropriate, including any dedication of Right-of-Way.

D. Parking spaces shall be limited to 165 total spaces, including required parking spaces for common space. Parking and driveway surfaces shall be paved and striped to City standards.

E. Provide a 10-foot landscape strip along right-of-ways of East Pike Street, Buford Drive, Jarmar Street and McArthur Street. Final landscaping design shall be subject to review and approval of the Planning and Development Department.

F. 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.

G. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Subject to the review and approval of the Planning and Development Department.

H. All grassed areas shall be sodded.

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

J. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. 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.

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

L. Outdoor storage shall be prohibited.

M. City dumpsters shall be utilized for the entire development. Individual trash carts shall be prohibited within the development. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5-feet. The dumpster shall be screened on all sides by a minimum 6-foot high masonry wall with access via an opaque gate.

N. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.

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

P. The development shall be a gated community, with automated car access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made in a timely manner. Fencing along public Right of way shall be wrought iron style type fencing with masonry columns spaced 25 feet.

Q. Unless provided underground, Stormwater Detention facilities shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans shall be subject to the review and approval of the Planning and Development Department.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

SUP2019-00036:
Approval of a Special Use Permit for a 132-unit Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

   A. The proposed development shall be limited to a total of 132 residential units The final site and building design shall be subject to review and approval of the Planning and Development Department.

B. Each multifamily living unit shall be accessed internally, via a double-loaded corridor (hallway), consisting of apartment units on both sides of the passage corridor.

C. Interior unit features include stainless steel appliances and stone countertops.

D. The development shall include outdoor amenities for residents including active common spaces that include a community garden, covered pavilion and grilling areas. Interior amenities shall include a community room with bistro, cardio/fitness center, as well as a computer center. The design and location of the amenities shall be subject to the review and approval by the Planning and Development Department.

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

1. **Will the Rezoning and Special Use Permit proposal allow a use that is suitable in view of the use and development of an adjacent and nearby property?** *Yes.*

2. **Will the Rezoning and Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?** *No*. *The proposed development is compatible with surrounding uses in the immediate area.*

3. **Does the property to be affected by the Rezoning and Special Use Permit proposal have a reasonable economic use as currently zoned?** *Yes*.

4. **Will the Rezoning and Special Use Permit proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No*.

5. **Is the Rezoning and Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan?** *Yes.*

6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Rezoning and Special Use proposal?** *Yes*, *the proposed development would provide housing options for seniors, promote walkability, and potentially spur redevelopment in the immediate area.*

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Highlands Residential, LLC	NAME: ETC Custodian FBO Account Brian Petershagen IRA
ADDRESS: 2100 Powers Ferry Road	ADDRESS: 5885 Cumming Hwy, Suite 108-91
CITY: Atlanta	CITY: Sugar Hill
STATE: GA ZIP: 30339	STATE: GA ZIP: 30518

CONTACT PERSON: Dave Loeffel PHONE: 404-969-5367

* 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): LM/BG REQUESTED ZONING DISTRICT: O-I

PARCEL NUMBER(S): R5146B111A, R5146B118, R5146B113 R5146B110 ACREAGE: 2.534

ADDRESS OF PROPERTY: 77 East Pike Street, Lawrenceville, GA 30046

8/5/20
SIGNATURE OF APPLICANT DATE

1-28-20
SIGNATURE OF OWNER DATE

DAVE LOEFFEL
TYPED OR PRINTED NAME

BRIAN PETERSHAGEN
TYPED OR PRINTED NAME

LISA M PRATER 8-5-2020
NOTARY PUBLIC DATE

07/28/2020
NOTARY PUBLIC DATE

LISA M PRATER NOTARY PUBLIC PAULDING COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 28, 2022

JAYESH PATEL NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Jan. 21, 2023

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Highlands Residential, LLC	NAME: 250 McArthur, LLC
ADDRESS: 2100 Powers Ferry Road	ADDRESS: 1924 Piedmont Circle NE STE 100
CITY: Atlanta	CITY: Atlanta
STATE: GA ZIP: 30339	STATE: GA ZIP: 30324

CONTACT PERSON: Dave Loeffel PHONE: 404-969-5367

* 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): LM REQUESTED ZONING DISTRICT: O-I

PARCEL NUMBER(S): R5146B117 ACREAGE: 0.157

ADDRESS OF PROPERTY: 250 McArthur Street, Lawrenceville, GA 30146

SIGNATURE OF APPLICANT	DATE 8/5/20	SIGNATURE OF OWNER	DATE 8/5/20
DAVE LOEFFEL		DAVE LOEFFEL	
TYPED OR PRINTED NAME		TYPED OR PRINTED NAME	
NOTARY PUBLIC	DATE 8-5-2020	NOTARY PUBLIC	DATE 8-5-2020

LISA M PRATER NOTARY PUBLIC PAULDING COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 28, 2022

LISA M PRATER NOTARY PUBLIC PAULDING COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 28, 2022

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Highlands Residential, LLC	NAME: Mary Joan Harris
ADDRESS: 2100 Powers Ferry Road	ADDRESS: 1860 Lee Patrick Drive
CITY: Atlanta	CITY: Dacula
STATE: GA ZIP: 30339	STATE: GA ZIP: 30019

CONTACT PERSON: Dave Loeffel PHONE: 404-969-5367

* 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): BG REQUESTED ZONING DISTRICT: O-I

PARCEL NUMBER(S): R5146B153 ACREAGE: 0.095

ADDRESS OF PROPERTY: Highway 20, Lawrenceville, GA 30046

SIGNATURE OF APPLICANT / DATE: 8/5/2020	SIGNATURE OF OWNER / DATE: Mary J. Harris 7/28/20
TYPED OR PRINTED NAME: DAVE LOEFFEL	TYPED OR PRINTED NAME: Mary J. Harris
NOTARY PUBLIC / DATE: 8-5-2020	NOTARY PUBLIC / DATE: 7/28/20

LISA M PRATER NOTARY PUBLIC PAULDING COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 28, 2022

JILL HANEY NOTARY PUBLIC BARROW COUNTY, GEORGIA MY COMMISSION EXPIRES FEB 26, 2021

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

Highlands RESIDENTIAL

Park Place
Updated August 7, 2020
by Dave Loeffel

Project Overview

As a senior living developer focused on creating timeless and lasting communities for active adults, Highlands Residential is excited to propose a senior living development in the heart of Downtown Lawrenceville. In recent years, Highlands has seen growing demand for housing in walkable cities and neighborhoods throughout the Metro Atlanta area. Downtown Lawrenceville, with its mix of uses and a vision for walkable streetscapes and a neighborhood feel, is highly desirable to prospective residents.

Highlands's proposed development is an Age Exclusive Lifestyle Community with approximately 132 senior living units, including approximately 165 parking stalls. The proposed Age Exclusive use is designed to attract Empty Nesters and other "recently retired grandparents and their friends". According to FreddieMac, over 5 million baby boomers will rent their next home by 2020. This is a growing trend that Highlands is seeing across the Metro Atlanta area and the subject property provides exactly what our clientele desires.

The proposed development will offer a housing option for empty-nesters to stay in Lawrenceville and downsize their homes, acting as a catalyst to recycling the existing housing stock. These communities serve the empty nesters' growing desire to fully realize the freedoms associated with their stage of life. The market for this segment is increasing not only with the aging baby boomers, but also with the increase in healthy life expectancy. Currently, there is a shortage of adequate housing options that specifically targets the needs and wants of this demographic in the City of Lawrenceville.

The building will be constructed utilizing a wood-framed structure, and the exterior materials will consist of stone, brick, stucco, composite siding and glass. Drawing on the existing surroundings, the exterior facades will feature contextual details and a simple system of balconies that allow residents to take advantage of the outdoors.

Streetscape and Public Realm

The redevelopment will dramatically improve the current site conditions. Beyond the active residential use, the building will have a handsome exterior and site design that will provide a warm and welcoming pedestrian experience. The building will be positioned to allow a generous greenspace along its outer borders on Pike Street and Buford Drive and supports a pedestrian-friendly perimeter.

Adding senior living units at this location naturally creates a more inviting streetscape, as more people will be walking and biking to and from the site which creates an energetic, safe and people-friendly environment, in place of the existing vehicular-oriented conditions today. The new development will work closely with all surrounding land uses to provide appropriate connectivity and long-term compatibility. In providing this connectivity, Highlands has the opportunity to create a gateway to Rhodes Jordan Park from the downtown area. The surrounding properties will benefit from the new improvements which include pedestrian walkways, yards and porches at street level, dense landscaping, and a strong design aesthetic. The parcel's sidewalk conditions will be improved, thus supporting nearby sites and encouraging area residents to walk for their shopping and entertainment needs.

Sustainable Design and Lifestyle Living

This project will support the residents' sustainable living experience by meeting sustainable standards and incorporating energy-efficient appliances, low-flow water fixtures, and low-VOC paints. The building will be designed to incorporate assemblies that ensure the highest quality acoustical performance between units (wall and floor assemblies).

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

The abundance of resident amenities will extend residents' living space by providing a club room, commercial quality demonstration kitchen, library, game room, personal training studio, and an exterior courtyard. The building will offer its residents on-site management to help ensure activities are planned and encourage active participation. On-site parking stalls will total approximately 1.25:1 parking stall to unit ratio to serve its residents and visitors.

This residential community will offer various unit types for its diverse resident profile, tailored to the empty nester demographic in search of flexible luxury living. Unit types will range from small 1-bedroom units to large 2-bedroom units. This variety in housing types will help to accommodate a variety of household formations, sizes and incomes. The average unit size is approximately 965 RSF with a monthly cost of approximately $1,500-$2,500+/month.

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

Matthew P. Benson
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*Of Counsel

COMBINED LETTER OF INTENT FOR REZONING AND SPECIAL USE PERMIT APPLICATIONS OF HIGHLANDS RESIDENTIAL, LLC

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning and special use permit applications (the "Applications") on behalf of Highlands Residential, LLC (the "Applicant") in order to permit the development of a luxury active-adult/senior living community on an approximately 3.28-acre tract of land located on the easterly side of Buford Drive (State Route 20) and the northerly side of East Pike Street (US Route 29) (the "Property"). The Property is bounded by Jarman Street to the north and McArthur Street and the CSX Railway right-of-way to the east. The Applicant is also requesting the abandonment of a portion of McArthur Street as depicted on the site plan submitted with the Application.

The surrounding area is characterized by a mix of existing land uses, property age classes, and zoning classifications. The Little Barn barbecue restaurant is across the street to the south and there are several older industrial and heavy commercial uses nearby, including auto repair. Older residential developments also exist in the area along Benson Street and Cherry Street. However, new development has occurred in the area, including the Peach State Federal Credit Union across Pike Street from the Property. Of course, downtown Lawrenceville has seen multiple new developments and redevelopments of the core downtown area including City View, South Lawn, and the upcoming boutique hotel. These projects have activated downtown Lawrenceville and dramatically enhanced its walkability and sense of place. Naturally, the revitalization of the downtown core is working to enhance all of downtown. Accordingly, the Applicant is requesting to redevelop and revitalize a prominent corner of downtown with a first-class, luxury, senior living community. The proposed 5-story building would feature attractive architecture and building materials to drastically improve the aesthetics the East Pike Street and Buford Drive intersection.

Lawrenceville's street grid system and historic architecture naturally accommodated the downtown revitalization developments and those projects reflect smart urban planning and land

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use management. Another of Lawrenceville's inherent amenities is the Rhodes Jordan Park just east of downtown. While the park has great features including sports fields, a large lake, and extensive walking trails, it feels somewhat disconnected from downtown. However, the proposed development carries the high-quality redevelopment of downtown towards the park and fills a major gap in the Downtown-to-Park connection. The proposed development will enhance the aesthetics and walkability of East Pike Street and will encourage people to walk to bike from Downtown to the Park and vice versa.

Accordingly, the Applicant is requesting the City to rezone the Property to the O-I zoning classification and grant a special use permit to allow the development of the Property for use as a "Retirement Community, Independent Living" as depicted on the site plan submitted with the Application (the "Site Plan"). In addition to the rezoning and special use permit for the use of Retirement Community, Independent Living, the Applicant is specifically requesting relief from certain provisions and development standards set forth in the City of Lawrenceville Zoning Ordinance (the "Ordinance") including a building height increase, an increase of impervious surface area, elimination of building setbacks and buffers, relief necessary to provide 165 parking spaces, et al., in order to develop the property in general accordance with the Site Plan. The proposed retirement community would provide approximately 132 units of high-end, luxury, age-exclusive homes with an internal courtyard for the use and enjoyment of residents. While the proposed development will include internal amenities such as the courtyard and clubhouse with fitness center, social areas, and lounge, residents of the proposed development would also be attracted to diverse nearby community amenities such as Downtown and Rhodes Jordan Park. Moreover, since most of the proposed residents are retired, they will have ample time to enjoy nearby parks, shopping, and dining opportunities.

The proposed senior community is compatible with the policies set forth in the Lawrenceville 2040 Comprehensive Plan (the 2040 Plan) which encourage the development of a mix of uses within the Downtown Character Area and housing designed for seniors. Specifically, the 2040 Plan provides that Downtown is "a place for everyone: families, students, millennials, empty nesters, and seniors all feel at home and welcome." The proposed development is also compatible with multiple 2040 Plan "Key Policies" including Policy LU1.1 which is to "Encourage a mixture and concentration of residential, retail, office, recreational, and educational facilities at key locations to encourage walking and biking to everyday needs." Policy LU1.4 is to "Encourage buildings in walkable areas to be oriented to the street and have facades designed with abundant windows and human scale architectural features." And further, Policy ED6.1 is to "Expand Downtown's live-work-play opportunities."

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Residents of the proposed community would have direct pedestrian access to nearby shopping, dining, recreational, and entertainment uses therefore improving the walkability of the East Pike Street and Buford Drive corridors. The proposed development will create a community for seniors to "age in place" and remain in their communities with convenient access to their daily needs. Accordingly, not only is the proposed development compatible with surrounding land uses and the 2040 Plan, it would also represent a decrease in the intensity of potential development on the Property. Continuing the currently-entitled industrial and heavy commercial uses could have a negative impact on surrounding properties, pedestrian experience, and roadway aesthetics. The proposed development would replace an older automotive-related land use and bring the Property in line with the land uses that are encouraged by the Comprehensive Plan.

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

This 7th day of August, 2020.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

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HIGHLANDS RESIDENTIAL ZONING TRACT "A"

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

Beginning at a point along the easterly right of way margin of Buford Drive (R/W varies), said point being witnessed by a nail set North 87 degrees 50 minutes 03 seconds East a distance of 60.04 feet and by a concrete right of way monument 1.3 feet to the northwest, said point being the POINT OF BEGINNING; Thence from the point of beginning as thus established and following said easterly right of way margin of Buford Drive the following four courses and distances: North 02 degrees 59 minutes 01 seconds West a distance of 51.28 feet to a point; Thence North 01 degrees 17 minutes 18 seconds West a distance of 134.56 feet to a concrete monument; Thence North 01 degrees 32 minutes 53 seconds East a distance of 63.04 feet to a point; Thence North 01 degrees 15 minutes 31 seconds East a distance of 57.07 feet to a concrete right of way monument found at the southwesterly mitered right of way intersection of said easterly right of way margin of Buford Drive and the southerly right of way margin of Jarman Street (R/W varies); Thence departing said easterly right of way margin of Buford Drive and following the mitered right of way of said Buford Drive and Jarman Street North 39 degrees 46 minutes 24 seconds East a distance of 15.60 feet to a concrete right of way monument found; Thence departing said mitered right of way of said Buford Drive and said Jarman Street and following said southerly right of way margin of Jarman Street the following six courses and distances: North 80 degrees 08 minutes 23 seconds East a distance of 49.99 feet to a #4 rebar set; Thence North 80 degrees 14 minutes 46 seconds East a distance of 23.77 feet to a point; Thence North 01 degrees 13 minutes 08 seconds East a distance of 10.02 feet to a concrete right of way monument found; Thence North 80 degrees 01 minutes 34 seconds East a distance of 75.66 feet to a point; Thence North 02 degrees 43 minutes 00 seconds West a distance of 7.26 feet to a #4 rebar set; Thence North 81 degrees 46 minutes 54 seconds East a distance of 80.50 feet to a nail set at the right of way intersection of said southerly right of way of Jarman Street and the westerly right of way of McArthur Street (R/W varies); Thence departing said southerly right of way margin of Jarman Street and following the said westerly right of way margin of McArthur Street the following two courses and distances: South 03 degrees 24 minutes 40 seconds East a distance of 311.80 feet to a nail set; Thence South 03 degrees 30 minutes 20 seconds East a distance of 178.44 feet to a nail set at the right of way intersection of said westerly right of way of McArthur Street and the northerly right of way of East Pike Street (R/W varies); Thence departing said westerly right of way of McArthur Street and following said northerly right of way of East Pike Street the following five courses and distances: South 84 degrees 53 minutes 15 seconds West a distance of 13.33 feet to a nail found; Thence South 41 degrees 17 minutes 05 seconds West a distance of 28.55 feet to a concrete right of way monument found; Thence South 84 degrees 53 minutes 15 seconds West a distance of 79.54 feet to a point; Thence along a curve to the right having an arc length of 26.02 feet and a radius of 1,676.51 feet and being subtended by a chord bearing South 84 degrees 28 minutes 21 seconds West a chord distance of 26.02 to a concrete right of way monument found; Thence North 73 degrees 20 minutes 23 seconds West a distance of 52.96 feet to a concrete monument found at the intersection of said northerly right of way of East Pike Street and the easterly right of way margin of Buford Drive (R/W varies); Thence departing said northerly right of way of East Pike Street and following said apparent easterly right of way

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margin of Buford Drive the following three courses and distances: North 42 degrees 28 minutes 12 seconds West a distance of 94.45 feet to a #4 rebar set; Thence North 10 degrees 16 minutes 59 seconds West a distance of 19.69 feet to a # 4 rebar set; Thence North 10 degrees 16 minutes 59 seconds West a distance of 45.83 feet to the POINT OF BEGINNING as witnessed by a nail set North 87 degrees 50 minutes 03 seconds East a distance of 60.04 feet and by a concrete right of way monument 1.3 feet to the northwest.

Said tract or parcel contains 2.72 acres (118,753 square feet) more or less, and comprises Gunter Tract "A', ETC Tract "C" and GDOT Tract "F" as shown on that certain plat or boundary retracement survey of 77 East Pike Street for Highland residential, LLC by Gaskins bearing the seal of Bryant G. Kachel (GA PLS #2700) dated June 6, 2019.

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HIGHLANDS RESIDENTIAL ZONING TRACT "B"

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

Beginning at a nail set, said nail being shown as the POINT OF BEGINNING for Gunter Tract "B" on that certain plat or boundary retracement survey of 77 East Pike Street for Highland residential, LLC by Gaskins bearing the seal of Bryant G. Kachel (GA PLS #2700) dated June 6, 2019, said point being the POINT OF BEGINNING; Thence from the point of beginning as thus established North 03 degrees 28 minutes 11 seconds West a distance of 32.49 to a nail set on the easterly right of way margin of McArthur Street (R/W Varies), said nail being the point of beginning; Thence following said easterly right of way margin of McArthur Street the following four courses and distances: North 03 degrees 28 minutes 11 seconds West a distance of 178.60 feet to a nail set; Thence North 01 degrees 15 minutes 18 seconds West a distance of 59.61 feet to a nail set; Thence South 88 degrees 41 minutes 17 seconds East a distance of 4.45 feet to a #4 rebar set; thence North 02 degrees 19 minutes 07 seconds West a distance of 69.91 feet to a #4 rebar set; Thence departing said easterly right of way margin of McArthur Street South 89 degrees 03 minutes 17 seconds East a distance of 113.78 feet to a #4 rebar found along the westerly right of way margin of CSX Railroad (50' R/W); Thence following said westerly right of way margin of CSX Railroad the following three courses and distances: South 22 degrees 47 minutes 08 seconds West a distance of 75.76 feet to a point; Thence along a curve to the left having an arc length of 56.74 feet and a radius of 1,379 feet and being subtended by a chord bearing South 19 degrees 24 minutes 51 seconds West a chord distance of 56.74 feet to a #4 rebar set; Thence along a curve to the left having an arc length of 221.20 feet and a radius of 1,379 feet and being subtended by a chord bearing South 13 degrees 38 minutes 24 seconds West a chord distance of 220.96 feet to a nail set; Thence departing said westerly right of way margin of CSX Railroad South 85 degrees 09 minutes 35 seconds West a distance of 1.00 feet to the POINT OF BEGINNING.

Said tract or parcel contains 0.40 acres (17,541 square feet), and comprises Gunter Tract "B", Gunter Tract "C" and Maughon Tract "D" as shown on that certain plat or boundary retracement survey of 77 East Pike Street for Highland residential, LLC by Gaskins bearing the seal of Bryant G. Kachel (GA PLS #2700) dated June 6, 2019.

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HIGHLANDS RESIDENTIAL ZONING TRACT "C"

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

Commencing at a nail set, said nail being shown as Point Of Commencement for McArthur Tract "G" on that certain plat or boundary retracement survey of 77 East Pike Street for Highland residential, LLC by Gaskins bearing the seal of Bryant G. Kachel (GA PLS #2700) dated June 6, 2019; Thence North 03 degrees 28 minutes 11 seconds West a distance of 32.49 to a nail set along the easterly right of way margin of McArthur Street (R/W Varies), said nail being the POINT OF BEGINNING; Thence from the point of beginning as thus established and departing said easterly right of way margin of McArthur Street South 86 degrees 31 minutes 49 seconds West a distance of 20.02 feet to a nail set along the westerly right of way margin of McArthur Street (R/W Varies); Thence following said westerly right of way margin of McArthur Street the following two courses and distances: North 03 degrees 30 minutes 20 seconds West a distance of 178.44 feet to a nail set; Thence North 03 degrees 24 minutes 40 seconds West a distance of 131.42 feet to a point; Thence departing said westerly right of way margin of McArthur Street South 89 degrees 03 minutes 17 seconds East a distance of 28.22 feet to a #4 rebar set along the easterly right of way margin of McArthur Street (R/W Varies); Thence following said easterly right of way margin of McArthur Street the following four courses and distances: South 02 degrees 19 minutes 07 seconds East a distance of 69.91 feet to a #4 rebar set; Thence North 88 degrees 41 minutes 17 seconds West a distance of 4.45 feet to a nail set; Thence South 01 degrees 15 minutes 18 seconds East a distance of 59.61 feet to a nail set; Thence South 03 degrees 28 minutes 11 seconds East a distance of 178.60 feet to the POINT OF BEGINNING.

Said tract or parcel contains 0.15 acres (6,792 square feet), and comprises McArthur Tract "G" as shown on that certain plat or boundary retracement survey of 77 East Pike Street for Highland residential, LLC by Gaskins bearing the seal of Bryant G. Kachel (GA PLS #2700) dated June 6, 2019.

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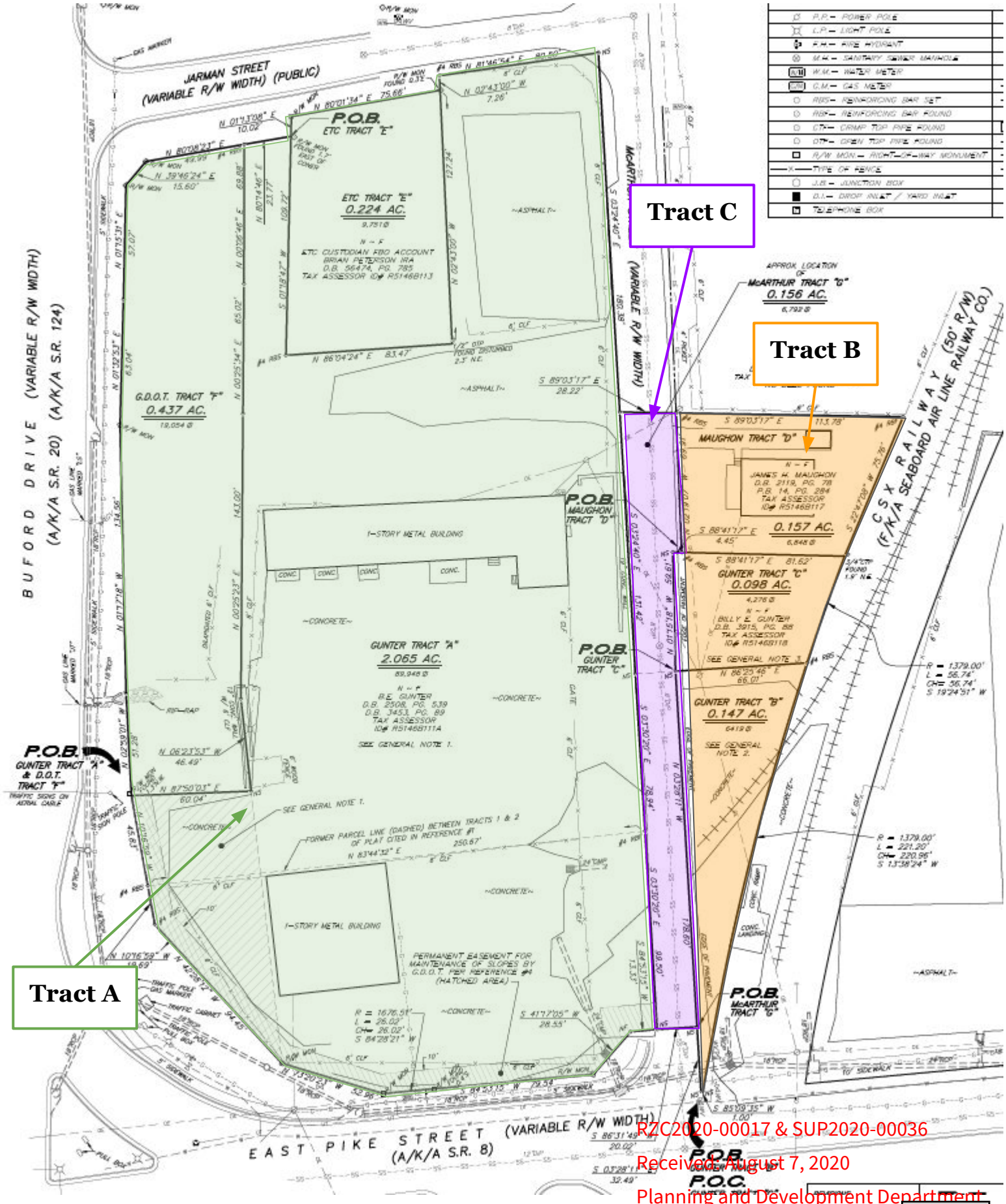

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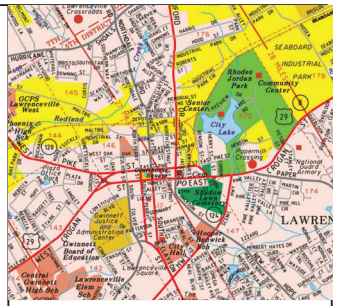
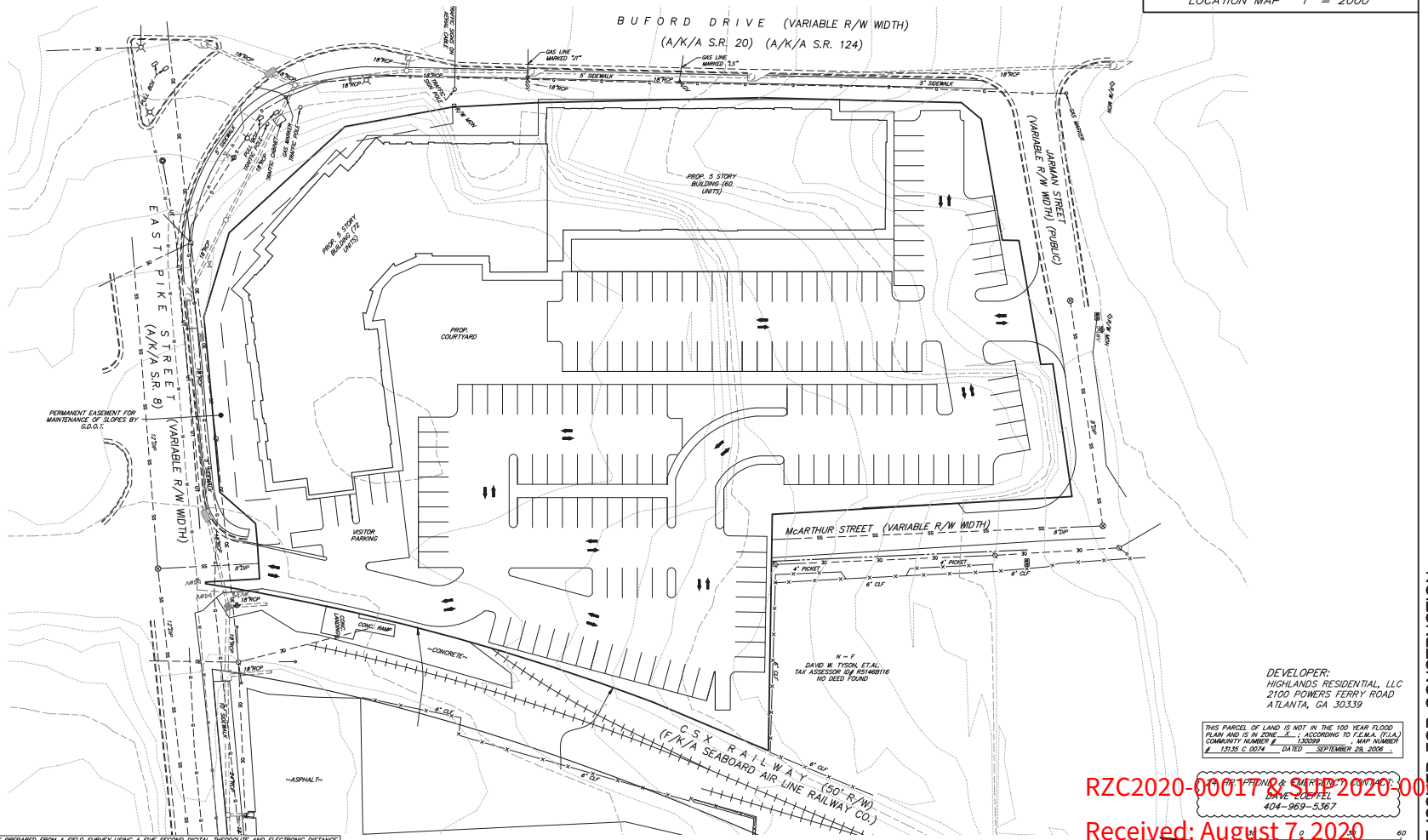
SITE NOTES:
1. SITE AREA: 3.28 ACRES
2. CURRENT ZONING: I-M (LIGHT MANUFACTURING) AND HSB (HIGHWAY SERVICE BUSINESS)
3. PROPOSED DEVELOPMENT IS O-I (OFFICE AND INDUSTRIAL), INDEPENDENT LIVING COMMUNITY
4. PROPOSED UNITS: 132
5. DENSITY = 132 UNITS/3.28 AC = 40.2 U/A
6. NO SETBACKS OR BUFFERS PROPOSED
7. PROPOSED PARKING: 165 SPACES
8. BUILDING HEIGHT = 5 STORIES MAX, 65 FEET
9. SURVEY BY GASKINS SURVEYING ON FEBRUARY 11, 2020
10. NO WETLANDS OR CREEKS EXIST ONSITE



LOCATION MAP 1" = 2000'



DEVELOPER:
HIGHLANDS RESIDENTIAL, LLC
2100 POWERS FERRY ROAD
ATLANTA, GA 30339

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130099 , MAP NUMBER # 13135 C 0074 DATED SEPTEMBER 29, 2006 .

ENGINEERING & PLANNING CONSULTANTS:
DAVE COCHRAN
404-969-5367

Know what's below. Call before you dig.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/ 77,965 ; ANGULAR ERROR: 0.1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/ 76,668 . MATTERS OF TITLE ARE EXCEPTED.

Gaskins
Surveying • Planning • Mapping
17 Dahlonega St. Ste. 3 Cartersville, GA 30120 Phone: 770.607.1606
3611 Peachtree Rd. Ste. 600 Brookhaven, GA 30319 Phone: 770.457.7658
www.gaskinsinc.com
WALL OF FAME

© 2016, GASKINS SURVEYING COMPANY, INC. This drawing may be used for the express purpose of constructing the work shown for the site and owner specified for the site. Any other use of this drawing including any reproduction or alteration of this drawing without the prior written approval of Gaskins Surveying Company, Inc. is prohibited.

77 PIKE STREET
SENIOR LIVING RESIDENTIAL
LAND LOT 146, 5TH DISTRICT
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA
ZONED

NOT ISSUED FOR CONSTRUCTION

REVISIONS		
REV.	DATE	REVISION REFERENCE:

SHEET TITLE
ZONING PLAN

SEAL

PROJECT I.D.	FIELD BOOK
1904082	N/A
DRAWN BY	CHECKED BY
MMB	MMB
SCALE	ISSUE DATE
1"=30'	8/5/20

SHEET NUMBER
1

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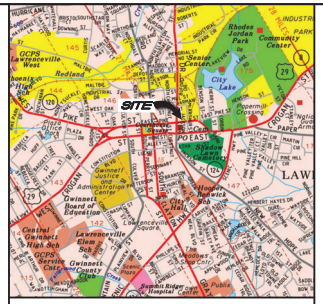
CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION



GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

GENERAL NOTES:

1. GUNTER TRACT "A" AND ACREAGE SHOWN INCLUDES THE HATCHED AREA AT SOUTHWEST CORNER OF SITE, AND IS ALSO SHOWN ON PLAT OF SURVEY FOR B.E. GUNTER CITED IN REFERENCE #1 HEREON, AND ON PLAT OF SURVEY IN REFERENCE #3. HATCHED AREA IS ASSIGNED OWNERSHIP TO B.E. GUNTER PER GWINNETT COUNTY GIS WEBSITE ON TAX ASSESSOR'S MAP WITH A SEPARATE TAX PARCEL ID# R5146B110. RECTANGULAR SHAPE OF TAX PARCEL SHOWN ON WEB SITE DOES NOT TAKE INTO ACCOUNT GEORGIA D.O.T. RIGHT-OF-WAY TAKING PER PLANS CITED IN REFERENCE #4 HEREON.
2. GUNTER TRACT "B" IS NOT SHOWN ON ABOVE-SAID TAX ASSESSOR'S MAP AS A SEPARATE PARCEL WITH A TAX ID NUMBER, NOR WITH ANY SPECIFIC OWNERSHIP. HOWEVER THIS PARCEL IS INCLUDED IN 1983 WARRANTY DEED TO B.E. GUNTER IN D.B. 2508, PG. 539. THIS PARCEL IS ALSO INCLUDED ON PLAT OF SURVEY FOR B.E. GUNTER CITED IN REFERENCE #1, AND ON PLAT OF SURVEY CITED IN REFERENCE #3.
3. GUNTER TRACT "C" IS ALSO SHOWN ON PLAT CITED ABOVE (BUT NOT PLAT OF REFERENCE #3), AND HAS OWNERSHIP ASSIGNED TO B.E. GUNTER PER TAX ASSESSOR'S WEB SITE CITED ABOVE, WITH ID# R5146B118.
4. PRECISION OF CLOSURE FOR EACH TRACT ARE AS FOLLOWS:
   - GUNTER TRACT "A" = 566,872
   - GUNTER TRACT "B" = 145,137
   - GUNTER TRACT "C" = 91,259
   - MAUGHON TRACT "D" = 76,668
   - ETC TRACT "E" = 583,203
   - G.D.O.T. TRACT "F" = 216,170
   - McARTHUR TRACT "G" = 148,614
5. BASIS OF BEARING IS GRID NORTH PER GPS NOTES ABOVE, BUT ALL DISTANCES SHOWN ARE GROUND DISTANCES.
6. NO CHANGES IN STREET RIGHT OF WAY LINES, SIDEWALKS OR CURBING--PAVING, NOR ANY WETLAND DELINEATIONS NOR EVIDENCE OF GRAVEYARD WERE OBSERVED WHILE CONDUCTING THIS SURVEY.
7. UNDERGROUND MARKINGS FOR GAS AND WATER WERE FOUND ALONG EAST PIKE STREET, DESIGNATIONS (MARKINGS) MADE BY OTHERS UNKNOWN TO GASKINS.
8. FRESH UNDERGROUND MARKINGS FOR GAS ALONG BUFORD DRIVE WERE PROCURED BY HIGHLANDS RESIDENTIAL, LLC DURING THE WEEK OF FEB. 5th, 2020.

SURVEY REFERENCES:

1. PLAT OF SURVEY FOR B.E. GUNTER DATED AUGUST 16, 2001, PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC., JOB NO. 11163-01 / W:11163B01.
2. WARRANTY DEED FROM C.J. GORDON, AS TRUSTEE OF THE LSI FOUNDATION, A CONNECTICUT CHARITABLE TRUST, TO B.E. GUNTER, DATED JANUARY 27, 1983, DEED BOOK 2508, PAGE 539, RECORDS OF GWINNETT COUNTY CLERK OF THE SUPERIOR COURT.
3. PLAT OF SURVEY FOR GWINNETT CONCRETE PRODUCTS CO., INC., DATED OCTOBER 10, 1974, PREPARED BY HAYES, JAMES & ASSOCIATES, RECORDED IN PLAT BOOK 2, PAGE 231, AFORESAID RECORDS.
4. STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION PROPOSED RIGHT OF WAY PLANS FOR STATE ROUTE 20, PROJECT NO. M-F--20 (100) GWINNETT COUNTY, DATED MAY 2, 1997, MULTIPLE REVISIONS THRU AUG. 12, 1998.
5. PLAT OF SURVEY FOR JAMES H. MAUGHON, DATED JANUARY 21, 1981, PREPARED BY HAYES, JAMES & ASSOCIATES, RECORDED IN PLAT BOOK 14, PAGE 284, AFORESAID RECORDS.
6. PLAT OF SUBDIVISION PREPARED BY G.L. VEAL, SURVEYOR, DATED JULY 29, 1940, RECORDED IN PLAT BOOK C, PAGE 15, AFORESAID RECORDS.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS GREENING THESE UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

AREA SUMMARY 1

TRACT "A"	2.065 ACRES
TRACT "B"	0.147 "
TRACT "C"	0.098 "
TRACT "D"	0.157 "
TRACT "E"	0.224 "
OVERALL	2.691 ACRES

AREA SUMMARY 2

TRACT "F"	0.437 ACRES
TRACT "G"	0.156 "
OVERALL	0.593 ACRES

TOTAL AREA SUMMARY

TRACT "A"	2.065 ACRES
TRACT "B"	0.147 "
TRACT "C"	0.098 "
TRACT "D"	0.157 "
TRACT "E"	0.224 "
TRACT "F"	0.437 "
TRACT "G"	0.156 "
OVERALL	3.284 ACRES

SURVEYOR'S CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED 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.

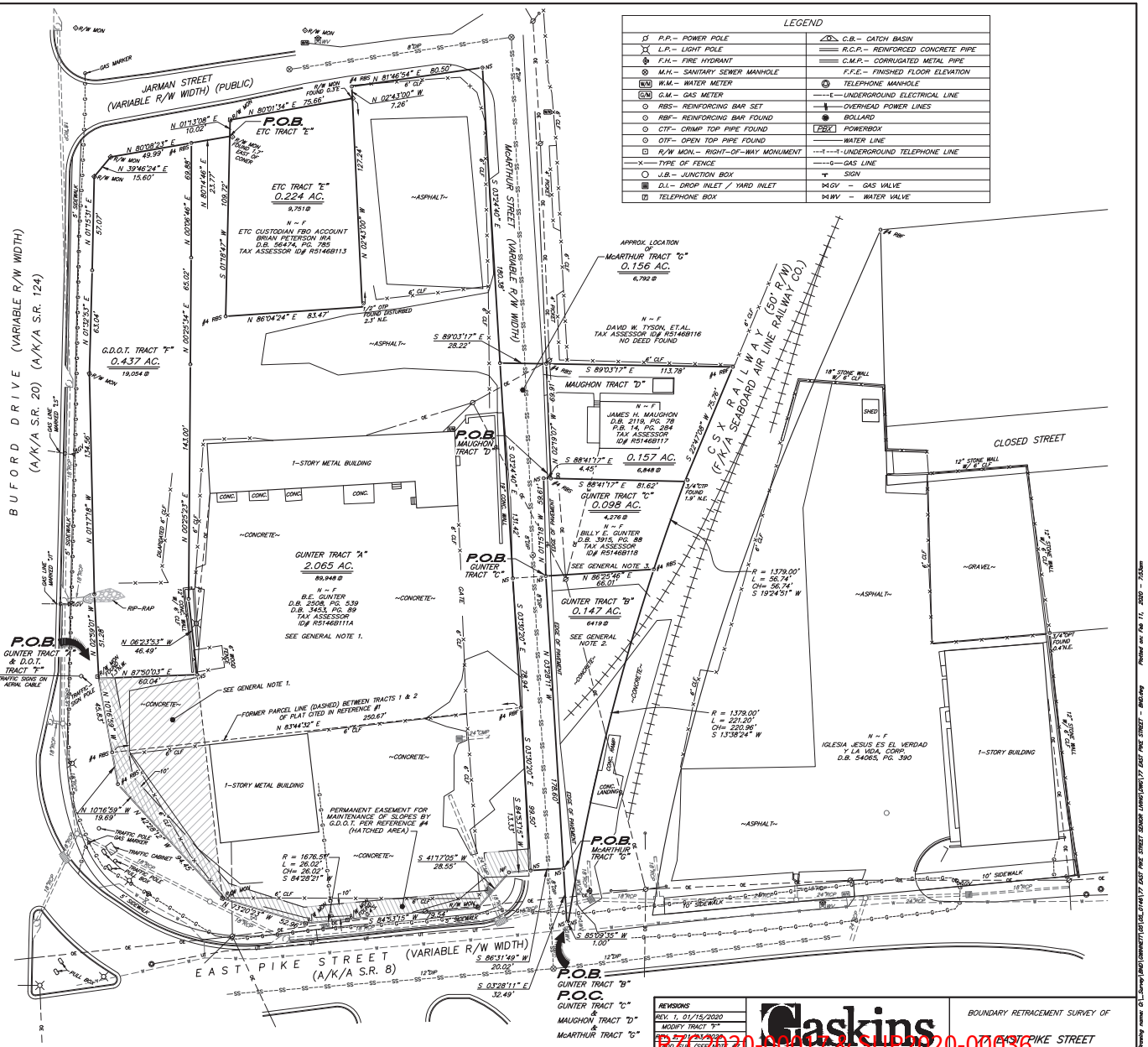
GEORGIA PROFESSIONAL LAND SURVEYOR 2700 BRYANT G. KACHEL

Bryant G. Kachel 02/11/2020

BRYANT G. KACHEL, RLS
GA RLS NO. 2700
email: bkachel@gpcsurvey.com

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130099 , MAP NUMBER # 13135 C 0074 F DATED SEPTEMBER 29, 2006 .

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/ 77,965 ; ANGULAR ERROR: 0.1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/ 76,668 . MATTERS OF TITLE ARE EXCEPTED.



LEGEND

P.P.– POWER POLE	C.B.– CATCH BASIN
L.P.– LIGHT POLE	R.C.P.– REINFORCED CONCRETE PIPE
F.H.– FIRE HYDRANT	C.M.P.– CORRUGATED METAL PIPE
M.H.– SANITARY SEWER MANHOLE	F.F.E.– FINISHED FLOOR ELEVATION
W.M.– WATER METER	TELEPHONE MANHOLE
G.M.– GAS METER	E– UNDERGROUND ELECTRICAL LINE
RBS– REINFORCING BAR SET	OVERHEAD POWER LINES
RBF– REINFORCING BAR FOUND	BOLLARD
CTF– CRIMP TOP PIPE FOUND	POWERBOX
OTF– OPEN TOP PIPE FOUND	WATER LINE
R/W MON.– RIGHT-OF-WAY MONUMENT	T UNDERGROUND TELEPHONE LINE
TYPE OF FENCE	G– GAS LINE
J.B.– JUNCTION BOX	SIGN
D.I.– DROP INLET / YARD INLET	GV – GAS VALVE
TELEPHONE BOX	WV – WATER VALVE

REVISIONS
REV. 1: 01/15/2020
MODIFY TRACT "F"
REV. 2: 01/21/2020
ADD SUB. (SEE NOTE #6)
REV. 3: 02/11/2020
SEE NOTE #6; ADDITIONAL R/W MONUMENT FOUND

Gaskins
Surveying Consultants
www.gpcsurvey.com LSF# 789
Lawrenceville Office 558 Old Norcross Rd Ste. 204 Lawrenceville, GA 30046
Marietta Office 1266 Powder Springs Rd Marietta, GA 30064
Canton Office 147 Riverbend College Pkwy Canton, GA 30114

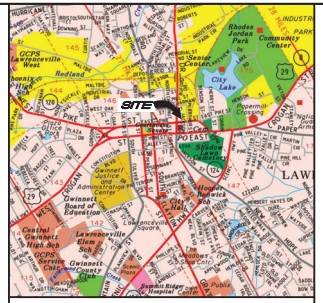
FIELD DATE: 6/06/2019
OFFICE DATE: 6/06/2019
SCALE: 1"=30'
DRAWN BY: BGK
CHECKED BY: BGK/DCO
FILE: Q:/SURV/BND/S_0146...

BOUNDARY RETRACEMENT SURVEY OF
EAST PIKE STREET
FOR
HIGHLANDS RESIDENTIAL, LLC

LOCATED IN CITY OF LAWRENCEVILLE
L.L. 146, 5th DISTRICT
GWINNETT COUNTY, GA.

RZR2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION



LOCATION MAP 1" = 2000'

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

GENERAL NOTES:

1. PRECISION OF CLOSURE FOR THIS PLAT IS 1 IN 148,614
2. BASIS OF BEARING IS GRID NORTH PER GPS NOTES ABOVE, BUT ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. NO CHANGES IN STREET RIGHT OF WAY LINES, SIDEWALKS OR CURBING--PAVING, NOR ANY WETLAND DELINEATIONS NOR EVIDENCE OF GRAVEYARD WERE OBSERVED WHILE CONDUCTING THIS SURVEY.
4. UNDERGROUND MARKINGS FOR GAS AND WATER WERE FOUND ALONG EAST PIKE STREET, DESIGNATIONS (MARKINGS) MADE BY OTHERS UNKNOWN TO GASKINS.
5. FRESH UNDERGROUND MARKINGS FOR GAS ALONG BUFORD DRIVE WERE PROCURED BY HIGHLANDS RESIDENTIAL, LLC DURING THE WEEK OF FEB. 5th, 2020.

SURVEY REFERENCES:

1. PLAT OF SURVEY FOR B.E. GUNTER DATED AUGUST 16, 2001, PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC., JOB NO. 1116.3-01 / W-1116.3B01.
2. WARRANTY DEED FROM C.J. GORDON, AS TRUSTEE OF THE LSI FOUNDATION, A CONNECTICUT CHARITABLE TRUST, TO B.E. GUNTER, DATED JANUARY 27, 1983, DEED BOOK 2508, PAGE 539, RECORDS OF GWINNETT COUNTY CLERK OF THE SUPERIOR COURT.
3. PLAT OF SURVEY FOR GWINNETT CONCRETE PRODUCTS CO., INC., DATED OCTOBER 10, 1974, PREPARED BY HAYES, JAMES & ASSOCIATES, RECORDED IN PLAT BOOK 2, PAGE 231, AFORESAID RECORDS.
4. STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION PROPOSED RIGHT OF WAY PLANS FOR STATE ROUTE 20, PROJECT NO. MLP-20 (100) GWINNETT COUNTY, DATED MAY 2, 1997, MULTIPLE REVISIONS THRU AUG. 12, 1999.
5. PLAT OF SURVEY FOR JAMES H. MAUGHON, DATED JANUARY 21, 1981, PREPARED BY HAYES, JAMES & ASSOCIATES, RECORDED IN PLAT BOOK 14, PAGE 284, AFORESAID RECORDS.
6. PLAT OF SUBDIVISION PREPARED BY G.L. VEAL, SURVEYOR, DATED JULY 29, 1940, RECORDED IN PLAT BOOK C, PAGE 15, AFORESAID RECORDS.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

SURVEYOR'S CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED 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.

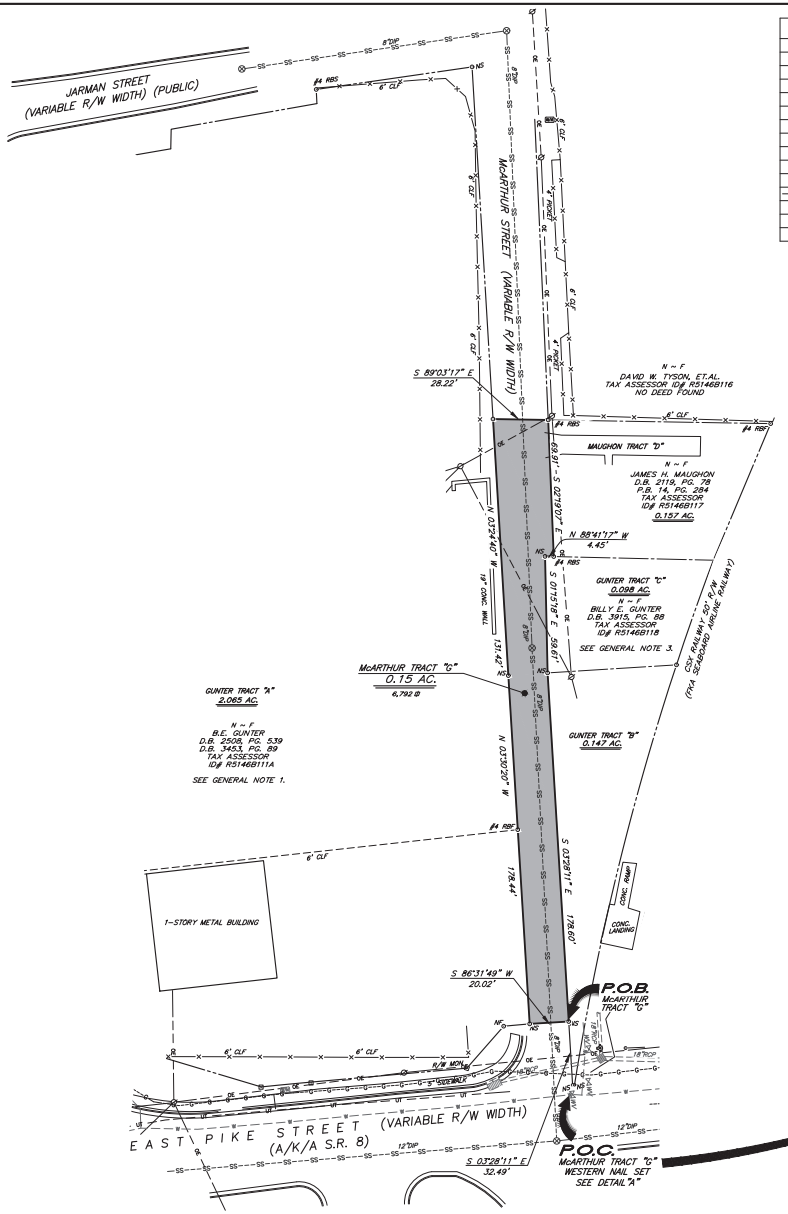
GEORGIA PROFESSIONAL 2806 LAND SURVEYOR DEAN C. OLSON

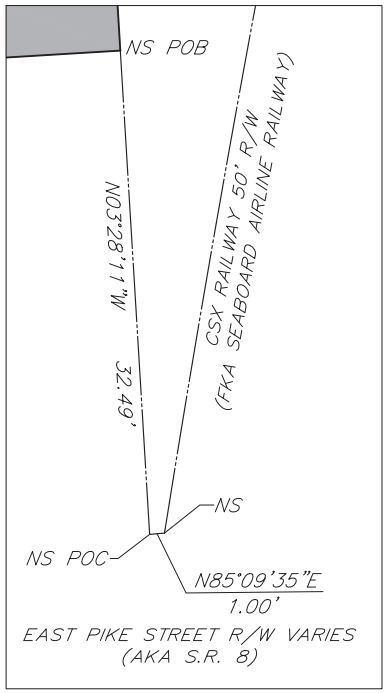
Dean C. Olson

DEAN C. OLSON, RLS
GA RLS NO. 2806
email: dolson@gcsurvey.com
08/03/2020

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130099 , MAP NUMBER # 13135 C 0074 F DATED SEPTEMBER 29, 2006 .

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/ 77,965 ; ANGULAR ERROR: 0.1" PER POINT, THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/ 76,668 . MATTERS OF TITLE ARE EXCEPTED.





DETAIL "A"
NOT TO SCALE

LEGEND

P.P.– POWER POLE	C.B.– CATCH BASIN
L.P.– LIGHT POLE	R.C.P.– REINFORCED CONCRETE PIPE
F.H.– FIRE HYDRANT	C.M.P.– CORRUGATED METAL PIPE
M.H.– SANITARY SEWER MANHOLE	F.F.E.– FINISHED FLOOR ELEVATION
W.M.– WATER METER	TELEPHONE MANHOLE
G.M.– GAS METER	UNDERGROUND ELECTRICAL LINE
RBS– REINFORCING BAR SET	OVERHEAD POWER LINES
RBF– REINFORCING BAR FOUND	BOLLARD
CTF– CRIMP TOP PIPE FOUND	PBX POWERBOX
OTF– OPEN TOP PIPE FOUND	WATER LINE
R/W MON.– RIGHT-OF-WAY MONUMENT	UNDERGROUND TELEPHONE LINE
TYPE OF FENCE	GAS LINE
J.B.– JUNCTION BOX	SIGN
D.I.– DROP INLET / YARD INLET	GV – GAS VALVE
TELEPHONE BOX	WV – WATER VALVE

GRID NORTH ~ GA. WEST ZONE

SCALE IN FEET: 30 0 30 60

REVISIONS

Gaskins
ENGINEERING • LAND PLANNING • LAND SURVEYING • CONSTRUCTION MGMT.
www.gcsurvey.com LSF# 789
Lawrenceville Office: 558 Old Norcross Rd Ste. 204, Lawrenceville, GA 30046
Marietta Office: 1266 Powder Springs Rd, Marietta, GA 30064
Canton Office: 147 Reinhardt College Pkwy, Canton, GA 30114
Phone: (770) 513-8168 Fax: (770) 513-8168

BOUNDARY RETRACEMENT SURVEY OF
McARTHUR TRACT "C"
FOR
HIGHLANDS RESIDENTIAL, LLC
LOCATED IN CITY OF LAWRENCEVILLE
L.L. 146, 5th DISTRICT
GWINNETT COUNTY, GA.

FIELD DATE: 1/29/2019 | DRAWN BY: MG
OFFICE DATE: 08/03/2020 | CHECKED BY: DCO
SCALE: 1"=30' | FILE: Q:/SURV/BND/S_0146...

RZC2020-00018 & SUP2020-00036
Received August 2020
Planning and Development Department

LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5 - 146 - R5146B111A
(Map Reference Number) District Land Lot Parcel

Signature of Applicant 8/6/2020 Date

DAVE LOEFFEL, CEO
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME TITLE

DATE

4.

Check tag office wait times here.

Preview the tag office COVID-19 process here: English Spanish

Chat

ACCOUNT DETAIL

View/Pay Your Taxes / Account Detail

Tax Account

Mailing Address:
EQUITY TRUST COMPANY CUSTODIAN FBO BRIAN PETERSHAGEN IRA
77 E PIKE ST
LAWRENCEVILLE , GA 30046-4930

Change Mailing Address

SITUS:
77 EAST PIKE ST

Tax District:
LAWRENCEVILLE

Parcel ID	Property Type	Last Update
R5146B111A	Real Property	8/6/2020 3:24:02 PM

Legal Description
E PIKE ST

Tax Bills

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

Page 258

4.

Note: Four years of tax information is available online. Email **tax@gwinnettcounty.com** to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	$7,666.11	$7,666.11	$0.00	$0.00	10/15/2019	$0.00
2018	$6,288.30	$6,288.30	$0.00	$0.00	10/15/2018	$0.00
2017	$6,355.62	$6,355.62	$0.00	$0.00	1/1/2018	$0.00
2016	$6,793.61	$6,793.61	$0.00	$0.00	10/15/2016	$0.00
Total						$0.00

Chat

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

Pay Now

No payment due for this account.

Schedule Payments

Schedule Future Payments

View or edit your Scheduled Payments **here**

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

PARCEL I.D. NUMBER: 5 - 146 - R5146B110
(Map Reference Number) District Land Lot Parcel

Signature of Applicant — Date 8/6/2020

DAVE LOEFFEL, CEO
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME _____ TITLE _____

DATE _____

4.

Check tag office wait times here.

Preview the tag office COVID-19 process here: English Spanish

Chat

ACCOUNT DETAIL

View/Pay Your Taxes / Account Detail

Tax Account

Mailing Address:
EQUITY TRUST COMPANY CUSTODIAN FBO BRIAN PETERSHAGEN IRA
77 E PIKE ST
LAWRENCEVILLE , GA 30046-4930

Change Mailing Address

SITUS:
77 EAST PIKE ST

Tax District:
LAWRENCEVILLE

Parcel ID	Property Type	Last Update
R5146B110	Real Property	8/6/2020 3:22:44 PM

Legal Description
EAST PIKE ST

Tax Bills

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

Page 261

4.

Note: Four years of tax information is available online. Email **tax@gwinnettcounty.com** to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	$891.72	$891.72	$0.00	$0.00	10/15/2019	$0.00
2018	$698.70	$698.70	$0.00	$0.00	10/15/2018	$0.00
2017	$706.18	$706.18	$0.00	$0.00	1/1/2018	$0.00
2016	$1,040.09	$1,040.09	$0.00	$0.00	10/15/2016	$0.00
Total						$0.00

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

Pay Now

No payment due for this account.

Schedule Payments

Schedule Future Payments

View or edit your Scheduled Payments **here**

Chat

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5 - 146 - R5146B113
(Map Reference Number) District Land Lot Parcel

Signature of Applicant — Date: 8/6/2020

DAVE LOEFFEL, CEO
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME _____ TITLE _____

DATE _____

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

4.

Check tag office wait times here.

Preview the tag office COVID-19 process here: English Spanish

Chat

ACCOUNT DETAIL

View/Pay Your Taxes / Account Detail

Tax Account

Mailing Address:
ETC CUSTODIAN FBO ACCOUNT BRIAN PETERSHAGEN IRA
6652 GARRETT RD
BUFORD , GA 30518-1112

Change Mailing Address

SITUS:
280 JARMAN ST

Tax District:
LAWRENCEVILLE

Parcel ID	Property Type	Last Update
R5146B113	Real Property	8/6/2020 3:25:11 PM

Legal Description
40 41 LVILLE DEV CO

Tax Bills

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

4.

Note: Four years of tax information is available online. Email **tax@gwinnettcounty.com** to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	$166.96	$166.96	$0.00	$0.00	10/15/2019	$0.00
2018	$167.68	$167.68	$0.00	$0.00	10/15/2018	$0.00
2017	$169.48	$169.48	$0.00	$0.00	10/15/2017	$0.00
2016	$168.43	$172.10	$0.00	$0.00	10/15/2016	$0.00
Total						$0.00

Chat

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

Pay Now

No payment due for this account.

Schedule Payments

Schedule Future Payments

View or edit your Scheduled Payments **here**

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

PARCEL I.D. NUMBER: 5 - 146 - R5146B118
(Map Reference Number) District Land Lot Parcel

Signature of Applicant — Date: 8/6/2020

DAVE LOEFFEL, CEO
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME _____ TITLE _____

DATE _____

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

4.

Check tag office wait times here.

Preview the tag office COVID-19 process here: English Spanish

Chat

ACCOUNT DETAIL

View/Pay Your Taxes / Account Detail

Tax Account

Mailing Address:
GUNTER BILLY E
4436 MAGNOLIA CLUB CIR
SUGAR HILL , GA 30518-5396

Change Mailing Address

SITUS:
0 MCARTHUR ST

Tax District:
LAWRENCEVILLE

Parcel ID	Property Type	Last Update
R5146B118	Real Property	8/6/2020 3:26:53 PM

Legal Description
48 LVILLE DEV CO

Tax Bills

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

Page 267

4.

Note: Four years of tax information is available online. Email **tax@gwinnettcounty.com** to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	$115.47	$115.47	$0.00	$0.00	10/15/2019	$0.00
2018	$115.97	$115.97	$0.00	$0.00	10/15/2018	$0.00
2017	$117.23	$117.23	$0.00	$0.00	10/15/2017	$0.00
2016	$116.50	$116.50	$0.00	$0.00	10/15/2016	$0.00
Total						$0.00

Chat

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

Pay Now

No payment due for this account.

Schedule Payments

Schedule Future Payments

View or edit your Scheduled Payments **here**

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5 - 146 - R5146B153
(Map Reference Number) District Land Lot Parcel

Signature of Applicant — Date: 8/6/2020

DAVE LOEFFEL, CEO
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME _____ TITLE _____

DATE _____

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

4.

Check tag office wait times here.

Preview the tag office COVID-19 process here: English Spanish

Chat

ACCOUNT DETAIL

View/Pay Your Taxes / Account Detail

Tax Account

Mailing Address:
HARRIS MARY JOAN
1860 LEE PATRICK DR
DACULA , GA 30019-2688

Change Mailing Address

SITUS:
0 HWY 20

Tax District:
LAWRENCEVILLE

Parcel ID	Property Type	Last Update
R5146B153	Real Property	8/6/2020 2:37:18 PM

Legal Description
REAR HWY 20

Tax Bills

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

4.

Note: Four years of tax information is available online. Email **tax@gwinnettcounty.com** to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	$91.84	$91.84	$0.00	$0.00	10/15/2019	$0.00
2018	$92.23	$92.23	$0.00	$0.00	10/15/2018	$0.00
2017	$93.22	$93.22	$0.00	$0.00	10/15/2017	$0.00
2016	$92.64	$92.64	$0.00	$0.00	10/15/2016	$0.00
Total						$0.00

Chat

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

Pay Now

No payment due for this account.

Schedule Payments

Schedule Future Payments

View or edit your Scheduled Payments **here**

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

Page 271

LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5 - 146 - R5146B117
(Map Reference Number) District Land Lot Parcel

Signature of Applicant — Date: 8/6/2020

DAVE LOEFFEL, CEO
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME _____ TITLE _____

DATE _____

RZC2020-00017 & SUP2020-00036
Received: August 7, 2020
Planning and Development Department

4.

Check tag office wait times here.

Preview the tag office COVID-19 process here: English Spanish

Chat

ACCOUNT DETAIL

View/Pay Your Taxes / Account Detail

Tax Account

Mailing Address:
250 MCARTHUR LLC
1924 PIEDMONT CIR NE STE 100
ATLANTA , GA 30324-4888

Change Mailing Address

SITUS:
250 MCARTHUR ST

Tax District:
LAWRENCEVILLE

Parcel ID	Property Type	Last Update
R5146B117	Real Property	8/6/2020 2:38:30 PM

Legal Description
LOT 47 207 MC ARTHUR S

Tax Bills

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4.

Note: Four years of tax information is available online. Email **tax@gwinnettcounty.com** to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	$1,416.61	$1,416.61	$0.00	$0.00	10/15/2019	$0.00
2018	$834.25	$834.25	$0.00	$0.00	10/15/2018	$0.00
2017	$843.18	$843.18	$0.00	$0.00	10/15/2017	$0.00
2016	$837.97	$837.97	$0.00	$0.00	10/15/2016	$0.00
Total						$0.00

Chat

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

Pay Now

No payment due for this account.

Schedule Payments

Schedule Future Payments

View or edit your Scheduled Payments **here**

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CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING AND SPECIAL USE

APPLICANT PROPOSED CONDITIONS
ADDITIONS – RED
DELETIONS – ~~STRIKETHROUGH~~

RZC2020-00017:

Approval as OI (Office Institutional District) for a Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

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

   A. The proposed development shall be limited to a total of 132 multifamily residential units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.

   B. The maximum building height shall be 65 feet.

   C. Allow a 25 foot encroachment into the required front yard setback along East Pike Street and Buford Drive.

   D. Maximum impervious surface requirement shall not exceed 80-percent

   E. The development shall be age-restricted to residents **55** ~~**62**~~ years of age and older.

2. To satisfy the following site development considerations:

   A. The property shall be developed in general accordance with the submitted site rezoning site plan, dated August 5, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Planning and Development Department.

   B. The buidlings shall **be constructed in general accordance with the submitted elevations and floor plans presented to the Planning Commission during the public hearing held on Wednesday, September 2, 2020.** ~~**meet the RM-24 architectural standards set forth in the Zoning Ordinance with the exceptions outlined herein**~~**. Building elevations shall be submitted for**

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review and approval by the Planning and Development Department prior to the issuance of a development permit.

C. Ingress/Egress to the subject property shall be limited to one point of access along East Pike Street and Jarman Street. Point of access shall meet City and GDOT regulations as appropriate, including any dedication of Right-of-Way.

D. Parking spaces shall be limited to 165 total spaces, including required parking spaces for common space. Parking and driveway surfaces shall be paved and striped to City standards.

E. **Elimination of a 10 foot landscape strip along all right-of-ways shall be permitted consistent with the submitted site rezoning site plan, presented September 2, 2020 with minor adjustments as may be approved by the Planning and Development Department.. Internal and external landscaping and screening** ~~**Provide a 10- foot landscape strip along right-of-ways of East Pike Street, Buford Drive, Jarmar Street and McArthur Street. Final landscaping design**~~ shall be subject to review and approval of the Planning and Development Department.

F. 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.

G. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. **Other signage will be allowed consistent with the submitted site rezoning site plan, presented September 2, 2020 with minor adjustments as may be approved by the Planning and Development Department.** Subject to the review and approval of the Planning and Development Department.

H. All grassed areas shall be sodded.

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

J. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. 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.

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

L. Outdoor storage shall be prohibited.

M. City dumpsters shall be utilized for the entire development. Individual trash carts shall be prohibited within the development. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5-feet. The dumpster shall be screened on all sides by a minimum 6-foot high masonry wall with access via an opaque gate. **The project may incorporate a trash room inside the building.**

N. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.

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

P. The development shall be a gated community, with automated car access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made in a timely manner. Fencing along public Right of way shall be wrought iron style type fencing with masonry columns spaced 25 feet. **The building itself can function as a fence along the public right-of-way.**

Q. Unless provided underground, Stormwater Detention facilities shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans shall be subject to the review and approval of the Planning and Development Department.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

SUP2019-00036:
Approval of a Special Use Permit for a 132-unit Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

   A. The proposed development shall be limited to a total of 132 residential units The final

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site and building design shall be subject to review and approval of the Planning and Development Department.

B. Each multifamily living unit shall be accessed internally, via a double-loaded corridor (hallway), consisting of apartment units on both sides of the passage corridor.

C. Interior unit features include stainless steel appliances and stone countertops.

D. The development shall include outdoor amenities for residents including active common spaces that **may** include a community garden, covered pavilion and grilling areas. Interior amenities ~~**shall**~~ **may** include a community room with bistro, cardio/fitness center, as well as a computer center. The design and location of the amenities shall be subject to the review and approval by the Planning and Development Department.

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77 EAST PIKE : PARK PLACE by HIGHLANDS

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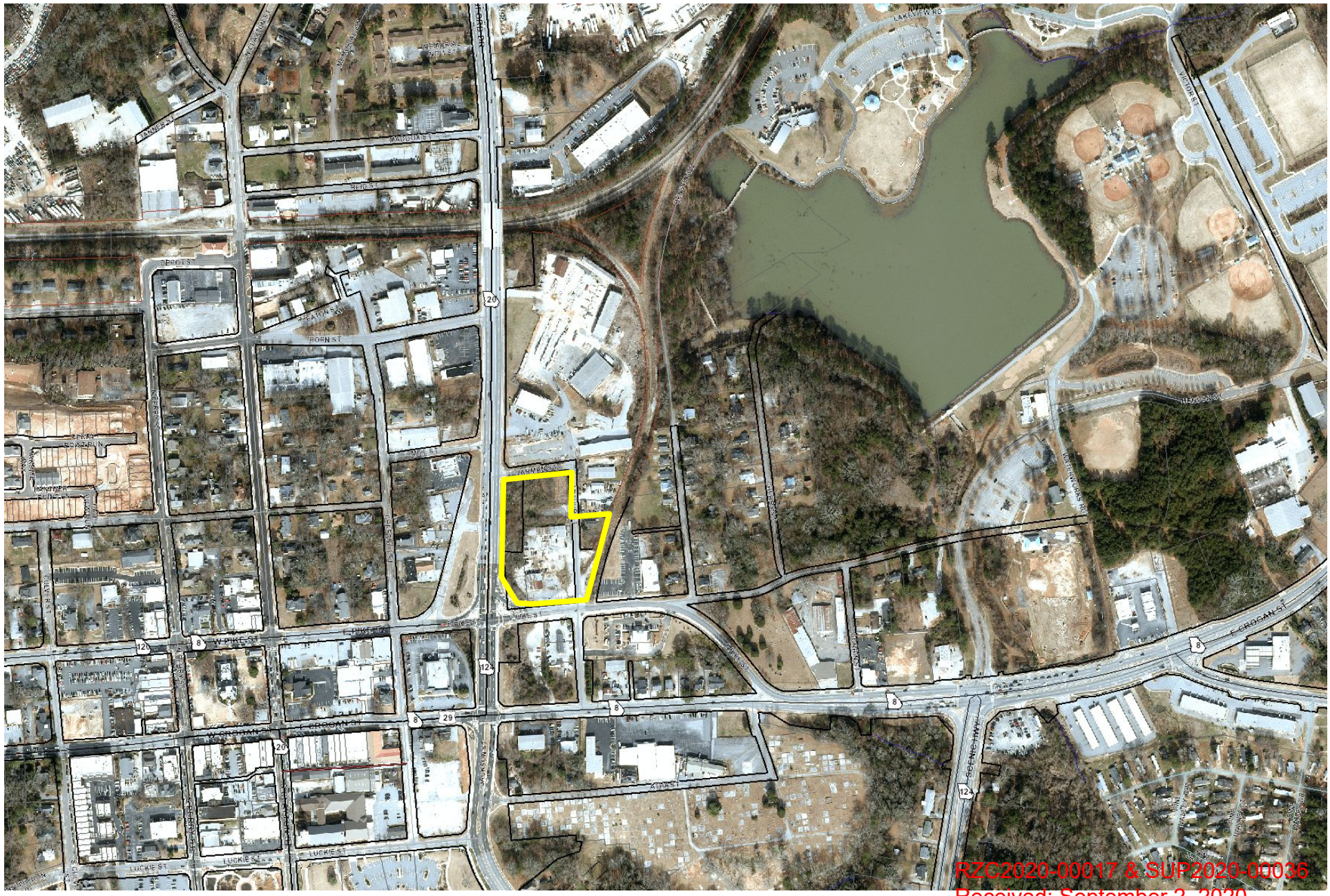
September 1, 2020

Highlands RESIDENTIAL

77 EAST PIKE : LOCATION



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Highlands RESIDENTIAL

77 EAST PIKE : CURRENT CONDITION

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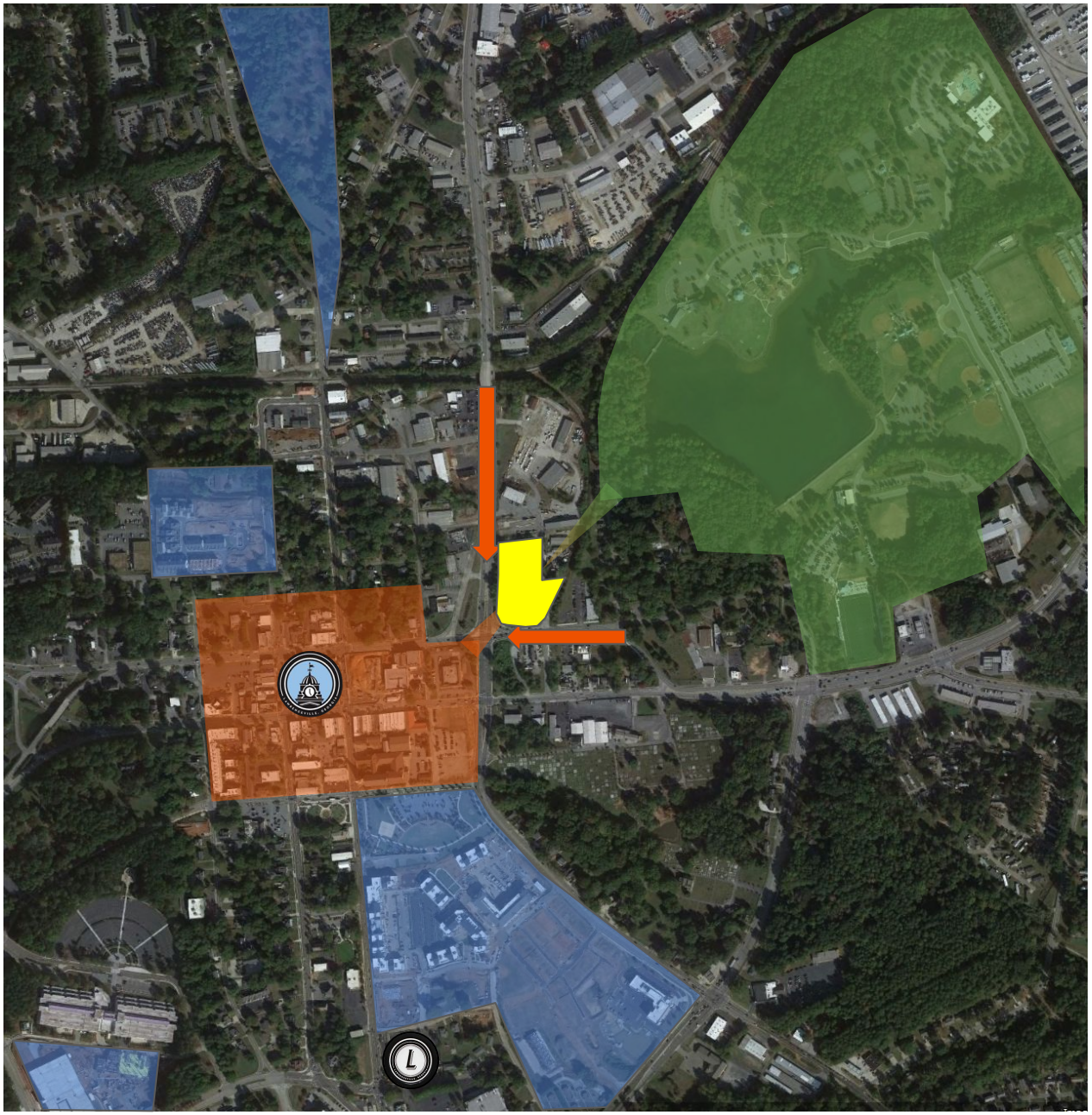
Highlands RESIDENTIAL

77 EAST PIKE : CREATING CONNECTION



The goal of this redevelopment is to:

- Serve as a visual gateway as you come into downtown Lawrenceville from the North and East
- Connect the downtown Lawrenceville and Rhodes Jordan Park by improving the visual and pedestrian continuity of this area
- Providing residential housing to a demographic that has both disposable time and income
- Honor the history of the site as the former Genesco Mill

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Highlands RESIDENTIAL

CONCEPTUAL ELEVATION - SOUTHBOUND

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Highlands RESIDENTIAL

CONCEPTUAL ELEVATION - NORTHBOUND

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Highlands RESIDENTIAL

CONCEPTUAL SITE PLAN

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Highlands RESIDENTIAL

CONCEPTUAL FLOOR PLANS - ONE BEDROOMS

A3: 696 sq ft

A1: 765 sq ft

A2: 808 sq ft

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CONCEPTUAL FLOOR PLANS - TWO BEDROOMS

B1: 950 sq ft

B2: 1,073 sq ft

B4: 1,231 sq ft

B3: 1,325 sq ft

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PROJECT INFORMATION

Project Design & Program

The Project will be designed and constructed as a five-story, attached building of 132± residential units. Highlands Residential has designed the building so that the exterior and interior finishes are architecturally complementary to the surrounding area.

Each unit will range in size from 696 square feet to 1,325 square feet. Each unit will have 1 or 2 bedrooms, 1 or 2 baths. The amenity package, interconnected living, and social community will make any easy transition for people moving from single family homes and offer a substantial upgrade for people moving from a traditional, non age-exclusive apartment.

Unit Mix

Unit Mix		
Unit Type	**Units**	**Sq Ft**
A1: 1 Bed, 1 Bath	20	765 SF
A2: 1 Bed, 1 Bath	15	808 SF
A3: 1 Bed, 1 Bath	20	696 SF
B1: 2 Bed, 2 Bath	25	9,50 SF
B2: 2 Bed, 2 Bath	20	1,073 SF
B3: 2 Bed, 2 Bath	18	1,325 SF
B4: 2 Bed, 2 Bath	14	1,231 SF
Totals or Weighted Avg	**132**	**966 SF**

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Received: September 2, 2020
Planning and Development De

LAWRENCEVILLE
GEORGIA

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

Item:	City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 1 Districts; Section 103.2 Use Table
Department:	Planning and Development
Date of Meeting:	Wednesday, September 16, 2020
Applicant Request:	An Ordinance to amend the City Of Lawrenceville Zoning Ordinance 2020, Article 1, Districts, Section 103.2 Use Table, inserting Tall Structures, Special Use Permit and Supplementary Regulations in the OI Office Institutional District, BG General Business District, BGC Central General Business District, HSB Highway Service Business District, LM Light Manufacturing District And HM Heavy Manufacturing District
Presented By:	Todd Hargrave
Department Recommendation:	Approval
Planning Commission Recommendation:	Approval with staff recommended Conditions

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Summary: An Ordinance to amend the City Of Lawrenceville Zoning Ordinance 2020, Article 1, Districts, Section 103.2 Use Table, inserting Tall Structures, Special Use Permit and Supplementary Regulations in the OI Office Institutional District, BG General Business District, BGC Central General Business District, HSB Highway Service Business District, LM Light Manufacturing District And HM Heavy Manufacturing District

Attachments/Exhibits:

- Art 1 Sect 103.2 Tall Structures – Municode
- Art 1 Sect 103.2 Tall Structures – Attachments

ORDINANCE NO. ZON_ORD_____

AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020, ARTICLE 1, DISTRICTS, SECTION 103.2 USE TABLE, INSERTING TALL STRUCTURES, SPECIAL USE PERMIT AND SUPPLEMENTARY REGULATIONS IN THE OI OFFICE INSTITUTIONAL DISTRICT, BG GENERAL BUSINESS DISTRICT, BGC CENTRAL GENERAL BUSINESS DISTRICT, HSB HIGHWAY SERVICE BUSINESS DISTRICT, LM LIGHT MANUFACTURING DISTRICT AND HM HEAVY MANUFACTURING DISTRICT

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 is amended as follows:

Article 1, Section 103.2 Use Table, to be amended by inserting Tall Structures, Special Use Permit and Supplementary Regulations to read as follows:

Uses	SAR	AR	RS-180	RS-150	RS-60	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Tall Structures	√										S	S	S	S	S	S

IT IS SO ORDAINED, this ____ day of _____, 2020.

_____
Mayor David R. Still

Attest: _____
City Clerk

LAWRENCEVILLE
GEORGIA

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

Item:	City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 1 Districts, Section(s) 102.5, 102.6, 102.7, and 102.9
Department:	Planning and Development
Date of Meeting:	Wednesday, September 16, 2020
Applicant Request:	An ordinance to amend Article 1, Districts, Section 102.5 RM-8 Townhouse Residential District, Section 102.6 RM-12 Multifamily Residential District, Section 102.7 RM-24 Multifamily Residential District and Section 102.9 CMU Community Mixed-Use District, of the City of Lawrenceville Zoning Ordinance 2020 to regulate Minimum Lot Area requirements and exemptions for the Multifamily zoning classifications;
Presented By:	Todd Hargrave
Department Recommendation:	Approval
Planning Commission Recommendation:	Approval with staff recommended Conditions

---

Summary: An ordinance to amend Article 1, Districts, Section 102.5 RM-8 Townhouse Residential District, Section 102.6 RM-12 Multifamily Residential District, Section 102.7 RM-24 Multifamily Residential District and Section 102.9 CMU Community Mixed-Use District, of the City of Lawrenceville Zoning Ordinance 2020 to regulate Minimum Lot Area requirements and exemptions for the Multifamily zoning classifications;

Attachments/Exhibits:

- Art 1 Sect(s) 102.5, 102.6, 102.7, and 102.9 – Municode
- Art 1 Sect(s) 102.5, 102.6, 102.7, and 102.9 – Attachments

ORDINANCE NO. ZON-ORD _____

AN ORDINANCE TO AMEND ARTICLE 1, DISTRICTS, SECTION 102.5 RM-8 TOWNHOUSE RESIDENTIAL DISTRICT, SECTION 102.6 RM-12 MULTIFAMILY RESIDENTIAL DISTRICT, SECTION 102.7 RM-24 MULTIFAMILY RESIDENTIAL DISTRICT AND SECTION 102.9 CMU COMMUNITY MIXED-USE DISTRICT, OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020 TO REGULATE MINIMUM LOT AREA REQUIREMENTS AND EXEMPTIONS FOR THE MULTIFAMILY ZONING CLASSIFICATIONS;

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 is amended as follows:

Article 1, Section 102.5 RM-8 Townhouse Residential District, Subsection A. Purpose to be amended as follows:

A. Purpose

The RM-8 Townhouse Residential District is designed to provide for townhome development that will be compatible when located near and among lower- and moderate-density types of developments.

Property in the RM-8 Townhouse Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

Article 1, Section 102.5 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards to be amended as follows:

B. Lot Development Standards

Min. Lot Area	Unit Width Min.	External Min. Front Setback	External Min. Side Setback	External Min. Rear Setback	Min. Heated Floor Area	Impervious surface Max. Lot Coverage	Max. Building Height	Min. % Com. Area
5 acre	20 ft.	25 ft.	20 ft.*	20 ft.	See table below	40%	35 ft.	15%

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

Minimum Heated Floor Area				
Studio	**1-bedroom**	**2-bedroom**	**3-bedroom**	**4-bedroom**
-	1,000	1,200 sq. ft.	1,400 sq. ft.*	1,600 sq. ft*

Min. Unit width	
Double-car garage	20 ft.

*Three-bedroom units shall be limited to 40% of the entire townhouse development.

*Four-bedroom units shall be limited to 10% of the entire townhouse development.

Article 1, Section 102.5 RM-8 Townhouse Residential District, Subsection E. Development Standards to be amended as follows:

E. Development Standards:

The following minimum requirements shall be applied to the property:

2. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all building (facades/elevations), and interior private drives.
4. Private Drive shall be installed with the following dimensions:
    a. Street width shall be 24 feet. Two foot curb and gutter required (dimensions are back to back of curbs).
    b. A 5-foot sidewalk is required and shall be 2 feet from the required back of the curb.
7. Front entry units shall require the approval of an associated Special Use Permit. If approved, shall abide by the following rules and regulations:
    a. Front entry garages: may not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.
    b. Front entry units shall be setback 27 feet from required 24-foot Private Drive.
    c. Driveway must provide two external parking spaces (9 ft. x 20 ft.).
9. Rear entry garages:
    a. May not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.
    b. Require an 18-foot alley width.
    c. Shall be 20 feet off required alley.
    d. Driveway must provide two external parking spaces (9 ft. x 20 ft.).
    e. Front facade shall be setback 20 feet from the required 24-foot Private Drive.

Article 1, Section 102.5 RM-8 Townhouse Residential District, to be amended by inserting a new Subsection to read as follows:

H. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

a. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
b. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
c. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards .
f. Conceptual Signage Plan.

Article 1, Section 102.6 RM-12 Multifamily Residential District, Subsection A. Purpose to be amended as follows:

A. Purpose

The RM-12 Multifamily Residential District is designed to provide for low-rise and medium-density apartment developments that will be compatible when located near and among lower- and moderate-density types of developments. Dormitories are limited specifically to Georgia Gwinnett College campus.

Property in the RM-12 Multifamily Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

Article 1, Section 102.6 RM-12 Multifamily Residential District, Subsection B. Development Standards to be amended as follows:

B. Lot Development Standards

Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
5 acre	100 ft.	50 ft.	25 ft.	40 ft.	See table below	60%	35 ft.

Min. Heated Floor Area	Studio	1-bedroom	2-bedroom	3-bedroom
Apartments*	650 sq. ft.	800 sq. ft.	1000 sq. ft.	1,200 sq. ft.

- No more than 10% of the total units shall be three-bedroom apartments.
- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

Article 1, Section 102.6 RM-12 Multifamily Residential District, to be amended by inserting a new Subsection to read as follows:

H. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

a. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
b. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails,

stormwater management facility areas, floodplain and wetlands, topography, and common space.

c. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.
f. Conceptual Signage Plan.

Article 1, Section 102.7 RM-24 Multifamily Residential District, Subsection A. Purpose to be amended as follows:

A. Purpose

The RM-24 Multifamily Residential District is designed to provide for medium-rise and high-density apartment developments that will be compatible when located near and among lower- and moderate-density types of developments. Apartments may be allowed in this district.

Property in the RM-24 Multifamily Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

Article 1, Section 102.7 RM-24 Multifamily Residential District, Subsection B. Development Standards to be amended as follows:

B. Lot Development Standards

C. Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
10 acre	100 ft.	50 ft.	25 ft.	40 ft.	See table below	60%	70 ft.

Min. Heated Floor Area	Studio	1-bedroom	2-bedroom	3-bedroom
Apartments*	650 sq. ft.	800 sq. ft.	1000 sq. ft.	1,200 sq. ft.

- No more than 10% of the total units shall be three-bedroom apartments.
- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville

Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.

- Duplexes shall be prohibited.

Article 1, Section 102.7 RM-24 Multifamily Residential District, to be amended by inserting a new Subsection to read as follows:

H. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

a. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
b. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
c. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.
f. Conceptual Signage Plan.

Article 1, Section 102.9 CMU Community Mixed-Use District, Subsection A. Purpose to be amended as follows:

A. Purpose

The purpose of the CMU Community Mixed-Use District is to promote complementary groupings of small-scale mixed-use buildings that are within walking distance and compatible with the surrounding neighborhood. It is the intent of this district to provide for diverse housing options to accommodate multigenerational communities within a range of residential building forms, lot sizes, and dwelling sizes and neighborhood-oriented retail, services, and low-intensity office uses that are within convenient walking distances.

Property in the CMU Community Mixed-Use District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

Article 1, Section 102.9 CMU Community Mixed-Use District, Subsection C. Lot Development Standards to be amended as follows:

C. Lot Development Standards

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

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

IT IS SO ORDAINED, this ____ day of _____, 2020.

_____

Mayor David R. Still

Attest: _____
City Clerk

LAWRENCEVILLE
GEORGIA

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

Item:	City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 1 Districts; Retirement Community
Department:	Planning and Development
Date of Meeting:	Wednesday, September 16, 2020
Applicant Request:	An Ordinance to amend Article 1, Districts, Section 103.2 Use Table of the City of Lawrenceville Zoning Ordinance 2020 to regulate minimum requirements for Retirement Community, Continuing Care; Retirement Community, Independent Living;
Presented By:	Todd Hargrave
Department Recommendation:	Approval
Planning Commission Recommendation:	Approval with staff recommended Conditions

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Summary: An Ordinance to amend Article 1, Districts, Section 103.2 Use Table of the City of Lawrenceville Zoning Ordinance 2020 to regulate minimum requirements for Retirement Community, Continuing Care; Retirement Community, Independent Living;

Attachments/Exhibits:

- Retirement Community – Amendment

ORDINANCE NO. ZON-ORD _____

AN ORDINANCE TO AMEND ARTICLE 1, DISTRICTS OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020 TO REGULATE MINIMUM REQUIREMENTS FOR RETIREMENT COMMUNITY, CONTINUING CARE; AND RETIREMENT COMMUNITY, INDEPENDENT LIVING;

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 is amended as follows:

Article 1, Section 103.2 Use Table, to be amended by inserting Retirement Community, Continuing Care and Retirement Community, Independent Living to read as follows:

Uses	SAR	AR	RS-180	RS-150	RS-60	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Retirement Community, Continuing Care	√									P						
Retirement Community, Independent Living	√									P						

IT IS SO ORDAINED, this ____ day of _____, 2020.

_____
Mayor David R. Still

Attest: _____
City Clerk

LAWRENCEVILLE
GEORGIA

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

Item:	City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 2 Supplementary Regulations; Section 200.3 Supplemental Use Standards
Department:	Planning and Development
Date of Meeting:	Wednesday, September 16, 2020
Applicant Request:	An Ordinance to amend the City of Lawrenceville Zoning Ordinance 2020, Article 2, Supplemental Regulations, Section 200.3 Supplemental Use Standards; inserting Subsection 200.3.74 Tall Structure Permits alphabetically and numerically the following rules and regulations relating to the minimum requirements for Tall Structure Permits
Presented By:	Todd Hargrave
Department Recommendation:	Approval
Planning Commission Recommendation:	Approval with staff recommended Conditions

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Summary: An Ordinance to amend the City of Lawrenceville Zoning Ordinance 2020, Article 2, Supplemental Regulations, Section 200.3 Supplemental Use Standards; inserting Subsection 200.3.74 Tall Structure Permits alphabetically and numerically the following rules and regulations relating to the minimum requirements for Tall Structure Permits

Attachments/Exhibits:

- Art 2 Sect 200.3 Tall Structures – Municode
- Art 2 Sect 200.3 Tall Structures - Attachments

ORDINANCE NO. ZON-ORD

AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020, ARTICLE 2, SUPPLEMENTAL REGULATIONS, SECTION 200.3, SUPPLEMENTAL USE STANDARDS; INSERTING SUBSECTION 200.3.74 TALL STRUCTURE PERMITS ALPHABETICALLY AND NUMERICALLY THE FOLLOWING RULES AND REGULATIONS RELATING TO THE MINIMUM REQUIREMENTS FOR TALL STRUCTURE PERMITS

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 be amended as follows:

Article 2, Supplemental Regulations, Section 200.3, Supplemental Use Standards, inserting Subsection 200.3.74 Tall Structure Permits alphabetically and numerically the following rules and regulations relating to minimum requirements for Tall Structure Permits:

200.3.74 TALL STRUCTURE PERMITS

A. Required

1. Approval of a Special Use Permit.
2. Any person shall obtain a Tall Structure Permit from the City prior to commencement of the erection within the city limits of Lawrenceville of a chimney, cooling tower, elevator bulkhead, fire tower, gas tank, solarium, steeple, stacks, stage tower or scenery loft, tank, water tower, ornamental tower and spire, wireless communication tower, television tower or radio tower or necessary mechanical appurtenances that would be fifty (50) feet or greater in height from the ground.

B. Applications; Contents; Fee

All applications for Tall Structure Permit shall be submitted to the Planning and Development Department. Each application shall contain as a part thereof detailed plans and specifications which show the nature of the Tall Structure Permit, its proposed use, height of the Tall Structure Permit and its proposed location, with all property lines being clearly defined and distances from the proposed Tall Structure Permit to all property lines. An application for a Tall Structure Permit shall not be accepted for processing without the information required in this article. An application fee shall be charged by the department in an amount stated in the schedule of fees and charges.

C. Review of application by Planning Department

If, upon receipt of an application for a Tall Structure Permit , the department deems that the proposed Tall Structure Permit may interfere with the use of the airways of the county by the public or interfere with the operation of existing or proposed airport facilities, a copy of the application shall be submitted by the department to the Gwinnett County Airport Division of the County Department of Transportation for review and recommendation.

D. Public Hearing

Before taking action upon the proposed Tall Structure Permit, the City Council shall hold a public hearing on the matter. At least fifteen (l5) days prior to the date of the public hearing, the City Council shall cause the following notice requirements to be instituted by the Planning and Development Department:

1. A sign shall be erected in a conspicuous location, on or adjacent to the property under consideration. The sign shall state the time, place location, and purpose of the public hearing.

2. A letter shall be sent by regular mail to all abutting property owners of record, as indicated by the county tax commissioners' records, giving notice of the public hearing. The letter shall state the same information as required for the sign permit.

E. Federal Requirements

All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, the owners of the towers and antennas governed by this Ordinance shall bring such towers and antennas into compliance with the revised standards and regulations within six (6) months of the effective date of such standards.

F. Building Codes and Safety Standards

To ensure the structural integrity of the towers, the owner of a tower shall maintain the tower in compliance with all City building codes and the applicable standards for towers published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the City determines that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with the standards. If the owner fails to bring the tower into compliance within thirty (30) days, the City may remove the tower at the owner's expense, in the manner provided in O.C.G.A. Section 41-2-8 through 41-2-17.

G. Criteria for Disapproval

All applications for a Tall Structure Permit shall be considered by the City and in the exercise of its discretion under the police power vested in the City Council may disapprove any application where the proposed Tall Structure Permit could interfere with or endanger the public using the existing or proposed air facilities located within the county, or where the Tall Structure Permit to be erected could endanger the person or property of citizens of the county, or where the Tall Structure Permit to be erected would not be compatible from an aesthetic viewpoint with existing or proposed development in the area of the proposed facility, or where the Tall Structure Permit to be erected

would not be acceptable or after evaluation would be found to be incompatible from an architectural standpoint with existing or proposed Tall Structure Permits in the area.

H. Penalty for violation of Article

1. Any person who attempts to erect or erects a Tall Structure Permit described in this article without having first obtained a Tall Structure Permit from the City in the manner provided in this article shall be deemed in violation of this article. Any responsible party or other persons convicted by a court of competent jurisdiction of violating any provision of this article shall be guilty of violating a duly adopted Ordinance of the county and shall be punished either by a fine not to exceed $500.00 or by imprisonment not to exceed sixty (60) days, or both. The court shall have the power and authority to place any person guilty of violation of this article on probation and to suspend or modify any fine or sentence. As a condition of the suspension, the court may require payment of restitution or impose other punishment allowed by law.

2. If any Tall Structure Permit is erected, constructed, reconstructed, altered, repaired, converted or maintained in violation of this article or without obtaining the required permits, or if any building, Tall Structure Permit or land is used in violation of this article, the City Attorney or other appropriate authority of the City, in addition to any other remedies, may institute an injunction, mandamus, or other appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use; or to correct or abate such violations. Each and every day such unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use continues may be deemed a separate offense.

I. Governmental Exemption

The provisions of this article shall not apply to City owned facilities and Tall Structure Permits.

J. Zoning

No permit shall be issued for any Tall Structure Permit unless said Tall Structure Permit is to be located on property with an BG, BGC, HM, HSB, LM, or O-I zoning classification.

K. Severability

If any portion of this regulation is determined to be unconstitutional or otherwise unenforceable, the rest and remainder of this Ordinance shall remain in full force and effect.

IT IS SO ORDAINED, this ____ day of _____, 2020.

_____
Mayor David R. Still

Attest: _____
City Clerk

LAWRENCEVILLE
GEORGIA

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

Item:	City of Lawrenceville Zoning Ordinance 2020 Amendment; Article 2, Supplemental Regulations, Section 200.3, Supplemental Use Standards
Department:	Planning and Development
Date of Meeting:	Wednesday, September 16, 2020
Applicant Request:	An Ordinance to amend Article 2, Supplemental Regulations, Section 200.3, Supplemental Use Standards, of the City of Lawrenceville Zoning Ordinance 2020 to regulate minimum requirements for Retirement Community, Continuing Care; and Retirement Community, Independent Living;
Presented By:	Todd Hargrave
Department Recommendation:	Approval
Planning Commission Recommendation:	Approval with staff recommended Conditions

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Summary: An Ordinance to amend Article 2, Supplemental Regulations, Section 200.3, Supplemental Use Standards, Subsection(s) 200.3.66 and 200.3.67 of the City of Lawrenceville Zoning Ordinance 2020 to regulate minimum requirements for Retirement Community, Continuing Care; and Retirement Community, Independent Living;

Attachments/Exhibits:

- Retirement Community Amendment – Municode
- Retirement Community Amendment - Attachments

ORDINANCE NO. ZON-ORD

AN ORDINANCE TO AMEND ARTICLE 2, SUPPLEMENTARY REGULATIONS, SECTION 200.3, SUPPLEMENTAL USE STANDARDS OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020 TO REGULATE MINIMUM REQUIREMENTS FOR RETIREMENT COMMUNITY, CONTINUING CARE; AND RETIREMENT COMMUNITY, INDEPENDENT LIVING;

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 be amended as follows:

Article 2, Supplemental and Accessory Use Standards, Section 200.3, Supplemental Use Standards; inserting Subsection 200.3.66 alphabetically and numerically the following rules and regulations relating to Retirement Community, Continuing Care:

200.3.66 Retirement Community, Continuing Care

A. In all CMU Community Mixed-Use zoning districts, Retirement Community, Continuing Care facilities shall conform to the following requirements.
    1. Shall be limited to the CMU Community Mixed-Use zoning classification.
    2. Proposals not meeting the minimum acreage requirement of 5 acres shall be required to obtain a Special Use Permit. Proposal of less than 2 acres shall not be accepted.
    3. Shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway.
    4. Duplexes shall be prohibited.

Article 2, Supplemental and Accessory Use Standards, Section 200.3, Supplemental Use Standards; inserting Subsection 200.3.67 alphabetically and numerically the following rules and regulations relating to Retirement Community, Independent Living:

200.3.67 Retirement Community, Independent Living

B. In all CMU Community Mixed-Use zoning districts, Retirement Community, Independent Living facilities shall conform to the following requirements.
    5. Shall be limited to the CMU Community Mixed-Use zoning classification.
    6. Proposals not meeting the minimum acreage requirement of 5 acres shall be required to obtain a Special Use Permit. Proposal of less than 2 acres shall not be accepted.
    7. Shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway.
    8. Duplexes shall be prohibited.

IT IS SO ORDAINED, this ____ day of _____, 2020.

_____
Mayor David R. Still

Attest: _____
City Clerk

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, SEPTEMBER 16, 2020
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Discussion of One Mind Campaign
Department:	Police
Date of Meeting:	Wednesday, September 16, 2020
Fiscal Impact:	N/A
Presented By:	Myron Walker
Action Requested:	No Action Needed

Summary: The police department completed the requirements for an initiative with the International Association of Chiefs of Police (IACP) with the One Mind Campaign dealing with mental health. The department is one of 48 other law enforcement agencies within the state of GA that has taken the pledge and only one of eight of those 48 agencies who have completed the requirements.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, SEPTEMBER 16, 2020
AGENDA CATEGORY: GENERAL DISCUSSION

Item:	Tritech/Zuercher/Central Square
Department:	Police Department/E911
Date of Meeting:	Wednesday, September 16, 2020
Fiscal Impact:	$102,995.12
Presented By:	Major Myron Walker
Action Requested:	Approval of Zuercher/Tritech/Central Square Annual Contract changed from the initial budgeted amount of $94,736.16 to $102,995.12

Summary: Zuercher Annual Contract for integrated Computer Aided Dispatch & Records Management System.

Background: Police/E-911 CAD & RMS Software Annual Contract for 7/10/20 – 7/9/2021. The change is due to market increases included in the original contract with Zuercher from 2014.

Fiscal Impact: Amount not to exceed $102,995.12. This contract is funded by the Service Contracts and to be funded from GL accounts 1003210-522210 in the amount of $88,812.65 & 2153800-522210 in the amount of $6,582.25 for a total of $95,394.90. This also includes a pro-rated amount for 06/10/2020 – 07/9/2020 in the amount of $7,600.22 funded by GL account 1003210-522210. All three amounts total the final amount of $102,995.12

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

Attachments/Exhibits: Central Square Invoice #287258
Central Square Invoice #287257

Invoice

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Tritech Software Systems, formerly Zuercher Technologies, LLC, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

Billing Inquiries: Accounts.Receivable@centralsquare.com

Bill To
Lawrenceville GA Police Department
P.O. Box 2200
Lawrenceville GA 30046
United States

Ship To
Lawrenceville GA Police Department
P.O. Box 2200
Lawrenceville GA 30046
United States

Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	7/10/2020

	Description	Units	Rate	Extended
1	Administration Core (Agency Site License) Annual Maintenance - Annual Maintenance Fee ledsAdministration - (named user) Client Licenses Maintenance: Start:7/10/2020, End: 7/9/2021	5	$66.87	$334.35
2	Administration Core (Agency Site License) Annual Maintenance - Annual Maintenance Fee ledsAdministration - Base Server License Maintenance: Start:7/10/2020, End: 7/9/2021	1	$1,120.57	$1,120.57
3	CAD Core Annual Maintenance Fee - Annual Maintenance Fee ledsCAD - Base Server License Maintenance: Start:7/10/2020, End: 7/9/2021	1	$1,914.42	$1,914.42
4	CAD Core Annual Maintenance Fee - Annual Maintenance Fee ledsCAD - Call Taker/Dispatcher Client Licenses (Single-Jurisdictional) Maintenance: Start:7/10/2020, End: 7/9/2021	4	$861.49	$3,445.96
5	CAD - E911 (ANI/ALI) Interface Annual Maintenance Fee - Annual Maintenance Fee ledsCAD - E911 (ANI/ALI) Interface Maintenance: Start:7/10/2020, End: 7/9/2021	1	$0.00	$0.00
6	CAD Core (Seat License) for Backup/Supervisor/Part-Time Work - Annual Maintenance Fee ledsCAD - Overflow/Administration Client Licenses (Single-Jurisdictional) Maintenance: Start:7/10/2020, End: 7/9/2021	1	$670.05	$670.05
7	CAD - Rip and Run (Fax/Email) Interface Annual Maintenance F - Annual Maintenance Fee CAD - Rip and Run (Fax/Email) Interface Maintenance: Start:7/10/2020, End: 7/9/2021	1	$0.00	$0.00
8	Mapping AVL (Agency Site License): Full-Time CAD Workstation - Annual Maintenance Fee ledsMapping - AVL Client Licenses (Desktop) Maintenance: Start:7/10/2020, End: 7/9/2021	5	$287.16	$1,435.80

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12919	Lawrenceville Police, GA		USD	Net 30	7/10/2020

	Description	Units	Rate	Extended
9	Mapping Core Annual Maintenance Fee - Annual Maintenance Fee ledsMapping - Client Licenses (Includes ESRI Software) Maintenance: Start:7/10/2020, End: 7/9/2021	5	$861.49	$4,307.45
10	Mapping Core Annual Maintenance Fee - Annual Maintenance Fee ledsMapping GIS Basic Data Prep Work Maintenance: Start:7/10/2020, End: 7/9/2021	1	$5,743.27	$5,743.27
11	Mobile Accident Reporting Annual Maintenance Fee - Annual Maintenance Fee ledsMobile - GA Crash/Accident Report Client Licenses Maintenance: Start:7/10/2020, End: 7/9/2021	100	$67.00	$6,700.00
12	Mobile eCitations Annual Maintenance Fee - Annual Maintenance Fee ledsMobile - GA E-Citation Client Licenses Maintenance: Start:7/10/2020, End: 7/9/2021	55	$67.02	$3,686.10
13	Mobile AVL Annual Maintenance Fee - Annual Maintenance Fee ledsMobile AVL - Client Licenses (Hardware not Included) Maintenance: Start:7/10/2020, End: 7/9/2021	55	$38.29	$2,105.95
14	Mobile CAD Annual Maintenance Fee - Annual Maintenance Fee ledsMobile CAD - Client Licenses (Includes NCIC Client) Maintenance: Start:7/10/2020, End: 7/9/2021	72	$86.15	$6,202.80
15	Mobile Mapping Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Mapping Client License Maintenance: Start:7/10/2020, End: 7/9/2021	72	$105.29	$7,580.88
16	Mobile Records Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Records Client License Maintenance: Start:7/10/2020, End: 7/9/2021	72	$181.87	$13,094.64
17	Mobile Core Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Server / Software - Additional 50 mobiles Maintenance: Start:7/10/2020, End: 7/9/2021	1	$1,627.26	$1,627.26

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Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	7/10/2020

	Description	Units	Rate	Extended
18	Mobile Core Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Server / Software - First 50 mobiles Maintenance: Start:7/10/2020, End: 7/9/2021	1	$765.67	$765.67
19	Portal Server License Annual Maintenance Fee - Annual Maintenance Fee ledsPortal - (Web View & Print) Maintenance: Start:7/10/2020, End: 7/9/2021	1	$2,424.93	$2,424.93
20	Records Core Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - (named user) Client Licenses Maintenance: Start:7/10/2020, End: 7/9/2021	20	$124.44	$2,488.80
21	Records Core Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - Base Server License Maintenance: Start:7/10/2020, End: 7/9/2021	1	$3,733.12	$3,733.12
22	Records Accident Reporting Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - GA Crash/Accident Server License Maintenance: Start:7/10/2020, End: 7/9/2021	1	$2,010.14	$2,010.14
23	Records Accident Reporting Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - GA DOT Accident Reporting Export Maintenance: Start:7/10/2020, End: 7/9/2021	1	$1,435.82	$1,435.82
24	Records eCitations Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - GA E-Citations Server License Maintenance: Start:7/10/2020, End: 7/9/2021	1	$2,010.14	$2,010.14
25	Records - N-DEx Adapter (IA IEPD) Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - N-DEx Adapter (IA IEPD) Maintenance: Start:7/10/2020, End: 7/9/2021	1	$0.00	$0.00

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Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	7/10/2020

	Description	Units	Rate	Extended
26	ledsRecords-Municipal Courts Export (ledsReporting CSV Expor - Annual Maintenance Fee ledsRecords -Municipal Courts Export (ledsReporting CSV Export) Maintenance: Start:7/10/2020, End: 7/9/2021	1	$0.00	$0.00
27	Reporting Core Annual Maintenance Fee - Annual Maintenance Fee ledsReporting Maintenance: Start:7/10/2020, End: 7/9/2021	1	$0.00	$0.00
28	Reporting Universal Interface Engine Annual Maintenance Fee - Annual Maintenance Fee ledsReporting Universal Interface Engine Maintenance: Start:7/10/2020, End: 7/9/2021	1	$0.00	$0.00
29	CAD - Priority SMS Paging Subscription Core (Agency Site Lic - Annual Subscription Fee ledsSuite - SMS Gateway Service (2500 message per month) (Fee is included in mai Maintenance: Start:7/10/2020, End: 7/9/2021	1	$3,828.85	$3,828.85
30	ZSuite Training/Testing Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production Maintenance: Start:7/10/2020, End: 7/9/2021	1	$797.69	$797.69
31	ZSuite Production Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production Maintenance: Start:7/10/2020, End: 7/9/2021	1	$3,828.85	$3,828.85
32	ZSuite Training/Testing Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production - Additional 50 users Maintenance: Start:7/10/2020, End: 7/9/2021	1	$2,073.96	$2,073.96
33	ZSuite Production Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production - Additional 50 users Maintenance: Start:7/10/2020, End: 7/9/2021	1	$797.69	$797.69

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Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	7/10/2020

	Description	Units	Rate	Extended
34	ZSuite Warm Standby Server - Annual Maintenance Fee ledsSuite Warm Standby Maintenance: Start:7/10/2020, End: 7/9/2021	1	$3,988.38	$3,988.38
35	ZSuite Warm Standby Server - Annual Maintenance Fee ledsSuite Warm Standby - Additional 50 users Maintenance: Start:7/10/2020, End: 7/9/2021	1	$797.22	$797.22
36	Panasonic U1 Handheld for Portable Evidence Management Annua - Annual Maintenance Fee Panasonic U1 Handheld for Portable Evidence Management Maintenance: Start:7/10/2020, End: 7/9/2021	1	$0.00	$0.00
37	ZSuite - Crime Reports Interface (Export) Annual Maintenance - Annual Maintenance Fee Zuercher Suite - Crime Reports Interface (Export) Maintenance: Start:7/10/2020, End: 7/9/2021	1	$826.88	$826.88
38	ZSuite - GCIC/NCIC Interface (Basic Queries) Annual Maintena - Annual Maintenance Fee ledsSuite - GCIC/NCIC Interface (5 Standard Queries) Maintenance: Start:7/10/2020, End: 7/9/2021	1	$2,169.68	$2,169.68
39	NCIC Interface (Standard) Annual Maintenance Fee - Annual Maintenance Fee Zuercher Suite - NCIC Interface (Additional States Data Mining) Maintenance: Start:7/10/2020, End: 7/9/2021	1	$1,447.58	$1,447.58

re-bill of invoice 278821

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Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	7/10/2020

Please include invoice number(s) on your remittance advice, made payable to Tritech Software Systems

ACH:
[redacted]
E-mail payment details to: Accounts.Receivable@CentralSquare.com

Check:
12709 Collection Center Drive
Chicago, IL 60693

Subtotal	$95,394.90
Tax	$0.00
Invoice Total	$95,394.90
Payments Applied	$0.00
Balance Due	**$95,394.90**

Invoice

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Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	6/10/2020

	Description	Units	Rate	Extended
1	Administration Core (Agency Site License) Annual Maintenance - Annual Maintenance Fee ledsAdministration - (named user) Client Licenses Maintenance: Start:6/10/2020, End: 7/9/2020	5	$5.33	$26.64
2	Administration Core (Agency Site License) Annual Maintenance - Annual Maintenance Fee ledsAdministration - Base Server License Maintenance: Start:6/10/2020, End: 7/9/2020	1	$89.28	$89.28
3	CAD Core Annual Maintenance Fee - Annual Maintenance Fee ledsCAD - Base Server License Maintenance: Start:6/10/2020, End: 7/9/2020	1	$152.52	$152.52
4	CAD Core Annual Maintenance Fee - Annual Maintenance Fee ledsCAD - Call Taker/Dispatcher Client Licenses (Single-Jurisdictional) Maintenance: Start:6/10/2020, End: 7/9/2020	4	$68.64	$274.54
5	CAD - E911 (ANI/ALI) Interface Annual Maintenance Fee - Annual Maintenance Fee ledsCAD - E911 (ANI/ALI) Interface Maintenance: Start:6/10/2020, End: 7/9/2020	1	$0.00	$0.00
6	CAD Core (Seat License) for Backup/Supervisor/Part-Time Work - Annual Maintenance Fee ledsCAD - Overflow/Administration Client Licenses (Single-Jurisdictional) Maintenance: Start:6/10/2020, End: 7/9/2020	1	$53.38	$53.38
7	CAD - Rip and Run (Fax/Email) Interface Annual Maintenance F - Annual Maintenance Fee CAD - Rip and Run (Fax/Email) Interface Maintenance: Start:6/10/2020, End: 7/9/2020	1	$0.00	$0.00
8	Mapping AVL (Agency Site License): Full-Time CAD Workstation - Annual Maintenance Fee ledsMapping - AVL Client Licenses (Desktop) Maintenance: Start:6/10/2020, End: 7/9/2020	5	$22.88	$114.39

Invoice

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United States

Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	6/10/2020

	Description	Units	Rate	Extended
9	Mapping Core Annual Maintenance Fee - Annual Maintenance Fee ledsMapping - Client Licenses (Includes ESRI Software) Maintenance: Start:6/10/2020, End: 7/9/2020	5	$68.64	$343.18
10	Mapping Core Annual Maintenance Fee - Annual Maintenance Fee ledsMapping GIS Basic Data Prep Work Maintenance: Start:6/10/2020, End: 7/9/2020	1	$457.57	$457.57
11	Mobile Accident Reporting Annual Maintenance Fee - Annual Maintenance Fee ledsMobile - GA Crash/Accident Report Client Licenses Maintenance: Start:6/10/2020, End: 7/9/2020	100	$5.34	$533.80
12	Mobile eCitations Annual Maintenance Fee - Annual Maintenance Fee ledsMobile - GA E-Citation Client Licenses Maintenance: Start:6/10/2020, End: 7/9/2020	55	$5.34	$293.68
13	Mobile AVL Annual Maintenance Fee - Annual Maintenance Fee ledsMobile AVL - Client Licenses (Hardware not Included) Maintenance: Start:6/10/2020, End: 7/9/2020	55	$3.05	$167.78
14	Mobile CAD Annual Maintenance Fee - Annual Maintenance Fee ledsMobile CAD - Client Licenses (Includes NCIC Client) Maintenance: Start:6/10/2020, End: 7/9/2020	72	$6.86	$494.18
15	Mobile Mapping Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Mapping Client License Maintenance: Start:6/10/2020, End: 7/9/2020	72	$8.39	$603.98
16	Mobile Records Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Records Client License Maintenance: Start:6/10/2020, End: 7/9/2020	72	$14.49	$1,043.27
17	Mobile Core Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Server / Software - Additional 50 mobiles Maintenance: Start:6/10/2020, End: 7/9/2020	1	$129.65	$129.65

Invoice

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Tritech Software Systems, formerly Zuercher Technologies, LLC, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

Billing Inquiries: Accounts.Receivable@centralsquare.com

Bill To
Lawrenceville GA Police Department
P.O. Box 2200
Lawrenceville GA 30046
United States

Ship To
Lawrenceville GA Police Department
P.O. Box 2200
Lawrenceville GA 30046
United States

Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	6/10/2020

	Description	Units	Rate	Extended
18	Mobile Core Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Server / Software - First 50 mobiles Maintenance: Start:6/10/2020, End: 7/9/2020	1	$61.00	$61.00
19	Portal Server License Annual Maintenance Fee - Annual Maintenance Fee ledsPortal - (Web View & Print) Maintenance: Start:6/10/2020, End: 7/9/2020	1	$193.20	$193.20
20	Records Core Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - (named user) Client Licenses Maintenance: Start:6/10/2020, End: 7/9/2020	20	$9.91	$198.29
21	Records Core Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - Base Server License Maintenance: Start:6/10/2020, End: 7/9/2020	1	$297.42	$297.42
22	Records Accident Reporting Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - GA Crash/Accident Server License Maintenance: Start:6/10/2020, End: 7/9/2020	1	$160.15	$160.15
23	Records Accident Reporting Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - GA DOT Accident Reporting Export Maintenance: Start:6/10/2020, End: 7/9/2020	1	$114.39	$114.39
24	Records eCitations Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - GA E-Citations Server License Maintenance: Start:6/10/2020, End: 7/9/2020	1	$160.15	$160.15
25	Records - N-DEx Adapter (IA IEPD) Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - N-DEx Adapter (IA IEPD) Maintenance: Start:6/10/2020, End: 7/9/2020	1	$0.00	$0.00

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	Description	Units	Rate	Extended
26	ledsRecords-Municipal Courts Export (ledsReporting CSV Expor - Annual Maintenance Fee ledsRecords -Municipal Courts Export (ledsReporting CSV Export) Maintenance: Start:6/10/2020, End: 7/9/2020	1	$0.00	$0.00
27	Reporting Core Annual Maintenance Fee - Annual Maintenance Fee ledsReporting Maintenance: Start:6/10/2020, End: 7/9/2020	1	$0.00	$0.00
28	Reporting Universal Interface Engine Annual Maintenance Fee - Annual Maintenance Fee ledsReporting Universal Interface Engine Maintenance: Start:6/10/2020, End: 7/9/2020	1	$0.00	$0.00
29	CAD - Priority SMS Paging Subscription Core (Agency Site Lic - Annual Subscription Fee ledsSuite - SMS Gateway Service (2500 message per month) (Fee is included in mai Maintenance: Start:6/10/2020, End: 7/9/2020	1	$305.05	$305.05
30	ZSuite Training/Testing Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production Maintenance: Start:6/10/2020, End: 7/9/2020	1	$63.55	$63.55
31	ZSuite Production Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production Maintenance: Start:6/10/2020, End: 7/9/2020	1	$305.05	$305.05
32	ZSuite Training/Testing Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production - Additional 50 users Maintenance: Start:6/10/2020, End: 7/9/2020	1	$165.23	$165.23
33	ZSuite Production Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production - Additional 50 users Maintenance: Start:6/10/2020, End: 7/9/2020	1	$63.55	$63.55

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Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	6/10/2020

	Description	Units	Rate	Extended
34	ZSuite Warm Standby Server - Annual Maintenance Fee ledsSuite Warm Standby Maintenance: Start:6/10/2020, End: 7/9/2020	1	$317.76	$317.76
35	ZSuite Warm Standby Server - Annual Maintenance Fee ledsSuite Warm Standby - Additional 50 users Maintenance: Start:6/10/2020, End: 7/9/2020	1	$63.52	$63.52
36	Panasonic U1 Handheld for Portable Evidence Management Annua - Annual Maintenance Fee Panasonic U1 Handheld for Portable Evidence Management Maintenance: Start:6/10/2020, End: 7/9/2020	1	$0.00	$0.00
37	ZSuite - Crime Reports Interface (Export) Annual Maintenance - Annual Maintenance Fee Zuercher Suite - Crime Reports Interface (Export) Maintenance: Start:6/10/2020, End: 7/9/2020	1	$65.88	$65.88
38	ZSuite - GCIC/NCIC Interface (Basic Queries) Annual Maintena - Annual Maintenance Fee ledsSuite - GCIC/NCIC Interface (5 Standard Queries) Maintenance: Start:6/10/2020, End: 7/9/2020	1	$172.86	$172.86
39	NCIC Interface (Standard) Annual Maintenance Fee - Annual Maintenance Fee Zuercher Suite - NCIC Interface (Additional States Data Mining) Maintenance: Start:6/10/2020, End: 7/9/2020	1	$115.33	$115.33

re-bill of invoice 275985

Invoice

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Lawrenceville GA 30046
United States

Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	6/10/2020

Please include invoice number(s) on your remittance advice, made payable to Tritech Software Systems

ACH:
[redacted]
E-mail payment details to: Accounts.Receivable@CentralSquare.com

Check:
12709 Collection Center Drive
Chicago, IL 60693

Subtotal	$7,600.22
Tax	$0.00
Invoice Total	$7,600.22
Payments Applied	$0.00
Balance Due	**$7,600.22**

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, SEPTEMBER 16, 2020
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Right-of-Way Tree Trimming on an Annual Contract
Department:	Electric
Date of Meeting:	Wednesday, September 16, 2020
Fiscal Impact:	$260,000.00
Presented By:	Barry Mock
Action Requested:	Award Right-of-Way Tree Trimming on an Annual Contract to low bidder, W.E. Hicks d/b/a Trees Unlimited in the amount of $260,000.00.

Summary: This contract will provide for tree trimming services to prevent damage to the City's electrical power lines. This service is continually done on a weekly basis.

Fiscal Impact: Amount of $260,000.00. This contract is funded by the Capital Outlay Fund (5114600.541000). Project 06-022.

Attachments/Exhibits:
Bid Tabulation

SB002-21
Right-of-Way Tree Trimming on an Annual Contract
Electric Department

			CLCI Services, LLC		Gunnison Tree Service		Sesmas Tree Service, LLC		W.A. Kendall & Company, Inc.		W.E. Hicks d/b/a Trees Unlimited		Wright Tree Service, Inc.	
ITEM #	DESCRIPTION	APPROX. HOURS	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	Right-of-Way Tree Trimming	2000	$143.75	$287,500.00	$161.24	$322,480.00	$200.00	$400,000.00	$148.83	$297,660.00	$130.00	$260,000.00	$203.68	$407,360.00
Will vendor hold pricing firm? Renewal Option 1			0%		11.5%		0%		3%		1%		2%	
Will vendor hold pricing firm? Renewal Option 2			0%		11.5%		0%		3%		1%		2%	
Will vendor hold pricing firm? Renewal Option 3			0%		11.5%		0%		3%		1%		2%	
Will vendor hold pricing firm? Renewal Option 4			0%		11.5%		0%		3%		1%		2%	

Recommended vendor:
W.E. Hicks d/b/a Trees Unlimited
3 Georgia Ave.
Cave Springs, GA 30124
706-777-9777
shicks@treesunlimitedco.com

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, SEPTEMBER 16, 2020
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Change Order 1 to Wood Pole Replacement Service on an Annual Contract
Department:	Electric
Date of Meeting:	Wednesday, September 16, 2020
Fiscal Impact:	$200,000.00
Presented By:	Barry Mock
Action Requested:	Approval of Change Order 1 to Wood Pole Replacement Service on an Annual Contract to Over and Under General Contractors, Inc. in the amount of $200,000.00. Authorization for Mayor to execute Change Order 1.

Summary: This is a demand contract for labor to replace wood utility poles that have failed inspection and to assist with storm damage on an as needed basis. The materials are supplied by the Electric Department. There has been an unusual amount of rejected poles (68) of late and multiple power outages due to an active storm season.

Background: Council renewed this contract at the Monday, July 27, 2020 regular session in the amount of $100,000.00. Total contract value with approval of change order will be $300,000.00.

Fiscal Impact: Amount not to exceed $200,000.00. This project is funded by project 06-019.

Attachments/Exhibits:
Change Order 1

CITY OF LAWRENCEVILLE
CONTRACT/PO CHANGE ORDER

Department: Electric Change Order #: 1

Project/PO: SB018-17R3 Wood Pole Replacement Service on an Annual Contract Change Order Date: 9-2-2020

Contractor/Vendor: Over and Under General Contractors, Inc.

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)
	B	Pole inspection came back with 68 rejects, several of those poles in close proximity to each other need the conductor changed as well.	$200,000.00
		Net Amount	$200,000.00

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

Original Contract/PO Amount: $ 100,000.00

Previous Change Order Amount: $ 0

Amount of Change Order Requested (Increase/Decrease) $ 200,000.00

New Contract/PO Amount (Including this Change Order) $ 300,000.00

This contract period provided for completion will be increased/decreased by NONE 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.

Christopher D Ridings
Requestor

Department Director

Authorized Approval

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, SEPTEMBER 16, 2020
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Provision of Landscape and Maintenance Services on an Annual Contract
Department:	Public Works
Date of Meeting:	Wednesday, September 16, 2020
Fiscal Impact:	$425,000.00
Presented By:	Barry Mock
Action Requested:	Approval to renew Provision of Landscape and Maintenance Services on an Annual Contract (October 2, 2020 through October 1, 2021) to Russell Landscape, LLC in the amount of $425,000.00.

Summary: This contract provides comprehensive landscaping maintenance services on the sites of 20 locations throughout the City. This agreement also provides for landscaping enhancements on a time and materials basis as well as optional treatment services on an as needed basis. This is the second of four renewal options. Pricing has increased less than .5% as stipulated in the agreement.

Fiscal Impact: Amount of $425,000.00. This project is funded by the Lawn Care Fund (1001565.522140).

Attachments/Exhibits:
Bid Tabulation

RP006-18
Provision of Landscape and Maintenance Services on an Annual Contract
Public Works

				Russell Landscape, LLC	
ITEM #	**DESCRIPTION**	**APPROX. QTY**		**MONTHLY PRICE**	**TOTAL PRICE**
LOCATION 1: CITY HALL					
A.	Lawn Mowing/Trimming/Edging	12	Each	$133.62	$1,603.44
B.	Fertilization and Weed Control	12	Each	$25.50	$306.00
C.	Over Seeding and Aeration	12	Each	$17.09	$205.02
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$204.00	$2,448.00
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$180.03	$2,160.36
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$65.28	$783.36
LOCATION 1: CITY HALL TOTAL				$625.52	$7,506.18
LOCATION 2: LAWRENCEVILLE PUBLIC WORKS FACILITY					
A.	Lawn Mowing/Trimming/Edging	12	Each	$887.66	$10,651.86
B.	Fertilization and Weed Control	12	Each	$122.40	$1,468.80
C.	Over Seeding and Aeration	12	Each	$0.00	$0.00
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$736.44	$8,837.28
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$170.85	$2,050.20
LOCATION 2: LAWRENCEVILLE PUBLIC WORKS FACILITY TOTAL				$1,917.35	$23,008.14
LOCATION 3: BOULDER CREEK COFFEE, AURORA THEATER & PARKING DECK					
A.	Lawn Mowing/Trimming/Edging	12	Each	$71.66	$859.86
B.	Fertilization and Weed Control	12	Each	$9.18	$110.16
C.	Over Seeding and Aeration	12	Each	$11.22	$134.64
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$745.11	$8,941.32
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$195.33	$2,343.96
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$58.65	$703.80
LOCATION 3: BOULDER CREEK COFFEE, AURORA THEATER & PARKING DECK TOTAL				$1,091.15	$13,093.74
LOCATION 4: HISTORIC COURTHOUSE/DOWNTOWN SQUARE					
A.	Lawn Mowing/Trimming/Edging	12	Each	$102.00	$1,224.00
B.	Fertilization and Weed Control	12	Each	$17.34	$208.08
C.	Over Seeding and Aeration	12	Each	$0.00	$0.00
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$3,641.40	$43,696.80
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$290.70	$3,488.40
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$180.80	$2,169.54
LOCATION 4: HISTORIC COURTHOUSE/DOWNTOWN SQUARE TOTAL				$4,232.24	$50,786.82
LOCATION 5: HERITAGE TRAIL					
A.	Lawn Mowing/Trimming/Edging	12	Each	$137.70	$1,652.40
B.	Fertilization and Weed Control	12	Each	$34.94	$419.22
C.	Over Seeding and Aeration	12	Each	$8.42	$100.98
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$29.58	$354.96
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$440.90	$5,290.74
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$257.30	$3,087.54
LOCATION 5: HERITAGE TRAIL TOTAL				$908.82	$10,905.84

LOCATION 6: POLICE DEPARTMENT					
A.	Lawn Mowing/Trimming/Edging	12	Each	$280.50	$3,366.00
B.	Fertilization and Weed Control	12	Each	$225.93	$2,711.16
C.	Over Seeding and Aeration	12	Each	$36.72	$440.64
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$193.80	$2,325.60
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$224.66	$2,695.86
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$291.47	$3,497.58
	LOCATION 6: POLICE DEPARTMENT TOTAL			$1,253.07	$15,036.84
LOCATION 7: LAWRENCEVILLE LAWN					
A.	Lawn Mowing/Trimming/Edging	12	Each	$290.70	$3,488.40
B.	Fertilization and Weed Control	12	Each	$269.28	$3,231.36
C.	Over Seeding and Aeration	12	Each	$36.72	$440.64
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$542.90	$6,514.74
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$1,494.30	$17,931.60
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$380.97	$4,571.64
	LOCATION 7: LAWRENCEVILLE LAWN TOTAL			$3,014.87	$36,178.38
LOCATION 8: COOPER PARK					
A.	Lawn Mowing/Trimming/Edging	12	Each	$58.14	$697.68
B.	Fertilization and Weed Control	12	Each	$26.52	$318.24
C.	Over Seeding and Aeration	12	Each	$0.00	$0.00
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$0.00	$0.00
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$91.04	$1,092.42
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$88.74	$1,064.88
	LOCATION 8: COOPER PARK TOTAL			$264.44	$3,173.22
LOCATION 9: RAILROAD DEPOT					
A.	Lawn Mowing/Trimming/Edging	12	Each	$45.90	$550.80
B.	Fertilization and Weed Control	12	Each	$15.05	$180.54
C.	Over Seeding and Aeration	12	Each	$0.00	$0.00
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$0.00	$0.00
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$36.72	$440.64
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$53.81	$645.66
	LOCATION 9: RAILROAD DEPOT TOTAL			$151.47	$1,817.64
LOCATION 10: JENKINS PARK					
A.	Lawn Mowing/Trimming/Edging	12	Each	$249.90	$2,998.80
B.	Fertilization and Weed Control	12	Each	$122.40	$1,468.80
C.	Over Seeding and Aeration	12	Each	$0.00	$0.00
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$0.00	$0.00
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$280.50	$3,366.00
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$299.88	$3,598.56
	LOCATION 10: JENKINS PARK TOTAL			$952.68	$11,432.16
LOCATION 11: INTERCHANGE (WEST CROGAN AND WEST PIKE)					
A.	Lawn Mowing/Trimming/Edging	12	Each	$683.40	$8,200.80
B.	Fertilization and Weed Control	12	Each	$300.90	$3,610.80
C.	Over Seeding and Aeration	12	Each	$5.61	$67.32

D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$231.54	$2,778.48
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$496.74	$5,960.88
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$214.20	$2,570.40
LOCATION 11: INTERCHANGE (WEST CROGAN AND WEST PIKE) TOTAL				$1,932.39	$23,188.68
LOCATION 12: GATEWAY #1					
A.	Lawn Mowing/Trimming/Edging	12	Each	$154.28	$1,851.30
B.	Fertilization and Weed Control	12	Each	$82.88	$994.50
C.	Over Seeding and Aeration	12	Each	$17.09	$205.02
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$496.49	$5,957.82
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$330.23	$3,962.70
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$170.85	$2,050.20
LOCATION 12: GATEWAY #1 TOTAL				$1,251.80	$15,021.54
LOCATION 13: BURSON POINT					
A.	Lawn Mowing/Trimming/Edging	12	Each	$81.86	$982.26
B.	Fertilization and Weed Control	12	Each	$30.60	$367.20
C.	Over Seeding and Aeration	12	Each	$8.42	$100.98
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$273.36	$3,280.32
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$102.00	$1,224.00
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$69.11	$829.26
LOCATION 13: BURSON POINT TOTAL				$565.34	$6,784.02
LOCATION 14: SCENIC HIGHWAY					
A.	Lawn Mowing/Trimming/Edging	12	Each	$374.09	$4,489.02
B.	Fertilization and Weed Control	12	Each	$176.46	$2,117.52
C.	Over Seeding and Aeration	12	Each	$0.00	$0.00
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$332.01	$3,984.12
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$475.07	$5,700.78
LOCATION 14: SCENIC HIGHWAY TOTAL				$1,357.62	$16,291.44
LOCATION 15: MAHLON BURSON WATER TREATMENT FACILITY					
A.	Lawn Mowing/Trimming/Edging	12	Each	$121.38	$1,456.56
B.	Fertilization and Weed Control	12	Each	$45.39	$544.68
C.	Over Seeding and Aeration	12	Each	$0.00	$0.00
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$0.00	$0.00
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$195.33	$2,343.96
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$157.08	$1,884.96
LOCATION 15: MAHLON BURSON WATER TREATMENT FACILITY TOTAL				$519.18	$6,230.16
LOCATION 16: CALABOOSE ALLEY					
A.	Lawn Mowing/Trimming/Edging	12	Each	$22.95	$275.40
B.	Fertilization and Weed Control	12	Each	$0.00	$0.00
C.	Over Seeding and Aeration	12	Each	$0.00	$0.00
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$0.00	$0.00
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$21.42	$257.04
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$20.91	$250.92
LOCATION 16: CALABOOSE ALLEY TOTAL				$65.28	$783.36

LOCATION 17: 316/120 INTERCHANGE					
A.	Lawn Mowing/Trimming/Edging	12	Each	$663.00	$7,956.00
B.	Fertilization and Weed Control	12	Each	$488.58	$5,862.96
C.	Over Seeding and Aeration	12	Each	$0.00	$0.00
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$0.00	$0.00
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$2,909.04	$34,908.48
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$466.65	$5,599.80
LOCATION 17: 316/120 INTERCHANGE TOTAL				$4,527.27	$54,327.24
LOCATION 18: S PERRY/S CLAYTON INTERCHANGE					
A.	Lawn Mowing/Trimming/Edging	12	Each	$57.12	$685.44
B.	Fertilization and Weed Control	12	Each	$3.32	$39.78
C.	Over Seeding and Aeration	12	Each	$0.00	$0.00
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$0.00	$0.00
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$293.76	$3,525.12
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$81.60	$979.20
LOCATION 18: S PERRY/S CLAYTON INTERCHANGE TOTAL				$435.80	$5,229.54
LOCATION 19: BRISCOE FIELD ENTRANCE					
A.	Lawn Mowing/Trimming/Edging	12	Each	$78.54	$942.48
B.	Fertilization and Weed Control	12	Each	$20.91	$250.92
C.	Over Seeding and Aeration	12	Each	$0.00	$0.00
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$0.00	$0.00
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$91.80	$1,101.60
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$82.62	$991.44
LOCATION 19: BRISCOE FIELD ENTRANCE TOTAL				$273.87	$3,286.44
LOCATION 20: PARK BENCH AREAS ON PAPER MILL					
A.	Lawn Mowing/Trimming/Edging	12	Each	$51.00	$612.00
B.	Fertilization and Weed Control	12	Each	$6.38	$76.50
C.	Over Seeding and Aeration	12	Each	$0.00	$0.00
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	$0.00	$0.00
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	$51.00	$612.00
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	$51.00	$612.00
LOCATION 20: PARK BENCH AREAS ON PAPER MILL TOTAL				$159.38	$1,912.50
GRAND TOTAL				$306,120.00	
OPTIONAL ITEMS:					
Aeration		1	Sq Ft	0.0125	
Lime Application		1	Sq Ft	0.0450	
Pesticide Application		1	Sq Ft	0.0620	
Fungicide Application		1	Sq Ft	0.0200	
Will vendor hold pricing firm? Renewal Option 1				$306,120.00	
Will vendor hold pricing firm? Renewal Option 2				$312,360.00	
Will vendor hold pricing firm? Renewal Option 3				$318,720.00	
Will vendor hold pricing firm? Renewal Option 4				$325,224.00	

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, SEPTEMBER 16, 2020
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Janitorial Maintenance Services on an Annual Contract
Department:	Facilities
Date of Meeting:	Wednesday, September 16, 2020
Fiscal Impact:	$140,000.00
Presented By:	Barry Mock
Action Requested:	Award Janitorial Maintenance Services on an Annual Contract to the highest scoring firm, GMI Group, Inc. in the amount of $140,000.00.

Summary: This contract is for the provision of professional janitorial services which will provide necessary routine interior cleaning and specified building maintenance services for city facilities. An optional deep sanitizing service was also added on a cost per application basis.

Fiscal Impact: Amount of $140,000.00. This contract is funded by the Custodial Services Fund (1001565.522130).

Attachments/Exhibits:
Score Tabulation
Cost Tabulation

RP002-20
Janitorial Maintenance Services on an Annual Contract
Facilities

			All Bright Janitorial Services, Inc.	All Pronto Cleaning Services, LLC.	American Facility Services	Bertin Enterprises, Inc.	Building Maintenance Services, Inc.
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	40	Understanding of the proposed services	3.75	18.75	32	33.75	37
2	20	Qualifications and experience	3.75	12.5	18.5	17.5	19.75
3	20	References and Referenced Projects	N/A	N/A	N/A	N/A	N/A
4	20	Pricing	13.3	7.6	5	10.2	10.2
		TOTAL	**20.8**	**38.85**	**55.5**	**61.45**	**66.95**
5	20	Optional Interview	N/A	N/A	N/A	N/A	N/A
	120	**TOTAL WITH INTERVIEWS**	**20.8**	**38.85**	**55.5**	**61.45**	**66.95**

			CBM Atlanta, Inc.	CEGLR Group, LLC d/b/a First Impressions Cleaning Solutions	E. & A. Dynamic Cleaning Service, LLC	General Building Maintenance, Inc.	GMI Group, Inc.
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	40	Understanding of the proposed services	35	33	6.25	33.75	37.75
2	20	Qualifications and experience	18.75	16	6.25	19.5	19.25
3	20	References and Referenced Projects	20	N/A	N/A	N/A	20
4	20	Pricing	13.8	11.2	6.9	8.2	20
		TOTAL	**87.55**	**60.2**	**19.4**	**61.45**	**97**
5	20	Optional Interview	N/A	N/A	N/A	N/A	N/A
	120	**TOTAL WITH INTERVIEWS**	**87.55**	**60.2**	**19.4**	**61.45**	**97**

RP002-20
Janitorial Maintenance Services on an Annual Contract
Facilities

			Intercontinental Commercial Services, Inc.	Jani King	JNS Solutions	Katy Lady	Premier Janitorial Services, LLC.
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	40	Understanding of the proposed services	35	32.5	32	15.5	13.75
2	20	Qualifications and experience	19.5	18	17	12.5	1.25
3	20	References and Referenced Projects	20	N/A	N/A	N/A	N/A
4	20	Pricing	19.8	6.7	10.4	6.9	4
		TOTAL	**94.3**	**57.2**	**59.4**	**34.9**	**19**
5	20	Optional Interview	N/A	N/A	N/A	N/A	N/A
	120	**TOTAL WITH INTERVIEWS**	**94.3**	**57.2**	**59.4**	**34.9**	**19**

			Turnkey Facility Maintenance	4SYT Industries, LLC
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS
1	40	Understanding of the proposed services	13.75	11.25
2	20	Qualifications and experience	8.75	6.25
3	20	References and Referenced Projects	N/A	N/A
4	20	Pricing	12.8	12.8
		TOTAL	**35.3**	**30.3**
5	20	Optional Interview	N/A	N/A
	120	**TOTAL WITH INTERVIEWS**	**35.3**	**30.3**

Recommended Vendor:
GMI Group, Inc.
130 Stone Mountain Street
Lawrenceville, GA 30046
P: (678) 482-5288
kayla.dang@gmigroupinc.com

RP002-20
Janitorial Maintenance Services on an Annual Contract
Facilities

ITEM #	DESCRIPTION	QTY.	All Bright Janitorial Services, Inc.		All Pronto Cleaning Services, LLC.		American Facility Services		Bertin Enterprises, Inc.		Building Maintenance Services, Inc.		CBM Atlanta, Inc.	
			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.	City Hall	12 MON	$3,300.00	$39,600.00	$5,292.00	$63,504.00	$9,600.00	$115,200.00	$4,350.00	$52,200.00	$4,235.83	$50,829.96	$3,759.36	$45,112.32
2.	Public Works	12 MON	$1,990.00	$23,880.00	$3,276.00	$39,312.00	$5,800.00	$69,600.00	$2,300.00	$27,600.00	$2,033.20	$24,398.40	$17.88	$214.56
3.	Police Department	12 MON	$2,580.00	$30,960.00	$4,536.00	$54,432.00	$5,800.00	$69,600.00	$3,850.00	$46,200.00	$3,727.53	$44,730.36	$2,849.76	$34,197.12
4.	Water Department	12 MON	$525.00	$6,300.00	$720.00	$8,640.00	$700.00	$8,400.00	$400.00	$4,800.00	$800.00	$9,600.00	$1,000.00	$12,000.00
5.	Lawrenceville Lawn	12 MON	$310.00	$3,720.00	$1,490.00	$17,880.00	$1,100.00	$13,200.00	$500.00	$6,000.00	$500.00	$6,000.00	$750.00	$9,000.00
		TOTAL	$104,460.00		$183,768.00		$276,000.00		$136,800.00		$135,558.72		$100,524.00	
	DEEP SANITIZING (optional)		PER APPLICATION		PER APPLICATION		PER APPLICATION		PER APPLICATION		PER APPLICATION		PER APPLICATION	
1.	City Hall		$1,200.00		$5,012.48		.08 SF		$500.00		$3,760.00		$2,100.00	
2.	Public Works		$1,020.00		$7,384.00		.08 SF		$250.00		$1,788.00		$1,050.00	
3.	Police Department		$1,200.00		$3,799.68		.08 SF		$250.00		$2,850.00		$1,750.00	
4.	Water Department		$900.00		$360.00		.08 SF		$100.00		$980.00		$350.00	
	Will vendor hold pricing firm? Renewal Option 1		1% Increase		Yes		Yes		Yes		3% Increase		Yes	
	Will vendor hold pricing firm? Renewal Option 2		1% Increase		Yes		Yes		Yes		3% Increase		Yes	
	Will vendor hold pricing firm? Renewal Option 3		1% Increase		Yes		2% Increase		Yes		3% Increase		Yes	
	Will vendor hold pricing firm? Renewal Option 4		1% Increase		Yes		Yes		Yes		3% Increase		Yes	

ITEM #	DESCRIPTION	QTY.	CEGLR Group, LLC d/b/a First Impressions Cleaning Solutions		E. & A. Dynamic Cleaning Service, LLC		General Building Maintenance, Inc.		GMI Group, Inc.		Intercontinental Commercial Services, Inc.		Jani King	
			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.	City Hall	12 MON	$4,558.00	$54,696.00	$6,265.60	$75,187.20	$4,855.69	$58,268.28	$2,430.50	$29,166.00	$2,450.00	$29,400.00	$5,931.00	$71,172.00
2.	Public Works	12 MON	$1,925.00	$23,100.00	$2,980.00	$35,760.00	$3,494.98	$41,939.76	$1,447.87	$17,374.44	$1,100.00	$13,200.00	$4,286.00	$51,432.00
3.	Police Department	12 MON	$2,883.00	$34,596.00	$4,749.06	$56,988.72	$4,703.91	$56,446.92	$1,529.68	$18,356.16	$1,800.00	$21,600.00	$5,359.00	$64,308.00
4.	Water Department	12 MON	$337.50	$4,050.00	$900.00	$10,800.00	$767.85	$9,214.20	$182.94	$2,195.28	$140.00	$1,680.00	$1,012.00	$12,144.00
5.	Lawrenceville Lawn	12 MON	$625.00	$7,500.00	$1,850.00	$22,200.00	$364.01	$4,368.12	$197.80	$2,373.60	$350.00	$4,200.00	$600.00	$7,200.00
		TOTAL	$123,942.00		$200,935.92		$170,237.28		$69,465.48		$70,080.00		$206,256.00	
	DEEP SANITIZING (optional)		PER APPLICATION		PER APPLICATION		PER APPLICATION		PER APPLICATION		PER APPLICATION		PER APPLICATION	
1.	City Hall		$15,000.00		$250.00		.14 SF		$7,518.72		$8,500.00		$7,518.00	
2.	Public Works		$7,200.00		$110.00		.14 SF		$3,576.00		$5,400.00		$3,576.00	
3.	Police Department		$11,400.00		$250.00		.14 SF		$5,699.52		$7,200.00		$5,699.00	
4.	Water Department		$860.00		$50.00		.14 SF		$600.00		$500.00		$460.00	
	Will vendor hold pricing firm? Renewal Option 1		Yes		Yes		Yes		Yes		Yes		Yes	
	Will vendor hold pricing firm? Renewal Option 2		Yes		Yes		3% Increase		Yes		Yes		Yes	
	Will vendor hold pricing firm? Renewal Option 3		Yes		Yes		Yes		1% Increase		Yes		Yes	
	Will vendor hold pricing firm? Renewal Option 4		Yes		Yes		3% Increase		Yes		Yes		Yes	

RP002-20
Janitorial Maintenance Services on an Annual Contract
Facilities

ITEM #	DESCRIPTION	QTY.	JNS Solutions		Katy Lady		Premier Janitorial Services, LLC.		Turnkey Facility Maintenance		4SYT Industries, LLC	
			UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.	City Hall	12 MON	$4,636.54	$55,638.48	$6,272.40	$75,268.80	$12,635.63	$151,627.56	$3,947.32	$47,367.84	$3,500.00	$42,000.00
2.	Public Works	12 MON	$2,205.20	$26,462.40	$2,327.80	$27,933.60	$6,009.67	$72,116.04	$1,877.40	$22,528.80	$2,025.00	$24,300.00
3.	Police Department	12 MON	$3,514.70	$42,176.40	$6,272.40	$75,268.80	$9,776.26	$117,315.12	$2,992.24	$35,906.88	$2,100.00	$25,200.00
4.	Water Department	12 MON	$444.00	$5,328.00	$209.00	$2,508.00	$842.50	$10,110.00	$129.99	$1,559.88	$750.00	$9,000.00
5.	Lawrenceville Lawn	12 MON	$322.50	$3,870.00	$1,694.00	$20,328.00	$38.51	$462.12	$129.99	$1,559.88	$680.00	$8,160.00
		TOTAL	$133,475.28		$201,307.20		$351,630.84		$108,923.28		$108,660.00	
	DEEP SANITIZING (optional)		PER APPLICATION		PER APPLICATION		PER APPLICATION		PER APPLICATION		PER APPLICATION	
1.	City Hall		$4,685.29		N/B		.10 SF		N/B		$675.00	
2.	Public Works		$2,228.38		N/B		.10 SF		N/B		$425.00	
3.	Police Department		$3,551.66		N/B		.10 SF		N/B		$515.00	
4.	Water Department		$224.33		N/B		.10 SF		N/B		$190.00	
	Will vendor hold pricing firm? Renewal Option 1		3.5% Increase		Yes		2% Increase		Yes		Yes	
	Will vendor hold pricing firm? Renewal Option 2		3.5% Increase		3% Increase		Negotiable		Yes		Yes	
	Will vendor hold pricing firm? Renewal Option 3		3.5% Increase		Yes		Negotiable		Yes		Yes	
	Will vendor hold pricing firm? Renewal Option 4		3.5% Increase		3% Increase		Negotiable		Yes		Yes	

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, SEPTEMBER 16, 2020
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Insulation Replacement in the Aurora Theatre Roof
Department:	Facilities
Date of Meeting:	Wednesday, September 16, 2020
Fiscal Impact:	$81,720.41
Presented By:	Barry Mock
Action Requested:	Award Insulation Replacement in the Aurora Theatre Roof to RoofConnect Logistics, Inc. using Sourcewell Cooperative contract KS-W-R02-111319-RCL in the amount of $65,026.76 and Johnson Controls, Inc. using Sourcewell Cooperative contract 030817-JHN in the amount of $16,693.65. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of complete removal of roof top air conditioning units by Johnson Controls, Inc. to allow RoofConnect Logistics, Inc. to remove wet insulation and replace with new roof insulation. Once roof work is complete, Johnson Controls, Inc. will then hoist and re-install the air conditioning condensers back in place and reconnect.

Fiscal Impact: Not to exceed $81,720.41. This contract is funded by the Capital Outlay Fund (3551565.541000). Project 15-021.

Attachments/Exhibits:
Proposals

Aurora Theatre Move Units of roof
Quote Prepared by Damon Key
07/08/2020

Johnson Controls

PROPOSAL

Account Information

Bill To:	CITY OF LAWRENCEVILLE P O BOX 2200 LAWRENCEVILLE GA USA 30046
Quote Reference Number:	1-17MLC5OR
Project Name:	Aurora Theatre Move Units of roof
Site:	CITY OF LAWRENCEVILLE 70 S CLAYTON ST LAWRENCEVILLE GA 30046-5727
Branch Info:	JOHNSON CONTROLS ATLANTA GA CB - 0N04
Attn:	Brian Osborne

Customer Information

Name: Brian Osborne

This proposal is hereby accepted and Johnson Controls is authorized to proceed with the work, subject to credit approval By Johnson Controls, Inc. Milwaukee, WI.
We propose to furnish the materials and/or perform the work below for the net price of: $16,693.65

This proposal is valid through: 08/07/2020

CITY OF LAWRENCEVILLE

Signature: _____
Name: _____
Title: _____
Date: _____
PO: _____

Johnson Controls Inc.

Signature: _____
Name: _____
Title: _____
Date: _____

CONFIDENTIAL: For customer review. ©2016 Johnson Controls

Proposal Overview

Benefits/Scope of Work:

Move condensers for split systems for roofing project.

1. Recover or pump down units.
2. Disconnect line set.
3. LOTO Disconnects
4. Disconnect high voltage wiring.
5. De-energize Air handlers and LOTO.
6. Disconnect low voltage wiring.
7. Stage units out of way of roofers.
8. Once roof area is complete set condensers back in locations.
9. Tie in line sets.
10. Pressurize with nitrogen and check for leaks. Quote repairs if leaks found.
11. If no leaks found pull vacuum.
12. Release refrigerant or return refrigerant back into systems.
12. Re connect high and low voltage wiring.
13. Remove LOTO
14. Start systems back up.
15. Johnson Controls is not responsible for systems with failures after reconnect and start up.

Exclusions:

1.Labor or material not specifically described above is excluded from this proposal.
2.Unless otherwise stated, any and all overtime labor is excluded from this proposal.
3.Applicable taxes or special freight charges are excluded from this proposal

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Total Price: **$65,026.76**

Adds:

Wet Insulation Remove and Replace:

- **$7.50 / sq. ft.**

***** An infrared scan can be performed at any time to get a firm quote on the amount of wet insulation remove/ replace. *****

- **$4,025.00**

Notes and Exclusions:

- **The above work including tax, insurance, warranties, hoisting, and all safety equipment are included in this proposal.**

Exclusions: Only work specifically stated above will be performed.

RoofConnect is not responsible for Plumbing, Electrical, HVAC, and Containers which may be necessary to complete the project, unless otherwise stated above. RoofConnect is not responsible for Interpretation of Local Building Code.

This proposal is based upon current, applicable Design Standards and Suitable Decking System for Roof System proposed on this Project. This Proposal is valid for 90 days from above Date.

Accepted by:

Name: _____

Signature: _____

Date: _____

P.O. Box 908, 44 Grant 65
Sheridan, AR 72150
P 877-942-5613
F 870-942-2666
E info@roofconnect.com
W roofconnect.com

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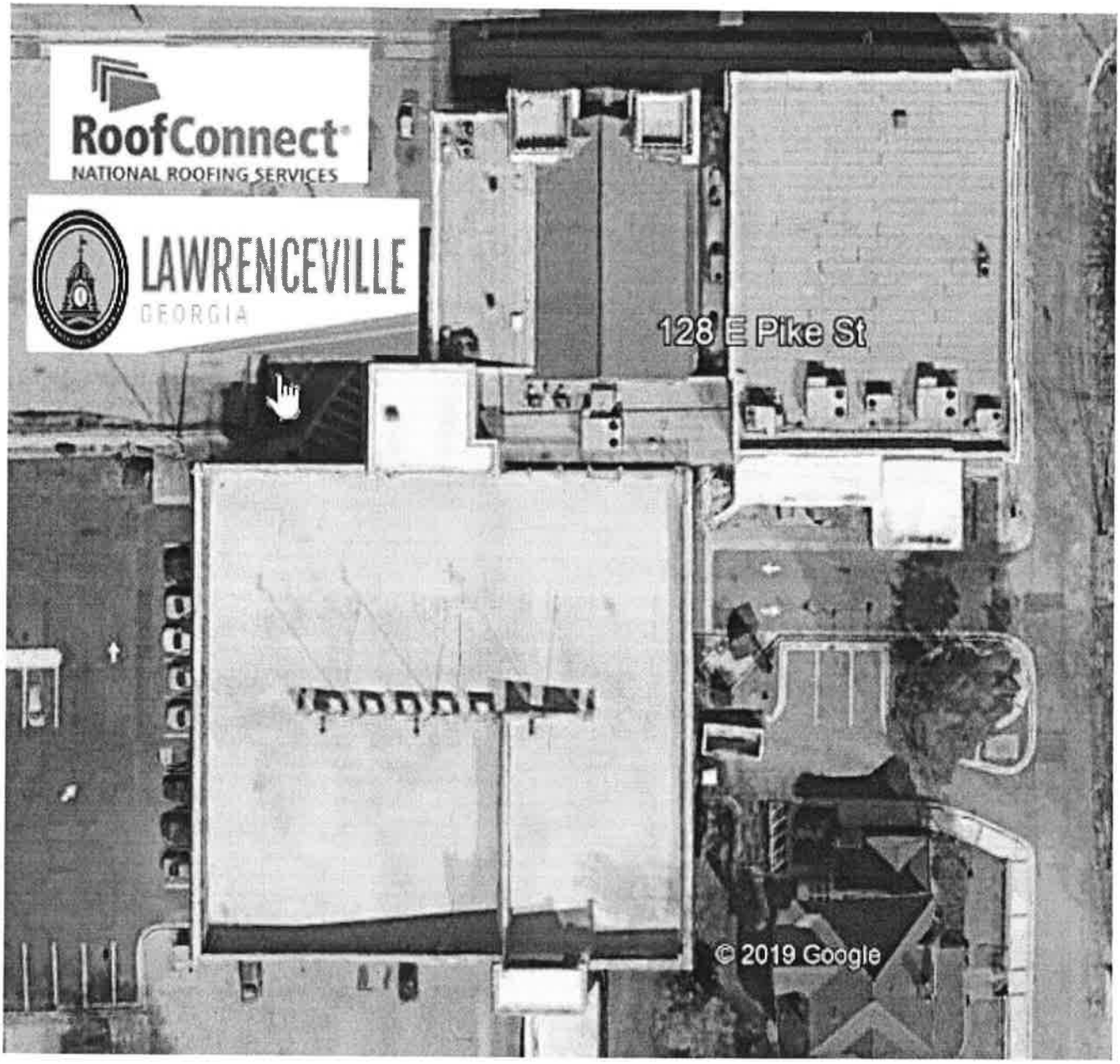

P.O. Box 908, 44 Grant 65
Sheridan, AR 72150
P 877-942-5613
F 870-942-2666
E info@roofconnect.com
W roofconnect.com

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, SEPTEMBER 16, 2020
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Purchase of Parking Guidance System
Department:	Administration
Date of Meeting:	Wednesday, September 16, 2020
Fiscal Impact:	$105,887.00
Presented By:	Steve North
Action Requested:	Award Purchase of Parking Guidance System to the highest scoring firm, Q-Free TCS, Inc., amount not to exceed $105,887.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of providing materials and installation of a parking guidance system to accurately calculate parking space availability on a space-by-space basis for the Lawrenceville Parking Deck located at 153 East Crogan Street. The system will calculate and disseminate parking space availability on a level by level basis and total free spaces located in deck. This system will have an annual preventative maintenance and software support fee of $4,007.00 per year.

Fiscal Impact: Not to exceed $105,877.00. This contract is funded by the Capital Outlay Fund (3241320-541000). Project SP-006.

Attachments/Exhibits:
Score Tabulation
Cost Tabulation

RP005-20
Parking Guidance System
Administration

			International Time Recording of Georgia, Inc.	Parking Guidance Systems, LLC.	Parking Logix	Parking Sense USA, Inc.	Q-Free TCS, Inc.	WiseMoving Technologies Corp.
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	30	Background and Experience	21.25	22.5	20	22.25	23.75	21.75
2	20	References – Comparability and Quality	12.5	13.5	12	13	13.75	9.25
3	20	Exhibited understanding in the proposed solution and application to the City deck and future expandability	15	23.5	12.5	23.75	27.75	19
4	15	Ongoing maintenance	5.25	8	6.75	7.25	8.75	6.75
5	15	Cost proposal	16.4	11	20	8.6	12.7	5.2
		TOTAL	**70.4**	**78.5**	**71.25**	**74.85**	**86.7**	**61.95**
6	20	Optional Interview	N/A	N/A	N/A	N/A	N/A	N/A
	120	**TOTAL WITH INTERVIEWS**	**70.4**	**78.5**	**71.25**	**74.85**	**86.7**	**61.95**

Recommended Vendor:
Q-Free TCS, Inc.
55 Union Ave.
Sudbury, MA 01776
dave.radford@q-free.com

RP005-20
Parking Guidance System
Administration

	International Time Recording of Georgia, Inc.	Parking Guidance Systems, LLC.	Parking Logix	Parking Sense USA, Inc.	Q-Free TCS, Inc.	WiseMoving Technologies Corp.
DESCRIPTION	TOTAL PRICE	TOTAL PRICE	TOTAL PRICE	TOTAL PRICE	TOTAL PRICE	TOTAL PRICE
Intallation of Parking Guidance System for Lawrenceville Parking Deck	$81,804.00	$122,000.00	$67,120.00	$155,804.00	$105,887.00	$257,302.00

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION SEPTEMBER 16, 2020
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Paper Mill Road Construction, Engineering and Inspection Agreement
Department:	Engineering
Date of Meeting:	Wednesday, September 16, 2020
Fiscal Impact:	$177,528.00 [Hourly not-to-exceed]
Presented By:	Dennis Billew
Action Requested:	Approve Agreement with Atlas Technical Consultants, LLC [Atlas] to provide Construction Management Services [$156,307.00] and Materials Testing [$21,221.00] related to the Paper Mill Road Sidewalk Project in an amount not to exceed $177,528.00 as presented and authorize a Purchase Order to be issued for the work.

Summary: Construction Plans for Paper Mill Road Sidewalk Project between Springlake Drive and McCart Drive are complete. Approval of the Agreement authorizes Atlas to work with Purchasing and the Design Consultant to bid the project, assist in bid review and oversee construction of the Project. Funding is available within the project budget.

Fiscal Impact: Not to exceed $177,528.00.

Concurrences: City Manager has review and approved.

Attachments/Exhibits:
Atlas – Paper Mill CEI proposal

August 26, 2020

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

RE: **Proposal for CEI Services for Paper Mill Sidewalk Project**

Mr. Billew

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

We have coordinated with your design consultant and reviewed the information available for the project and as shown in the attached cost proposals we can provide the bidding assistance, CEI services and the necessary materials testing for a cost not to exceed $177,528.00. We are available to meet and discuss the scope and fee in greater detail at the convenience of the City if necessary. Please feel free to contact me at 770-263-5945 with any questions regarding this.

Thanks,

Henry E. Collins

Henry Collins
Atlas Technical Consultants, LLC

cc: Todd Long, Atlas

Paper Mill Road Sidewalk - Lawrenceville

Preconstruction	Total Manhours	Bill Rate	
Coordination with Local government	5	155	775
Pre-bid Utility Coordination	80	85	6,800
Prepare bid package			
Program Manager	8	155	1,240
Construction Engineer	12	92	1,104
Office Engineer	30	85	2,550
Clerical	30	52.5	1,575
Bid analysis and recommendation			
Program Manager	2	155	310
Office Engineer	3	85	255
Preconstruction meeting			
Construction Engineer	3	92	276
Office Engineer	3	85	255
Utility Coodinator	3	85	255
Mileage	90	0.55	50
Construction			
Inspection - 10 months (44 weeks)			
Construction Engineer (oversight)	88	92	8,096
6 hours per week Project Manager	264	80	21,120
25 hours per week inspector	1100	65	71,500
Office Staff - 10 months (44 weeks)			
Program Manager	44	155	6,820
3 hours per week Office Engineer	132	85	11,220
Utility coordination - 8 months (36 weeks)			
Utility Coodinator	108	85	9,180
Project Closeout (punch list, materials certifications, etc)			
Construction Engineer	8	92	736
Inspector	80	65	5,200
Office Engineer	24	85	2,040
Mileage	9000	0.55	4,950

TOTAL ***156,307***

Materials Testing
COST ESTIMATE
PAPER MILL ROAD SIDEWALK PROJECT
LAWRENCEVILLE, GA

Date: August 24, 2020

ACTIVITY	UNIT RATE	COMMENTS	UNITS PROPOSED	COST PROPOSED
EARTHWORK, SITE UTILITY, AND PAVEMENT CONSTRUCTION				
Staff Engineer; Subgrade Inspections	$95.00 /hr	Estimate 16 evaluations @ 2.5 hours each	40	$3,800.00
Senior Engineering Technician; Density Testing	$55.00 /hr	Estimate 30 weeks @ 6 hours/week	180	$9,900.00
Standard Proctor	$95.00 ea	Estimate 4	4	$380.00
Modified Proctor	$130.00 ea	Estimate 2	2	$260.00
Extraction tests	$135.00 ea	Estimate 3	3	$405.00
Mileage	$0.55/mi	Estimate 1800 miles	1800	$990.00
FOUNDATION EVALUATION			*SUBTOTAL*	$15,735.00
Staff Engineer; Foundation Evaluation for Walls	$95.00 /hr	Estimate 6 hours	6	$570.00
Mileage	$0.55/mi	Estimate 120 miles	120	$66.00
CONCRETE TESTING AND REINFORCING STEEL INSPECTIONS			*SUBTOTAL*	$636.00
Compressive Strength Test Cylinder (5/set, every 100 CY)	$10.00 ea.	Estimate 28 sets	140	$1,400.00
Mileage	$0.55/mi	Estimate 1200 miles	1200	$660.00
PROJECT ENGINEERING AND MANAGEMENT			*SUBTOTAL*	$2,060.00
Staff Engineer	$95.00 /HR		18	$1,710.00
Senior Registered Project Engineer	$135.00 /HR		8	$1080.00
			SUBTOTAL	$2,790.00
		TOTAL BUDGET ESTIMATE		**$21,221.00**

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, SEPTEMBER 16, 2020
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Ordinance Amendment to Chapter 18 Emergency Management
Department:	Administration
Date of Meeting:	Wednesday, September 16, 2020
Fiscal Impact:	N/A
Presented By:	
Action Requested:	

Summary:

Attachments/Exhibits:
Emergency Management ordinance Update 8-31-2020

CHAPTER 18. EMERGENCY MANAGEMENT

Sec. 18-1. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Curfew means a temporary prohibition against any persons walking, loitering, standing, bicycling, motoring, or similar activities upon any sidewalk, street, public property, vacant premises or any public place within the city, or some designated part or parts of the city, except, however, those persons whose official duties require them to be present.

Disaster means a severe or prolonged incident that threatens life, property, the environment or critical systems including but not limited to, fire, flood, snowstorm, ice, ice storm, heat, tornado, hurricane, windstorm, oil spill, water contamination, utility failure, hazardous peacetime radiological incident, major transportation accident, hazardous material incident, epidemic, pandemic, air contamination, drought, infestation, explosion, or hostile military or para-military action or similar occurrences resulting from terrorist activities, riots, or civil disorders.

Emergency means an incident, natural or human-caused, that requires responsive actions to protect life, property, environment, critical systems, or major disruption of routine community affairs or business or government operations.

Emergency management means the preparation for the carrying out of all emergency functions other than functions for which military forces are primarily responsible to prevent, minimize, and repair injury and damage resulting from emergencies, energy emergencies, public health emergency, disasters, or the imminent threat thereof, of manmade or natural origin caused by enemy attack, sabotage, acts of domestic or international terrorism, civil disturbance, fire, flood, earthquake, wind, storm, wave action, oil spill or other water contamination requiring emergency action to avert danger or damage, epidemic, pandemic, air contamination, blight, drought, infestation, explosion, riot or other hostile action, radiological action, or other causes. These functions include, without limitation, firefighting services; police services; emergency medical services; rescue; engineering; warning services; communications; defense from radiological, chemical, biological, and other special weapons to include weapons of mass destruction; evacuation of persons from stricken areas; emergency welfare services; consequence management functions to include victim services; emergency transportation; plant protection; temporary restoration of public utility services; and other functions related to civilian protection, together with all other activities necessary or incidental to the preparation for and carrying out of the foregoing functions.

Local emergency management director means the person nominated by the county and appointed by the state emergency management director with primary responsibility for emergency management mitigation, preparedness, response and recovery within the county.

Local state of emergency means a declaration by the appropriate official(s) of Gwinnett County or by the mayor of the City of Lawrenceville.

State emergency management director means the person appointed by the Governor to head the state emergency management agency.

Sec. 18-2. - Local organization for emergency management.

(a) In agreement with the governing officials of Gwinnett County and the other cities within Gwinnett County, there is hereby established the county emergency management agency. The board of commissioners of the county, with concurrence of the governing officials of the cities within the county, shall nominate for appointment by the state emergency management director a director of the county emergency management agency. Upon appointment, the director of the county emergency management agency shall have direct responsibility for the organization, administration, and operations of the county emergency management agency, subject to the direction and control of the governing officials of the county and shall serve at the pleasure of such governing officials.

(b) The director of the county emergency management agency is charged with the following duties:

(1) Represent the governing officials of the county and cities therein on matters pertaining to emergency management.

(2) Assist county and city officials in organizing county and city departments for emergency operations.

(3) Develop, in conjunction with county and city departments, the Gwinnett County Emergency Operations Plan for emergency functions. Such plan shall be in consonance with the Georgia Emergency Operations Plan and shall be submitted to the governing officials of the county and the cities therein for approval and, thereafter, to the state emergency management agency for approval.

(4) Maintain the emergency management agency and carry out the day-to-day administration of the county emergency management program, including the submission of required reports to the state emergency management agency.

(5) Submit reports as required by the governing officials of the county and cities therein in keeping with good management practices; e.g., financial, daily activity, etc.

(6) Obtain, with the authority of the governing officials of the county, a facility to be used as the Gwinnett County Emergency Operations Center.

(7) Coordinate the activities of the Gwinnett County Emergency Operations Center staff during periods of an emergency and under the supervision of the county commissioners.

(8) Exercise the powers and discharge the duties conferred upon the emergency management agency, including implementation of the emergency operations plan, coordination of the emergency response of public and private agencies and organizations, coordination of recovery efforts with state and federal officials, and inspection of emergency or disaster sites.

(9) The director or his designee is authorized to enter at a reasonable time upon any property, public or private, for the purpose of investigating and inspecting sites involved with emergency management functions. The director is authorized to execute a right of entry and/or agreement to use property for these purposes on behalf of the county; however, any such document shall be later presented for ratification by the county commissioners.

Sec. 18-3. - Declaration of local emergency by the chairman of the county board of commission.

(a) In the event of an actual or threatened occurrence of a disaster or emergency which may result in the large-scale loss of life, injury, property damage or destruction; or in the major disruption of routine community affairs, business or governmental operations in the county; and which is of sufficient severity and magnitude to warrant extraordinary assistance by federal, state and local departments and agencies to supplement the efforts of available public and private resources, the chairman of the county board of commissioners may issue an emergency or disaster declaration for the unincorporated areas of the county and the affected cities within the county upon the execution of an intergovernmental agreement between the county and the affected cities.

(b) The declaration of local emergency shall continue until the chairman of the county commissioners finds that emergency conditions no longer exist, at which time the chairman shall execute and file with the clerk of the county board of commissioners a document marking the end of the state of emergency. No state of emergency shall continue for longer than 30 days, unless renewed by the chairman. The county board of commissioners may, by resolution, end a state of emergency at any time.

Sec. 18-4. - Declaration of local emergency by the mayor of the city.

(a) In addition to any other emergency powers set forth in the ordinances of the city, the mayor, as chief executive of the city, shall have the emergency power to declare an emergency to exist when, in the mayor's opinion, any one or more of the following conditions exist:

(1) There is extreme likelihood of danger of destruction of life or property due to unusual conditions;

(2) Unusual or extreme weather conditions, making use of city streets or areas difficult or impossible;

(3) There is a major disruption of routine community affairs, business or governmental operations in the city;

(4) Civil unrest, commotion or uprising is imminent or exists; or

(5) There is a stoppage or loss of a public utility affecting a major portion of the city.

(b) The declaration of local emergency shall continue until the mayor finds that emergency conditions no longer exist, at which time the mayor shall execute and file with the city clerk a document marking the end of the state of emergency. No state of emergency shall continue for longer than 30 days, unless renewed by the mayor. The city council may, by resolution, end a state of emergency at any time.

Sec. 18-5. - Effect of declaration of emergency.

(a) *Activation of emergency operations plan.* The Gwinnett County Emergency Operations Plan developed in conjunction with county and city departments is always in effect, and elements can be implemented as needed on a flexible, scalable basis to improve response capabilities. The resolution to adopt the Gwinnett County Emergency Operations Plan serves as the authority for deployment of personnel to respond to the emergency and for the use or distribution of any supplies, equipment, materials, and facilities assembled, stockpiled or arranged to be made available pursuant to the Georgia Emergency Management Act or any other laws applicable to emergencies or disasters. Activation of the Gwinnett County Emergency Operations Plan is not dependent upon a declaration of local emergency.

(b) *Emergency powers.* Following a declaration of an emergency and during the continuance of such state of emergency, the mayor, separately or jointly with the chairman of the county board of commissioners and the mayors or designees of other affected cities, is authorized to implement local emergency measures to protect life and property or to bring the emergency situation under control. In exercising this authority, the mayor may cause to become effective any of the following sections of this article as appropriate: section 18-9 (registration of building and repair services), which shall become effective if the Governor declares a state of emergency; and section 18-6 (closed or restricted areas and curfews). If any of these sections are included in a declaration of local emergency, the same shall be filed in the office of the city clerk and shall be in effect until the declaration of local emergency has terminated.

(c) *Authority to waive procedures and fees.* Pursuant to a declaration of emergency, the mayor is authorized to cause to be effective any of the subsections of section 18-7 as appropriate. The implementation of such subsections shall be filed in the office of the city clerk.

(d) *Additional emergency powers.* The mayor shall have, and may exercise for such periods as such emergency or disaster exists or continues to exist, the following additional emergency powers:

(1) To utilize all available resources of the city and subordinate agencies over which the city has budgetary control as reasonably necessary to cope with the emergency or disaster;

(2) To provide benefits to citizens upon execution of an intergovernmental agreement for grants to meet disaster-related necessary expenses or serious needs of individuals or families adversely affected by an emergency or disaster in cases where the individuals or families are unable to meet the expenses or needs from other means, provided that such grants are authorized only when matching state or federal funds are available for such purpose;

(3) To transfer the direction, personnel or functions of any city departments and agencies or units thereof for the purpose of performing or facilitating emergency services;

(4) To utilize public property and/or the property of citizens when necessary to cope with the emergency or disaster or when there is compelling necessity for the protection of lives, health and welfare;

(5) To make provision for the availability and use of temporary emergency housing, emergency shelters, and/or emergency medical shelters;

(6) To temporarily suspend any law, code provision or regulation prescribing the procedures for conducting county business, or any ordinance, resolution, order, rule or regulation of any city agency, if strict compliance with such ordinance, resolution, order, rule or regulation would in any way prevent, hinder or delay necessary action in coping with the emergency or disaster, provided that such suspension shall provide for the minimum deviation from the requirements under the circumstances and further provided that, when practicable, efforts shall be made to avoid adverse effects resulting from such suspension;

(7) To direct and compel the evacuation of all or part of the population from any stricken or threatened area, for the preservation of life or other disaster mitigation, response or recovery;

(8) To prescribe routes, modes of transportation, and destinations in connection with evacuation;

(9) To suspend or limit the sale, dispensing, or transportation of alcoholic beverages, explosives and flammable liquids and substances;

(10) To close any or all city-owned buildings and other facilities to the use of the general public;

(11) To close streets and sidewalks in delineated areas; and

(12) To perform and exercise such other functions, powers and duties as may be deemed necessary for the preservation of life, limb or property or to promote and secure the safety and protection of the civilian population, including individuals with household pets and service animals prior to, during and following a major disaster or emergency.

Sec. 18-6. - Closed or restricted areas and curfews during emergency.

(a) Upon issuance of an emergency or disaster declaration, the mayor, separately or jointly with the chairman of the county board of commissioners and the mayors of other affected cities, may institute a curfew when it is determined necessary to protect and safeguard the people and property of the city.

(b) To preserve, protect or sustain the life, health, welfare or safety of persons, or their property, within a designated area under a declaration of emergency, it shall be unlawful for any person to travel, loiter, wander or stroll in or upon the public streets, highways, roads, lanes, parks, or other public grounds, public places, public buildings, places of amusement, eating establishments, vacant lots or any other place between hours specified by the mayor until the curfew is lifted.

(c) The provisions of this section shall not apply to persons acting in the following capacities:

(1) Authorized and essential law enforcement personnel;

(2) Authorized and essential health care providers;

(3) Authorized and essential personnel of the city or Gwinnett county;

(4) Authorized National Guard or federal military personnel;

(5) Authorized and essential firefighters;

(6) Authorized and essential emergency response personnel;

(7) Authorized and essential personnel or volunteers working with or through the county emergency management agency;

(8) Authorized and essential utility repair crews;

(9) Citizens seeking to restore order to their home or business while on their own property or place of business;

(10) Other authorized and essential persons as designated on a list compiled and maintained by the county emergency management agency, the county police department, and/or the city police department.

(d) Enforceability. This section shall be enforced by law enforcement personnel approved to provide aid and assistance during the emergency. Nothing contained in this section shall prohibit a law enforcement officer from bringing other charges authorized by state law.

(e) Effective date. This section shall become effective only upon the signing of a declaration of emergency by the mayor.

Sec. 18-7. - Authority to waive procedures and fee structures.

(a) *City business and meetings.* Upon declaration of an emergency or disaster by the Governor or mayor, the affairs and business of the city may be conducted at places other than the regular or usual location, within or outside of the city, when it is not prudent, expedient or possible to conduct business at the regular location. When such business occurs outside of the city, all actions taken by the city council shall be as valid and binding as if performed within the city. City council meetings may be called by the mayor, and the formal procedures required by law for meeting notices may be modified. Official meetings of the city council and any other agency, authority, board, or commission of the city may conduct meetings by teleconference or video conference during the emergency or disaster declaration.

(b) *Public works contracts.* Upon declaration of an emergency or disaster by the Governor or mayor, the city may contract for public works without letting such contract out to the lowest, responsible bidder and without advertising and posting notification of such contract; provided, however, that the emergency must be of such nature that immediate action is required and that the action is necessary for the protection of the public health, safety and welfare. Any public works contract entered into pursuant to this subsection shall be entered on the minutes of the city as soon as practical and the nature of the emergency described therein in accordance with O.C.G.A. § 36-91-22(e).

(c) *Purchasing.* Upon declaration of an emergency or disaster by the Governor or mayor, the city procedures for soliciting and advertising projects pursuant to the city's purchasing ordinance may be suspended during the period of emergency. City officials shall, however, continue to seek to obtain the best prices during the state of emergency.

(d) *Code enforcement.* Upon declaration of a state of emergency or disaster by the Governor or mayor, the city council may temporarily suspend the enforcement of the ordinances of the city, or any portion thereof, where the emergency is of such nature that immediate action outside the code is required, such suspension is consistent with the protection of the public health, safety and welfare, and such suspension is not inconsistent with any federal or state statutes or regulations.

(e) *Fees.* Upon declaration of a state of emergency or disaster by the Governor or mayor, the city council or its designees may temporarily reduce or suspend any permit fees, application fees or other rate structures as necessary to encourage the rebuilding of any areas impacted by the disaster or emergency. The term "fees" include fees or rates charged by the city for building permits, land disturbance permits, zoning applications, special land use permits, temporary land use permits and other fees relating to the reconstruction, repair and cleanup of areas impacted by the disaster or emergency. The term "fees" does not include fees collected by the city on behalf of the state or federal government or fees charged by the county pursuant to a state or federal statute or regulation. The temporary reduction or suspension of fees under this section in no way suspends or exempts the related inspections related to any required permit.

(f) *Temporary dwellings.* Upon the declaration of a state of emergency or disaster by the Governor or mayor, the city council or its designees may issue temporary mobile home, trailer, recreational vehicle or other temporary dwelling structures or parks in any zoning district, even though not otherwise permitted by zoning ordinance or development code, while the primary dwelling is being repaired, provided that such temporary dwellings or parks are designed by an engineer and the plans are approved by the county health department and planning department. The temporary permit shall not exceed six months in duration. In the case of a continuing hardship, and in the discretion of

the city council or its designees, the permit may be extended for a period of up to an additional six months. Upon expiration of the temporary permit and/or extension, the temporary dwelling must be removed.

Sec. 18-8. - Volunteers.

All persons, other than officers and employees of Gwinnett county and the cities within Gwinnett county, performing emergency functions pursuant to this article, shall serve with or without compensation. While engaged in such emergency functions, duly assigned volunteers shall have the same immunities as county and city officers and employees. Immunity does not apply in cases of willful misconduct, gross negligence or bad faith.

Sec. 18-9. - Registration of building and repair services.

(a) In accordance with O.C.G.A. § 38-3-56, before building, constructing, repairing, renovating or making improvements to any real property, including dwellings, homes, buildings, structures or fixtures within an area in the city designated in a declared emergency or disaster, any person, firm, partnership, corporation or other entity must register with the city planning department and secure a building permit that is posted at the work site. Each day any such entity does business in the city without complying with this article constitutes a separate offense. Any person, firm, partnership, corporation, or other entity that submits a registration for a building permit shall comply with contractor licensure requirements in accordance with O.C.G.A. title 43, ch. 41 (O.C.G.A. § 43-41-1 et seq.).

(b) The registration is nontransferable. The cost of the emergency building permit shall be equal to the cost for a building permit under existing regulations. The permit shall only be authorized for repairs.

(c) When registering, any person, partnership, corporation or other entity making application must, under oath, complete an application providing the following information:

(1) Name of applicant;

(2) Permanent address and phone number of applicant;

(3) Applicant's federal employer identification number;

(4) If applicant is a corporation, the state and date of incorporation;

(5) Tag registration information for each vehicle to be used in the business;

(6) List of cities and/or counties where the applicant has conducted business within the past 12 months;

(7) Georgia sales tax number or authorization;

(8) Georgia business license number, if required;

(9) Copy of business license from the Secretary of State, if required;

(10) License number.

(d) Effective date. This section shall become effective only upon a declaration of emergency by the Governor or mayor. Unless otherwise specified in the declaration of emergency or otherwise extended by the city council, the provisions of this section shall remain in effect during the state of emergency and for a subsequent recovery period of three months.

Sec. 18-10. - Unlawful acts during emergencies.

Notwithstanding any other city ordinance regulation, county, state or federal law, it shall be unlawful for any person to commit any of the following acts during an emergency:

(1) Willfully obstruct, hinder or delay any member of the emergency management corps in the enforcement of any lawful rule or regulation issued pursuant to this article or in the performance of any duty imposed by virtue of this article.

(2) Do any act forbidden by any lawful rules or regulations issued pursuant to this article if such act is of such a nature as to give assistance to the enemy; imperil the life or property of any inhabitant of this city; to prevent, hinder or delay the defense or protection thereof.

(3) Wear, carry or display without authority any mark or identification specified by the emergency management agency.

Sec. 18-11. - Enforcement and remedies.

(a) *Law enforcement.* In accordance with O.C.G.A. § 38-3-4, the city police department shall be authorized to enforce the orders, rules and regulations contained in this article and/or implemented by the mayor during a declared emergency.

(b) *Penalties.* Failure to comply with any of the requirements or provisions of this article, or with any order, rule or regulation made effective by the mayor upon or after the declaration of an emergency, shall constitute a violation of this article. Any person who violates any provision in this article shall, upon conviction thereof, be guilty of a misdemeanor punishable by a fine not exceeding $1,000.00, imprisonment for a term not exceeding 60 days, or both, for each violation. Any person who assists in a violation of this article shall also be guilty of a misdemeanor and be subject to the same penalty. Each day during which a violation or failure to comply continues shall constitute a separate violation.

(c) *Injunctive relief.* In accordance with O.C.G.A. § 38-3-5, in addition to the remedies prescribed in this section, the county emergency management director is authorized to obtain an injunction to restrain a violation of any law, code section, order, rule or regulation which is contained in the Georgia Emergency Management Act and/or this Code, and/or which is implemented by the local governing authority during a declared emergency.

(d) *Enforcement.* Except as otherwise provided in this article, this article may be enforced by the city police department or the county police department.

Sec. 18-12. - Liberality of construction.

This chapter shall be construed liberally in order to effectuate its purpose.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, SEPTEMBER 16, 2020
AGENDA CATEGORY: GENERAL DISCUSSION

Item:	Bicentennial Planning Committee Presentation
Department:	Community Relations Department
Date of Meeting:	Wednesday, September 16, 2020
Fiscal Impact:	
Presented By:	Melissa Hardegree
Action Requested:	

Summary: The City of Lawrenceville will celebrate its Bicentennial in December 2021. The Community Relations Department would like to form a Bicentennial Planning Committee to begin making preparations to celebrate this event.

Background:

Significant Impacts – Expected positive economic impact on City of Lawrenceville businesses, special events, and resulting overall positive public relations for the City of Lawrenceville.
Citizen Participation – Appeals to both Lawrenceville residents and visitors
Purpose – To prepare to appropriately celebrate a significant event in our City's history.
Project Work Scope – 15 months

Fiscal Impact: Celebration of the City of Lawrenceville Bicentennial will generate an overall positive public relations outcome for the City, which should result in a positive economic impact for City businesses, real estate, and increased tourism.