



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING AGENDA

Monday, January 27, 2020
7:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Approval of Prior Meeting Minutes

1. December 11, 2019 Regular Meeting
2. December 18, 2019 Special Call Meeting

Recognitions

3. New Employee Recognition

Announcements

Public Comment

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.

- [4.](#) Contract Extension for Paymentus and No-Cost Online Payments
- [5.](#) Leak Survey on an Annual Contract
- [6.](#) Hwy 138 Pressure Improvement Project

- [7.](#) 920 Lauren Kay Court Storm Drain Replacement Project
- [8.](#) Stone Mountain/Five Forks Pedestrian Safety Construction Management Agreement
- [9.](#) Quarterly Ethics Report

Public Hearing Old 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.

- [10.](#) RZC2019-00010 & SUP2019-00022; The Residential Group c/o Mahaffey Pickens Tucker, LLP- Shane Lanham; Buford Drive (SR 20) at University Parkway (SR 316) Pending Annexation.

Public Hearing New Business

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

- [11.](#) VAR2019-00020; Appeal to Sign Ordinance; Richard Pruitt; 774 Buford Drive
- [12.](#) Time Lapse Waiver Consideration; CIC2019-00001; Thomas Johnson; 17 West Pike Street (previously 85 Benson Street)
- [13.](#) RZR2019-00003 & SUP2019-00019; 138 Paper Mill Road; Shane Lanham
- [14.](#) RZR2019-00004; Mark Lackey; 96 Benson Street
- [15.](#) SUP2019-00024; Woodrow Preston Willard; 444 West Pike Street
- [16.](#) SUP2019-00025; LIV Development, LLC c/o Mahaffey Pickens Tucker, LLP

Council Business Old Business

There is no public comment during this section off the agenda unless formally requested by the Mayor and the Council after an official vote.

- [17.](#) Increase in Disposal Costs for Recycling

[18.](#) Heritage Trail Medallion Committee Recommendations

[19.](#) Resolution Approving a Partnership with the Lawrenceville Housing Authority for Matching Grant Funds

[20.](#) Blighted Property Ordinance

[21.](#) Pole Attachment Agreement with MCImetro Access Transmission Services Corp.

Council Business New Business

There is no public comment during this section off the agenda unless formally requested by the Mayor and the Council after an official vote.

[22.](#) Resolution Authorizing Signatories for the MEAG Municipal Competitive Trust

[23.](#) Purchase of Excess Reserve Capacity for Electric

[24.](#) Intergovernmental agreement with the Downtown Development Authority For the
Lawrenceville Performing Arts Complex

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

4.

AGENDA REPORT

MEETING: COUNCIL WORKSESSION JANUARY 17, 2020

AGENDA CATEGORY: COUNCIL CONSENT AGENDA

Item:	Contract Extension for Paymentus and No-Cost Online Payments
Department:	Finance
Date of Meeting:	Monday, January 27, 2020
Fiscal Impact:	Estimated annual expense of \$257,000
Presented By:	Keith Lee
Action Requested:	Approval of Paymentus Contract for processing payments online and via Interactive Voice Response System, and for the City assuming credit card processing fees.

Summary: As part of the Fiscal Year 2020 Budget, the City Budgeted Funds to change the online processing fees. At present the Customer pays a \$2.95 convenience fee for using the online payment portal. The fee covers the cost of processing the credit card and the website merchant fees. This contract extension will convert the processing fees and website merchant fees to a City expense. 190,000 payments were made online during the past 12 months. As part of this transition, the credit card processing account will be converted to a utility credit card processing account, which will reduce processing costs. Additionally, we will offer ACH (Bank Draft), which will not have a credit card processing fee. We would anticipate a go live date around March 1, 2020; after we have notified customers and marketed the changes.

Background: This is a change in operations and approach to customer service. With the online portal being an active method for payment, there is opportunity to grow this payment method and reduce the burden on in-house payments. This has the potential to save our customers in convenience fees, wear and tear on their vehicles, reduce city traffic, and improve our operational efficiency. Paymentus believes we will see as much as a 15% increase in online payments.

Fiscal Impact: Estimated annual expense of \$257,000.

Concurrences: Information Technology

Attachments/Exhibits: Lawrenceville Absorbed Amending Agreement.pdf

4.

AMENDING AGREEMENT

Customer:	City of Lawrenceville
Customer Address:	70 S Clayton St. PO Box 2200 Lawrenceville GA
Contact for Notices to Customer:	Kyle Parker, IT Director

This Amending Agreement is entered into as of effective date below, by and between the Customer ("Customer") identified above and **Paymentus Corporation**, a Delaware Corporation ("Paymentus").

WHEREAS:

A - The Parties entered into a Master Services Agreement dated April 2, 2015.

B - The Parties now wish to amend Schedule A of the Master Services Agreement to change the Fee Model from Convenience Fee to Absorbed Fee.

C – The Parties now wish to amend Section 6.2 Renewals to extend the current contract term through April 2, 2021. This Agreement will automatically renew for successive one (1) periods unless either Client or Paymentus provide the other party with not less than two (2) month prior written notice before the automatic renewal date that it elects not to automatically renew the term of this agreement.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, hereby covenant and agree as follows:

Except the Schedule A and Section 6.2, as provided in this Amending Agreement, all provisions of the Master Service Agreement remain in full force and effect, un-amended.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives

Customer:

By: _____

Name: _____

Title: _____

Date: _____

Paymentus:

By: _____

Name: _____

Title: _____

Date: _____

Schedule A – Paymentus Service Fee Schedule

Paymentus Service Fee charged to the Customer will be based upon the following table:

Payment Type - Absorbed	
Utility Payments	
Paymentus Service Fee per transaction	
• Credit/Debit Card	\$1.00 per transaction + CC Interchange
• ACH/ e-Check	\$0.75 per transaction
• Maximum Payment Amount: \$700.00	
• Return Item Fee: \$5.00	

Paymentus may apply different limits per transactions for user adoption or to mitigate risks.



LAWRENCEVILLE

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AGENDA REPORT

MEETING: REGULAR SESSION, JANUARY 27, 2020

AGENDA CATEGORY: CONSENT AGENDA

Item:	Leak Survey on an Annual Contract
Department:	Gas
Date of Meeting:	Monday, January 27, 2020
Fiscal Impact:	\$69,462.00
Presented By:	Todd Hardigree
Action Requested:	Approval to renew Leak Survey on an Annual Contract with Gulf Coast Survey Company in the amount of \$69,462.00.

Summary: This contract is to conduct an annual leak survey to include gas mains, service lines, and meter sets. The survey will include the South District section of the gas distribution system with 150 miles of main and approximately 3,000 gas services and the Business District with approximately 82 miles of main and 3000 services throughout the gas distribution system. This is the third of four renewal options. Pricing has increased 2% as stipulated in the agreement.

Fiscal Impact: Amount of \$69,462.00. This contract is funded by the Technical Service Fund (515-5.11.4700.521300).

Attachments/Exhibits:

Bid Tabulation

QUOTE TABULATION

AQ002-17

Leak Survey on an Annual Contract

Gas Department

		Gulf Coast Survey Company
Item #	DESCRIPTION	Total Price
1	All necessary labor and equipment for conducting an annual gas leak survey.	\$69,462.00
Will vendor hold pricing firm? 1st Renewal		Yes
Will vendor hold pricing firm? 2nd Renewal		Yes
Will vendor hold pricing firm? 3rd Renewal		2%
Will vendor hold pricing firm? 4th Renewal		Yes

Recommended Contractor:

Gulf Coast Survey Company

Attn: Gregory Wilkes

123 Glenwood Ave.

Troy, AL 36081

Phone: 334-482-2276

E-mail: jagd1305@yahoo.com



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AGENDA REPORT

MEETING: REGULAR SESSION, JANUARY 27, 2020

AGENDA CATEGORY: CONSENT AGENDA

Item:	Hwy 138 Pressure Improvement Project
Department:	Gas
Date of Meeting:	Monday, January 27, 2020
Fiscal Impact:	\$420,100.00
Presented By:	Todd Hardigree
Action Requested:	Award Hwy 138 Pressure Improvement Project to low bidder, D. Lance Souther, Inc., amount not to exceed \$420,100.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of installation of approximately 6,000 feet of 4 inch PE pipe on the north side of Hwy 138 from Old Hwy 138 in Walnut Grove to 4130 Hwy 138.

Fiscal Impact: Amount not to exceed \$420,100.00. This project is funded by the Capital Outlay Fund (515A-5.11.4700.541000). Project 11-039.

Attachments/Exhibits:

Bid Tabulation

BID TABULATION

SB018-20
Hwy 138 Pressure Improvement Project
Gas Department

			ElectriCom, LLC		Harrison & Harrison, Inc.		D. Lance Souther, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Base Project								
1	Warranties & Bonds	1 LS	\$10,244.33	\$10,244.33	\$8,975.00	\$8,975.00	\$5,000.00	\$5,000.00
2	Remobilization	1 LS	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00
3	4” Polyethylene lay	3000 LF	\$24.38	\$73,140.00	\$21.00	\$63,000.00	\$23.95	\$71,850.00
4	4” Bore	3000 LF	\$26.68	\$80,040.00	\$21.00	\$63,000.00	\$25.00	\$75,000.00
5	4” Tie-in	3 EA	\$6,937.50	\$20,812.50	\$3,000.00	\$9,000.00	\$2,500.00	\$7,500.00
6	2” Tie-in	2 EA	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00
7	Service Tie-over Shortside	5 EA	\$1,950.00	\$9,750.00	\$850.00	\$4,250.00	\$1,500.00	\$7,500.00
8	Service Tie-over Shortside	3 EA	\$2,500.00	\$7,500.00	\$1,500.00	\$4,500.00	\$2,500.00	\$7,500.00
9	Service Replacement Insert/Re-dig	4 EA	\$3,450.00	\$13,800.00	\$2,100.00	\$8,400.00	\$3,500.00	\$14,000.00
10	Locate Station Installation	15 EA	\$150.00	\$2,250.00	\$25.00	\$375.00	\$250.00	\$3,750.00
Total			\$224,536.83		\$167,500.00		\$200,100.00	
Optional Variable Quantity Line Items								
1	Add for Rock Bore	1000 LF	\$135.00	\$135,000.00	\$100.00	\$100,000.00	\$100.00	\$100,000.00
2	Add for Blast/Hammer Rock	3000 LF	\$88.00	\$264,000.00	\$53.50	\$160,500.00	\$40.00	\$120,000.00
Option Total			\$399,000.00		\$260,500.00		\$220,000.00	
Grand Total with Options			\$623,536.83		\$428,000.00		\$420,100.00	

Recommended Vendor:

D. Lance Souther, Inc.
P.O. Box 6538
Macon, GA 31208
P: 478-742-2292
email: lance@dlsi.us



LAWRENCEVILLE

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7.

AGENDA REPORT

MEETING: REGULAR SESSION, JANUARY 27, 2020

AGENDA CATEGORY: CONSENT AGENDA

Item:	920 Lauren Kay Court Storm Drain Replacement Project
Department:	Engineering
Date of Meeting:	Monday, January 27, 2020
Fiscal Impact:	\$56,570.00
Presented By:	Dennis Billew
Action Requested:	Ratification of 920 Lauren Kay Court Storm Drain Replacement Project to low bidder, Kennedy & Tillman, LLC. in the amount of \$56,570.00.

Summary: This stormwater project consists of demolition and removal of the existing storm drain system and installation of a new drain system with pre-cast headwalls. The project will also include installation of new HDPE and RCP pipes that will tie in to existing structures and installation of 24 inch curb and gutter.

Background: This project was originally awarded to Ryde Grading, Inc. at the August 5, 2019 council meeting. The contractor defaulted on the contract for failure to complete the work within the stipulated 30 consecutive calendar days, failure to comply to the latest Standard Specifications for Road and Bridge Construction of the Georgia Department of Transportation, and failure to complete the required work in accordance with the terms set forth in the description of work. Quotes were received from reputable firms to complete the unfinished work of the defaulted contractor.

Fiscal Impact: Amount not to exceed \$56,570.00. This project is funded by the Capital Outlay Fund (560A-5.25.4320.541000). Project 25-002.

Attachments/Exhibits:

Bid Tabulation

**WQ022-19 Incomplete Project - Emergency
920 Lauren Kay Court Storm Drain Replacement Project
Engineering**

				A & S Paving, Inc.		Kennedy & Tillman, LLC		The Dickerson Group, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Mobilization	1	LS	\$7,200.00	\$7,200.00	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00
2	Erosion Control	1	LS	\$2,000.00	\$2,000.00	\$800.00	\$800.00	\$1,000.00	\$1,000.00
3	Demolition exist storm drain pipe & stumps	1	LS	\$4,800.00	\$4,800.00	\$2,200.00	\$2,200.00	\$2,500.00	\$2,500.00
4	Re-grade yard	1	LS	\$4,500.00	\$4,500.00	\$1,800.00	\$1,800.00	\$4,600.00	\$4,600.00
5	Haul off all construction debris	1	LS	\$9,000.00	\$9,000.00	\$11,400.00	\$11,400.00	\$4,800.00	\$4,800.00
6	Install complete 48" Pre-Cast Headwall	1	LF	\$4,000.00	\$4,000.00	\$4,100.00	\$4,100.00	\$2,800.00	\$2,800.00
7	Install complete 48" HDPE pipe incl. bedding, compaction, shoring & backfill, including tie-ins & water pumping	20	LF	\$175.00	\$3,500.00	\$145.00	\$2,900.00	\$220.00	\$4,400.00
8	Install complete 48" RCP pipe incl. bedding, compaction, shoring & backfill, including tie-ins	50	EACH	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$12,500.00
9	Install complete curb & gutter	70	LF	\$50.00	\$3,500.00	\$25.00	\$1,750.00	\$30.00	\$2,100.00
10	Install new JB Top including backfill	1	LS	\$2,500.00	\$2,500.00	\$600.00	\$600.00	\$2,500.00	\$2,500.00
11	Street patching all included (min 6" thick GAB compacted to 95%. 3" - 12.5mm asphalt binder. 2" - 9.5mm surface course including excavate & recompact (20'x35')	1	LS	\$24,000.00	\$24,000.00	\$5,100.00	\$5,100.00	\$6,000.00	\$6,000.00
12	Re-grout all storm drain structures	1	LS	\$3,000.00	\$3,000.00	\$2,200.00	\$2,200.00	\$1,000.00	\$1,000.00
13	Install Rip Rap	20	TN	\$60.00	\$1,200.00	\$75.00	\$1,500.00	\$55.00	\$1,100.00
14	Remove & replace 53" x 17" concrete driveway	1	LS	\$5,500.00	\$5,500.00	\$6,200.00	\$6,200.00	\$5,506.00	\$5,506.00
15	Replace 4' Chain Link Fence	44	LF	\$25.00	\$1,100.00	\$20.00	\$880.00	\$17.00	\$748.00
16	Load left over materials on City truck to take to Public Works	1	LS	\$1,200.00	\$1,200.00	\$500.00	\$500.00	\$500.00	\$500.00
17	Seed & Straw	260	SY	\$6.00	\$1,560.00	\$9.00	\$2,340.00	\$1.90	\$494.00
18	Sod - Permanent vegetation including fertilizer	900	SY	\$9.00	\$8,100.00	\$12.00	\$10,800.00	\$11.00	\$9,900.00
TOTAL				\$86,660.00		\$56,570.00		\$64,948.00	

Recommended Vendor:

Kennedy & Tillman
2397 Lower Union RD.
Canton, GA 30115
678-699-5717
ted@kennedytillman.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JANUARY 8, 2020

AGENDA CATEGORY: DISCUSSION

Item: Stone Mountain/Five Forks Pedestrian Safety Construction Management Agreement

Department: Engineering

Date of Meeting: Wednesday, January 8, 2020

Fiscal Impact: \$314,191.00

Presented By: Dennis Billew

Action Requested: Approve Agreement with Atlas Technical Consultants, LLC. [Formally Moreland Altobelli and Associates, Inc.] for Construction Management and Materials Testing Services related to the Stone Mountain Street/Five Forks Trickum Road Pedestrian Safety Project in the amount not to exceed \$314,191.00 as presented and authorize a Purchase Order to be issued.

Summary: The Subject Agreement from the Atlas Company is for Services related to Bidding, Construction Management, Inspection and Material Testing for the Stone Mountain Street/Five Forks Trickum Road Project. Funding is available in the Project Budget.

Fiscal Impact: Not to exceed \$314,191.00. Funding of \$3,718,107.00 is approved and available in project SP-007. Upon approval of this item \$3,403,916.00 will be remaining in the project.

Concurrences: City Manager has reviewed and approved.

Attachments/Exhibits:

Stone Mtn – Five Forks CEI – ATLAS 1.2.20



January 2, 2020

Dennis Billew
City Engineer
City of Lawrenceville
P.O. Box 2200 – 70 South Clayton Street
Lawrenceville, Georgia 30046

RE: Proposal for CEI Services for Stone Mountain Street/FFT (F-1066)

Atlas Technical Consultants (Atlas), formerly Moreland Altobelli (MA), is excited for the chance to provide a proposal for the pedestrian improvement/sign upgrade project along Stone Mountain Street. We understand our scope would be to provide all necessary Construction, Engineering and Inspection (CEI) tasks. In addition we would be available to identify, discuss, and recommend solutions for any adverse issues that may arise on the project. MA has a proven track record all across Georgia and with the City of Lawrenceville and we are certain that will continue and lead to a successful project.

We have reviewed the information available on the project and as shown in the attached cost proposals we can provide the CEI services together with the necessary materials testing for a cost not to exceed \$314,191.00. We are available to meet and discuss the scope and fee in greater detail at the convenience of the City if necessary. Please feel free to contact me at 770-263-5945 with any questions regarding this.

Thanks,

A handwritten signature in blue ink that reads "Henry E. Collins". The signature is fluid and cursive, with a long horizontal stroke at the end.

Henry Collins
Atlas Technical Consultants, LLC

cc: Todd Long, Atlas

Stone Mtn Street/Five Forks Trickum - Lawrenceville

<u>Preconstruction</u>		<u>Total Manhours</u>	<u>Bill Rate</u>	
Coordination with Local government		6	155	930
Prepare bid package				
	Program Manager	12	155	1,860
	Construction Engineer	12	92	1,104
	Office Engineer	40	85	3,400
	Clerical	40	52.5	2,100
Bid analysis and recommendation				
	Program Manager	2	155	310
	Office Engineer	3	85	255
Preconstruction meeting				
	Construction Engineer	3	92	276
	Office Engineer	3	85	255
	Utility Coordinator	3	85	255
Mileage		90	0.5	45
<u>Construction</u>				
Inspection - 15 months (65 weeks)				
	Construction Engineer (oversight)	2	130	92
	Project Manager (15 months)	10	650	80
	Inspector (15 months)	32	2080	62
				11,960
				52,000
				128,960
Office Staff - 15 months (65 weeks)				
	Program Manager	1	65	155
	Office Engineer	4	260	85
				10,075
				22,100
Utility coordination - 9 months (39 weeks)				
	Utility Coordinator	4	156	85
				13,260
Signal Inspection				
	Traffic Signal Engineer	120	75	9,000
Project Closeout				
	Construction Engineer	2	8	92
	Inspector	20	60	62
	Signal punch list	6	24	75
	Office Engineer	6	24	85
				736
				3,720
				1,800
				2,040
Mileage		9000	0.5	4,500

TOTAL
270,941
Assumptions:

- No Federal Aid, locally funded project
- No plan review services included
- Streetscape submittals reviewed by others
- Lighting Submittals reviewed by others

Atlas Technical Consultants, LLC.

2450 Commerce Ave., Suite 100 • Duluth, Georgia 30096 • 770/263-5945 • Fax: 770/263-0166 • ma@maai.net



Construction Material Testing Services Cost Estimate

Client: City of Lawrenceville

Estimate by:

Yong Shao

Project: Stone Mountain Street

Date:

1/2/2020

ITEMS	DESCRIPTION	UNIT	QUANTITY	NO. TEST	RATE	ITEM TOTAL
210-0100	Compaction tests for grading	LS	1	12	\$ 300	\$ 3,600
310-5100	Compaction for GAB base	TN	3484	10	\$ 250	\$ 2,500
402-3121	25mm AC SP	TN	7557	20	\$ 250	\$ 5,000
402-3190	19mm AC SP	TN	2506	7	\$ 250	\$ 1,750
402-3100	9.5mm AC SP	TN	2057	6	\$ 250	\$ 1,500
441-0016	6" concrete driveway	SY	858	2	\$ 400	\$ 800
441-0104	4" concrete sidewalk	SY	9699	15	\$ 400	\$ 6,000
441-4020	6" concrete valley gutter	SY	1656	4	\$ 400	\$ 1,600
999-0120	6"x30" curb & gutter, TP2	LF	18818	12	\$ 400	\$ 4,800
500-9999	Class B concrete pavement base	CY	121	2	\$ 400	\$ 800
550-XXXX	Compaction tests for storm drain	LF		29	\$ 400	\$ 11,600
	Lab tests - Standard Proctor	Each	10		\$ 120	\$ 1,200
	Lab tests - Concrete cylinder breaks	Each	140		\$ 15	\$ 2,100
119						\$ 43,250

Note:

Class B concrete - one test per 100 CY, minimum one test per week, for same mix

Class A and Class 3 concrete - one test per 50 CY, minimum one test per pour

Asphalt/GAB compaction - one test per 500 TN, minimum one production day



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 27, 2020

AGENDA CATEGORY: CONSENT

Item: Quarterly Ethics Report

Department: City Clerk

Date of Meeting: Monday, January 27, 2020

Fiscal Impact: None

Presented By:

Action Requested: Approve quarterly ethics report submitted by the City Clerk

Attachments/Exhibits:

Quarterly report

Ethics Filing Quarterly Gift Report

9.

Employee/Official	Date	Gift	Vendor	Amount
Chuck Warbington	4/18/2019	1 ticket to Pro Am Golf Tournament at Sugarloaf	Georgia Power	\$90.00
Lisa Sherman	8/3/2019	1 ticket to Blood, Sweat & Tears Concert at the Sugar Bowl	North Pointe Hospitality	\$50.00
Lisa Sherman	8/14/2019	1 ticket to On Topic Gwinnett Chamber Luncheon	Rocket IT	\$55.00
Lisa Sherman	8/30/2019	1 ticket to Clay Walker at The Bowl at Sugar Hill	North Pointe Hospitality	\$50.00
Chuck Warbington	11/2/2019	3 tickets to Mercy Me Concert	Georgia Power	\$90.00
Chuck Warbington	11/8/2019	1 ticket to ARC Breakfast	Moreland Altobeli	\$50.00
Jeffery Lee Smith	12/12/2019	Gift Certificate	Lawrenceville Citizen Police Academy Alumni Association,	\$100.00
Dena Pauly	12/20/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Aaron-David Berry	12/20/2019	Gift Card	Wages & Son Funeral Home	\$30.00
D.W. Phillips	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Michael Peterson	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Michael Grap	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Brad Ehasz	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Clint Upton	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Stan Hutchins	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Ron Cone	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Mike Inot	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Brendan Conneely	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Sean O'Brien	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Jonathan Long	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Michael Sperlik	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Mason West	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Sean Boerriter	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Dale Haney	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
John Cumble	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Gary Kotkiewicz	12/17/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Jennifer Gilbert	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Brendan Branning	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00

Ethics Filing Quarterly Gift Report

9.

James Dobbins	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
D.J. Inlow	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Mark Dau	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Tawnya Gilovanni	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Jake Parker	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Justin Hipps	12/14/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Charles Beavers	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Philip Byers	12/5/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Douglas Schad	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Jeffery Smith	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Aaron Hood	12/13/2019	Gift Card	Wages & Son Funeral Home	\$30.00
James Scott	12/17/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Ryan Morgan	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Timothy Schaefer	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Joshua Morris	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Matthew Russell	12/11/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Barry Honea	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Brad Grove	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Kevin Dyals	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Tim Wallis	12/12/2019	Gift Card, Popcorn Tin	Wages & Son Funeral Home	\$65.00
Myron Walker	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Jason Powell	12/12/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Rick Baldwin	12/26/2019	Gift Card	Irby	\$50.00
Terrance Barnes	12/13/2019	Gift Card	Wages & Son Funeral Home	\$30.00
Kenneth Hixson	12/13/2019	Gift Card	Wages & Son Funeral Home	\$30.00



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: CITY COUNCIL REGULAR MEETING

AGENDA CATEGORY: OLD BUSINESS

Item:	RZC2019-00010 & SUP2019-00022; The Residential Group c/o Mahaffey Pickens Tucker, LLP- Shane Lanham; Buford Drive (SR 20) at University Parkway (SR 316) Pending Annexation.
Department:	Planning and Development
Date of Meeting:	Monday, January 27, 2020
Applicant Request:	Rezoning from C2 and RTH to BG with Special Use Permit to allow a high-rise development
Presented By:	Todd Hargrave
Department Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Planning Commission recommended Conditions

Summary: The applicant requests the rezoning of an approximately 40 acres, pending annexation from Gwinnett County. The rezoning requested is BG (General Business District).

Attachments/Exhibits:

RZC2019-00010 & SUP2019-00022 Report

RZC2019-00010 & SUP2019-00022 Attachments

RZC2019-00010 & SUP2019-00022 Planning Commission conditions

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

CASE NUMBER	RZC2019-00010 & SUP2019-00022
APPLICANT	THE RESIDENTIAL GROUP, LLC C/O MAHAFFEY PICKENS TUCKER, LLP
CONTACT	SHANE LANHAM
PHONE NUMBER	770.232.0000
ZONING CHANGE	R-TH & C-2 TO BG, WITH A SPECIAL USE PERMIT TO ALLOW A MIXED-USE DEVELOPMENT
LOCATION	BUFORD DRIVE AT UNIVERSITY PARKWAY
PARCEL ID	R7011 011 / 7011 024 / 7011 025 / 7012 119 / 7012 002B / 7012 002D
ACREAGE	42.1
PROPOSED DEVELOPMENT	APARTMENTS
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

In 1970, the subject property located within unincorporated Gwinnett County, was zoned R-100 (Single-Family Residence District) and C-1 (Neighborhood Business District). In 2006, the Gwinnett County Board of Commissioners approved a request to rezone the subject property from R-100 and C-1 to R-TH Single-Family Residence Townhouse District) and C-2 (General Business District), pursuant to RZC2006-00053.

PROJECT DATA:

The applicant requests rezoning, annexation, and subdivision of a 42.1-acre parcel assemblage from R-TH (Gwinnett County Single-Family Residence Townhouse District) and C-2 (Gwinnett County General Business District,) to BG (General Business District), along with a Special Use Permit to allow mixed-use development. The applicant intends to subdivide and develop the parcel assemblage in two phases that include a multifamily component referred to as 'Tract 1', consisting of 18.00-acres, and at a later date, commercial/retail component referred to as 'Tract 2' consisting of 22.68-acres. The subject property is located within unincorporated Gwinnett County, along University Parkway between Buford Drive and Collins Hill Road,

bounded to the east by Buford Drive, to the south by Georgia Highway 316, and to the west Lendon Connector. The property is currently vacant and undeveloped.

The applicant proposes to develop 'Tract 1' with 361 apartment units, at a density of 20.05 units per acre. The plan proposes five three-story apartment buildings with basements, consisting of approximately 208 studio/one-bedroom units and 153 two-bedroom units. The proposed building height is approximately 55 feet in height, exceeding the minimum building height requirements of the Zoning Ordinance for both multifamily and single-family residential proposals. Therefore, a variance to allow a building height increase will be required for this particular request. The proposed plan includes 514 parking spaces and associated driveways. A water quality/detention pond is proposed along the western property line, and a stream meanders along the southern property line, both of which may require additional review by the Engineering Department. Additionally, the site plan indicates there would be active and passive common space, pool courtyard and other amenities. Access to the proposed multifamily development would be via two curb cuts along the proposed expansion of Collins Industrial Way (a.k.a Lendon Connector).

The surrounding area is characterized by a variety of uses and zoning. To the north, along the north side of the proposed Collins Industrial Way (a.k.a. Lendon Connector) roadway expansion are the Edd Harris Subdivision and Lendon Lane Estates single-family subdivisions zoned R-100 (Single-Family Residence District, Gwinnett County). To the north and east, across the existing Lendon Lane are BG (General Business District) zoned properties located in the city limits of Lawrenceville. Immediately adjacent to the south and west is the Georgia Highway 316. Further to the west, across Collins Hill Road, are light industrial, institutional, office, retail and senior-oriented multifamily residential uses and zoning, including the Georgia Gwinnett College campus, Garden Plaza retirement community and Life Care Center of Lawrenceville nursing home. The variety of uses and zoning in the immediate area further supports the request.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located in close proximity to the College Corridor, Community Mixed-Use and Industrial Character Areas. These character areas encourage general commercial uses along major corridors, as well as, mixed-use developments, which may include a diversity of development types and densities. Additionally, the Plan encourages developments providing services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown.

In agreeance with the City's land recommended policies, the prospective development would contribute land use patterns and design elements that support walkability and an enhanced sense of place. The property's location is at the intersection of two major transportation corridors, which make it a convenient location for a mixed-use development with multifamily

residential uses. Given the aforementioned factors, the Planning and Development Department recommends **Approval with Conditions** of the requested Annexation, Rezoning, and Special Use Permit.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZC2019-00010

Approval as BG (General Business District) for a Mixed-Use development, subject to the following enumerated conditions:

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

- A. For the residential component, no more than 361 apartments shall be allowed. The development shall be a fenced and gated community comprised of metal with spaced columns every 25 feet, with a maximum building height of 55 feet. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
- B. Buildings shall be constructed as urban-style, flat-roofed buildings with primary exterior treatments of brick or stacked stone on each elevation. The remainder of each elevation may be the same, or fiber-cement shake or siding. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.
- C. For the retail component, the following uses shall be prohibited:
 - 1. Adult Bookstores or Entertainment
 - 2. Automotive Parts Stores
 - 3. Bail Bonding
 - 4. Contractors Offices
 - 5. Emissions Inspection Stations
 - 6. Equipment Rental
 - 7. Extended Stay Hotels or Motels
 - 8. Hookah/Vapor Bar or Lounge
 - 9. Pawn Shop
 - 10. Recovered Materials Processing Facilities
 - 11. Smoke or Novelty Shop
 - 12. Tobacco or Novelty Shop
 - 13. Tattoo and Body Piercing
 - 14. Taxidermists
 - 15. Title Loan Facility
 - 16. Yard Trimming Composting Facilities

2. To abide by the following site development considerations:

- A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- B. Provide a 50-foot wide natural undisturbed buffer adjacent to the Edd Harris Subdivision and Lendon Lane Estates residentially-zoned properties. The buffer shall be enhanced where sparsely vegetated. Final landscaping shall be subject to review and approval of the Director of the Planning and Development Department.
- C. Provide a 20-foot landscape strip along the southern right-of-way of the proposed Collins Industrial Way (a.k.a Lendon Connector) expansion. Final landscaping design shall be subject to review and approval of the Director of the Planning and Development Department.
- D. Provide a 10-foot landscape strip along the perimeter of the overall development and along the internal property line separating 'Tract 1' and 'Tract 2.' Final landscaping design shall be subject to review and approval of the Director of the Planning and Development Department.
- E. 'Tract 1' Ground signage shall be limited to a one-monument type sign, and shall be subject to the review and approval of the Director of the Planning and Development Department. The sign shall have a minimum two-foot-high brick base, complementing the buildings' architectural treatments.
- F. 'Tract 2' Ground Signage shall be limited to a one-monument type sign along Buford Drive (a.k.a. Georgia Highway 20), and shall be subject to the review and approval of the Director of the Planning and Development Department. The sign shall have a minimum two-foot-high brick base, complementing the buildings' architectural treatments.
- G. All grassed areas within the development shall be sodded.
- H. All utilities shall be placed underground.
- I. Outdoor commercial sales or storage shall be prohibited.
- J. Window signage (signs displayed on the interior or exterior of the business windows) shall be prohibited, except for open/closed signs required by city, county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be

prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.

- K. 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.
- L. 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.
- M. Peddlers and/or parking lot sales shall be prohibited.
- N. Outdoor loudspeakers shall be prohibited.
- O. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- P. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00022:

Approval of a Special Use Permit for a 361-unit apartment development, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:
 - A. Multifamily attached Dwelling Apartment units, not to exceed 361 apartment units or 20.05 units per acre.
 - B. Multifamily dwelling units shall be constructed in a group of twelve attached units or more, including single-level units located in a multistory building.
 - C. Each unit shall be accessed internally, via a double-loaded corridor (hallway), consisting of apartment units on both sides of the passage corridor connecting twelve or more attached units.
 - D. The buildings must meet the minimum architectural standards set forth in the RM-12 zoning district of the Zoning Ordinance. Final elevations shall be subject to the review and approval of the Director of the Planning and Development Department.

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 2
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *The proposed zoning change is compatible with the recommendations of the 2040 Comprehensive Plan and Future Development Map.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *The property is at a location that makes the development viable.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *NA*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *The property meets the intent of the character area.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other commercially-zoned sites are available in the city.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *Suitable.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>The Residential Group, LLC c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple--see attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>R-TH & C-2 (Gwinnett)</u> REQUESTED ZONING DISTRICT: <u>BG w/ SUP</u>	
PARCEL NUMBER(S): <u>Multiple--see attached</u> ACREAGE: <u>+/-</u>	
ADDRESS OF PROPERTY: <u>Buford Drive (SR 20) @ University Parkway (SR 316)</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

NOTARY PUBLIC

DATE



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Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

SIGNATURE OF OWNER DATE

William J. Martin
TYPED OR PRINTED NAME

Amanda Masley 10/3/19
NOTARY PUBLIC DATE

Amanda Masley 10/3/19
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Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

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[Signature] 3 OCT 2019
SIGNATURE OF OWNER DATE

BILL MARTIN, AS REGISTERED AGENT
TYPED OR PRINTED NAME

Amanda Mosley 10/3/19
NOTARY PUBLIC DATE



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Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

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[Signature] 3 OCT 2019
SIGNATURE OF OWNER DATE

BILL MARTIN, AS EXECUTOR
TYPED OR PRINTED NAME

Amanda Mosley 10/6/19
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Shane M. Lanham, Attorney

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SIGNATURE OF OWNER

DATE

Bill Martin, AS EXECUTOR

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

Amanda Mosley 10/3/19

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GEORGIA

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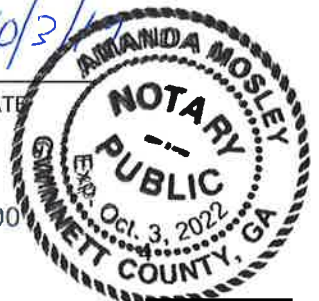
Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

SIGNATURE OF OWNER _____ DATE 03 OCT 19

SAMUEL A. MARTIN III
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE 10/3/19



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GEORGIA

SPECIAL USE PERMIT APPLICATION

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PHONE: <u>770 232 0000</u>	PHONE: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
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ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>+/-</u>	
PARCEL NUMBER(S): <u>Multiple--see attached</u>	
ADDRESS OF PROPERTY: <u>Buford Drive (SR 20) @ University Parkway (SR 316)</u>	
PROPOSED SPECIAL USE: <u>High-Rise Development</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

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SPECIAL USE PERMIT APPLICATION

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Shane M. Lanham, Attorney

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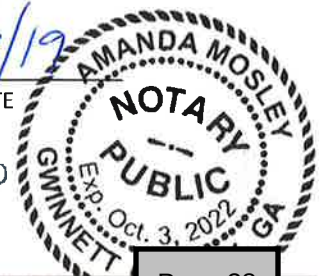
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William J MARTIN

TYPED OR PRINTED NAME

Amanda Mosley 10/3/19

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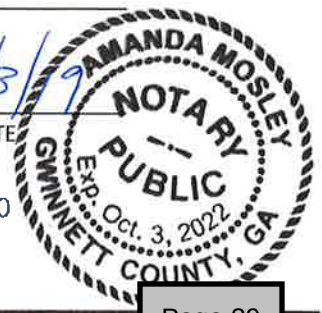
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LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: The Residential Group c/o Mahaffey Pickens Tucker, LLP	NAME: Multiple--see attached
ADDRESS: 1550 North Brown Road, Suite 125	ADDRESS: _____
CITY: Lawrenceville	CITY: _____
STATE: Georgia ZIP: 30043	STATE: _____ ZIP: _____
PHONE: 770 232 0000	PHONE: _____
CONTACT PERSON: Shane Lanham PHONE: 770 232 0000	
CONTACT'S E-MAIL: slanham@mptlawfirm.com	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): BG ACREAGE: +/-	
PARCEL NUMBER(S): Multiple--see attached	
ADDRESS OF PROPERTY: Buford Drive (SR 20) @ University Parkway (SR 316)	
PROPOSED SPECIAL USE: High-Rise Development	

SIGNATURE OF APPLICANT DATE

Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

SIGNATURE OF OWNER DATE

DILL MORTON, AS EXECUTOR
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
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SIGNATURE OF APPLICANT DATE

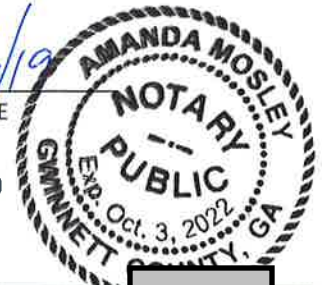
Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

SIGNATURE OF OWNER DATE

Brian MARTIN, AS EXECUTOR
TYPED OR PRINTED NAME

Amanda Mosley 10/3/19
NOTARY PUBLIC DATE



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ZONING DISTRICT(S): BG ACREAGE: +/-	
PARCEL NUMBER(S): Multiple--see attached	
ADDRESS OF PROPERTY: Buford Drive (SR 20) @ University Parkway (SR 316)	
PROPOSED SPECIAL USE: High-Rise Development	

SIGNATURE OF APPLICANT DATE

Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

SIGNATURE OF OWNER DATE

BILLY MARTIN, AZ REGISTERED AGENT
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

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

PROPERTY OWNER LIST

Name	Address	Parcel
Martin, Samuel A III & William J.	2065 Windsor Mill Ct, Grayson, GA 30017	7011 011
Martin, Samuel A Jr. & Elaine S	2065 Windsor Mill Ct, Grayson, GA 30017	7011 024
Martin, Samuel A III	440 Mooring Line Dr, Naples, FL 34102	7011 025
Martin, Samuel A III	2065 Windsor Mill Ct, Grayson, GA 30017	7012 119
Collar Shop Properties, LLLP	2065 Windsor Mill Ct, Grayson, GA 30017	7012 002A
Collar Shop Properties, LLLP	2065 Windsor Mill Ct, Grayson, GA 30017	7012 002B
Collar Shop Properties, LLLP	2065 Windsor Mill Ct, Grayson, GA 30017	7012 002D

Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Nicholas N. Kemper
Shane M. Lanham
Austen T. Mabe

Jeffrey R. Mahaffey
Steven A. Pickens
Catherine V. Schutz
Thomas A. Simpson
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF
THE RESIDENTIAL GROUP, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached annexation, rezoning, and special use permit applications (the “Applications”) on behalf of The Residential Group, LLC (the “Applicant”) in order to allow a mixed-use development on an approximately 42-acre tract (the “Property”) located along University Parkway (SR 316) between Collins Hill Road and Buford Drive (SR 20). The Property is bounded on the east by Buford Drive, the south by 316, the west by the Lendon Connector, and the north by the proposed Lendon Connector extension. The Applicant is proposing to create an integrated, walkable, mixed-use environment by annexing the Property into the corporate limits of the City of Lawrenceville and rezoning it to the BG zoning classification with a Special Use Permit for a High Rise Development pursuant to Section 7.19 of the City of Lawrenceville Zoning Ordinance. In order to facilitate the proposed mixed-use development, the Applicant is also requesting an amendment of the Highway Overlay District Map to include the Property within Zone 35 of the High Rise Overlay District in line with adjacent land on the northerly side of 316.

The Property is currently located in unincorporated Gwinnett County and is zoned R-TH and C-2. Though not classified on the City of Lawrenceville 2040 Future Development Map, the Property is adjacent to land classified as within the Community Mixed-Use and College Corridor character areas. The 2040 Plan strongly supports mixed-use developments especially in activity centers such as the Community Mixed-Use and College Corridor character areas. Specifically, Policy LU1.1 of the 2040 Plan is to “[e]ncourage a mixture and concentration of residential, retail, office, recreational, and educational facilities at key locations to encourage walking and biking to everyday needs.” Residents of the proposed residential community would have convenient vehicular and pedestrian access to educational and employment opportunities at Georgia Gwinnett College, which lies just to the west across Collins Hill Road, as well as expanding commercial options along Buford Drive as that major north-south corridor continues to redevelop.

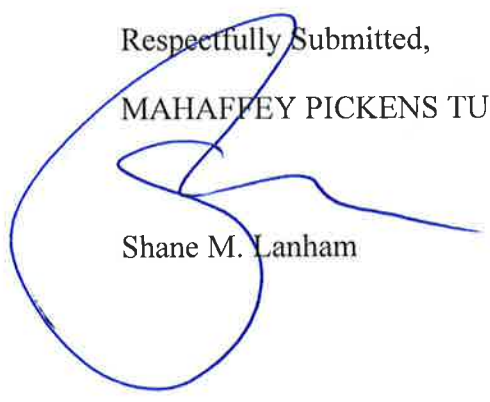
The proposed residential component of the development would comprise approximately 18.0 acres of the Property and would be focused around an expansive amenity area with approximately 361 units spread across five buildings. The balance of the Property would be reserved for commercial development pursuant to the requirements of the BG zoning classification and the requirements of the High Rise Overlay District. The central common space would include both passive and active amenities for residents including pocket parks and dog walk areas. The proposed residential community would also include a more active resort-style pool and patio area with outdoor grills, seating areas, and fire pits. The residential development would also include connections to the adjacent commercial/retail area promoting walkability and an enhanced sense of place. Residents would have quick, convenient, access to shopping, dining, and employment opportunities nearby. In accordance with the City's land use policies, the proposed development would provide land use patterns and design elements that support walkability and an improved sense of place. The proposed development would improve the aesthetics of main corridors and gateways into the City and diversify the land use mix in this area of the City. Moreover, the Property's location at the intersection of two major transportation corridors makes it an appropriate location for a mixed-use development with multi-family residential uses.

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

This 4th day of October, 2019.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham

Legal Description

Tract 1

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

To Reach the TRUE POINT OF BEGINNING commence at a concrete monument found at the intersection of the northeasterly Right of Way of Georgia Highway 316 (Exit Ramp "V"; Variable R/W) and the northerly Right of Way of Lendon Connector (Variable R/W); thence running along said Right of Way of Lendon Connector North 50° 32' 36" East a distance of 100.39 feet to a Right of Way Monument found (underwater); thence North 24° 18' 40" East a distance of 136.51 feet to a Right of Way Monument found; thence running along a curve to the right an arc length of 160.66 feet, (said curve having a radius of 865.00 feet, with a chord bearing of North 55° 54' 30" East, and a chord length of 160.43 feet) to a Right of Way Monument found and the TRUE POINT OF BEGINNING, from point thus established and running along said Right of Way North 23° 42' 32" West a distance of 58.05 feet to a point on the southerly Proposed Right of Way of Collins Industrial Way (a.k.a Lendon Connector; said point being 40' from the proposed centerline; Road Not Yet Constructed); thence running along said Proposed Right of Way along a curve to the right an arc length of 400.61 feet, (said curve having a radius of 810.00 feet, with a chord bearing of North 78° 42' 33" East, and a chord length of 396.54 feet) to a point; thence continuing along said Proposed Right of Way South 87° 07' 19" East a distance of 1027.18 feet to an iron pin set; thence leaving said Right of Way and running South 02° 46' 50" West a distance of 648.28 feet to an iron pin set; thence North 83° 25' 24" West a distance of 1176.87 feet to an iron pin set; thence North 23° 45' 35" West a distance of 473.66 feet to the TRUE POINT OF BEGINNING. Said tract contains 18.000 Acres (784,080 Square Feet).

Legal Description

Tract 2

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

To Reach the TRUE POINT OF BEGINNING commence at a concrete monument found at the intersection of the northeasterly Right of Way of Georgia Highway 316 (Exit Ramp "V"; Variable R/W) and the northerly Right of Way of Lendon Connector (Variable R/W); thence running along said Right of Way of Lendon Connector North 50° 32' 36" East a distance of 100.39 feet to a Right of Way Monument found (underwater); thence North 24° 18' 40" East a distance of 136.51 feet to a Right of Way Monument found; thence running along a curve to the right an arc length of 160.66 feet, (said curve having a radius of 865.00 feet, with a chord bearing of North 55° 54' 30" East, and a chord length of 160.43 feet) to a Right of Way Monument found; thence North 23° 42' 32" West a distance of 58.05 feet to a point and the TRUE POINT OF BEGINNING; from point thus established and running North 23° 43' 37" West a distance of 238.99 feet to an axle found; thence South 87° 45' 45" East a distance of 442.11 feet to a 1" square rod found; thence South 87° 41' 42" East a distance of 199.81 feet to a point; thence South 87° 09' 43" East a distance of 515.25 feet to a point on the southerly terminus of Forest Way (60' RW); thence running along said terminus South 87° 10' 03" East a distance of 60.00 feet to a point; thence leaving said terminus South 87° 10' 03" East a distance of 315.00 feet to a point; thence South 87° 17' 47" East a distance of 399.80 feet; thence South 86° 32' 24" East a distance of 100.02 feet to a point; thence South

88° 20' 20" East a distance of 99.92 feet to a 1" open top pipe found; thence South 87° 19' 54" East a distance of 100.11 feet to a 1" crimp top pipe found; thence North 03° 08' 01" East a distance of 148.57 feet to a point on the southerly Right of Way of Lendon Lane (Variable R/W); thence running along said Right of Way the following courses: South 81° 22' 56" East a distance of 117.08 feet to a point; thence South 80° 59' 54" East a distance of 205.15 feet to a point; thence South 81° 27' 55" East a distance of 132.59 feet to a point at the intersection of the southerly Right of Way of Lendon Lane (Variable R/W) and the westerly Right of Way of Georgia Highway 20 (Variable R/W); thence running along the westerly Right of Way of Georgia Highway 20 South 06° 11' 08" West a distance of 6.08 feet to a point; thence leaving said Right of Way North 85° 34' 52" West a distance of 132.48 feet to a point; thence South 05° 57' 57" West a distance of 100.66 feet to a 2" open top pipe found; thence South 86° 55' 01" East a distance of 132.73 feet to a point on the aforementioned Right of Way of Georgia Highway 20; thence running along said Right of Way the following courses: South 05° 48' 42" West a distance of 273.73 feet to a point; thence South 47° 14' 52" West a distance of 12.80 feet to a point; thence South 30° 05' 13" East a distance of 14.90 feet to a point; thence South 05° 52' 11" West a distance of 160.32 feet to a point on the northerly Right of Way of State Route 316 (Limited Access Highway); thence running along said Right of Way the following courses: North 89° 58' 42" West a distance of 285.99 feet to a 3/8" rebar found; thence South 01° 35' 39" East a distance of 75.70 feet to a Right of Way monument found; thence South 67° 14' 49" West a distance of 578.85 feet to a point; thence leaving said Right of Way North 83° 25' 24" West a distance of 335.63 feet to an iron pin set; thence North 02° 46' 50" East a distance of 648.28 feet to an iron pin set; thence North 87° 07' 19" West a distance of 1027.18 feet to a point; thence running along a curve to the left an arc length of 400.61 feet, (said curve having a radius of 810.00 feet, with a chord bearing of South 78° 42' 33" West, and a chord length of 396.54 feet) to the TRUE POINT OF BEGINNING. Said tract contains 22.678 Acres (987,846 Square Feet).

NOTES:

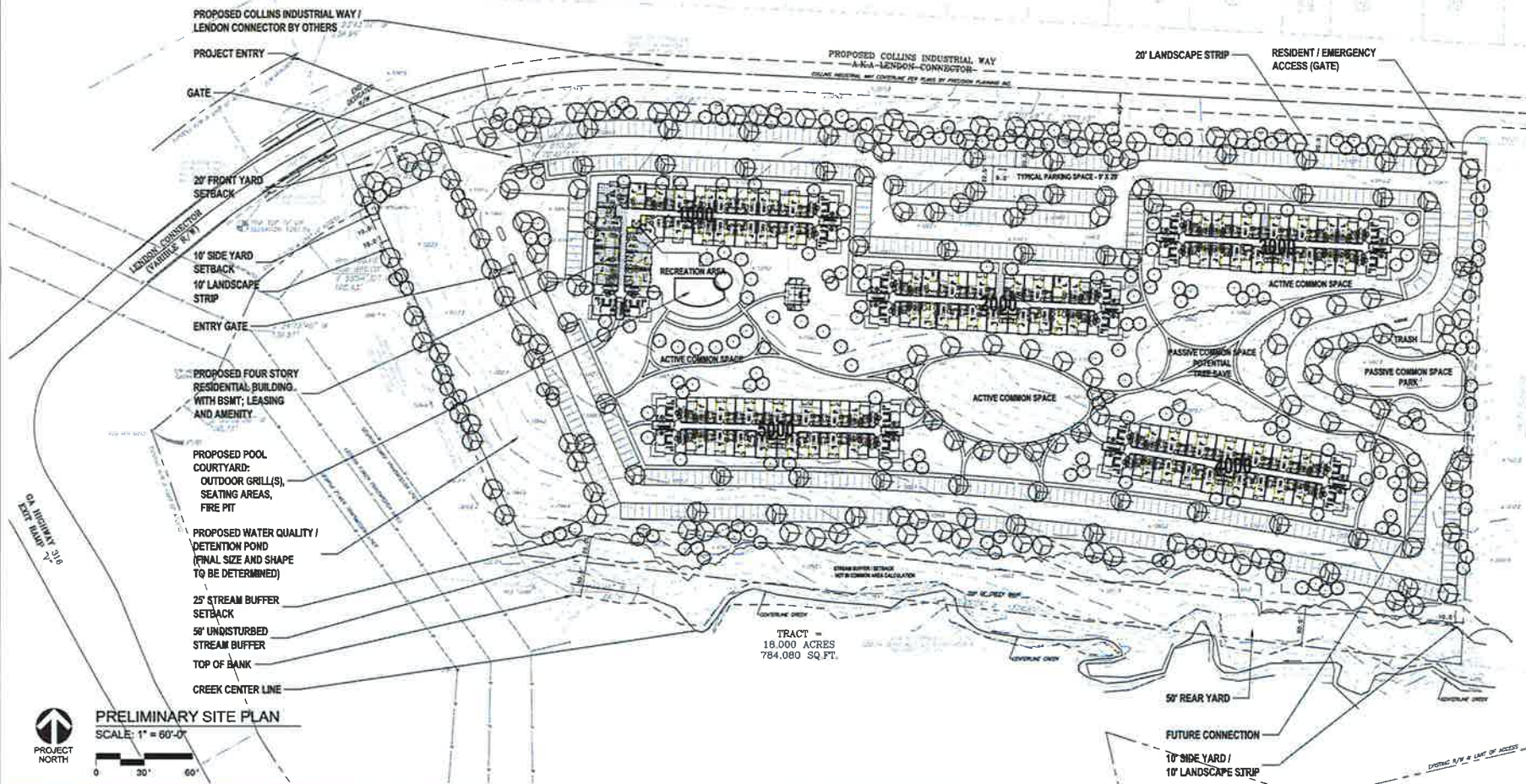
1. PROPERTY TO BE ANNEXED FROM GWINNETT COUNTY TO THE CITY OF LAWRENCEVILLE.
2. ZONING TO BE DETERMINED WITH SPECIAL USE APPLICATION.
3. ALL CALCULATIONS ARE APPROXIMATE AND BASED ON THIS PRELIMINARY SITE PLAN.
4. ALL BUILDINGS ARE 3 STORY W/ BASEMENT.
5. LANDSCAPE / HARDSCAPE SHOWN IS CONCEPTUAL: DESIGN SUBJECT TO LANDSCAPE ARCHITECT'S FINAL DRAWINGS.
6. WATER QUALITY / DETENTION IS CONCEPTUAL AND SUBJECT TO CIVIL ENGINEER'S FINAL DRAWINGS.
7. ALL COMMON AREAS, STORM WATER FACILITIES, ETC., SHALL REMAIN UNDER THE OWNERSHIP OF THE PROPERTY OWNER AT LARGE. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERSHIP GROUP.
8. A CROSS ACCESS EASEMENT SHALL BE GRANTED WHEN THE ADJACENT PROPERTY IS DEVELOPED.
9. ALL GRASSED AREAS TO BE SODDED.
10. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
11. TRASH ENCLOSURE TO BE SCREENED ON ALL SIDES WITH A 6' WALL WITH OPAQUE METAL GATE.
12. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBERS 13135C0073F & 13135C0074F, DATED 9/28/06. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.

SITE DATA

design standard	provided	notes
Site Area	18.0 ac	784,084 SF
No. Units	363 units	
	studio / 1 bedroom units	208 units
	2 bedroom units	153 units
Parking	514 sp	1.47 sp/du 1sp/bedroom
Density (sp)	22.03 du/ac	
Building Coverage	278,079 SF	35%
Total Building Area	335,088 SF	
	residential	327,988 SF
	loading, club room, fitness, etc.	7,100 SF
Fr. Setback	25'	
Side Setback	10'	
Rear Setback	50'	
Bldg Height	55'	from curb at front of bldg to main peak of roof on same side of 3 story w/ basement bldg
Stream Buffer	50'	undisturbed
Stream Buffer Setback	25'	disturbed / revegetated
Total Common Area	157,800 SF	common area calculations are approximate, based on the conceptual plan. Does not include stream buffers or detention area.
	passive (tree cover)	30,800 SF
	active	113,200 SF
	recreation area	13,800 SF



Vicinity Map (NTS)



Developer/Contractor:
Ruri Alexander
The Residential Group
7100 Peachtree University Rd NE
Atlanta, GA 30328
878-844-1544

TRG HWY 316
LAND LOT 11 - 7TH DISTRICT
LAWRENCEVILLE, GEORGIA

RESIDENTIAL
CAMPUS

studio
ARCHITECTS

DATE:

DATE:

DATE:

PRELIMINARY
SITE PLAN

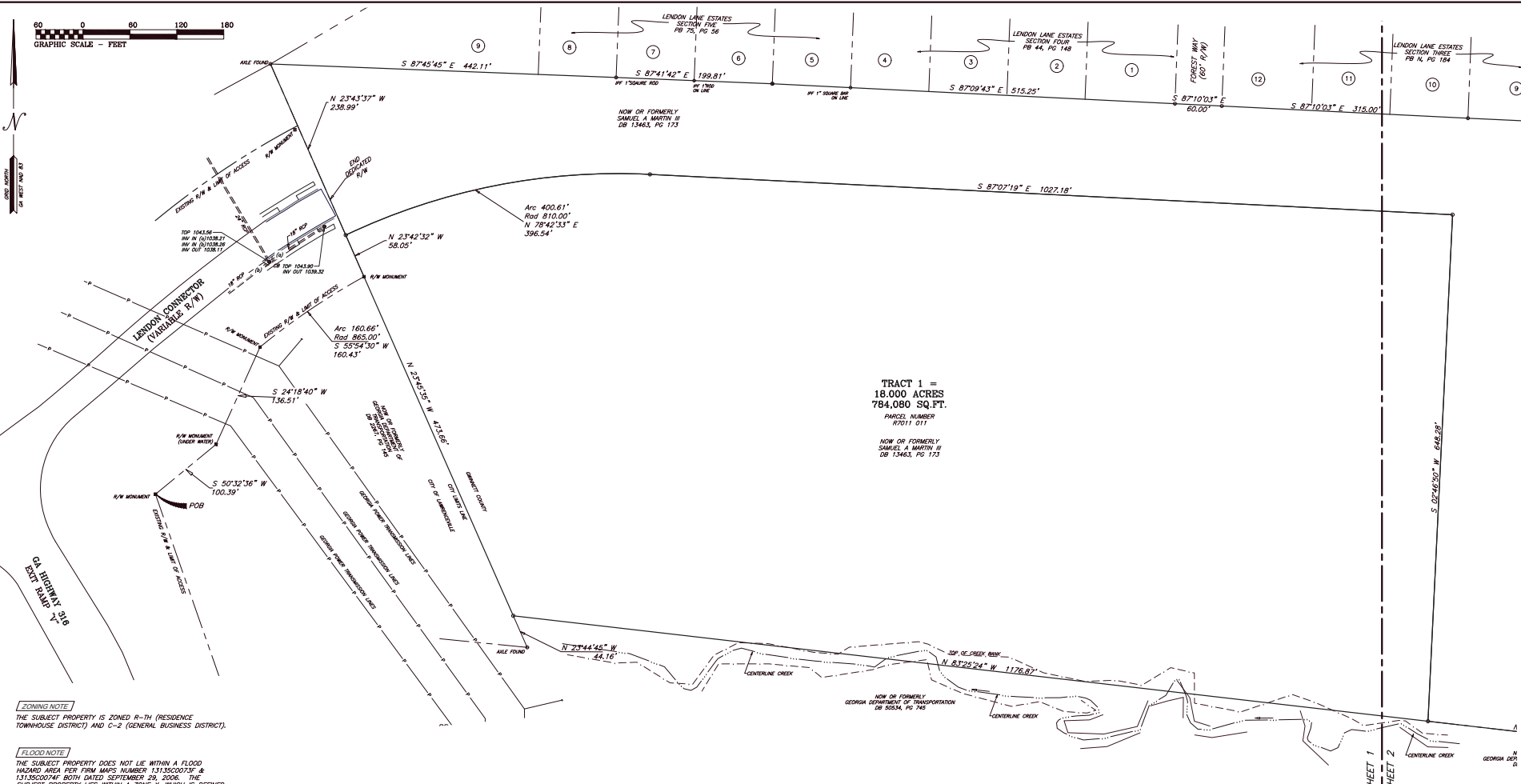
DATE:
Preliminary Site Plan
October 3, 2019

DATE:
October 3, 2019

PROJECT NO.
19-154

DATE:

psp.01



ZONING NOTE
THE SUBJECT PROPERTY IS ZONED R-TH (RESIDENCE TOWNHOUSE DISTRICT) AND C-2 (GENERAL BUSINESS DISTRICT).

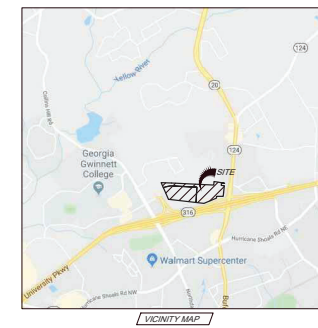
FLOOD NOTE
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAPS NUMBER 13135C0073F & 13135C0074F BOTH DATED SEPTEMBER 20, 2006. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

CONFORMITY STATEMENT
This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

REFERENCES
1. BOUNDARY SURVEY FOR JON DEVELOPMENT COMPANY PERFORMED BY GEOSURVEY LTD. DATED 09/14/06.
2. GEORGIA DEPARTMENT OF TRANSPORTATION R/W PLANS FOR SR 316 HOV LANES, BEING PROJECT NO. MSLO-0004-00(086) DATED 10/11/2007.
3. GWINNETT DOT PLANS BY PRECISION PLANNING INC. OF COLLINS INDUSTRIAL WAY, R/W PLANS SUBMITTAL DATE 3/23/16.

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,054 FEET AND AN ANGULAR ERROR OF .001 PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
A LEICA 1512 TOTAL STATION AND ALL GARMIN DATA COLLECTOR WERE USED TO OBTAIN THE LENGTH AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 30,461.0 FEET.

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - REBAR
 - OPEN TYP. PIPE
 - RIGHT OF WAY
 - MANHOLE
 - CATCH BASIN
 - DROP INLET
 - JUNCTION BOX
 - RAISED TOP DROP INLET
 - HEADWALL
 - CORRUGATED METAL PIPE
 - REINFORCED CONCRETE PIPE
 - DUCTILE IRON PIPE
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - GAS METER
 - 24" CURB & GUTTER
 - 24" C&G
 - OV
 - PP
 - GLP
 - LS
 - TS
 - TL
 - FL
 - TELEPHONE LINE
 - POWER LINE
 - WATER LINE
 - 11 REGULAR PARKING SPACES
 - 1 HANDICAP PARKING SPACE
 - TRANSFORMER
 - CONCRETE PAVING



TRACT 1 =
18,000 ACRES
784,080 SQ.FT.
PARCEL NUMBER
R7011 011
NOW OR FORMERLY
SAMUEL A MARTIN III
DB 13463, PG 173

SURVEYOR'S CERTIFICATION
I certify that this survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



S. #3138
October 22, 2019
Date

TSS

TECHNICAL SURVEY SERVICES

Land Surveyors

1641 Autumn Blvd, SW

Conyers, Georgia 30012

(770) 922-6391 Office

(770) 922-6767 Fax

www.tssall.com

Date

Revision

No

Field Date: 10/16/2019

Plot Date: 10/22/2019

Scale: 1" = 60'

BOUNDARY SURVEY

FOR

THE RESIDENTIAL GROUP

LAND LOT 11 7th DISTRICT

GWINNETT COUNTY, GEORGIA

1

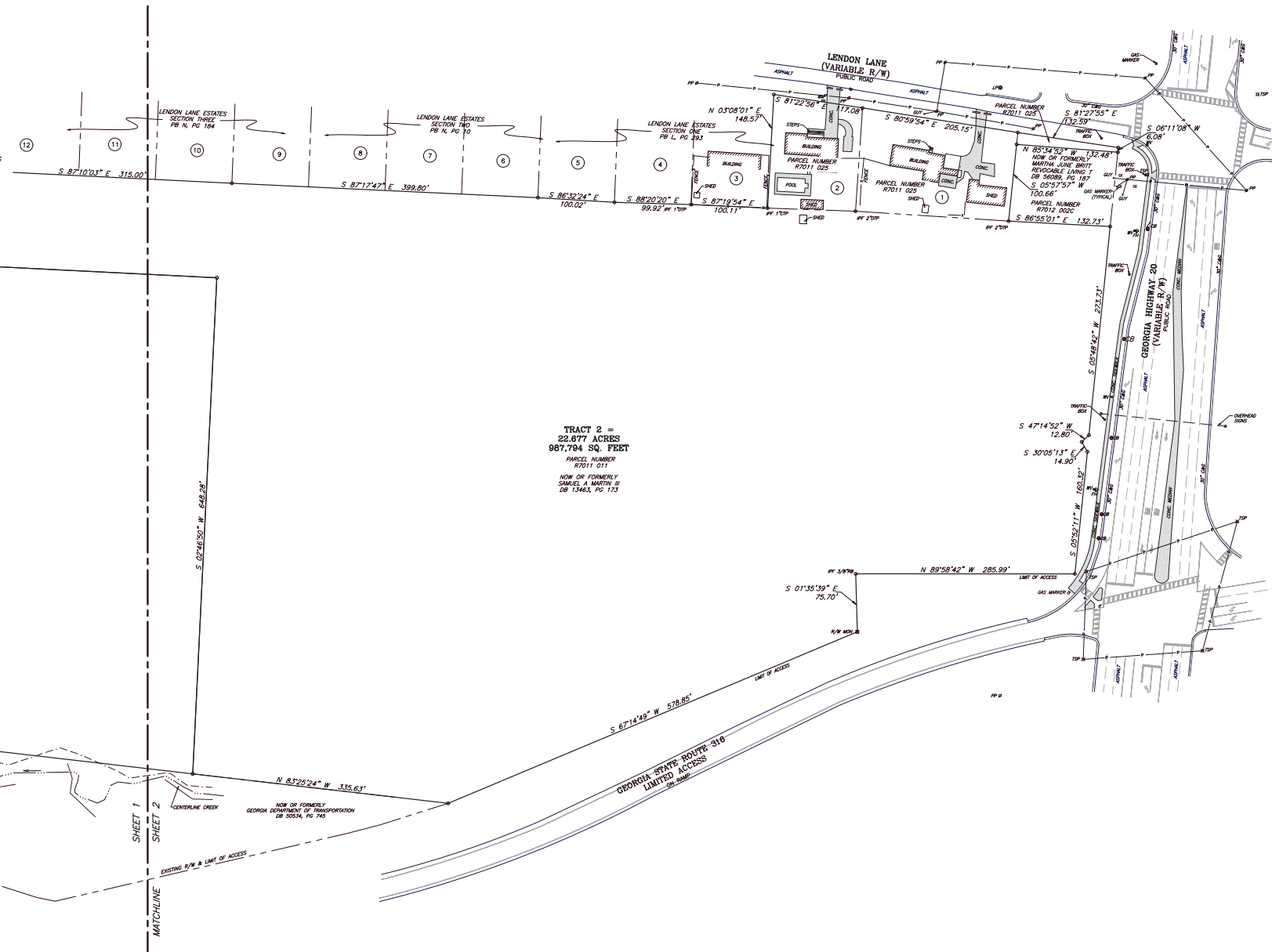
SHEET 1 OF 2

JOB #: 2019-570

CRD: COLLINSND

DWG: 2019-570 COL IND WA

LSV: BOUNDARY





The City of Lawrenceville
Planning & Development

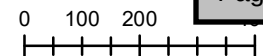
**Aerial Map and
Surrounding Area**
File # RZC2019-00010
& SUP2019-00022

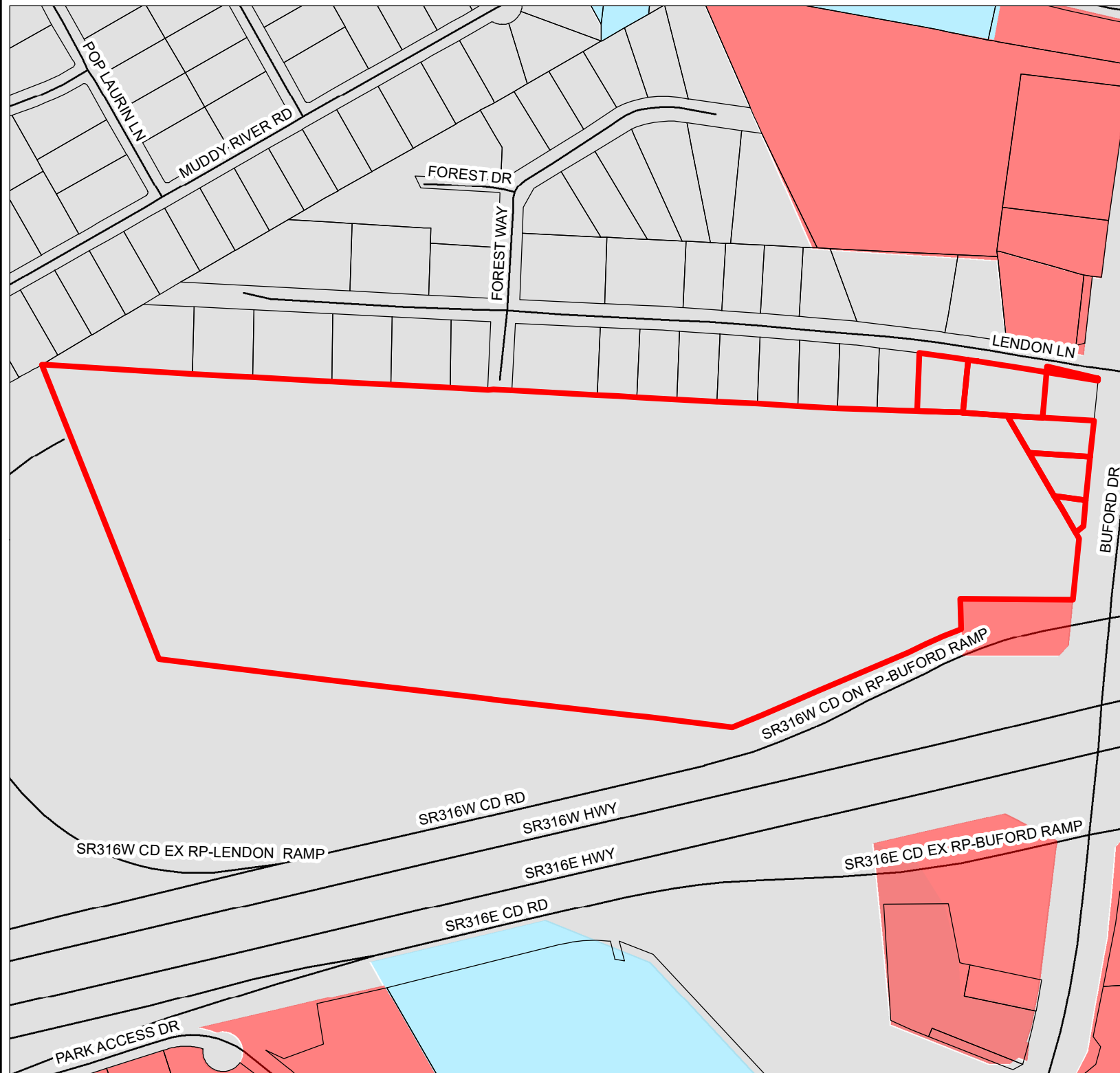
**Applicant: The Residential
Group c/o Mahaffey, Pickens,
Tucker, LLP**

**Address: Buford Drive and
University Parkway**

Legend

-  Subject Properties
-  Roads



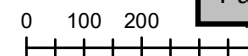


The City of Lawrenceville
Planning & Development
**Location Map and
Surrounding Zoning
File # RZC2019-00010
& SUP2019-00022**
**Applicant: The Residential
Group c/o Mahaffey, Pickens,
Tucker, LLP**

**Address: Buford Drive and
University Parkway**

Legend

-  Subject Properties
-  BG
-  HSB
-  LM
-  Unincorporated
-  Roads





LAWRENCEVILLE

GEORGIA

11.

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

Item: VAR2019-00020; Appeal to Sign Ordinance; Richard Pruitt; 774 Buford Drive
Department: Planning and Development
Date of Meeting: Monday, January 27, 2020
Fiscal Impact: None
Presented By: Todd Hargrave
Action Requested: Consideration

Summary: Per Article X, section 10.4., 16.; Exposed neon is prohibited unless specifically permitted by the City Council.

Attachments/Exhibits:

VAR2019-00020 Appeal
VAR2019-00020 Attachments

AA OK Bail Bonding Co. of Gwinnett, Inc.
774 Buford Dr,
Lawrenceville, GA 30043
Office: (770) 995-3235
Fax: (770) 237-2123



Mr. David Thompson
Planner, Planning and Development Department
City of Lawrenceville
70 South Clayton Street
Lawrenceville, Georgia 30046

Re: Application for window sign permit - AA OK Bail Bonding Company of Gwinnett, Inc.

Greetings,

This correspondence has been prepared in support of AA OK Bail Bonding Company of Gwinnett, Inc.'s application for a permit to retain its preexisting visible illuminated interior window signs at its commercial office building located at 774 Buford Drive, Lawrenceville, Georgia 30043.

I would respectfully seek the below following factors be considered regarding the issuance of such sign permit and justification for the issuance of such permit.

1. The current interior window signage and expression has been uniform and in existence, present, and visible since the construction of the building in 2011.
2. The current interior window signage was in place and visible since prior to the 2015 City of Lawrenceville, Georgia Ordinance regulating and banning interior window signage.
3. The current interior window signage is stylish, neat, and proportionate to the size and set up of the building and lot and not in any fashion obtrusive or out of place.
4. The current interior window signage is consistent with the style, color scheme, and motif of our building and property and merely effectively communicates the specific legal services that we offer, our contact information, and that we are accessible and open for business.
5. The current interior window signage is not overly bright, flashing, distracting, or otherwise creates distraction or visual clutter.
6. The current window signage and expressions were custom made in 2011 for AA OK Bail Bonding Company of Gwinnett, Inc. at a cost of approx. \$18,000.00 and is consistent with our Company brand that my other three (3) locations across metro Atlanta, Georgia also have visible.

7. Should we be required to remove all of our current and in existence interior window signage, it will have an adverse financial impact on the business and suppress our visibility and ability to effectively and prosperously market the business and convey to the general public the legal services that are offered at the location.

I would respectfully ask that the City Council of Lawrenceville please consider these above factors in support of our continued desire to maintain our preexisting long tenured display and visibility of our interior window signage. My company has been a resident and taxpaying business in the City of Lawrenceville since 2000 (19.8 years) and I have always prided our building and property on maintaining a neat, clean, and utmost professional appearance. Moreover, I believe our current interior window signage is consistent with an imagery of professionalism and maintains a quality appearance benefitting the City of Lawrenceville and the Company.

Thank you for your time and consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Charles Rhea Shaw III", written over a horizontal line.

Charles Rhea Shaw III
CEO / President
AA OK Bail Bonding Co. of Gwinnett, Inc.

CC: Richard Pruitt, Paul Andrews Esq., Don Harkleroad



SIGN PERMIT APPLICATION

APPLICANT NAME: Richard Pruitt DATE: 11-22-19
 BUSINESS NAME AT SIGN LOCATION: BAIL BOND - AADK Bail Bonding Co. of Gwinnett
 SIGN LOCATION ADDRESS: 774 Buford Dr. - Lawrenceville, Ga
 CONTACT PERSON: Richard Pruitt TELEPHONE: 770-887-7339

TYPE OF SIGN (CHECK ALL THAT APPLY)

DOUBLE POST (SEE ARTICLE X FOR DESIGN REQUIREMENTS)

ATTACH ALL OF THE FOLLOWING:

1. SCALED (EITHER ENGINEER OR ARCHITECTURAL) SITE PLAN STAMPED BY A REGISTERED LAND SURVEYOR WITH STREET RIGHT(S) OF WAY & IMPROVEMENTS NEAR THE PROPOSED SIGN LOCATION
2. LOCATION OF SIGN CLEARLY MARKED; SETBACKS DIMENSIONED
3. SCALED (EITHER ENGINEER OR ARCHITECTURAL) AND DIMENSIONED FABRICATION DRAWING OF POST SIGN, INCLUDING FOOTING

MONUMENT (SIGN WITH BASE ON GROUND GRADE)

ATTACH ALL OF THE FOLLOWING:

1. SCALED (EITHER ENGINEER OR ARCHITECTURAL) SITE PLAN STAMPED BY A REGISTERED LAND SURVEYOR WITH STREET RIGHT(S) OF WAY & IMPROVEMENTS NEAR THE PROPOSED SIGN LOCATION
2. LOCATION OF SIGN CLEARLY MARKED; SETBACKS DIMENSIONED
3. SCALED (EITHER ENGINEER OR ARCHITECTURAL) AND DIMENSIONED FABRICATION DRAWING OF MONUMENT SIGN INCLUDING BASE

FAÇADE (WALL-A SIGN ATTACHED TO BUILDING WALL)

ATTACH ALL OF THE FOLLOWING:

1. SCALED (EITHER ENGINEER OR ARCHITECTURAL) BUILDING ELEVATION DRAWING WITH THE HEIGHT AND WIDTH MEASUREMENTS
2. SCALED (EITHER ENGINEER OR ARCHITECTURAL) FABRICATION DRAWINGS OF THE SIGN
3. SIGN ATTACHMENT (MOUNTING) DRAWING

TEMPORARY BANNER- MAXIMUM SQFT ALLOWED 32, ONE BANNER ALLOWED AT A TIME

\$2.00 PER SQFT 14DAY, \$4.00 PER SQFT 28DAY. MINIMUM FEE

\$50.00
YEAR

(PER 14 DAY PERIOD) 28DAY MAXIMUM PER CALENAR

1- 14 DAY BANNER 1-28 DAY BANNER DATE UP: _____ DATE DOWN: _____

*IF SIGN IS LIT PROVIDE THE FOLLOWING: ELECTRICAL CONTRACTOR: _____
 STATE LICENSE: _____ PHONE: _____

* NO CLIP ART NOR PHOTOGRAPHS WILL BE ACCEPTED

SPECIAL USE- WINDOW SIGN - ATTACH ALL OF THE FOLLOWING:

1. DISCUSSION OF SIGN
2. SKETCH OF SIGN
3. SKETCH OF WINDOW TO BE COVERED

-Interior Neon-existing since 2012

APPROVED

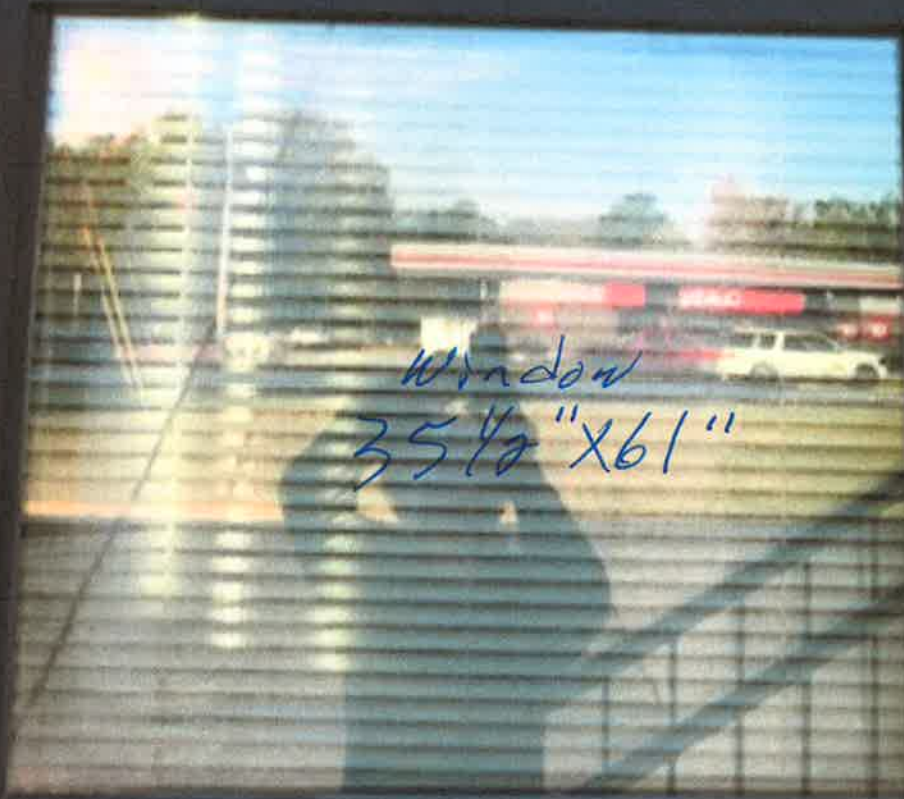
DENIED:

1.55/1

Window
35 1/2" x 61



27 5/8" S/P

Window
35 1/2" X 61"



1.7 SIF

35 1/2" x 61"

1.75/F

17"

14 1/2"

AGENT ON
DUTYWindow
35 1/2 x 61 1/2"

1.65 S/F

Window
35 1/2" X 61"

1.751F

17 1/2"

SE HABLA
ESPAÑOL

14"

Window
35 1/2" X 61"



21" x 84"

12.25 S/F

21" x 84"

12.25 S/F



LAWRENCEVILLE

GEORGIA

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

Item: Time Lapse Waiver consideration

Department: Planning and Development

Date of Meeting: Monday, January 27, 2020

Applicant Request: Change-in-condition to previously approved rezoning

Presented By: Todd Hargrave

Department Recommendation: Consideration to add to the February 2020 City Council Agenda.

Summary: Consideration to hear a change in conditions request in six month instead of the required 12 month.

Attachments/Exhibits:

- CIC2019-00001 Report
- CIC2019-00001 Attachments

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

CASE NUMBER	CIC2019-00001
APPLICANT	THOMAS JOHNSON
CONTACT	THOMAS JOHNSON
PHONE NUMBER	770.963.7472
ZONING CHANGE	OI TO BG
LOCATION	17 EAST PIKE STREET (PREVIOUSLY 85 BENSON STREET)
PARCEL ID	R5146B138
ACREAGE	0.34
PROPOSED DEVELOPMENT	USE EXISTING PROPERTY AS OFFICE SPACE
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

In 2007, the property was rezoned from RS-150 (Single-Family Residential) to OI (Office-Institutional) pursuant to case RZ-07-06 for a hair salon with the conditions that architectural guidelines of the ON (Office/Neighborhood) zoning district be applied and that the parking lot entrance must be from East Pike Street. In 2019, the property was rezoned from OI to BG (General Business District).

PROJECT DATA:

The applicant is requesting a Change-in-Conditions of a prior rezoning (RZC2019-00007) of an approximately 0.34-acre parcel from OI to BG to use the existing structure as a yarn and home goods store. The property is located on the northeastern corner of Benson Street and East Pike Street. The property is developed with a converted commercial structure with a parking lot in the rear. The property was rezoned from OI to BG in July 2019, therefore this case would require a Time Lapse Waiver approval to be heard before 12 months have passed since the date of the approval. The applicant is requesting to amend Condition 1 of RZC2019-00007. The condition currently reads as follows:

1. Use as a Yarn and Home Goods Store only.

The applicant proposes to amend Condition 1 to allow other uses permitted in BG zoning district, so that the property can be more marketable. The applicant plans to use the existing structure as a satellite office for an in-home care for elderly business.

The area surrounding the subject property consist of single-family and office-institutional uses. To the north is a single-family residence, zoned RS-150 (Single-Family Residence 15,000 Square Foot District). Immediately to the east is a vacant property zoned RS-150. To the south and southwest across East Pike Street is a cemetery and a bank zoned BG (General Business District). To the west across Benson Street is a insurance office zoned LM (Light Manufacturing District). The request to allow the uses all uses permitted by right in BG zoning district could be considered consistent with the commercial uses found in the immediate area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates that the property is in the Downtown Character area. This character area encourages a mixture of residential, retail, office, and educational facilities at key locations to encourage walking and biking to everyday needs. The proposed development could be compatible with existing commercial uses and single-family developments in the immediate area.

In conclusion, if operated with the previously approved conditions, the requested change-in-conditions may be consistent at this location and consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan. Therefore, the Planning and Development Department recommends **APPROVAL** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS**ENGINEERING DEPARTMENT**

No Comment.

ELECTRIC DEPARTMENT

No Comment.

GAS DEPARTMENT

No Comment.

WATER DEPARTMENT

No Comment.

CODE ENFORCEMENT

No Comment.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDED CONDITIONS

Additions in **BOLD**

Deletions in ~~STRIKETHROUGH~~

Approval as BG (General Business) subject to the following enumerated conditions:

1. ~~Use as a Yarn and Home Goods Store only.~~
2. **Allow all uses permitted by right in BG zoning district.**
3. Exterior modifications of the facility shall be prohibited.
4. Any new signage shall be approved by the Director of Planning and Development.
5. Provide and maintain adjacent to residentially-zoned properties a fifteen-foot enhanced buffer along the northern side property line and a twenty-foot enhanced buffer along the eastern side property line. Additional buffer plantings shall be installed where necessary to ensure an adequate visual screen. The final landscape design shall be subject to review and approval by the Director of Planning and Development.
6. No tents, canopies, temporary banners, streamers or roping decorated 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.
7. Lighting shall be contained in cut-off type luminaries and shall be directed in towards the property so as not to shine directly into adjacent properties or right-of-ways.
8. Peddlers and/or parking lot sales shall be prohibited.
9. Outdoor storage shall be prohibited.
10. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
11. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

12. To approve the current location of the building and allow the setback encroachment of 31.2-feet into the required 50-foot front yard setback.

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *With recommended conditions, potential impacts on neighboring properties could be minimized.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *The property has a reasonable economic use as currently zoned.*
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *With recommended conditions, potential impacts on the existing street could be minimized.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *The City of Lawrenceville 2040 Future Development Map indicates the property is located in a Downtown Character Area; the request could be considered consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *The submitted site plan may need revising to meet development standards.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?** *Single-Family Residences, Bank, Cemetery; RS-150, BG, LM*
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None.*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *None.*
5. **What is the suitability of the subject property for its current zoning?** *Suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *Suitable as a yarn store.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *Late 2018.*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *It is consistent with the 2040 Comprehensive Plan.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other commercially zoned sites are available in the city.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *The proposed use would be suitable with the surrounding area.*



LAWRENCEVILLE

GEORGIA

12.

CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>THOMAS JOHNSON</u>	NAME: <u>THE SHUG JOHNSON FIRM L.L.C.</u>
ADDRESS: <u>PO BOX 557</u>	ADDRESS: <u>211 LEILA COURT</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>THOMAS JOHNSON</u> PHONE: <u>770 963 7472</u> <u>tajusaf@yahoo.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BG</u> REQUESTED ZONING DISTRICT: <u>BG</u>	
PARCEL NUMBER(S): <u>5146 B138</u> ACREAGE: <u>0.3443</u>	
ADDRESS OF PROPERTY: <u>17 EAST PIKE ST LAWRENCEVILLE GA 30046</u>	

[Signature] 11-22-19
SIGNATURE OF APPLICANT DATE

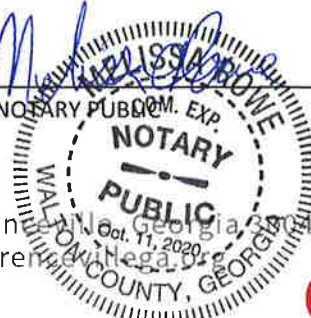
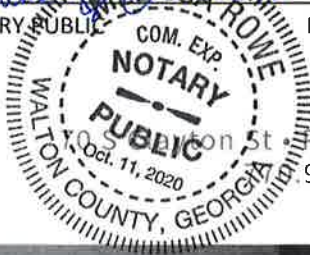
[Signature] 11-22-19
SIGNATURE OF OWNER DATE

THOMAS JOHNSON
TYPED OR PRINTED NAME

THOMAS JOHNSON
TYPED OR PRINTED NAME

[Signature] 11-22-19
NOTARY PUBLIC DATE

[Signature] 11-22-19
NOTARY PUBLIC DATE



PO Box 2200 • Lawrenceville, Georgia 30046-2200
963.2414 • www.lawrencevillega.org

4
C12019-00001

Letter of Intent to Lawrenceville City Council
For Change in Conditions

Address: 17 East Pike Street,
Lawrenceville, Georgia 30046
Tax Parcel: R5146B138
Rezoning Case No: RZC2019 00007
Owner: The Shug Johnson Firm LLC

The subject property was rezoned from O&I to BG in order for the Yarn Garden to relocate their long-time Lawrenceville business from the Historic Square to this building. However, during the rezoning process they had a change in plans and left the Lawrenceville area. After much diligent effort since the rezoning from O&I TO BG the extremely few numbers of yarn stores in this area do not have a need to occupy this property. However, the nationally known and prominent business Visiting Angels would like to put a satellite office in this building, therefore the request to use this property for their business. They will provide in-home care for our elderly citizens and I am including a description of their much-needed services, and what they offer as a local company and their intent for this building.

Thank you,



Thomas Johnson
PO Box 557
Lawrenceville Ga 30046

Symbols & Abbreviations

○ IRON PIN FOUND	POWERPOLE	SS SANITARY SEWER PIPING
● IRON PIN SET	GUY WIRE	SEWER MANHOLE
■ P.K. NAIL FOUND	LIGHT POLE	○ CLEAN OUT
⊗ P.K. NAIL SET	STREET LIGHT POLE	SD STORM DRAIN PIPING
⊗ PND X MARK / SCRIBE	ELEC. TRANSFORMER	SD STORM DRAIN MANHOLE
⊗ SET X MARK / SCRIBE	AIR CONDITIONER	SD STORM INLET
▲ R.R. SPIKE FOUND	BE BURIED ELECTRIC	SD CURB INLET
▲ R.R. SPIKE SET	OHE-OVERHEAD ELECTRIC	SD DROP INLET
△ BENCHMARK	UGE-OVERHEAD ELECTRIC	☎ PAY PHONE
1/2" CONC. R/W MARKER	ELEC. MANHOLE	☎ TELEPHONE BOX
(R) RECORD DATA	ELECTRIC METER	☎ TELEPHONE MANHOLE
(M) MEASURED DATA	WATER LINE	☎ TELEPHONE POLE
(C) CALCULATED DATA	WATER VALVE	UGT UNDERGROUND TELEPHONE LINE
R/W RIGHT OF WAY	WATER METER	O/H T OVERHEAD TELEPHONE LINE
BSL BLDG SETBACK LINE	FIRE HYDRANT	CABLE TELEVISION LINE
RCP REINFORCED CONC PIPE	BACK FLOW PREVENTOR	O/H C OVERHEAD CABLE
PVC CORRUGATED METAL PIPE	GAS VALVE	CABLE BOX
PVC PLASTIC PIPE	GAS METER	TRAFFIC POLES
MTL METAL	GAS MANHOLE	TRAFFIC SIGNAL
L/S LANDSCAPING	GAS LINE	TRAFFIC MANHOLE
○ TREE	BORE HOLE	TRAFFIC SIGNAL BOX
○ EXCEPTIONS	MONITORING WELL	STOP SIGN
IPS IRON PIN SET	MAIL BOX	○ SIGN
RBF REBAR FOUND	UNKNOWN MANHOLE	● BOLLARD
CTP CRIMP TOP PIPE	POWER BOX	BC/BOC BACK OF CURB
OTP OPEN TOP PIPE	FENCE LINE	EP EDGE OF PAVEMENT
P.O.C. POINT OF COMMENCEMENT	SW SIDEWALK	EC EDGE OF CONCRETE
P.O.B. POINT OF BEGINNING	TV TRAVERSE POINT	□ PROPERTY LINE
TEMPORARY BENCH MARK	PIPE LINE A	D.E. DRAINAGE EASEMENT
		L.E. LANDSCAPE EASEMENT
		S.S. SANITARY SEWER ESMT

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 5,000,000 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER THEY MAY NOT BE SHOWN OR DEPICTED HEREIN.

FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1313500089, 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.

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
3. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

Zoning Conditions

THE PURPOSE OF THIS EXHIBIT IS TO CONVERT THE EXISTING PROPERTY AND IMPROVEMENTS FROM OI TO BG ZONING.

CURRENT ZONING: OI (OFFICE INSTITUTIONAL DISTRICT)

PROPOSED ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED ZONING CONDITIONS:

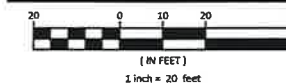
MAXIMUM HEIGHT OF BUILDING:	35 FEET
MINIMUM FRONT YARD:	50 FEET
MINIMUM REAR YARD:	40 FEET (ABUTTING RESIDENTIAL DISTRICT)
MINIMUM SIDE YARD:	10 FEET
MINIMUM SIDE YARD (STREET CORNER):	25 FEET



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



Graphic Scale



Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT BOUNDARY SURVEY", AND COMPLETED ON 04/30/2019 UTILIZING A TOPCON GS ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMATIC) RECEIVER, CORRECTED IN REAL-TIME VIA THE GSPS 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/NRPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
3. THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
5. THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

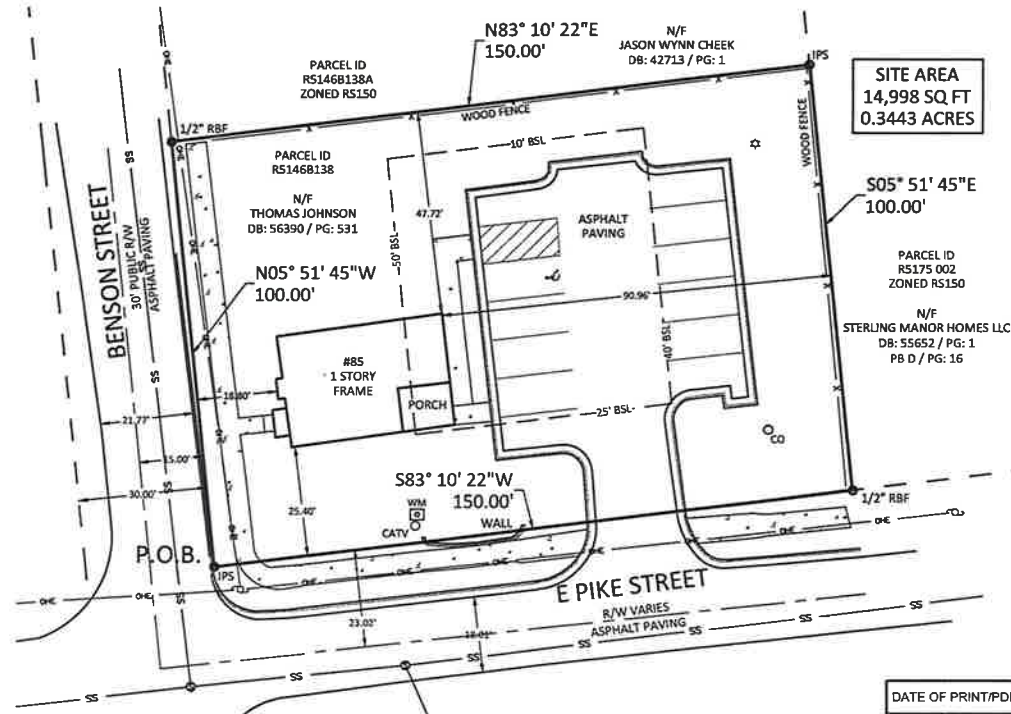
Map or Plat Certification

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 01 DAY OF MAY IN THE YEAR OF 2019.

Seaton G. Shepherd, Jr.
SEATON G. SHEPHERD, JR., GARS No. 2136



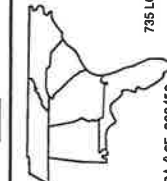
DATE OF PRINT/PDF:		
No. #	DATE / BY	DESCRIPTION
No. 1	5/1/19 - MRS	SUBMITTAL

Page 74

Rezoning Exhibit For: Thomas Johnson
Site Address:
85 Benson Street/17 East Pike Street,
Lawrenceville, GA 30046
Land Lot 146 of the 5th Land District
Gwinnett County

Sheet / Drawing Scale	1" = 20'
Unless Otherwise Noted	
GSA Project No.	19-04-240
Drawn By / Field Crew	Crew No. 2
MRS	04/30/2019
Sheet No.	01 OF 01

GRANT SHEPHERD
& ASSOCIATES, INC.
Consulting Land & GPS Modeling
Land Surveying & Site Development



735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
PHONE: 770.418.8823 FAX: 770.418.8289
WWW.GSASURVEYING.COM

COA/LSF 000469

THE USE OF THIS DOCUMENT FORM MAY BE STRICTLY PROHIBITED AND COPIES MAY BE PENALIZED BY GRANT SHEPHERD & ASSOCIATES, INC.

Written Description

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

Beginning at an iron pin located at the intersection of the easterly right of way of Benson Street (30' Public right-of-way) and the northerly right of way of E Pike Street (right-of-way Varies); Thence along the right of way of Benson Street North 05°51'45" West a distance of 100.00' to a ½" Rebar Found; Thence leaving said right of way along property now or formerly Jason Wynn Cheek, Deed Book 42713 Page 1, North 83°10'22" East a distance of 150.00' to an Iron Pin Set; Thence along property now or formerly, Sterling Manor Homes, LLC, Deed Book 55652, Page 1, South 05°51'45" East a distance of 100.00' to a ½" Rebar Found; Thence along the right of way of E Pike Street, South 83°10'22" West a distance of 150.00' to an Iron Pin Set, said point being the Point of Beginning.

Said parcel containing 14,998 Square Feet or 0.3443 Acres.

VISITING ANGELS is a national, private-duty network of franchised home-care agencies. Since 1998, it is the nation's leading provider of non-medical senior home-care services. Visiting Angels provides in home care, respite care, senior personal care, elderly care, companion care and elderly care services. This allows loved ones to continue living at home when it might not otherwise be possible.

VISITING ANGELS OF TUCKER

4500 Hugh Howell Rd., Suite 530
Tucker, GA 30084

Sibley Sisters, Inc. dba

PROPOSED: VISITING ANGELS OF LAWRENCEVILLE

Business Plan

Prepared: October 14, 2019

Identity

Visiting Angels of Lawrenceville will be the newest territory for Sibley Sisters, Inc. (SSI) who currently maintain their main office in Tucker, Georgia.

Problem Worth Solving

Current client population has over the past several years become increasingly seeking the presence of Visiting Angels due to heavy demand in response time, quality care, and timely communication for taking care of the elderly population. This has come to require an office in the strategic area of Lawrenceville, Georgia.

Our Solution

The newly described Lawrenceville territory will benefit from new ownership in the area by increased service coverage and higher quality caregivers for those local elderly in need of in-home visiting companions. Additionally, management will actively obtain feedback in order to improve and maintain client satisfaction. Clients will also benefit from increased and consistent communication from the local on-sight office staff.

Target Market

Retired individuals in the 65-plus age range serve as our primary market demographic as this rapidly growing segment of the local population grows in more and more need to qualified and certified help and assistance. Sibley Sisters Inc (SSI) knows and understands the demographics of the new territory. The average percentage of 65 plus in Lawrenceville has grown tremendously and will only increase in the next several years.

Referral Sources and Working Partners

SSI will work closely in building strong rapport with the Lawrenceville area: Home Health Care Services – 46, Hospitals – 10, Skilled Nursing Facilities – 8, Personal Care Homes – 15, Physician and Medical Practices – 442, Specialty Clinics, e.g. Dialysis, Rehab, etc. – 7. Additional Channels through established relationships with Elder Care attorneys, Bank Officers, Attorneys, and Financial Planners in the Lawrenceville area.

Networking Opportunities

SSI dba Visiting Angels of Lawrenceville will utilize the communication tools for the new territory to create a comprehensive Internet presence to bring attention to the advantages and opportunities in downtown Lawrenceville as well as refreshing our local content. SSI will join local community groups such as the Chamber of Commerce, Civic Club, and/or Rotary Club, and be a presence in local civic activities.

Revenue

SSI has a proven track record of growth year-over-year. We anticipate the projections for the new Lawrenceville territory to follow the same growth trends over the next several years. It is our belief that the new territory will have a jump start as a benefit of existing track record, market presence, and fueling city economy. We will expand on this into our new territory and expect to see immediate results.

Sibley Sisters, Inc Current Financials

	Gross Sales	Less COGS	Gross Profit	Less Expenses	Net Profit
2012 Q4	\$6,791.10	(\$4,843.76)	\$1,947.34	(\$30,101.09)	(\$28,153.75)
2013	\$255,800.85	(\$145,090.19)	\$110,710.66	(\$111,702.18)	(\$991.52)
2014	\$840,981.83	(\$553,097.66)	\$287,884.17	(\$222,715.71)	\$65,168.46
2015	\$1,275,180.46	(\$755,805.52)	\$519,374.94	(\$462,331.08)	\$57,043.86
2016	\$1,665,696.46	(\$969,662.24)	\$696,034.22	(\$585,649.55)	\$110,384.67
2017	\$1,960,227.34	(\$1,067,913.82)	\$892,313.52	(\$758,453.07)	\$133,860.45
2018	\$2,294,031.27	(\$1,506,650.61)	\$787,380.66	(\$597,474.57)	\$189,906.09

Projections for New Lawrenceville Territory

	Gross Sales	Less COGS	Gross Profit	Less Expenses	Net Profit
2020	\$750,000.00	(\$462,271.44)	\$287,728.56	(\$225,000.00)	\$62,728.56
2021	\$975,000.00	(\$600,952.88)	\$374,047.12	(\$292,500.00)	\$81,547.12
2023	\$1,267,500.00	(\$781,238.74)	\$486,261.26	(\$380,250.00)	\$106,011.26
2024	\$1,515,000.00	(\$933,788.32)	\$581,211.68	(\$454,500.00)	\$126,711.68

Expenses

SSI will lease a new office space in Lawrenceville at 17 East Pike Street. This new office will operate as a satellite location for hiring and scheduling only while operating under our current Georgia Department of Community Health License: Permit No. 044-R-1094. The license application has a nominal fee of \$400.00. SSI has budgeted for the expense of a new office to be highly professional as a business partner to the surrounding area. SSI is ready to set up the new office and contributing business professional organization as soon as given the go-ahead.

Team and Key Roles

Susan Cooper and Carolyn Easter will take the primary roles of operating the new territory in the same capacity as in the established and successful Tucker Office. Susan, as CFO will manage all financial aspects of the new office as well as

oversee all office operations, scheduling, and internal matters. Carolyn, as CEO will be responsible for all Field Operations. Our current Associate Director, Tonya Tanner will be a primary manager for our current territory and will maintain oversight of our team in Tucker while Susan and Carolyn focus on the new Lawrenceville branch office. Within 4-6 weeks, new staff will be hired to work in the new location. The roles that we intend to function in this office will be Receptionist, Primary Scheduler, and Office Manager in addition to Susan and Carolyn.

Partners and Resources

Visiting Angels of Lawrenceville will continue to obtain guidance and direction from our corporate group VISITING ANGELS.

Infrastructure and Office Operations

Our current phone system is provided through NorthStar Communications and is a POTS based system vs. VOIP. We plan to extend our current telephone service into our new office. We will rely on NorthStar Communication to assist us in implementing the same type of system and equipment that we use in our current location. We utilize ClearCare for our scheduling software and use Intuit/QuickBooks for our Finance/Accounting software.

Conclusions

SSI is very excited to have the opportunity of increasing local satisfaction with the Visiting Angels Brand in the new Lawrenceville territory and working closely with the Mayor and Council to hold up the City of Lawrenceville in the best possible light. This area is the one in which the Sibley Sisters grew up, attended church, and received their educations. This is our home. We are proud to be able to take the Visiting Angels mission of care to our families, friends, and neighbors!



*The City of Lawrenceville
Planning & Development*

**Aerial Map and
Surrounding Area**

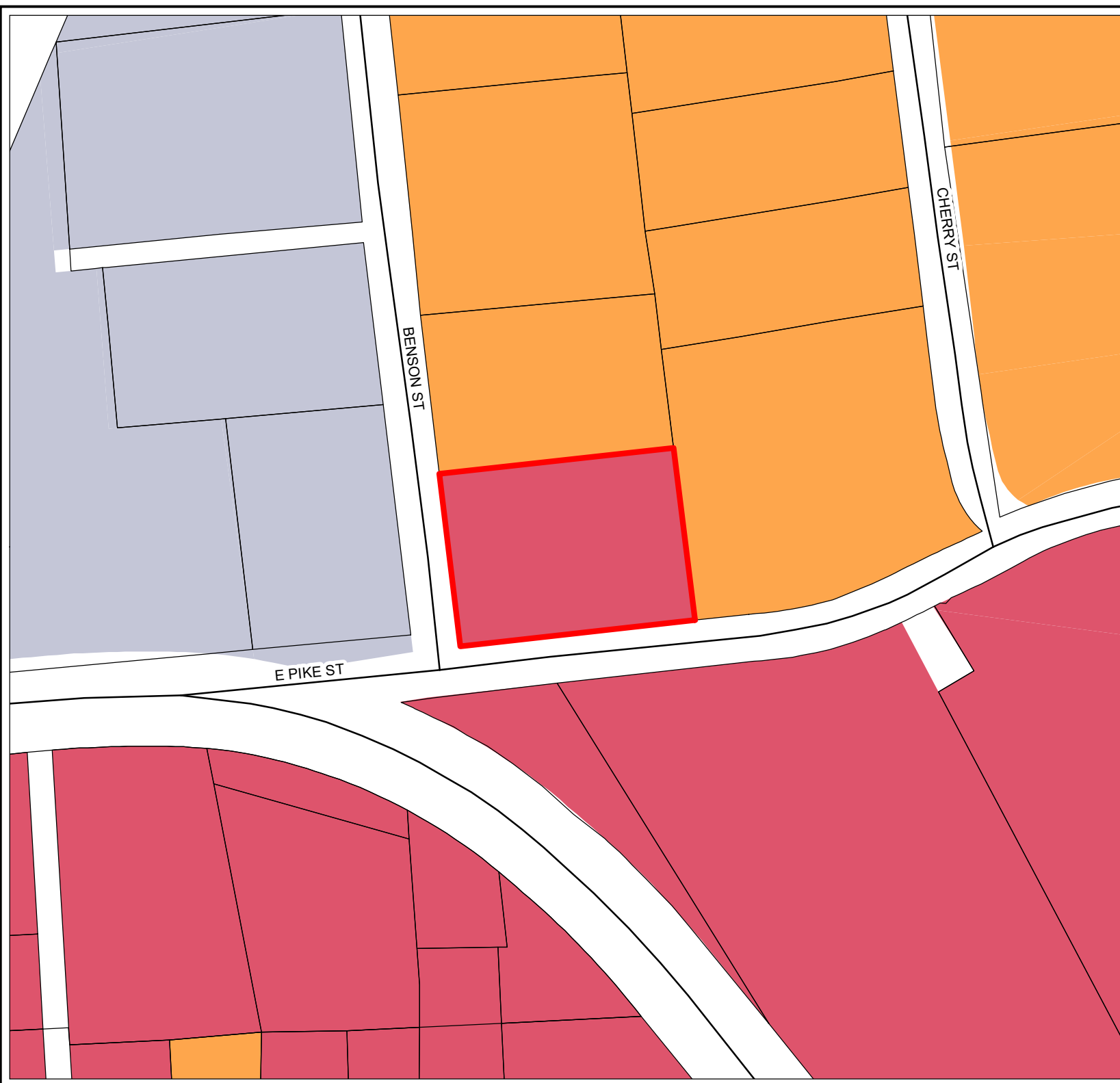
File #CIC2019-00001
17 East Pike St

Applicant:
Thomas Johnson

Legend

-  Subject Property
-  Roads
-  Parcels





The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #CIC2019-00001
17 East Pike St

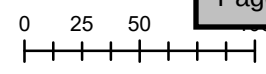
Applicant:
Thomas Johnson

Legend

- Subject Property
- Roads
- Parcels

ZONING

- BG
- LM
- RS150





LAWRENCEVILLE

GEORGIA

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

Item: RZR2019-00003 & SUP2019-00019; 138 Paper Mill Road; Shane Lanham

Department: Planning and Development

Date of Meeting: Monday, January 27, 2020

Applicant Request: Rezone from RM-12 to RM-8

Presented By: Todd Hargrave

Department Recommendation: Denial

Planning Commission Recommendation: Table to the February 3, 2020 meeting

Summary: The applicant is requesting the rezoning of approximately 14.5 acres from RM-12 to RM-8 for the development of 116 townhomes. The applicant is also requesting a special use permit to allow front entry for 92 of the units.

Attachments/Exhibits:

RZR2019-00003 & SUP2019-00019 Report
RZR2019-00003 & SUP2019-00019 Attachments

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

CASE NUMBER	RZR2019-00003 & SUP2019-00019
APPLICANT	TPA ACQUISITIONS 1, LLC c/o MAHAFFEY PICKENS TUCKER, LLP
CONTACT	SHANE LANHAM
PHONE NUMBER	770.232.0000
ZONING CHANGE	RM-12 TO RM-8
LOCATION	138 PAPER MILL ROAD
PARCEL ID	R5174 027
ACREAGE	14.48
PROPOSED DEVELOPMENT	116-UNIT TOWNHOUSE DEVELOPMENT WITH SPECIAL USE PERMIT TO ALLOW FRONT ENTRY UNITS
DEPARTMENT RECOMMENDATION	DENIAL

ZONING HISTORY:

The property has been zoned RM-12 (General Residence, 3,600 Square Foot District) since 1970. In 2019, the City of Lawrenceville Zoning Ordinance was amended by deleting Article VII, Section 7.5, RM-12 (General Residence, 3,600 Square Foot District) in its entirety and replacing with Article VII, Section 7.5, RM-12 (General Residence District) and adding section 7.5.01, RM-8 (General Residence, Townhouse District).

PROJECT DATA:

The applicant requests rezoning of a 14.5-acre parcel from RM-12 (General Residence District) to RM-8 (General Residence, Townhouse District) zoning, along with a Special Use Permit to allow front entry units. The subject property is located along the northern right-of-way of Paper Mill Road east of its intersection with East Crogan Street. The property is developed with a single-family dwelling and accessory structures with undisturbed wooded areas in the rear. Access to the development would be via one main entrance on Paper Mill Road.

The applicant proposes to construct a 116-townhouse community with associated amenities, driveways and parking. The development would consist of attached townhomes with a

maximum of eight units in each building. They would provide on-street parking. Rear entry units would have access to the public street via the required alley. The applicant proposes one-car garages, which do not meet the minimum two-car garage requirement. The zoning district requires 22-foot wide units. Per the letter of intent, all units would be 20 feet wide, which does not meet the minimum requirements. Additionally, in lieu of all units having views to community open spaces, the applicant intends to provide a pool and cabana towards the entrance and common areas that may be considered pocket parks throughout the development. The site plan indicates that there would be one stormwater management area on the southeast corner of the property, and a proposed undisturbed common area on the north end of the property. The entrance to the development would have an acceleration lane and deceleration lane that may need additional review by the Engineering Department. Additionally, the side setback shown in the site plan is not consistent with the dimensional requirements in the RM-8 zoning district. The proposed development may require multiple variances if approved as submitted to the Planning and Development Department on August 5, 2019.

The property lies within the Neighborhood Mixed Use Character Area of the 2040 Comprehensive Plan and Future Development Map. The Character Area encourages the development of single-family attached residential uses that contain higher density types of housing such as townhomes. However, the proposed development does not meet the minimum requirements of the RM-8 zoning district and the overall intent of the zoning district, which is to have buildings oriented towards the street, with limited parking in the front, and to have high architectural standards.

The surrounding area is characterized by single-family and multifamily developments along this segment of Paper Mill Road. Immediately to the north of the subject property is a multifamily development zoned RM-12. Adjacent to the east are the Alexander Mill apartments zoned RM-12. To the south across Paper Mill Road are several properties zoned RM-12 developed with single-family dwellings and a few multifamily developments. Immediately to the west is a property zoned BG (General Business District).

The proposed development does not meet the intent of the Zoning Ordinance and would require multiple variances to allow encroaching into setbacks, smaller units, reduced parking, and reduced vistas. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the requested rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

Schedule a pre-design consultation with the Engineering Department to discuss how the City's Stormwater management requirements can be met.

All Development Regulations must be met.

ELECTRIC DEPARTMENT

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

The developer will have to sign an underground service agreement.

The developer will be required to pay the per unit fees for electric service to this development, even if they build all electric units. There will be a \$2,000 per unit fee for electric service.

The developer will be required to pay the lighting costs for this development, \$400 fee per light installation.

GAS DEPARTMENT

There is an existing 4" plastic gas main on the ROW of this property. It has ample capacity to serve the units proposed. The gas main would be installed at no cost and gas services would have to be applied for separately on our website under the "gas tap application". If the required mix of appliances is met with gas, then the tap would also be free. Additional information is available on the gas tap application.

There is also an existing house on the property with gas service. This would need to be requested to kill, if needed.

WATER DEPARTMENT

The Water Department has a 12-inch ductile iron water line located on Paper Mill Road and will provide water service for this development.

Fire hydrants will not be allowed to be installed on a water line less than 8 inches.

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards (City requirement) and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department.

CODE ENFORCEMENT

No Comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZR2019-00003:

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

1. To restrict the use of the property as follows:
 - A. Multifamily attached dwellings.
 - B. The maximum number of units shall be 116.
 - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance.
 - D. All dwellings shall have a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas on dwelling lots shall be sodded.
 - D. Underground utilities shall be provided throughout the development.
 - E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.
 - F. The electric utilities internal to the development must be placed underground.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00019:

Approval of Special Use for three front entry units, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily attached dwellings.
 - B. The maximum number of front entry units shall be 92.
 - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance.
 - D. All dwellings shall have a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas on dwelling lots shall be sodded.
 - D. Underground utilities shall be provided throughout the development.
 - E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.

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

1. Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? *Yes.*
2. Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property? *No.*
3. Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned? *Yes.*
4. Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? *Yes.*
5. Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan? *Yes.*
6. Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal? *The proposed development does not meet the minimum standards for the RM-8 zoning district.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. What are the existing uses and zoning of nearby property?
SEE PAGE 2.
2. What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning? *None.*
3. What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public? *None.*
4. What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner? *The proposed zoning change is compatible with the recommendations of the 2040 Comprehensive Plan and Future Development Map but does not meet the Zoning Ordinance requirements.*
5. What is the suitability of the subject property for its current zoning? *It is suitable.*
6. What is the suitability of the subject property for the proposed zoning? *The property is at a location that makes the development viable pending requirements being met.*
7. How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property? *NA*
8. How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances? *The property meets the intent of the character area but does not conform with the Zoning Ordinance.*
9. What is the availability of adequate sites for the proposed use in districts that permit such use? *RM-8 is the only district that allows townhomes.*
10. What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)? *Not suitable.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
TPA Acquisitions 1, LLC c/o Mahaffey NAME: <u>Pickens Tucker, LLP</u>	NAME: <u>Multiple--see attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5174 027</u> ACREAGE: <u>+/-14.48</u>	
ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE



DATE

RZR2019-00003

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LAWRENCEVILLE

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13.

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>TPA Acquisitions 1, LLC c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple—see attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
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ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

SIGNATURE OF OWNER

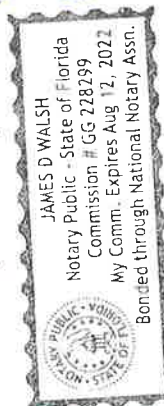
DATE

Jennifer M. Bird

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE



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22R-2014-00003
SUP 2014-00



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REZONING APPLICATION

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PARCEL NUMBER(S): <u>5174 027</u> ACREAGE: <u>+/-14.48</u>	
ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT

DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

SIGNATURE OF OWNER

DATE

Patricia A. Kennedy

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

Amanda Mosley 7/25/19


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2222019-00003
 SUP2019-00003



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REZONING APPLICATION

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PARCEL NUMBER(S): <u>5174 027</u> ACREAGE: <u>+/-14.48</u>	
ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT

DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

SIGNATURE OF OWNER

DATE

Debra L. Cagle

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

Amanda Masley 7/25/19

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22R2019-00-003
SUP2019-00018



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GEORGIA

REZONING APPLICATION

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PARCEL NUMBER(S): <u>5174 027</u> ACREAGE: <u>+/-14.48</u>	
ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT DATE

Shane M. Lanham, Attorney
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Williams David Cale 7-25-19
SIGNATURE OF OWNER DATE

Williams David Cale
TYPED OR PRINTED NAME

Amanda Maskey 7/25/19
NOTARY PUBLIC DATE



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228-201-0003
842019-0003



LAWRENCEVILLE

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REZONING APPLICATION

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ADDRESS OF PROPERTY: <u>138 Paper Mill Road</u>	

SIGNATURE OF APPLICANT DATE

Shane M. Lanham, Attorney

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Patricia Ann Cagle Kennedy 7/25/19
SIGNATURE OF OWNER DATE

Patricia Ann Cagle Kennedy, as Executor under the Will of Williams C. Cagle, Jr.

TYPED OR PRINTED NAME

Amanda Mosley 7/25/19
NOTARY PUBLIC DATE



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R2R2019-00003
SUP2019-00003

Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Nicholas N. Kemper
Shane M. Lanham
Austen T. Mabe

Jeffrey R. Mahaffey
Steven A. Pickens
Catherine V. Schutz
Thomas A. Simpson
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION
OF TPA ACQUISITIONS 1, LLC

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning and Special Use Permit Applications on behalf of TPA Acquisitions 1, LLC (the "Applicant") to request the rezoning to the RM-8 zoning classification of an approximately 14.5-acre tract (the "Property") situated along the north side of Paper Mill Road just east of its intersection with East Crogan Street (State Route 8, U.S. Route 29). The Property is currently zoned RM-12. The Property is surrounded on all sides by land zoned either RM-12, O-I, or BG. To the east and north are additional multi-family and single-family residential developments on land zoned RS-150, RM-4, and RZT in unincorporated Gwinnett County. To the south across Paper Mill Road are existing townhome and single-family attached residential communities as well as the Pine Valley mobile home park. To the west is a mix of commercial and office and commercial uses along Stanley Court and East Crogan Street. Accordingly, the area is generally mixed-use in character and already has a diverse mix of housing types.

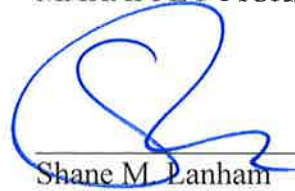
The Applicant proposes to develop a single-family residential community, including 116 attached single-family townhomes under the RM-8 zoning classification with a special use permit for front-entry units. The proposed development would have a density of approximately 8.0 units per acre as required by the 2005 Lawrenceville Zoning Ordinance (the "Ordinance"). The proposed single-family community would consist of homes at a size, quality, and price-point commensurate with or exceeding homes in the surrounding area. The Property is currently zoned RM-12 and the proposed downzoning represents a lower density than could be developed on the Property under its current zoning classification. The proposed development includes an attractive mix of front and rear-entry homes with a front width of 20 feet. Front and rear-entry homes would each have one-car garages with rear-entry units having access from private alleys. The proposed community would also include a pool, cabana, and areas of pocket parks and other

open space. The proposed development also includes sidewalks on both sides of the streets creating a walkable environment and would also connect to existing sidewalks on Paper Mill Road enhancing the walkability of that corridor. Residents would have convenient access to Rhodes Jordan Park via such existing sidewalks and established, striped, and signalized pedestrian crossings on East Crogan Street.

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

Respectfully submitted this 1st day of August, 2019.

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for Applicant

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 175, of the 5th District, Gwinnett County, and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at an iron pin set at the intersection of the North line of Land Lot 175 with the south right-of-way line of Lawrenceville Highway (U.S. Highway 29), said land lot line also being the South line of Land Lot 178 thence South 29 degrees 01 minutes 38 seconds East along the common land lot line of Land Lots 175 and 178, 216.62 feet to a point; THENCE South 29 degrees 01 minutes 38 seconds East 178.77 feet to a point; THENCE South 07 degrees 09 minutes 58 seconds 50.80 feet to a point, said point being THE TRUE POINT OF BEGINNING;

THENCE South 29 degrees 01 minutes 38 seconds East a distance of 860.51 feet to a point;
 THENCE North 60 degrees 58 minutes 22 seconds East a distance of 150.00 feet to a point;
 THENCE South 29 degrees 01 minutes 38 seconds East a distance of 111.00 feet to a point;
 THENCE along a curve to the left for an arc length of 75.58 feet, having a radius of 40.00 feet, being subtended by a chord bearing South 11 degrees 03 minutes 32 seconds East, for a distance of 64.83 feet to a point;

THENCE South 60 degrees 19 minutes 55 seconds West a distance of 100.01 feet to a point;
 THENCE South 29 degrees 01 minutes 38 seconds East a distance of 150.01 feet to a point;
 THENCE South 31 degrees 28 minutes 18 seconds East a distance of 187.00 feet to a point;
 THENCE South 67 degrees 09 minutes 13 seconds West a distance of 292.41 feet to a point;
 THENCE South 06 degrees 11 minutes 08 seconds West a distance of 26.17 feet to a point;
 THENCE North 88 degrees 23 minutes 04 seconds West a distance of 125.00 feet to a point;
 THENCE South 05 degrees 10 minutes 49 seconds East a distance of 125.00 feet to a point;
 THENCE North 87 degrees 05 minutes 36 seconds West a distance of 397.57 feet to a point,
 THENCE North 07 degrees 24 minutes 38 seconds East a distance of 310.05 feet to a point;
 THENCE North 88 degrees 32 minutes 22 seconds West a distance of 100.00 feet to a point;
 THENCE North 07 degrees 24 minutes 38 seconds East a distance of 1120.18 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains an area of 14.5 acres more or less.

20' REAR ENTRY, SINGLE CAR GARAGE TOWNHOME



Front Elevation A



Front Elevation B



Front Elevation C



Front Elevation D

20' FRONT ENTRY, SINGLE CAR GARAGE TOWNHOME

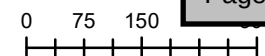




The City of Lawrenceville
Planning & Development
**Aerial Map and
Surrounding Area**
File # RZR19-00003
File # SUP19-00019
Applicant:
TPA Acquisitions 1, LLC c/o
Mahaffey Pickens Tucker, LLP

Legend

-  Subject Property
-  Roads
-  Parcels





The City of Lawrenceville
Planning & Development
**Location Map and
Surrounding Zoning**
File # RZR19-00003
File # SUP19-00019
Applicant:
TPA Acquisitions 1, LLC c/o
Mahaffey Pickens Tucker, LLP

Legend

 Subject Property

 Roads

 Parcels

ZONING

 BG

 ON

 OI

 LM

 RM-12

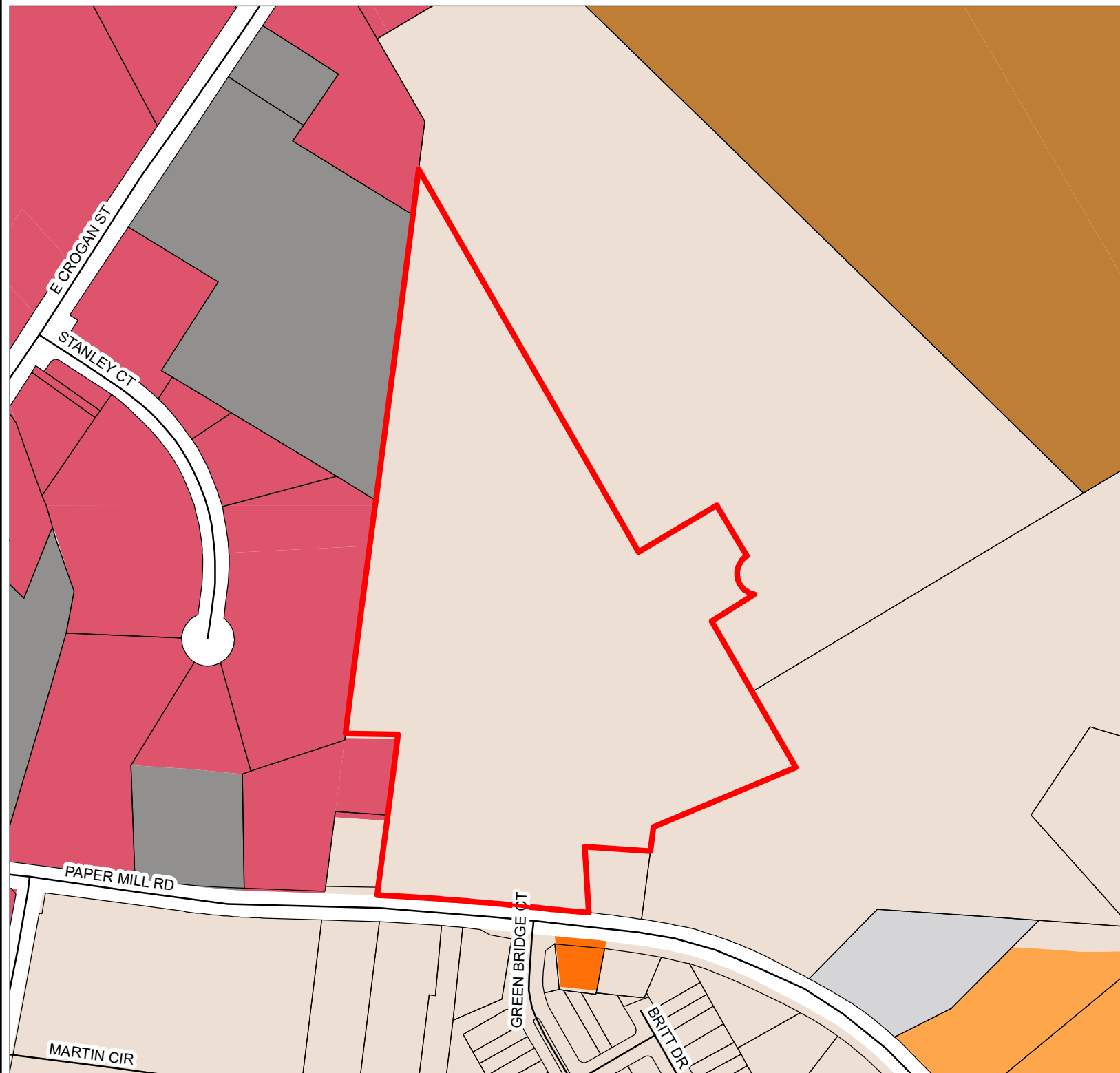
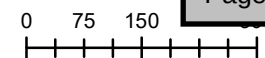
 RM-M

 RS150

 RS60



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LAWRENCEVILLE

GEORGIA

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

Item: RZR2019-00004; Mark Lackey; 96 Benson Street

Department: Planning and Development

Date of Meeting: Monday, January 27, 2020

Applicant Request: Rezoning from LM (Light Manufacturing District) to RS-150 (Single-family District)

Presented By: Todd Hargrave

Department Recommendation: Approval with Planning Commission Conditions

Summary: The applicant requests a rezoning from LM to RS-150 to use the property as a single-family dwelling.

Attachments/Exhibits:

- RZR2019-00004 Report
- RZR2019-00004 Planning Commission Conditions
- RZR2019-00004 Attachments

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

CASE NUMBER	RZR2019-00004
APPLICANT	MARK LACKEY
CONTACT	MARK LACKEY
PHONE NUMBER	404.886.8789
ZONING CHANGE	LM TO RS-150
LOCATION	96 BENSON STREET
PARCEL ID	R5146B123
ACREAGE	0.48
PROPOSED DEVELOPMENT	USE EXISTING PROPERTY AS SINGLE-FAMILY RESIDENCE
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

Per City records, the property has been zoned LM (Light Manufacturing District) since 1985.

PROJECT DATA:

The applicant is requesting a rezoning of an approximately 0.48-acre parcel from LM (Light Manufacturing District) to RS-150 (Single-Family Residence District) to allow the necessary repairs associated with fire damage to an existing non-conforming structure. Additionally, the request could allow the applicant to properly use the site and structure as a single-family residence. The property is located on the west side of Benson Street and north of East Pike Street. The property is developed with a single-family dwelling and has been used for that purpose for many years.

The area surrounding the subject property consist of single-family and industrial uses. To the north and south are properties zoned LM that were developed with single-family residences. Immediately to the west are properties zoned LM used for auto repair services. To the east across Benson Street are single-family residences zoned RS-150. The request to rezone the property to a single-family residence district would be consistent with the residential uses and zoning along Benson Street.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates that the property is in the Downtown Character area. This character area encourages a mixture

of residential, retail, office, and educational facilities at key locations to encourage walking and biking to everyday needs. The proposed rezoning of the property and reconstruction of the existing single-family non-conforming structure could be compatible with existing residential uses and zoning found in the immediate area.

In conclusion, the requested rezoning may be consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan and compatible with the established residential uses and zoning. Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

Approval as RS-150 (Single-Family Residence District) subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwelling and accessory uses and structures.
 - B. The residence shall have front, sides, and rear facades that incorporate materials, finish, color, style and features that match and are compatible with the adjacent buildings on the same block.
 - C. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas on dwelling lots shall be sodded.
 - D. Underground utilities shall be provided throughout the development.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS**ENGINEERING DEPARTMENT**

No Comment.

ELECTRIC DEPARTMENT

No Comment.

GAS DEPARTMENT

No Comment.

WATER DEPARTMENT

No Comment.

CODE ENFORCEMENT

No Comment.

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *With recommended conditions, potential impacts on neighboring properties could be minimized.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *The property has a reasonable economic use as currently zoned.*
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *With recommended conditions, potential impacts on the existing street could be minimized.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *The City of Lawrenceville 2040 Future Development Map indicates the property is located in a Downtown Character Area; the request could be considered consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?** *See page 1.*
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None.*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *None.*
5. **What is the suitability of the subject property for its current zoning?** *Suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *Suitable as a single-family dwelling.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *N/A.*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *It is consistent with the 2040 Comprehensive Plan.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other residentially zoned sites are available in the city.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *The proposed use would be suitable for the surrounding area.*

**PLANNING COMMISSION
RECOMMENDED CONDITIONS
RZR2019-00004**

Approval as RS-150 (Single-Family Residence District) subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwelling and accessory uses and structures.
 - B. The residence shall have front, sides, and rear facades that incorporate materials, finish, color, style and features that match and are compatible with the adjacent buildings on the same block.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.



LAWRENCEVILLE

GEORGIA

14.

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Mark Lackey, Manager, 95-96 Benson Street Land Trust</u>	NAME: <u>Mark Lackey, Manager, 95-96 Benson Street Land Trust</u>
ADDRESS: <u>PO Box 923116</u>	ADDRESS: <u>PO Box 923116</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30010</u>	STATE: <u>GA</u> ZIP: <u>30010</u>
CONTACT PERSON: <u>Mark Lackey</u> PHONE: <u>404-886-8789</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>LM Light Manufacturing (grandfathered SFR)</u> <u>Residential Improvement on Commercial Land</u> REQUESTED ZONING DISTRICT: <u>SFR</u>	
PARCEL NUMBER(S): <u>R5146B123</u> ACREAGE: <u>24,829 sf per tax records</u> <u>22,222 sf per survey 4-28-06</u>	
ADDRESS OF PROPERTY: <u>95 Benson Street Lawrenceville, GA 30046 (Legal)</u> <u>96 Benson Street Lawrenceville, GA 30046 (Physical)</u>	

[Signature] 11-18-19
SIGNATURE OF APPLICANT DATE

Mark Lackey,
Manager, 95-96 Benson Street Land Trust
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC
MICHELLE DILLON
NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 17, 2023
GWINNETT COUNTY, GEORGIA

[Signature] 11-18-19
SIGNATURE OF OWNER DATE

Mark Lackey,
Manager, 95-96 Benson Street Land Trust
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC
MICHELLE DILLON
NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 17, 2023
GWINNETT COUNTY, GEORGIA

70 S Clayton St, Lawrenceville, Georgia 30046-2200
770-962-2274 www.lawrencevillega.org

Letter of intention

LOCATION

95 Benson Street Lawrenceville, GA 30046 (legal)

96 Benson Street Lawrenceville, GA 30046 (physical)

INTENT and NEIGHBORHOOD BACKGROUND

Maintain the character the current neighborhood.

The 16 residences on the street were built between 1942 to 1965.

The 16 residences on the street are in square footages of 640, 896, 1024, 718, 628, 672, 504, 1,060, 2010 (includes 2 structures one at 1,350 and one outbuilding of 660), 672, 540, 840, 1,034, 880, and 1,300 (duplex).

DESIRE OF THE REQUEST

To rebuild residence from a dryer vent fire; same footprint, same location on lot, same setbacks, same configuration, same driveway, same sidewalk to residence.

Change of siding from vinyl to fiber board siding (Hardi Board type siding).

Keep exterior features the same with size, count and quantity of windows and shingles as 3 tab.

Not have to make improvements like curb & gutter, road widening or sidewalks.

BK 54734 PG 0331

Exhibit "A" - No. 95 Benson Road, Lawrenceville, Georgia

At that tract or parcel of land lying and being in the City of Lawrenceville in Land Lot 146B of the 15th District of Gwinnett County, Georgia, and being more particularly described as follows:

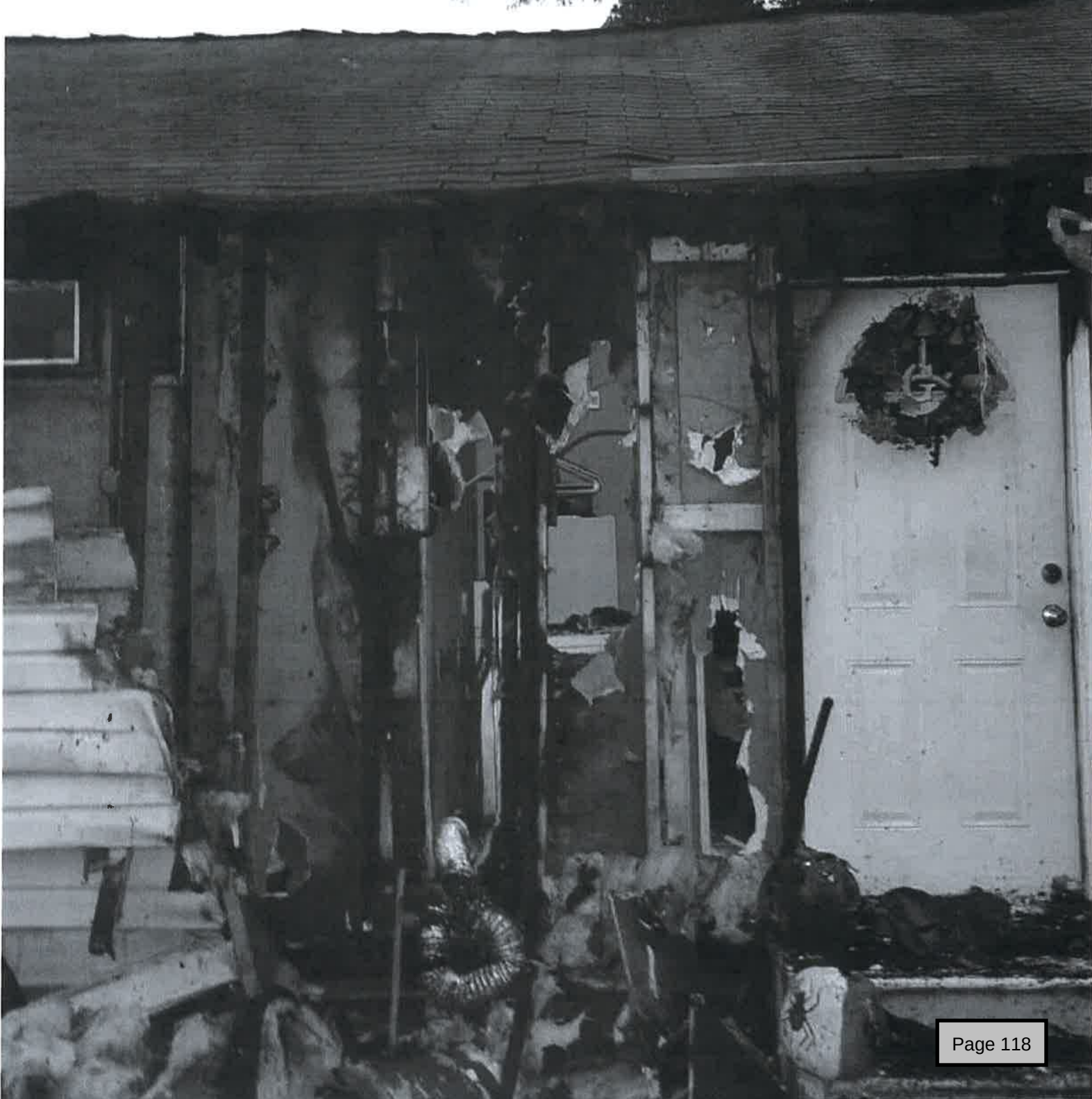
BEGINNING at a point on the westerly right of way of Benson Street, said point being located 280.0 feet northerly, as measured along the Westerly right of way of Benson Street from its intersection with Pike Street; running thence westerly 186.0 feet to a point; running thence northerly 120 feet to a point and corner of property now or formerly owned by E.G. Clay; running thence easterly, along the southerly line of said E.G. Clay property, 184.0 feet to a point; running thence southerly, as measured along the westerly right of way of Benson Street, 120.0 feet to the point of beginning, being the same property as that conveyed to E.G. Clay by Warranty Deed dated 2-8-43, from J.P. Mason, as recorded in Deed Book 62, Folio 396, Gwinnett County records, and being improved property known as No. 95 Benson Street, according to the present system of numbering houses in the City of Lawrenceville, Gwinnett County, Georgia.

05-96 Benson
10-5-19



95-96 Benson
10-5-19

14.





The City of Lawrenceville
Planning & Development

Aerial Map and
Surrounding Area

File #RZR2019-0004
95 & 96 Benson St

Applicant:
Mark Lackey

Legend

-  Subject Property
-  Roads
-  Parcels





The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #RZR2019-0004
95 & 96 Benson St

Applicant:
Mark Lackey

Legend

 Subject Property

 Roads

 Parcels

ZONING

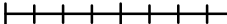
 BG

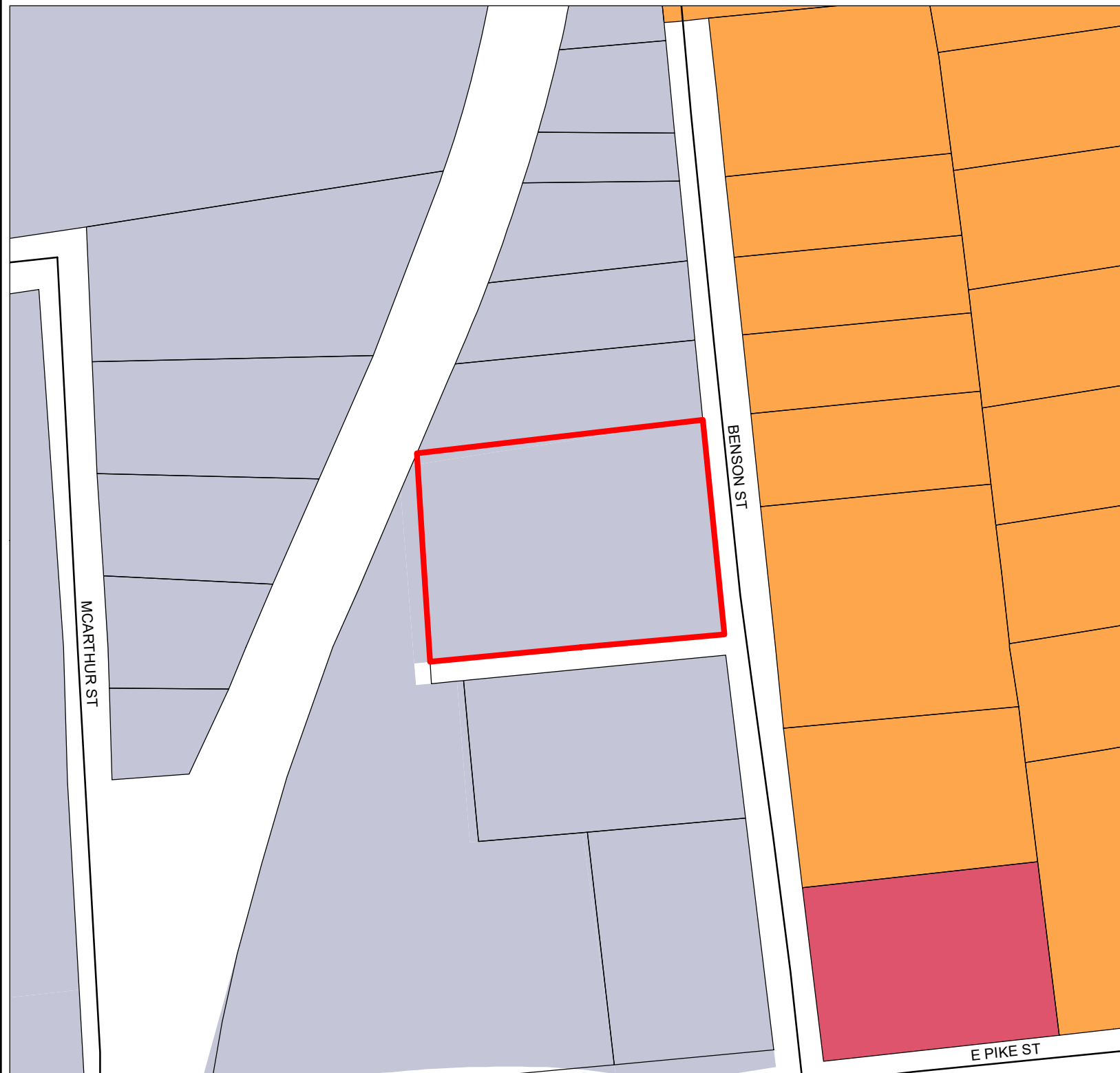
 LM

 RS150



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LAWRENCEVILLE

GEORGIA

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

Item: SUP2019-00024; Woodrow Preston Willard; 444 West Pike Street

Department: Planning and Development

Date of Meeting: Monday, January 27, 2020

Applicant Request: Automobile Service Station (General Maintenance)

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Planning Commission Recommendation: Approval with Staff Conditions

Summary: The applicant request a Special Use Permit to allow an Automobile Service Station (General Maintenance).

Attachments/Exhibits:

- SUP2019-00024 Report
- SUP2019-00024 Attachments

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT REPORT**

CASE NUMBER	SUP2019-00024
APPLICANT	WOODROW PRESTON WILLARD
CONTACT	PRESTON WILLARD
PHONE NUMBER	864.590.5860
ZONING CHANGE	-
LOCATION	444 WEST PIKE ST
PARCEL ID	R5144 040
ACREAGE	2.6
PROPOSED DEVELOPMENT	AUTOMOBILE SERVICE STATION (GENERAL MAINTENANCE-OIL CHANGE)

DEPARTMENT RECOMMENDATION APPROVAL WITH CONDITIONS

ZONING HISTORY:

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

PROJECT DATA:

The applicant is requesting a Special Use Permit for an automobile service station. The property is a 2.6-acre parcel assemblage, located at the northwest intersection of West Pike Street and Old Norcross Road. The property is currently developed with a gasoline service station and associated canopy, driveways, and parking.

The applicant is proposing to subdivide the parcel and construct a 1,556-square foot 3-service-bay automobile service station on the northern portion between the gasoline service station and Crown Pointe Way. The proposed use specializes in oil changes. No other automotive services will be offered. Based on the square footage of the building, 3 parking spaces are required. According to the site plan provided by the applicant, there are 12 proposed parking spaces. Access to the property will be through the gasoline service station's existing driveways and parking area.

Nearby properties along Old Norcross Road, West Pike Street, and Crown Pointe Way are developed with commercial, office and lodging uses. To the north, across Crown Pointe Way, is a BG zoned property, developed with an auto repair shop. To the west is a BG zoned property,

developed with a surgery center, an HSB (Highway Service Business) zoned property, developed with an extended stay hotel, and an OI (Office Institutional) zoned property, developed with a multi-tenant office building. To the south, across Old Norcross Road, is a BG zoned property, developed with an automatic car wash service. To the east, across West Pike Street, are BG zoned properties used for commercial/retail uses. The variety of uses in the immediate area supports this request.

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the Community Mixed Use Character Area. The vision for the Community Mixed Use character area is a diverse mixed-use area that builds on the existing commercial character. Additionally, interparcel connectivity for new commercial development along major corridors is highly encouraged. Over time, this area will transition to a more mixed environment of higher density development with enhanced landscaping, lighting and pedestrian facilities. The proposed request could be compatible with the intent of the 2040 Comprehensive Plan, which could be considered as an appropriate general commercial service to those wanting to live and work in the Community Mixed Use character area.

In conclusion, the property has been used as a gasoline fuel station for several years and is located in an area with nearby businesses that provide similar auto-related services. If properly conditioned, any adverse impacts may be mitigated. Given the aforementioned factors, the Planning and Development Department recommends **Approval with conditions** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS**ENGINEERING DEPARTMENT**

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

CODE ENFORCEMENT

In 2015, the subject property was cited for having two banner signs without a permit.

In 2017, the subject property was cited for having a broken lamp post.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00021:

Approval of Special Use permit for automobile service, subject to the following enumerated conditions:

1. Approval of a Special Use Permit for an Automobile Service Station (Oil Change Service Only). All other automotive services and auto repair shall be prohibited.
2. The property shall be developed in general accordance with the site plan submitted to the Planning and Development Department on January 6, 2020, subject to review and approval by the Director of Planning and Development.
3. The property shall have a 15-foot wide landscape strip along the right-of-way fronting West Pike Street except for ingress and egress in compliance with Article VIII of the Development Regulations and subject to review and approval by the Director of Planning and Development.
4. The property owner shall maintain a 30-foot landscape buffer of the existing mature vegetation along the rear lot line.
5. Parking in the front of the property shall be restricted to customer parking only.
6. Under no circumstances shall the owner or occupant of the property keep any junk, scrap, metal, rags, paper, abandoned, wrecked, or junked or scrap material or any parts thereof.
7. Service bays shall not be visible from West Pike Street. Final plans shall be subject to the review and approval of the Director of Planning and Development.
8. 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.
9. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways.
10. Peddlers and/or any parking lot sales be prohibited.
11. Outdoor storage shall be prohibited.

12. Dumpsters shall be restricted to the rear of the property.
13. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
14. Sign twirling is prohibited on the property.

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

1. **Will the Special Use Permit proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *If properly conditioned, auto service (oil change only) may be consistent with the adjacent and nearby properties that have similar uses.*
2. **Will the Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the Special Use Permit proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Special Use Permit proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *if properly conditioned, any adverse impacts may be mitigated.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use Permit proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 2.
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *N/A.*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *None.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed Special Use Permit?** *If properly conditioned, it may be suitable per the terms of the ordinance.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *N/A.*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *See comments above.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Adequate sites are available elsewhere within the city.*
10. **What is the suitability of the site for the proposed Special Use Permit relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *If properly conditioned, the proposed auto service(oil change only) may be suitable.*



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

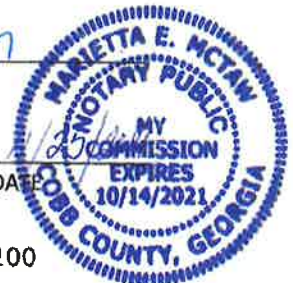
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Woodrow Preston Willard</u>	NAME: <u>Andalusia Properties INC</u>
ADDRESS: <u>2970 Peachtree Rd Suite 510</u>	ADDRESS: <u>200 Galleria Parkway SE, Suite 900</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30305</u>	STATE: <u>GA</u> ZIP: <u>30339</u>
PHONE: <u>864-590-5860</u>	PHONE: _____
CONTACT PERSON: <u>Preston Willard</u> PHONE: <u>864-590-5860</u>	
CONTACT'S E-MAIL: <u>willardwp@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>06</u> ACREAGE: <u>2.66</u>	
PARCEL NUMBER(S): <u>R5144 040</u>	
ADDRESS OF PROPERTY: <u>444 West Pike Street, Lawrenceville GA, 30046</u>	
PROPOSED SPECIAL USE: <u>Automotive Minor</u>	

[Signature] 12/4/2019
SIGNATURE OF APPLICANT DATE

[Signature]
SIGNATURE OF OWNER DATE

Woodrow Preston Willard
TYPED OR PRINTED NAME
[Signature] 12.4.19
DATE

Brian Thornton
TYPED OR PRINTED NAME
[Signature]
NOTARY PUBLIC DATE



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

USUP2019-00024

TOXAWAY AUTOMOTIVE GROUP, LLC
2970 PEACHTREE ROAD
SUITE 510
ATLANTA, GEORGIA 30305
(404) 812-0507

Letter of Intent

444 West Pike Street
Lawrenceville GA 30046
“RaceTrac” & “Take 5”

Toxaway Automotive Group wishes to lease and operate a Take 5 store on the property owned by RaceTrac located at 444 West Pike Street Lawrenceville GA 30046. Toxaway Automotive Group is the operator for the proposed Take 5. Toxaway Automotive Group is applying for a Special Use Permit for the property to be allowed to operate their Take 5 business.

Take 5 is a growing quick oil change business owned by Driven Brands and Roark Capital. Take 5 is currently the fastest growing business in the automotive sector. Take 5 differentiates itself from other brands in three ways. The first is a quick service where customers stay in their vehicles. The average time for a customer to get their oil changed is currently 7 mins. This is among the fastest in the entire industry. The second way is the low-pressure environment and customer experience. Take 5 specializes in oil changes. Take 5 does not preform major repairs like brakes or suspension work. Take 5 also doesn't sell or install tires. Take 5 does not preform inspections on customer's vehicles and then try to sell them more services than the customer initially came in for. Because Take 5 specializes in oil changes, and the third way we differentiate from other brands, is how clean, quiet, and efficient a Take 5 shop is. There is no need for loud equipment, air tools, or lift's since Take 5 does not preform major repairs. This makes Take 5 a great business to have next to other businesses or shopping centers, and also great next to neighborhoods. Also, the limited amount of services Take 5 preforms means there is less scrape waste and fluid used when compared to other automotive brands. In fact, Take 5 is the most environmentally friendly service center by design and operation to date.

The Take 5 will be a great addition to the area. Neighboring with a RaceTrac will be a great fit and provide additional services to the customers that are not offered on the property at the moment. There is also a car wash next to the current RaceTrac. This helps add to the automotive personality of the immediate area. Take 5 is a great fit for the property as well. Take 5 is unique in that we do not require a lot of real estate. It is unlikely that any other business would fit on the property that also doesn't fall on RaceTrac's restriction list because of parallels in business offerings.

City of Lawrenceville
Water Department
70 South Clayton Street
Lawrenceville, Georgia 30046
770-963-2414

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP TITHE OR FLOODWAY BOUNDARY MAP - COMMUNITY PANEL NUMBER 150099-0075 F. CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA DATED SEPTEMBER 29, 2006, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE PART IN 101,079 AND ANGULAR ERROR OF 15
SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND
TO BE ACCURATE WITHIN ONE PART IN 100,000 W/L

Degree of a point lies on the northern side of a river corner labeled as the
 Projection of the western Side of Ray line of Georgia Highway 120 (10.0.0 West Pike
 France) is Visible from the western side of the river corner labeled as the
 Degrees Road is a Visible Degree of Way France (point) along side the south
 00 Degrees 09 Minutes 20 Seconds East a distance of 20.61 feet to a point on the
 western side of the river corner labeled as the
 Degree of a point lies on the northern side of a river corner labeled as the
 Ray line of the Harbors Road South 40 Degrees 36 Minutes 17 Seconds West
 a distance of 72.00 feet to a point on the western side of the river corner
 of the Harbors Road South 52 Degrees 24 Minutes 30 Seconds West a distance of 111.57
 feet to a point France leaving the northern Side of Ray line of the Harbors Road
 South 52 Degrees 24 Minutes 30 Seconds West a distance of 24.85 feet to a point
 France South 56 Degrees 15 Minutes 00 Seconds East a distance of 22.92 feet to a point
 France South 56 Degrees 15 Minutes 00 Seconds East a distance of 22.92 feet to a point
 France South 56 Degrees 15 Minutes 00 Seconds East a distance of 22.92 feet to a point
 on the western Side of Ray line of Georgia Highway 120 (West Pike) France
 on the western side of the river corner labeled as the
 Minutes and Seconds East a distance of 109.92 feet to a point France coming along
 the western Side of Ray line of Georgia Highway 120 South 55 Minutes 20 Seconds
 East a distance of 109.92 feet to a point France coming along the western Side
 of Ray line of Georgia Highway 120 South 54 Degrees 00 Minutes 20 Seconds East a
 distance of 109.92 feet to a point France coming along the western Side of Ray

Supplies.



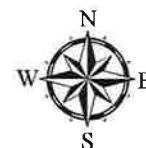
*The City of Lawrenceville
Planning & Development*

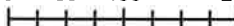
Aerial Map and Surrounding Area File #SUP2019-00024

Applicant:
Woodrow Preston Willard

Legend

-  Subject Property
-  Roads
-  Parcels



0 50 100 200 Feet




*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning File # SUP19-00024

Applicant:
Woodrow Preston Willard

Legend

 Subject Property

 Roads

 Parcels

ZONING

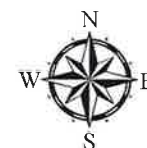
 BG General Business

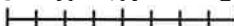
 HSB Highway Service Business

 LM Light Manufacturing

 HM Heavy Manufacturing

 OI Office Institutional



0 50 100 200 Feet




LAWRENCEVILLE

GEORGIA

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

Item: SUP2019-00025; LIV Development, LLC c/o Mahaffey Pickens Tucker, LLP

Department: Planning and Development

Date of Meeting: Monday, January 27, 2020

Applicant Request: Mixed-Use Development

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Planning Commission Recommendation: Table to February 3, 2020 meeting

Summary: The applicant request a Special Use Permit to allow 280-unit Mixed-Use Development, consisting of approximately 17.4 acres.

Attachments/Exhibits:

- SUP2019-00025 Report
- SUP2019-00025 Attachments

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

CASE NUMBER	SUP2019-00025
APPLICANT	LIV DEVELOPMENT, LLC C/O MAHAFFEY PICKENS TUCKER, LLP
CONTACT	SHANE LANHAM
PHONE NUMBER	770.232.0000
LOCATION	BUFORD DRIVE AT UNIVERSITY PARKWAY
PARCEL ID	R7011 012 / 7011 078 / 7011 087 / 7011 097 / 7011 144
ACREAGE	17.387
PROPOSED DEVELOPMENT	MIXED-USE DEVELOPMENT
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The property has been zoned BG (General Business District) since 1987.

PROJECT DATA:

The applicant requests a Special Use Permit to allow a mixed-use development in approximately 17.387 acres zoned BG. The subject property is located on the easterly side of Buford Drive and south of University Parkway (SR 316). The property is currently vacant and undeveloped.

According to the submitted site plan, the residential component of the proposed development includes with 280 apartment units distributed in seven apartment buildings, with a maximum height of four stories, at a density of 20.50 units per acre. The site plan also indicates that the property would be developed with a central amenity area that would accommodate a pool and patio with additional common space, and it also would provide dog parks for the residents. The proposed plan includes 452 parking spaces and associated driveways. Access to the proposed multifamily development would be via the existing curb cut along Buford Drive; the driveway would extend to the parking areas and it would have a future outparcel connector on the west side of the residential component. Additionally, based on the concept plan there may be a second curb cut in the future, for the commercial component of the project on the northside of outparcel 1. The development would be in close proximity to SR 316 on-ramp.

The proposed development is surrounded by commercial and industrial uses along two major corridors. To the north across SR 316 is an undeveloped property zoned BG. Directly adjacent to the east, are properties developed as warehouses, zoned LM (Light Manufacturing District). South of the subject property there are commercial and industrial developments used as a gas station, retail store, auto repair, and warehouses zoned BG and LM. Across Buford Drive to the west, are also properties zoned BG used for a hotel and Bails Bond services.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located in the Community Mixed-Use Character Area. This character area was developed to encourage general commercial uses along major corridors, and mixed-use developments, which may include a diversity of development types and densities. This character area is in close proximity to the college corridor which would contribute land use patterns and design elements that support walkability and an enhanced sense of place. The property is situated at the intersection of two major transportation corridors which would make it a convenient location for a mixed-use development with multifamily residential uses.

In agreeance with the City of Lawrenceville Comprehensive Plan policies, the proposed development could contribute land use patterns and design elements that support walkability and an enhanced sense of place. Given the aforementioned factors, the Planning and Development Department recommends **Approval with Conditions** of the Special Use Permit.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00025

Approval of Special Use Permit for a Mixed-Use development, subject to the following enumerated conditions:

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

- A. For the residential component, no more than 280 apartments shall be allowed. The development shall be a fenced and gated community comprised of wrought iron style fencing with masonry columns along public-right-of-way spaced every 25 feet, with a maximum building height of 55 feet. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
- B. Buildings shall be constructed as urban-style, flat-roofed or flat-roofed-style buildings with primary exterior treatments of brick or stacked stone on each elevation. Buildings may be constructed with low pitch roofs and decorative parapets and, flat-roofed accents. The remainder of each elevation may be the same, glass, stucco, or architectural metal. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.
- C. Efficiency and four-bedroom units shall be prohibited, and the complex shall be limited to a maximum of five percent of units as three-bedroom apartments.
- D. For the retail component, the following uses shall be prohibited:
 - 1. Adult Bookstores or Entertainment
 - 2. Automotive Repair or Parts Stores
 - 3. Bail Bonding
 - 4. Contractors Offices
 - 5. Emissions Inspection Stations
 - 6. Equipment Rental
 - 7. Extended Stay Hotels or Motels
 - 8. Hookah/Vapor Bar or Lounge
 - 9. Pawn Shop
 - 10. Recovered Materials Processing Facilities
 - 11. Smoke or Novelty Shop
 - 12. Tobacco or Novelty Shop
 - 13. Tattoo and Body Piercing

- 14. Taxidermists
- 15. Title Loan Facility
- 16. Yard Trimming Composting Facilities

2. To abide by the following site development considerations:

- A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- B. Provide a 20-foot landscape strip with evergreens consisting of understory and canopy trees along Buford Drive, the northern property line, and eastern property line; except where parking will be provided, encroaching into the rear side setback. Final landscaping design shall be subject to review and approval of the Director of the Planning and Development Department.
- C. Ground Signage shall be limited to one-monument type sign along Buford Drive. The sign shall have a minimum two-foot-high brick base, complementing the buildings' architectural treatments, subject to the review and approval of the Director of the Planning and Development Department.
- D. All grassed areas within the development shall be sodded.
- E. All utilities shall be placed underground.
- F. Outdoor commercial sales or storage shall be prohibited.
- G. Window signage (signs displayed on the interior or exterior of the business windows) shall be prohibited, except for open/closed signs required by city, county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- H. 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.

- I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways.
- J. Peddlers and/or parking lot sales shall be prohibited.
- K. Outdoor loudspeakers shall be prohibited.
- L. Dumpster/compacter locations shall be screened by a 100% opaque brick or stack stone wall with an opaque metal gate enclosure.
- M. In the event of residential tenant eviction, any belongings of the tenant will be placed of the subject property that is not visible from public-right-of-way unless otherwise required by law.
- N. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

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

1. **Will the Special Use Permit allow a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the Special Use proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Special Use proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the Special Use proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 SPECIAL USE PERMIT PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 2
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *The proposed use is compatible with the recommendations of the 2040 Comprehensive Plan and Future Development Map.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *The property is at a location that makes the development viable.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *NA*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *The property meets the intent of the character area.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Other commercially-zoned sites are available in the city.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *Suitable.*



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIV Development, LLC. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple--see attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
PHONE: <u>770 232 0000</u>	PHONE: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>+/-17.387</u>	
PARCEL NUMBER(S): <u>7011 012, 7011 078, 7011 087, 7011 097, 7011 144</u>	
ADDRESS OF PROPERTY: <u>Buford Highway & SR 316</u>	
PROPOSED SPECIAL USE: <u>To allow a High Rise Development</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

Shane Lanham, attorney for the applicant

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC

NOTARY PUBLIC

DATE

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 770-232-4111 www.lawrencevillega.org



USUP2019-00005



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIV Development, LLC. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Lawrenceville Center Associates, LLC</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>525 Pharr RD NE</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Atlanta</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30305</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>404-502-1323</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
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ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>+/-17.34</u>	
PARCEL NUMBER(S): <u>7011.087,7011.012,7011.097,7011.144,7011.078</u>	
ADDRESS OF PROPERTY: <u>Buford Highway & SR 316</u>	
PROPOSED SPECIAL USE: <u>To allow a High Rise Development</u>	

SIGNATURE OF APPLICANT _____ DATE _____

Shane Lanham, attorney for the applicant
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

SIGNATURE OF OWNER _____ DATE _____

Harold Lamb, III
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

Grey Lion Investments Inc, Manager
President 11/21/19

Beth Boylen
TYPED OR PRINTED NAME

Beth Boylen 11/21/19
NOTARY PUBLIC DATE

Beth Boylen
NOTARY PUBLIC

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DeKalb County, GEORGIA
My Commission Expires 6-20-2020

USP 2019. 11/21/19



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIV Development, LLC. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Sant Nirankari Mission</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>641 Buford Drive</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>209-481-7514</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
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ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>+/-17.34</u>	
PARCEL NUMBER(S): <u>7011.087,7011.012,7011.097,7011.144,7011.078</u>	
ADDRESS OF PROPERTY: <u>Buford Highway & SR 316</u>	
PROPOSED SPECIAL USE: <u>To allow a High Rise Development</u>	

SIGNATURE OF APPLICANT _____ DATE _____

Shane Lanham, attorney for the applicant
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

SIGNATURE OF OWNER [Signature] DATE 11/2/19

KAPIL D. BHANDARI
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

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USP 2019-00025

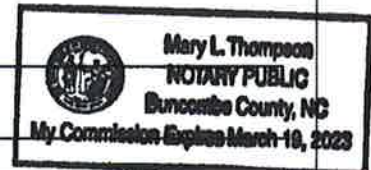


LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIV Development, LLC. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Ingles Markets, Inc.</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>2913 US Highway 70W</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Black Mountain</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>NC</u> ZIP: <u>28711</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>828-669-2941</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
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ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>+/-17.34</u>	
PARCEL NUMBER(S): <u>7011.087,7011.012,7011.097,7011.144,7011.078</u>	
ADDRESS OF PROPERTY: <u>Buford Highway & SR 316</u>	
PROPOSED SPECIAL USE: <u>To allow a High Rise Development</u>	



SIGNATURE OF APPLICANT _____ DATE _____

Shane Lanham, attorney for the applicant
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

W.R. Jameson 11-21-2019
SIGNATURE OF OWNER DATE

W.R. Jameson
TYPED OR PRINTED NAME

Mary L. Thompson 11-21-2019
NOTARY PUBLIC DATE

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USUP2019-00015



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIV Development, LLC. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Property GA20, LLC</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>525 Pharr RD NE</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Atlanta</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30305</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>404-502-1323</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>+/-17.34</u>	
PARCEL NUMBER(S): <u>7011.087,7011.012,7011.097,7011.144,7011.078</u>	
ADDRESS OF PROPERTY: <u>Buford Highway & SR 316</u>	
PROPOSED SPECIAL USE: <u>To allow a High Rise Development</u>	

SIGNATURE OF APPLICANT _____ DATE _____

Shane Lanham, attorney for the applicant
TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

Grey Lion Investments, Inc. Manager
Prof. President 11/21/19
SIGNATURE OF OWNER _____ DATE _____

Hal W. Lamb, LLC
TYPED OR PRINTED NAME

Beth Boylen 11/21/19
NOTARY PUBLIC _____ DATE _____

Beth Boylen
NOTARY PUBLIC

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My Commission Expires 6-20-2020

Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Nicholas N. Kemper
Shane M. Lanham
Austen T. Mabe

Jeffrey R. Mahaffey
Steven A. Pickens
Catherine V. Schutz
Thomas A. Simpson
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF
LIV DEVELOPMENT, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached special use permit application (the “Application”) on behalf of LIV Development, LLC (the “Applicant”) to request a special use permit for a High Rise Development relative to an approximately 17.34 acre tract (the “Property”) located on the easterly side of Buford Drive (SR 20) at its intersection with University Parkway (SR 316). The Property is located within the Community Mixed Use Character Area, the High Rise Overlay District, and is currently zoned BG.

The Applicant is requesting a special use permit in order to create a mixed-use environment in line with the policies of the Lawrenceville 2040 Comprehensive Plan (the “2040 Plan”) by encouraging a combination of residential and commercial uses at a major activity node. The Property was previously the home of an Ingles-anchored shopping center with additional outparcel uses. The Property includes portions of those former outparcel sites as well as the current location of the Sant Nirankari Mission. The Ingles has since shuttered as have previously-existing commercial/retail outparcels since the reconfiguration of Buford Drive’s intersection with SR 316, which is now a grade-separated interchange. Approval of the Application would allow the redevelopment of the former Ingles portion of the site for multifamily uses to complement and support the adjacent commercial properties—which are already zoned BG. Ultimately, the goal of the proposed redevelopment is to cultivate an intimate, walkable, mixed-use environment which provides residents with convenient, direct access to major commuter corridors such as SR 316 and Buford Drive.

The proposed multi-family component would be focused around a central amenity area with approximately 280 units spread across seven buildings. The central amenity area would contain a pool and patio as well as additional common space for residents to interact and recreate. The proposed redevelopment would also provide multiple pocket and/or dog walking parks for the use and enjoyment of residents. The proposed development would squarely support multiple stated goals of the 2040 Plan by providing “land use patterns and design elements that support walkability and an improved sense of place” and “[improving] the aesthetics of main corridors and gateways into the City.” The proposed redevelopment would diversify the land use mix in this area of the City and is compatible with the 2040 Plan’s goal to “promote a variety of housing choices.” Moreover, the proposed redevelopment is in line with the land use policies set

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NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

forth for the Community Mixed Use Character Area for which the 2040 Plan lists “multi-family residential” and “mixed use development” as appropriate land uses.

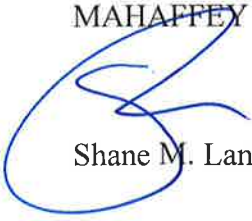
The proposed mixed-use redevelopment would spur activity at the Buford Drive and SR 316 interchange and would also provide residential critical mass to support the continued growth of non-residential uses in the area and south along the Buford Drive corridor into Downtown. The proposed redevelopment would also serve as an attractive gateway into the City of Lawrenceville as motorists move south along Buford Drive into the City. The proposed redevelopment would breathe life into a site that has lain dormant for years and help energize the Buford Drive corridor and its intersection with SR 316 which have been underutilized for years.

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

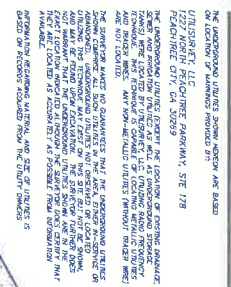
This 6th day of December, 2019.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP



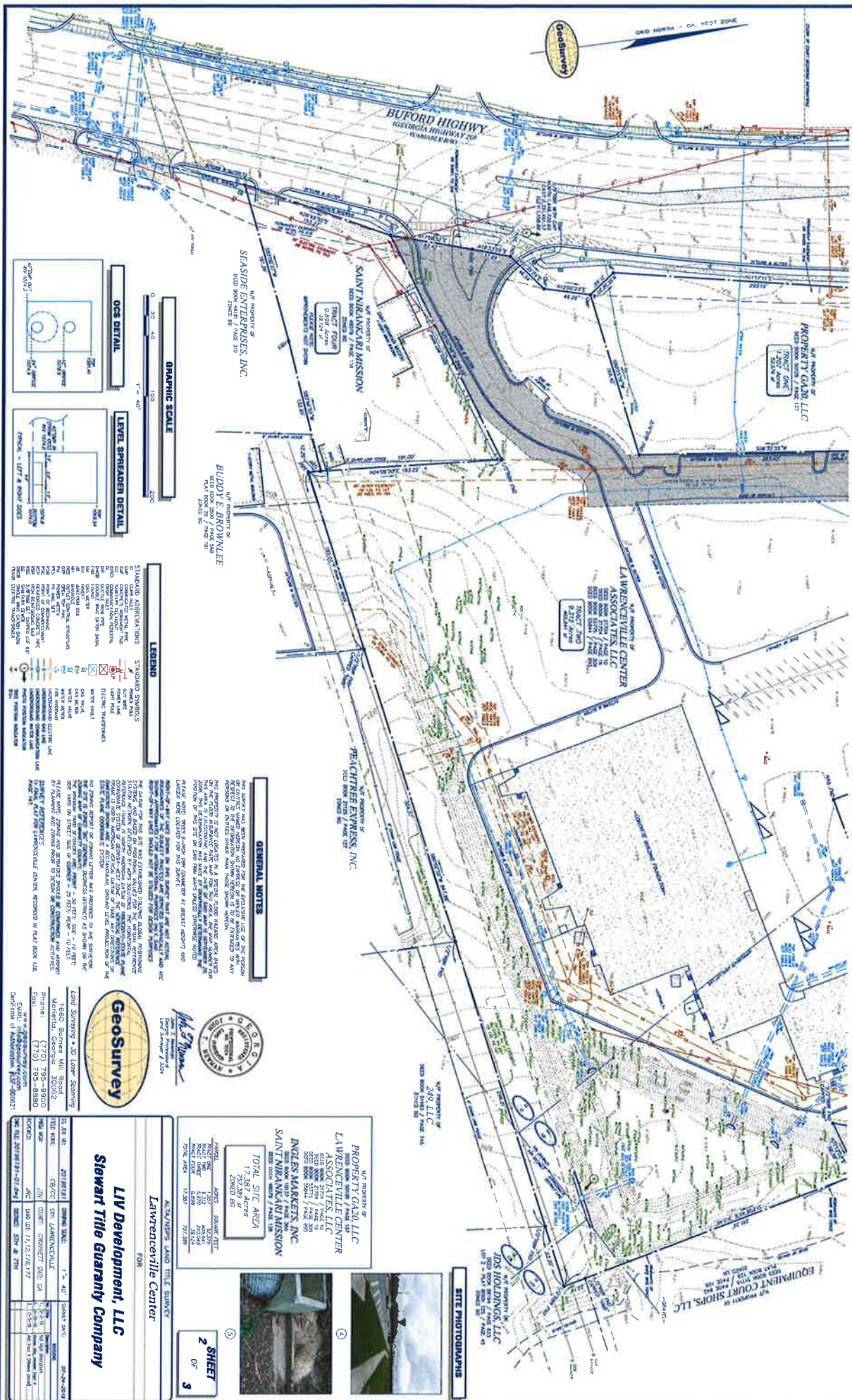
Shane M. Lanham



5UP2019.00025

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LIV Development, LLC
Stewart Title Guaranty Company



UVI 2019.00025



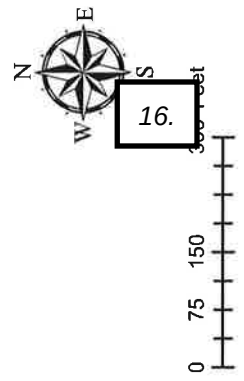
The City of Lawrenceville
Planning & Development

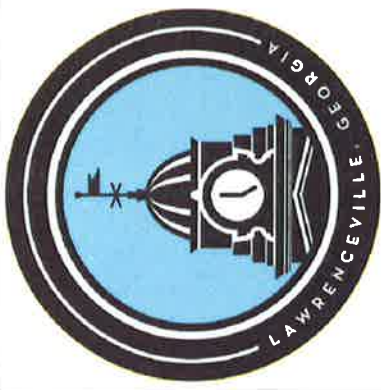
Aerial Map and Surrounding Area File # SUP2019-00025

Applicant:
LIV Development, LLC. c/o
Mahaffey Pickens Tucker, LLP

Legend

- Subject Property
- Parcels
- Roads





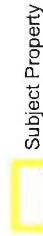
The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning File # SUP2019-00025

Applicant:

LIV Development, LLC. c/o
Mahaffey Pickens Tucker, LLP

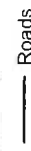
Legend



Subject Property



Parcels



Roads

ZONING



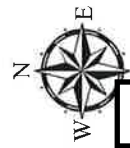
BG General Business



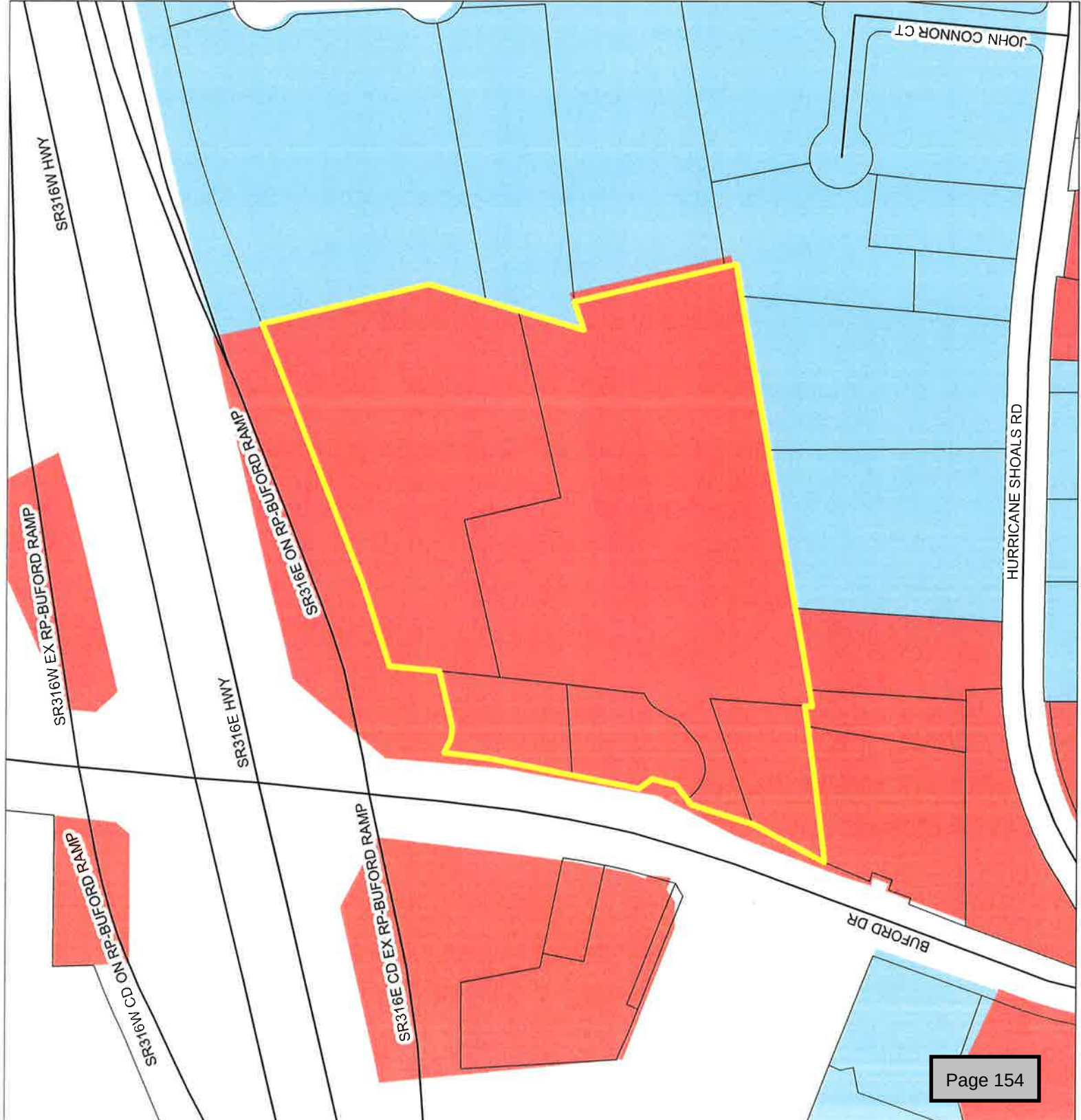
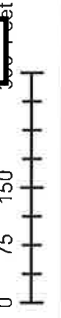
HSB Highway Service Business



LM Light Manufacturing



16.





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 27, 2020

AGENDA CATEGORY: COUNCIL BUSINESS OLD BUSINESS

Item:	Increase in Disposal Costs for Recycling
Department:	Sanitation
Date of Meeting:	Monday, January 27, 2020
Fiscal Impact:	\$30,000.00 for FY2020. \$72,000.00/year moving forward
Presented By:	Barry Mock, Steve Edwards
Action Requested:	Request approval to increase the FY2020 contract with Latham Sanitation by an amount equal to \$30,000.00 to cover the increased cost of disposal for recycled material.

Summary: Advanced Disposal will begin charging approximately \$60.00/ton for disposal fees for all recycled material. This is a direct pass through charge, as the increase is coming from the recycle processor.

Our recycle contract is with Latham Sanitation. Latham collects the recycle material, and transports it to Advanced Disposal transfer station in Lawrenceville. Historically, there has been no additional tipping fee charged by Advanced Disposal. Advanced has handled and transported this recycle material to the processing facility at no charge to the City. However, beginning Jan 1, 2020, the receiving recycle processor will increase their fees to approximately \$60/ton. Advanced can no longer waive this processing charge, and beginning Feb 1, 2020 will start passing this charge through to Latham Sanitation as a tipping fee. Latham will in turn pass this charge onto the City on their monthly invoices.

The City recycles approximately 100 tons/material per month. The estimated increase from Latham Sanitation will be approximately \$6,000.00 per month.

Fiscal Impact: \$72,000.00/year. \$30,000.00 for FY2020. Funds will come from the Solid Waste Fund.

Attachments/Exhibits:

Lawrenceville Recycling Presentation

17.



CITY OF LAWRENCEVILLE CONTRACT/PO CHANGE ORDER

17.

Department: Sanitation Change Order #: 1

Project/PO: Recycling Change Order Date: 1/27/2020

Contractor/Vendor: Latham Sanitation

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

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

Item	Reason Code	Item and Description of Change	Change in Contract Amount (Increase/Decrease)
1	B	Increased cost in processing charge	\$30,000.00
		Net Amount	\$30,000.00

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

Original Contract/PO Amount: \$ 160,000.00

Previous Change Order Amount: \$ 0

Amount of Change Order Requested (Increase/Decrease) \$ 30,000.00

New Contract/PO Amount (Including this Change Order) \$ 190,000.00

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

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

Barry Mock
Requestor

Barry Mock
Department Director

Authorized Approval



**Residential Curbside Recycling
Changes Beyond our Control, starting
January 1, 2020**



Global Problem



Lower revenues due to depressed commodity prices

- ✓ Loss of Chinese Exports, was 45% inbound, no more (BIG FACTOR)
- ✓ Seeing lower or negative commodity prices after processing costs

Higher processing costs

- ✓ Meet quality standards means adding sort lines, higher capital costs, more robots, more optical sorters

Availability of outlets

- ✓ Loss of China means it is harder and harder to find a home
- ✓ Stockpiling of recyclables and landfilling recyclables is occurring now in other markets
- ✓ Supply and Demand

What This Means to Lawrenceville



- ✓ **Cost to process your recyclables went from \$0 per ton to \$35 per ton, then \$22.00 per ton to trans-load them to a processor which is \$57.00 per ton total**

- ✓ **What other Cities are doing in the South**
 1. **Pay a separate tonnage fee for recycling and pass cost through on the tax bill as an annual environmental assessment**
 2. **Stop Recycling (Not Recommended)**
 3. **Absorb it until you can put it on the tax bill**
 4. **Pass the charge directly to residents**

Other Sources of Information

<https://www.vox.com/the-goods/2019/3/18/18271470/us-cities-stop-recycling-china-ban-on-recycles>

<https://www.eesi.org/articles/view/turning-chinas-ban-of-recyclable-imports-into-americas-opportunity>

<https://www.ft.com/content/360e2524-d71a-11e8-a854-33d6f82e62f8>

<https://www.nytimes.com/2019/03/16/business/local-recycling-costs.html>



LAWRENCEVILLE

GEORGIA

18.

AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 27, 2020

AGENDA CATEGORY: OLD BUSINESS

Item: Heritage Trail Medallion Committee Recommendations

Department: Administration

Date of Meeting: Monday, January 27, 2020

Fiscal Impact: \$ 0

Presented By: Chuck Warbington

Action Requested: Consider and approve the list of names

Summary: Chuck Warbington will present the Heritage Trail Medallion Committee's list of recommendations for medallion recipients.

Fiscal Impact: No cost to report as the first three will need to be funded through a budget adjustment FY2020 budget. A funding source and budget for FY2021 and FY2022 installations will need to be identified during this year's budget process as well.

Attachments/Exhibits:

Proposed Heritage Trail Medallion list from Heritage Trail Committee

Bill and Betty Atkinson (one medallion)

Bill Atkinson

The first trailblazer award was given at the Gwinnett County Bi-Centennial Celebration to Gwinnett native Bill Atkinson, who served as Gwinnett County Board of Commissioners Chairman from 1973 to 1976. Chairman Charlotte Nash said during the awards ceremony, “He helped lay the foundation for the future Gwinnett and was noted for introducing modern management practices to the County organization. Any one of the accomplishments during his time as chairman would have been a major step forward in transforming Gwinnett into a leading-edge government, but all of them together are truly remarkable.” Gwinnett County will rename the Gwinnett County Animal Shelter in his honor. The Animal Control function was initiated while Atkinson was county chairman.

Bill was a Lawrenceville City Councilman 1970-1972. Gwinnett Commission Chair 1973-1976, during that time Bill was known for his forward thinking. Gwinnett was still rural, but he and a few other notable Gwinnett County men, saw that urbanization was coming. He instituted plans for better roads in Gwinnett, and better utility systems for the county. These were not all completed during his term, but were put into the plans for the future. Bill worked at GM, primarily in a supervisory role, until his retirement. But his real love was farming. His family owned a great deal of property along Atkinson Road, which was named for them. Even after urbanization crept in there, he has owned and operated a cattle farming operation in the Dacula area. Bill served as the Chairperson of the Livestock Division of the Gwinnett County Fair Association. There he was able to continue his lifelong passion of encouraging young people to go into farming. For the last several years, he has served as the overall chair of the fair association. He is an active member of the Lawrenceville Presbyterian Church, and a member of Senior Leadership Gwinnett and Engage Gwinnett.

He and his wife Betty have four children, three of their children still live in the area.

Betty Atkinson

Betty is a long-time resident of Lawrenceville, having moved to Gwinnett County upon marrying a native of the area. She attended Berry College and is a graduate of Oglethorpe University. She is retired from a career that spanned many years with the Georgia Department of Labor. She held positions which included: Vocational Counselor, Marketing Representative, and Director of Employment Services and Job Training. She worked closely with county and state agencies in the coordination of job placement programs. Betty has always been an active presence in her community. She has taught in Gwinnett County Public Schools, has been an active member of local PTAs, and was a charter member of the Lawrenceville Junior Women’s Club. She is a 2001 graduate of Senior Leadership Gwinnett. She has served as Chair of the Steering Committee of Senior Leadership and currently serves on their Board of Trustees. She has served on the Board of Directors for the Hudgens Center for the Arts. Betty has a passion for travel and a love of books. She is a member of several local book clubs. She has been an active member of Gwinnett Friends of the Library. She was appointed to the Gwinnett County Public Library

Board of Trustees in 2011 by the Gwinnett County Commission Board and has served as Vice Chair of the Library Board since 2012. She has been instrumental in helping form a Gwinnett County Library Foundation. She volunteers with numerous community organizations. Betty and her husband, Bill, are proud parents of four children and three grandchildren. They reside in Lawrenceville and are active members of the Lawrenceville Presbyterian Church.

Frances Brown and Laura Brown (Mother and Daughter – one medallion)

Frances Brown

Alice Frances Echols Brown was born at the home of her parents, Matilda Clay Echols and Josh Echols. Josh and Matilda lived in an area between Lawrenceville and Grayson Georgia. Growing up in the 1920's placed a hardship on the Echols household and Alice Frances had to drop out of school when she finished fourth grade. Frances, as she was called, went to work to help support the family after her father received a serious head injury, which lead to his premature death.

In 1932 Frances married Roy Brown and they raised four children. Frances was very committed to raising her children and she took special interest in the rearing of her grandchildren. She attended PTA meetings at Hooper-Renwick School where each of her children attended and graduated. She also spearheaded committees to help meet the needs of the faculty and students of Hooper-Renwick. Frances gave matriarchal support to her grandchildren who were enrolled in Lawrenceville elementary, middle and high schools. She attended their PTA meetings and parent conferences. Frances was also a devoted member of Pleasant Hill Baptist Church where she served on the usher board and was a Sunday school teacher.

From childhood throughout her entire adult life Frances lived on Honeysuckle Avenue in Lawrenceville. Frances, along with other Honeysuckle residents, attended Lawrenceville City Council Meetings to petition for street lights to be placed in the community and for the community dirt roads to be paved. Most of Frances' adult years in life were spent volunteering in the Lawrenceville and Gwinnett County Areas.

In November 1976, Frances Brown was a delegate from Gwinnett County, among 400 Georgia American Cancer Society volunteers, invited to an honors reception at the Georgia Governor's Mansion by Governor and Mrs. George Busbee. In October 1978, Frances was again honored and received a plaque for being an American Cancer Society volunteer.

In August of 1985, Frances Brown was honored by the board of directors of Economic Opportunity Atlanta with a certificate of appreciation in recognition of 21 years of outstanding service. Frances Brown represented the Gwinnett County Neighborhood Service Center.

Alice Frances Echols Brown died on her 91st. birthday, August 11, 2010. She is remembered by family and friends as a person who was dedicated to volunteering and helping others.

Laura Brown

Laura Mae Brown Smith was born August 29, 1935 at her grandmother's home on Honeysuckle Avenue, in Lawrenceville, Georgia. Her parents, Roy Brown and Alice Frances Echols Brown lived in the house with Frances' mother, Matilda Clay Echols. Laura was the second of Frances' and Roy's four children. Laura's parents moved their family out of her grandmother's house into their own residence, two houses down the road from Miss Matilda in the Honeysuckle community.

Laura received her education, from first grade to graduation, at Hooper-Renwick School. Upon entering Hooper-Renwick High School, Laura became a member of the high school chorus and girls' basketball team. Laura's 1954 Hooper-Renwick graduating class (nine students) published the school's first yearbook, "The Eagle." Laura was treasurer for her senior class and secretary for Hooper-Renwick's Eagle News Paper. The 1954 Eagle Class Prophecy stated that Laura would operate a beauty salon. Laura fulfilled that prophecy by attending Apex Beauty College in Atlanta, Georgia.

Laura was among, if not the first, black licensed beauticians in the Lawrenceville African American community. She was always a self-employed business operator. Laura was known throughout the Lawrenceville and Gwinnett County black communities as "Miss Laura." Laura was married to Richard Smith for just eight short months before he died after suffering a massive stroke.

Laura's "trade", as she called it, was to fix black women's hair. Her "trade" reached well beyond just fixing hair. Laura was one of the most generous persons you could ever meet. She was a person who listened when people needed to talk. She always found the "good" in people and she offered them encouragement. Laura always placed upon herself the role 'to serve'. She served as an usher at Pleasant Hill Baptist Church she also sang in the choir and worked as a server in the church kitchen. Laura served the people in her community by cooking and feeding those in need. In later years, Laura retired from her one and only profession to care for her mother and brother. She will always be known as "Miss Laura", a sweet, caring, giving and loving person.

Laura Brown fixed and prepared over 90,000 heads!

Alma Peevy Frazier

Alma Peevy Frazier was one of eleven children and her family lived in Gwinnett County. She and her husband had six children, five of whom became adults and graduated from Lawrenceville High School. The family lived on McDaniel Street (renamed Northdale Road) for many years and in 1936 they moved to Sassafras Alley to be near downtown Lawrenceville. Alma thought she was so lucky to live near the courthouse and near the stores she petitioned the city council to rename Sassafras Alley to Luckie Street and they did. Alma worked in the general merchandise store that she and her husband bought into and she established a florist business of her own.

She was active in the Lawrenceville Garden Club, the Eastern Star, and a member of the Lawrenceville First Baptist Church. She was unwavering in her praise for Lawrenceville and the school on the hill. For many years Alma donated fresh flowers to decorate the stage at graduation. Mrs. Frazier did not have much formal education and she was not rich in material goods but she was educated in the things that matter. She touched the hearts of people and was rich in the friends that she made in Lawrenceville.

Jess (J.J.) Baggett

Jesse Jackson Baggett was born 26 March 1886 near Haynes Creek Church, died in January 1965. He was one of nine children of Wylie Jackson Baggett, a Civil War veteran, and Vilinda Jane Brand.

Jesse Jackson married Eve Emmiline O'Kelley in 1915. They moved to Lawrenceville from Conyers, Georgia in 1917 to start a Buick auto agency. In 1925 he formed the J. J. Baggett Oil Company in which he was active until the time of his death. He was also a Chevrolet dealer in Lawrenceville from 1926-1955.

Active in local and state politics he was a Georgia State Senator in 1932, Lawrenceville City Councilman for two terms in the 1920s, and again in the 1930s and 1940s. He was Mayor of Lawrenceville from 1937-38. In 1936 he was a delegate to two Democratic National conventions in Philadelphia and again a delegate in 1944 to the Democratic National Convention in Chicago.

Jesse was appointed by Governor Ellis Arnold to serve on the Franklin D. Roosevelt Memorial Commission at Warm Springs, Georgia and was instrumental in preserving FDR's cottage there and opening the museum in his memory. He was on the commission that was responsible for the purchase of Jekyll Island for the State of Georgia.

He was on the board of directors of the First National Bank of Lawrenceville and also served as vice-president and chairman of the board. He was one of the original founders, first president and chairman of the board of the Gwinnett Federal Savings and Loan Association.

He was a Mason, a Shriner, and elder in the Lawrenceville Presbyterian Church.

Tim Summerour, Jr.

Timothy Summerour, Jr. (T. S.) was born April 22, 1932 to the late Timothy Summerour, Sr. and Nellie B. Haygood Summerour in Lawrenceville, Georgia. He graduated from the only Black high school in Gwinnett County, Renwick High School in 1951. Timothy Summerour attended Ft. Valley State University for one year before he was drafted into the United States Army where he served during the Korean Conflict. He was honorably discharged in 1955.

Following his honorable service, he attended trade school and became a Master Barber with the intent of serving the black community in Lawrenceville and Gwinnett County, GA. He opened his own barber shop on Carver Circle. He operated the barbershop for over 40 years. In addition to serving as a barber, he also worked full time at General Motors, Chevrolet Parts Division in Doraville, Georgia. He later retired after 31 years. Following retirement, he continued to serve the community. The barbershop became a meeting place for blacks to discuss the issues of the day. Timothy Summerour, Jr. stepped forward and volunteered to attend a rally in Cumming, Georgia marching for equal rights for all Americans.

In addition to serving the community, Timothy Summerour, Jr. faithfully served our Lord. He became a deacon at the Pleasant Hill Baptist Church, Lawrenceville, Ga at an early age and served as Chairman of the Deacons for sixteen years. His service did not stop with the deacons. He was a member of the Male Chorus, Men's Ministry, the J. J. Grogan Gospel Choir, Seniors on the Move and Kingdom Builders.

Timothy Summerour, Jr. was instrumental in the stewardship drive and in management of the new building construction at 797 Moon Road. His community service extended to other organizations. He was a member of the Enterprise Mason Lodge #467 and the Loving Aid Society.

Timothy Summerour, Jr was a gentle spirit who spoke encouragement to all. However, he was not afraid to step forward as an instrument of change in the community and abroad. Timothy Summerour, Jr and his wife, Wilma Ruth Summerour agreed, at the appeal of the city council, to send their four children (Vivian, Douglas, Yvette and Victor) as the first blacks to integrate the Lawrenceville schools.

Timothy Summerour, Jr. was a vital part of the Lawrenceville community. He was well known by those in government, the church and his community. He created pathways in areas where none previously existed. He worked to build bridges instead of tearing them down. He believed in consensus and those beliefs helped shape Lawrenceville and Gwinnett County.

Marion Allison Webb

Marion was born at her mother's home place in Nacoochee Valley, Georgia, at what is now called the Stovall House and Inn. She grew up less than a block from the courthouse square in Lawrenceville, Georgia where she played, went to school, worked and worshipped throughout her youth. She attended Lawrenceville High School, played on the basketball team and graduated in 1945 as her class salutatorian. Marion graduated from Wesleyan College in Macon, Georgia in 1949 with degrees in English and Journalism. After graduation, Marion's father Attorney Marvin Allison awarded her the editorship of the weekly legal organ of the county, the Lawrenceville News-Herald. At her young age, she was committed to creating city

and county unity, and she used her newspaper as her voice to "get things started and to engage the community". Mr. Allison had purchased the Lawrenceville News-Herald in 1941, then in 1944 purchased the Gwinnett Journal and consolidated it into the News-Herald. After Mr. Allison's death in 1959, his widow and Marion, now Mrs. Jones Webb, became the publishers. The two sold the weekly to Robert Fowler in 1964 and in 1965 the News-Herald became Gwinnett Daily News. Though Marion was no longer the part owner of a newspaper, she remained engaged in Georgia Press Association activities as well as being a long time member of the National Newspaper Association.

One of her first priorities was improving the Lawrenceville square, and she obtained the city's first street signs in 1949. She was also involved in the Georgia Power "Better Hometown" contest which she used to help support the efforts to beautify and modernize Lawrenceville. In 1950, when she realized the teenagers of Lawrenceville had no place to gather for fun, she organized a teen canteen for them.

In what became a lifelong mission, Webb promoted the fight against cancer after her father died of kidney and bone cancer in 1959. Part of that effort was getting the Georgia division of the American Cancer Society to establish a board of directors and open an office in Lawrenceville to serve Gwinnett residents.

In 1972, Marion was diagnosed with breast cancer found by a mammogram, which at that time was "not a household word". Immediately, her life's passion became telling others about mammography as a means to detect early breast cancer. She even wrote an article printed in the Atlanta Constitution from her bed, as she recovered from a double mastectomy. In 1975, Marion organized and chaired the first "American Cancer Society Crusaders Ball Against Cancer", the first fundraiser in Gwinnett County. After that, millions of dollars were raised for the fight against cancer in Gwinnett County. Her spirit of volunteerism strengthened her ability to give back both time and resources in the fight against breast cancer. Not a day passed after her surgery that she didn't ask women she met, "Have you had your mammogram?"

In 2001 "The Marion Allison Webb Center for Mammography Screening" was established through the Gwinnett Hospital System Foundation and it focused on cutting down its waiting time from 70 days to just a few. Saving lives was of the utmost importance to Marion.

Beyond the American Cancer Society, Webb was honored in 2005 by the Women's Legacy of United Way for her involvement, commitment and leadership in the community. She was a charter member of the Gwinnett Arts Council, the County Seat Players, and the Gwinnett Choral Guild. Over her lifetime, Marion was involved in many other service oriented activities both local and state. She served as an active member of Lawrenceville First United Methodist Church as soloist, choir director, and youth leader. She helped to lay the groundwork for many local organizations, such as The Gwinnett Council for the Arts, the County Seat Players, and the

[Page | 6 – Proposed list of Heritage Trail nominees from the Heritage Trail Medallion Committee](#)

Gwinnett Choral Guild. She also served on the Georgia Council for the Arts and the Atlanta Opera board for many years.

The Gwinnett County Commissioners declared November 4, 2004 Marion Allison Webb Day in Gwinnett and Lawrenceville.

The legacy of Marion Allison Webb will be one of strong community involvement, a vision for her community, dependability, a love and devotion to her church, family and friends, and making sure the residents of Gwinnett County have the necessary screening and education to battle cancer. She was a Renaissance Woman with a passion to serve others and to make her community a better place to live.

Annette Williams Tucker and Hubert Tucker, Sr. (one medallion)

Annette Williams Tucker

Annette Tucker graduated valedictorian of her class at Lawrenceville High School. She attended Agnes Scott College, the University of Georgia, and received a BS in Pharmacy from the Southern College of Pharmacy. She was the first female pharmacist hired by Rich's Department Store in Atlanta. She married Hubert Tucker in 1941 and after his service in the Army, she co-owned and operated Williams Drug Store, on Crogan Street, for 20 years serving as the store pharmacist helping to meet the needs of the community. She was an inspiration to young girls due to her professional life and her volunteer hours in community service.

She was very active in civic affairs in both Gwinnett County and Lawrenceville her entire life. She served as President of the Business and Professional Women's Club, President of the Lawrenceville Garden Club, a Charter Member and President of the Gwinnett Historical Society (which she assisted in creating in 1968), Chairman of the Gwinnett County United Way, and 20 years serving as a member of the Metropolitan United Way Board. While serving as Chairman of the Gwinnett County Restoration and Preservation Board (which she helped create) she supervised the restoration of the Gwinnett Historic Courthouse and the Female Seminary Building on Perry Street (the Lawrenceville Female Seminary was originally built as a finishing school for the girls living in the area). She was a member of the United Daughters of the Confederacy and the Daughters of the American Revolution. She was also a member of First Baptist Church of Lawrenceville and the TEL Sunday School Class. In addition she served as PTA President at Central Gwinnett High School and was instrumental in starting the Miss Central Pageant.

She was a wonderful wife, mother, grandmother, and great-grandmother and cared deeply for her family. She loved Lawrenceville and was always proud to call it home. She only lived away from Lawrenceville when her husband was in the Army in Texas and when he was President of Habersham College.

Hubert Tucker, Sr.

Hubert Tucker was born in Royston, Georgia to Bertsie and Guy Tucker. He graduated from Royston High School as Valedictorian. He attended Oglethorpe University and played football there. Later, he attended the University of Georgia, but had to leave school a few credits short of a degree to look after his ailing mother.

In 1939, he married Annette Williams of Lawrenceville. He served in the United States Army stationed in Texas. After completing his army tour, he operated and co-owned with Annette, Williams Drug Company where she served as the pharmacist.

After retiring from the Drug Store, he worked for the Georgia Department of Education Manpower Development and Training Program overseeing programs in Buford, Gainesville, and Athens.

After retiring from the state, he operated Tucker's Gifts in Lawrenceville in the rear building of the Drug Store until the age of 90. Also, at the age of 90, he graduated from the UGA Terry School of Business, since he had completed the remaining units while in the Army.

He was a Deacon in the First Baptist Church of Lawrenceville and a lifetime member of the Lawrenceville Kiwanis Club. He served on the Gwinnett County Hospital Authority when the first hospital in Lawrenceville was built. It was Button Gwinnett on Scenic Highway.

He died in October, 2006 at the age of 97.

He and Annette had one son, Dr. Hubert Tucker, Jr, a dentist in Lawrenceville.

William Reese, Sr.

Will Reese Sr. spent his adult life serving Gwinnett county African American citizens. He was dedicated to helping people. Church, family and work were very important to Will Sr. He was a member of Pleasant Hill Baptist Church, Father of eight biological children and three stepchildren. Will Reese Sr. married Lena Hayes- Harris in 1949, the mother of three stepchildren and five of the eight biological children.

In the early 1900s schools for black children stopped at seventh grade level - high school was not an option. Full of dreams and ambition, Will Reese Sr. quit school and joined the American workforce with little more than a 7th grade education. Will in his attempt to take on work that would give him a marketable trade skill, is hired as Funeral Director with F.Q. Sammons Sr. Funeral Home. He is determined to make things happen. He works hard with F. Q. Sammons Sr. Funeral home, quickly becoming a licensed Funeral Director. His license number 695 was one of the lowest in the state of Georgia truly a crowning accomplishment for someone of his generation.

Will and Lena weathered humble beginnings, raising a big family together to becoming business owners of Reese's Cafe. Both shared a fascination with recreation and entertainment, as exemplified by their joint venture. Mostly, Reese's Cafe was known for providing the best food and entertainment in

Gwinnet County. The musical line up at Reese's Cafe it included a young up and coming entertainer James Brown and his band The Flames, fans at Reese's Cafe were amazed as guests.

In 1949 Will Reese Sr. began working for Wages Funeral Home. Will had a variety of duties including digging graves. He oversaw all Funerals for African Americans in Gwinnett County. Clothed with such responsibilities and duties Will was respected throughout Gwinnet County, for his professionalism and attention to detail.

His work ethic was unsurpassed, from 1949 -1971 Will Sr. missed only one day from work. Will leaves a legacy behind galvanized in hard work, mental fortitude and grit. He was the oldest African American licensed Funeral Director in Gwinnett County. Will Reese Sr. succeeded against all odds. He never considered himself a retired person. He worked until his health began to fail in 1975.

Dora P. Gunter

Dora Perkerson Gunter was born in Greenville, Georgia, and moved to Lawrenceville in 1933 after earning a Home Economics degree from UGA. Arriving by train with a suitcase containing only one other dress she interviewed for the position of Home Demonstration Agent for the Extension Service. She was hired on the spot!

Dora, a Master 4-H'er herself, traveled around the Gwinnett County working with 4-H Programs and Home Demonstration Clubs.

She boarded with Mr. and Mrs. Fayette Sims, Sr. in Lawrenceville later moving to the Lawrenceville Hotel where she resided until she married Roy M. Gunter, Sr. between Sunday School and Church in November 1943 at Lawrenceville First Methodist. This was during WWII and Roy was in the United States Army. They had three children: Gail, Gloria, and Roy Morris Jr. They moved into their first home at 286 Culver Street in May 1946.

Dora started Lawrenceville's school lunch program, up on "The Hill" in 1952. When the new Central Gwinnett School opened she became cafeteria manager for both lunchrooms. When they built the Lawrenceville Primary School, they didn't initially have a kitchen there. Students were bused up the street from the Primary School to Central Gwinnett HS for their meal.

At one time, the Lawrenceville High Band, which later became the Central Gwinnett Band, had no uniforms. She began to figure a way to raise some money for the uniforms and "Band Sunday Dinner" was born. Each Sunday for several months, meals were prepared at the high

school cafeteria and served to the public. After several months enough money was raised to buy the uniforms.

She worked as cafeteria manager until the death of her 15 year old son in July 1964. Then she took a position with Atlanta City Schools supervising 34 area school lunch programs.

Dora prepared and served the Annual Gwinnett Chamber of Commerce Banquets at Central Gwinnett for several years when the Chamber was getting started.

From 1933 until her death Dora was an active member at Lawrenceville First United Methodist Church in various roles. From being on the board to serving the church's youth three meals a day during Camp Meeting Week at Lawrenceville Campground every summer for a week. Dora was recognized for her energy, laughter, yeast rolls, and brownies.

With Rev. Bill Childers she helped start the Wednesday night suppers at Lawrenceville First United Methodist Church and the VSP monthly meals for church seniors. She continued to prepare and serve meals for the VSP program until her late 80's.

For 69 years, Dora, affectionately known as Doe-Doe, certainly put down Deep roots of love for Lawrenceville and was a role model for young women.

Robbie Susan Moore and Eron Moore (one medallion)

Robbie Susan and Eron Moore, Jr. were trail blazing community activists. Robbie was originally from Winder, GA where she graduated from Glenwood High School in 1960. Eron was a native of Lawrenceville, GA and graduated from Hooper-Renwick High School in 1956. The two married on December 25, 1962 and lived in Lawrenceville until each of their deaths, Robbie in 2008 and Eron in 2016.

They were devoted parents to two sons and loving grandparents to three grandsons.

Individually and together, Robbie and Eron made significant contributions to the communities of Lawrenceville and Gwinnett County. They were the "first" African Americans in many of their roles and achievements. Together, Robbie and Eron were co-founders of the United Ebony Society of Gwinnett County, Inc., an organization established to help build a stronger community that embraced the diversity of Gwinnett County. Over the years, at various times, they both served as President of the organization.

Robbie had a long history of community involvement. She worked many years as a deputy voter registrar and was one of the first black poll managers in Gwinnett County. She was a member of the League of Women Voters and served on the boards of several organizations, including the United Way, the Gwinnett County Board of Education Human Relations Council and the Lawrenceville Housing Authority.

Robbie won numerous awards for her service over the years. She was also very involved in her church, Hope and Life Fellowship Church.

In 2009, the Gwinnett County Board of Education named Moore Middle School in Robbie's honor.

Eron had a lifelong commitment to improving his community through service, educating and empowering the public by getting them involved in school, community and political events. He served as mentor and exemplar to many in Gwinnett County.

Eron was an active member of Christ the King Church for over 60 years. He was also a Mason; a founding member of the Gwinnett County UNCF Committee; the NAACP; the GCPS Human Relations Committee; and a founding member of the Gwinnett County Girls Club, which later become the Boys and Girls Club of America.

Eron was the first African-American to serve on the City of Lawrenceville Zoning Board of Appeals, where he eventually served as Chairman; and the first African-American appointed to the Planning Commission for Gwinnett County. In addition, he served as a Gwinnett County Jury Commissioner.

Major William E. Simmons

William Eleazar Simmons was born 1839 in Lawrenceville, Georgia. He graduated from Emory College at Oxford, Georgia in 1858. After graduation, he returned home to pursue a career in law. His father had established a newspaper, named the Lawrenceville News and made gave it to his son. William became the editor and publisher at the age of nineteen; his dream of becoming a lawyer would have to wait a while.

In March of 1861, he volunteered for the first company of infantry that was organized in Gwinnett County, and was elected a 2nd Lieutenant. Major Simmons first served in Company I, 16th Regiment, Georgia Infantry and later commanded Company C, 3rd Battalion of Georgia Sharpshooters, Confederate States Army.

Simmons participated in approximately 20 battles with the Army of Northern Virginia including Yorktown, Lee's Mill, Seven Days Battle, Malvern Hill, South Mountain, Antietam, Fredricksburg, Chancellorsville, the Wilderness, Second Manassas, Gettysburg, the Knoxville Siege, Spotsylvania, and Cold Harbor.

Major Simmons was never wounded but was captured on August 16, 1864 near Front Royal, Virginia. He was first sent to the Old Capitol Prison in Washington, D.C. then after a week he was transferred to the Fort Delaware Prison which is called the 'Andersonville of the North'. He refused to take the oath as long as there was a Confederate Army in the field, despite the

threat of hanging. He was released in July of 1865. In August of 1865 the Federal Government struck the 'Freely and Voluntary' phrase in the oath. He then took the oath.

After the war he studied law and was admitted to the bar in March of 1867. He was elected Solicitor General six weeks later. He married Mary Ambrose on December 16, 1869, both lived to celebrate their sixtieth wedding anniversary.

William was active in Georgia politics. In 1870, he was elected to the Georgia General Assembly. In 1894 Governor W.Y. Atkinson appointed Simmons to serve on the State University Board of Regents, where he remained until 1926, serving the University of Georgia for 32 years, and the Georgia Institute of Technology for 16 years. In 1919, the University of Georgia awarded him an honorary degree of Doctor of Law by Chancellor David Barrow.

In 1894 the Major built his beautiful Victorian home. This home still stands on the North East corner of Pike and Clayton streets. On October 26, 2008 a historic marker was dedicated at his home in downtown Lawrenceville that reflected Williams E. Simmons's accomplishments during his life.

He died in January of 1931 at the age of 91.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: JANUARY 27, 2020
AGENDA CATEGORY: RESOLUTION

Item: Resolution Approving a Partnership with the Lawrenceville Housing Authority for Matching Grant Funds

Department: City Manager

Date of Meeting: Monday, January 27, 2020

Fiscal Impact: Up to \$100,000

Presented By: Chuck Warbington, City Manager

Action Requested: Approval of Resolution

Summary: The Lawrenceville Housing Authority has requested a partnership with the City to pursue a grant from the Georgia Department of Community Affairs for rehabilitation of dilapidated housing within the City limits. The request is for \$100,000 of City matching funds for a \$300,000 grant.

Fiscal Impact: Up to \$100,000.00

Attachments/Exhibits: Memo from the City Manager and memo from the Housing Authority outlining an understanding which will form the basis of an Intergovernmental Agreement for this project if the grant is approved.

RESOLUTION _____**RESOLUTION APPROVING A PARTNERSHIP WITH THE LAWRENCEVILLE HOUSING AUTHORITY
TO PURSUE A GRANT FOR REHABILITATION OF DILAPIDATED HOUSING IN THE CITY**

WHEREAS, the City Council of the City of Lawrenceville has adopted goals and objectives which include rehabilitation of housing in the City; and

WHEREAS, said goals adopted by the City Council of the City of Lawrenceville did create the standard of expectations for the City and did appropriate funding for the purposes of addressing this goal; and

WHEREAS, the City Council of the City of Lawrenceville has therefore established that the City is committed to working with community partners to address affordable housing needs within the City of Lawrenceville.

NOW THEREFORE BE IT ORDAINED AND RESOLVED that the City of Lawrenceville will commit up to \$100,000.00 as matching funds for a partnership with the Lawrenceville Housing Authority (LHA) if the LHA is awarded a grant from the Georgia Department of Community Affairs to be used for rehabilitation of owner occupied single family homes located within the city limits of the City of Lawrenceville.

BE IT FURTHER ORDAINED AND RESOLVED that the Mayor and the City Manager of the City of Lawrenceville are authorized to execute an Intergovernmental Agreement with the LHA and any necessary documents if a grant is awarded to the LHA.

IT IS SO RESOLVED this 27th day of January, 2020.

David R. Still, Mayor

ATTEST:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 27, 2020

AGENDA CATEGORY: COUNCIL BUSINESS OLD BUSINESS

Item: Blighted Property Ordinance

Department: City Manager

Date of Meeting: Monday, January 27, 2020

Fiscal Impact: To Be Determined

Presented By: Steve North, Deputy City Manager

Action Requested: Approval of Ordinance

Summary: This is an Ordinance to provide for a method of identifying and addressing blighted property within the City of Lawrenceville.

Background: It has been shown that property maintained in a blighted condition increases the need for government services and therefore increases the costs to the community. As part of the ongoing efforts to spark revitalization and eradicate blighted properties within the City, the ability to identify and address blighted properties that this ordinance provides will be another tool the City can utilize. As an incentive to encourage community redevelopment, a community redevelopment tax incentive program is created by this Ordinance.

Fiscal Impact: The fiscal impact will have to be evaluated over time.

Attachments/Exhibits:
Draft Ordinance

ORDINANCE NO. _____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF LAWRENCEVILLE RELATING TO BLIGHTED PROPERTY; TO PROVIDE FOR DEFINITIONS; TO PROVIDE FOR A LEVY OF INCREASE ON AD VALOREM TAXES FOR BLIGHTED PROPERTY; TO PROVIDE FOR IDENTIFICATION OF BLIGHTED PROPERTY; TO PROVIDE FOR REMEDIATION; TO PROVIDE FOR A DECREASE ON AD VALOREM TAXES ON PROPERTY; TO PROVIDE PROCEDURES; TO PROVIDE FOR ENFORCEMENT; TO PROVIDE FOR VIOLATIONS; TO PROVIDE PENALTIES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

SECTION ONE:

Chapter _____ of the Municipal Code of the City of Lawrenceville is amended by adding a new Article, to be numbered Article _____, which shall include the following language:

Article _____

Sec. _____. Short Title.

This Article shall be known as the “Lawrenceville Blighted Property Ordinance.”

Sec. _____. Purpose.

The existence of real property which is maintained in a blighted condition increases the burden of the state and local government by increasing the need for government services, including but not limited to social services, public safety services, and code enforcement services. Rehabilitation of blighted property decreases this need for such government services.

In furtherance of its objective to eradicate conditions of slum and blight within the city, the Lawrenceville City Council, in exercise of the powers granted to municipal corporations at Chapter 61, Urban Redevelopment, of Title 36 of the Official Code of Georgia Annotated, has designated those areas of the city where conditions of slum and blight are found or are likely to spread.

In recognition of the need for enhanced governmental services and in order to encourage private property owners to maintain their real property and the buildings, structures and improvement thereon in good condition and repair, and as an incentive to encourage community redevelopment, a community redevelopment tax incentive program is hereby

established as authorized by Article IX, Section II, Paragraph VII(d) of the 1983 Constitution of the State of Georgia.

Sec. _____. Definitions.

(a) 'Blighted property', 'blighted', or 'blight' means any urbanized or developed property which:

(1) Presents two or more of the following conditions:

- (A) Uninhabitable, unsafe, or abandoned structure;
- (B) Inadequate provisions for ventilation, light, air, or sanitation;
- (C) An imminent harm to life or other property caused by fire, flood, hurricane, tornado, earthquake, storm, or other natural catastrophe respecting which the governor has declared a state of emergency under the state law or has certified the need for disaster assistance under federal law; provided, however, this division shall not apply to property unless the relevant public agency has given notice in writing to the property owner regarding specific harm caused by the property and the owner has failed to take reasonable measures to remedy the harm;
- (D) A site identified by the federal Environmental Protection Agency as a superfund site pursuant to 42 U.S.C. Section 9601, et seq., or having environmental contamination to an extent that requires remedial investigation or a feasibility study;
- (E) Repeated illegal activity on the individual property of which the property owner knew or should have known; or
- (F) The maintenance of the property is below state, county, or municipal codes for at least one year after written notice of the code violation to its owner; and

(2) Is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property.

Property shall not be deemed blighted solely because of esthetic conditions.

(b) 'Building inspector' means a certified inspector possessing the requisite qualifications to determine minimal code compliance.

- (c) 'Community redevelopment' means any activity, project, or service necessary or incidental to achieving the redevelopment or revitalization of a redevelopment area or portion thereof designated for redevelopment through an urban redevelopment plan or thorough local ordinances relating to the repair, closing, and demolition of buildings and structures unfit for human habitation.
- (d) 'Governing authority' means the City Council of the City of Lawrenceville, a Georgia municipal corporation.
- (e) 'Millage' or 'millage rate' means the levy, in mills, which is established by the governing authority for purposes of financing, in whole or in part, the levying jurisdiction's general fund expenses for the fiscal year.
- (f) 'Person' means such individual(s), partnership, corporations, business entities and associations which return real property for ad valorem taxation or who are chargeable by law for the taxes on the property.
- (g) 'Public officer' means the city manager or such officer or employee of the city as designated by the city manager to perform the duties and responsibilities hereafter set forth in this article.

Sec. _____. Ad Valorem Tax Increase on Blighted Property

- (a) There is hereby levied on all real property within the city which has been officially identified as maintained in a blighted condition an increased ad valorem tax by applying a factor of ten (10.0) to the millage rate applied to the property, so that such property shall be taxed at a higher millage rate generally applied in the municipality, or otherwise provided by general law; provided, however, real property on which there is situated a dwelling house which is being occupied as the primary residence of one or more persons shall not be subject to official identification as maintained in a blighted condition and shall not be subject to increased taxation.
- (b) Such increased ad valorem tax shall be applied and reflected in the first tax bill rendered following official designation of a real property as blighted.
- (c) Revenues arising from the increased rate of ad valorem taxation shall, upon receipt, be segregated by the city manager and used only for community redevelopment purposes, as identified in an approved urban redevelopment program, including defraying the cost of the city's program to close, repair, or demolish unfit building and structures.

Sec. _____. Identification of Blighted Property.

- (a) In order for a parcel of real property to be officially designated as maintained in a blighted condition and subject to increased taxation, the following steps must be completed:
 - (1) An inspection must be performed on the parcel of property. In order for an inspection to be performed,
 - (A) A request may be made by the public officer or by at least five residents of the city for inspection of a parcel of property, said inspection to be based on the criteria as delineated in this ordinance, or
 - (B) The public officer may cause a survey of existing housing conditions to be performed, or may refer to any such survey conducted or finalized within the previous five years, to locate or identify any parcels which may be in a blighted condition and for which a full inspection should be conducted to determine if that parcel of property meets the criteria set out in this article for designation as being maintained in a blighted condition.
 - (2) A written inspection report of the findings for any parcel of property inspected pursuant to subsection (1) above shall be prepared and submitted to the public officer. Where feasible, photographs of the conditions found to exist on the property on the date of inspection shall be made and supplement the inspection report. Where compliance with minimum construction, housing, occupancy, fire and life safety codes in effect within the city are in question, the inspection shall be conducted by a certified inspector possessing the requisite qualifications to determine minimal code compliance.
 - (3) Following completion of the inspection report, the public officer shall make a determination, in writing, that a property is maintained in a blighted condition, as defined by this article, and is subject to increased taxation.
 - (4) The public officer shall cause a written notice of his determination that the real property at issue is being maintained in a blighted condition to be served upon the person(s) shown on the most recent tax digest of Gwinnett County as responsible for payment of ad valorem taxes assessed thereon; provided, however, where through the existence of reasonable diligence it becomes known to the public officer that real property has been sold or conveyed since publication of the most recent tax digest, written notice shall be given to the person(s) known or reasonably believed to then own the property or be chargeable with the payment of ad valorem taxes thereon, at the best address available. Service in the manner set forth at O.C.G.A. § 41-2-12

shall constitute sufficient notice to the property's owner or person chargeable with the payment of ad valorem taxes for purpose of this section, except that posting of the notice on the property will not be required.

- (b) The written notice given to the person(s) chargeable with the payment of ad valorem taxes shall notify such person of the public officer's determination the real property is being maintained in a blighted condition and shall advise such person of the hours and location at which the person may inspect and copy the public officer's determination and any supporting documentation. Persons notified that real property of which the person(s) is chargeable with the payment of ad valorem taxes shall have 30 days from the receipt of notice in which to request a hearing before the city's municipal court. Written request for hearing shall be filed with the public officer and shall be date stamped upon receipt. Upon receipt of a request for hearing, the public officer shall notify the municipal court and the building inspector or person who performed the inspection and prepared the inspection report.
- (c) Within 30 days of the receipt of a request for hearing, the municipal court clerk shall set a date, time and location for the hearing and shall give at least ten business days notice to the person(s) requesting the hearing, the public officer and the building inspector or person who performed the inspection and prepared the inspection report. Notice of scheduled hearings shall be published as a legal advertisement in the Gwinnett Daily Post, or such other designated legal organ in Gwinnett County, at least five days prior to the hearing. Hearings may be continued by the municipal court judge upon request of any party, for good cause.
- (d) At the hearing, the public officer shall have the burden of demonstrating by a preponderance of the evidence that the subject property is maintained in a blighted condition, as defined by this article. The municipal court judge shall cause a record of the evidence submitted at the hearing to be maintained. Upon hearing from the public officer and/or their witnesses and the person(s) requesting the hearing and/or their witnesses, the judge of municipal court shall make a determination either affirming or reversing the determination of the public officer. The determination shall be in writing and copies thereof shall be served on the parties by certified mail or statutory overnight delivery. The determination by the court shall be deemed final. A copy of such determination shall also be served upon the Tax Commissioner of Gwinnett County, who shall include the increased tax on the next regular tax bill rendered on behalf of the city.
- (e) Persons aggrieved by the determination of the court affirming the determination of the public officer may petition the Superior Court of Gwinnett County for a writ of certiorari within 30 days of issuance of the court's written determination.

Sec. _____. Remediation or Redevelopment.

- (a) A property owner or person(s) who is chargeable with the payment of ad valorem taxes on real property which has been officially designated pursuant to this article as property maintained in a blighted condition may petition the public officer to lift the designation, upon proof of compliance with the following:
 - (1) Completion of work required under a plan of remedial action or redevelopment approved by the city's planning and development director which addresses the conditions of blight found to exist on or within the property, including compliance with all applicable minimum codes; or
 - (2) Completion of work required under a court order entered in a proceeding brought pursuant to Article _____, Unfit Buildings and Structures, of Chapter _____ of the Code of Lawrenceville, Georgia.
- (b) Before action on a petition to lift the designation, the public officer shall cause the property to be thoroughly inspected by a building inspector who, by written inspection report, shall certify that all requisite work has been performed to applicable code in a workmanlike manner, in accordance with the specifications of the plan of remedial action or redevelopment, or applicable court order. Upon finding required work to be satisfactorily performed, the public officer shall issue a written determination that the real property is no longer maintained in a blighted condition. Copies of this determination shall be served upon the person(s) chargeable with the payment of ad valorem taxes, and upon the Tax Commissioner of Gwinnett County.
- (c) All plans for remedial action or redevelopment shall be in writing, signed by the person(s) chargeable with the payment of ad valorem taxes on the real property and the director of the city's planning and development department, and contain the following:
 - (1) The plan shall be consistent with the city's comprehensive plan and all laws and ordinances governing the subject property, and shall conform to any urban redevelopment plan adopted for the area within which the property lies;
 - (2) The plan shall set forth in reasonable detail the requirements for repair, closure, demolition, or restoration of existing structures, in accordance with minimal statewide codes; where structures are demolished, the plan shall include provisions for debris removal, stabilization and landscaping of the property;
 - (3) On parcels of five acres or greater, the plan shall address the relationship to local objectives respecting land uses, improved traffic, public

transportation, public utilities, recreational and community facilities, and other public improvements;

- (4) The plan shall contain verifiable funding sources which will be used to complete its requirements and show the feasibility thereof;
- (5) The plan shall contain a timetable for completion of required work; and
- (6) Any outstanding ad valorem taxes (state, school, county and city, including the increased tax pursuant to this article) and governmental liens due and payable on the property must be satisfied in full.

Sec. _____. Decrease of Tax Rate.

- (a) Real property which has had its designation as maintained in a blighted condition removed by the public officer, as provided in Section _____, Identification of Blighted Property, of this Article, shall be eligible for a decrease in the rate of city ad valorem taxation by applying a factor of 0.5 to the city millage rate applied to the property, so that such property shall be taxed at a lower millage rate than the millage rate generally applied in the municipality or otherwise provided by general law; such decreased rate of taxation shall be applied beginning with the next tax bill rendered following removal of official designation of a real property as blighted. The decreased rate of taxation may be given in successive years, depending on the amount of cost expended by the person(s) chargeable with payment of ad valorem taxes on the property to satisfy its remediation or redevelopment, with every \$25,000.00 or portion thereof equaling one year of tax reduction; provided, however, that no property shall be entitled to reduction in city ad valorem taxes for more than four successive years.
- (b) In order to claim entitlement for a decreased rate of taxation, the person(s) chargeable with payment of ad valorem taxes on the property shall submit a notarized affidavit to the public officer, supported by receipts or other evidence of payment, of the amount expended.

Sec. _____. Notice to Tax Commissioner.

It shall be the duty of the public officer to notify the Tax Commissioner of Gwinnett County in writing as to designation or removal of designation of a specific property as maintained in a blighted condition. Such notice shall identify the specific property by street address and tax map, block and parcel number, as assigned by the Gwinnett County Tax Assessor's Office. The public officer shall cooperate with the tax commissioner to assure accurate tax billing of those properties subject to increased or reduced ad valorem taxation under this article.

SECTION TWO

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION THREE

If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

SECTION FOUR

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

SO ORDAINED, this ____ day of _____, 2020

David Still, Mayor
City of Lawrenceville

ATTEST:

Karen Pierce, Clerk of Council



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 27, 2020

AGENDA CATEGORY: OLD BUSINESS

Item:	Pole Attachment Agreement with MCImetro Access Transmission Services Corp.
Department:	City Clerk
Date of Meeting:	Monday, January 27, 2020
Fiscal Impact:	TBD
Presented By:	Karen Pierce
Action Requested:	Staff request that this item be tabled indefinitely due to amendments that were made by the City and are now being reviewed by MCImetro.

Summary:

Fiscal Impact: none

Concurrences:

Attachments/Exhibits:



LAWRENCEVILLE

GEORGIA

22.

AGENDA REPORT

MEETING: COUNCIL MEETING, JANUARY 27, 2020

AGENDA CATEGORY: NEW BUSINESS

Item: Resolution Authorizing Signatories for the MEAG Municipal Competitive Trust

Department: City Manager

Date of Meeting: Monday, January 27, 2020

Fiscal Impact: None

Presented By: Steve North, Deputy City Manager

Action Requested: Approval

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 Mayor David Still and City Manager Chuck Warbington that authority.

Fiscal Impact: None

Concurrences: Electric Department

Attachments/Exhibits: Resolution and Clerk Certification

RESOLUTION _____

**RESOLUTION OF THE CITY OF LAWRENCEVILLE APPOINTING THE AUTHORIZED OFFICIALS FOR
THE MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA**

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 Mayor David Still (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

BE IT 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 may require from time to time to effect the purposes of the Trust and this Resolution.

This the ____ day of _____, 20__.

ATTEST:

Chuck Warbington, City Manager

Karen Pierce, City Clerk
[SEAL]

David R. Still, Mayor

INCUMBENCY AND SIGNATORY CERTIFICATE

I, the undersigned, Karen Pierce DO HEREBY CERTIFY that I am the duly appointed and acting City Clerk of the City of Lawrenceville (the "City"). I HEREBY FURTHER CERTIFY that the below named persons have been duly appointed or elected, as applicable, 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:

<u>Name</u>	<u>Office</u>	<u>Term Expires</u>	<u>Signature</u>
Chuck Warbington	City Manager	April 1, 2022	_____
David Still	Mayor	December 31, 2023	_____

IN WITNESS WHEREOF, I have hereunder subscribed my name and affixed the official seal of the City this ____ day of _____, 2020.

By: Karen Pierce

Its: City Clerk

[SEAL]



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 27, 2020

AGENDA CATEGORY: CONTRACT

Item: Purchase of Excess Reserve Capacity for Electric

Department: City Manager

Date of Meeting: Monday, January 27, 2020

Fiscal Impact: To Be Determined

Presented By: Rick Baldwin, Director Electric Department

Action Requested: Approval

Summary: Per our existing agreements with the Municipal Electric Authority of Georgia (MEAG), the City of Lawrenceville electric system must maintain excess reserve capacity based on the yearly projected usage as calculated in our electric budget from MEAG. Lawrenceville needs to purchase this excess capacity and the City of Thomasville, Georgia has excess capacity to sale. MEAG will act as the facilitator for this purchase. This capacity is to meet our contractual obligations for excess reserves and any electricity purchased to meet our needs above the amount we have under contract through MEAG will be purchased at market rates at the time of need.

Fiscal Impact: \$2.00 per KW-year

Attachments/Exhibits: Letter Agreement with MEAG



November 1, 2019

City of Thomasville, Georgia
Attn: The Honorable Greg Hobbs, Mayor
111 Victoria Place
Thomasville, Georgia 31792

City of Lawrenceville, Georgia
Attn: The Honorable Judy Jordan Johnson, Mayor
70 South Clayton Street
Lawrenceville, GA 30046

**Re: MEAG Power Sale of Excess Reserve Capacity to the City of Lawrenceville
on Behalf of the City of Thomasville**

Dear Mayor Hobbs and Mayor Johnson:

This Letter Agreement sets forth the agreement between the Municipal Electric Authority of Georgia ("MEAG Power"), City of Thomasville, Georgia ("Thomasville"), and the City of Lawrenceville, Georgia ("Lawrenceville") for MEAG Power's sale on behalf of Thomasville of certain excess reserve capacity to Lawrenceville pursuant to Section 312 of the Power Sales Contract between MEAG Power and Thomasville. MEAG Power is willing to facilitate and execute this transaction pursuant to Section 312, subject to this Letter Agreement.

The capitalized words or terms that are used in this Letter Agreement, but are not defined herein, shall have the same meanings as assigned to them in the Power Sales Contract.

In consideration of the mutual agreements set forth herein, the sufficiency and adequacy of which are acknowledged by MEAG Power, Thomasville and Lawrenceville, it is understood and agreed that:

(1) Sale of Excess Reserve Capacity by MEAG Power on Behalf of Thomasville.

(a) Pursuant to Section 312 of the Power Sales Contract between MEAG Power and Thomasville, Thomasville has declared capacity in the amount of 2,556 kW, as measured at B1, of the total kW of its Project One Entitlement Share (the "Sales Amount") to be excess to its needs. Thomasville has requested MEAG Power to sell, and MEAG Power shall, in accordance with this Letter Agreement, sell this capacity, but no energy associated therewith, to Lawrenceville.

(b) This Sale Amount shall not reduce Thomasville's cost obligations under the Power Sales Contract and Thomasville shall remain liable to MEAG Power for its entire Entitlement Share. All payments received by MEAG Power from Lawrenceville for the Sale Amount pursuant to this Letter Agreement shall be credited to Thomasville's obligation to MEAG Power to pay for its Entitlement Share.



(2) Purchase of Excess Reserve Capacity by Lawrenceville. Lawrenceville agrees to purchase the Sale Amount for a price of \$2.00 per kW-year (the "Contract Price"). MEAG Power shall bill Lawrenceville for such amount and Lawrenceville shall pay all amounts due in the same manner as other payments under the Power Sales Contract between MEAG Power and Lawrenceville.

(3) Costs. Thomasville shall be obligated for all costs incurred by MEAG Power as a direct result of the transaction identified in this Letter Agreement. MEAG Power agrees to provide sufficient documentation to Thomasville to enable it to verify any such costs.

(4) Indemnification. Thomasville hereby indemnifies and holds MEAG Power and the remaining MEAG Power Participants harmless from and against any and all losses, costs, liabilities, damages, expenses (including without limitation attorneys' fees and expenses) of any kind and incurred or suffered by MEAG Power or its Participants as a result of, or in connection with, Thomasville's sale of excess reserve capacity pursuant to this Letter Agreement.

(5) Term. The initial term of the sale of Thomasville's excess reserve capacity to Lawrenceville pursuant to this Letter Agreement shall begin at 0000 hours on January 1, 2020 and end at 2400 hours on December 31, 2020. Other than as to the sales transaction, all other provisions of the agreement shall remain in effect until all other obligations under this Letter Agreement are satisfied, including, but not limited to, Thomasville's obligation to indemnify MEAG Power and the Participants. All times referenced herein are Central Prevailing Time.

(6) Termination and Unwind. If MEAG Power changes its policy concerning the computation of necessary reserve capacity from a "budgeted coincident peaks" standard to an "actual peaks" standard and such policy change goes into effect during the Term of this Letter Agreement, Thomasville and Lawrenceville shall be returned to their respective positions as if this Letter Agreement had not been entered into (e.g., Lawrenceville shall receive a credit for amounts it paid pursuant to this Letter Agreement and Thomasville shall be billed for all such amounts). Subsequently, this Letter Agreement shall terminate, except that Sections (3) and (4) shall remain effective.

If you are in agreement with the foregoing and after this Letter Agreement has been duly authorized by the respective governing bodies of Thomasville and Lawrenceville, please execute this Letter Agreement in the space provided below.

**MUNICIPAL ELECTRIC AUTHORITY OF
GEORGIA**

ATTEST:

By: _____
James E. Fuller
President and Chief Executive Officer

[SIGNATURES CONTINUED ON NEXT PAGE]



Agreed to and accepted, this ____ day
of _____, _____
Month Year

CITY OF THOMASVILLE

By: _____

ATTEST:

Felicia Blannen
City Clerk

[SEAL]

Agreed to and accepted, this ____ day
of _____, _____
Month Year

CITY OF LAWRENCEVILLE

By: _____

ATTEST:

City Clerk

[SEAL]

2020 MEAG Generation Forecast for the City of Lawrenceville

2020 Projected generation requirements	-	77,905 MW
2020 Projected spinning reserve requirements	-	10,122 MW
2020 Total Generation requirements	-	88,027 MW

2020 Projected Generation Resources:

SEPA (Hydro Generation)	-	4,677 MW
Wansley CC (Combined Cycle gas)	-	3,794 MW
Projects 1-4 (Nuclear & Coal)	-	56,012 MW
Addison/Supplemental purchases	-	22,450 MW
Sales to Hartford and Evergreen AL	-	(1,400) MW
Total Generation Resources	-	85,534 MW

Generation Deficit	-	2,493 MW
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2020 Excess Reserve Capacity agreement with City of Thomasville

Declared excess capacity	-	2,556 MW
Purchase of reserve excess capacity	-	\$5,112

We will pay Thomasville \$5,112 in 2020 for their excess capacity to cover the required spinning reserves.

It will be included in our monthly MEAG bill.

The projected 2020 budget to MEAG is **\$27,456,855**.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 27, 2020

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item: Intergovernmental agreement with the Downtown Development Authority For the Lawrenceville Performing Arts Complex

Department: City Manager

Date of Meeting: Monday, January 27, 2020

Fiscal Impact: TBD

Presented By: Lee Thompson

Action Requested:

Summary: The IGA will establish the terms and conditions for the transfer of certain property adjacent to the LPAC site from the City to the DDA for redevelopment purposes