LAWRENCEVILLE
GEORGIA

CITY COUNCIL REGULAR MEETING
AGENDA

Monday, January 30, 2023	Council Assembly Room
7:00 PM	70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Recognitions

1. Commissioner Marlene Fosque
2. Electric Department Director - Huston Gillis
3. Finance Department

Approval of Prior Meeting Minutes

Proclamations

4. Arbor Day 2023

Announcements

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

Consent Agenda

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

5. Disposal of Municipal Solid Waste and C & D Materials on an Annual Contract
6. Comprehensive HVAC Services on an Annual Contract
7. Purchase of U/G Primary Wire
8. On-Demand Underground Electric Distribution Cable Installation on an Annual Contract
9. Purchase of new Firewall for City Hall/Public Works Network
10. Ordinance to Set and Publish Qualifying Fees for 2023 / Ordenanza para establecer y publicar tarifas de calificación para 2023
11. Approval of a Resolution Authorizing Signatories for the MEAG Municipal Competitive Trust
12. Modification to the City Council 2023 Meeting Calendar

Public Hearing New Business

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

13. RZC2022-00043; BB Accounting Services, Inc.; 388 Scenic Highway
14. RZC2022-00044: KRB Investments, Inc.; 142 Oak Street and 288 North Clayton Street
15. RZM2022-00013 & SUP2022-00075; GTD Partners, LLC c/o Andersen Tate & Carr; 800 Block Grayson Highway
16. RZM2022-00014; Metro Atlanta Recovery Residences, Inc.; 168 Constitution Blvd
17. RZR2022-00011; Fairlane Capital LLC; 448 Grayson Highway

Council Business New Business

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

18. Purchase of Itron Electric Meters
19. Fourth Amendment to the Intergovernmental Agreement – Hotel Loan

Executive Session – Personnel, Litigation, Real Estate

Final Adjournment

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR SESSION, JANUARY 30, 2023
AGENDA CATEGORY: CONSENT AGENDA

Item:	Disposal of Municipal Solid Waste and C & D Materials on an Annual Contract
Department:	Sanitation
Date of Meeting:	Monday, January 30, 2023
Fiscal Impact:	$714,000.00
Presented By:	Barry Mock, Assistant City Manager, Public Works Director, DDA Executive Director
Action Requested:	Approval to renew Disposal of Municipal Solid Waste and C & D Materials on an Annual Contract to GFL Environmental in the amount of $714,000.00. Authorization for Mayor to execute amendment 2 subject to approval by the City Attorney.

Summary: This contract provides for the disposal of the City's solid waste, and construction and demolition materials. The transfer station is located within the city limits.

Background: Original amount was $665,000.00. The first renewal amount was $720,000.00. The second renewal amount was $680,000.00.

Fiscal Impact: Amount of $714,000.00. This contract is funded by the Solid Waste Disposal-Landfill Fund (5404500.523980).

Attachments/Exhibits:
Amendment

State of Georgia
City of Lawrenceville

Amendment

This Amendment is made between the City of Lawrenceville, a Georgia municipal corporation (the "City") and GFL Environmental ("Contractor") amending the agreement between the parties made on November 21, 2022, and its subsequent effective date February 1, 2023.

Witnesseth:

WHEREAS, the City and Contractor have entered a legal contract specifying the terms and conditions under which the Contractor provides services to the City for Solid Waste Disposal Services and Recycling on January 24, 2012, and March 6th, 2020, hereinafter referred to as "original agreement"; and

WHEREAS the City and Contractor may mutually desire to extend the term of the contract for a set period with agreed range changes over that period: and

NOW, THEREFORE, in consideration of the promises and agreements set forth below, to be performed by the City and Contractor, the City and Contractor agree to amend the agreement as follows:

1. Contract Duration:
   The effective date of this extension and amendment shall be February 1, 2023 to January 31, 2024.
   The term of this amendment shall be binding on all parties beginning February 1, 2023. The term of this Amendment may be extended by mutual agreement for successive terms. All other terms and conditions of the entire original contract and subsequent amendments remain the same.

2. Rate Adjustments and Continuation of Other Contract Terms:
   Increasing contract by 5% starting February 1, 2023. Per prior contract 5% cap increase to allow CPI adjustment to take place. All other sections and terms remain the same as the contract dated January 24, 2012. Rates will be as follows: $36.46 MSW, $34.00 C&D, $63.49 Recycle.

All other terms and conditions of the entire original contract and subsequent amendments remain the same.

IN WITNNESS WHEREOF, the City and Contractor have caused this Amendment to be executed by their duly authorized officials.

GFL Environmental

By: Eric McAden

Eric McAden, Regional VP

Attest:

_____

City of Lawrenceville, GA

By: _____

Attest:

_____

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR SESSION, JANUARY 30, 2023
AGENDA CATEGORY: CONSENT AGENDA

Item:	Comprehensive HVAC Services on an Annual Contract
Department:	Facilities and Grounds Maintenance
Date of Meeting:	Monday, January 30, 2023
Fiscal Impact:	$250,000.00
Presented By:	Barry Mock, Assistant City Manager, Public Works Director, DDA Executive Director
Action Requested:	Approval to renew Comprehensive HVAC Services on an Annual Contract to Trane U.S., Inc., amount not to exceed $250,000.00.

Summary: This contract will cover, but is not limited to, preventative maintenance, service calls, and emergency services for HVAC equipment located at City Hall, Police Headquarters, and Public Works buildings. This is the first of four renewal options. Pricing has increased 3% as stipulated in the agreement.

Background: Original awarded amount was $180,000.00 and two change orders were approved for $198,289.00 for a total of $378,289.00 for the first year.

Fiscal Impact: Amount of $250,000.00. This contract is funded by the Service Contracts Fund (1001565.522210).

Attachments/Exhibits:
Bid Tabulation

SB009-22

Comprehensive HVAC Services on an Annual Contract

Facilities Maintenance

SECTION A: CITY HALL					Trane U.S, Inc.	
ITEM #	**DESCRIPTION**	**APPROX. QTY**		**FREQUENCY OF SERVICE**	**UNIT PRICE**	**TOTAL PRICE**
1	Air Handling Unit, Make-Up Air Unit >15HP Quarterly Maintenance	3	EA	4	$107.12	$1,285.44
2	Air Handling Unit, Make-Up Air Unit >15HP Biannually Maintenance	3	EA	2	$30.90	$185.40
3	Air Handling Unit, Make-Up Air Unit >15HP Annually Maintenance	3	EA	1	$92.70	$278.10
4	Air Handling Unit (AHU), Return Air, 15-30 HP, Quarterly Maintenance	7	EA	4	$107.12	$2,999.36
5	Air Handling Unit (AHU), Return Air, 15-30 HP Biannual Maintenance	7	EA	2	$30.90	$432.60
6	Air Handling Unit (AHU), Return Air, 15-30 HP, Annually Maintenance	7	EA	1	$92.70	$648.90
7	Chiller, Air Cooled, Screw, 150-250 Tons Quarterly Maintenance	1	EA	4	$123.60	$494.40
8	Chiller, Air Cooled, Screw, 150-250 Tons Quarterly Maintenance	1	EA	2	$927.00	$1,854.00
9	Chiller, Air Cooled, Screw, 150-250 Tons Annually Maintenance	1	EA	1	$154.50	$154.50
10	Exhaust Fan, Ceiling Mounted, 0-5 HP Quarterly	1	EA	4	$30.90	$123.60
11	Exhaust Fan, Ceiling Mounted, 0-5 HP Annually	1	EA	1	$46.35	$46.35
12	Pumps, Chilled Water, 11-50 HP Quarterly	2	EA	4	$30.90	$247.20
13	Pumps, Chilled Water, 11-50 HP Annually	2	EA	1	$30.90	$61.80
14	Split System, Cooling Only, <7.5 Tons Biannually	2	EA	2	$77.25	$309.00
15	Split System, Cooling Only, <7.5 Tons Annually	2	EA	1	$77.25	$154.50
16	Water Heater, Gas, 150-300 GAL Quarterly	2	EA	4	$30.90	$247.20

17	Water Heater, Gas, 150-300 GAL Annually	2	EA	1	$30.90	$61.80
				TOTAL SECTION A: CITY HALL	**$9,584.15**	

SECTION B: POLICE DEPARTMENT					**Trane U.S, Inc.**	
ITEM #	**DESCRIPTION**	**APPROX. QTY**		**FREQUENCY OF SERVICE**	**UNIT PRICE**	**TOTAL PRICE**
18	Air Handling Unit (AHU), Return Air, 15-30 HP Quarterly	2	EA	4	$175.10	$1,400.80
19	Air Handling Unit (AHU), Return Air, 15-30 HP Annually	2	EA	1	$61.80	$123.60
20	Chiller, Air Cooled, Screw, 150-250 Tons Quarterly Maintenance	2	EA	4	$123.60	$988.80
21	Chiller, Air Cooled, Screw, 150-250 Tons Quarterly Maintenance	2	EA	2	$927.00	$3,708.00
22	Chiller, Air Cooled, Screw, 150-250 Tons Annually Maintenance	2	EA	1	$154.50	$309.00
23	Heat Pump, Air Cooled, 0-5 Tons, Quarterly	1	EA	4	$72.10	$288.40
24	Heat Pump, Air Cooled, 0-5 Tons, Annually	1	EA	1	$77.25	$77.25
25	Split System, Cooling Only, <7.5 Tons, Quarterly	3	EA	4	$77.25	$927.00
26	Split System, Cooling Only, <7.5 Tons, Annually	3	EA	1	$77.25	$231.75
27	Split System, Cooling with Electric Heat, <7.5 Tons, Quarterly	2	EA	4	$77.25	$618.00
28	Split System, Cooling with Electric Heat, <7.5 Tons, Annually	2	EA	1	$77.25	$154.50
29	Water Heater, Gas, 150-300 GAL, Annually	1	EA	1	$61.80	$61.80
				TOTAL SECTION B: POLICE DEPARTMENT	**$8,888.90**	

SECTION C: PUBLIC WORKS					Trane U.S, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		FREQUENCY OF SERVICE	UNIT PRICE	TOTAL PRICE
30	Ceiling Cassette Unit Biannually	29	EA	2	$32.96	$1,911.68
31	Ceiling Cassette Unit Annually	29	EA	1	$18.54	$537.66
32	Gas Heat Pump Quarterly	4	EA	4	$257.50	$4,120.00
33	Gas Heat Pump for every 10,000 hours	4	EA	2	$3,064.25	$24,514.00
34	Split System Biannually	1	EA	2	$309.00	$618.00
35	Split System Annually	1	EA	1	$545.90	$545.90
36	Boiler	1	EA	1	$123.60	$123.60
				TOTAL SECTION C: PUBLIC WORKS	$32,370.84	

SECTION D: SOUTH LAWN					Trane U.S, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		FREQUENCY OF SERVICE	UNIT PRICE	TOTAL PRICE
37	Split System Biannually	1	EA	2	$77.25	$154.50
38	Split System Annually	1	EA	1	$77.25	$77.25
				TOTAL SECTION D: SOUTH LAWN	$231.75	

SECTION E: ON-CALL REPAIRS AND MAINTENANCE				Trane U.S, Inc.	
ITEM #	**DESCRIPTION**	**APPROX. QTY**		**UNIT PRICE**	**TOTAL PRICE**
39	Technician – Repair during normal hours, Monday – Friday, 8:00 a.m. to 5:00 p.m.	160	HR	$140.08	$22,412.80
40	Technician –Repair after hours, Monday – Friday, After 5:00 PM, Weekends & Holidays	20	HR	$210.12	$4,202.40
41	Helper – Repair during normal hours, Monday – Friday, 8:00 AM to 5:00 PM	100	HR	$122.06	$12,205.50
42	Helper – Repair after hours, Monday – Friday, After 5:00 PM, Weekends & Holidays	10	HR	$183.08	$1,830.83
43	Service Call Charge (one-time charge per call)	20	CALLS	$280.16	$5,603.20
44	Service Call Trip Charge	20	EA	$69.01	$1,380.20
45	Mechanic - Ductwork Installer during normal hours, Monday – Friday,8:00 a.m. to 5:00 p.m.	15	HR	$140.08	$2,101.20
46	Mechanic – Ductwork Installer after hours, Monday – Friday, After 5:00 p.m., Weekends & Holidays	5	HR	$210.12	$1,050.60
47	Helper – Ductwork Installer during normal hours, Monday – Friday, 8:00 a.m. to 5:00 p.m.	10	HR	$122.06	$1,220.55
48	Helper – Ductwork Installer after hours, Monday – Friday, After 5:00 p.m., Weekends & Holidays	5	HR	$183.08	$915.41
TOTAL SECTION E: ON-CALL REPAIRS AND MAINTENANCE				**$52,922.69**	

SECTION F: PARTS AND EQUIPMENT PLUS PERCENTAGE MARK-UP CHARGE			Trane U.S, Inc.	
ITEM #	**DESCRIPTION**	**APPROX. QTY**	**PERCENT MARK-UP**	**TOTAL PRICE**
49	State Percentage Mark-Up Charge above Cost of Parts, Materials and Equipment (Not to Exceed 15% of Actual Costs)	$50,000.00	15%	$57,500.00
TOTAL SECTION F: PARTS AND EQUIPMENT PLUS PERCENTAGE MARK-UP CHARGE			**$57,500.00**	

BID TOTALS	Trane U.S, Inc.
TOTAL SECTION A: CITY HALL	$9,584.15
TOTAL SECTION B: POLICE DEPARTMENT	$8,888.90
TOTAL SECTION C: PUBLIC WORKS	$32,370.84
TOTAL SECTION D: SOUTH LAWN	$231.75
TOTAL SECTION E: ON-CALL REPAIRS AND MAINTENANCE	$52,922.69
TOTAL SECTION F: PARTS AND EQUIPMENT PLUS PERCENTAGE MARK-UP CHARGE	$57,500.00
TOTAL	**$161,498.33**
Will vendor hold pricing firm? Renewal Option 1	3%
Will vendor hold pricing firm? Renewal Option 2	3%
Will vendor hold pricing firm? Renewal Option 3	3%
Will vendor hold pricing firm? Renewal Option 4	3%

Recommended Vendor:
Trane U.S., Inc.
4000 Dekalb Technology Parkway
Atlanta, GA 30340
504-434-3845
jferina@trane.com

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR SESSION, JANUARY 30, 2023
AGENDA CATEGORY: CONSENT AGENDA

Item:	Purchase of U/G Primary Wire
Department:	Electric
Date of Meeting:	Monday, January 30, 2023
Fiscal Impact:	$124,950.00
Presented By:	Huston Gillis, Electric Director
Action Requested:	Award Purchase of U/G Primary Wire to low bidder, Gresco Utility Supply in the amount of $124,950.00.

Summary: This purchase is to provide 25KV underground cable that will replace the existing infrastructure. This replacement is due in part to the current continued expansion and age of the current cable. Since the scope of work has recently changed with the addition of a new parking lot and construction of a new energy plant, this allows for a new opportunity to replace the older infrastructure with larger cable for expected future growth.

Fiscal Impact: Amount of $124,950.00. This purchase is funded by the Capital Outlay Fund (5114600.541000). Project 06-040.

Attachments/Exhibits:
Bid Tabulation

Purchase of U/G Primary Wire
Electric Department

				Stuart C. Irby Co., Inc.		Gresco Utility Supply		Tri-State Utility Products, Inc.	
ITEM #	**DESCRIPTION**	**APPROX. QTY**		**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**
1	U/G Primary Wire	10500	FT	$15.47	$162,435.00	$11.90	$124,950.00	$12.80	$134,400.00
	TOTAL			$162,435.00		$124,950.00		$134,400.00	

Recommended vendor:
Gresco Utility Supply
1135 Rumble Rd.
Forsyth, GA 31029

LAWRENCEVILLE
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AGENDA REPORT
MEETING: REGULAR SESSION, JANUARY 30, 2023
AGENDA CATEGORY: CONSENT AGENDA

Item:	On-Demand Underground Electric Distribution Cable Installation on an Annual Contract
Department:	Electric
Date of Meeting:	Monday, January 30, 2023
Fiscal Impact:	$760,287.87
Presented By:	Huston Gillis, Electric Director
Action Requested:	Approval to renew On-Demand Underground Electric Distribution Cable Installation on an Annual Contract to Over and Under General Contractors, Inc. in the amount of $760,287.87.

Summary: This is an on-demand contract to supplement the City's electric workforce to provide all labor and equipment in performing all work necessary for underground electrical work at various locations throughout the City of Lawrenceville. This is the third of four renewal options. Pricing has increased 2% as stipulated in the agreement.

Background: Original awarded amount was $716,436.24. First renewal amount was $730,764.96. Second renewal amount was $745,380.26.

Fiscal Impact: Not to exceed $760,287.87. This contract is funded by the Contract Labor Fund (5104600.523850).

Attachments/Exhibits:
Bid Tabulation

SB012-20
On-Demand Underground Electric Distribution Cable Installation on an Annual Contract
Electric Department

ITEM #	DESCRIPTION	APPROX. QTY		Over and Under General Contractors, Inc. UNIT PRICE	TOTAL PRICE
1	INSTALL THREE PHASE TERMINATING CABINET	3	Ea	$2,014.17	$6,042.52
2	INSTALL PME SWITCHGEAR	3	Ea	$1,910.17	$5,730.52
3	INSTALL 48" FIBERGLASS GROUND SLEEVE	3	Ea	$3,406.48	$10,219.43
4	TERMINATE PME SWITCHGEAR - 600 AMP SIDE	6	Ea	$1,481.07	$8,886.45
5	TERMINATE PME SWITCHGEAR - 200 AMP SIDE	6	Ea	$1,184.86	$7,109.16
6	DIRECTIONAL TRENCH 2" CONDUIT	5000	Ft	$19.63	$98,161.74
7	DIRECTIONAL TRENCH 4" CONDUIT	3000	Ft	$25.89	$77,680.43
8	DIRECTIONAL TRENCH 6" CONDUIT	2000	Ft	$32.26	$64,521.45
9	DIG OPEN TRENCH 48" DEEP - NORMAL SOIL	5000	Ft	$9.44	$47,223.76
10	DIG OPEN TRENCH 36" DEEP - NORMAL SOIL	1000	Ft	$7.96	$7,959.06
11	INSTALL 2" PVC CONDUIT IN TRENCH	3000	Ft	$1.91	$5,730.52
12	INSTALL 4" PVC CONDUIT IN TRENCH	1000	Ft	$2.33	$2,334.66
13	INSTALL 6" PVC CONDUIT IN TRENCH	2000	Ft	$3.61	$7,216.21
14	INSTALL 3C 1000 KCMIL PRIMARY CABLE IN 6 INCH CONDUIT	2000	Ft	$8.91	$17,828.29
15	INSTALL 3C 1/0 PRIMARY CABLE IN 4 INCH CONDUIT	2000	Ft	$4.46	$8,914.15
16	INSTALL 1C 1/0 PRIMARY IN 2 INCH CONDUIT	5000	Ft	$2.65	$13,265.10
17	INSTALL 3C 1000 KCMIL PRIMARY CABLE IN TRENCH	2000	Ft	$11.89	$23,771.06
18	INSTALL 3C 1/0 PRIMARY CABLE IN TRENCH	2000	Ft	$7.22	$14,432.43
19	INSTALL 1C 1/0 PRIMARY CABLE IN TRENCH	4000	Ft	$2.65	$10,612.08
20	BACKFILL, CLOSE, AND COMPACT 48 INCH DEEP TRENCH	5000	Ft	$2.02	$10,081.48
21	BACKFILL, CLOSE, AND COMPACT 36 INCH DEEP TRENCH	1000	Ft	$1.49	$1,485.69
22	INSTALL SINGLE PHASE PADMOUNT TRANSFORMER	75	Ea	$816.07	$61,205.17
23	INSTALL SINGLE PHASE PREFORMED CONCRETE TRANSFORMER PAD	50	Ea	$360.81	$18,040.54
24	INSTALL RESIDENTIAL STREET LIGHT ON 16' MH FG POLE	25	Ea	$299.73	$7,493.19
25	TERMINATE PRIMARY ELBOWS IN SINGLE PHASE PADMOUNT TRANSFORMER	100	Ea	$148.10	$14,810.22
26	INSTALL 1/0 UNDERGROUND TRIPLEX SERVICE WIRE	3000	Ft	$4.88	$14,644.67
27	INSTALL 4/0 UNDERGROUND TRIPLEX SERVICE WIRE	1000	Ft	$9.41	$9,412.91
28	INSTALL 350 UNDERGROUND TRIPLEX SERVICE WIRE	1000	Ft	$9.76	$9,763.11
29	INSTALL UNDERGROUND STREET LIGHT SERVICE WIRE	1000	Ft	$2.07	$2,069.36
30	INSTALL SECONDARY PEDESTAL	20	Ea	$296.21	$5,924.30
31	TERMINATE UNDERGROUND TRIPLEX SERVICE WIRE IN TRANSFORMER/PEDESTAL	70	Ea	$191.02	$13,371.22
32	INSTALL THREE PHASE PADMOUNT TRANSFORMER - 75KVA - 1000KVA	7	Ea	$567.97	$3,975.78
33	INSTALL THREE PHASE PADMOUNT TRANSFORMER - 1500KVA - 2500KVA	3	Ea	$2,653.02	$7,959.06
34	INSTALL THREE PHASE PREFORMED CONCRETE TRANSFORMER PAD	10	Ea	$1,103.66	$11,036.56
35	TERMINATE 3C 1000 KCMIL PRIMARY CABLE ON POLE	6	Ea	$3,013.83	$18,082.98
36	TERMINATE 3C 1/0 PRIMARY CABLE ON POLE	6	Ea	$1,570.59	$9,423.53
37	TERMINATE 1C 1/0 PRIMARY ON POLE	15	Ea	$508.46	$7,626.85
38	TERMINATE PRIMARY ELBOWS IN THREE PHASE PADMOUNT TRANSFORMER	60	Ea	$1,184.86	$71,091.60
39	INSTALL SEED AND STRAW	5000	Ft	$2.55	$12,734.50
40	INSTALL SOD	1000	Ft	$12.42	$12,416.13
			TOTAL	$760,287.87	
	Will vendor hold pricing firm? Renewal Option 1			2%	
	Will vendor hold pricing firm? Renewal Option 2			2%	
	Will vendor hold pricing firm? Renewal Option 3			2%	
	Will vendor hold pricing firm? Renewal Option 4			2%	

Recommended Vendor:
Over and Under General Contractors, Inc.
129 Hurricane Shoals Rd NW #B
Lawrenceville, GA 30046
P: (770) 682-9160
Email: overundercontractor@gmail.com

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JANUARY 30, 2023
AGENDA CATEGORY: CONSENT AGENDA

Item:	Purchase of new Firewall for City Hall/Public Works Network
Department:	Information Technology
Date of Meeting:	Monday, January 30, 2023
Fiscal Impact:	$218,670.66
Presented By:	Kyle Parker, Information Technology Director
Action Requested:	Approval to purchase new Palo Alto firewall from Cira InfoTech, Inc. for $218,670.66 and to authorize the Mayor to execute any necessary agreements pending the City Attorney's review and apprvoval.

Summary: Staff is seeking approval to replace the existing firewall on the City Hall/Public Works network.

Background: The existing firewall was purchased in 2018. Last year we replaced the Police Department's firewall with a Palo Alto firewall with plans to replace the City Hall one this year. This replacement system includes High Availability support that provides automatic failover in the event of any hardware or software disruption in the firewall. We are adding "Panorama" for centralized management of the firewalls at City Hall and the Police Department. This provides a single pane of glass visibility into the City and PD networks, centralized logging, and centralized threat management.

Fiscal Impact: $218,670.66. This project is funded by the Capital Outlay Fund (3551535-541000). Project 02-032.

Attachments/Exhibits:
Cira InfoTech – Proposal – Palo Alto Firewall.pdf
Proposals Summary Tab.pdf

City of Lawrenceville

Palo Alto Equipment List for City Hall network
December 2022

Vendor Name:
Sales Rep:

	Type	Model #	Description	Cira InfoTech	Connection	SHI	Howard	CDWG
1	Hardware	PAN-PA-3410	2 - Palo Alto Networks PA-3410 with redundant AC power supplies	$32,505.20	$51,405.16	$52,368.76	No Quote	No Quote
2	Subscriptions	PAN-PA-3410-SDWAN	2 - PA-3410, SD-WAN subscription, 1 year (12 months) term. (*) Price submitte was for 3 years. Price displayed was adjusted for one year for comparison.	$0.00	$9,358.97 (*)	$3,218.75 (*)		
3	Subscriptions	PAN-PA-3410-BND-INTEDGE-3YR	2 - PA-3410, Secure Internet Edge (Advanced Threat Prevention, Advanced URL, Wildfire, DNS Security), 3 year (36 months) term	$105,814.80	$114,544.12	$117,843.76		
4	Subscriptions	PAN-PRA-25	1 - Panorama central management software, 25 devices	$6,568.25	$20,677.64	$6,770.83		
5	Support	PAN-SVC-PREM-3410-3YR	2 - Premium support 3-year term, PA-3410	$28,093.36	$29,172.74	$31,123.14		
6	Support	PAN-SVC-PREMPRA-25-3YR	1 - Premium support 3 year term, Panorama 25 devices	$5,689.05	$11,831.50	$6,056.25		
			Palo Alto Equipment Total	**$178,670.66**	**$236,990.13**	**$217,381.49**	**$0.00**	**$0.00**
	Labor	Implementation	Cira Infotech Engineers - 250 hours @ $160 per hour (Implementation, Network Segmentation, Server)	$40,000.00	$40,000.00	$40,000.00	$40,000.00	$40,000.00
			Total	**$218,670.66**	**$276,990.13**	**$257,381.49**	**$40,000.00**	**$40,000.00**

We have prepared a quote for you

COL Palo Quote

Quote # 251008
Version 1

Prepared for:

City of Lawrenceville

Kyle Parker
Kyle.Parker@LawrencevilleGA.Org

5755 North Point Parkway
Suite 82
Alpharetta, GA 30022
www.cirainfotech.com
+1 770-709-5755

Hardware

Description		Price	Qty	Ext. Price
PAN-PA-3410	**Palo Alto Networks PA-3410 with redundant AC power supplies**	$16,252.60	2	$32,505.20

Subtotal: **$32,505.20**

Subscriptions

Description		Price	Qty	Ext. Price
PAN-PA-3410-SDWAN	**PA-3410, SD-WAN subscription, 1 year (12 months) term.**	$0.00	2	$0.00
PAN-PA-3410-BND-INTEDGE-3YR	**PA-3410, Secure Internet Edge (Advanced Threat Prevention, Advanced URL, Wildfire, DNS Security), 3 year (36 months) term**	$52,907.40	2	$105,814.80
PAN-PRA-25	**Panorama central management software, 25 devices**	$6,568.25	1	$6,568.25

Subtotal: **$112,383.05**

Support

Description		Price	Qty	Ext. Price
PAN-SVC-PREM-3410-3YR	**Premium support 3-year term, PA-3410**	$14,046.68	2	$28,093.36
PAN-SVC-PREM-PRA-25-3YR	**Premium support 3 year term, Panorama 25 devices**	$5,689.05	1	$5,689.05

Subtotal: **$33,782.41**

Services

Description		Price	Qty	Ext. Price
CIT ENGG	**CIT Implementation**	$160.00	150	$24,000.00
CIT ENGG-Network Segmentation	**CIT Implementation**	$160.00	80	$12,800.00

Services

Description		Price	Qty	Ext. Price
CIT- ENGG-Server Support	**CIT Implementation**	$160.00	20	$3,200.00

Subtotal: **$40,000.00**

Statement of Work

Benefits of Panorama- Centralized Management

1. Centralized Management and visibility in between City firewalls.
2. Single Pane of Glass Visibility into City and PD
3. Centralized logging
4. Easy for Policy Management.
5. Centralized threat management

Scope of Work: Firewall Configuration

- CIT to have a kick-off call with customer and all other parties to gather required documentation for understanding the design.
- New hardware will be added into the inventory and validated with the Palo Alto portal.
- Panorama will be setup and configured for Firewall management.
- Establish connectivity in between all existing firewalls and the Panorama.
- Configure the new Palo Alto firewalls.
- Configure HA on all new Palo Alto firewalls.
- Migrate configurations from all existing firewalls to the new firewalls.
- License and register all new devices with the Palo Alto portal.
- Configure all the subscriptions that are requested by the custom
- Schedule cutover for individual sites and complete the cut over one site at a time.
- Replace old/existing hardware with new firewalls.
- Rule cleanup and optimization on existing firewalls to create a baseline as per customer's requirements. This will be done using a Policy optimization tool.
- Test connectivity and troubleshoot if needed to fix any issues.
- Work with Palo Alto support if needed during changes.

Scope of Work: Network Segmentation

- CIT Team will create individual sub interfaces on the Firewall for Segmenting the access.

5755 North Point Parkway
Suite 82
Alpharetta, GA 30022
www.cirainfotech.com
+1 770-709-5755

Statement of Work

- Two individual sub interfaces will be created on the firewall for Server and User traffic.
- CIT will deploy individual access control policies on these interfaces for Server and User traffic.
- CIT will add individual routes depending on the north and south traffic to allow the connections to go through these new individual interfaces.
- CIT will be responsible for configuration on the Firewall side and assist the COL team with changes needed on the Switch and Router.
- CIT will create other interfaces for different traffic zones as needed by the City IT team.
- Test connectivity and troubleshoot if needed to fix any issues.
- Work with Palo Alto support if needed during changes.

Scope of Work- Server Support

- CIT will assist the COL team in configuring the Server based on the new segmentation.
- Configure new interface IP addresses on the servers to route the traffic through new zones created above.
- Support Networking team to make required changes on the servers.
- CIT team will provide assistance during the implementation for any changes needed.

Out of Scope:

- CIT Assumes Client will provide all required hardware/software licensing for devices in scope.
- Any further changes in Client environment will be assessed for change in CIT effort/cost and such changes will be communicated to Client in writing and shall be implemented subject to Client approval.
- Major enhancements in network, firewall or design related are out of scope.
- Any design changes will be out of scope.
- Onsite hands/Eyes support.
- Any other Server changes apart from above mentioned in scope items are out of scope for this engagement.

Completion Criteria:

- Contractor shall have fulfilled its obligations when any one of the following first occurs:
- Contractor accomplishes the Contractor activities described within this SOW, including delivery to Client of the materials in line with scope of work and Client accepts such activities and materials without unreasonable objections.
- CIT resource will perform it is best to identify and troubleshoot the issues in a reasonable time frame as agreed mutually and will escalate any unresolved issues to obtain help from Product Vendor and will closely work with Product support team while keeping client informed with progress.
- CIT does not guarantee or be responsible for any product features nonfunctional due to limitation from Product/Service from Manufacturer.

5755 North Point Parkway
Suite 82
Alpharetta, GA 30022
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+1 770-709-5755

COL Palo Quote

Prepared by:

Cira InfoTech

+1 717 982-5952
Fax (770) 604-1885
tsg-technicalsales@cirainfotech.com

Prepared for:

City of Lawrenceville

70 South Clayton St., 3rd Floor
Information Technology
Lawrenceville, GA 30046
Kyle Parker
(678) 407-6406
Kyle.Parker@LawrencevilleGA.Org

Quote Information:

Quote #: 251008

Version: 1
Delivery Date: 12/16/2022
Expiration Date: 12/26/2022

Quote Summary

Description	Amount
Hardware	$32,505.20
Subscriptions	$112,383.05
Support	$33,782.41
Services	$40,000.00

Total: **$218,670.66**

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Cira InfoTech

Signature: _____

Name: _____

Title: _____

Date: 12/16/2022

City of Lawrenceville

Signature: _____

Name: Kyle Parker

Date: _____

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JANUARY 30, 2023
AGENDA CATEGORY: CONSENT AGENDA

Item:	Ordinance to Set and Publish Qualifying Fees for 2023 / Ordenanza para establecer y publicar tarifas de calificación para 2023
Department:	City Clerk
Date of Meeting:	Monday, January 30, 2023
Fiscal Impact:	TBD
Presented By:	Karen Pierce, City Clerk
Action Requested:	Approve an Ordinance to set and direct publication of qualifying fees for the November 7, 2023, Municipal Election. / Aprobar una Ordenanza para establecer y dirigir la publicación de las tarifas de calificación para las Elecciones Municipales para el 7 de noviembre de 2023.

Summary: The qualifying dates and fees must be set and published by February 1st of each election year in accordance with O.C.G.A. § 21-2-131.
Candidates must pay to the City a qualifying fee in the amount of $378.00 for Mayor & $306.00 for the office of City Council Member which is 3% of the current salary.
Qualifying will be held beginning at 8:30am on Monday, August 18, 2023, and will run until 4:30 pm on Wednesday, August 20, 2023.
Resumen: Las fechas de calificación y las tarifas deben establecerse y publicarse antes del 1 de febrero de cada año electoral de acuerdo con O.C.G.A. § 21-2-131.
Los candidatos deben pagar a la Ciudad una cuota de calificación por la cantidad de $378.00 para alcalde y de $306.00 para el cargo de Concejal, que es el 3% del salario actual.
La calificación se realizará a partir de las 8:30 a.m. del lunes 18 de agosto de 2023 y se extenderá hasta las 4:30 p.m. del miércoles 20 de agosto de 2023.

Attachments/Exhibits:
Publication Notice, Ordinance
Anexos:
Aviso de publicación, Ordenanza

ORDINANCE_____

2023 ELECTION – APPOINTMENTS/QUALIFYING DATES & FEES

WHEREAS, the regularly scheduled municipal election for the City of Lawrenceville is scheduled for November 7, 2023; and

WHEREAS, the terms of offices for; Mayor, currently held by David Still; Post 1, currently held by Council Member Glenn Martin; and Post 2 currently held by Council Member Victoria Jones will end on January 1, 2023 and their successors are required to be elected in the municipal election scheduled for November 7, 2023; and

WHEREAS, it is necessary for the City Council to fix and publish the qualifying fees for these offices and to make other provisions for the municipal election; and

WHEREAS, the Georgia Municipal Election Code requires that the Mayor and Council appoint certain officials prior to the election scheduled for November 7, 2023, including, but not limited to, properly publishing a public notice to notify the public of said election. The City Clerk and/or the Election Superintendent shall take such other actions as necessary and appropriate to make certain that the election is conducted I accordance with, and in conformity with, the laws of the State of Georgia, the Lawrenceville City Charter, and Lawrenceville Ordinances.

NOW THEREFORE, the City Council of the City of Lawrenceville hereby ordains that City Clerk Karen Pierce is hereby appointed to the position of Municipal Superintendent; the Gwinnett Board of Registration and Election is hereby appointed as Chief Registrar. The Assistant Superintendent and Absentee Ballot Clerk, Assistant Absentee Ballot Clerk, Poll Manager and Assistant Poll Manager and Poll Workers to be appointed by the Superintendent of Elections at a later date.

THE CITY COUNCIL OF THE CITY OF LAWRENCEVILLE FURTHER ORDAINS that all persons desiring to run for the offices of City Council Members shall qualify in the office of the City Clerk of the City of Lawrenceville located at 70 South Clayton Street, Lawrenceville, Georgia 30046, beginning at 8:30 a.m. on Monday, August 18th, 2023, and ending at 4:30 p.m. on Wednesday, August 20th, 2023. Those who desire to run for the position of Mayor & Council Member shall pay a qualifying fee of $378.00 for Mayor and $306.00 for City Council. When qualifying, the candidate shall designate whether they seek the position of Mayor & Council member presently held by the incumbents; David Still (Mayor), Glenn Martin (Post 1), or Victoria Jones (Post 2). All qualifying fees shall be paid at the time of qualifying and shall be paid by cash or check.

IT IS SO ORDAINED this ____ day of January 2023.

_____
David R. Still, Mayor

Attest:

_____
Karen Pierce, City Clerk

ORDENANZA_____

ELECCIÓN 2023 – NOMBRAMIENTOS/FECHAS DE CALIFICACIÓN Y TARIFAS

CONSIDERANDO, que las elecciones municipales programadas regularmente para la ciudad de Lawrenceville están programadas para el 7 de noviembre de 2023; y

CONSIDERANDO, que los mandatos de; alcalde, actualmente ocupado por David Still; puesto 1, actualmente ocupado por la concejal Glenn Martin; y puesto 2 actualmente ocupado por el concejal Victoria Jones terminan el 1 de enero de 2023 y se requiere que sus sucesores sean elegidos en las elecciones municipales programadas para el 7 de noviembre de 2023; y

CONSIDERANDO, que es necesario que el concejo municipal fije y publique las tarifas de calificación para estos cargos y tome otras disposiciones para la elección municipal; y

CONSIDERANDO, que el código electoral municipal de Georgia requiere que el alcalde y el concejo designen ciertos funcionarios antes de la elección programada para el 7 de noviembre de 2023, lo que incluye, entre otros, la publicación adecuada de un aviso público para notificar al público sobre dicha elección. El secretario municipal y/o el superintendente de elecciones tomarán las demás medidas que sean necesarias y apropiadas para garantizar que la elección se lleve a cabo de acuerdo y en conformidad con las leyes del estado de Georgia, los estatutos de la ciudad de Lawrenceville y las ordenanzas de Lawrenceville.

POR LO TANTO, el concejo municipal de la ciudad de Lawrenceville ordena por la presente que la secretaria municipal Karen Pierce sea nombrada para el cargo de superintendente municipal; la Junta de registro y elección de Gwinnett queda designada como registradora principal. El superintendente auxiliar y secretario de votación, en ausencia asistente del secretario de votación en ausencia, el encargado de la votación y el asistente del encargado y los trabajadores electorales serán designados por el superintendente de elecciones en una fecha posterior.

EL CONCEJO MUNICIPAL DE LA CIUDAD DE LAWRENCEVILLE ORDENA ADEMÁS que todas las personas que deseen postularse para los cargos de miembros del concejo municipal deben calificar en la oficina de la secretaria municipal de la Ciudad de Lawrenceville ubicada en 70 South Clayton Street, Lawrenceville, Georgia 30046, comenzando a las 8:30 a.m. el lunes 18 de agosto de 2023, y finalizando a las 4:30 p.m. el miércoles 20 de agosto de 2023. Aquellos que deseen postularse para el cargo de alcalde y concejal deberán pagar una tarifa de calificación de $378.00 para alcalde y $306.00 para concejo municipal. Al calificar, el candidato deberá designar si busca el puesto de alcalde o miembro del concejo que actualmente ocupan los titulares; David Still (alcalde), Glenn Martin (puesto 1) o Victoria Jones (puesto 2). Todas las tarifas de calificación se pagarán en el momento de la calificación y se pagarán en efectivo o con cheque.

ASÍ SE ORDENA este día ____ de enero de 2023.

_____

David R. Still, Alcalde

Doy fe:

_____

Karen Pierce, secretaria municipal

PUBLIC NOTICE OF QUALIFICATION FEES FOR MUNICIPAL GENERAL ELECTION

CITY OF LAWRENCEVILLE, GEORGIA

Notice is hereby given for a municipal general election to be held at the Lawrenceville City Hall, 70 South Clayton Street, Lawrenceville, Georgia, on Tuesday, November 7, 2023, to elect a Mayor and two (2) members of the City Council. Pursuant to O.C.G.A. § 21-2-132(3)(a), all persons desiring to run for office shall qualify in the office of the Municipal Election Superintendent (City Clerk), on the fourth floor of Lawrenceville City Hall beginning 8:30am on Monday, August 18, 2023, and ending at 4:30 pm Wednesday, August 20, 2023.

Those residing within the city limits of Lawrenceville seeking to qualify as candidates in the election must file a Notice of Candidacy and pay a qualifying fee equal to 3% of the annual salary of the office sought: $378.00 for the office of Mayor, $306.00 for office of Council Member. Such notice of candidacy requires filers to designate whether the candidate seeks the position of Mayor (currently held by David Still), Council Member Post 1 (currently held by Glenn Martin), or Council Member Post 2 (currently held by Victoria Jones). All qualifying fees shall be paid at the time of qualifying.

Karen Pierce, Election Superintendent
City of Lawrenceville

This 29 day of January, 2023.

AVISO PÚBLICO DE TARIFAS DE CALIFICACIÓN PARA ELECCIÓN GENERAL MUNICIPAL

CIUDAD DE LAWRENCEVILLE, GEORGIA

Por la presente se notifica la celebración de una elección general municipal en el Ayuntamiento de Lawrenceville, 70 South Clayton Street, Lawrenceville, Georgia, el martes 7 de noviembre de 2023, para elegir un alcalde y dos (2) miembros del Concejo Municipal. De conformidad con O.C.G.A. § 21-2-132(3)(a), todas las personas que deseen postularse para un cargo deberán calificar en la oficina del Superintendente Municipal de Elecciones (Secretario Municipal), en el cuarto piso del Ayuntamiento de Lawrenceville a partir de las 8:30 a.m. del lunes, 18 de agosto de 2023 y hasta a las 4:30 p.m. del miércoles 20 de agosto de 2023.

Aquellos que residan dentro de los límites de la ciudad de Lawrenceville y deseen calificar como candidatos en la elección deben presentar un aviso de candidatura y pagar una tarifa de calificación equivalente al 3 % del salario anual del cargo solicitado: $378.00 para el cargo de alcalde, $306.00 para el cargo de concejal. Dicho aviso de candidatura requiere que quien lo presenta designe si el candidato busca el puesto de alcalde (actualmente ocupado por David Still), concejal puesto 1 (actualmente ocupado por Glenn Martin) o concejal puesto 2 (actualmente ocupado por Victoria Jones). Todas las tarifas de calificación se pagarán en el momento de la calificación.

Karen Pierce, superintendente electoral
Ciudad de Lawrenceville

Este día 29 de enero de 2023.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JANUARY 30, 2023
AGENDA CATEGORY: CONSENT AGENDA

Item:	Approval of a Resolution Authorizing Signatories for the MEAG Municipal Competitive Trust
Department:	City Manager
Date of Meeting:	Monday, January 30, 2023
Fiscal Impact:	None
Presented By:	Steve North, Deputy City Manager
Action Requested:	Approval of a Resolution Authorizing Signatories for the Municipal Electric Authority of Georgia (MEAG) Competitive Trust

---

Summary: The City has funds in the MEAG Municipal Competitive Trust and has to designate City officials to transfer funds between accounts and withdraw certain funds by written direction, make deposits and communicate City decisions regarding the Trust to MEAG Power and the Trustee. This resolution gives City Manager Chuck Warbington and Chief Financial Officer Keith Lee the joint authority to take the actions necessary.

Fiscal Impact: None

Attachments/Exhibits: Resolution and Clerk Certification

RESOLUTION _____

RESOLUTION OF THE CITY OF LAWRENCEVILLE, GEORGIA APPROVING THE AUTHORIZED OFFICIALS FOR THE MUNICPAL COMPETITIVE TRUST FOR MEAG POWER

WHEREAS, the City is a Beneficiary of the Municipal Competitive Trust (the "Trust") that MEAG Power established as of January 1, 1999; and

WHEREAS, pursuant to the terms of the Trust, the City is allowed to transfer certain funds between accounts and withdraw certain funds from accounts by written direction to MEAG Power and the Trustee; and

WHEREAS, by official action of the City, a City official was delegated authority to make deposits to the Trust and to communicate City decisions with respect to the Trust to MEAG Power and the Trustee; and

WHEREAS, in order to improve the notification process, MEAG Power has requested that all written directions communicating City decisions with respect to the Trust be executed by two independent City officials; and

WHEREAS, the City, after due consideration, has determined that such procedural changes are in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED that henceforth Chuck Warbington, City Manager and Keith Lee, Chief Financial Officer (together, the "Authorized Officials") are authorized to communicate City decisions with respect to the Trust by jointly executing written directions to MEAG Power and the Trustee; and

FURTHER RESOLVED that the City hereby authorizes the Authorized Officials to execute, and the City Clerk to attest and deliver, certificates specifying the names, titles, term of office and specimen signatures of the Authorized Officials and other certificates and documents that MEAG Power my require from time to time to effect the purposes of the Trust and this Resolution.

IT IS SO RESOLVED this 30th day of January, 2023.

ATTEST:

_____
David R. Still, Mayor

_____
Karen Pierce, City Clerk

[SEAL]

INCUMBENCY AND SIGNATORY CERTIFICATE

I, the undersigned, Karen Pierce, DO HEREBY CERTIFY that I am the duly appointed and acting City Clerk of Lawrenceville, Georgia (the "City"). I HEREBY FURTHER CERTIFY that the below named persons have been duly appointed, have been qualified, are duly holding the offices set opposite their names on this day and the signatures set opposite their names are their genuine signatures:

Name	Office	Term Expires	Signature
Chuck Warbington	City Manager	At the pleasure of Council through contract*	_____
Keith Lee	Chief Financial Officer	At the pleasure of the City Manager*	_____

IN WITNESS WHEREOF, I have hereunder subscribed my name and affixed the official seal of the City this ___ day of _____, 2023.

_____

By: Karen Pierce

[SEAL]

Its: City Clerk

* Examples: (1) At the pleasure of the Council; or
(2) Month, day and year (i.e. December 31, 2020)

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JANUARY 30, 2023
AGENDA CATEGORY: CONSENT AGENDA

Item:	Modification to the City Council 2023 Meeting Calendar
Department:	City Council
Date of Meeting:	Monday, January 30, 2023
Fiscal Impact:	N/A
Presented By:	David Still, Mayor
Action Requested:	Approve the modification to change the date of the Monday, March 27, 2023 Council Meeting to Wednesday, March, 29, 2023 and the Wednesday, April 19, 2023 Work Session to Monday, April 17, 2023.

Attachments/Exhibits:
Updated 2023 City Council Meeting Schedule

LAWRENCEVILLE
GEORGIA

2023 CITY COUNCIL MEETING SCHEDULE

The City Council meets on the second Wednesday for Work Session each month at 5:00 PM and on the fourth Monday of each month at 7:00 PM for Regular Council Meetings unless otherwise specified. All meetings are held on the fourth floor of City Hall in the Council Assembly Room

City Council Work Session (2nd Wednesday)	City Council Hearing (4th Monday)
01/18/2023	01/30/2023
02/15/2023	02/27/2023
03/15/2023	~~03/27/2023~~ 03/29/2023 (Wednesday)
~~04/19/2023~~ 04/17/2023 (Monday)	04/26/2023 (Wednesday)
05/10/2023	05/22/2023
06/07/2023	06/21/2023 (Wednesday)
07/19/2023	07/31/2023
08/16/2023	08/28/2023
09/13/2023	09/25/2023
10/11/2023	10/23/2023
11/15/2023 (2:00 PM)	11/15/2023 (Wednesday)
12/13/2023 (2:00 PM)	12/13/2023 (Wednesday)

LAWRENCEVILLE
GEORGIA

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

Item:	RZC2022-00043; BB Accounting Services, Inc.; 388 Scenic Highway
Department:	Planning and Development
Date of Meeting:	Monday, January 30, 2023
Fiscal Impact:	None expected
Presented By:	Todd Hargrave, Planning and Development Director
Planning and Development Recommendation:	**Denial**
Planning Commission Recommendation:	**Denial**

Summary: The applicant requests rezoning of a 0.43-acre parcel at 388 Scenic Highway from RS-180 (Single-Family Residential District) to OI (Office Institutional District). The applicant's request is to provide for a wide range of office and institutional establishments not involving the sale, storage, or processing of merchandise. The development consists of a non-conforming single-family dwelling, located at the eastern right-of-way of Scenic Highway, between Willow Road to the north and Maplewood Drive to the south.

Fiscal Impact: No expected fiscal impact. The location is already served by Streets and Sanitation

Attachments/Exhibits:
RZC2022-00043_Report
RZC2022-00043_Planning and Development Recommendations

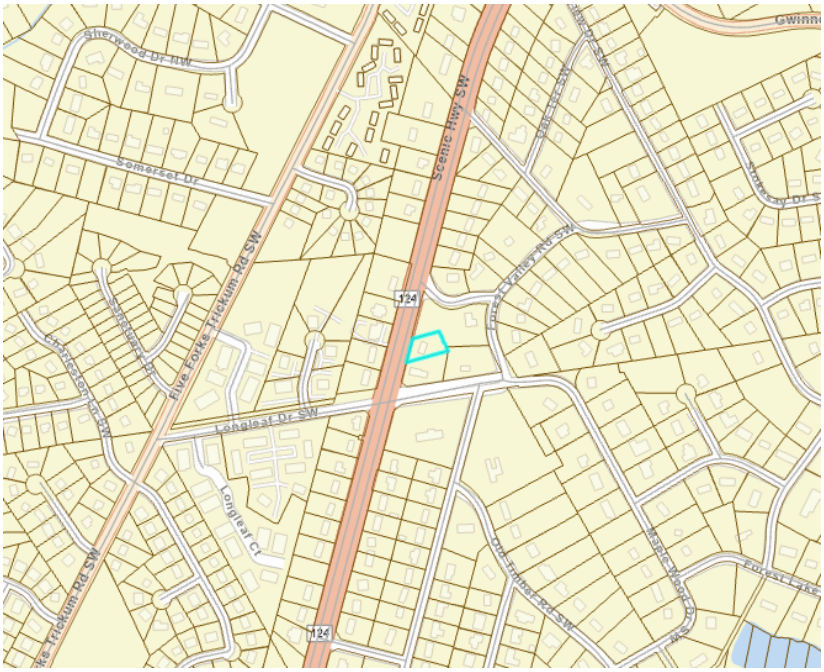
RZC2022-00043_Planning Commission Recommendation
RZC2022-00043_Application
RZC2022-00043_Letter of Intent
RZC2022-00043_Legal Description
RZC2022-00043_Site Plan
RZC2022-00043_Survey
RZC2022-00043_aerial map zoomed
RZC2022-00043_aerial map
RZC2022-00043_Zoning map zoomed
RZC2022-00043_Zoning map

LAWRENCEVILLE

Planning & Development

CASE NUMBER:	**RZC2022-00043**
APPLICANT:	BB ACCOUNTING, INC
OWNER:	BENJAMIN MELO JIMENEZ
CONTACT:	BRENDA CASTRO – 770-314-6260
CONTACT:	ROXANA RAMIREZ – 678-480-7627
LOCATION:	388 SCENIC HWY
PARCEL ID(s):	R5141 072
ACREAGE:	APPROXIMATELY 0.43 ACRES
ZONING PROPOSAL:	REZONE THE SUBJECT PROPERTY FROM RS-180 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO OI (OFFICE INSTITUTIONAL DISTRICT)
PROPOSED DEVELOPMENT:	BUSINESS ACCOUNTING SERVICES OFFICE
DEPARTMENT RECOMMENDATION:	**DENIAL**

VICINITY MAP



LAWRENCEVILLE

Planning & Development

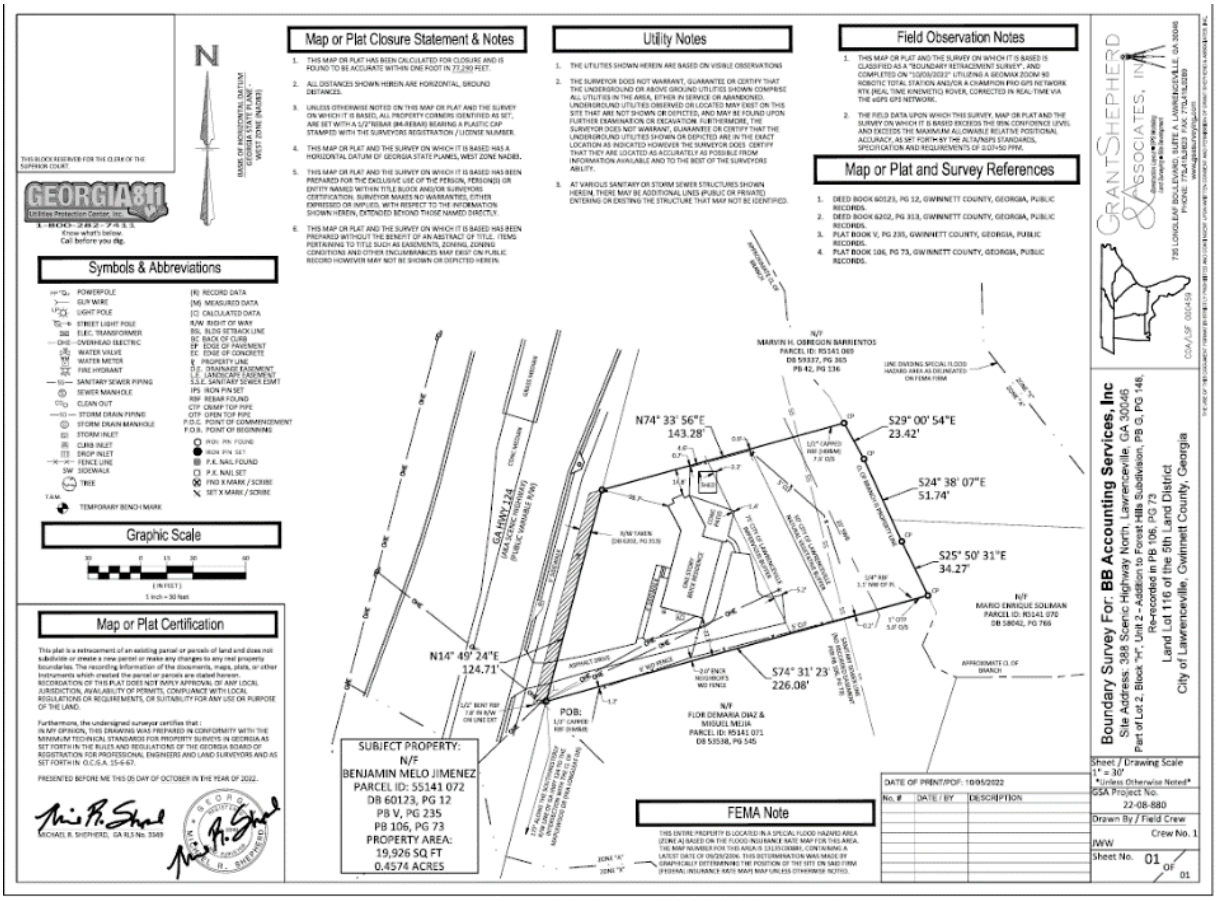
ZONING HISTORY

The subject property has been zoned RS-180 (Single-Family Residential District) since 1986.

PROJECT SUMMARY

The applicant requests rezoning of a 0.43-acre parcel at 388 Scenic Highway from RS-180 (Single-Family Residential District) to OI (Office Institutional District). The applicant's request is to provide for a wide range of office and institutional establishments not involving the sale, storage, or processing of merchandise. The development consists of a non-conforming single-family dwelling, located at the eastern right-of-way of Scenic Highway, between Willow Road to the north and Maplewood Drive to the south.

LAND SURVEY



LAWRENCEVILLE

Planning & Development

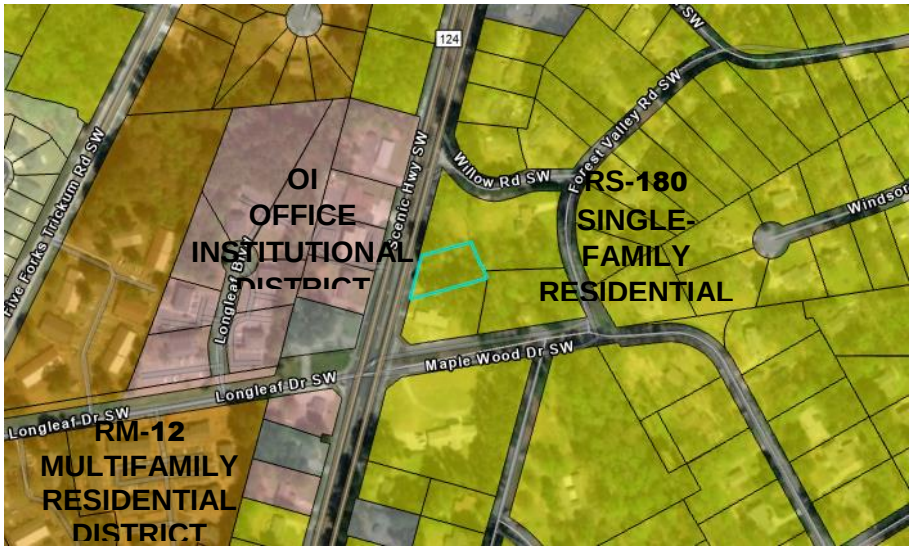
ZONING AND DEVELOPMENT STANDARDS

The development consists of a non-conforming one-story 1,311 square foot ranch house currently used as single-family residence, intended to be renovated into an office for an accounting firm. As part of this renovation, the existing noncompliant gravel driveway would be expanded from 8' to 20' and paved with concrete, bringing it into compliance with the Zoning Ordinance. With approximately one parking space per 300 SF of office space, five off-street parking spaces would satisfy the minimum parking and loading requirements of the Zoning Ordinance, Article 5 Parking.

SURROUNDING ZONING AND USE

The Scenic Highway corridor near the intersection of Longleaf Drive is a predominantly single-family residential area, with scattered pockets of homes in the area zoned for and used as offices. Most of these OI (Office Institutional District) and ON (Office / Neighborhood District) parcels are on the western side of the Scenic Highway right-of-way, across the street from the subject property. The parcels immediately adjacent to the subject property are all currently zoned RS-180 (Single-Family Residential District), the same classification as the subject property. As such, the proposed rezoning would not be consistent with the established zoning and use in this residential area.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



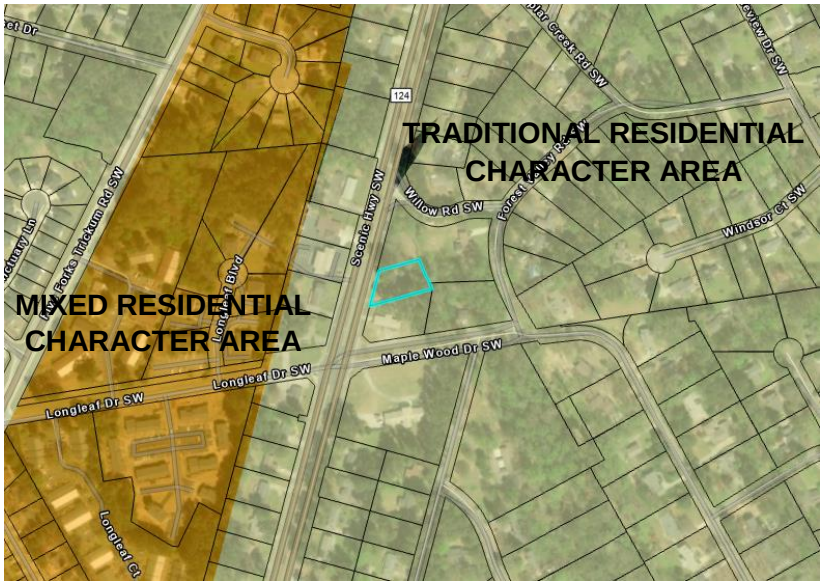
LAWRENCEVILLE

Planning & Development

2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Traditional Residential Character Area. Traditional Residential areas are predominantly single-family, suburban-style neighborhoods located in the southern half of the city. The purpose of this character area is to preserve these traditional neighborhoods and buffer them from more intense land uses. Density is typically low (less than 3 dwelling units per acre), and most open space is in private yards.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

In conclusion, the proposal to rezone the subject property for commercial use is not appropriate for the neighborhood. While there are already several houses rezoned for commercial use in the general area, this was done in a piecemeal fashion during a time when the city was not considering a long-term vision for development. According to the 2040 Comprehensive Plan, the eastern side of Scenic Highway where the subject property is located should remain as traditional residential. Therefore, the Planning and Development recommends **DENIAL** of the request.

LAWRENCEVILLE

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

The property is already served by the City. No changes to the service is expected.

LAWRENCEVILLE

Planning & Development

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

1. **Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
   The properties immediately adjacent to the subject property are all RS-180, the same classification that the subject property is currently zoned as. While the greater area consists of some parcels designated as OI or ON, most of these are relegated to the western side of Scenic Highway. An office development may not be suitable here considering the uses and zoning of adjacent and nearby property.

2. **Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
   The area along the right-of-way of Scenic Highway has long suffered due to antiquated policies and a lack of consistency in decision-making. New decisions must be consistent with the polices relating to the long range plans for the immediate area in order for the City to flourish.

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

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**
   Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**
   Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. A proposal that does not factor existing uses or long-term vision would not be in conformity with the policy or intent of the 2040 Comprehensive Plan.

LAWRENCEVILLE

Planning & Development

6. **Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**
   While the Scenic Highway corridor has long been subject to neglect on the part of piecemeal, shortsighted rezonings, this case represents an opportunity to maintain consistency with both the character of the surrounding area and the City's long-term vision in the form of the 2040 Comprehensive Plan.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_07112022

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

RZC2022-00043

Approval as OI (Office Institutional District) for an Accounting Services Office, subject to the following enumerated conditions:

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

A. Uses allowed in OI (Office Institutional District).

B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

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

D. Outdoor storage shall be prohibited;

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

2. To satisfy the following site development considerations:

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

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

C. Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final

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

D. Provide five (5) parking spaces, must be on an approved surface and striped.

E. Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.

F. Provide a fifteen (15) foot landscape strip adjacent to all internal property lines.

G. Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.

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

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

PLANNING COMMISSION

RECOMMENDED CONDITIONS_01042023

Motion made **to recommend DENIAL of RZC2022-00043** by Vice-Chairperson Nash, Seconded by Board Member Young.

Voting Yea: Chairperson Hardy, Board Member Johnston, Jr., Vice-Chairperson Nash, Board Member Young, Board Member Henriksen.

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

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LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

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

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

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

Brenda Castro
(770) 314-6260
BBaccounting@Hotmail.com

ZC2022-00043
RECEIVED 10-12-2022
PLANNING AND DEVELOPMENT

LAWRENCEVILLE
GEORGIA

NOTIFICATION REQUIREMENTS

Written Notification

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

The written notice shall include:

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

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

Notification Sign

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

RZC2022-00043
CASE NUMBER

10/12/2022
DATE

Brenda CASTRO
AKNOWLEDGED BY (PRINT NAME)

SIGNATURE

RZC2022-00043
RECEIVED 10-12-2022
PLANNING AND DEVELOPMENT

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: BB Accounting Services INC	NAME: Benjamin Melo Jimenez
ADDRESS: 388 Scenic Hwy	ADDRESS: 195 Stone Mountain St
CITY: Lawrenceville	CITY: Lawrenceville
STATE: GA ZIP: 30046	STATE: GA ZIP: 30046

CONTACT PERSON: Roxana Ramirez PHONE: (678) 480-7627
(770) 277-8646

* 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): R5180 REQUESTED ZONING DISTRICT: O I

PARCEL NUMBER(S): R5141 072 ACREAGE: .4574

ADDRESS OF PROPERTY: 388 Scenic Hwy Lawrenceville GA 30046

X _____ 10/12/22
SIGNATURE OF APPLICANT DATE

_____ 10/12/22
SIGNATURE OF OWNER DATE

Benjamin Melo
TYPED OR PRINTED NAME

Benjamin Melo
TYPED OR PRINTED NAME

BRENDA CASTRO
Notary Public, Georgia
Gwinnett County
My Commission Expires
September 01, 2026

_____ 10/12/22
NOTARY PUBLIC DATE

_____ 10/
NOTARY PUBLIC DA

BRENDA CASTRO NOTARY PUBLIC

RECEIVED 10/12/2022
PLANNING AND DEVELOPMENT

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)
N/A	N/A	N/A

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

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

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

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

ZC2022-00043
RECEIVED 10-12-2022
PLANNING AND DEVELOPMENT

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: 5th - 116 - R 5141072
(Map Reference Number) District Land Lot Parcel

Signature of Applicant — Date: 10/12/22

Benjamin Melo
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)

Judy M Gingeleski
NAME

TAX SERV. ASSOCIATE
TITLE

10/12/2022
DATE

County taxes are due by 11/1/2022

ZC2022-00043
RECEIVED 10-12-2022
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Re: 388 Scenic Highway
Lawrenceville GA 30046

Letter of Intent

We are hereby requesting this property be rezoned from RS-180 to OI. The intended use for this proposed zoning will be to operate a Business Accounting Service. This request for rezoning would allow for usage that is similar to other properties along Scenic Highway. We do not believe this request will impede or create any hardships or dangers for surrounding properties.

ZC2022-00043
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Legal Description

All that tract or parcel of land lying and being Part of Lot 2, Block "H", Unit 2; Addition to Forest Hills Subdivision, PB G, Pg 148, Re-recorded in PB106, PG 73 Land Lot 116 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence a the southwesterly intersection with the centerline of Maplewood Drive (FKA Longleaf Drive) and Scenic Highway (AKA GA Highway 124) (Public Variable Right-of-Way); Thence in a northeasterly direction on the easterly right of way of Scenic Highway a distance of 177 feet to a ½" Capped Rebar, being the Point of Beginning; Thence continuing along said right of way North 14 Degrees 49 Minutes 24 Seconds East a distance of 124.71 feet to a point; Thence leaving said right of way North 74 Degrees 33 Minutes 56 Seconds East a distance of 143.28 feet to a point; Thence South 29 Degrees 00 Minutes 54 Seconds East a distance of 23.42 feet to a point; Thence along the CL of a Branch South 24 Degrees 38 Minutes 07 Seconds East a distance of 51.74 feet to a point; Thence South 25 Degrees 50 Minutes 31 Seconds East a distance of 34.27 feet to a point; Thence South 74 Degrees 31 Minutes 23 Seconds a distance of 226.08 feet to a ½" Capped Rebar Found, being the Point of Beginning.

Said tract or parcel containing 19,926 Square Feet or 0.4574 Acres.

ZC2022-00043
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THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

GEORGIA 811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

N

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

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 77,290 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
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Utility Notes

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Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY RETRACEMENT SURVEY". AND COMPLETED ON "10/03/2022" UTILIZING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMETIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.

Map or Plat and Survey References

1. DEED BOOK 60123, PG 12, GWINNETT COUNTY, GEORGIA, PUBLIC RECORDS.
2. DEED BOOK 6202, PG 313, GWINNETT COUNTY, GEORGIA, PUBLIC RECORDS.
3. PLAT BOOK V, PG 235, GWINNETT COUNTY, GEORGIA, PUBLIC RECORDS.
4. PLAT BOOK 106, PG 73, GWINNETT COUNTY, GEORGIA, PUBLIC RECORDS.

The Purpose of this Site Plan is the rezone this property from RS180 to OI.

Symbols & Abbreviations

- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- OHE—OVERHEAD ELECTRIC
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SS— SANITARY SEWER PIPING
- SEWER MANHOLE
- CLEAN OUT
- SD— STORM DRAIN PIPING
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- DROP INLET
- FENCE LINE
- SW SIDEWALK
- TREE
- T.B.M. TEMPORARY BENCH MARK

- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BLDG SETBACK LINE
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EC EDGE OF CONCRETE
- P PROPERTY LINE
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- S.S.E. SANITARY SEWER ESMT
- IPS IRON PIN SET
- RBF REBAR FOUND
- CTP CRIMP TOP PIPE
- OTP OPEN TOP PIPE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- IRON PIN FOUND
- IRON PIN SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- FND X MARK / SCRIBE
- SET X MARK / SCRIBE

Graphic Scale

30 0 15 30 60
(IN FEET)
1 inch = 30 feet

Map or Plat Certification

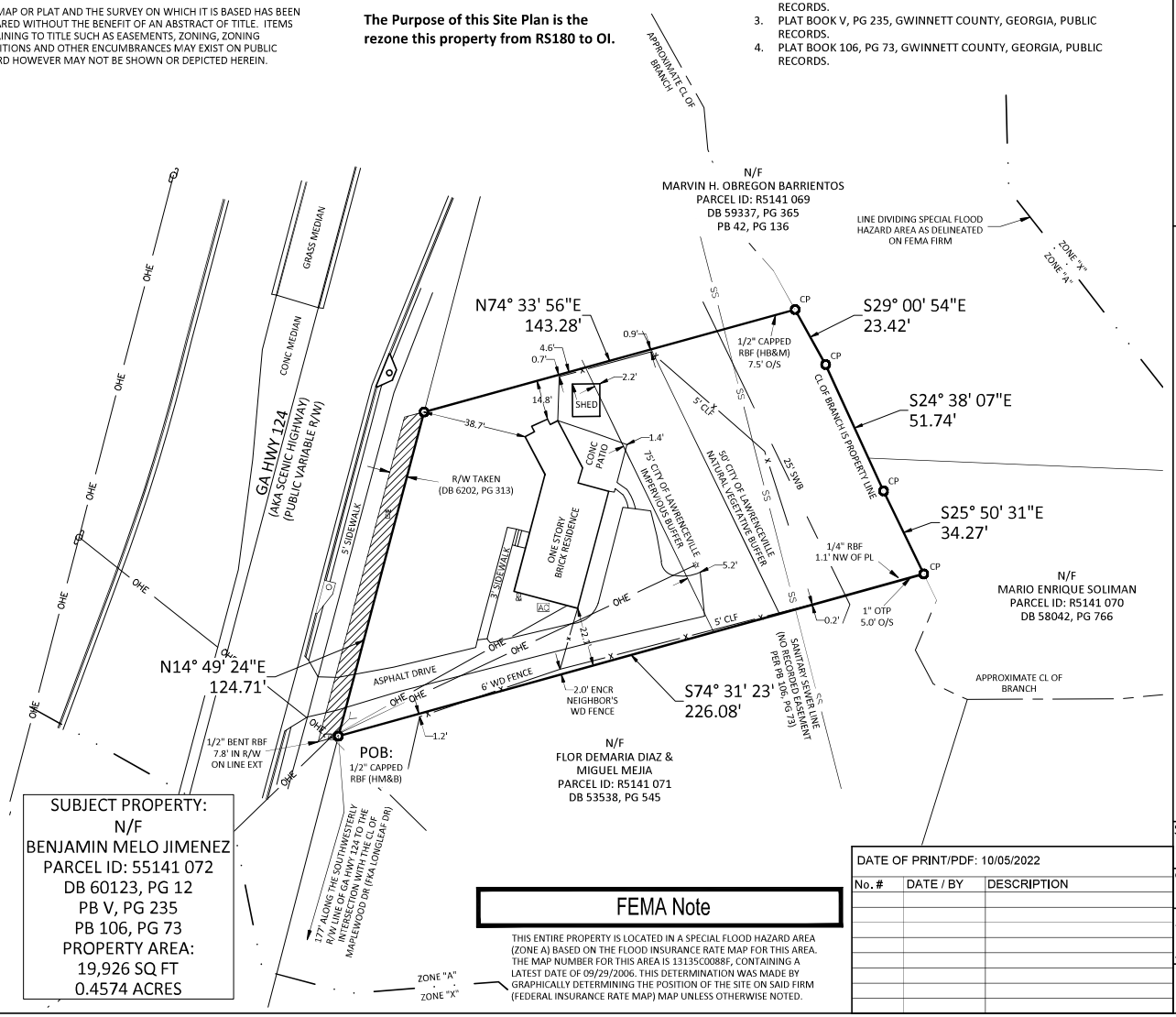
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION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

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

PRESENTED BEFORE ME THIS 05 DAY OF OCTOBER IN THE YEAR OF 2022.

MICHAEL R. SHEPHERD, GA RLS No. 3349

GEORGIA REGISTERED 3349 LAND SURVEYOR MICHAEL R. SHEPHERD



SUBJECT PROPERTY:
N/F
BENJAMIN MELO JIMENEZ
PARCEL ID: 55141 072
DB 60123, PG 12
PB V, PG 235
PB 106, PG 73
PROPERTY AREA:
19,926 SQ FT
0.4574 ACRES

FEMA Note

THIS ENTIRE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE A) BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13135C0088F, CONTAINING A LATEST DATE OF 09/29/2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

DATE OF PRINT/PDF: 10/05/2022

No. #	DATE / BY	DESCRIPTION

GRANT SHEPHERD & ASSOCIATES, INC.
Construction Layout • GPS Modeling
Land Surveying • Site Development
735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30
PHONE: 770.418.9823 FAX: 770.418.9289
www.gsasurveying.com
COA/LSF 000459

Rezoning Site Plan For: BB Accounting Services, Inc

Site Address: 388 Scenic Highway North, Lawrenceville, GA 30046 Part of Lot 2, Block "H", Unit 2 - Addition to Forest Hills Subdivision, PB G, PG 148, Re-recorded in PB 106, PG 73

Land Lot 116 of the 5th Land District
City of Lawrenceville, Gwinnett County, Georgia

Sheet / Drawing Scale
1" = 30'
Unless Otherwise Noted

GSA Project No.
22-08-880

Drawn By / Field Crew
Crew No. 1
JWW

Sheet No. 01

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

GEORGIA 811
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BASIS OF HORIZONTAL DATUM
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- WATER METER
- FIRE HYDRANT
- SS— SANITARY SEWER PIPING
- SEWER MANHOLE
- CLEAN OUT
- SD— STORM DRAIN PIPING
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- DROP INLET
- FENCE LINE
- SW SIDEWALK
- TREE
- T.B.M. TEMPORARY BENCH MARK

- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BLDG SETBACK LINE
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EC EDGE OF CONCRETE
- P PROPERTY LINE
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- S.S.E. SANITARY SEWER ESMT
- IPS IRON PIN SET
- RBF REBAR FOUND
- CTP CRIMP TOP PIPE
- OTP OPEN TOP PIPE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

- IRON PIN FOUND
- IRON PIN SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- FND X MARK / SCRIBE
- SET X MARK / SCRIBE

Graphic Scale

30 0 15 30 60
(IN FEET)
1 inch = 30 feet

Map or Plat Certification

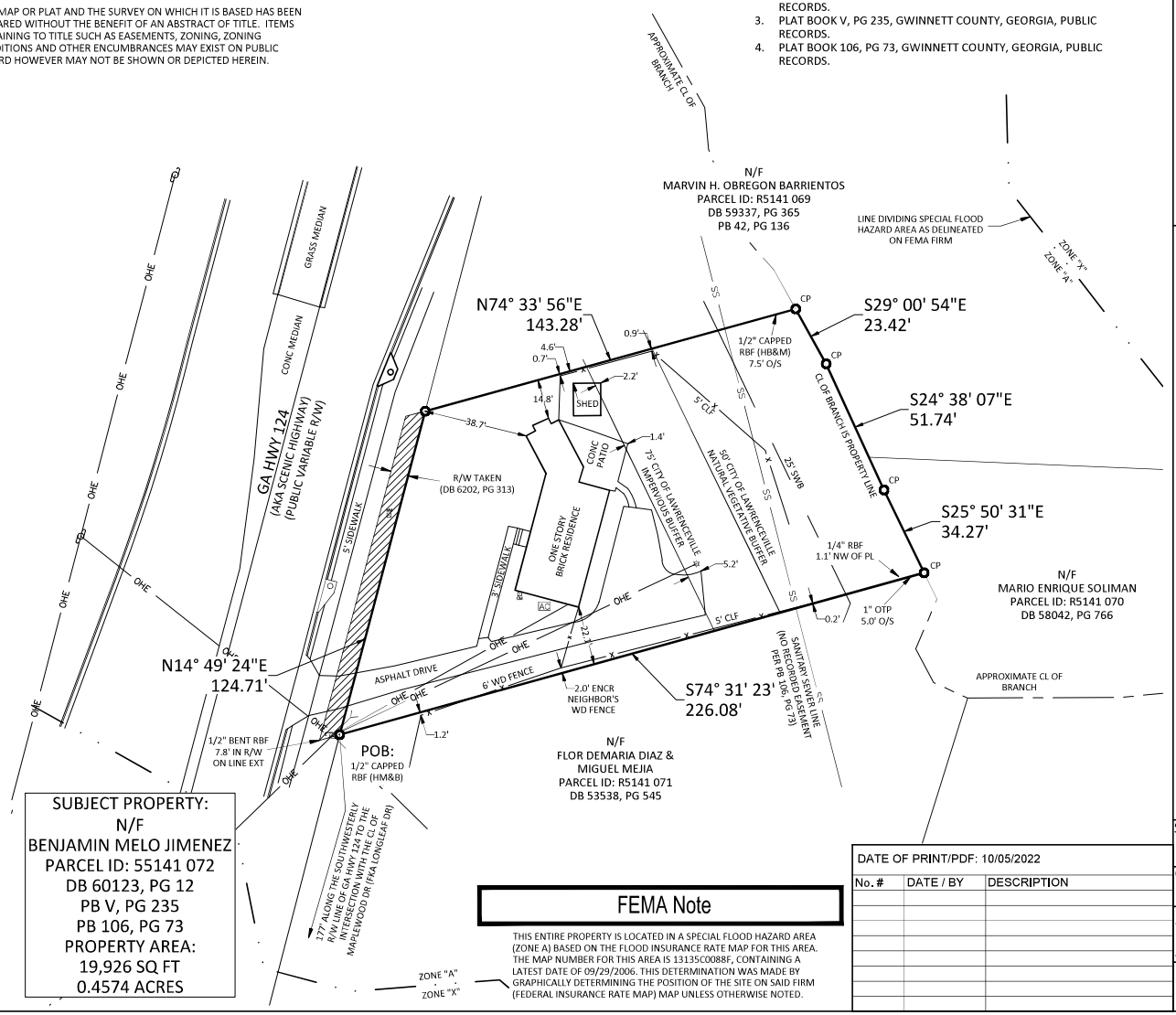
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION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

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

PRESENTED BEFORE ME THIS 05 DAY OF OCTOBER IN THE YEAR OF 2022.

MICHAEL R. SHEPHERD, GA RLS No. 3349

GEORGIA REGISTERED 3349 LAND SURVEYOR MICHAEL R. SHEPHERD



FEMA Note

THIS ENTIRE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE A) BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13135C0088F, CONTAINING A LATEST DATE OF 09/29/2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

DATE OF PRINT/PDF: 10/05/2022

No. #	DATE / BY	DESCRIPTION

GRANT SHEPHERD & ASSOCIATES, INC.
Construction Layout • GPS Modeling
Land Surveying • Site Development
735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30
PHONE: 770.418.9823 FAX: 770.418.9289
www.gsasurveying.com
COA/LSF 000459

Boundary Survey For: BB Accounting Services, Inc

Site Address: 388 Scenic Highway North, Lawrenceville, GA 30046
Part of Lot 2, Block "H", Unit 2 - Addition to Forest Hills Subdivision, PB G, PG 148,
Re-recorded in PB 106, PG 73
Land Lot 116 of the 5th Land District
City of Lawrenceville, Gwinnett County, Georgia

Sheet / Drawing Scale
1" = 30'
Unless Otherwise Noted

GSA Project No.
22-08-880

Drawn By / Field Crew
Crew No. 1
JWW

Sheet No. 01

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

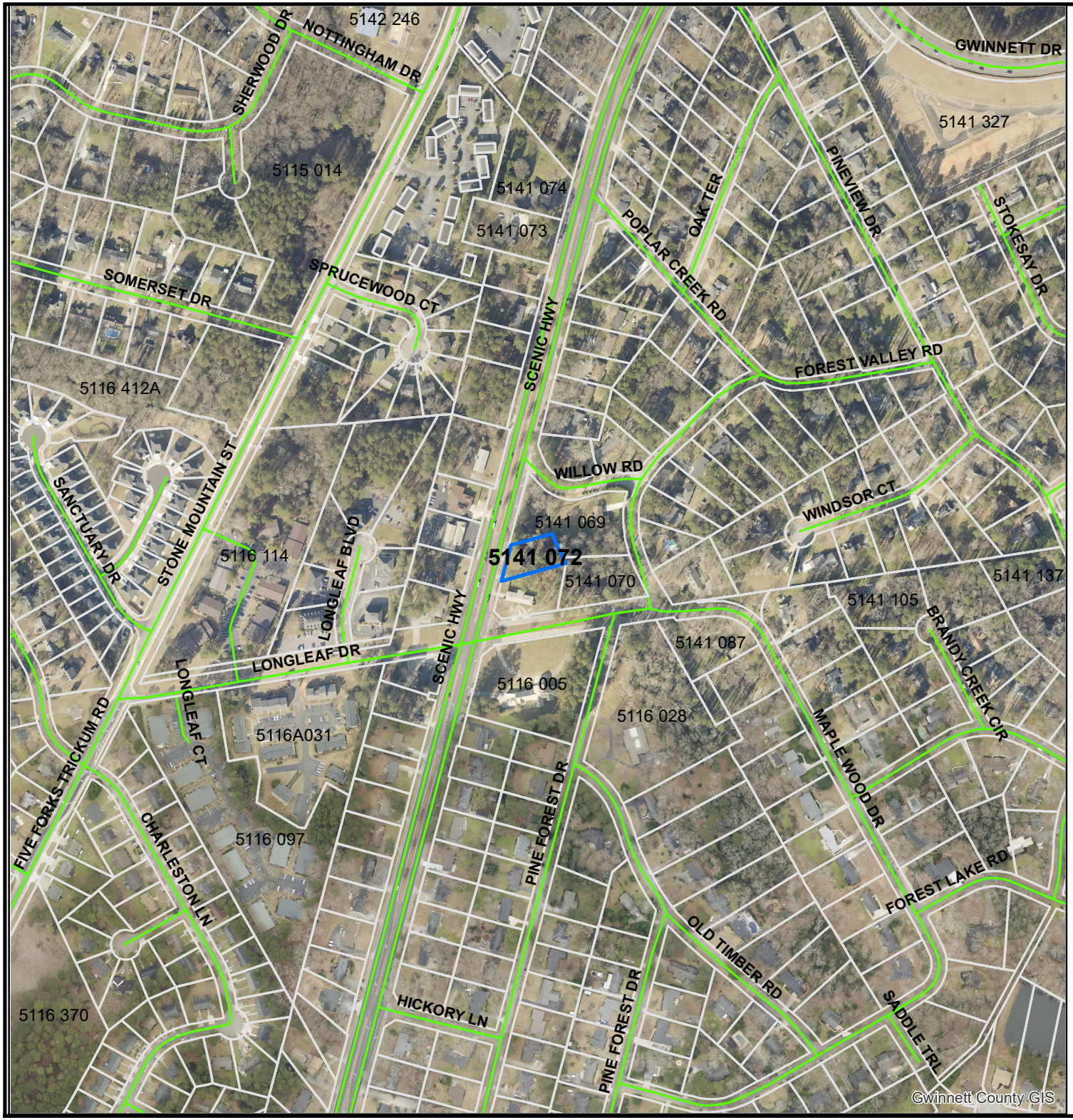
LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZC2022-00043

Applicant: BB Accounting Services Inc.



Subject Property

Parcels

City Maintained Streets

N
W E
S

0 250 500 FT

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZC2022-00043

Applicant: BB Accounting Services Inc.

Subject Property

Parcels

City Maintained Streets

N
W E
S

0 125 250

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

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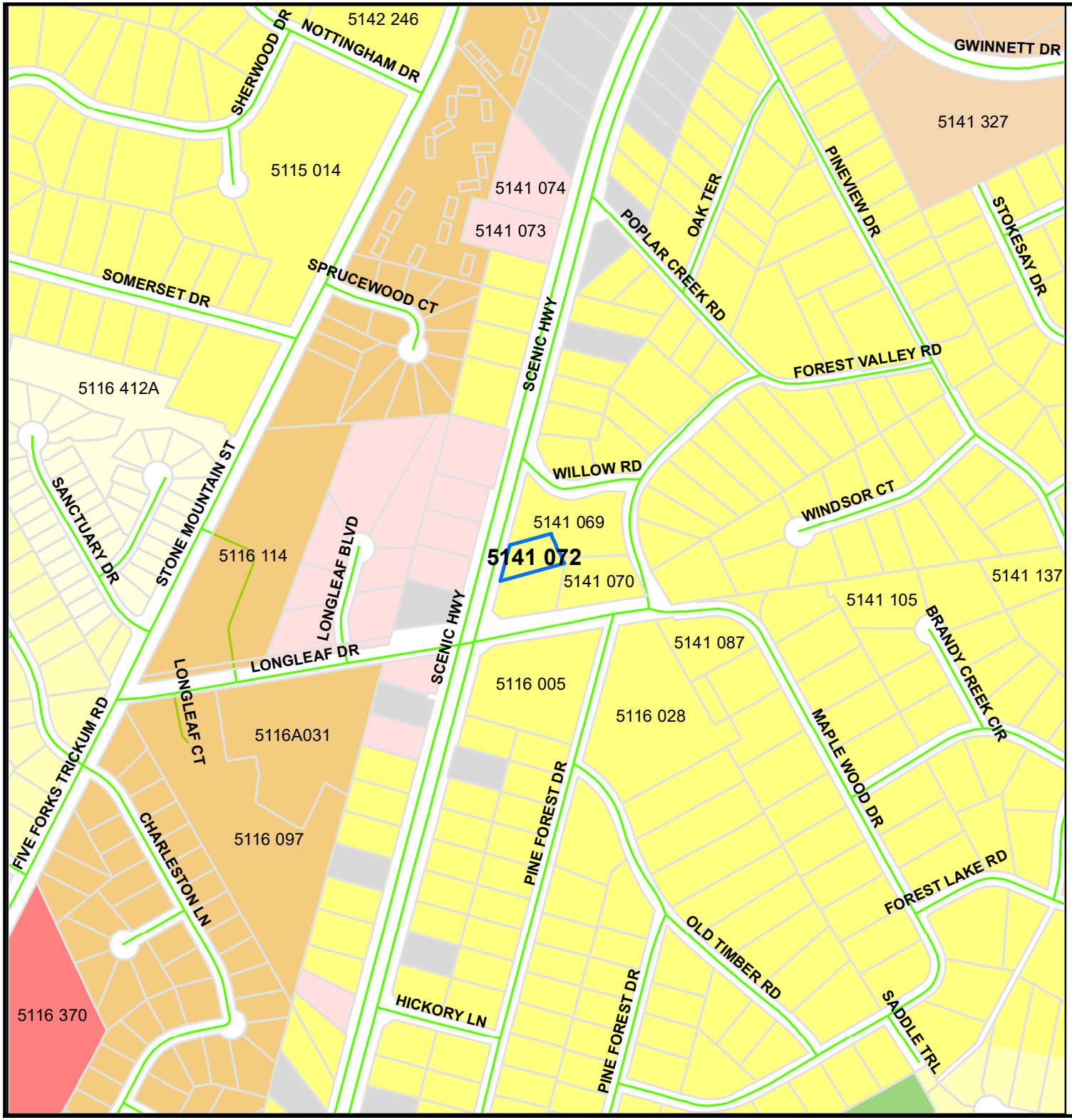

- Subject Property
- Parcels

Zoning Districts

- RS-60 Single-Family Residential
- RS-180 Single-Family Residential
- RS-150 Single-Family Residential
- RM-8 Townhouse Residential
- RM-12 Multifamily Residential
- ON Office/Neighborhood
- OI Office/Institutional
- BG General Business
- AR Agricultural Residential
- City Maintained Streets

N W E S

0 250 500 FT

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

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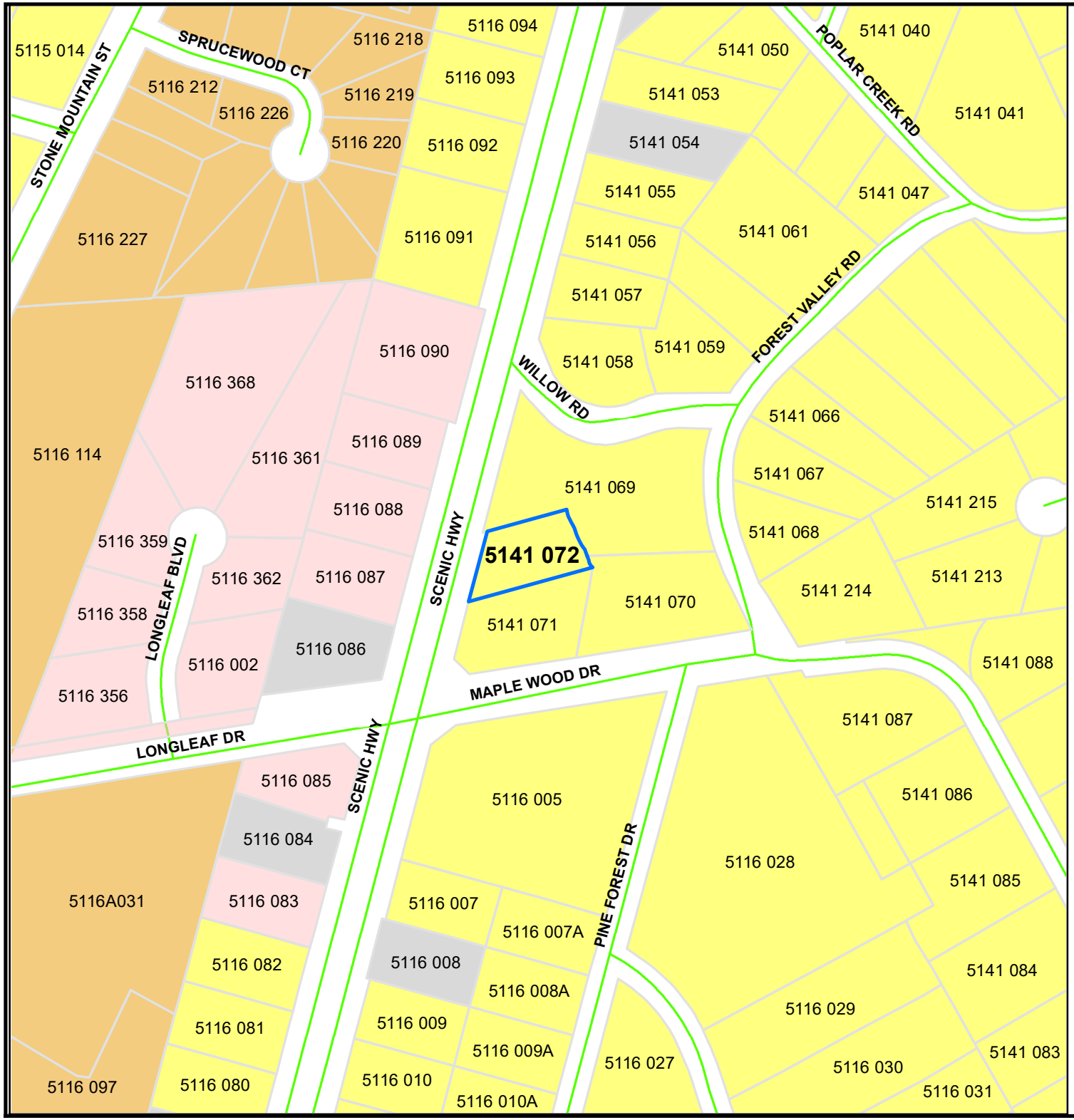


- Subject Property
- Parcels

Zoning Districts

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

N W E S

0 125 250

LAWRENCEVILLE
GEORGIA

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

Item:	RZC2022-00044: KRB Investments, Inc.; 142 Oak Street and 288 North Clayton Street
Department:	Planning and Development
Date of Meeting:	Monday, January 30, 2023
Fiscal Impact:	None estimated
Presented By:	Todd Hargrave, Planning and Development Director
Planning and Development Recommendation:	**Approval with Conditions**
Planning Commission Recommendation:	**Approval with PC Recommended Conditions**

Summary: The applicant requests rezoning of the 0.22-acre 142 E Oak Street parcel from RS-150 (Single Family Residential District) to BGC (Central General Business District) and the 0.37-acre 288 N Clayton Street parcel from BGC (Central General Business District) with conditions to BGC (Central General Business District) with no conditions. The subject property is located at the southeastern right-of-way at the intersection of N Clayton Street and E Oak Street.

Fiscal Impact: More detail (Impact on budget, anticipated expenditure, revenues, etc.)

Attachments/Exhibits:
RZC2022-00044_Report
RZC2022-00044_Planning and Development Recommendations
RZC2022-00044_Planning Commission Recommendation
RZC2022-00044_Application V1 and V2
RZC2022-00044_Letter of Intent

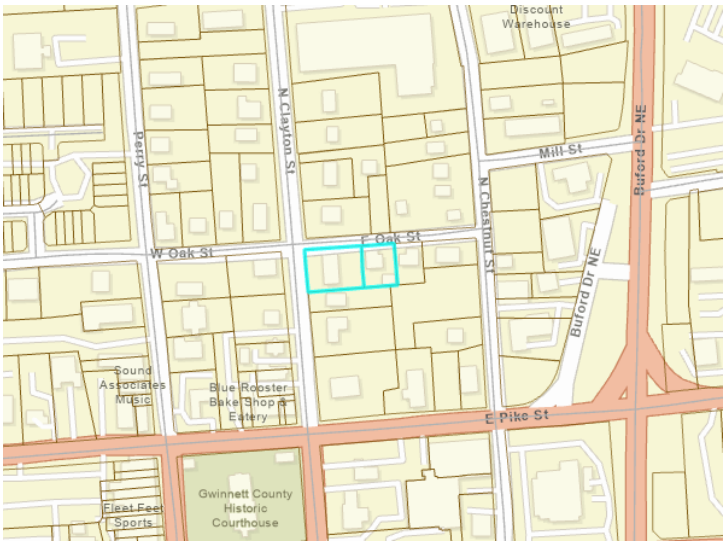
RZC2022-00044_Legal Description
RZC2022-00044_Survey
RZC2022-00044_Elevation V1 and V2
RZC2022-00044_Existing conditions
RZC2022-00044_Zoning V1, V2, and V3
RZC2022-00044_Aerial map zoomed
RZC2022-00044_Aerial map
RZC2022-00044_Zoning map zoomed
RZC2022-00044_Zoning map

LAWRENCEVILLE

Planning & Development

CASE NUMBER:	**RZC2022-00044**
APPLICANT:	KRB INVESTMENTS, INC
OWNER(S):	142 E OAK ST, LLC & 288 N CLAYTON ST, LLC
CONTACT:	JOHNATHAN CHAE – 678-689-5517
CONTACT:	BEN MORRIS – 770-522-5195
LOCATION:	142 E OAK ST & 288 N CLAYTON ST
PARCEL ID(S):	R5146B060 & R5146B049
ACREAGE:	APPROXIMATELY 0.59 ACRES
ZONING PROPOSAL:	REZONE THE SUBJECT PROPERTIES FROM RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND BGC (CENTRAL GENERAL BUSINESS DISTRICT - RESTRICTED) TO BGC (CENTRAL GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	THREE STORY MIXED USE WITH TWO LEVELS OF UNDERGROUND PARKING
DEPARTMENT RECOMMENDATION:	**APPROVAL WITH CONDITIONS**

VICINITY MAP



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ZONING HISTORY

In 1986, the 142 E Oak St parcel of the subject property was zoned RS-120 (Single-Family Residential District). By 2002, the parcel was rezoned to RS-150 (Single-Family Residential District), pursuant to a city-wide rezoning.

In 1986, the 288 N Clayton parcel of the subject property was zoned BGC (Central General Business District). In 2016, City Council approved RZ-16-05 and the 288 N Clayton parcel of the subject property was rezoned from BGC (Central General Business District) to RS-150 (Single-Family Residential District). In 2020, City Council approved RZC2020-00011, which rezoned the 288 N Clayton parcel of the subject property from RS-150 (Single-Family Residential District) back to BGC (Central General Business District) with conditions.

PROJECT SUMMARY

The applicant requests rezoning of the 0.22-acre 142 E Oak Street parcel from RS-150 (Single-Family Residential District) to BGC (Central General Business District) and the 0.37-acre 288 N Clayton Street parcel from BGC (Central General Business District) with conditions to BGC (Central General Business District) with no conditions. The applicant's request is to allow for a variety of uses commonly associated with the BGC zoning classification, which is intended to preserve the integrity of the historic characteristics of the Downtown Area. The subject property is located at the southeastern right-of-way at the intersection of N Clayton Street and E Oak Street; both parcels are accessed via curb cuts on the south right-of-way of E Oak Street.

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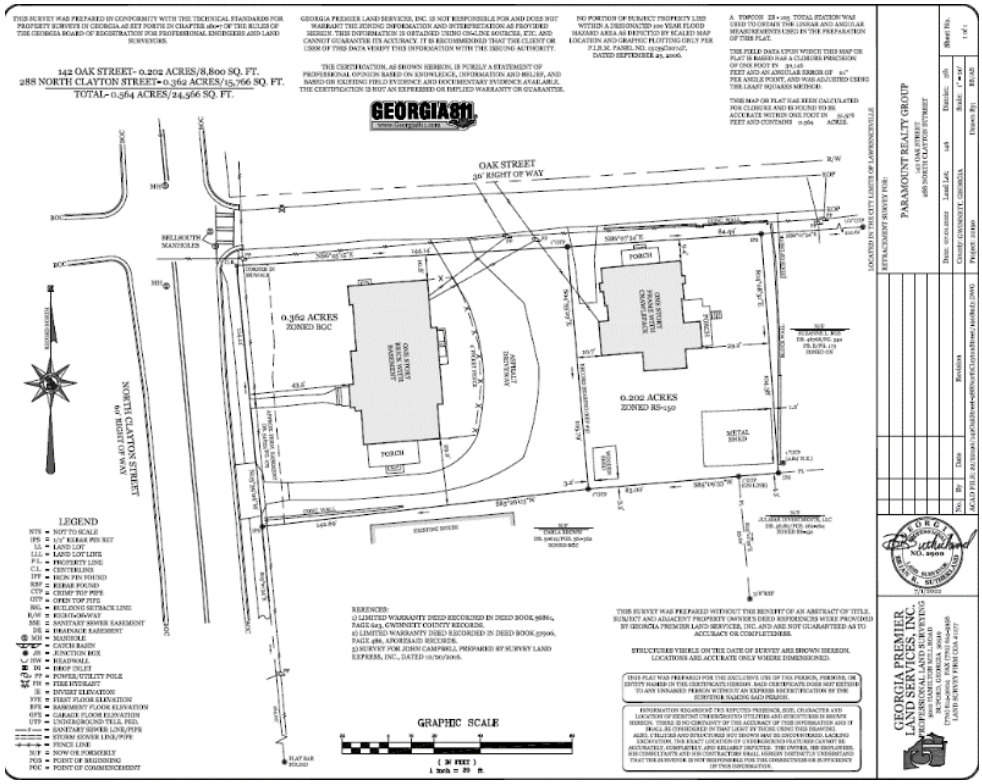
LAND SURVEY



ZONING AND DEVELOPMENT STANDARDS

The 142 E Oak Street parcel is currently developed with a 1,574 SF conventional home built in 1940 while the 288 N Clayton Street parcel has a 3,685 SF ranch home built in 1941. The 142 E Oak Street structure is existing non-conforming in the RS-150 district; it encroaches the front setback and is below the minimum heated floor area requirement. The parcel itself falls under both the minimum lot area and lot width requirements. Finally, there are two accessory structures on the lot, both of which encroach the rear and side setbacks. Variances will not be required to address these existing non-conformities, as the proposed development is intended to replace both structures.

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Planning & Development

The proposed development consists of a three-story 42,000 square foot building with approximately 5,000 SF of retail on the ground level along N Clayton Street, 16,500 SF of office space on the second story, and 20,500 SF of residential space on the second and third floors. The development includes seventy-eight (78) parking spaces, including an undisclosed number of parking spaces dedicated for electric vehicles. The parking spaces would be distributed between the rear half of the ground floor (18 spaces) and two underground levels dedicated entirely to parking (30 spaces each). With an estimated 120 parking spaces needed for such a development, this would not satisfy the minimum parking and loading requirements of the Zoning Ordinance, Article 5 Parking. As such, variances regarding parking and loading requirements will be necessary.

The submitted site plan shows the proposed installation of a driveway connection and curb cut along E Oak Street. A driveway leads into a parking deck at the rear of the building, with an underground detention tank buried underneath the driveway.

VARIANCE REQUEST

Article 5 Parking, Section 502 Required Off-Street Parking and Loading

Standard	*Requirement*	*Proposal*	*Recommendation*
Min. Spaces Required	*120 spaces*	*78 spaces*	*Approval*

According to the recommended guidelines of the Zoning Ordinance, Article 5 Parking Table 5-3: Number of Off-Street Parking Spaces Required, the proposed development would require an estimated 120 parking spaces. Broken down by land use, 17 spaces from 5,000 SF of retail at 1 per 300 SF GFA, 55 spaces from 16,500 SF of offices at 1 per 300 SF GFA, and 48 spaces from the 12 condo units at 4 spaces per residential unit.

Considering the mixed-use nature of the proposed development and its location within Downtown Lawrenceville, there are several factors that could mitigate its overall parking requirement. Article 5, Section 507 Mixed Use Occupancy describes how mixed use buildings may have a 25% reduction in number of spaces required as long as all parking spaces on site are available for all uses in

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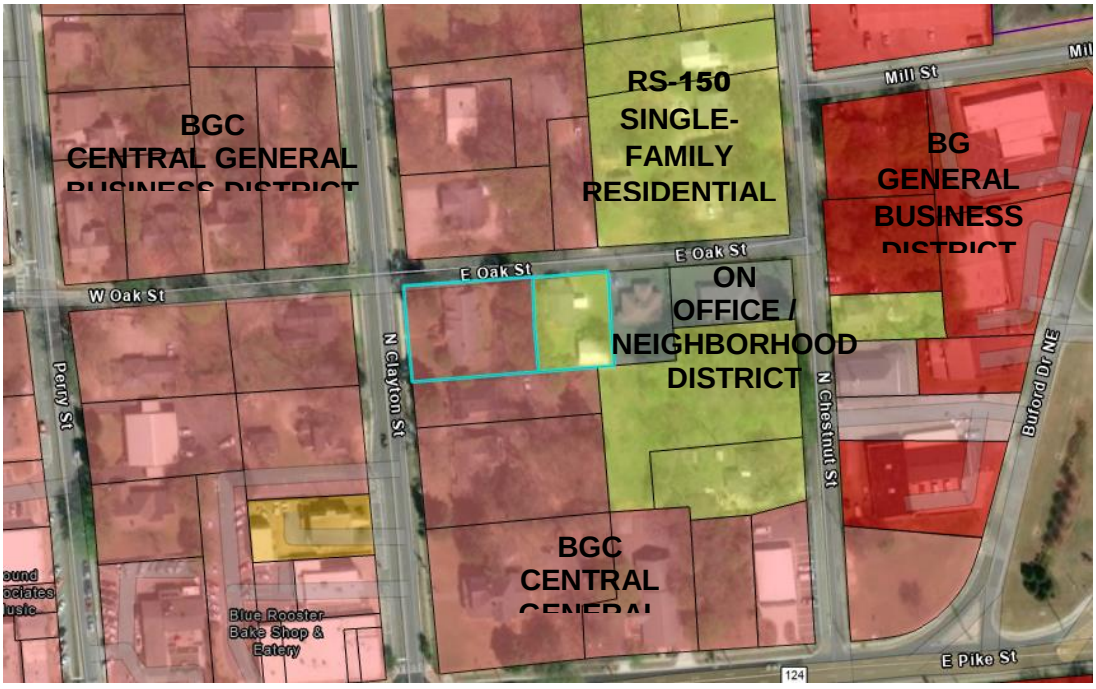
that building. In addition, Article 5, Section 508 Number of Off-Street Parking Spaces Required - D. Reduction of Spaces states that 50% of off-street parking spaces can be shared between uses that have different peak periods (in this case, offices and residential). Finally, the centralized location and the low average size (approximately 1,700 SF) of the condo units justifies halving the parking requirement to 2 spaces per unit (24 spaces for 12 units). Taking at least two out of the three of these guidelines into account decreases the minimum parking requirement to no more than 72 spaces, under the proposed development's allocation of 78 spaces. In addition, installation of electric vehicle spaces would reduce this requirement further.

SURROUNDING ZONING AND USE

The intersection of N Clayton Street and E Oak Street is an established mixed-use node adjacent to Downtown Lawrenceville. The surrounding neighborhood consists primarily of offices occupying older homes, with the adjacent parcels zoned mostly BGC or ON. There are still some active single-family homes along Chestnut Street to the east, so this proposed rezoning would be consistent with the established zoning and use at this mixed-use node.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



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Planning & Development

2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Character Area. Downtown is the heart of Lawrenceville, both in terms of its location and level of activity. It is the highest-intensity district in terms of its density and mixture of uses, particularly because of its mix of businesses and single-family uses. This Character Area supports a live-work-play lifestyle, with a variety of housing, employment, and entertainment options. As proposed, the request could be consistent with the intent of the 2040 Comprehensive Plan.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP

STAFF RECOMMENDATION

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

LAWRENCEVILLE

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

The proposal does not provide plans for a dumpster. The applicant shall provide a dumpster enclosure with a minimum of 14- feet wide opening.

LAWRENCEVILLE

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

1. **Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
   The immediate surrounding area predominately consist of a mix of commercial/office/residential uses and zoning. A mixed use development with a wide range of uses could be suitable in view of the uses and zoning of adjacent and nearby property.

2. **Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
   The zoning proposal would not adversely affect the existing uses and zoning of adjacent or nearby properties. The plan is consistent with the policies of the City of Lawrenceville.

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

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**
   Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**
   Policies of the City recognize redevelopment opportunities present throughout the city limits. The Downtown Character Area is anticipated to be a high-intensity mixed use district that could benefit from the "halo effect" of high-quality projects such as this as well as other developments that are already happening nearby.

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

LAWRENCEVILLE

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The existing commercial/residential parcels are underutilized due to the restrictive nature of the current RS-150 and (restricted) BGC zoning classifications. Allowing an expanded list of permitted uses could be consistent with the established development and zoning pattern in the immediate area.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_12212022

RZC2022-00044

Approval of a rezoning to BGC (Central General Business District), subject to the following enumerated conditions:

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

A. Mixed-use building with residential condominiums, professional offices, and retail.

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

i. Adult Entertainment Facility

ii. Auction House

iii. Automobile Accessories Sales and Installation

iv. Automobile Body Repair, Painting or Rebuilding

v. Automobile Broker

vi. Automobile Manufacturing Plant

vii. Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)

viii. Automobile Parts Store (with/without installation)

ix. Automobile Repair and Maintenance (Principal Use)

x. Automobile Sales or Auction and Related Service (indoor/outdoor sales)

xi. Automobile Wash (Carwash)

xii. Bail Bonding

xiii. Building Materials Sales (indoors/outdoors)

xiv. Depot / Passenger Terminal (bus or rail)

xv. Dollar or Variety Store

xvi. Garden Supply Center

xvii. Hookah/Vapor Bar or Lounge

xviii. Machine Shop

xix. Maintenance Shop (fleet vehicles)

xx. Motorcycle and Personal Watercraft Sales and Related Service

xxi. Motorcycle and Personal Watercraft Service and Repair

xxii. Motorcycle Parts, Accessories and Apparel Store

xxiii. Pawn Shop

xxiv. Smoke or Novelty Shop

xxv. Tobacco or Novelty Shop

xxvi. Tattoo and Body Piercing

xxvii. Title Loan Facility

B. The minimum heated floor area per dwelling unit shall be 1,708 square feet for the condominiums.

C. The façade, rear, and side elevations of the building shall be designed and constructed consisting of four (4) sides of brick. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

D. Access to the subject property shall be extended via an existing curb cut along the southern right-of-way of Oak Street at or near the northwest portion of the property. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

2. To satisfy the following site development considerations:

A. Maintain or provide a five (5) foot concrete sidewalk adjacent to the right- North Clayton Street right-of-way and Oak Street.

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

C. A centralized dumpster shall be provided; weather be service through the

city or a trash compactor.

D. Provide a loading dock in the first floor.

E. Any utility relocations shall be the responsibility of the developer.

3. To satisfy minimum parking requirements, the following variance is granted:

A. A variance from the Zoning Ordinance, Article 5 Parking, Section 502 Required Off-Street Parking and Loading to allow for a reduction of minimum parking spaces required, from 120 to 78 spaces.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_01042023

RZC2022-00044

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LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: KRB INVESTMENTS, INC	NAME: 142 E Oak St, LLC
ADDRESS: 465 DACULA RD	ADDRESS: 142 E. Oak St.
CITY: DACULA	CITY: Lawrenceville
STATE: GA ZIP: 30019	STATE: GA ZIP: 30046

CONTACT PERSON: BEN MORRIS PHONE: 770-522-5195

* 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: BGC

PARCEL NUMBER(S): 5146B 060 ACREAGE: 9144 SF (.21 ACRE)

ADDRESS OF PROPERTY: 142 (E) OAK ST, LAWRENCEVILLE, 30046

SIGNATURE OF APPLICANT — DATE: 5/4/22

SIGNATURE OF OWNER — DATE: May 5, 2022

JEFF TERRY
TYPED OR PRINTED NAME

by Genice Chae, Member May 5, 2022
TYPED OR PRINTED NAME

NOTARY PUBLIC — DATE: 5/4/22

NOTARY PUBLIC — DATE: 5/5/22

SARA ANNE POE NOTARY PUBLIC EXPIRES GEORGIA 12-11-2025 GWINNETT, GA COUNTY

R JIMENEZ NOTARY PUBLIC Exp. Apr. 30, 2023 COBB COUNTY, GA

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

142

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: _____ - _____ - R5146B 060
(Map Reference Number) District Land Lot Parcel

Signature of Applicant — Date: 5/4/22

JEFF TEEMS / PRES.
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)

JMS Suffie — NAME

TSA — TITLE

7/18/22
DATE

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: KRB INVESTMENTS, INC.	NAME: 288 N Clayton St, LLC
ADDRESS: 465 DACULA RD.	ADDRESS: 288 N Clayton St.
CITY: LAWRENCEVILLE	CITY: Lawrenceville
STATE: GA ZIP: 30043	STATE: GA ZIP: 30046

CONTACT PERSON: BEN MORRIS PHONE: 770-522-5195

* 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): BGC (Restricted) REQUESTED ZONING DISTRICT: BGC

PARCEL NUMBER(S): 5146B 049 ACREAGE: .31 ACRE

ADDRESS OF PROPERTY: 288 N. CLAYTON ST

5/5/22
SIGNATURE OF APPLICANT DATE

Johnathan Chae May 5, 2022
SIGNATURE OF OWNER DATE

JEFF TEGMS - PRES.
TYPED OR PRINTED NAME

by Johnathan Chae, Manager May 5, 2022
TYPED OR PRINTED NAME

R. Jimenez 5/5/22
NOTARY PUBLIC DATE

R. Jimenez 5/5/22
NOTARY PUBLIC DATE

R JIMENEZ NOTARY PUBLIC COBB COUNTY, GA Exp. Apr. 30, 2023

R JIMENEZ NOTARY PUBLIC COBB COUNTY, GA Exp. Apr. 30, 2023

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

288

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: _____ - _____ - R5146B049
(Map Reference Number) District Land Lot Parcel

_____ 5/5/22
Signature of Applicant Date

Jeff Ferris
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)

J N Duffie
NAME

TSA
TITLE

7/18/22
DATE

Paramount
BUILDERS & CO.

To whom it may concern:

We are applying for a re-zoning at 142 E Oak Street from RS-150 to BCG. For the property at 208 N Clayton, we are seeking to have the restrictions removed from the BCG zoning. The purpose of these 2 changes is to get 1 project on the property. Our plan is to build 100% Professional office space in this project as discussed with the mayor and staff. We intend to preserve the architectural consistency of the downtown area with our project.

Please let me know if you require any more information from me.

Sincerely

Jeffrey Teems

404-216-7143

C. Duration. The Company's term shall commence upon the filing of an Articles of Organization and all other such necessary materials with the state of Georgia. The Company will operate until terminated as outlined in this Agreement unless:

1. The Members vote unanimously to dissolve the Company;

2. No Member of the Company exists, unless the business of the Company is continued in a manner permitted by Georgia law;

3. It becomes unlawful for either the Members or the Company to continue in business;

4. A judicial decree is entered that dissolves the Company; or

5. Any other event results in the dissolution of the Company under federal or Georgia law.

III. Members.

A. Members. The Members of the Company (jointly the "Members") and their Membership Interest in the same at the time of adoption of this Agreement are as follows:

Kevin Emile Clark, 22.5%

Renee Jean Clark, 22.5%

Harry Daniel Parker, 10%

Wonsa Real Estate, LLC, 45%

B. Initial Contribution. Each Member shall make an Initial Contribution to the Company. The Initial Contributions of each shall be as described in Attachment A, Initial Contributions of the Members.

No Member shall be entitled to interest on their Initial Contribution. Except as expressly provided by this Agreement, or as required by law, no Member shall have any right to demand or receive the return of their Initial Contribution. Any modifications as to the signatories' respective rights as to the receipt of their initial contributions must be set forth in writing signed by all interested parties.

C. Limited Liability of the Members. Except as otherwise provided for in this Agreement or otherwise required by Georgia law, no Member shall be personally liable for any acts, debts, liabilities or obligations of the Company beyond their respective Initial Contribution, including

Sign Kevin E. Clark Date 8/23/19
Kevin Emile Clark

Sign Renee J. Clark Date 8/23/19
Renee Jean Clark

Sign Harry Daniel Parker Date 8/23/2019
Harry Daniel Parker

Sign Johnathan Chae Date 8/23/2019
Johnathan Chae, Manager, Wonsa Real Estate, LLC

TIARA A MACK NOTARY PUBLIC COBB COUNTY GA Notary Seal Notary Signature My Comm. Exp. Jan. 23, 2021

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: KRB INVESTMENTS, INC.	NAME: 288 N Clayton St, LLC
ADDRESS: 465 DACULA RD.	ADDRESS: 288 N Clayton St.
CITY: LAWRENCEVILLE	CITY: Lawrenceville
STATE: GA ZIP: 30043	STATE: GA ZIP: 30046

CONTACT PERSON: BEN MORRIS PHONE: 770-522-5195

* 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): BGC (Restricted) REQUESTED ZONING DISTRICT: BGC

PARCEL NUMBER(S): 5146B 049 ACREAGE: .31 ACRE

ADDRESS OF PROPERTY: 288 N. CLAYTON ST

5/5/22
SIGNATURE OF APPLICANT DATE

Jonathan Chee May 5, 2022
SIGNATURE OF OWNER DATE

JEFF TEEMS - PRES.
TYPED OR PRINTED NAME

by Jonathan Chee, Manager May 5, 2022
TYPED OR PRINTED NAME

5/5/22
NOTARY PUBLIC DATE

5/5/22
NOTARY PUBLIC DATE

R JIMENEZ NOTARY PUBLIC Exp. Apr. 30, 2023 COBB COUNTY, GA

R JIMENEZ NOTARY PUBLIC Exp. Apr. 30, 2023 COBB COUNTY, GA

142 Oak Street
0.202 Acres

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

To find the True Point of Beginning, commence at the intersection of the easterly right of way of North Clayton Street (60' right of way) and the southerly right of way of Oak Street (30' right of way); THENCE traveling on said southerly right of way of Oak Street North 86 Degrees 45 Minutes 15 Seconds East for a distance of 144.14 feet to a point, said point marked by a 1 inch open top pipe found, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, traveling on said southerly right of way of Oak Street North 86 Degrees 07 Minutes 34 Seconds East for a distance of 84.44 feet to a point, said point marked by a ½ inch rebar pin set; THENCE leaving said right of way and traveling South 04 Degrees 08 Minutes 31 Seconds East for a distance of 104.38 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 85 Degrees 09 Minutes 33 Seconds West for a distance of 83.00 feet to a point, said point marked by a 1 inch open top pipe found; THENCE traveling North 04 Degrees 55 Minutes 29 Seconds West for a distance of 105.79 feet to a point on the southerly right of way of Oak Street (30' right of way), said point marked by a 1 inch open top pipe found, said point being THE TRUE POINT OF BEGINNING.

Said property contains 0.202 Acres.

C. Duration. The Company's term shall commence upon the filing of an Articles of Organization and all other such necessary materials with the state of Georgia. The Company will operate until terminated as outlined in this Agreement unless:

1. The Members vote unanimously to dissolve the Company;

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Renee Jean Clark, 22.5%

Harry Daniel Parker, 10%

Wonsa Real Estate, LLC, 45%

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n Kevin E. Clark Date 8/23/19
Kevin Emile Clark

Sign Renee J. Clark Date 8/23/19
Renee Jean Clark

n Harry Daniel Parker Date 8/23/2019
Harry Daniel Parker

Sign Johnathan Chae Date 8/23/2019
Johnathan Chae, Manager, Wonsa Real Estate, LLC

TIARA A MACK NOTARY PUBLIC COBB COUNTY GA Notary Seal Notary Signature Exp. Jan. 23

2

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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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) ____ - ____ - R5146 B 060
District — Land Lot — Parcel

Signature of Applicant — 5/4/22 Date

JEFF TREMS / PRES.
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)

JMSuffie — NAME
TSA — TITLE
7/18/22 — DATE

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: KRB INVESTMENTS, INC	NAME: 142 E Oak St, LLC
ADDRESS: 465 DACULA RD	ADDRESS: 142 E. Oak St.
CITY: DACULA	CITY: Lawrenceville
STATE: GA ZIP: 30019	STATE: GA ZIP: 30046

CONTACT PERSON: BEN MORRIS PHONE: 770-522-5195

* 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: BGC

PARCEL NUMBER(S): 5146B 060 ACREAGE: 9144 SF (.21 ACRE)

ADDRESS OF PROPERTY: 142 (E) OAK ST, LAWRENCEVILLE, 30046

SIGNATURE OF APPLICANT — DATE: 5/4/22

SIGNATURE OF OWNER — DATE: May 5, 2022

TYPED OR PRINTED NAME: JEFF TERRY

TYPED OR PRINTED NAME: by Genice Chae, Member May 5, 2022

NOTARY PUBLIC — DATE: 5/4/22

NOTARY PUBLIC — DATE: 5/5/22

SARA ANNE POE NOTARY PUBLIC GWINNETT, GA COUNTY GEORGIA EXPIRES 12-11-2025

R JIMENEZ NOTARY PUBLIC COBB COUNTY, GA EXP: Apr. 30, 2023

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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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)

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

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GEORGIA

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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: _____ - _____ - R5146B049
(Map Reference Number) District Land Lot Parcel

_____ 5/5/22
Signature of Applicant Date

Jeff Teems
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)

J N Duffie _____ TSA _____
NAME TITLE

7/18/22
DATE

---

288 North Clayton Street
0.362 Acres

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

To find the True Point of Beginning, commence at the intersection of the easterly right of way of North Clayton Street (60' right of way) and the southerly right of way of Oak Street (30' right of way), said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, traveling on said southerly right of way of Oak Street North 86 Degrees 45 Minutes 15 Seconds East for a distance of 144.14 feet to a point, said point marked by a 1 inch open top pipe found; THENCE leaving said right of way and traveling South 04 Degrees 55 Minutes 29 Seconds East for a distance of 105.79 feet to a point, said point marked by a 1 inch open top pipe found; THENCE South 83 Degrees 26 Minutes 03 Seconds West for a distance of 142.69 feet to a point on the easterly right of way of North Clayton Street (60' right of way), said point marked by a ½ inch rebar pin set; THENCE traveling on said right of way North 05 Degrees 39 Minutes 06 Seconds West for a distance of 114.11 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 0.362 Acres.

LETTER OF INTENT
REZONING APPLICATION
142 E OAK STREET
288 N CLAYTON STREET

This Letter of Intent is supplemental to the Rezoning Application for the Real Property located at 142 E Oak Street, Lawrenceville, GA 30046 and the request to remove the Zoning Restrictions placed on 288 N Clayton Street, Lawrenceville, GA 30046 during the Rezoning Hearing back in year 2020. Our intent is to Rezone the property located at 142 E Oak Street from RS-150 to BGC. For the property located at 288 N Clayton Street, we are seeking to have the restrictions removed from the BGC zoning. The purpose of these two changes is to build one building on the two combined properties. Our plan is to construct a Mixed-Use Building with Residential Condos, Professional Office, and Experiential Retail (High-End Coffee Bar—Dining Establishment—Winery—Financial Institution). Our intent is to preserve the Architectural Integrity and Consistency of the Downtown Area with our Development.

The sketch on the Civil Engineer's Site Plan provided shows surface-level parking. However, the Professional Office and Residential Condo components as described below would be built on the second and third floors of the building, which are above the parking level.

Our intent is to build two levels of underground parking, with the back half of the surface level of the building away from North Clayton Street acting as a third level of parking (TOTAL PARKING SPACES: about 85), and the front half fronting North Clayton Street allocated for experiential retail establishments, such as a high-end coffee bar-restaurant-winery, and/or possibly a financial institution (a bank), with all retail on the surface-level totaling approximately 2,500 - 3,000 SF.

The second floor would be predominantly Professional Office, with perhaps two or three residential condo units which are approximately 1,300 - 2,000 SF per unit.

The third floor would be comprised entirely of Residential Condo Units. There shall be approximately twelve Residential Condo Units on the third floor which are approximately 1,000 - 2,000 SF per unit.

The footprint of the building is 18,500 SF, so each floor would be 18,500 SF, totaling approximately 40,000 SF of heated, in-door space (surface-level only includes about 3,000 SF of heated, in-door space, with the rest of the space allocated for parking). We also intend to designate certain parking spaces for electrical charging stations.

Please contact me to address any additional questions and/or concerns.

Johnathan Chae
(678) 689-5517

288 North Clayton Street
0.362 Acres

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Said property contains 0.362 Acres.

142 Oak Street
0.202 Acres

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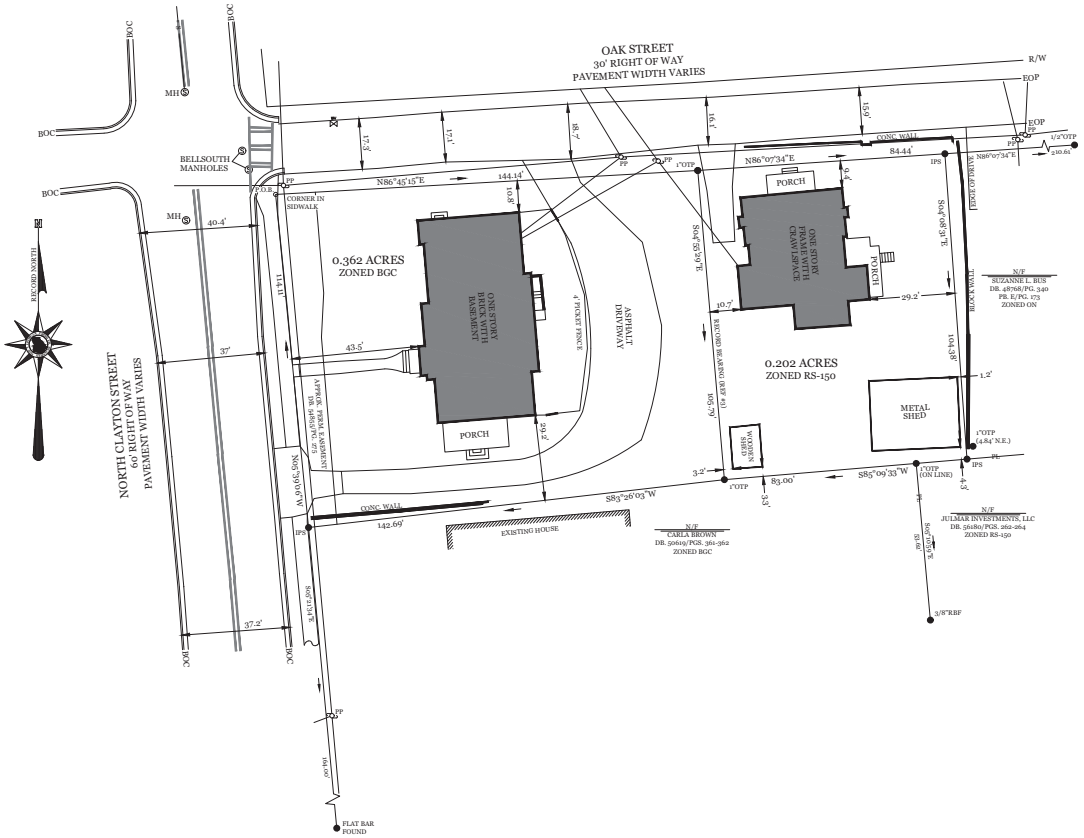
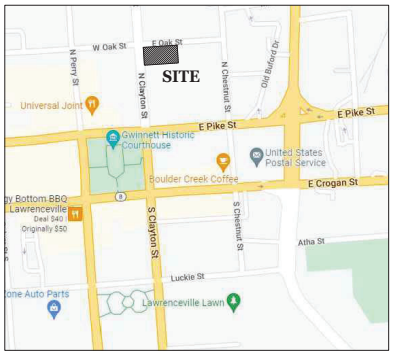
Said property contains 0.202 Acres.

142 OAK STREET- 0.202 ACRES/8,800 SQ. FT.
288 NORTH CLAYTON STREET- 0.362 ACRES/15,766 SQ. FT.
TOTAL- 0.564 ACRES/24,566 SQ. FT.





LOCATION MAP
NTS

SUMMARY
PARCELS:
5146B 049
288 NORTH CLAYTON
5146B 060
142 OAK STREET

NO STREAMS OR STREAM BUFFERS EXIST ONSITE

THIS SITE DOES NOT LIE IN A FLOOD HAZARD ZONE PER FEMA FIRM PANELS 13135C0074F EFFECTIVE 09/29/2006 AND 13135C0089F EFFECTIVE 09/29/2006

NORTH

SCALE: 1" = 20'

SIGNED / SEALED

GSWCC CERTIFICATION NO. 0000035391

PREPARED FOR

288 N CLAYTON STREET and 142 OAK STREET
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

RIDGELINE LAND PLANNING, INC.
196 BELAIR COURT | WOODS, GA 30669
HOLT@RIDGELINEPLANNING.COM

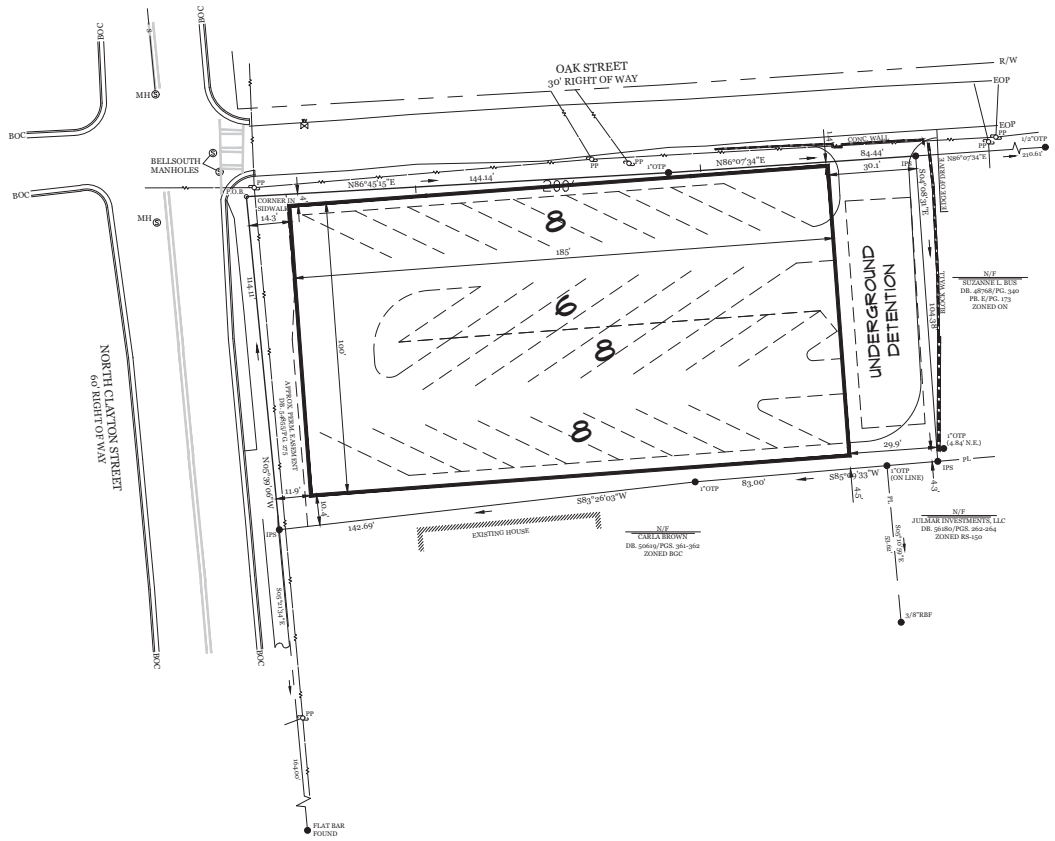
EXISTING CONDITIONS PLAN

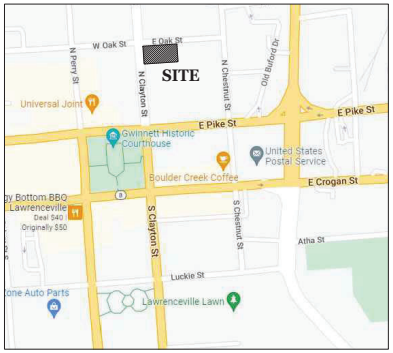
SHEET TITLE

NO	REVISION	DATE

DESIGNED BY: HHP | SCALE: NA
DRAWN BY: HHP | SHEET: 1
CHECKED BY: HHP | JOB NO.:
DATE: 7/30/2022

CC202200044_EX CNDT_28202





LOCATION MAP
NTS

SUMMARY
PARCELS: 5146B 049 & 5146B 060

CURRENT ZONING: BCG & RS150
PROPOSED ZONING: BCG
GROSS AREA: +/- 0.564 ACRES

PROPOSED USES:
55 - RESIDENTIAL UNITS (MIN. 800 SQFT)
3 - 1,200 SQFT COMMERCIAL/RETAIL SPACES

MAX BUILDING HEIGHT: 40 FEET

PROPOSED PARKING:
30- ONSITE SPACES PROVIDED.

SEE SURVEY FOR EXISTING SITE CONDITIONS

NORTH

0 20 40 60 feet
SCALE: 1" = 20'

SIGNED / SEALED

GSWCC CERTIFICATION NO. 00000035391

PREPARED FOR

288 N CLAYTON STREET and 142 OAK STREET
CITY OF LAWRENCEVILLE GWINNETT COUNTY, GEORGIA

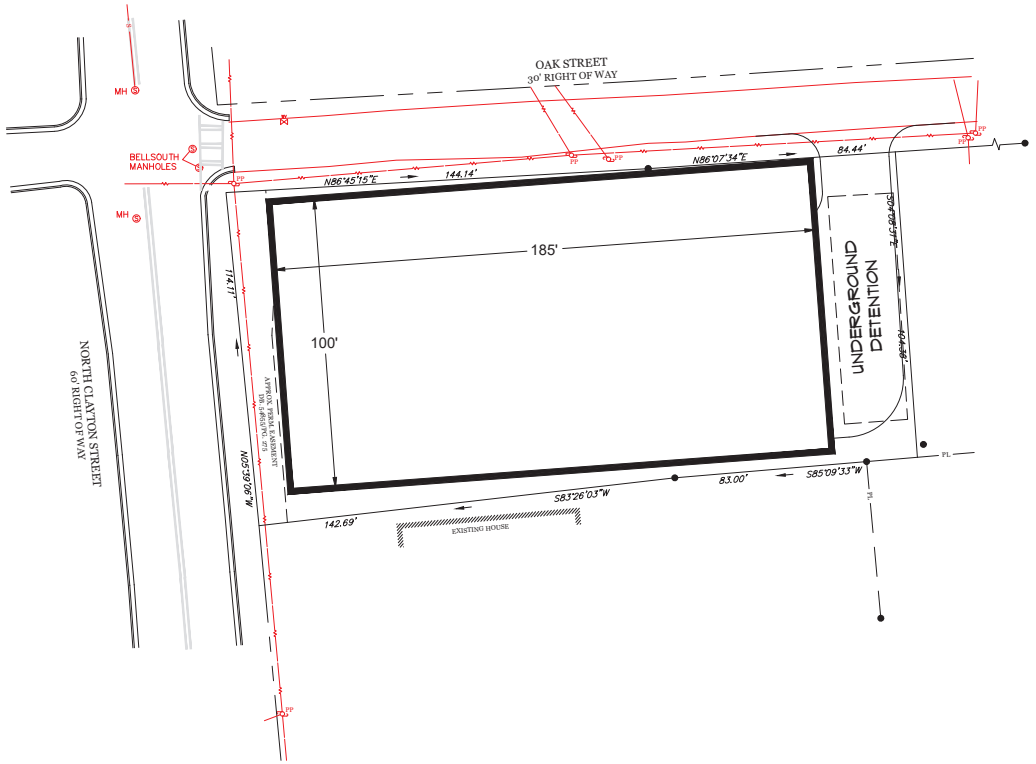
RIDGELINE LAND PLANNING, INC.
196 BELAIRE COURT WINDER, GA 30680
PH: 678-618-2037
HOLT@RIDGELINELAND.COM

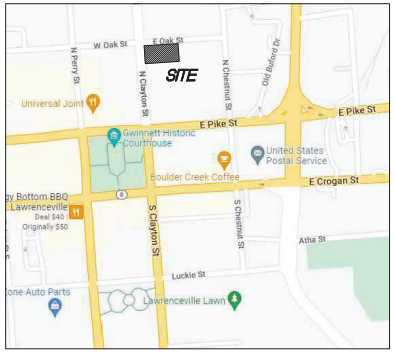
SHEET TITLE
ZONING PLAN

NO	REVISION	DATE

DESIGNED BY: HHP SCALE: NA
DRAWN BY: HHP SHEET: 1
CHECKED BY: HHP
DATE: 7/5/2022 JOB NO.:

C2022-00044_CNCPT PLN_V1_072822





LOCATION MAP
NTS

SUMMARY
PARCELS: 5146B 049 & 5146B 060

CURRENT ZONING: BCG & RS150
PROPOSED ZONING: BCG
GROSS AREA: +/- .052 ACRES

PROPOSED USES:
SEE NARATIVE

NARRATIVE:

OUR INTENT IS TO BUILD TWO LEVELS OF UNDERGROUND PARKING, WITH THE BACK HALF OF THE SURFACE LEVEL OF THE BUILDING AWAY FROM NORTH CLAYTON STREET ACTING AS A THIRD LEVEL OF PARKING (TOTAL PARKING SPACES: ABOUT 78), AND THE FRONT HALF FRONTING NORTH CLAYTON STREET ALLOCATED FOR EXPERIENTIAL RETAIL ESTABLISHMENTS, SUCH AS A HIGH-END COFFEE BAR-RESTAURANT-WINERY, AND/OR POSSIBLY A FINANCIAL INSTITUTION (A BANK), WITH ALL RETAIL ON THE SURFACE-LEVEL TOTALING APPROXIMATELY 5,000 SF.

THE SECOND FLOOR WOULD BE PREDOMINANTLY PROFESSIONAL OFFICE, WITH 2 RESIDENTIAL CONDOS.
THE THIRD FLOOR WOULD BE ENTIRELY 10 RESIDENTIAL CONDOS

THE FOOTPRINT OF THE BUILDING IS 18,500 SF, SO EACH FLOOR WOULD BE 18,500 SF, TOTALING APPROXIMATELY 40,000 SF OF HEATED, IN-DOOR SPACE (SURFACE-LEVEL ONLY INCLUDES ABOUT 3,000 SF OF HEATED, IN-DOOR SPACE).

NORTH

0 20 40 60 feet
SCALE: 1" = 20'

SIGNED / SEALED
GEORGIA REGISTERED LANDSCAPE ARCHITECT H. HOLT PERSONETTE
GSWCC CERTIFICATION NO. 0000035391
PREPARED FOR

288 N CLAYTON STREET and 142 OAK STREET
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

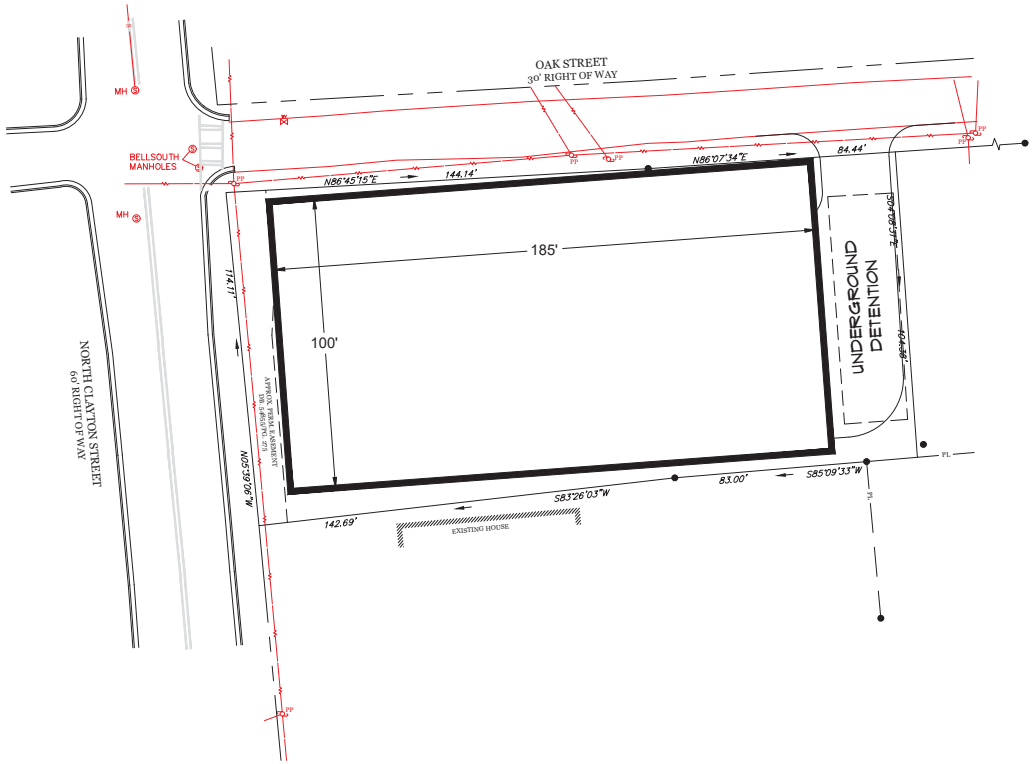
RIDGELINE LAND PLANNING, INC.
199 BELLAIRE COURT, WINDER, GA 30680
PH: 678-61 8-2037
HOLT@RIDGELINEPLANNING.COM

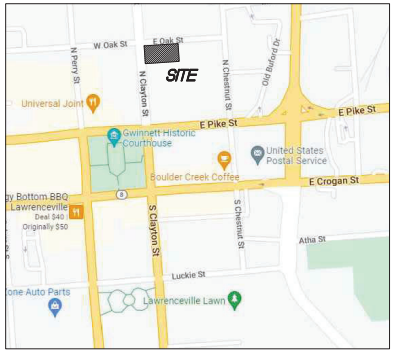
SHEET TITLE
ZONING CONCEPT PLAN

NO	REVISION	DATE
1	ADDED NARRATIVE	11/4/2022
2	REVISED NARRATIVE	11/8/2022

DESIGNED BY: HHP
DRAWN BY: HHP
CHECKED BY: HHP
DATE: 5/5/2022
SCALE: NA
SHEET: 1
JOB NO.:

CIC022-0024 CNCPT PLN V2_11.8.22





LOCATION MAP
NTS

SUMMARY
PARCELS: 5146B 049 & 5146B 060

CURRENT ZONING: BCG & RS150
PROPOSED ZONING: BCG
GROSS AREA: +/- 0.564 ACRES

PROPOSED USES:
SEE NARATIVE

NARRATIVE:

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NORTH

0 20 40 60 feet
SCALE: 1" = 20'

SIGNED / SEALED
GEORGIA REGISTERED LANDSCAPE ARCHITECT H. HOLT PERSONS
GSWCC CERTIFICATION NO. 0000035391
PREPARED FOR

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CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

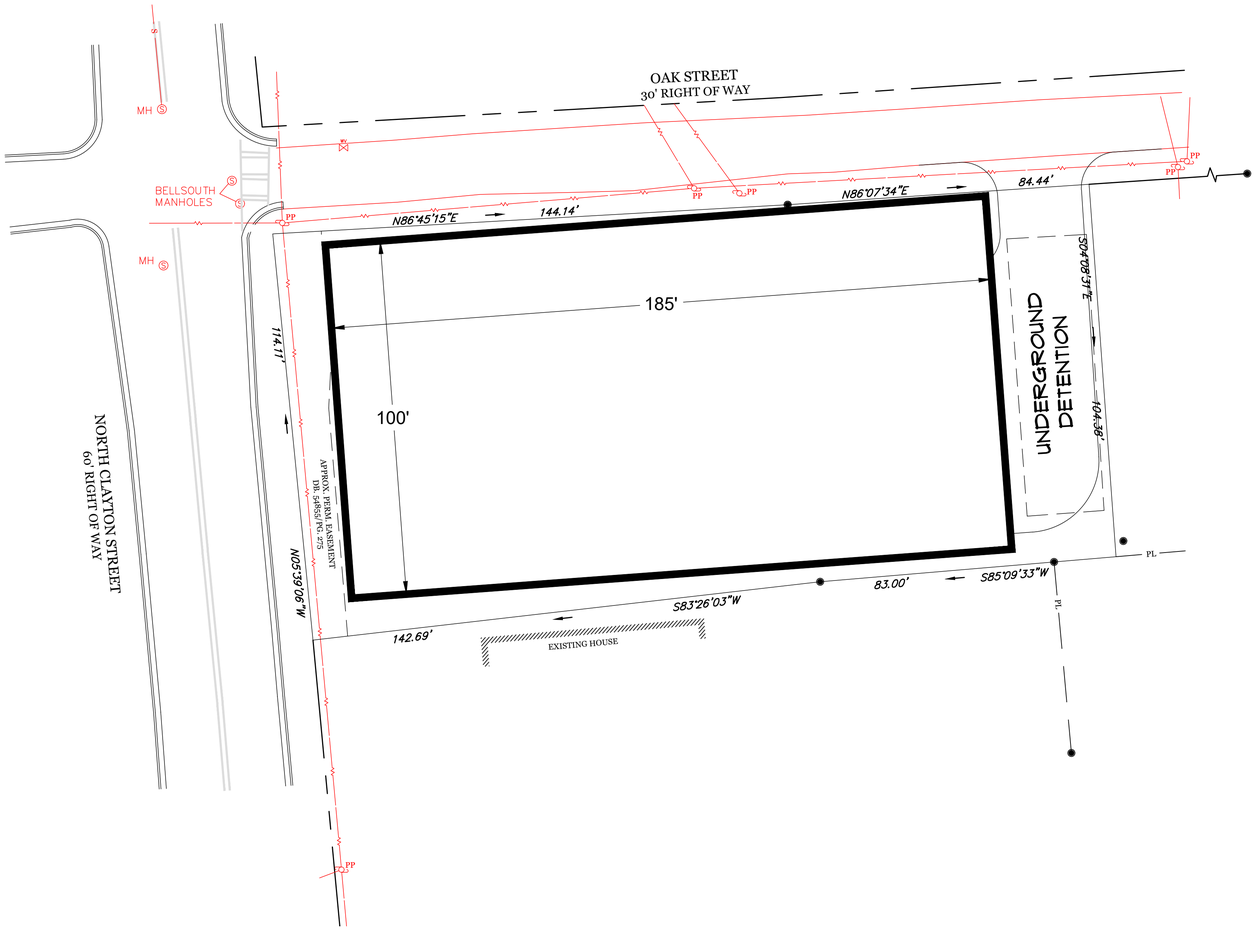
RIDGELINE LAND PLANNING, INC.
199 BELLAIRE COURT, WINDER, GA 30680
PH: 678-61 8-2037
HOLT@RIDGELINEPLANNING.COM

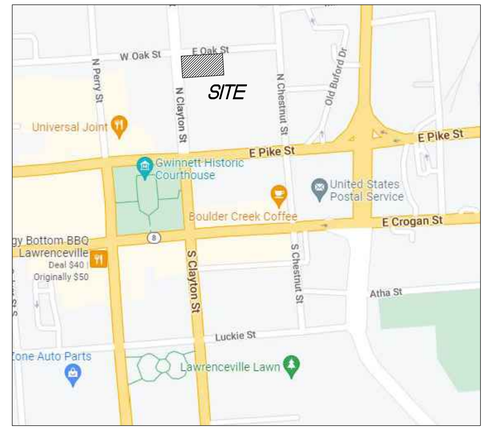
SHEET TITLE
ZONING CONCEPT PLAN

NO	REVISION	DATE
1	ADDED NARRATIVE	11/4/2022
2	REVISED NARRATIVE	11/8/2022

DESIGNED BY: HHP
DRAWN BY: HHP
CHECKED BY: HHP
DATE: 5/5/2022
SCALE: NA
SHEET: 1
JOB NO.:

CNCPT2022-00014 CNCPT PLN V3_11-8-22





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NORTH

0 20 40 60 feet
SCALE: 1" = 20'

SIGNED / SEALED
GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1001272 HOLT PERSINGER
GSWCC CERTIFICATION NO. 0000035391

PREPARED FOR

288 N CLAYTON STREET
and
142 OAK STREET
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

RIDGELINE
LAND PLANNING, INC.
196 BELAIRE COURT WINDER, GA 30680
PHONE: 678.963.3222
HOLT@RIDGELINEPLANNING.COM

ZONING CONCEPT PLAN

SHEET TITLE

NO	REVISION	DATE
1	ADDED NARRATIVE	11/4/2022
1	REVISED NARRATIVE	11/18/2022

DESIGNED BY: HHP
DRAWN BY: HHP
CHECKED BY: HHP
DATE: 5/5/2022
SCALE: NA
SHEET: 1
JOB NO.: RZC2022-00044_CNCPT PLN V4_01062023

SIGNED / SEALED

GSWCC CERTIFICATION NO. 0000035391

PREPARED FOR

288 N CLAYTON STREET
and
142 OAK STREET
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA

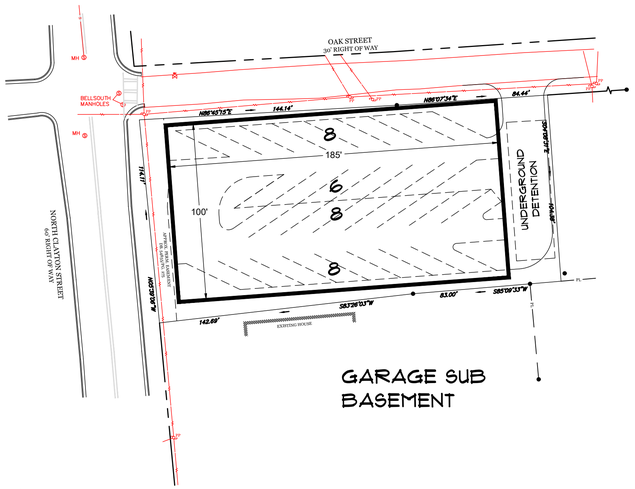
RIDGELINE
LAND PLANNING, INC.
196 BELAIRE COURT WOODS, GA 30680
PH: 678-618-2037
HOLT@RIDGELINEPLANNING.COM

SHEET TITLE
CONFIGURATION

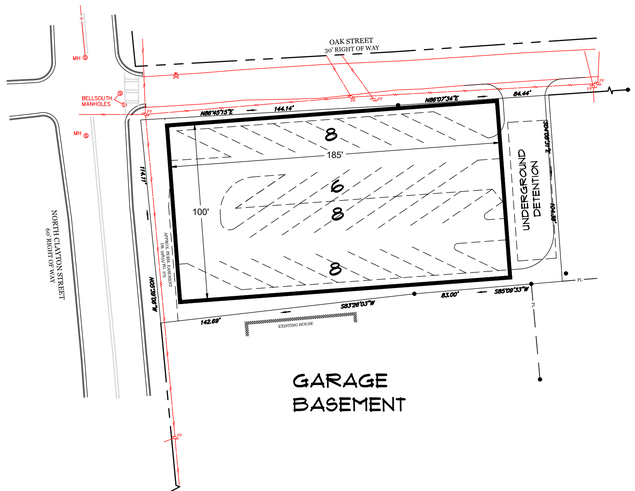
REVISION | NO | DATE

DRAWN BY: JH
CHECKED BY:
DATE: 11/1/22
SCALE: NA
SHEET NO: 1

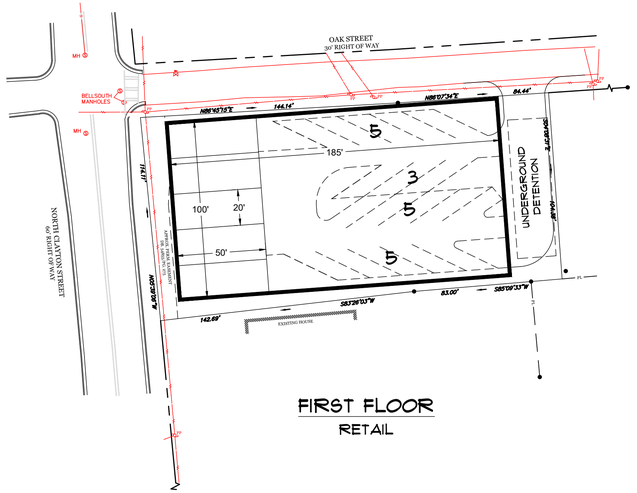
1202200044_FLR_PLNS_11182022



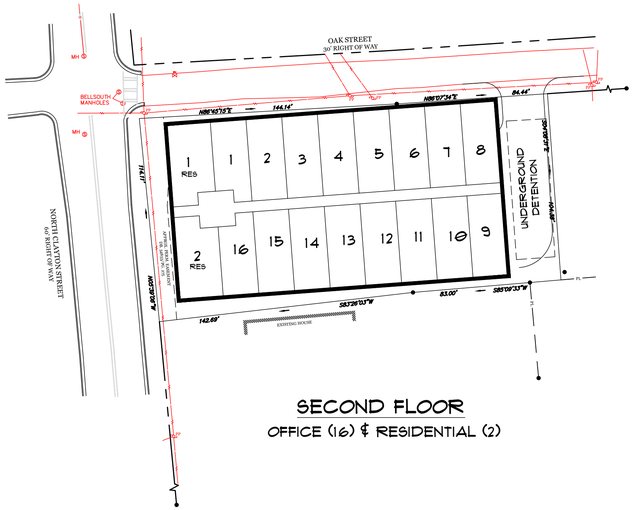
GARAGE SUB BASEMENT



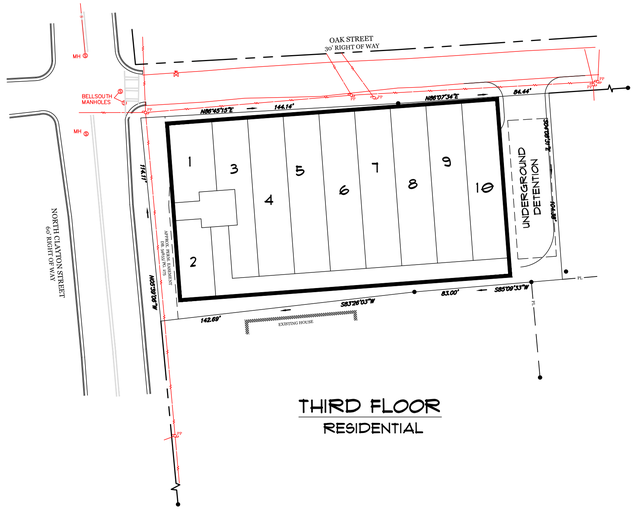
GARAGE BASEMENT



FIRST FLOOR
RETAIL



SECOND FLOOR
OFFICE (16) & RESIDENTIAL (2)



THIRD FLOOR
RESIDENTIAL

NORTH

0 40 80 120 feet

SCALE: 1" = 40'

SIGNED / SEALED

GEORGIA REGISTERED LANDSCAPE ARCHITECT HOLT PERSINGER

GSWCC CERTIFICATION NO. 0000035391

PREPARED FOR

288 N CLAYTON STREET and 142 OAK STREET

CITY OF LAWRENCEVILLE GWINNETT COUNTY, GEORGIA

RIDGELINE LAND PLANNING, INC.
196 BELAIRE COURT, WINDER, GA 30680
PHONE: (678) 425-6027
HOLT@RIDGELINEPLANNING.COM

FLOOR CONFIGURATION

SHEET TITLE

NO	REVISION	DATE

DESIGNED BY: HHP
DRAWN BY: HHP
CHECKED BY: HHP
DATE: 11/18/2022
SCALE: NA
SHEET: 1
JOB NO.: RZC2022-0044_FLR PLNS V2_01062023

RETAIL & OFFICE STOREFRONT

GARCIA
residential design
1701 HEIGHTS CIRCLE KENNESAW GA 30152
TEL: (678) 735-2176
WWW.GARCIARESIDENTIALDESIGN.COM

C2022-00044_ELEV V1_11182022

GARCIA
residential
2115 KENNESAW DUE WEST R
TEL: (678) 7
WWW.GARCIARESIDEN

C2022-00044_ELEV V2_11172022

N. CLAYTON STREET ELEVATION

RIGHT SIDE ELEVATION

2022-00044_ELEV V2_11172022

GARCIA
residential design
2115 KENNESAW DUE WEST
TEL: (678) 7
WWW.GARCIARESIDEN

REAR ELEVATION

EAST OAK STREET ELEVATION

C2022-00044_ELEV V2_11172022

GARCIA
residential
2115 KENNESAW DUE WEST
TEL: (678) 7
WWW.GARCIARESIDEN

RZC2022-00044_ELEV V3_01062023

GARCIA
residential design
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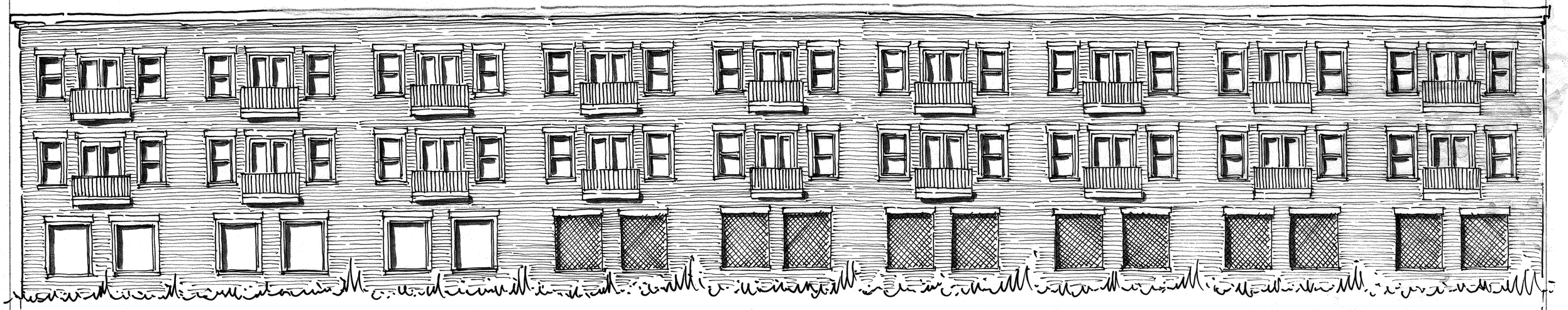
TEL: (678) 735-2176
WWW.GARCIARESIDENTIALDESIGN.COM

RZC2022-00044_ELEV V3_01062023

N. CLAYTON STREET ELEVATION



RIGHT SIDE ELEVATION

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residential design
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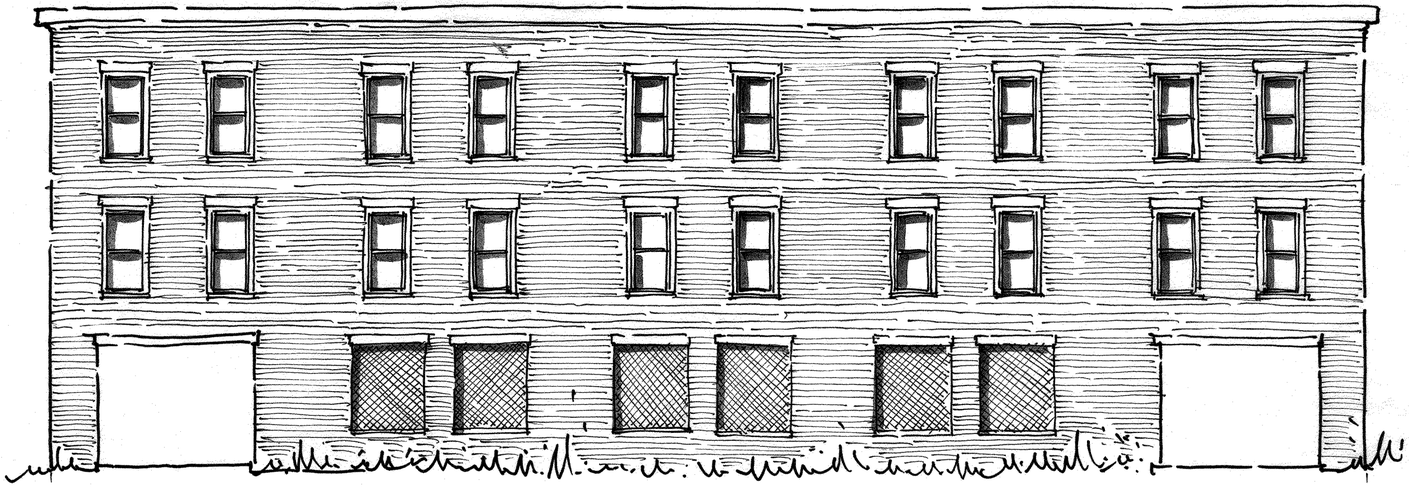
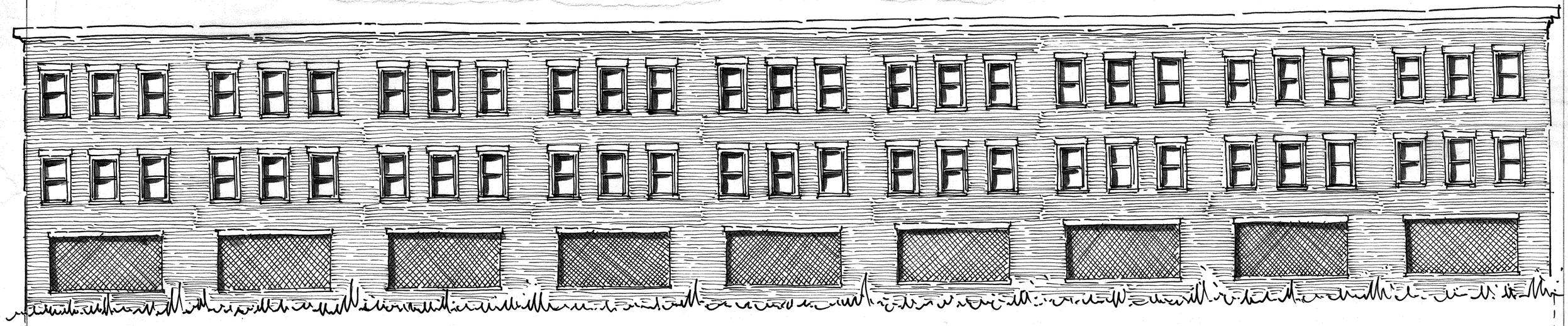
RZC2022-00044_ELEV V3_01062023



REAR ELEVATION



EAST OAK STREET ELEVATION

GARCIA
residential design
2115 KENNESAW DUE WEST RD KENNESAW GA 30152
TEL: (678) 735-2176
WWW.GARCIARESIDENTIALDESIGN.COM

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A TOPCON ES - 105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

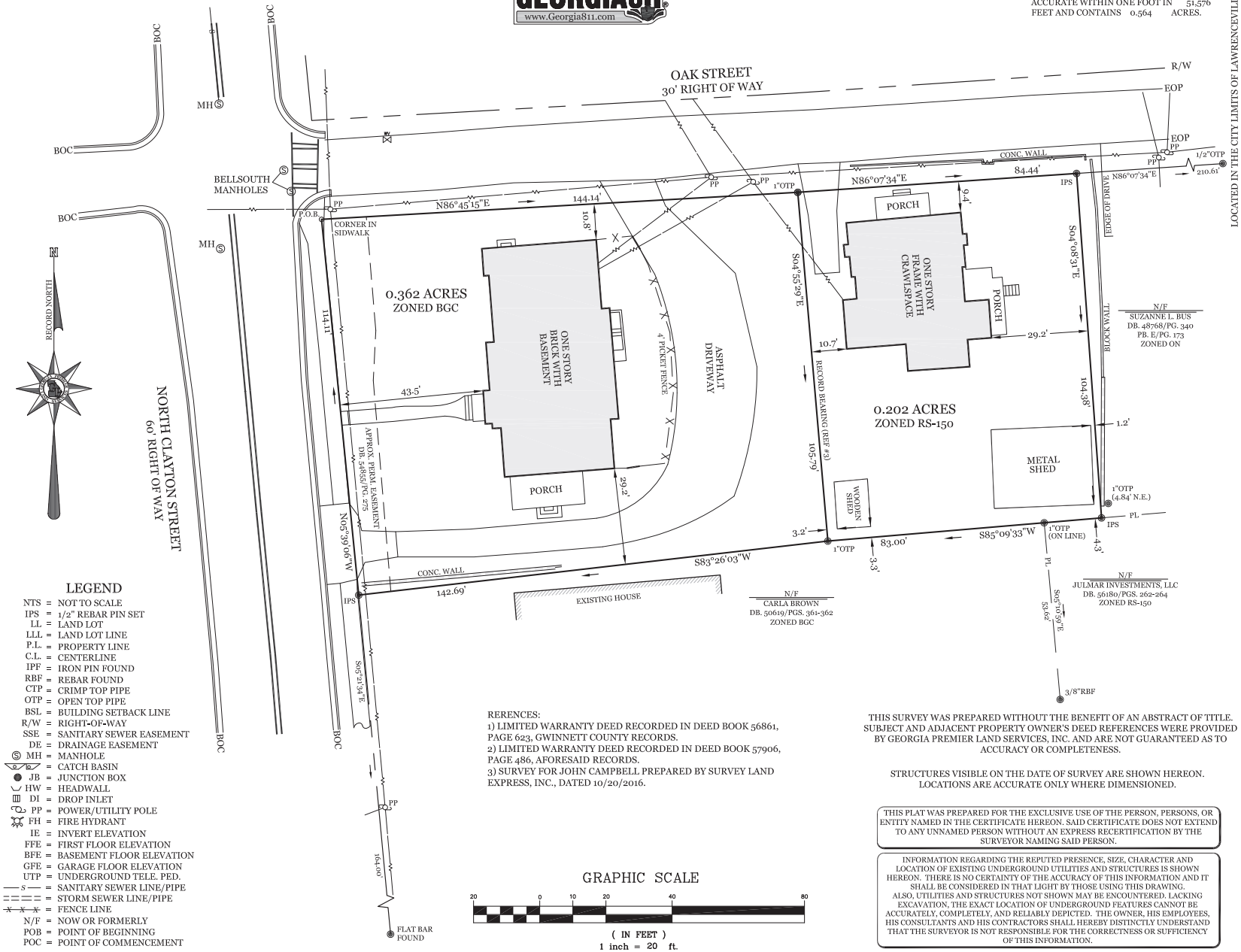
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,146 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 51,576 FEET AND CONTAINS 0.564 ACRES.

LOCATED IN THE CITY LIMITS OF LAWRENCEVILLE

142 OAK STREET- 0.202 ACRES/8,800 SQ. FT.
288 NORTH CLAYTON STREET- 0.362 ACRES/15,766 SQ. FT.
TOTAL- 0.564 ACRES/24,566 SQ. FT.

GEORGIA811
www.Georgia811.com



LEGEND

NTS	=	NOT TO SCALE
IPS	=	1/2" REBAR PIN SET
LL	=	LAND LOT
LLL	=	LAND LOT LINE
P.L.	=	PROPERTY LINE
C.L.	=	CENTERLINE
IPF	=	IRON PIN FOUND
RBF	=	REBAR FOUND
CTP	=	CRIMP TOP PIPE
OTP	=	OPEN TOP PIPE
BSL	=	BUILDING SETBACK LINE
R/W	=	RIGHT-OF-WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
Ⓢ MH	=	MANHOLE
	=	CATCH BASIN
JB	=	JUNCTION BOX
HW	=	HEADWALL
DI	=	DROP INLET
PP	=	POWER/UTILITY POLE
FH	=	FIRE HYDRANT
IE	=	INVERT ELEVATION
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GFE	=	GARAGE FLOOR ELEVATION
UTP	=	UNDERGROUND TELE. PED.
—S—	=	SANITARY SEWER LINE/PIPE
	=	STORM SEWER LINE/PIPE
-X-X-X-	=	FENCE LINE
N/F	=	NOW OR FORMERLY
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT

RERENCES:
1) LIMITED WARRANTY DEED RECORDED IN DEED BOOK 56861, PAGE 623, GWINNETT COUNTY RECORDS.
2) LIMITED WARRANTY DEED RECORDED IN DEED BOOK 57906, PAGE 486, AFORESAID RECORDS.
3) SURVEY FOR JOHN CAMPBELL PREPARED BY SURVEY LAND EXPRESS, INC., DATED 10/20/2016.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

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

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND SFRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

RETRACEMENT SURVEY FOR:
PARAMOUNT REALTY GROUP
142 OAK STREET
288 NORTH CLAYTON STTREET

Date: 07.01.2022 Land Lot: 146 District: 5th Sheet No. 1 of 1
County: GWINNETT, GEORGIA Scale: 1" = 20'
Project: 22190 Drawn By: BS/AS

No.	By	Date	Revision

ACAD FILE: 22/22190/142OakStreet-288NorthClaytonStreet/190Bndy.DWG

GEORGIA PROFESSIONAL Sutherland NO. 2900 LAND SURVEYOR BRIAN R. SUTHERLAND
7/1/2022

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956
LAND SURVEY FIRM COA #1177

C2022-00044_LND SRVY_07012022

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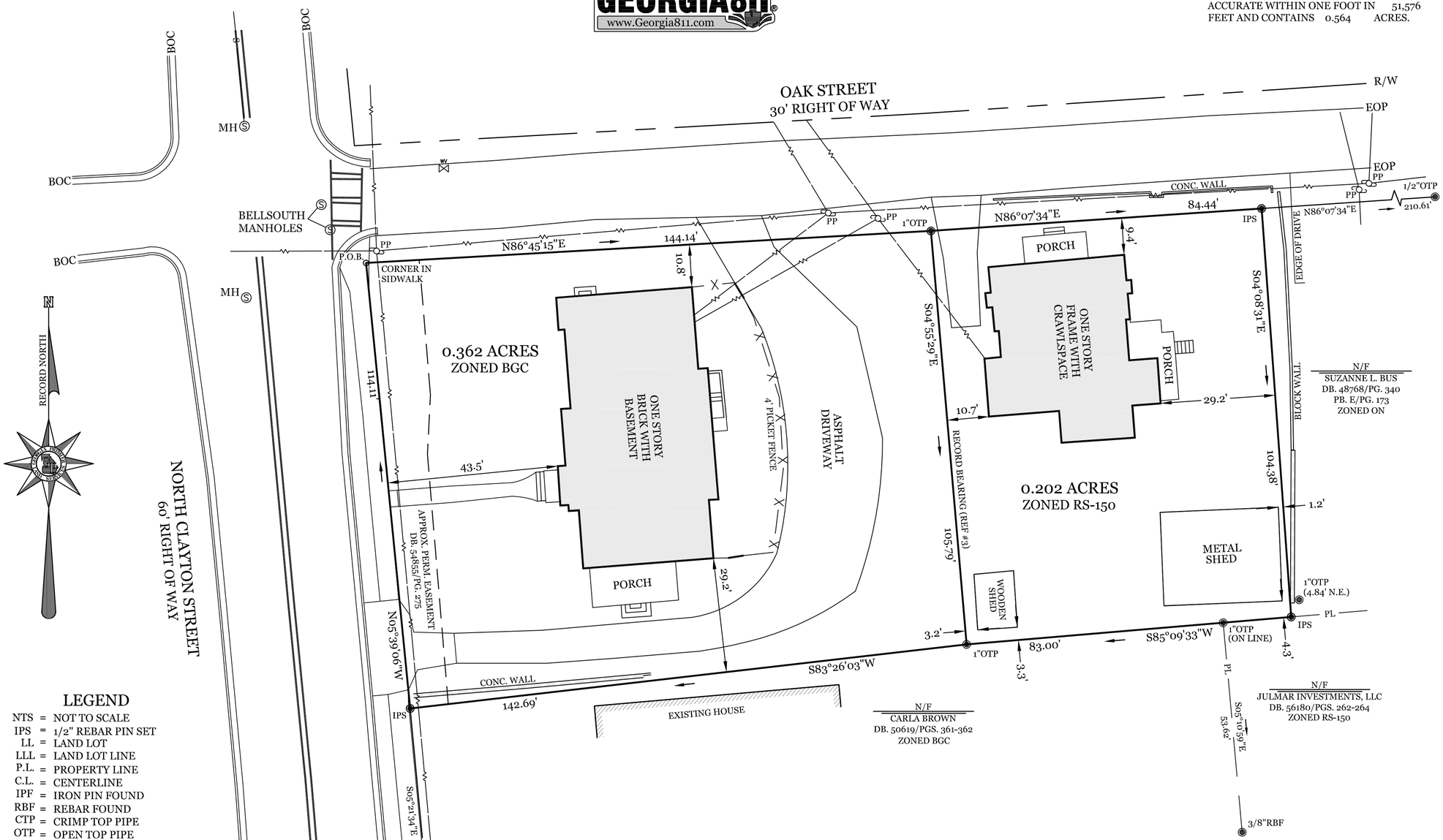
TOTAL- 0.564 ACRES/24,566 SQ. FT.

GEORGIA811 www.Georgia811.com



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	=	CATCH BASIN
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HW	=	HEADWALL
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PP	=	POWER/UTILITY POLE
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FFE	=	FIRST FLOOR ELEVATION
BFE	=	BASEMENT FLOOR ELEVATION
GFE	=	GARAGE FLOOR ELEVATION
UTP	=	UNDERGROUND TELE. PED.
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(IN FEET)
1 inch = 20 ft.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

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

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

RETRACEMENT SURVEY FOR:

PARAMOUNT REALITY GROUP
142 OAK STREET
288 NORTH CLAYTON STTREET

Date: 07.01.2022 | Land Lot: 146 | District: 5th | Sheet No. 1 of 1
County: GWINNETT, GEORGIA | Scale: 1" = 20'
Project: 22190 | Drawn By: BS/AS

No.	By	Date	Revision

ACAD FILE: 22/22190/142OakStreet-288NorthClaytonStreet/190Bndy.DWG

GEORGIA PROFESSIONAL BRIAN R. SUTHERLAND NO. 2900 LAND SURVEYOR
7/1/2022

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956
LAND SURVEY FIRM COA #1177

RZC2022-00044_LND SRVY V2_01062022

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZC2022-00044

Applicant: KRB Investments, Inc.

Subject Property

Parcels

City Maintained Streets

N
W E
S

0 250 500 FT

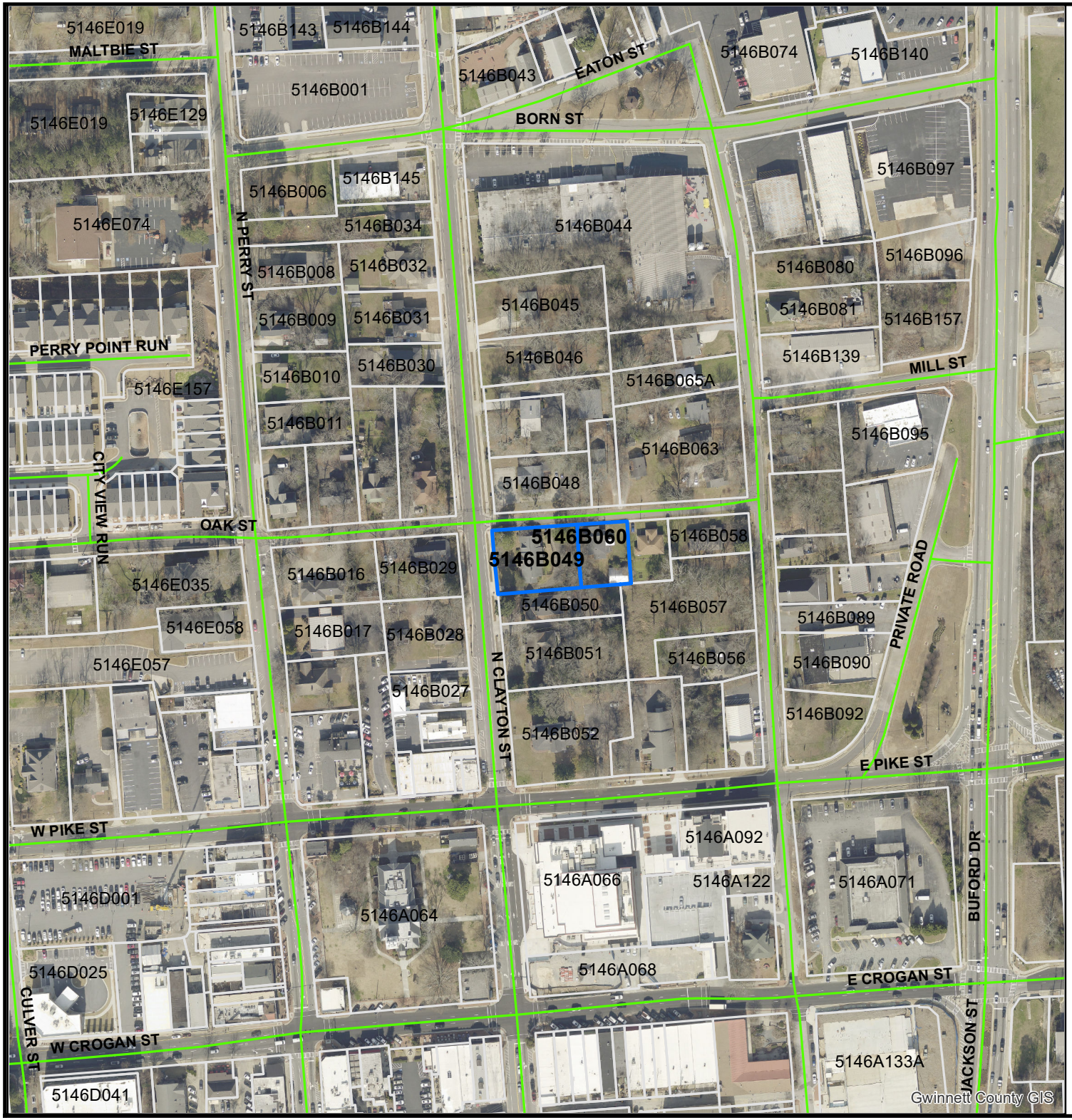
LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZC2022-00044

Applicant: KRB Investments, Inc.



Subject Property

Parcels

City Maintained Streets

N
W E
S

0 125 250

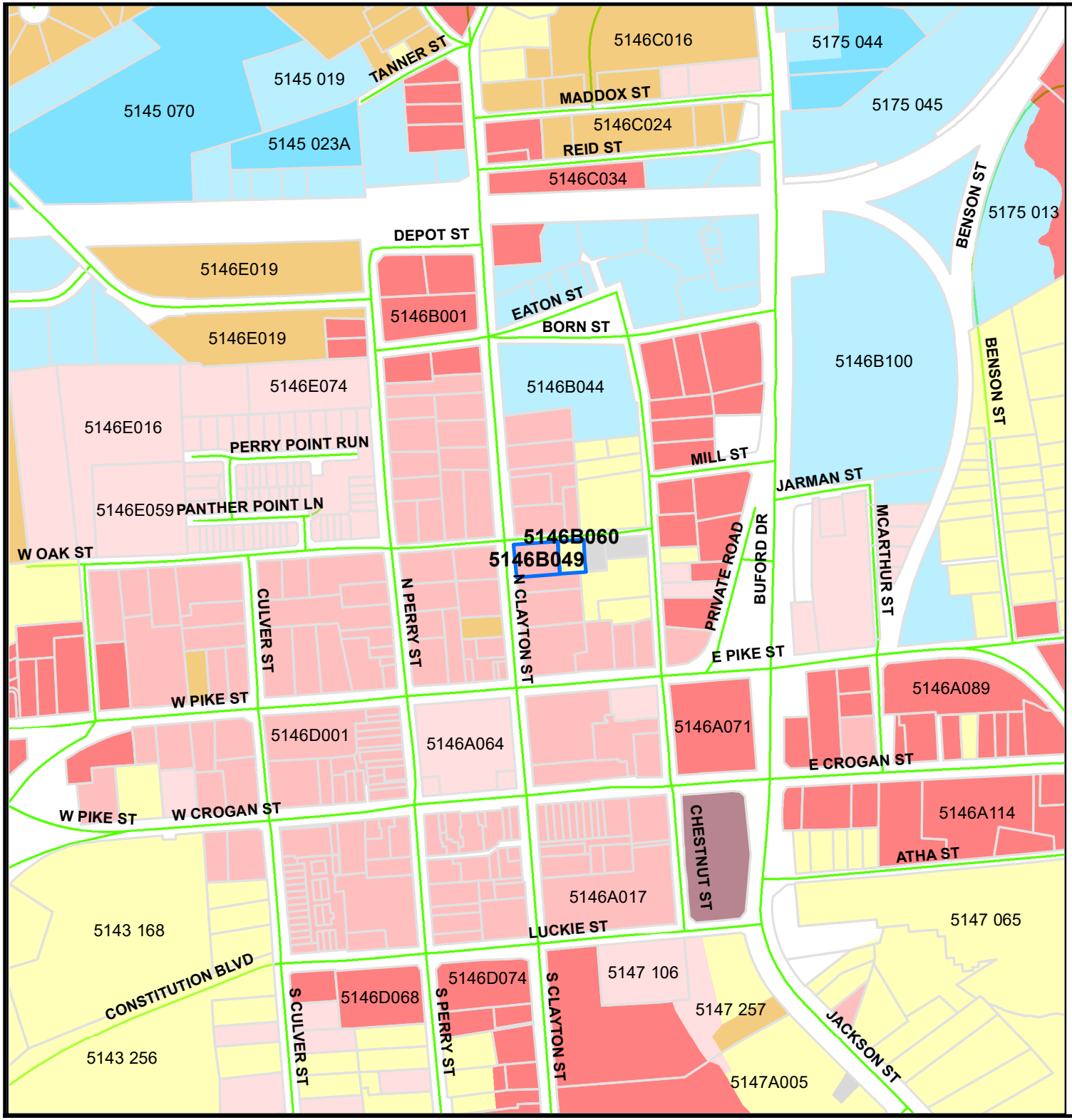
LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZC2022-00044

Applicant: KRB Investments, Inc.



Subject Property

Parcels

Zoning Districts

- RS-150 Single-Family Residential
- RM-12 Multifamily Residential
- ON Office/Neighborhood
- OI Office/Institutional
- LM Light Manufacturing
- HSB Highway Service Business
- HM Heavy Manufacturing
- BGC Central General Business
- BG General Business

City Maintained Streets

N W E S

0 250 500 FT

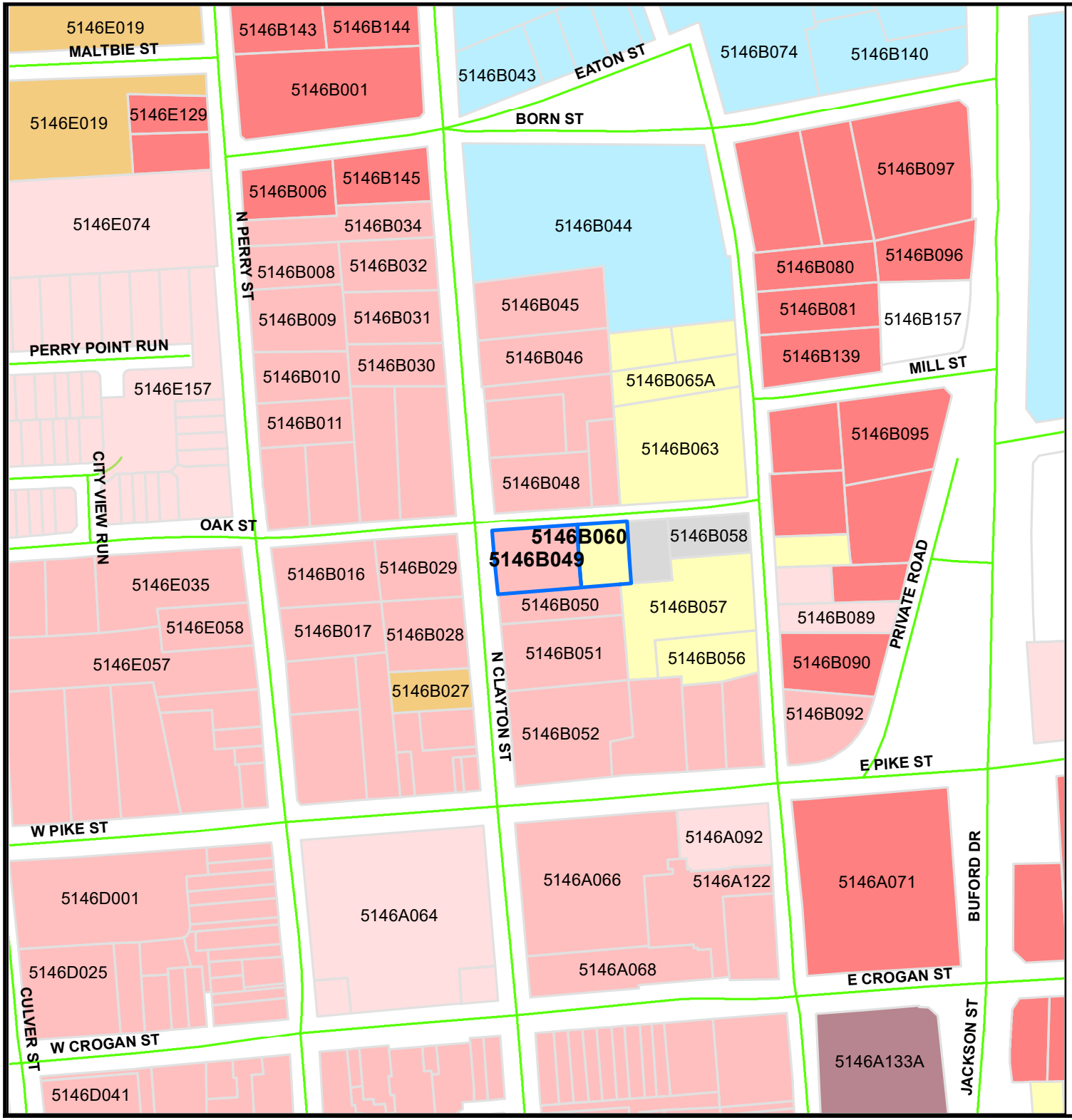
LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZC2022-00044

Applicant: KRB Investments, Inc.



- Subject Property
- Parcels

Zoning Districts

- RS-150 Single-Family Residential
- RM-12 Multifamily Residential
- ON Office/Neighborhood
- OI Office/Institutional
- LM Light Manufacturing
- HSB Highway Service Business
- BGC Central General Business
- BG General Business
- City Maintained Streets

N W E S

0 125 250

LAWRENCEVILLE
GEORGIA

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

Item:	RZM2022-00013 & SUP2022-00075; GTD Partners, LLC c/o Andersen Tate & Carr; 800 Block Grayson Highway
Department:	Planning and Development
Date of Meeting:	Wednesday, January 18, 2023
Applicant Request:	To rezone the subject property from BG (General Business District) to RM-8 (Townhouse Residential District), along with a Special Use Permit to allow seventy-three (73) front entry townhouse units.
Presented By:	Todd Hargrave, Director of Planning and Development Department
Department Recommendation:	**Denial**
Planning Commission Recommendation:	**Withdrawn**

Summary: The applicant requests the rezoning of an approximately 14.00-acre property, zoned RS-150 (Single-Family Residential District), to RM-8 (Townhouse Residential District) to allow an attached rear-entry townhouse development. The subject property is located along the eastern right-of-way of Grayson Highway, just north of its intersection with Kubol Drive. The property is undeveloped.

Attachments/Exhibits:

- RZM2022-00013_MUNICODE_09122022
- RZM2022-00013_RPRT_09122022
- RZM2022-00013_P&D RECO COND_09122022
- RZM2022-00013_SITE PLN_09062022
- RZM2022-00013_BNDY SRVY_09062022

- RZM2022-00013_LEGAL_09062022
- RZR2022-00011_LOI_02022
- RZR2022-00011_APP_07182022
- RZR2022-00011_ELEV_07072022
- PDZonedMap_RZR2022-00011
- PDZoneMapAerial_RZR2022-00011
- PDZoneMapAerial_RZR2022-00011_5000FT

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER:	**RZM2022-00013 & SUP2022-00075**
APPLICANT:	GTD PARTNERS, LLC, C/O ANDERSEN TATE & CARR
CONTACT:	MELODY A. GLOUTON, ESQ.
PHONE NUMBER:	770.822.0900
LOCATION:	800 BLOCK OF GRAYSON HIGHWAY
PARCEL ID:	R5140 368 & R5149 001
ACREAGE:	11.78
ZONING PROPOSAL:	BG (GENERAL BUSINESS DISTRICT) TO RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	73-UNIT TOWNHOUSE DEVELOPMENT WITH SPECIAL USE PERMIT TO ALLOW FRONT-ENTRY UNITS
DEPARTMENT RECOMMENDATION:	**DENIAL**

ZONING HISTORY:

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

PROJECT DATA

The applicant requests the rezoning of an approximately 11.78-acre property, zoned BG, to RM-8 (Townhouse Residential District) to allow a townhouse development consisting of front-entry units. The subject property is located along the eastern right-of-way of Grayson Highway, between its intersections with Simonton Road and Park Place Drive. The property is undeveloped, consisting of streams, wetlands, and woods.

The applicant is proposing to develop the property with seventy-three (73) front-entry townhouse units, resulting in a density of 6.19 Units Per Acre (UPA). The

proposed townhouse units consist of two stories, three bedrooms; ranging in size from 1,600 to 1,800 square feet. The submitted materials reflecting the proposed exterior architectural treatments are not necessarily consistent Section 102.5.D. Architectural Standards requiring alternating roof types, brick or stone facades and elevations, and outdoor living space (porch). Therefore, a variance will be required for relief from this portion of the minimum requirements and standards applying to the RM-8 zoning classification.

The plan includes the required external forty (40) foot Front Yard Setback adjacent to Grayson Highway and the required external twenty (20) foot Rear and Side Yard Setback along the eastern, southern and northern property lines. In addition, a fifty (50) foot Undisturbed Buffer is proposed along the eastern property line adjacent to single-family properties and developments zoned RS-180 (Single-Family Residential District). As proposed, the plan appears to satisfy the intent of the RM-8 zoning classification applying to Lot Development Standards and Buffer requirements.

The plan includes the installation of a private drive consisting of a street width of twenty-four (24) feet, which includes the required two (2) foot curb and gutter. In addition, the townhouse units would be setback from the required curb and gutter a distance of twenty-seven (27) feet. City regulations require Private Access Drive/Easement to be a minimum of fifty (50) feet in width, consisting of a twenty-four (24) foot roadway as measured from back-of-curb to back-of-curb. The installation of Private Access Drives is limited to “special problems created as a result of necessary unusual platting configuration, or as a result of special physical features, the property could not otherwise be developed”. As proposed, the lot configuration, streams, and wetlands may be considered unusual that may have special features hindering the development of the property. Therefore, the installation of a Private Access Drive could be considered permissible if designed and installed to the minimum standard. Alternatives to the rule or, as proposed, the development will require the approval of a variance.

The concept plan shows concrete sidewalks along portions of the proposed Utility & Access Easement or Private Road, as well as improvements to an existing concrete sidewalk along Grayson Highway. Although required by code, the installation of sidewalks along a Utility & Access Easement or Private Road could be considered as a burden rather than a luxury. The initial cost, installation, routine maintenance and potential repairs of underground utilities within Utility Access Easements or Private Roads could be considered as being cost prohibitive

to local utility providers and the public. Therefore, a variance will be required to waive the installation of sidewalks along the required Utility & Access Easements or Private Road only.

Access to the proposed development would be extended via a proposed curb cut aligned with the Crane Drive found along the western right-of-way of Grayson Highway. Improvements associated with the proposed curb cut would include a deceleration lane and the installation of sidewalk improvements along the eastern right-of-way of Grayson Highway.

The surrounding area is characterized by commercial/retail and residential uses. Immediately adjacent to the north is the Lawrenceville Village shopping center zoned BG. Immediately to the east are residential uses consisting of Chatham Woods and Trail's End single-family subdivisions zoned RS-180 (Single-Family Residential District). Immediately to the south is a BG zoned commercial/retail use occupied by turf management company Top Turf. To the west, across Grayson Highway located in unincorporated Gwinnett County are the Lockridge and Oakdale Woods single-family subdivisions zoned R-75 (Single-Family Residential District). As proposed, the plan to develop the site with seventy-three (73) townhouse units may not be consistent with the established development and zoning pattern in the immediate area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Neighborhood Mixed Use Character Area. The intent of the Character Area is to provide a center for local services that is walkable from nearby residential areas. In some instances, these local services could be mixed with medium density housing such as townhouses, small scale apartment buildings or perhaps a compatible single-family residential zoning classification. Although Neighborhood Mixed Use areas are predominantly on major roadways, they should be walkable and have strong pedestrian and bicycle connections to nearby residential areas. The emphasis should be on connections to the surrounding neighborhoods, rather than density and fast access onto and off arterial roadways. As proposed, the plan lacks significant details relating to policies of the 2040 Comprehensive Plan (i.e. connection, service). Therefore, to benefit from the "halo effect" it may be appropriate to consider a plan focusing on providing a variety of single-family detached dwellings to balance and improve the commercial component of the surrounding area.

As proposed, the plan would not be consistent with the minimum requirements and standards of the RM-8 zoning classification, and components of the development regulations. Therefore, approval of this request shall require variances from several of the zoning and developments standards, which are as follows:

- Variance – Zoning Ordinance, Article 1 Districts, and Section 102.5.C.a. which reads as follows: Development amenities shall include a resort-style pool, cabana, fitness center, and community room for residents. The community room shall be sized large enough for activities such as student after-school programs, etc. The common area(s)/park(s) shall be programmed with amenities to maximize use such as benches, tables, grills, etc.
- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5 E.4.b., which reads as follows: A 5-foot sidewalk is required and shall be 2 feet off of the back-of-curb.
- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5 E.6. Which reads as follows: Subject to review and approval by the Director of Planning and Development.
    1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip, or flat roof lines.
    2. Front, side, and rear facades shall be finished with primarily brick or stone on each elevation.
    3. Elevations shall be staggered with alternating exterior treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
    4. Provide a unique architectural entrance with door surround.
    5. Incorporate changes in building material texture, and color.
    6. Provide elements such as shutters and roof eave brackets.
    7. Refer to Article 6, Architectural and Design Standards, for types of materials allowed in the district.

- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5 E.6. Which reads as follows: All townhouses must be rear entry; driveways shall have no access to exterior streets.
- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5.E.7. which reads as follows: Rear entry units shall abide by the following rules and regulations:
    a. Rear entry units garages shall 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. Driveway must provide two external parking spaces (9 ft. x 20 ft. each)
    c. The rear elevation of Rear Entry Units shall be setback 27 feet from the required 24-foot Private Drive.
- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5 G.3. Which reads as follows: Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5 G.4. Which reads as follows: 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
    a. The minimum size for a public green, park or square 3,000 square feet
    b. Provide a mix of undisturbed natural plantings and/or formal plantings
    c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
    d. Install outdoor lighting.
- Variance – Subdivision Regulations, Section 2. Required Improvements, Subsection 2.14 Street Design Standards, B. Minimum Right-of-Way Width (Ft.) Local Street, Residential 50-feet.

- Variance – Subdivision Regulations, Section 2. Required Improvements, Subsection 2.14 Street Design Standards, C. Minimum Pavement Width (Ft.) Local Street, Residential 24-feet.

In conclusion, the proposal is centered on density, and does not factor local service, pedestrian connectivity and revitalization into the equation. Therefore, the proposal would not be consistent with the policies of the 2040 Comprehensive Plan; which are intended to improve the quality of life of the public through careful planning practice and decision making that is consistent with the long range plans of the City of Lawrenceville. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the rezoning and Special Use Permit request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

No comment

ELECTRIC DEPARTMENT

This property will be served by City of Lawrenceville Electric Department. Please provide panel schedules for review. A meeting with City of Lawrenceville Power is required before the start of construction.

GAS DEPARTMENT

The property will be served by the City of Lawrenceville Gas Department.

CODE ENFORCEMENT

No comment.

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

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

   As proposed the plan could be suitable in view of the use and development in the immediate area, but the proposal lacks consistency (i.e. local services, pedestrian connectivity, etc.) with the long range plans of the City of Lawrenceville.

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

   The area along the eastern right-of-way of Grayson Highway has long suffered due to antiquated policies and lack of enforcement. New decisions must be consistent with the polices relating to the long range plans for the immediate area in order for the City to flourish.

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

   The property has a reasonable economic use as currently zoned.

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

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

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

   Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. A proposal the does not factor local services, pedestrian connectivity or revitalization would not be in conformity with the policy or intent of the 2040 Comprehensive Plan.

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

   The proposal may be counter to emphasis of the 2040 Comprehensive Plan; which is intended to allow the city to grow or develop in a healthy and progressive manner that is consistent with the policy or intent of the City of Lawrenceville.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_09122022

RZM2022-00013

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

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

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

A. Single-family detached dwelling units and accessory uses and structures.

B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes;

C. Lots shall be a minimum of 6,000 square feet at a density of four (4) Units Per Acre, subject to the rules and regulations of the Zoning Ordinance, Article 1 Districts, Section 102.4 RS-60 Single-Family Residential District.

D. The façade and side elevations of all residential units shall be designed and constructed consisting of three (3) sides masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). The remaining balance or rear elevation may consist of fiber-cement siding.

E. The facades of all single-family detached dwelling units shall consist of a covered front porch with metal roof. Porches shall be a minimum of five (5) feet in depth and eight (8) feet in width. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

F. The rear elevation of all single-family detached dwelling units shall consist of an outdoor living space, consisting of a wood deck and porch with metal roof. Outdoor living space shall measure eighteen (18) feet in width and ten (10) feet in depth. Fifty (50) percent of the outdoor living space shall consist of a porch with metal roof.

G. All facades of single-family detached dwellings shall be adjacent to a fifty (50) foot Private Access Drive (Utility & Access Easement) consisting of a

twenty-four (24) foot private drive.

H. All single-family detached dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

I. All single-family detached dwelling units shall consist of a two (2) car garages, with a driveway measuring eighteen (18) feet in width and twenty-six (26) feet in depth, providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

J. All single-family detached dwelling units shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the a finished floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

K. The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way), and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

L. Building Setback adjacent Grayson Highway shall be forty (40) feet.

2. To satisfy the following site development considerations:

A. The development shall be designed and constructed in general conformance with the Zoning Ordinance, Article 1 Districts, Section 102.4 Single-Family Residential District, the City of Lawrenceville Development Regulations and

Subdivision Regulations, with changes necessary to meet conditions of zoning, and development regulations. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

B. Detached Single-Family dwellings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, Section 601 Residential Minimum Architectural and Design Standards, and International Residential Code (IRC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development;

C. Landscaping shall be designed and installed, in general conformance with the Development Regulations, Article VIII – Landscape Ordinance, with changes necessary to meet zoning and development regulations. Final design shall be subject to the review and approval of the Director of the Planning and Development Department;

D. Street lighting shall be designed and installed in general conformance with the Zoning Ordinance, Article 6 Architectural and Design Standards, Section 603 Performance Standards – Lighting, with changes necessary to meet zoning and development regulations. Final design shall be subject to the review and approval of the Director of the Planning and Development Department;

E. Maintain or provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.

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

G. Any utility relocations shall be the responsibility of the developer.

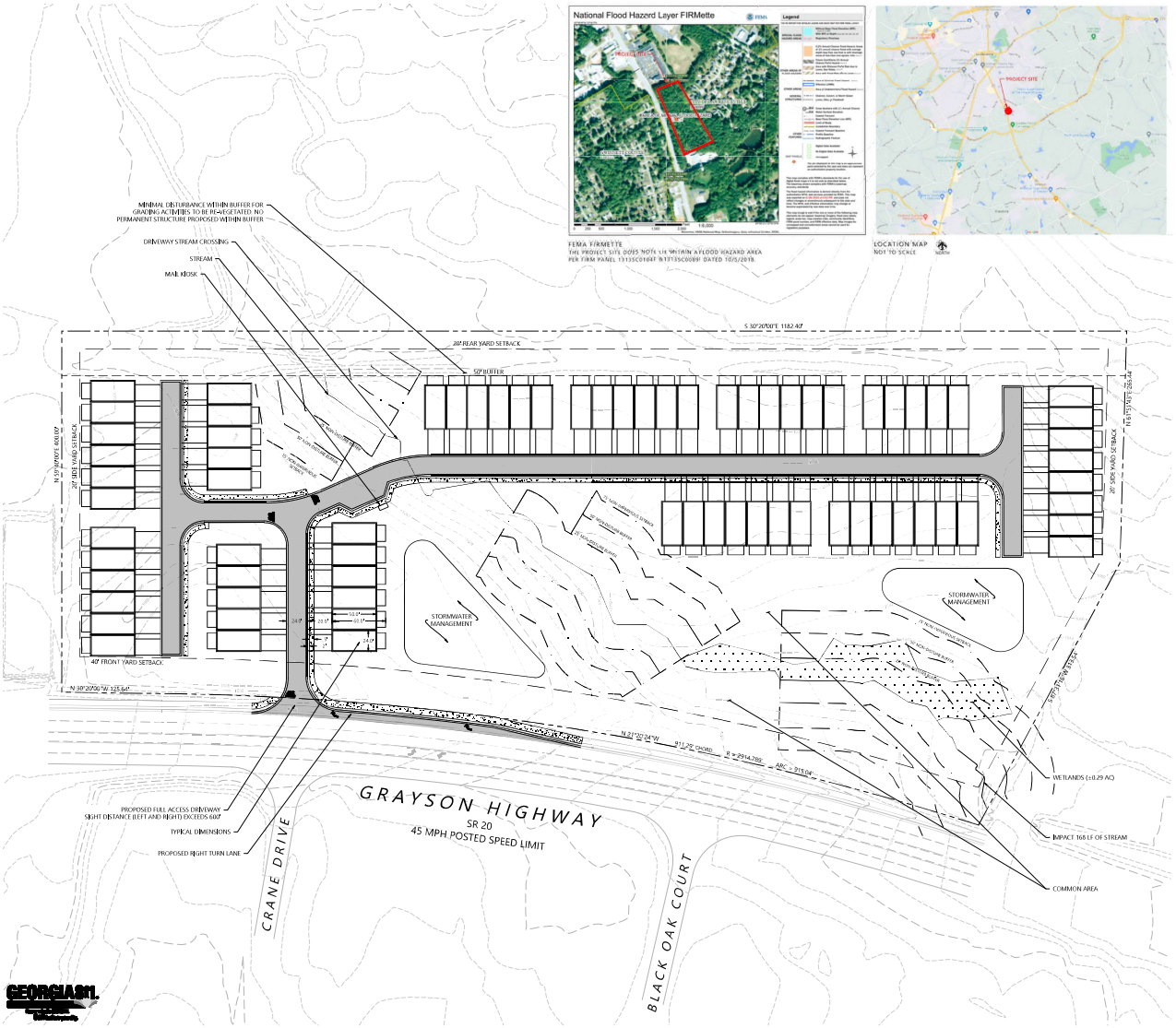
3. The following variance is granted:

A. RS-60 Single-Family Residential District – Detached Units

i. A variance to allow a reduction in the Minimum Lot Area of 7,500 square feet to a Minimum Lot Area of 6,000 square feet.

ii. A variance to allow a reduction in the internal Minimum Lot Width of sixty (60) feet to a Minimum Lot Width of fifty-five (55) feet.

iii. A variance to allow a reduction in the internal Minimum Front Yard Setback of thirty-five (35) feet to an internal Minimum Front Yard Setback of twenty (20) feet adjacent to an internal fifty (50) foot Private Access Drive (Utility & Access Easement).



ZONING INFO

JURISDICTION	CITY OF LAWRENCEVILLE
PARCEL ID	5149 001 & 5140 368
ZONING	
EXISTING	BG (GENERAL BUSINESS)
PROPOSED	RM-8 (TOWNHOUSE RESI)
LOT AREA	
MIN	5.0 ACRES
PROPOSED	
GROSS	11.78 ACRES*
NET**	11.63 ACRES
*PER SURVEY DATED 6/24/87	
** GROSS - 50% OF FLOODPLAIN & WETLANDS	
UNIT WIDTH	
MINIMUM	20'
PROPOSED	24'
SETBACKS (EXTERNAL)	
FRONT	40' (MAJOR ARTERIAL)
FRONT	25'
SIDE	20'*
REAR	20'
HEATED FLOOR SPACE (MINIMUM)	
1 BEDROOM	1,000 SF
2 BEDROOM	1,200 SF
3 BEDROOM	1,400 SF
4 BEDROOM	1,600 SF
LOT COVERAGE/IMPERVIOUS SURFACE	
MAX	40%
PROPOSED	<40%
BUILDING HEIGHT	
MAX	35'
COMMON AREA	
MIN	15%
PROPOSED	15%
PROPOSED USE	
TOWNHOMES	73 UNITS
50'x24' UNITS | 10' PATIO	
ALL UNITS ARE FRONT ENTRY	

BARCLIFT CONSULTING
Civil Engineering | Site Planning
404.771.6920
johnbarclift@barcliftconsulting.com
barcliftconsulting.com
Prepared by:

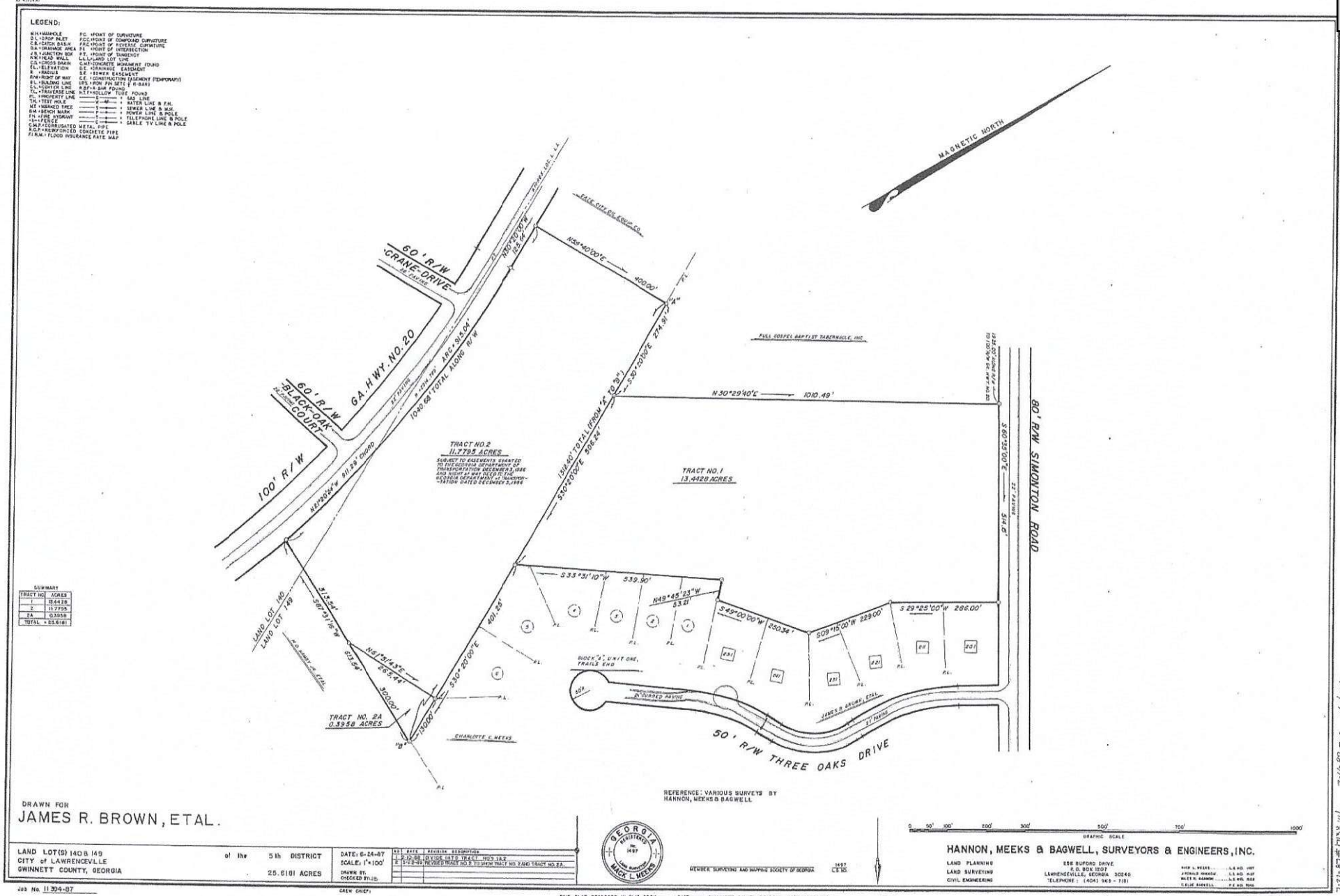
GTD PARTNERS, LLC
Owner & Applicant

REZONING SITE PLAN
GRAYSON HIGHWAY SINGLE FAMILY
GRAYSON HIGHWAY | LAWRENCEVILLE, GEORGIA | GWINNETT COUNTY
PIN (GWINNETT): 5149 001

REVISIONS

August 31, 2022

Z1
Sheet Number


LEGEND:
M.H. = MANHOLE
D.I. = DROP INLET
C.B. = CATCH BASIN
D.A. = DRAINAGE AREA
J.B. = JUNCTION BOX
H.W. = HEAD WALL
C.D. = CROSS DRAIN
EL. = ELEVATION
R. = RADIUS
R/W = RIGHT OF WAY
B.L. = BUILDING LINE
L.L. = LIGHTER LINE
T.L. = TRAVERSE LINE
P.L. = PROPERTY LINE
T.H. = TEST HOLE
M.T. = MARKED TREE
B.M. = BENCH MARK
F.H. = FIRE HYDRANT
FENCE
C.M.P. = CORRUGATED METAL PIPE
R.C.P. = REINFORCED CONCRETE PIPE
F.I.R.M. = FLOOD INSURANCE RATE MAP
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
P.I. = POINT OF INTERSECTION
P.T. = POINT OF TANGENCY
L.L.L. = LAND LOT LINE
C.M.F. = CONCRETE MONUMENT FOUND
D.E. = DRAINAGE EASEMENT
S.E. = SEWER EASEMENT
C.E. = CONSTRUCTION EASEMENT (TEMPORARY)
I.P.S. = IRON PIN SET
R.B.F. = RAR BAR FOUND
H.T.F. = HOLLOW TUBE FOUND
G = GAS LINE
W = WATER LINE & F.H.
S = SEWER LINE & M.H.
P = POWER LINE & POLE
T = TELEPHONE LINE & POLE
C = CABLE TV LINE & POLE
MAGNETIC NORTH
60' R/W CRANE DRIVE
60' R/W BLACK OAK COURT
GA. HWY. NO. 20
100' R/W
80' R/W SIMONTON ROAD
50' R/W THREE OAKS DRIVE
EAST GA. ELEC. MBSHP. CO.
FULL GOSPEL BAPTIST TABERNACLE, INC.
SMITH, J.C.
JAMES R. BROWN, ETAL.
CHARLOTTE C. MEEKS
BLOCK "A", UNIT ONE, TRAILS END
TRACT NO. 1
13.4428 ACRES
TRACT NO. 2
11.7795 ACRES
SUBJECT TO EASEMENTS GRANTED TO THE GEORGIA DEPARTMENT OF TRANSPORTATION DECEMBER 3, 1986 AND RIGHT-OF-WAY DEED TO THE GEORGIA DEPARTMENT OF TRANSPORTATION DATED DECEMBER 3, 1986
TRACT NO. 2A
0.3958 ACRES
LAND LOT 148
LAND LOT 149
1328.60' TOTAL ALONG "A"
1040.68' TOTAL ALONG R/W
N30°29'40"E 1010.49'
S30°20'00"E 516.64'
S33°31'10"W 539.90'
N49°45'23"W 53.81'
S45°00'00"W 250.36'
S09°15'00"W 229.00'
S29°25'00"W 286.00'
N61°51'43"E 285.44'
S87°39'16"W 313.54'
S30°20'00"E 401.23'
N30°40'00"W 123.54'
N58°40'00"E 400.00'
N42°20'24"W 811.29' CHORD
SUMMARY
TRACT NO. | ACRES
1 | 13.4428
2 | 11.7795
2A | 0.3958
TOTAL = 25.6181
REFERENCE: VARIOUS SURVEYS BY HANNON, MEEKS & BAGWELL
DRAWN FOR
JAMES R. BROWN, ETAL.
LAND LOT(S) 148 & 149
CITY of LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA
of the 5th DISTRICT
25.6181 ACRES
DATE: 6-24-87
SCALE: 1"=100'
DRAWN BY:
CHECKED BY:
NO. | DATE | REVISION DESCRIPTION
1 | 9-10-88 | DIVIDE LOT 8 TRACT NO'S 1&2
2 | 12-2-88 | REVISED TRACT NO. 2 TO SHOW TRACT NO. 2 AND TRACT NO. 2A
GEORGIA REGISTERED No. 1497 LAND SURVEYOR MACK L. MEEKS
MEMBER: SURVEYING AND MAPPING SOCIETY OF GEORGIA
1497 C.E. NO.
GRAPHIC SCALE
HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC.
LAND PLANNING
LAND SURVEYING
CIVIL ENGINEERING
838 BUFORD DRIVE
P.O. BOX 1207
LAWRENCEVILLE, GEORGIA 30246
TELEPHONE: (404) 963-7181
MACK L. MEEKS ..... L.S. NO. 1497
J. RONALD HANNON ..... L.S. NO. 1147
MILES H. HANNON ..... L.S. NO. 1555
C. ELMO BAGWELL ..... P.E. NO. 7010
Job No. 11394-87
CREW CHIEF:
THIS PLAT RECORDED IN PLAT BOOK ____, PAGE ____, GWINNETT COUNTY RECORDS, DATE RECORDED _____, 19__
File No. 19570

0 Grayson Highway Legal Description

ALL THAT TRACT or parcel of land lying and being in Land Lots 140 and 149 of the 5th District, Gwinnett County, Georgia, in the City of Lawrenceville, and being shown as Tract 2 containing 11.7795 acres on a plat drawn for James R. Brown, et al, by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated June 24, 1987, as last revised March 22, 1989, and more particularly described according to said plat as follows:

BEGINNING at a point on the northeast right of way line of Ga. Hwy No. 20 (a 100 foot right of way) at a common corner with property now or formerly owned by Gate City Oil Equipment Company; run thence North 59 degrees 40 minutes 00 seconds East 400.00 feet to a point; run thence South 30 degrees 20 minutes 00 seconds East a distance of 1,182.40 feet to a point; run thence South 61 degrees 51 minutes 43 seconds West 265.44 feet to a point; run thence South 87 degrees 31 minutes 16 seconds West 313.54 feet to a point on the east right of way line of Ga. Hwy 20; run thence north and northwest along said right of way line, and following the curvature thereof a distance of 1,040.68 feet to a point which is the true place or point of beginning.

This property is identified as Tax Map R5149 001 and Tax Map R5140 368 according to the records of the Gwinnett County Tax Assessor's Office

ANDERSEN | TATE | CARR

September 2, 2022

COMBINDED LETTER OF INTENT AND JUSTIFICATION FOR REZONING AND SPECIAL USE PERMIT APPLICATION

Rezoning and Special Use Permit Applications
City of Lawrenceville, Gwinnett County, Georgia

Applicant:
GTD Partners, LLC

Property:
Tax Parcel IDs R5149 001 and 5140 368
±11.78 Acres of Land
Located at 0 Grayson Highway, Lawrenceville, Georgia
From BG to RM-8

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

M2022-00013_LOI JUST_09062022

I. INTRODUCTION

These Applications for Rezoning and Special Use Permit are submitted for an 11.78-acre parcel of land located Land Lots 140 and 149 of the 5th District of Gwinnett County, Lawrenceville, Georgia, and being shown as "Tract 2" on the survey prepared by Hannon, Meeks & Bagwell Surveyors & Engineers, dated June 24, 1987 (hereinafter the "Property"). The Property is located in the City of Lawrenceville and is zoned BG (General Business District).

The Property is shown on the survey prepared by Hannon, Meeks & Bagwell Surveyors & Engineers, Inc. and filed with these Applications. The Property that is the subject of this rezoning and special use permit application is owned by Ewing M&M Investments, LLLP and Meeks Land Company, LLLP, and further identified below from the Gwinnett County Geographical Information System:

As indicated, the Property is currently zoned BG pursuant to the City of Lawrenceville Zoning Ordinance (the "Ordinance"). The Applicant, GTD Partners, LLC (the "Applicant") now seeks approval to rezone the Property to RM-8 (Townhouse Residential District), to develop a distinctive and attractive townhome community with 73 units.

This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Ordinance.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a large, rectangular tract fronting Grayson Highway in the City of Lawrenceville. The surrounding uses and zoning classifications are as follows:

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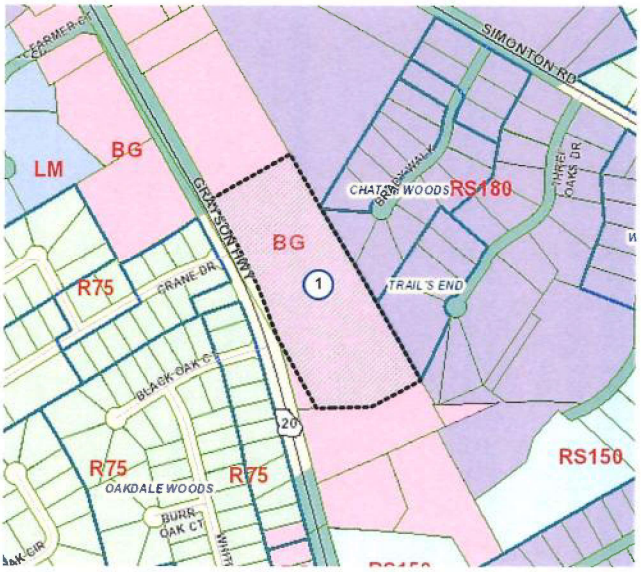
Location	Land Use	Zoning
Proposed Site	Townhomes	RM-8
North	Shopping Plaza/Commercial/ Retail	BG
South	Pest Control/Lawn Management	BG
East	Single Family Residential	RS-180
West	Single Family Residential	R-75 (Gwinnett County)



The Applicant is requesting the City of Lawrenceville rezone the Property to allow for a townhome development that will be compatible with the existing commercial and residential developments. The Property is currently undeveloped and heavily wooded. The Property is surrounded by other residential uses and subdivisions, as well as in close proximity to commercial businesses and downtown Lawrenceville. As such, the Property is ideal for a townhome development.

As stated in the City of Lawrenceville's 2040 Comprehensive Plan (the "2040 Plan"), the Property lies in the Neighborhood Mixed Use Character Area. The intent of Neighborhood Mixed Use areas is to provide a center for local services that is walkable from nearby residential areas and townhomes are specifically identified as an appropriate land use within this Character Area. Examples of local services include restaurants, corner stores, drug stores, dry cleaners, and small-scale retail. The 2040 Plan further provides that these local services could be mixed with medium density housing such as townhouses or small-scale apartment buildings. As such, the proposed development of medium density residential, falls within the recommended land use for this area. Further, by providing an alternative housing option for potential residents, the City of Lawrenceville is encouraging a mix of housing that appeals to a wide variety of target markets.

M2022-00013_LOI JUST_09062022

III. PROJECT SUMMARY

As shown on the site plan by Barclift Consulting, dated August 31, 2022, and filed with these Applications (hereinafter the "Site Plan"), the Applicant proposes to develop the Property into a distinctive and attractive townhome community. The Applicant is proposing to rezone 11.78 acres from BG to RM-8 in order to accommodate the development of a townhome community with 73 units.[1] This proposal would equate to a gross density of 6.19 units per acre, which is well below the permitted density under the RM-8 zoning classification. Based on current market conditions, the townhomes are anticipated to range in size from 1,600 to 1,800 square feet, providing three-bedroom units with two-car garages. The proposed development would provide attractive, high-end townhomes at a size, quality, and price point commensurate with or exceeding homes in the surrounding communities. Generally, the architectural style and composition of the exterior of the townhomes would consist of brick, stacked stoned, cedar and/or cementitious shake, siding board and batten or combinations thereof. The proposed development would be served by one full access driveway onto Grayson Highway which would be landscaped and maintained by a Homeowners Association. The Applicant has included attached preliminary renderings of the townhomes.

In order to develop the Property as a townhome community shown on the site plan and as set forth in the Applications, the Applicant respectfully requests the following waivers, modifications, variances and/or conditions of zoning, as applicable:

- Variance from Section 102.5 (C) (a) to remove the requirement for development amenities such as a resort style pool, cabana, fitness center, and community room for residents from the Restrictive Covenants.
- Variance from Section 102.5 (E)(6) and (7) to allow front entry townhomes with the approval of a special use permit in general accordance with the site plan.
- Variance from Section 102.5 (G)(3) to delete "from at least three points of entry by sidewalks" and to allow the site plan to control accessibility to the common space.
- Variance from Section 102.5 (G)(4) to delete the requirement in its entirety that 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square.

IV. SITE IMPACT ANALYSIS

The Applicant submits its written impact analysis which shows that rezoning to RM-8 satisfies the "Standards Governing Exercise of the Zoning Power," as follows:

[1] Pursuant to Section 102.5 (E)(7) of the Ordinance, the Applicant is requesting an associated Special Use Permit to develop front-entry townhomes as shown on the Site Plan.

M2022-00013_LOI JUST_09062022

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

Yes. The proposed rezoning is consistent and suitable with the existing use and development of adjacent and nearby properties. The Property is located along Grayson Highway near the intersection of Simonton Road. The proposed townhome development is compatible with existing commercial and residential uses and will further diversify housing options in the surrounding area.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

No. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. In fact, the proposed zoning classification is compatible with existing residential uses of adjacent property and would be a complimentary development.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

No, the Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would develop the site into a more viable and compatible use with surrounding properties.

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

No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to both Grayson Highway and Sugarloaf Parkway. The proposed development would complement the existing and nearby residential uses.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed rezoning application is in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan. The subject property is located within the Neighborhood Mixed Use Character Area. Encouraged land uses for this Character Area specifically include townhomes. As such, the proposed development would be compatible with and successfully co-exist with the surrounding uses.

M2022-00013_LOI JUST_09062022

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding developments and the existing uses in the area provide supporting reasons for approval of both the rezoning and special use permit application. Anticipated growth in the City of Lawrenceville and Gwinnett County based on the Comprehensive Plan suggests a strong need for this type of housing. In addition, the Applicant submits that the subject Property's location, size, and dimensions, as well as its proximity to downtown Lawrenceville, and Sugarloaf Parkway, provide further support for approval of the proposed rezoning application.

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that "City of Lawrenceville Zoning Ordinance" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a townhome development, under the RM-8 zoning classification, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the City of Lawrenceville Mayor and Council to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute and arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project 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 and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

M2022-00013_LOI JUST_09062022

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and 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.

Finally, the Applicant respectfully submits that the City of Lawrenceville Mayor and Council cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that these Applications Rezone and Special Use Permit be approved. The Applicant welcomes the opportunity to meet with the City of Lawrenceville Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 2nd day of September, 2022.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb

M2022-00013_LOI JUST_09062022

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: GTD Partners, LLC c/o Andersen Tate & Carr	NAME: see attached
ADDRESS: 1960 Satellite Blvd S-4000	ADDRESS:
CITY: Duluth	CITY:
STATE: GA ZIP: 30097	STATE: ZIP:

CONTACT PERSON: Melody A. Glouton, Esq. PHONE: 770-822-0900

* 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: RM-8

PARCEL NUMBER(S): R5149 001 & R5140 368 ACREAGE: 11.78 acres

ADDRESS OF PROPERTY: 0 Grayson Highway, Lawrenceville, Georgia

*See Attached Signature Pages

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

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION

Name: G.T.D. Partners, LLC
Address: 20 Heards Overlook Court
City: Atlanta
State: GA Zip: 30328
Phone: 404-915-3420

Parcel ID R5149 001
0 Grayson Highway
Lawrenceville, GA

Parcel ID R5140 368
0 Grayson Highway
Lawrenceville, GA

H. B. [signature] 08 - 31 - 2022

SIGNATURE OF APPLICANT DATE

Henry B. Eubanks, Manager

TYPED OR PRINTED NAME

[signature] 8/31/22

NOTARY PUBLIC DATE

DIL PATEL NOTARY PUBLIC GWINNETT COUNTY, GA MY COMMISSION EXPIRES FEBRUARY 25 2025

4614950_1.docx

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

PROPERTY OWNER INFORMATION
Name: Meeks Land Company, LLLP
Address: 420 Waddell Street, Unit 10
City: Athens
State: GA Zip: 30605
Phone:

Parcel ID R5140 368
0 Grayson Highway
Lawrenceville, GA

Mack Meeks 08-31-2022
SIGNATURE OF OWNER DATE

Mack L. Meeks
TYPED OR PRINTED NAME

Wanda Kennedy 08-31-22
NOTARY PUBLIC DATE

4614050.1.docx

WANDA KENNEDY NOTARY PUBLIC GWINNETT COUNTY, GEORGIA 6-27-24

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

PROPERTY OWNER INFORMATION
Name: Ewing M&M Investments, LLLP
Address: 4317 Alba Lane
City: Buford
State: GA Zip: 30519
Phone:

Parcel ID R5149 001
0 Grayson Highway
Lawrenceville, GA

Michael E. Ewing 8-31-2022
SIGNATURE OF OWNER DATE

Michael E. Ewing
TYPED OR PRINTED NAME

Wanda Kennedy 08-31-22
NOTARY PUBLIC DATE

4614950_1.docx

WANDA KENNEDY NOTARY PUBLIC GWINNETT COUNTY, GEORGIA 6-27-24

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

LAWRENCEVILLE
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: 5th - 149 - 001
(Map Reference Number) District Land Lot Parcel

Melody A. Glouton 08/31/2022
Signature of Applicant Date

Melody A. Glouton, Attorney for Applicant
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)

Melissa Lowe
NAME

Revenue Specialist
TITLE

9/2/2022
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: 5th - 140 - 368
(Map Reference Number) District Land Lot Parcel

Melody A. Glouton 08/31/2022
Signature of Applicant Date

Melody A. Glouton, Attorney for Applicant
Type or Print Name and Title

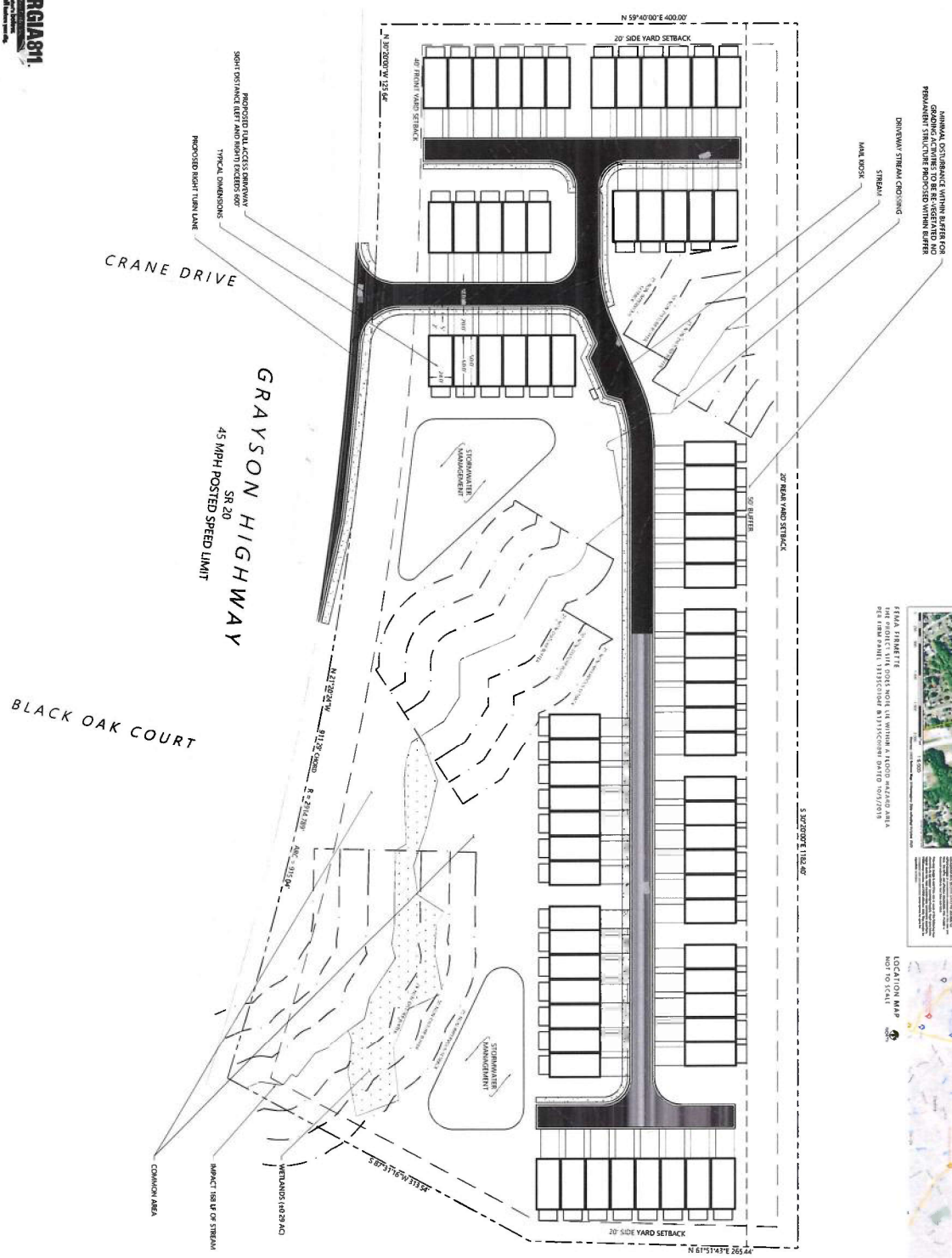
PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

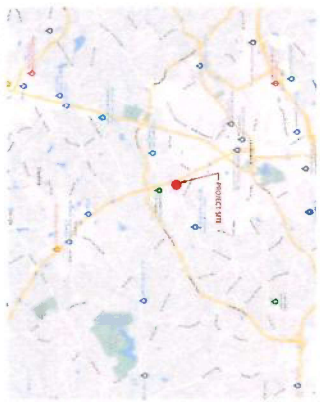
TAX COMMISSIONER'S USE ONLY

(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)

Melissa Lowe — NAME
Revenue Specialist — TITLE
9/2/2022 — DATE

GEORGIA811.





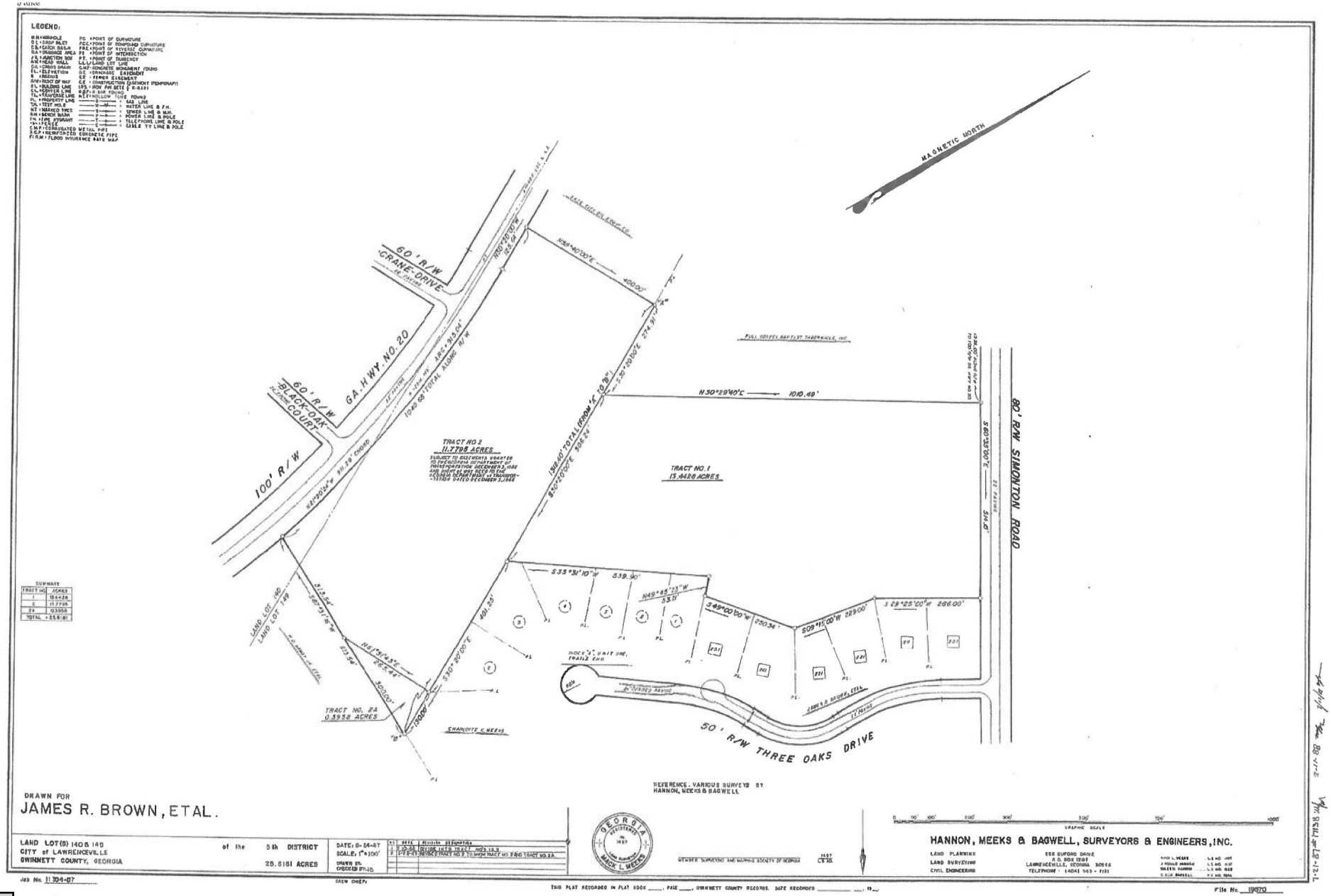
LOCATION MAP
NOT TO SCALE

ZONING INFO

JURISDICTION	CITY OF LAWRENCEVILLE
PARCEL ID	5149 001 & 5149 368
ZONING	
EXISTING	BG (GENERAL BUSINESS)
PROPOSED	RM-8 (TOWNHOUSE RESI)
LOT AREA	
MIN	5.0 ACRES
PROPOSED	
GROSS	11.78 ACRES*
NET**	11.63 ACRES
*PER SURVEY DATED 6/24/87	
** GROSS - 50% OF FLOODPLAIN & WETLANDS	
UNIT WIDTH	
MINIMUM	20'
PROPOSED	24'
SETBACKS (EXTERNAL)	
FRONT	40' (MAJOR ARTERIAL)
SIDE	25'
REAR	20*
	20'
HEATED FLOOR SPACE (MINIMUM)	
1 BEDROOM	1,000 SF
2 BEDROOM	1,200 SF
3 BEDROOM	1,400 SF
4 BEDROOM	1,600 SF
LOT COVERAGE/IMPERVIOUS SURFACE	
MAX	40%
PROPOSED	<40%
BUILDING HEIGHT	
MAX	35'
COMMON AREA	
MIN	15%
PROPOSED	15%
PROPOSED USE	
TOWNHOMES	73 UNITS
59'x24' UNITS | 10' PATIO	
ALL UNITS ARE FRONT ENTRY	

0 20 40 80
SCALE IN FEET
NORTH

Z1	August 31, 2022	REVISION	REZONING SITE PLAN GRAYSON HIGHWAY SINGLE FAMILY GRAYSON HIGHWAY | LAWRENCEVILLE, GEORGIA | GWINNETT COUNTY PIN (GWINNETT): 5149 001	GTD PARTNERS, LLC	BARCLIFT CONSULTING Civil Engineering | Site Planning 404.771.0920 robert@barcliftconsulting.com barcliftconsulting.com


LEGEND:
MAGNETIC NORTH
60' R/W CRANE DRIVE
60' R/W BLACK OAK COURT
GA. HWY. NO. 20
100' R/W
80' R/W SIMONTON ROAD
50' R/W THREE OAKS DRIVE
TRACT NO. 2
11.7798 ACRES
TRACT NO. 1
13.4428 ACRES
TRACT NO. 2A
0.3958 ACRES
N30°40'00"E 400.00'
N30°29'40"E 1010.48'
S30°20'00"E 274.91'
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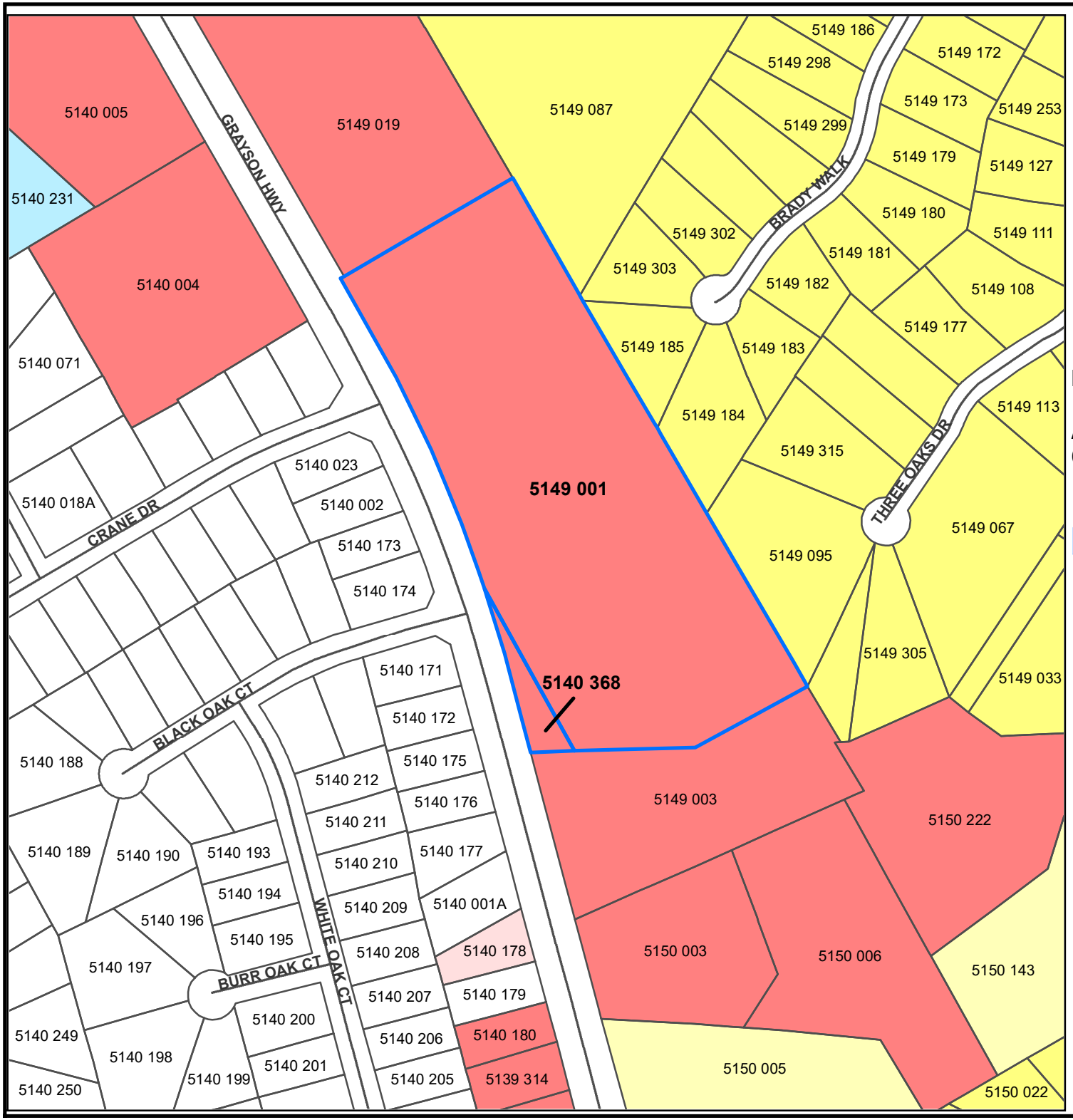
S29°25'00"W 286.00'
S30°20'00"E 400.23'
N51°39'43"E 225.44'
S60°31'50"W 233.64'
SUMMARY
TRACT NO. ACRES
1 13.4428
2 11.7798
2A 0.3958
TOTAL = 25.6184
REFERENCE: VARIOUS SURVEYS BY HANNON, MEEKS & BAGWELL
DRAWN FOR
JAMES R. BROWN, ETAL.
LAND LOT(S) 140 & 149
CITY of LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA
of the 5th DISTRICT
25.6184 ACRES
DATE: 8-24-87
SCALE: 1"=100'
DRAWN BY:
CHECKED BY:
GRAPHIC SCALE
HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC.
LAND PLANNING
LAND SURVEYING
CIVIL ENGINEERING
Job No. 11304-87
File No. 19870

24x50 Townhomes

M2022-00013_ELEV_09062022

24x50 Townhomes- Focal Lot

M2022-00013_ELEV_09062022



LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZM2022-00013

Applicant: GTD Partners
C/O Andersen Tate & Carr

Subject Properties
Parcels
Roads

Zoning Districts

RS-180 Single-Family Residential
RS-150 Single-Family Residential
OI Office/Institutional
LM Light Manufacturing
BG General Business

N
W E
S

0 150 300

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZM2022-00013

Applicant: GTD Partners
C/O Andersen Tate & Carr

Subject Properties

Parcels

Roads

N
W E
S

0 150 300

LAWRENCEVILLE
GEORGIA

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

Item:	RZM2022-00014; Metro Atlanta Recovery Residences, Inc.; 168 Constitution Blvd
Department:	Planning and Development
Date of Meeting:	Monday, January 30, 2023
Fiscal Impact:	None expected
Presented By:	Todd Hargrave, Planning and Development Director
Planning and Development Recommendation:	**Approval with Conditions**
Planning Commission Recommendation:	**Approval with PC Recommended Conditions**

Summary: The applicant requests rezoning of an approximately 2.07-acre property at 168 Constitution Boulevard from RM-12 (Multifamily Residential District) to RM-8 (Townhouse Residential District). The applicant's request is intended to provide for townhome development consisting of front-entry units that will be compatible when located near and among lower-and moderate-density types of developments. The subject property is located at the northeastern right-of-way of Constitution Boulevard, just east of its intersection with Stone Mountain Street and west of its intersection with Scenic Highway. The property is currently developed with nine townhouses, with pads for an additional five townhouses completed and served with water, sewer, and utilities.

Fiscal Impact: No expected, the location is an existing development and offers private trash pick-up.

Attachments/Exhibits:
RZM2022-00014_Report

RZM2022-00014_Planning and Development Recommendations
RZM2022_00014_Planning Commission Recommendation
RZM2022-00014_Application
RZM2022-00014_Letter of Intent
RZM2022-00014_Legal Description
RZM2022-00014_Survey
RZM2022-00014_Proposal
RZM2022-00014_Exhibits
RZM2022-00014_Aerial map zoomed
RZM2022-00014_Aerial map
RZM2022-00014_Zoning map zoomed
RZM2022-00014_Zoning map

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_12212022

RZM2022-00014

Approval of a rezoning to RM-8 (Townhouse Residential District), 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 14.

2. To satisfy the following site development considerations:

A. Rehabilitation of the existing Townhome dwelling units shall be subject to the review and approval of the Director of Planning and Development.

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

C. Any utility relocations shall be the responsibility of the developer.

3. The following variances are granted:

A. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5, Subsection B. Lot Development Standards, Minimum Development Area, allows the reduction of minimum development area to 2.1 acres.

B. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5, Subsection B. Lot Development Standards, External Minimum Side Setback, allows the encroachment into the required external side yard setback along the southeastern property line thirteen (13) feet.

C. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5, Subsection B. Lot Development Standards, Impervious Surface Maximum Coverage, allows the maximum impervious surface coverage to exceed 40%.

D. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5, Subsection B. Lot Development Standards, Three-Bedroom Unit Restriction allows the number of three-bedroom townhouse units to exceed 40%.

E. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5, Subsection B. Lot Development Standards, Four-Bedroom Unit Restriction allows the number of four-bedroom townhouse units to exceed 10%.

F. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5, Subsection C. Mandatory Homeowners Association allows for 100% of townhouse units to be leased to third parties.

G. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5, Subsection C. Mandatory Homeowners Association allows development to bypass requirement to include amenities such as a resort-style pool, cabana, fitness center, or community room for residents.

H. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5, Subsection D. Architectural Standards allows for the newly-constructed townhomes to be built in a manner consistent with the existing townhomes.

I. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5, Subsection E. Development Standards allows for parking on the commonly owned and HOA maintained parking lot currently existing on the property.

J. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5, Subsection E. Development Standards allows for the newly-constructed townhomes to be built in a manner consistent with the existing townhomes.

K. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5, Subsection G. Green/Common Space allows for the existing common areas as configured to satisfy requirement.

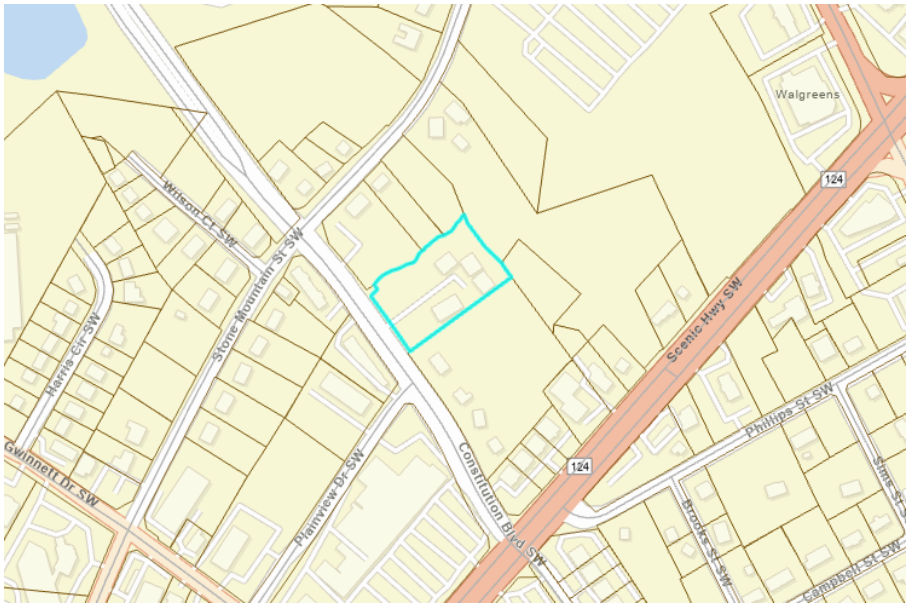
L. A variance to allow a 25-foot encroachment into the stream buffer (impervious surface buffer).

LAWRENCEVILLE

Planning & Development

CASE NUMBER:	**RZM2022-00014**
APPLICANT:	METRO ATLANTA RECOVERY RESIDENCE (MARR)
OWNER:	METRO ATLANTA RECOVERY RESIDENCE (MARR)
CONTACT:	BILL BARNES – 404-964-8417
CONTACT:	BEN MORRIS – 770-522-5195
LOCATION:	168 CONSTITUTION BLVD
PARCEL ID(s):	R5142 083
ACREAGE:	APPROXIMATELY 2.07 ACRES
ZONING PROPOSAL:	REZONE THE SUBJECT PROPERTY FROM RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT) TO RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	FIVE ADDITIONAL TOWNHOMES
DEPARTMENT RECOMMENDATION:	**APPROVAL WITH CONDITIONS**

VICINITY MAP



LAWRENCEVILLE

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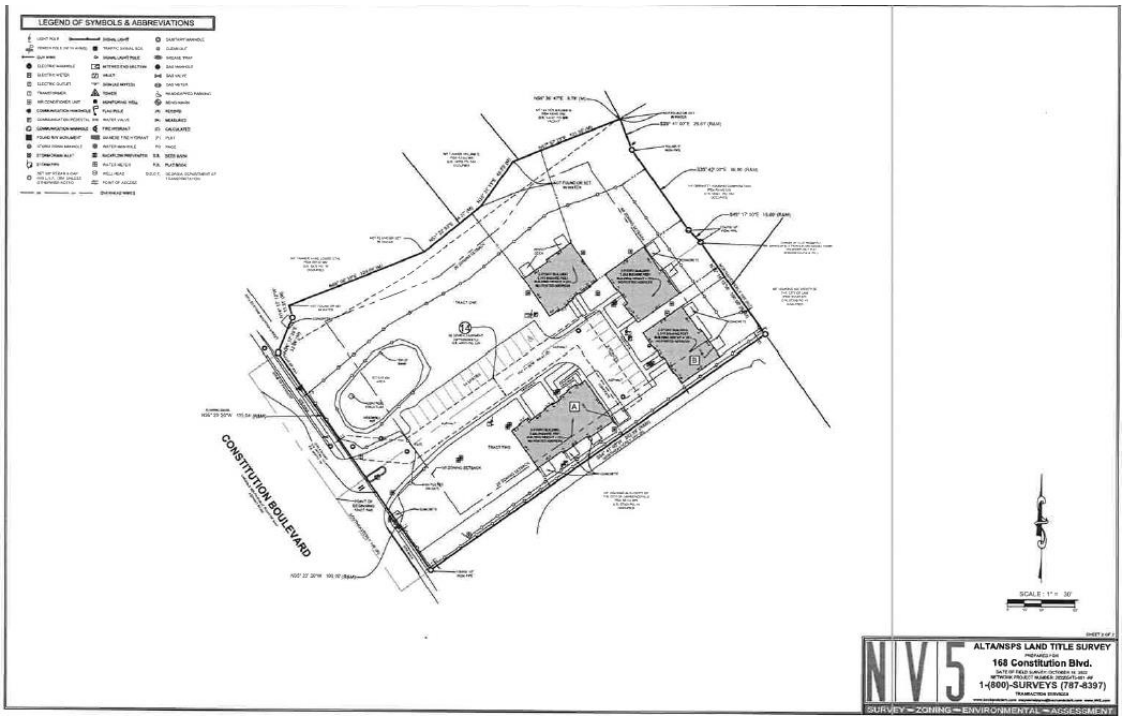
ZONING HISTORY

In 1986, the subject property was zoned RM (Multifamily Residential District). By 2002, the parcel was rezoned to RM-12 (Multifamily Residential District), pursuant to a city-wide rezoning.

PROJECT SUMMARY

The applicant requests rezoning of an approximately 2.07-acre property at 168 Constitution Boulevard from RM-12 (Multifamily Residential District) to RM-8 (Townhouse Residential District). The applicant's request is intended to provide for townhome development consisting of front-entry units that will be compatible when located near and among lower-and moderate-density types of developments. The subject property is located at the northeastern right-of-way of Constitution Boulevard, just east of its intersection with Stone Mountain Street and west of its intersection with Scenic Highway. The property is currently developed with nine townhouses, with pads for an additional five townhouses completed and served with water, sewer, and utilities.

LAND SURVEY



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ZONING AND DEVELOPMENT STANDARDS

The proposed development consists of an additional five (5) front-entry townhome units, resulting in a net density of 6.89 Units Per Acre (UPA). The proposed townhouses consist of two story, three bedrooms units approximately 1,900 square feet in size each. These five proposed townhouses will be designed in a manner that is substantially similar to that of the existing nine townhouses on the subject property. As a part of this proposal, the property owner wishes to be able to subdivide both the existing and new townhouses and lots so that they may then be sold to individual owners.

Given that the development was originally developed within the confines of the legacy RM-12 zoning district and is now considered legal non-conforming, a number of variances will need to be enacted to bring it into compliance with the minimum requirements and standards of the RM-8 zoning classification as well as components of the development code. Therefore, approval of this request shall require variances from several of the zoning and developments standards.

VARIANCE REQUESTS

Code Requirement	Variance Requested
Side setbacks must be 20 feet.	*Permit zero lot line setbacks in order to accommodate the subdivision of the Townhomes/Lots into separate and distinct zero lot-line lots in the dimensions set forth on the subdivision plat to be provided by the Non-Profit to the City. Reduce the side yard setback for the existing townhome building located in the northeast corner of the property from 20 to 7 feet.*
Minimum lot area is 5 acres.	*Permit (a) 2.1 Acre Minimum Lot Area to accommodate current Property size as a whole, and (b) individual lots for each Townhome and each Lot in the dimensions set forth on the subdivision plat to be provided by the Non-Profit to the City.*
Limits three-bedroom units to 40% and four-bedroom units to 10% of the entire townhome development.	*Remove this restriction as seven of the Townhomes are three-bedroom and two of the Townhomes are four-bedroom.*
Provides for a maximum impervious surface lot coverage of 40%.	*Remove this restriction in order to accommodate the subdivision of the Townhomes/Lots.*

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Requires development amenities including a resort-style pool, cabana, fitness center, and community room for residents.	*Remove this requirement as the Property does not contain these development amenities.*
Restricts the units that may be leased by third parties to 10%.	*Remove this restriction so that the Townhomes and Lots can be leased as directed by each individual homeowner.*
Requires that all vehicles are parked on a subdivision lot on an approved hard surface.	*Allow for parking on the commonly owned and HOA maintained parking lot currently existing on the Property.*
Requires conformance with certain architectural standards.	*Remove these standards for the existing Townhomes and improvements and for newly constructed townhomes that are built in a manner consistent with existing Townhomes. The Property has been previously developed, permitted, and approved.*
Requires conformance with certain development standards.	*Remove these standards for the existing Townhomes and improvements and for newly constructed townhomes that are built in a manner consistent with existing Townhomes. The Property has been previously developed, permitted, and approved.*
Requires certain green/common space standards.	*Remove these standards to the extent the Property as currently constructed and to be improved are inconsistent. The common areas will be configured as shown in the site plan included with this application.*

The Department believes that there is sufficient hardship and/or special conditions in this case to justify adopting these variances. The non-profit purchased the property in 2005 in order to serve its clients and the community at large. The initial nine townhomes were built for this purpose in accordance with the zoning code of the time. The property in its current use is considered legal nonconforming; however, continued operation of the property as such is no longer possible for the non-profit. As such, the non-profit wishes build out the remaining five pads, subdivide the parcel, and sell off all of the townhomes individually. In order for the non-profit to do so, the subject property must be rezoned and the above variances must be adopted. Failing to do so would

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prevent the continued economic viability of well-built and well-maintained townhomes while at the same time creating financial hardship on a non-profit that serves the local community.

SURROUNDING ZONING AND USE

The surrounding area is characterized by a mixture of commercial/retail and residential uses, both single- and multifamily. Immediately adjacent to the southeast is the Lawrenceville Housing Authority's Thompson Square townhome development, zoned BG. Further southeast, at the intersection of Constitution Boulevard and Scenic Highway, are office and retail establishments also zoned BG. The parcels immediately across Constitution Boulevard from the subject property consist of two-story apartments zoned RM-12. The properties that border the subject property to the northwest and north are offices (zoned OI) and single-family residences (zoned RS-150) respectively, all of which front on Stone Mountain Street. Finally, bordering to the northeast are two parcels consisting of office developments zoned OI. As proposed, the plan to develop the site with five (5) additional townhouse units would be consistent with the established variety of development and zoning patterns in the immediate area.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

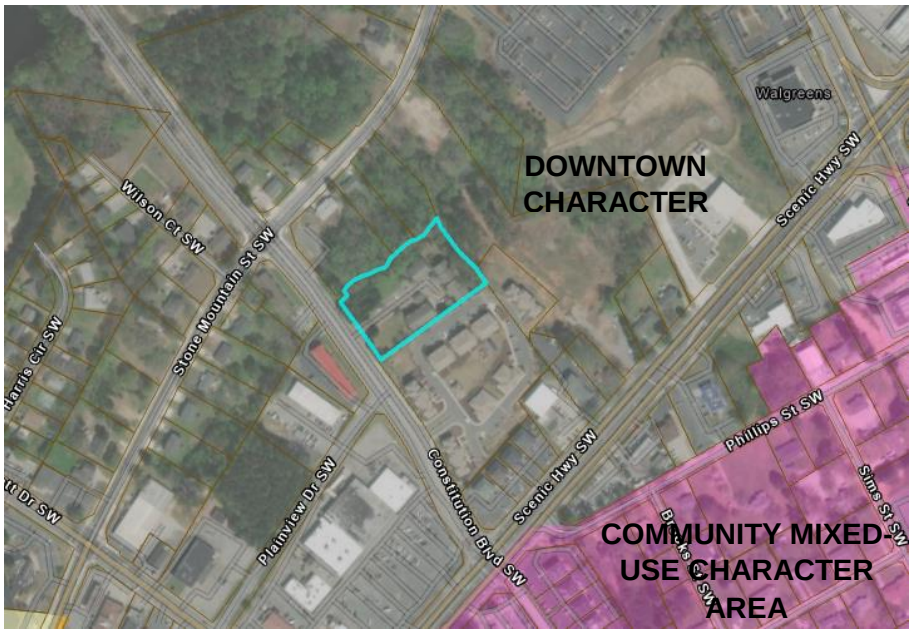
LAWRENCEVILLE

Planning & Development

2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Character Area. Downtown is the heart of Lawrenceville, both in terms of its location and the level of activity. It is the highest intensity district in terms of its density and mixture of uses, particularly because of its mix of businesses. Development supports a live-work-play lifestyle, with a variety of housing, employment, and entertainment options. The streets are vibrant and walkable, and the sidewalks do not roll up at 5:00pm every night—it is a center for arts, culture, and music in Gwinnett County. In Downtown, there is a place for everyone: families, students, millennials, empty nesters, and seniors all feel at home and welcome.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



LAWRENCEVILLE

Planning & Development

STAFF RECOMMENDATION

In conclusion, the proposal to rezone the property from a legacy zoning district to one that more appropriately reflects its current use as well as surrounding uses aligns with the goals of the Department of Planning & Development. The proposal would be consistent with the policies of the 2040 Comprehensive Plan; which are intended to improve the quality of life of the public through careful planning practice and decision making that is consistent with the long range plans of the City of Lawrenceville. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the rezoning and variance requests.

LAWRENCEVILLE

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment.

LAWRENCEVILLE

Planning & Development

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

1. **Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
   The immediate surrounding area predominately consist of a mix of commercial/office/residential uses and zoning. The Lawrenceville Housing Authority's Thompson Square townhome development is located directly next door. Further townhome development would be compatible with existing zoning and uses of nearby properties.

2. **Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
   The zoning proposal would not adversely affect the existing uses and zoning of adjacent or nearby properties. The plan is consistent with the policies of the City of Lawrenceville.

3. **Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**
   The property has an unreasonable economic use as currently zoned; the non-profit that controls the subject property can no longer afford to maintain it in a manner consistent with current conditions.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**
   Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**
   Policies of the City recognize redevelopment opportunities present throughout the city limits. The Downtown Character Area is anticipated to be a high-intensity mixed use district that could benefit from additional homeownership.

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

The existing legacy multifamily zoning is not consistent with the character of townhouse development. Rezoning it for townhouse development with better reflect the property's proposed use and allow the non-profit to sell the townhomes to individual homeowners.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_01042023

RZM2022-00014

Approval of a rezoning to RM-8 (Townhouse Residential District), 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 14.

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K. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5, Subsection G. Green/Common Space allows for the existing common areas as configured to satisfy requirement.

L. A variance to allow a 25-foot encroachment into the stream buffer (impervious surface buffer).

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:	R51	-	142	-	083
(Map Reference Number)	District		Land Lot		Parcel

Patrice Alexander — 12-1-22

Signature of Applicant — Date

Patrice Alexander, Chief Executive officer

Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

Jacqueleen Garcia	Tax Associate I
NAME	TITLE
12/02/2022	
DATE	

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: **Metro Atlanta Recovery Residences, Inc.**	NAME: **Metro Atlanta Recovery Residences, Inc.**
ADDRESS: **2815 Clearview Place**	ADDRESS: **2815 Clearview Place**
CITY: **Doraville**	CITY: **Doraville**
STATE: **GA** ZIP: **30340**	STATE: **GA** ZIP: **30340**

CONTACT PERSON: **Bill Barnes** PHONE: **404-964-8417**

* 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): **RM-12** REQUESTED ZONING DISTRICT: **RM-8**

PARCEL NUMBER(S): **R5142 083** ACREAGE: **2.031**

ADDRESS OF PROPERTY: **168 Constitution Blvd, Lawrenceville, GA**

Patrice Alexander 12-2-22
SIGNATURE OF APPLICANT DATE

Patrice Alexander 12-2-22
SIGNATURE OF OWNER DATE

Patrice Alexander
TYPED OR PRINTED NAME

Patrice Alexander
TYPED OR PRINTED NAME

KIRSTEN BROWN NOTARY PUBLIC CHATHAM COUNTY, GEORGIA MY COMM. EXPIRES 10/16/2026

12/02/2022
NOTARY PUBLIC DATE

12/02/2022
NOTARY PUBLIC DATE

KIRSTEN BROWN NOTARY PUBLIC CHATHAM COUNTY, GEORGIA MY COMM. EXPIRES 10/16/2026

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)
N/A	N/A	N/A

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)
N/A	N/A	N/A

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

METRO ATLANTA RECOVERY RESIDENCES, INC.

2815 Clearview Place
Doraville, Georgia 30340

December 2, 2022

Lawrenceville Planning Department
70 S Clayton Street
Lawrenceville, GA 30046

Re: Letter of Intent in Support of Rezoning and Variance Application by Metro Atlanta Recovery Residences, Inc. (the "Non-Profit").

Dear Sir/Madam:

The Non-Profit owns certain real property located at 168 Constitution Boulevard, Lawrenceville, GA consisting of nine existing townhomes (the "**Townhomes**") and ~~four~~ five undeveloped lots (the "**Lots**"). The Lots and the Townhomes (collectively, the "**Property**") comprise a total of 2.031 acres and are located less than one mile from the City of Lawrenceville's vibrant downtown. The Non-Profit desires to sell the Townhomes and Lots to individuals so that they may be owned, used and enjoyed as separate and distinct residences. To permit the use described above, the Non-Profit requests that the Property be rezoned from RM-12 to RM-8 and that the appropriate variances described on **Exhibit "A"** (the "**Variances**") be granted.

Background

The Non-Profit is a 501(c)(3) organization that has served the Metro Atlanta community for over 45 years. In furtherance of their mission, the Non-Profit purchased the Property in 2005 and constructed first-class Townhomes to help better serve their clients and the Lawrenceville community. For a variety of reasons, continued operation of the Property as housing for its constituents is no longer suitable. As such, the Non-Profit intends to use the proceeds derived from the sale of each Townhome and Lot to support its vital work in the community.

The Townhomes were built to the then-current zoning, development and market standards and have been meticulously maintained by the Non-Profit since completion. Of the nine Townhomes constructed, three floorplan variations were utilized, each encompassing three bedrooms and totaling 1,965, 1,965 and 2,173 square feet respectively. The Townhomes have been uniformly designed in a complementary fashion with classic brick facades.

Rezoning and Variance Request

As indicated, the Non-Profit proposes to market and sell fee simple title to the individual Townhomes as well as the four Lots. The pads for each of the Lots have been completed and are currently served with water, sewer and utilities. Four new townhomes will be constructed on the Lots in a manner consistent with the kind, type and character of the existing Townhomes. In

conjunction with the proposed sale of the stand-alone Townhomes and Lots, the Non-Profit will execute a declaration of covenants, conditions and restrictions (the "**Declaration**"). The Declaration will create an HOA that will ensure consistent and high design and maintenance standards throughout the community.

Following the adoption of the City of Lawrenceville Zoning Ordinance 2020, on May 20, 2020, use of the Property is permitted as a legal non-conforming use under the legacy RM-12 zoning that was in effect when the Townhomes were constructed. As such, the individual Townhomes and Lots may not be subdivided and sold given the Property's prevailing RM-12 zoning. Accordingly, in order to conform the Property's use and design with the City's current zoning ordinance and expectations, the Non-Profit requests that (a) the Property be rezoned to RM-8 (Townhome Residential District), and (b) each of the Variances described on **Exhibit "A"** be granted. Consistent with the City's guidance, attached as **Exhibit "B"** you will find the completed questionnaire demonstrating the justification for the Variances required to permit the Townhomes to be subdivided, constructed (in the case of the Lots) and sold individually.

Please feel free to contact the Bill Barnes at 404.964.8417 or Mitch Peevy at 770.361.8444 with any questions concerning this letter or its application. We very much appreciate your time and consideration on this matter.

Sincerely,

Metro Atlanta Recovery Residences, Inc.

By: Patrice Alexander
Name: Patrice Alexander
Title: CEO

Legal Description

All that tract or parcel of land lying and being in Land Lot 142 of the 5th District of Gwinnett County, Georgia (and in the City of Lawrenceville) said parcel containing 2.031 acres, and being described as follows:

BEGINNING at a 1/2 inch iron pipe found located at the southeasterly corner of a lot currently owned by Metro Atlanta Recovery Residences, Inc. as more particularly shown on a plat recorded in Plat Book 6, page 2 of Gwinnett County records and being the Point of Beginning; from the Point of Beginning as thus established run thence south 35 degrees 14 minutes 15 seconds east a distance of 100.00 feet to a 5/8 inch rebar set; run thence south 54 degrees 41 minutes 00 seconds west a distance of 362.99 feet to a 1/2 inch iron pipe located on the existing right of way Constitution Boulevard; run thence northwesterly along the right of way of Constitution Boulevard north 35 degrees 23 minutes 20 seconds west a distance of 235.04 feet to a 5/8 inch rebar set; run thence north 21 degrees 37 minutes 26 seconds east a distance of 33.68 feet to a 5/8 inch rebar set; run thence north 14 degrees 17 minutes 12 seconds west a distance of 11.31 feet to a point; run thence north 68 degrees 06 minutes 39 seconds east a distance of 129.09 feet to a point; run thence north 51 degrees 22 minutes 53 seconds east a distance of 64.37 feet to a point; run thence north 35 degrees 31 minutes 13 seconds east a distance of 48.70 feet to a point; run thence north 67 degrees 57 minutes 23 seconds east a distance of 101.55 feet to a point; run thence north 58 degrees 36 minutes 47 seconds east a distance of 0.78 feet to a point; run thence south 20 degrees 41 minutes 00 seconds east a distance of 26.61 feet to a 1 inch iron pipe found; run thence south 35 degrees 42 minutes 00 seconds east a distance of 86.90 feet to a 1/2 inch iron pipe found; run thence south 45 degrees 17 minutes 00 seconds east a distance of 15.00 feet to a 1/2 inch iron pipe found and the true Point of Beginning.

Being the same property shown on that certain Survey of 168 Constitution Blvd., prepared by Bock & Clark Corporation an NV5 Company, bearing the seal and certification of Robert L. Stubbs, Jr., RLS No.LS003221, dated November 30, 2022, last revised November 30, 2022.

Being the same property of record described as follows:

Tract One

All that tract or parcel of land lying and being in Land Lot 142 of the 5th District (and in the City of Lawrenceville), Gwinnett County, Georgia, said parcel containing 1.327 acres, and being more particularly described according to a plat of survey for Progress Builders & Inv. Co., prepared by Hannon, Meeks & Bagwell, Surveyors and Engineers, dated April 22, 1977 and recorded in Plat Book 6, page 2, Gwinnett County Plat records, which plat is incorporated by reference as part of this description.

This is the same property described in a deed from Evelyn S. Stark to B. U. Franklin and Sandra Moore doing business as Progress Builders & Investment, dated April 25, 1977, and recorded in Deed Book 1260, page 124, Gwinnett County records.

Less and Except that portion transferred by B. U. Franklin and Sandra Moore to Gwinnett County, by Right of Way Deed recorded in Deed Book 4870, page 157, and by Corrected Right of Way Deed dated June 10, 1988 and recorded in Deed Book 4952, page 152, Gwinnett County records.

Tract Two

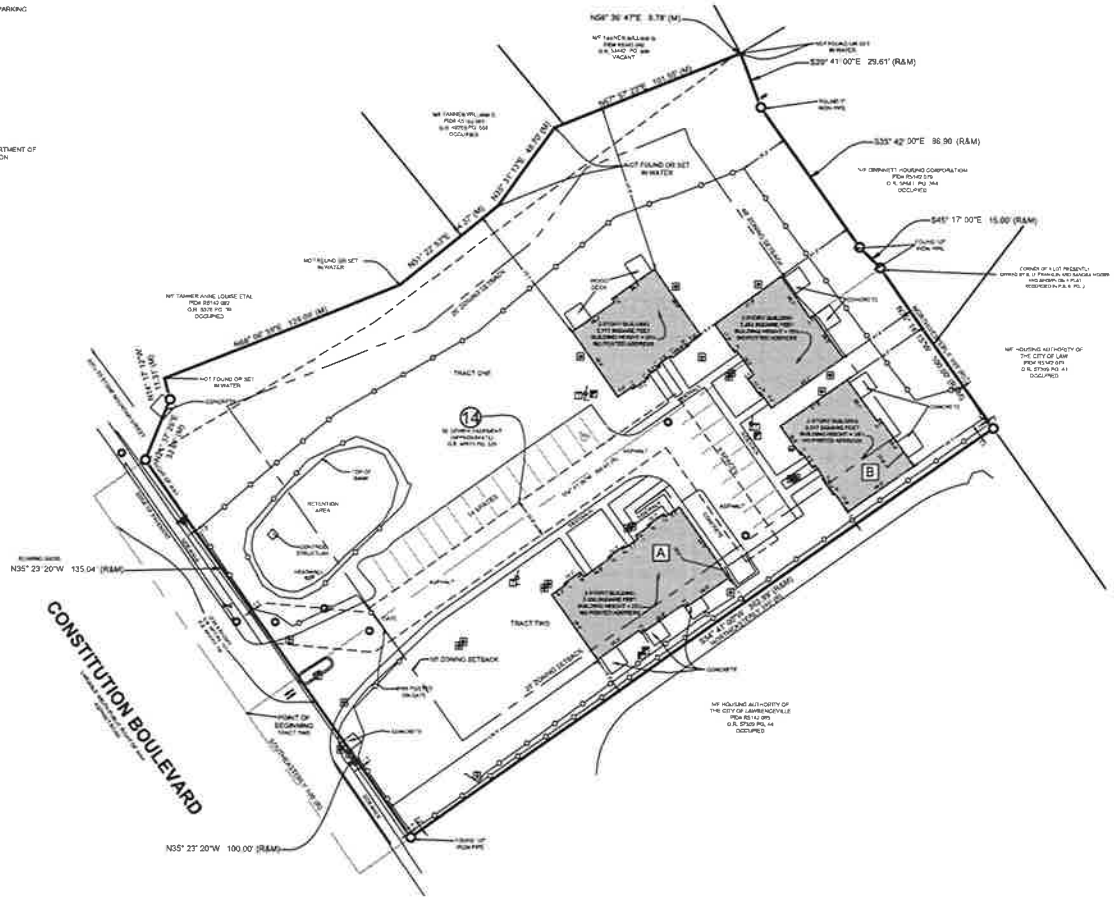
All that tract or parcel of land lying and being in Land Lot 142 of the 5th District, Gwinnett County (and in the City of Lawrenceville), Georgia, and being more particularly described as follows:

Beginning at a point on the easterly side of Constitution Boulevard (formerly Hillside Drive), said point being the southeasterly corner of a lot presently owned by B. U. Franklin and Sandra Moore and shown on a plat recorded in Plat Book 6, page 2 of Gwinnett County records, and said point being approximately 366 feet from the center line of Stone Mountain Street; and from said point of beginning run southeasterly along the easterly side of Constitution Boulevard a distance of 100 feet to a point; thence leaving Constitution Boulevard and running Northeasterly a distance of 395 feet, more or less, to a point; thence running in a Northwesterly direction a distance of 100 feet to an iron pin at the northeasterly corner of said lot owned by B. U. Franklin and Sandra Moore (Plat Book 6, page 2, Gwinnett County records); thence running South 54 degrees 41 minutes West a distance of 395 feet, more or less to the Point of Beginning.

Being the same property described in a deed from Allen Puckett to H. E. Maughon, Jr. and Earl P Story, dated November 25, 1953 and recorded in Deed Book 114, page 227, Gwinnett County records.

LEGEND OF SYMBOLS & ABBREVIATIONS

LIGHT POLE	SIGNAL LIGHT	SANITARY MANHOLE
POWER POLE (WITH ARMS)	TRAFFIC SIGNAL BOX	CLEAN OUT
GUY WIRE	SIGNAL LIGHT POLE	GREASE TRAP
ELECTRIC MANHOLE	METERED END SECTION	GAS MANHOLE
ELECTRIC METER	VAULT	GAS VALVE
ELECTRIC OUTLET	SIGN (AS NOTED)	GAS METER
TRANSFORMER	TOWER	HANDICAPPED PARKING
AIR CONDITIONER UNIT	MONITORING WELL	BENCHMARK
COMMUNICATION MANHOLE	FLAG POLE	(R) RECORD
COMMUNICATION PEDESTAL	WATER VALVE	(M) MEASURED
COMMUNICATION MANHOLE	FIRE HYDRANT	(C) CALCULATED
FOUND R/W MONUMENT	SIAMESE FIRE HYDRANT	(P) PLAT
STORM DRAIN MANHOLE	WATER MANHOLE	PG PAGE
STORM DRAIN INLET	BACKFLOW PREVENTER	D.B. DEED BOOK
STORM PIPE	WATER METER	P.B. PLAT BOOK
SET 5/8" REBAR & CAP NYS L.S.; - 28# UNLESS OTHERWISE NOTED	WELL HEAD	G.D.O.T. GEORGIA DEPARTMENT OF TRANSPORTATION
	POINT OF ACCESS	
OVERHEAD WIRES		



SCALE : 1" = 30'

0' 15' 30' 60'

SHEET 1 OF 2

NV5

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

168 Constitution Blvd.

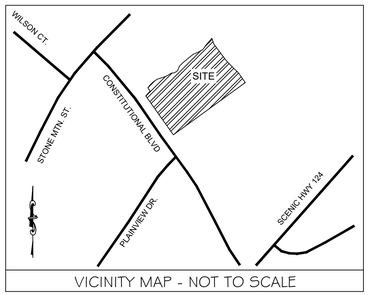
DATE OF FIELD SURVEY: OCTOBER 19, 2022

NETWORK PROJECT NUMBER: 20220475-001-RF

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

SURVEY ~ ZONING ~ ENVIRONMENTAL ~ ASSESSMENT



VICINITY MAP - NOT TO SCALE

SITE DATA

OVERALL DATA:

EXISTING ZONING:	RM 12
PROPOSED ZONING:	RM 8
ZONING JURISDICTION:	CITY OF LAWRENCEVILLE, GEORGIA
GROSS ACRES:	+/- 2.031 ACRES
NET ACRES:	+/- 2.031 ACRES
MAX DENSITY:	8 DWELLING UNITS / ACRE
GROSS DENSITY PROVIDED:	6.89 UNITS / ACRE
NET DENSITY PROVIDED:	6.89 UNITS / ACRE

RESIDENTIAL 26' WIDE TOWNHOMES:

TOTAL TOWNHOMES:	5 UNITS
MINIMUM HEATED FLOOR AREA:	
3-BEDROOM:	1,900 SQ. FT.

SETBACKS:

FRONT	50'
SIDE	25'
BETWEEN BUILDINGS	20'
REAR	40'

SIDEWALKS: 4' MIN. TO THE FRONT OF BUILDINGS

*** VARIANCE REQUESTED TO ALLOW FOR A GRADED AND REPLANTED 50' BUFFER AS NEEDED**
***VARIANCE REQUESTED TO REMOVE THE 75' IMPERVIOUS SETBACK REQUIREMENT.**
***VARIANCE REQUESTED TO ALLOW FOR REDUCED 25' ZONING SETBACK TO** 7'

PARKING REQUIREMENT: 2 SPACE PER UNIT
TOTAL PARKING PROVIDED: 28 SPACES

PROPERTY OWNERS:
PID: R5142 083 METRO ATLANTA RECOVERY RESIDENCES INC.

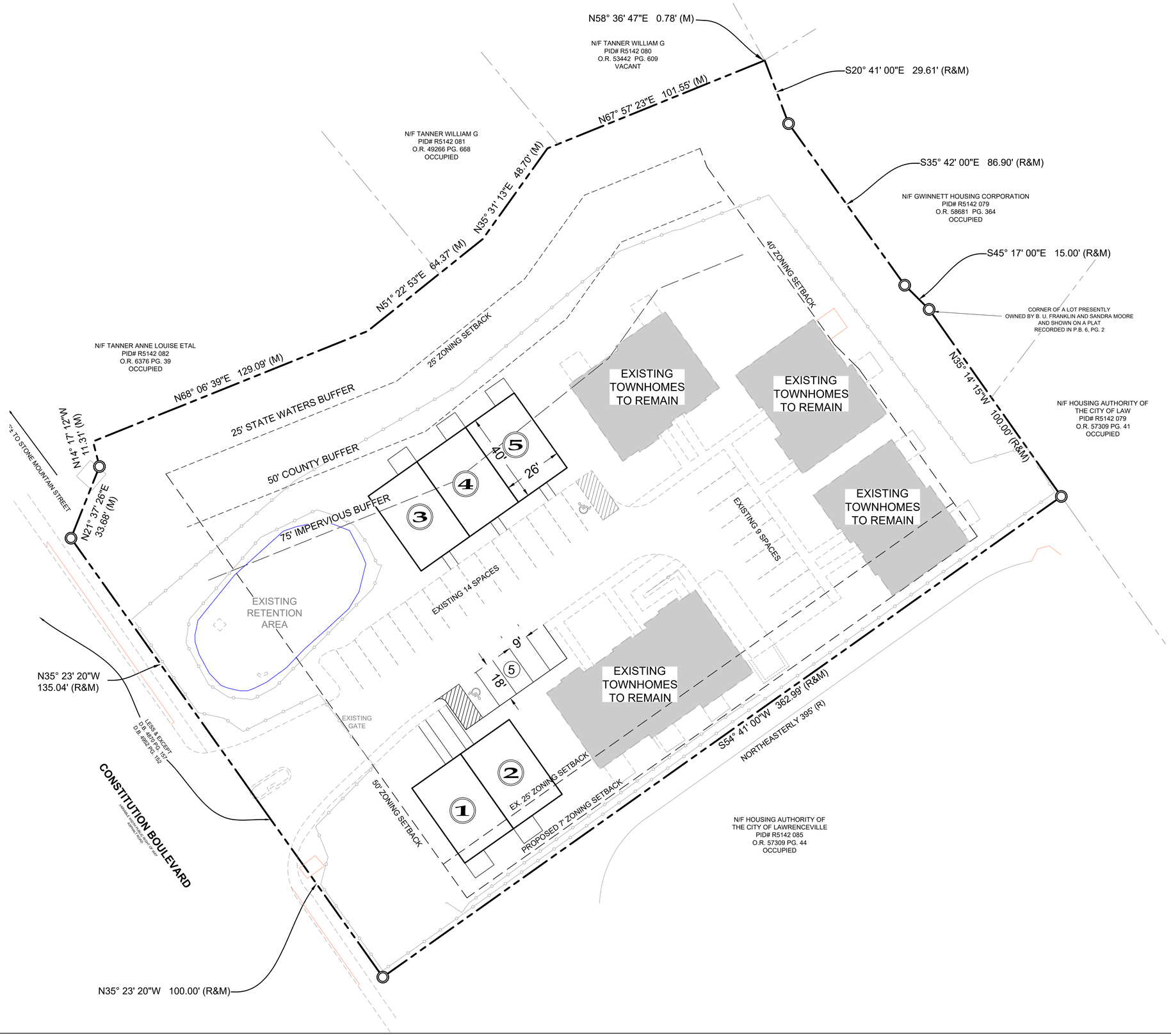
PROJECT OWNER / APPLICANT
METRO ATLANTA RECOVERY RESIDENCES, INC.
2815 CLEARVIEW PLACE
DORAVILLE, GEORGIA 30340

SEWER NOTE:
EXISTING SEWER IS PROVIDED WITHIN PROPERTY.
SEWER PROVIDED BY GWINNETT COUNTY.

WATER NOTE:
WATER PROVIDED BY GWINNETT COUNTY;
AVAILABLE WITHIN PROJECT R/W PROXIMITY.

FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR GWINNETT COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 13135C0089F, DATED SEPTEMBER 29, 2006), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STORMWATER NOTE:
EXISTING DETENTION AREA ON SITE.



ALLIANCE
ENGINEERING + PLANNING + LAND SURVEYING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE • LAND SURVEYING
299 South Main St., Suite A | Alpharetta, GA 30009
770.225.4730 | www.allianceco.com

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GEORGIA REGISTERED No. 1774 LANDSCAPE ARCHITECT ROBERT L. WATKINS

DEVELOPER
METRO ATLANTA RECOVERY RESIDENCES, INC.
2815 CLEARVIEW PLACE, DORAVILLE, GEORGIA 30340
24 HR CONTACT: BILL BARNES, 404-864-8417

Zoning Exhibit for
168 CONSTITUTION BLVD
TRACT
168 CONSTITUTION BLVD.,
LAWRENCEVILLE, GA.
PARCEL # R5142 083

Orig. Issue	12.2.22
Designed by	KN
Checked by	BW
Project #	22238

NORTH

SCALE: 1"= 20'
0 20

ZONING PLAN

12.2.22

Plot Date: Tuesday, December 6, 2022 1:59:21 PM
File Location: k:\dwp dropbox\dwp staff\01-civil projects\03-Projects\Main\168 Constitution Blvd\02-Design\Dwg\01-concept\168 constitution blvd 12.6.22.dwg, 12/6/2022 1:59:20 PM, DWG To PDF.pc3
E:\AIP Dropbox\AIP Staff\01-civil projects\03-Projects\Main\168 Constitution Blvd\02-Design\Dwg\01-Concept\168 Constitution Blvd 12.2.22.dwg, 12/6/2022 1:59:20 PM, DWG To PDF.pc3

EXHIBIT "A"

Requested Variances from RM-8 Zoning Classification

Code Requirement	Variance Requested
Side Setbacks must be 20 feet.	Permit zero lot line setbacks in order to accommodate the subdivision of the Townhomes/Lots into separate and distinct zero lot-line lots in the dimensions set forth on the subdivision plat to be provided by the Non-Profit to the City. Reduce the side yard setback for the existing townhome building located in the northeast corner of the Property from 20 feet to 7 feet.
Minimum Lot Area is 5 Acres.	Permit (a) 2.1 Acre Minimum Lot Area to accommodate current Property size as a whole, and (b) individual lots for each Townhome and each Lot in the dimensions set forth on the subdivision plat to be provided by the Non-Profit to the City.
Limits three-bedroom units to 40% and four-bedroom units to 10% of the entire townhome development.	Remove this restriction as seven of the Townhomes are three-bedroom and two of the Townhomes are four-bedroom.
Provides for a maximum impervious surface lot coverage of 40%.	Remove this restriction in order to accommodate the subdivision of the Townhomes/Lots.
Requires development amenities including a resort style pool, cabana, fitness center and community room for residents.	Remove this requirement as the Property does not contain these development amenities.
Restricts the units that may be leased by third parties to 10%.	Remove this restriction so that the Townhomes and Lots can be leased as directed by each individual homeowner.
Requires that all vehicles are parked on a subdivision lot on an approved hard surface.	Allow for parking on the commonly owned and HOA maintained parking lot currently existing on the Property.
Requires conformance with certain Architectural Standards.	Remove these standards for the existing Townhomes and improvements and for newly constructed townhomes that are built in a manner consistent with existing Townhomes. The Property has been previously developed, permitted and approved.

Requires conformance with certain Development Standards.	Remove these standards for the existing Townhomes and improvements and for newly constructed townhomes that are built in a manner consistent with existing Townhomes. The Property has been previously developed, permitted and approved.
Requires certain Green/Common Space standards.	Remove these standards to the extent the Property as currently constructed and to be improved are inconsistent. The common areas will be configured as shown in the site plan included with this application.

Exhibit "B"

Demonstration Questionnaire

Demonstrate the special conditions and circumstances that exist which are peculiar to the land, structure, or building for which the variance is being requested:

The Non-Profit wishes to subdivide each Townhome and Lot in order to sell to individual owners. Given the revised RM-8 zoning, the Non-Profit requires the requested rezoning and accompanying variances for the existing and future Townhomes to be owned, used and enjoyed by individual homeowners. The owner of the Property is a 501(c)(3) non-profit. The Non-Profit purchased the Property in 2005 and built townhomes in order to serve its clients and the community at large. Continued operation of the Property in its current capacity is no longer in the best long term interest of the Non-Profit or its clients.

Demonstrate that these special conditions or circumstances are unique to this property:

As mentioned above, the owner of the Property is a 501(c)(3) non-profit that uses the Property to meet the unique needs of its mission and the community. The variances requested are required to use and sell the Property as described in this application.

Demonstrate that these special conditions or circumstances are not the result from actions of the applicant:

The Property was developed prior to the existing zoning code and with a use that is specific to the Non-Profit in mind. Updates to the zoning code and individual ownership of each Townhomes and subdivided Lot are the factors that drive the necessity for the requested variances.

Demonstrate that the variance requested is the minimum variance that will make possible the reasonable use of land, structure, or building:

As you will see on the submitted site plan and Exhibit A above, the variances requested will simply bring the existing structures into compliance with current zoning code, allow for the subdivision of the individual lots necessary to achieve the purpose described above and allow the Lots to be developed with townhomes that are consistent in kind, type and character with the preexisting structures. No variances are requested beyond what is required for the reasonable use of the Property as described.

Demonstrate that the request is in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

This ordinance was created, in part, for the purpose of alleviating unnecessary hardship created by a changing zoning code and allowing for the best use of an individual property given special circumstances. In this case, failure to obtain the requested variances will prevent the continued economic viability of well-built and well-maintained townhomes while at the same time creating

financial hardship on a non-profit that serves the community. The existing and future townhomes provide new, beautiful and affordable housing options close to downtown Lawrenceville at a time of housing shortages and increased development costs. As a result, the neighborhood and public welfare will be enriched with the granting of the requested variances.

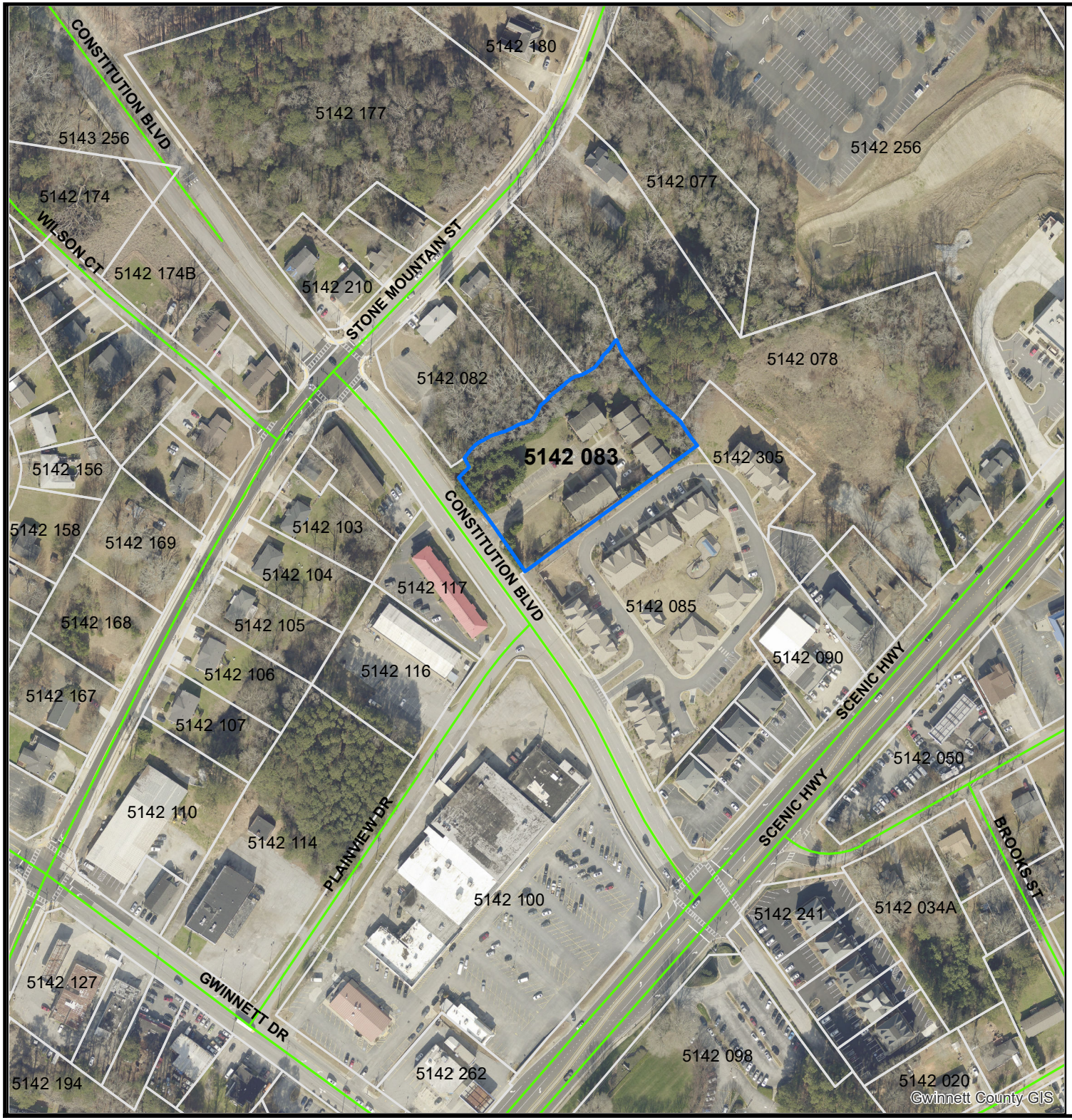
LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZM2022-00014

Applicant: Metro Atlanta Recovery Residences, Inc.



Subject Property

Parcels

City Maintained Streets

N
W E
S

0 125 250

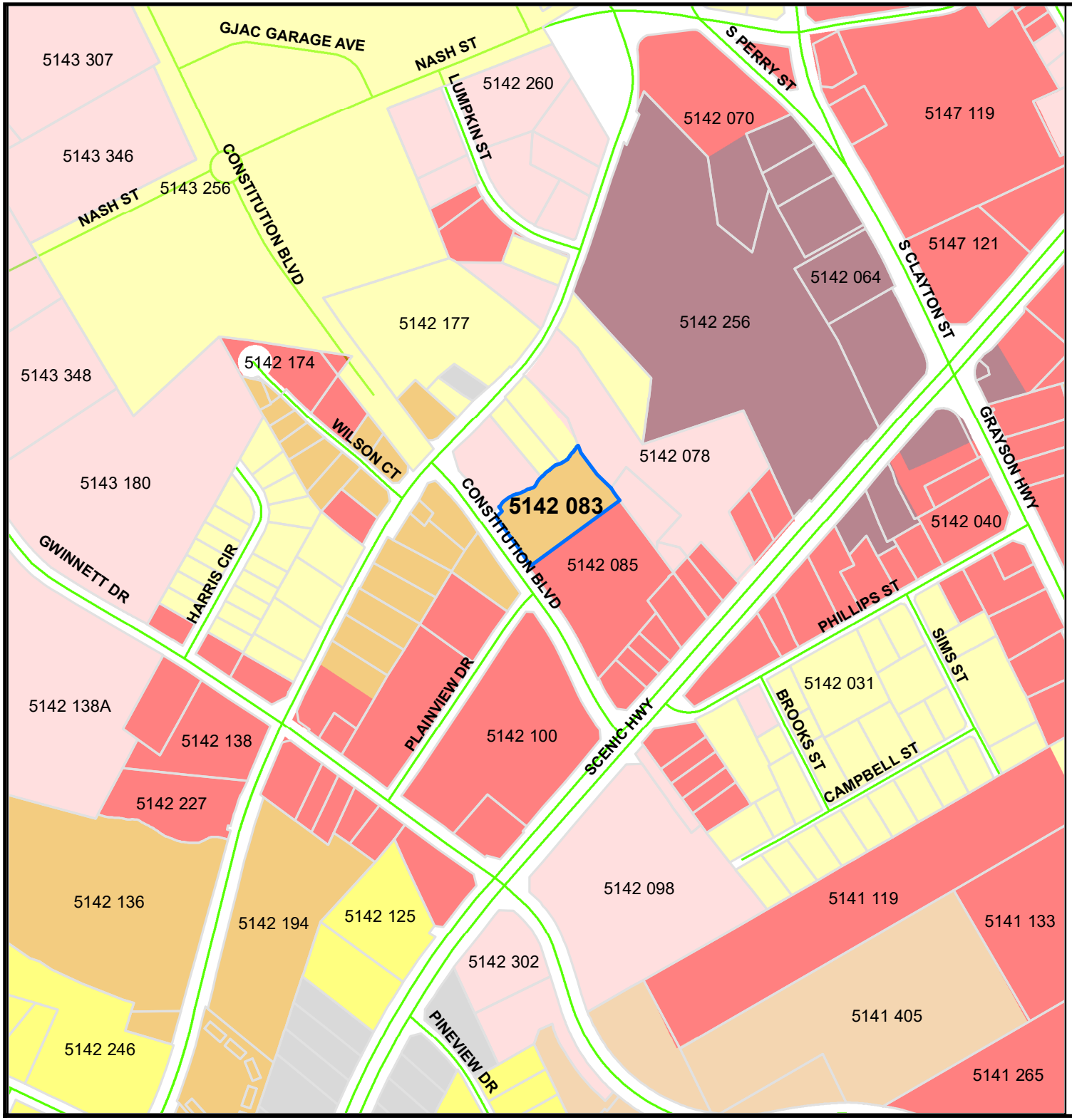
LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZM2022-00014

Applicant: Metro Atlanta Recovery Residences, Inc.



Subject Property

Parcels

Zoning Districts

- RS-180 Single-Family Residential
- RS-150 Single-Family Residential
- RM-8 Townhouse Residential
- RM-12 Multifamily Residential
- ON Office/Neighborhood
- OI Office/Institutional
- HSB Highway Service Business
- BG General Business

City Maintained Streets

N W E S

0 250 500 FT

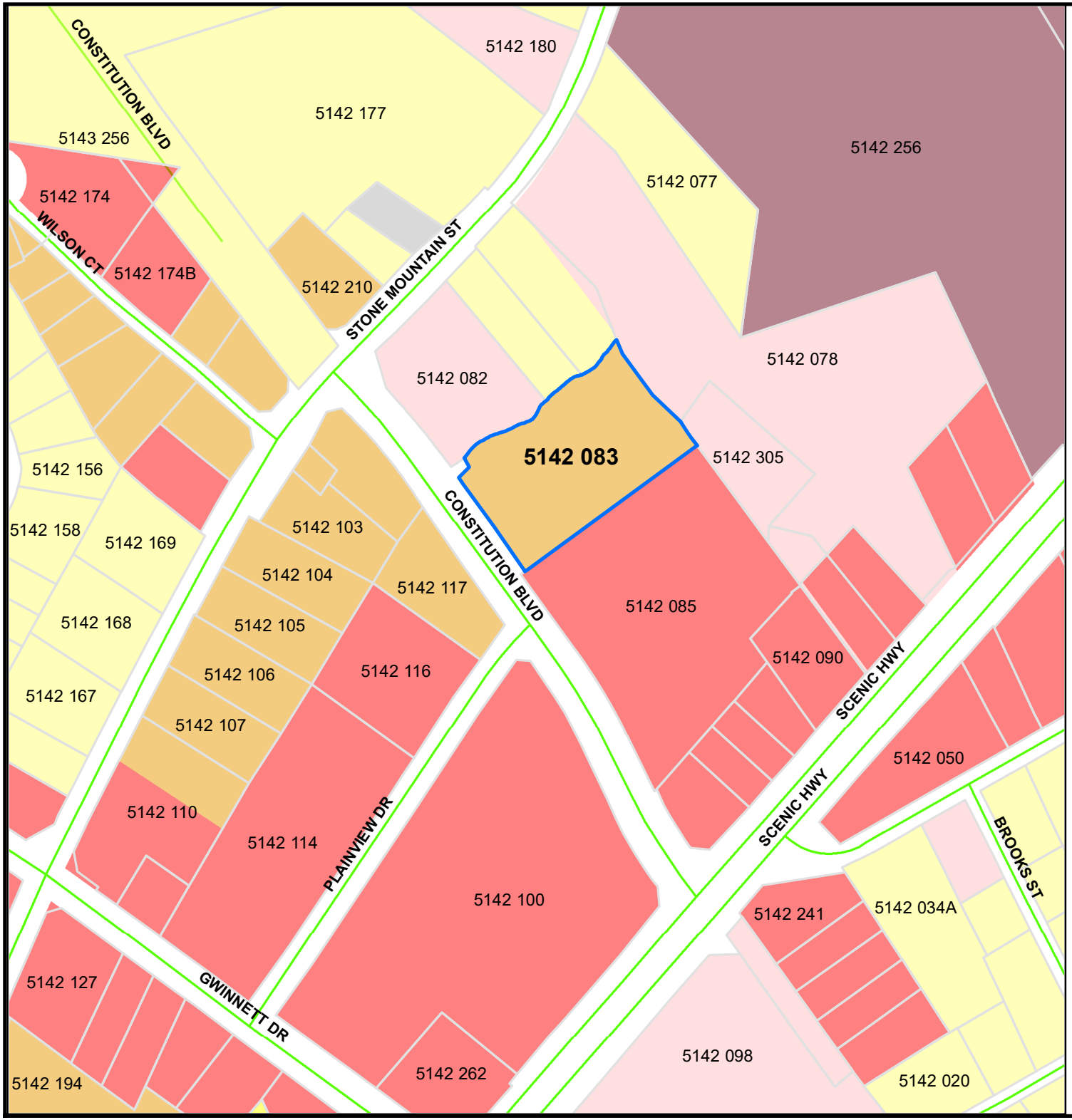
LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZM2022-00014

Applicant: Metro Atlanta Recovery Residences, Inc.



- Subject Property
- Parcels

Zoning Districts

- RS-180 Single-Family Residential
- RS-150 Single-Family Residential
- RM-12 Multifamily Residential
- ON Office/Neighborhood
- OI Office/Institutional
- HSB Highway Service Business
- BG General Business
- City Maintained Streets

N W E S

0 125 250

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZM2022-00014

Applicant: Metro Atlanta Recovery Residences, Inc.

Subject Property

Parcels

City Maintained Streets

N
W E
S

0 250 500 FT

LAWRENCEVILLE
GEORGIA

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

Item:	RZR2022-00011; Fairlane Capital LLC; 448 Grayson Highway
Department:	Planning and Development
Date of Meeting:	Wednesday, January 18, 2023
Applicant Request:	To rezone the subject property from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District)
Presented By:	Todd Hargrave, Director of Planning and Development Department
Department Recommendation:	**Denial**
Planning Commission Recommendation:	**Denial**

Summary: The applicant requests the rezoning of an approximately 14.00-acre property, zoned RS-150 (Single-Family Residential District), to RM-8 (Townhouse Residential District) to allow an attached rear-entry townhouse development. The subject property is located along the eastern right-of-way of Grayson Highway, just north of its intersection with Kubol Drive. The property is undeveloped.

Attachments/Exhibits:

- RZR2022-00011_MUNICODE_08152022
- RZR2022-00011_REPORT_08152022
- RZR2022-00011_P&D RECO COND_08152022
- RZR2022-00011_LEGAL_07182022
- RZR2022-00011_LOI_07182022
- RZR2022-00011_APP_07182022
- RZR2022-00011_SITE PLN NTS_07182022

- RZR2022-00011_SITE PLN TYP LOT NTS_07072022
- RZR2022-00011_ELEV_07072022
- PDZonedMap_RZR2022-00011
- PDZoneMapAerial_RZR2022-00011
- PDZoneMapAerial_RZR2022-00011_5000FT

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER:	RZR2022-00011
APPLICANT:	FAIRLANE CAPITAL LLC
CONTACT:	MIKE EMBRY
PHONE NUMBER:	404.569.9756
LOCATION:	488 GRAYSON HIGHWAY
PARCEL ID:	R5148 014
ACREAGE:	14.00
ZONING PROPOSAL:	RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
	TO RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	TOWNHOUSE DEVELOPMENT
DEPARTMENT RECOMMENDATION:	**DENIAL**

ZONING HISTORY:

In 1985, the subject property was within the jurisdictional boundaries of unincorporated Gwinnett County and zoned R-75 (Single-Family Residential District). In 2004, the property was annexed into the municipal boundaries of the City of Lawrenceville, pursuant to ANNX2004-00005. The property has been zoned RS-150 (Single-Family Residence District) since 2005.

PROJECT DATA

The applicant requests the rezoning of an approximately 14.00-acre property, zoned RS-150 (Single-Family Residential District), to RM-8 (Townhouse Residential District) to allow an attached rear-entry townhouse development. The subject property is located along the eastern right-of-way of Grayson Highway, just north of its intersection with Kubol Drive. The property is undeveloped.

The applicant is proposing to develop the property with forty-five (45) rear-entry townhouse units, resulting in a density of 3.2 Units Per Acre (UPA). The property

contains a lake and wetlands consisting of approximately four (4) acres. The proposed plan includes a twenty-five (25) foot Front Yard Setback adjacent to Grayson Highway, a twenty-five (25) foot Side Yard Setback along the northern property line and as required, a twenty-five (25) foot Undisturbed Buffer is proposed along southern property line adjacent to a single-family development zoned RS-60 (Single-Family Residential District). As required, a fifty (50) foot Undisturbed Buffer is proposed along the eastern property line adjacent to a single-family development zoned RS-150 (Single-Family Residence District). As proposed, the plan would be consistent with the minimum Lot Development Standards and Minimum Buffer Requirements of the RM-8 zoning classification. As proposed, the plan appears to exceed the minimum standards relating to lot configuration by including a forty (40) foot Utility & Access Easement intended to encompass a twenty (20) foot private alley; and a fifty (50) foot Utility & Access Easement intended to encompass a twenty-four (24) foot private road. The plan proposes concrete sidewalks throughout the development, which would include installation along proposed private alleys. Although required by code, the installation of sidewalks along private alleys would be considered as a burden rather than a luxury. The initial cost, installation, routine maintenance and potential repairs of underground utilities within private alleys could be considered as being cost prohibitive to local utility providers and the public. Therefore, a variance will be required to waive the installation of sidewalks along the proposed forty (40) foot Utility & Access Easements only. Access to the proposed development would be extended via a proposed curb cut aligned with an existing curb cut along the western right-of-way of Grayson Highway.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the Community Mixed Use Character Area. This Character Area recognizes the large-scale redevelopment opportunities that are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown, and could benefit from the “halo effect” of high-quality development already happening nearby. As proposed, the plan lacks details incorporating commercial/retail, live-work units, parks and gathering spaces into the overall plan. This deficiency may be related to the existing conditions in the immediate area, which could be the result of antiquated policies, lack of enforcement and neglect. Therefore, in order to benefit from the “halo effect” it may be appropriate

to consider a plan focusing on providing a variety of single-family attached and detached dwellings to balance and improve the commercial component of the surrounding area.

The pace at which change has occurred in Downtown Lawrenceville requires a clear and distinct vision for the future, therefore, on October 25, 2021, the City Council approved the Lawrenceville Downtown Master Plan / Livable Centers Initiative (LCI) expanding the boundaries of the "Downtown Core" to encompass properties along Grayson Highway that include the subject property. The purpose of the LCI is to allow the City to take a proactive approach towards planning to accommodate growth by looking towards the future by forming a vibrant and connected Downtown where people want to live, work and play.

The surrounding area is characterized by commercial/retail and residential uses. To the east is the Acadia Woods single-family subdivision zoned RS-150. To the south is the Wynfield Park single-family subdivision zoned RS-60. To the west, across Grayson Highway is the Lawrenceville Town Center zoned BG (General Business District), anchored by a regional grocery. To the north, immediately adjacent to the subject property, is a site which was once utilized and anchored by a regional grocery, zoned BG. However, the property was vacated in the past, and is currently utilized as an indoor climate controlled self-storage or mini-warehouse facility. As proposed, the plan does not promote a safe and reliable walkable connection to local service on the western side of Grayson Highway. This deficiency could be viewed as hindrance and potential detriment to the overall success of the development and revitalization of the immediate area. Therefore, the proposed plan may need additional thought; which may require a focus on creating a small mixed-use development consisting of a walkable, pedestrian friendly center of activity. Buildings should be oriented internally towards local streets, rather than fast access onto and off arterial roadways. In addition, the overall appearance should have some degree of architectural character or unique atmosphere expanding upon the positive changes happening within the city limits.

In conclusion, the proposal is centered on density, and does not factor local service, pedestrian connectivity and revitalization into the equation. Therefore, the proposal would not be consistent with the policies of the 2040 Comprehensive Plan; which are intended to improve the quality of life of the public through careful planning practice and decision making that is consistent with the long range plans of the City of Lawrenceville. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the rezoning request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

No comment

ELECTRIC DEPARTMENT

This property will be served by City of Lawrenceville Electric Department. Please provide panel schedules for review. A meeting with City of Lawrenceville Power is required before the start of construction.

GAS DEPARTMENT

The property will be served by the City of Lawrenceville Gas Department.

CODE ENFORCEMENT

No comment.

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

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

   As proposed the plan could be suitable in view of the use and development in the immediate area, but the proposal lacks consistency (i.e. local services, pedestrian connectivity, etc.) with the long range plans of the City of Lawrenceville.

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

   The area along the eastern right-of-way of Grayson Highway has long suffered due to antiquated policies and lack of enforcement. New decisions must be consistent with the polices relating to the long range plans for the immediate area in order for the City to flourish.

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

   The property has a reasonable economic use as currently zoned.

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

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

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

   Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. A proposal the does not factor local services, pedestrian connectivity or revitalization would not be in conformity with the policy or intent of the 2040 Comprehensive Plan.

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

   The proposal may be counter to emphasis of the 2040 Comprehensive Plan; which is intended to allow the city to grow or develop in a healthy and progressive manner that is consistent with the policy or intent of the City of Lawrenceville.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_08152022

RZR2022-00011

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

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

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

A. A mix of attached and detached single-family units.

B. Fifty (50%) percent of the total area shall be designated to single-family detached dwellings on small lots (6,000 square feet) at a density of four (4) Units Per Acre, subject to the rules and regulations of the Zoning Ordinance, Article 1 Districts, Section 102.4 RS-60 Single-Family Residential District.

C. Single-family attached dwellings and lots shall be prohibited adjacent to RS-150 (Single-Family Residential District) and RS-60 (Single-Family Residential District) zoning classifications.

D. Fifty (50%) percent of the total area shall be designated to single-family attached dwellings at a density of eight (8) Units Per Acre, subject to the rules and regulations of the Zoning Ordinance, Article 1 Districts, Section 102.5 RM-8 Townhouse Residential District.

E. The façade and sides of all residential units shall be designed and constructed consisting of predominantly three (3) sides masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). The remaining balance or rear elevation may consist of fiber-cement siding.

F. External Corner/End units of single-family attached dwellings shall consist of a covered End Unit Cut-A-Way front porch with metal roof. End Unit Cut-A-Way porches shall be a minimum of five (5) feet in depth and eleven (11) feet in width adjacent to the façade. In addition, End Unit Cut-A-Way porches shall extend along the side elevation a minimum of eight (8) in depth and three (3) feet in width. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

G. Internal single-family units of attached dwellings shall consist of a covered front porch with metal roof. Porches shall be a minimum of five (5) feet in depth and eight (8) feet in width. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

H. All single-family attached dwellings shall provide an outdoor living space, consisting of a wood deck and covered porch with metal roof. Each wood deck and covered porch shall measure nine (9) feet in width and ten (10) feet in depth.

I. All facades of single-family attached and detached dwellings shall be adjacent to a fifty (50) foot Utility Easement consisting of a twenty-four (24) foot private drive.

J. All single-family rear entry attached dwellings (rear elevation) shall be adjacent to and accessed via a forty (40) foot Utility Easement consisting of a twenty (20) foot private alley.

K. All dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

L. All Rear Entry attached units shall be a minimum of three (3) stories or thirty-five (35) feet in height, as measured from the lowest elevation of the rear-entry-garage-floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

M. All residential attached and detached units shall consist of a two (2) car garages, with a driveway measuring eighteen (18) feet in width and twenty-six (26) feet in depth, providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

N. Building Setback adjacent Grayson Highway shall be forty (40) feet.

2. To satisfy the following site development considerations:

A. The development shall be designed and constructed in general conformance with the Zoning Ordinance, Article 1 Districts, Section 102.9 CMU Community Mixed-Use District, the City of Lawrenceville Development Regulations and Subdivision Regulations, with changes necessary to meet zoning and development regulations. Final design shall be subject to the review and

approval of the Director of the Planning and Development Department.

B. The proposed landscaping shall be designed and installed, in general conformance with the Zoning Ordinance, Article 1 Districts, Section 102.9 CMU Community Mixed-Use District, with changes necessary to meet zoning and development regulations. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

C. Development shall be designed and consist of fifty-five (55) on-street parking spaces or one additional space per townhouse unit within the project for guest and overflow parking. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

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

E. Maintain or provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.

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

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

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

I. Any utility relocations shall be the responsibility of the developer.

3. The following variance is granted:

A. RS-60 Single-Family Residential District – Detached Units

i. A variance to allow a reduction in the Minimum Lot Area of 7,500 square feet to a Minimum Lot Area of 6,000 square feet.

ii. A variance to allow a reduction in the internal Minimum Lot Width of sixty (60) feet to a Minimum Lot Width of fifty-five (55) feet.

iii. A variance to allow a reduction in the internal Minimum Front Yard Setback of thirty-five (35) feet to an internal Minimum Front Yard Setback of twenty (20) feet adjacent to an internal fifty (50) foot Utility Easement/Private Drive.

iv. A variance to allow a reduction in the Minimum Front Yard Setback of thirty-five (35) feet to a Minimum Front Yard Setback of fifteen (15) feet adjacent to a forty (40) foot Utility Easement/Private Alley.

B. RM-8 Townhouse Residential District – Attached Units

i. A variance to allow a reduction in the Minimum Lot Area of 3,600 square feet to a Minimum Lot Area of 2,100 square feet.

ii. A variance to allow a reduction in the Minimum Front Yard Setback of twenty-five (25) feet to a Minimum Front Yard Setback of twenty (20) feet adjacent to an internal fifty (50) foot Utility Easement/Private Drive.

iii. A variance to allow a reduction in the Minimum Front Yard Setback of twenty-five (25) feet to a Minimum Front Yard Setback of fifteen (15) feet adjacent to a forty (40) foot Utility Easement/Private Alley.

C. CMU Community Mixed Use District

i. A variance to allow the elimination of a mix of land uses requiring a minimum of thirty (30) percent of the gross land area being devoted Civic/Institutional, Commercial/Retail, Light Industrial and Office Use.

ii. A variance to allow the elimination of the Minimum Buffer Requirement between CMU (Community Mixed-Use District) and RS-150 (Single-Family Residential District) of fifty (50) feet to zero (0) feet, contingent upon Condition 1.C., and subject to the review and approval of the Director of the Planning and Development Department.

iii. A variance to allow the elimination of the Minimum Buffer Requirement between CMU (Community Mixed-Use District) and RS-60 (Single-Family Residential District) of twenty-five (25) feet to zero (0) feet, contingent upon Condition 1.C., and subject to the review and approval of the Director of the Planning and Development Department.

Warranty Deed — Page 3

Exhibit "A"

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

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

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

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

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

R2022-00011_LEGAL_07182022

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

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

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

R2022-00011_LEGAL_07182022

LETTER OF INTENT FOR REZONING

Embry Development Company, LLC ("The Applicant") submits this Letter of Intent and attached rezoning application ("The Application") in order to permit the development residential townhome community on approximately 12.96 acres of land located on the easterly side of Grayson Highway (State Route 20).

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

The proposed community will consist of fifty-six (56) townhomes. The square footage will have a minimum of 1,600 Sq Ft and 2 car garages. The community will also include twelve (12) single-family detached homes. The square footage starting at 1,800 Sq Ft and 2 car garages. The community will provide 5.5 acres of open space out of the 12.96 of total acreage.

R2022-00011_LOI_07182022

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Fairlane Captial LLC	NAME: Lorene T Bowen Trustee Credit Shelter Trust
ADDRESS: P.O. Box 2789	ADDRESS: 130 Greenfield Way
CITY: Suwanee	CITY: Covington
STATE: GA ZIP: 30024	STATE: GA ZIP: 30016

CONTACT PERSON: Mike Embry PHONE: 404-569-9756

* 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): Residential Vacant - REQUESTED ZONING DISTRICT: RM-8

PARCEL NUMBER(S): R5148-014 ACREAGE: 14

ADDRESS OF PROPERTY: 488 Grayson Highway

7-12-22
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

J. Michael Embry
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

TERRI L. DANIEL NOTARY PUBLIC GWINNETT COUNTY GEORGIA MY COMMISSION EXPIRES MARCH 18, 2025

R2022-00011_APP_07182022

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)

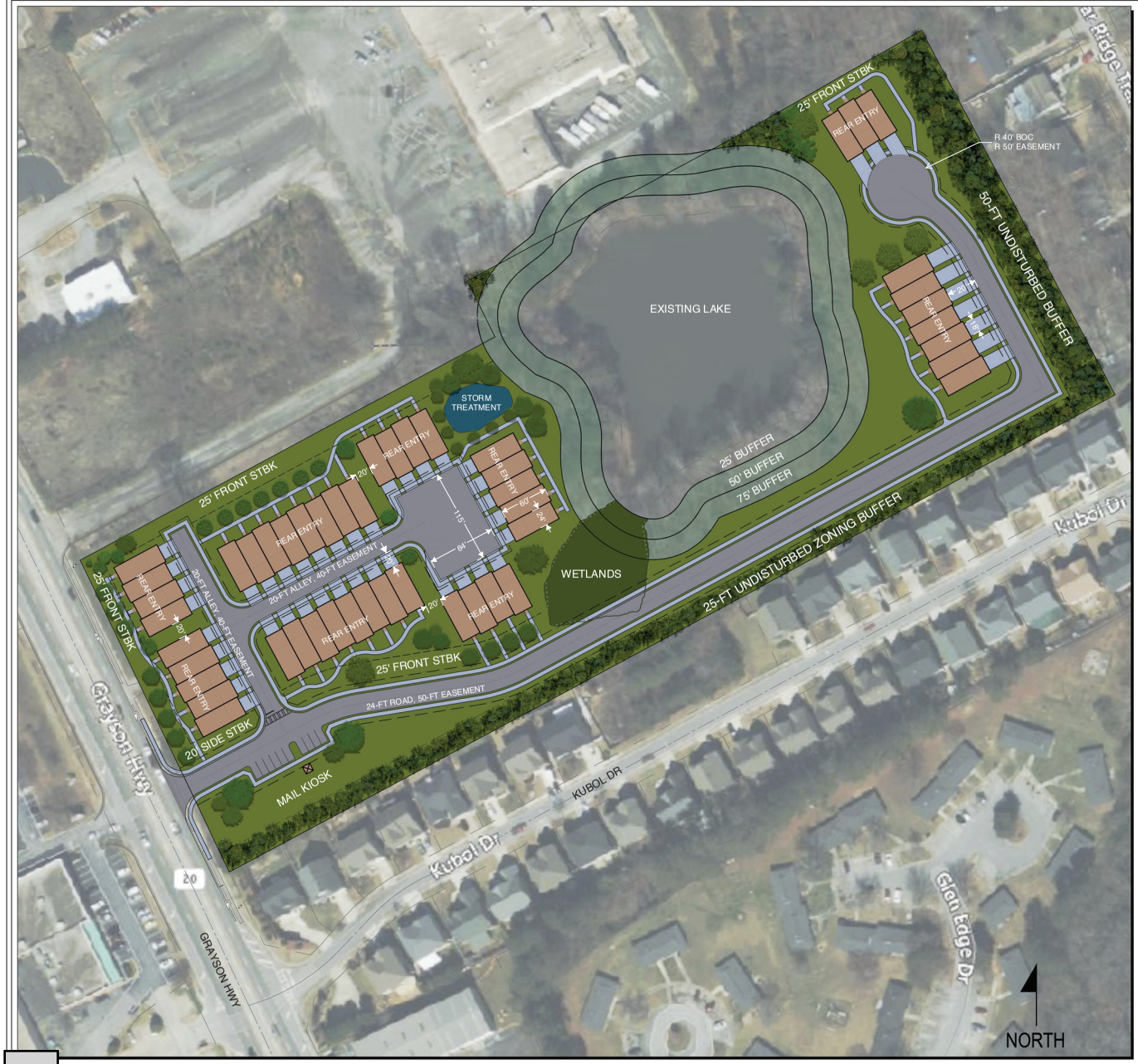
Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO Y/N

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.

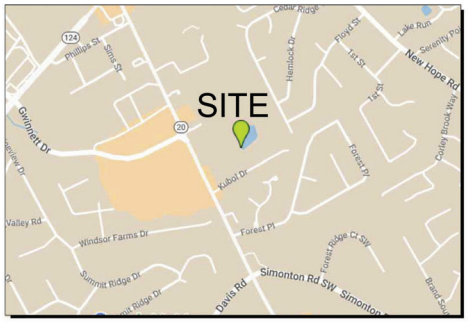
3-2-2022



ADDRESS:	448 GRAYSON HIGHWAY LAWRENCEVILLE GWINNETT COUNTY
PARCEL INFO:	5148 014
SITE AREA:	14.0 ACRES
CURRENT ZONING:	RS-150
PROPOSED ZONING:	RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DWELLINGS:	45 TOWNHOUSES
PROPOSED DENSITY:	3.2 UNITS/ACRE

RM-8 LOT STANDARDS:

ZONING BUFFER:	25-FT (ABUTS RS-60) 50-FT (ABUTS RS-150)
EXTERNAL SETBACK:	
FRONT SETBACK	25-FT
SIDE SETBACK	20-FT
ALONG MAJOR ARTERIAL	40-FT
REAR SETBACK	20-FT
INTERNAL SETBACK: *(BETWEEN BLDG & INTERIOR PRIVATE DRIVES)*	20-FT GRASS STRIP
COMMON AREA REQUIRED	15%
MIN. TOWNHOUSE BLDG LENGTH	3 DWELLINGS
MAX. TOWNHOUSE BLDG LENGTH	8 DWELLINGS
GARAGE PARKING	2 SPACES/UNIT
DRIVEWAY PARKING	2 SPACES/DRIVEWAY (9'X20')
ADDITIONAL PARKING	10 SPACES



SITE LOCATION MAP (NOT TO SCALE)

LDS
E-mail: LandDesignSoultions.ga@gmail.com
Phone: 404-941-0644

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

PROJ. # 22004

NOT FOR CONSTRUCTION

06-16-2022

SCALE
0 30 60 120 180
1" = 60'

SHEET TITLE
CONCEPT SITE PLAN

SHEET NUMBER
1

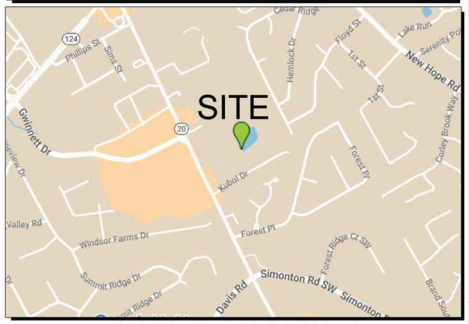
R2022-0011 SITE PLN_DS_07.82022

17.

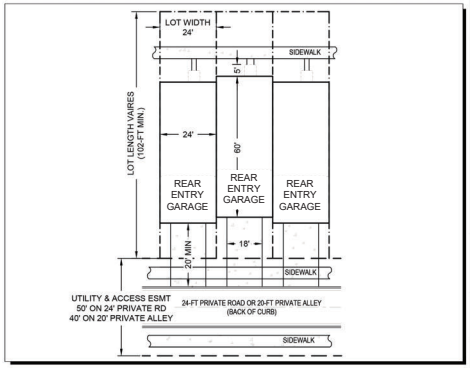
ADDRESS:	448 GRAYSON HIGHWAY LAWRENCEVILLE GWINNETT COUNTY
PARCEL INFO:	5148 014
SITE AREA:	14.0 ACRES
LAKE & BUFFERS:	4.05 ACRES
WETLANDS AREA:	0.35 ACRES
CURRENT ZONING:	RS-150
PROPOSED ZONING:	RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DWELLINGS:	45 TOWNHOUSES (REAR ENTRY GARAGE)
PROPOSED DENSITY:	3.2 UNITS/ACRE

RM-8 LOT STANDARDS:

ZONING BUFFER:	25-FT (ABUTS RS-60) 50-FT (ABUTS RS-150)
EXTERNAL SETBACK:	
FRONT SETBACK	25-FT
SIDE SETBACK	20-FT
ALONG MAJOR ARTERIAL	40-FT
REAR SETBACK	20-FT
INTERNAL SETBACK: *(BETWEEN BLDG & INTERIOR PRIVATE DRIVES)*	20-FT GRASS STRIP
COMMON AREA REQUIRED	15% (2.1 AC)
COMMON AREA PROVIDED *(DOES NOT INCLUDE WETLANDS & LAKE BUFFERS)*	19.6% (2.7 AC)
MIN. TOWNHOUSE BLDG LENGTH	3 DWELLINGS
MAX. TOWNHOUSE BLDG LENGTH	8 DWELLINGS



SITE LOCATION MAP (NOT TO SCALE)



TYPICAL LOT CONFIGURATION

LDS
E-mail: LandDesignSoultions.ga@gmail.com
Phone: 404-941-0644

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

PROJ. # 22004

NOT FOR CONSTRUCTION

07-08-2022

SCALE
0 30 60 120 180
1" = 60'

SHEET TITLE
CONCEPT SITE PLAN

SHEET NUMBER
1.0

R2022-0011 SITE PLN TYP LOT NTS_07182022

R2022-00011_ELEV_07182022

R2022-00011_ELEV_07182022

Ashton T201 & Brayton T202 Front Load 24'

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZR2022-00011

Applicant: Fairlane Capitol LLC

Legend

- Subject Property
- Parcels
- Roads

N
W E
S

0 230 460

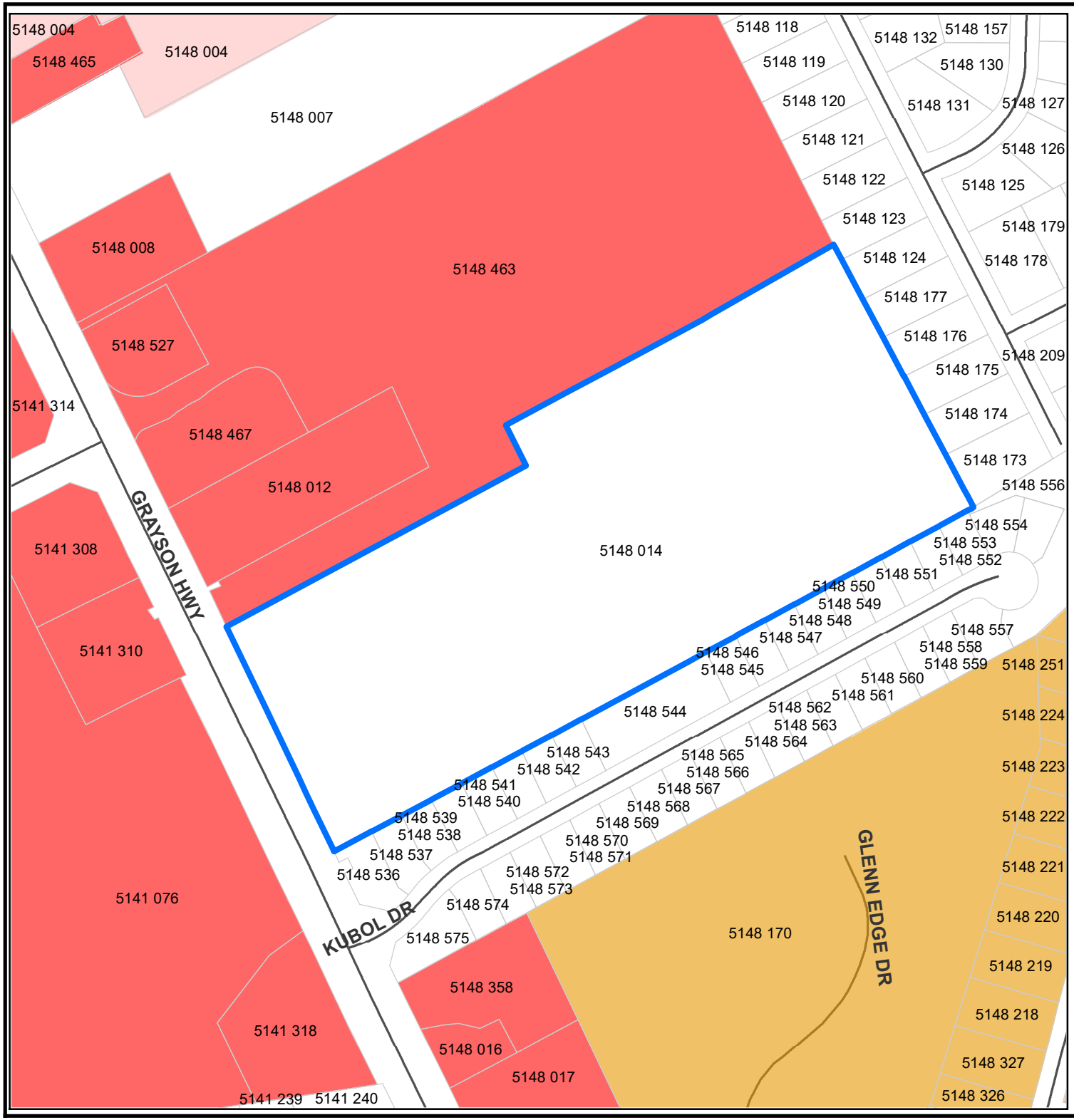
LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZR2022-00011

Applicant: Fairlane Capitol LLC



Legend

- Subject Property
- Parcels

Zoning Districts

- BG General Business
- OI Office Institutional
- RM-12 General Residence
- Roads

N
W E
S

0 125 250

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZR2022-00011

Applicant: Fairlane Capitol LLC

Legend

- Subject Property
- Parcels
- Roads

N
W E
S

0 125 250

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR SESSION, JANUARY 30, 2023
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Purchase of Itron Electric Meters
Department:	Electric
Date of Meeting:	Monday, January 30, 2023
Fiscal Impact:	$535,539.00
Presented By:	Huston Gillis, Electric Director
Action Requested:	Award Purchase of Itron Electric Meters to sole source supplier, Anixter Utility Power Solutions in the amount of $535,539.00.

Summary: This purchase is for Phase I of a new meter system. Anixter Utility Power Solutions is the only distributor for Itron meters in the region. Total project is estimated at 2.2 million dollars.

Background: The city currently operates an AMR style electric meter. Each meter has to be read with a “drive by” device that captures the meter data 1 time a month. The AMI meter will report back through various devices to a centralized server that will allow multiple data reads per day. The initial phase will build the back bone of the system to and start deploying the newer meter technology followed by phase 2 that will replace all electric meters.

Fiscal Impact: Amount of $535,539.00. This project is funded by the Capital Outlay Fund (5114600.541000). Project 06-038.

Attachments/Exhibits:
Quotation
Sole Source Documentation

6700 Oakley Industrial Blvd
UNION CITY, GA 30291

Phone: 404.691.2605
Fax: 770.798.1309

www.anixterpowersolutions.com

TANTALUS/ITRON ERT OVERLAY
BUDGETARY QUOTE

Quotation: U00698467.02

To: **CITY OF LAWRENCEVILLE**
ELECTRIC DEPARTMENT
435 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

Attn:
Phone:
Fax:

Issued Date: **Jun 14, 2022**
Expiration Date: **Jul 14, 2022**

Sales Contact: **Andy Staker**
(P) 404.223.1823
(F) 404.691.4736
andrew.staker@anixter.com

Item	CustLine	Product and Description	Quantity	Price	Unit	Extended
ADV. METERING COLLECTORS & TRANCEIVERS						
1		**TR-1901** 900 MHz LAN REPEATER- ROUTER (INCLUDED BKT)	13	350.000	EA	4,550.00
2		**VC-820-GE** SIXNET 2G/3G/LTE CELLULAR ROUTER 1-PORT (DC) GEN	4	1,405.000	EA	5,620.00
3		**VC-934** VERSA COLLECTOR 1000 ENDPOINTS W/ BATT BACKUP	4	4,080.000	EA	16,320.00
				SECTION TOTAL:		$26,490.00
IITRON METERS + TANTALUS MODULES INSTALLED						
4		**2S CL200 C2SXD** C2SXD-- 2S CL200 C2 W/ DISC W/ TANTALUS DEL: METER, MODULE, & SOFTWARE LICENSE PRICED TOGETHER- INCLUDES ITRON SURCHARGE	1650	186.500	EA	307,725.00
5		**TC-1220-RD** TANTALUS SINGLE PHASE MODULES FOR C2SXD DISC	1650	0.000	EA	0.00
				SECTION TOTAL:		$307,725.00
DEPLOYMENT TOOLS						
6		**DT-116** CENTRON REGISTER RESET KEY	1	40.000	EA	40.00
7		**DT-400-VM** FIELD DEPLOY TOOLS AS WINDOWS VM	1	1,850.000	EA	1,850.00
				SECTION TOTAL:		$1,890.00

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TANTALUS/ITRON ERT OVERLAY
BUDGETARY QUOTE

Quotation: U00698467.02

Item	CustLine	Product and Description	Quantity	Price	Unit	Extended
SERVICES						
8		**SV-1000** DEPLOYMENT SERVICES, DAILY RATE, MANAGEMENT	1	84,750.000	EA	84,750.00
			SECTION TOTAL:			$84,750.00
HOSTED SERVICES						
9		**SV-4005** TCC HOSTING SERVICES- MONTHLY RATE	12	1,075.000	EA	12,900.00
			SECTION TOTAL:			$12,900.00
NETWORK SERVER SOFTWARE						
10		**TCC-2005** TUNet CONTROL CENTER LICENSE- 50K ERML	1	51,750.000	EA	51,750.00
11		**NSE-201** LICENSE MODULE DEL: * PRICED W/ METER IN METER SECTION	1650	0.000	EA	0.00
			SECTION TOTAL:			$51,750.00
NETWORK SERVER SOFTWARE API						
12		**TAL-400-3** TUNet APP EXISTING ELECTRIC ERT READ (MAX 19,999	10243	2.200	EA	22,534.60
13		**TAL-410-3** TUNet APP EXISTING WATER/GAS ERT READ (MAX 19999	12500	2.200	EA	27,500.00
			SECTION TOTAL:			$50,034.60
			QUOTE TOTAL:			**$535,539.60**
GRID OPTIMIZATION SOLUTION						
14		**GRA-SSB** TGRA SaaS STD ANNUAL SUBSCRIPT-1ST 10K MTR 2 USE	1	9,000.000	EA	9,000.00
15		**GRA-SSD** TGRA SaaS STD ANNUAL SUBSCRIPT PER ADD	650	0.750	EA	487.50

6700 Oakley Industrial Blvd
UNION CITY, GA 30291

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www.anixterpowersolutions.com

TANTALUS/ITRON ERT OVERLAY
BUDGETARY QUOTE

Quotation: U00698467.02

GRID OPTIMIZATION SOLUTION

16	**GRA-SSS** TRGA SaaS STANDARD SETUP	1	5,000.000	EA	5,000.00

SECTION TOTAL: $14,487.50

MAINTENANCE

17	**SM-4000** ANNUAL MAINTENANCE TUNet ERT READ	1	11,371.500	EA	11,371.50
18	**SL-1001** SERVICE LEVEL- STD MAINT AND SUPPORT <16K METERS	1	9,375.000	EA	9,375.00
19	**SM-2005** TC-2005 TUNet SOFTWARE MAINT 1 YR C CLASS	1	10,300.000	EA	10,300.00

SECTION TOTAL: $31,046.50

Special Notes

1) All items are In Stock unless otherwise noted.
2) All item pricing on this quote is valid for thirty days unless otherwise specified.
3) All applicable taxes apply.

NOTES:
• Prices are in US Dollars.
• Price does not include shipping. All products are shipped FOB Shipping Point.
• Service time does not include installation of meters, collectors, repeaters, or other infrastructure equipment.
• Tantalus service time will be billed at actual. If additional days are necessary, Customer will be billed at the rate of $1,500.00 per day.
• This quotation may contain allowances, discounts and/or promotional pricing. The prices quoted are valid for 30 days from the date of this quote.
• Additional equipment purchases and services shall be invoiced at Tantalus' then current list price.
• Annual license and support and maintenance fees apply. Please work with your account representative to determine specific costs for your equipment.

BY ACCEPTING THIS QUOTE, YOU AGREE THAT THE ANIXTER TERMS AND CONDITIONS OF SALE PUBLISHED AT THE LINK BELOW ARE EXPRESSLY INCORPORATED INTO AND SHALL GOVERN THIS TRANSACTION.

http://www.anixter.com/TERMSANDCONDITIONS

Anixter Power Solutions offers the industry's most extensive and dynamic portfolio of products, services and solutions for the Public Power, Investor-owned Utilities, Construction and Industrial markets.

The impacts of COVID-19 cannot be reasonably determined at this time. This quote/proposal does not account for any potential adverse impacts COVID-19 may have on Anixter's performance or obligations herein. In the event of any delays or adverse impacts, Anixter reserves the right for an equitable adjustment of the delivery schedule and prices herein to offset the effects of COVID-19 delays, without fault or penalty of any kind.

LAWRENCEVILLE
GEORGIA

Requester Name and Title: Huston Gillis Electric Director

Note: Requester must be able to defend this justification.

Requester Department: Electric

Requested Single/Sole Source Supplier:

Company Name Anixter
Contact Name Tim Royster
Address 6700 Oakley Industrial BLVD
City Union City **State** GA **Zip Code** 30291
Phone Number 770-480-3452 **E-mail** timothy.royster@anixter.wescodist.com

Is the recommended company the manufacturer? ☐ Yes ☑ No

Does the manufacturer sell the brand item(s) through distributors? ☑ Yes ☐ No

Description of Product or Service:
(if additional space is needed, include them in a separate page)

Advanced metering collector will be installed to capture the meter reading data for both Electric and Gas meters deployed within the City.

Describe the full scope of work contemplated including installation if required; items should include brand, model and part number if applicable;

Estimated Cost: $ 2.2 million

Annual ☐ **One Time** ☑

Single / Sole Source / Sole Brand Justification

SINGLE / SOLE SOURCE / BRAND SPECIFIC RATIONALE

Explain why the recommended product/company/brand is the only product/company/brand that can meet the requirement. Address the following: Are there any other products/companies that can do this job? What condition (e.g. technological superiority, or performance risks, etc.) exists so that the recommended product/company has a significant advantage over any other products/company that can do this job?

It is important to sufficiently address the key reason for awarding an order without soliciting competitive bids. The rational must be clear and convincing, avoiding generalities and unsupported conclusions.

Existing electric and gas meters currently use a system provided by the itron meters. The billing data is captured through this system and internal hardware is already in place to make the needed upgrade in the field. Anixter is the vendor that has the ability to sale the itron products for electric meters in the state.

(if additional space is needed, include them in a separate page)

Complete the following checklist

A specific product/company is the only source of the required product/service because (check all that apply):

☑ Must match existing piece of equipment available only from the same source of original equipment. Provide documentation from supplier supporting that no other supplier can supply this.

☑ **It is not possible to obtain** competitive bids for consideration (i.e., only one source is capable of supplying the goods/service or meeting the requirements). I have attached the pertinent documentation showing what market research was conducted to preclude other brands or vendors from consideration. *In a brief explanation, provide supporting evidence for the conclusion; other sources considered should be listed, along with explanation of why they are unable to meet the requirements.*

(if additional space is needed, include them in a separate page)

Single / Sole Source / Sole Brand Justification

☑ There is a **substantial technical risk** in contracting with any other contractor, (e.g., only one contractor has been successful to date in implementing a difficult manufacturing process). *In a brief explanation, provide supporting evidence of why other contractors are considered to be unable to overcome the substantial technical risk.*

All of the meters within the City utilize this data retrieval and is loaded into existing internal billing systems. The only way to change vendors would be to change all existing hardware and software that is in place at for utility billing.

(if additional space is needed, include them in a separate page)

☑ For support effort, there is no reasonable expectation that a meaningful cost or other improvement could be realized over the incumbent contractor's performance (e.g., the chances of another firm winning a competition are clearly remote. *Please provide a brief explanation.*

This system utilizes and enhances what the city already has in place. Itron has provided competitive pricing for this proposed system and has worked through Anixter to accomplish this. In order to make a change would substantially change the price of this upgrade.

(if additional space is needed, include them in a separate page)

ACKNOWLEDGEMENT

This section must be completed.

☑ I acknowledge the City's requirements for soliciting competitive bids for purchases and the criteria for justification for Single Source/Sole Source/Sole Brand purchases. I have gathered the required technical information, have made a concerted effort to review comparable/equal products/services (e.g., market research), and further affirm that there is no conflict of interest involved in the selection made.

Signature: _____ Date: 12.21.22

Clear Form

Itron

Electric / Gas / Water
Information collection, analysis and application

2111 North Molter Road
Liberty Lake, Washington 99019
509.924.9900 Tel
509.891.3355 Fax
800.635.5461
www.itron.com

September 7, 2016

City of Lawrenceville, GA
Attn: Judy Donald
18 South Clayton St.
Lawrenceville, GA 30045

Mrs. Donald,

This letter is to inform you that Anixter Power Solutions is the only Electricity Distributor for Itron in Georgia. Anixter is also authorized to sell Itron Gas ERTs. No other Itron Distributors are authorized to sell or quote Itron electric metering products in Georgia.

From a product perspective, Itron is the only provider of mobile and hand held meter reading equipment which can read SCM+ messages and download interval data from compatible Itron endpoints such as 100G devices with Datalogging.

Please feel free to contact myself if you have any questions or require further information.

Sincerely,

Alex Fosson

Alex Fosson
Area Sales Manager, Distribution
Cell Phone : 859-806-8661
Email: alex.fosson@itron.com

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: COUNCIL MEETING JANUARY 30, 2023
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Fourth Amendment to the Intergovernmental Agreement – Hotel Loan
Department:	City Manager
Date of Meeting:	Monday, January 30, 2023
Fiscal Impact:	None
Presented By:	Chuck Warbington, City Manager
Action Requested:	Approval of the Fourth Amendment to the Intergovernmental Agreement regarding the hotel loan and authorize the Mayor to sign the agreements upon review and approval of the City Attorney.

Summary: Approval of the Fourth Amendment to the Intergovernmental Agreement regarding the hotel loan.

Attachments/Exhibits:
Fourth Amendment to the Intergovernmental Agreement – Hotel Loan

FOURTH AMENDMENT TO INTERGOVERNMENTAL AGREEMENT

Hotel Loan

This FOURTH AMENDMENT TO INTERGOVERNMENTAL AGREEMENT ("IGA AMENDMENT") is made and entered into as of the 30th day of January, 2023, by and between the CITY OF LAWRENCEVILLE, GEORGIA, a Georgia municipal corporation in the State of Georgia (the "City"), and the DOWNTOWN DEVELOPMENT AUTHORITY OF LAWRENCEVILLE, GEORGIA, a public corporation created and existing under the laws of the State of Georgia (the "DDA").

W I T N E S S E T H:

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

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

WHEREAS, the City and the DDA did enter into an Intergovernmental Agreement dated August 17, 2020 (Hotel Loan IGA) which authorized the transfer of certain funds to the DDA subject to certain terms and conditions, which funds were used by the DDA for a loan to finance a redevelopment project; and

WHEREAS, the DDA loaned the funds transferred by the City under the Hotel Loan IGA in accordance with the terms of the Hotel Loan IGA, which terms were modified by three previous amendments:

NOW, **THEREFORE**, for and in consideration of $10.00 (Ten Dollars) in hand paid and for the mutual promises and covenants set forth herein, the amounts set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the DDA do hereby agree as follows:

The Hotel Loan IGA is hereby modified by deleting Paragraph 1 of the Hotel Loan IGA and replacing it with the following:

1. The City has transferred to the DDA the amount of Two Million Four Hundred Thousand Dollars ($2,400,000.00) which was used to finance a loan from the DDA to RIO Lawrenceville, LLC to assist in the construction of a parking deck and infrastructure for a hotel to be developed in the City of Lawrenceville. The original loan earned interest at a rate of no less than three per cent (3%) per annum, and was due and payable in full on or before June 30, 2021. The due date of the loan has

been extended by three previous modifications and is currently January 31, 2023. The DDA is authorized to modify the terms of the original loan as the DDA determines is appropriate including but not limited to deferring payments, provided that any extension of the original loan shall earn interest at a rate of not less than six percent (6%) per annum and that the entire principal and interest on the loan shall be due no later than April 30, 2023. The DDA shall require such security, guaranties, or collateral as it deems appropriate to secure repayment of the loan.

All other provisions of the Hotel Loan IGA shall remain in full force and effect.

CITY OF LAWRENCEVILLE, GEORGIA

Date Signed: _____ By: _____
David R. Still, Mayor

Attest_____
Karen Pierce, City Clerk

(City Seal)

DOWNTOWN DEVELOPMENT AUTHORITY OF LAWRENCEVILLE, GEORGIA

Date Signed: _____ By_____
Chairman

Attest_____
Secretary

(Authority Seal)